



Staff Report for City Manager Delegated Authority

Date: August 20, 2021
Report Number: D.A.21.013

Department: Planning and Infrastructure
Division: Development Planning

Subject: D.A.21.013– Request for Approval – Private Street Naming Application – Elbay Developments Inc. – City File D15-21014

Purpose:

A request for approval concerning a Private Street Naming Application to facilitate the naming of two private streets to be established within an approved residential development to be constructed on the subject lands.

Recommendations:

- a) **That Staff Report D.A.21.013 regarding a Private Street Naming Application submitted by Elbay Developments Inc. for the lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 930 Elgin Mills Road East) be approved subject to the following:**
 - (i) **That the proposed private street names Walder Lane (P) and Red Squirrel Lane (P) be approved in accordance with D.A.21.013; and,**
 - (ii) **That staff be directed to bring forward a by-law through Council's Delegated Authority to implement the approval of the private street names in accordance with D.A.21.013 upon finalization of the applicant's related development applications.**

Contact Person:

Shareefah René, Planner I – Development Zoning, phone number 905-747-6354 and/or Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

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Background:

The subject Private Street Naming application was received and deemed complete by the City on April 20, 2021. The application was subsequently circulated for review and comment to City departments and external agencies.

Zoning By-law Amendment and Draft Plan of Subdivision Applications (City Files D02-14017 and D03-14004) for the subject lands were submitted in 2014. Following a site redesign, these applications were revised in 2017 and associated Official Plan Amendment and Site Plan Applications were subsequently submitted to the City (City Files D01-17004 and D06-17042) to facilitate the construction of a residential development to be comprised of 220 stacked townhouses on the subject lands.

The Official Plan Amendment Application was approved by Council on June 25, 2019 and the draft Plan of Subdivision Application was draft approved on July 16, 2019. The Zoning By-law Amendment Application was approved by Council on October 28, 2020 and the Site Plan Application is nearing final approval.

In accordance with the City's *Municipal Street Naming and Addressing Guide*, the two private roads to be constructed within the subject development are to be named through the enactment of a by-law. Accordingly, the purpose of this report is to seek approval of the subject Private Street Naming Application in accordance with Council's Delegated Authority during the Summer Recess period.

Site Location and Adjacent Uses:

The subject lands are located on the north side of Elgin Mills Road East, east of Bayview Avenue (refer to Map 1) and have a total lot area of 1.39 hectares (3.43 acres). The adjacent lands to the east support two existing retirement residences (Brookside Court and Hiltop Place) and an approved residential development which is under construction. A portion of the lands to the west contain a natural heritage system, and are proposed to include medium density residential development along with lands to the north. Uses to the south include Elgin Mills Road beyond which are existing low density residential uses.

Owner's Request

The applicant is seeking Council's approval of its proposal to facilitate the naming of two private streets to be established as part of the residential development to be constructed on its land holdings.

Discussion

The applicant has submitted a Private Street Naming application and Plan that depicts Walder Lane (P) and Red Squirrel Lane (P) as the proposed street names for the private streets to be established on the subject lands (refer to Map 3).

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The applicant's Private Street Naming Application was circulated to York Region as well as the City's Fire and Emergency Services Division in accordance with the City's standard review process. Both agencies have advised that they have no objections to the proposed street names. Notwithstanding the above, in accordance with the City's *Municipal Street Naming and Addressing Guide*, proposed street names are to be assessed on the basis of conformity with the policies contained within the Guide. In this regard, Section 1.1 of the Guide requires that:

“For any new public or private streets within a development, excluding the extension of any existing streets, a minimum of one street and no less than 50% of all streets must be assigned a street name(s) from the Approved Street Name List based on the first five priority categories as set out in Section 1.2. This selection excludes approved street name(s) that were proposed by the proponent (i.e. within a development with two new streets, one street must be assigned a name from the five priority categories in Section 1.2.5, and the other street may be assigned a Council approved street name that was proposed by the proponent).”

Further, at least 50% of the proposed street names must be selected from a minimum of one of the following categories, as outlined in Section 1.2 of the Guide:

- a) Names honouring those who have given their life in public service;***
- b) Charitable Auction Names;***
- c) Names honouring individuals for community service, local historical reasons, national reasons or international reasons;***
- d) Other names, including names that:***
 - Commemorate local history, places, events or culture;***
 - Strengthen neighbourhood identity to reflect the character of the area;***
 - Recognize native wildlife, flora, fauna, natural features;***
 - Recognize communities that contribute to the public life of the City.”***

In addition to the above, a minimum of one of the proposed street names within this development is required to be chosen from the category ***“honouring those who have given their life in public service”*** in accordance with section 1.2 of the Guide which states as follows:

“Where street names are proposed in a new development, a minimum number of street names honouring those who have given their life in public service, based on the number of streets in the development will be required as follows:

<i>Number of Private and/or Public Streets Proposed</i>	<i>Minimum Number of Names Required in Accordance with the Above</i>
<i>1 - 4</i>	<i>1 Name</i>

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Staff has undertaken a review of the applicant's request in the context of the City's *Municipal Street Naming and Addressing Guide* and has concluded that the proposed names meet the above requirements. The proposal includes one new street name, as required, in recognition of the commitment of a member of the Richmond Hill community that served Canada during World War I. More specifically, one of the proposed street names honours the service of L.C. Walder and the street sign will include a poppy to commemorate his service.

Staff has reviewed the application and considers the proposed street names appropriate for the following reasons:

- the suffix Lane (P) is consistent with Council's policy for denoting a private street;
- the proposed names have been selected from the Council Approved Street Name List, and satisfy the criteria according to the City's *Municipal Street Naming and Addressing Guide* for naming the two new streets as part of this development;
- the street names would facilitate an addressing scheme for the residential dwelling units that would be consistent with the City's municipal addressing policies; and,
- the street names would apply to the new streets to be established within the proposed residential development and would not affect the established residential uses within close proximity of the existing streets in the area.

On the basis of the preceding, staff recommends the approval of the proposed street names "Walder Lane (P)" and "Red Squirrel Lane (P)" in accordance with the applicant's Private Street Naming Application.

Financial/Staffing/Other Implications:

The recommendation does not have any financial, staffing or other implications.

Relationship to Council's Strategic Priorities 2020-2022:

The subject Private Street Naming Application aligns with Council's strategic priority of **Getting around the City** by providing named streets that contribute to the City's road network to allow for increased opportunities for walkability, active transportation and interconnectivity within and beyond the community to transport networks.

Conclusion:

The applicant is seeking Council's approval of its Private Street Naming Application to name the two private streets to be established within the approved residential development to be constructed on its land holdings. In consideration of the preceding, staff recommends that the subject application be approved through Delegated Authority and that an implementing by-law be brought forward the Council's Delegated Authority to implement the approval of the proposed private streets.

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Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Approved Street Name List
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

Appendix A

Excerpts from Council Approved Street Name List

"R"

Raisin
Redhorse (19T-93027 – Phase 3)
Red Squirrel (D03-14004/D15-21014)
Resinosa
Riley Reed*(D15-20029)
Robert Gilpin*
Roland Green*
Rolph McConaghy*
Rosa Mundi
Rose Du Roi
Rosewater (D06-12082)
Rubra
Rugosa
Ruscon
Russell Fleming*
Russell Wice* (D03-15007)

"W"

Walder* (D03-14004/D15-21014)
Walter John Wigmore*
Waubuno
Whiteclay
Whitefish (D06-18030/D15-20015)
William Findlay* (D03-15003, D06-15022)
William Fisher*
Wolsey (D06-18030/D15-20015)
Woolwich

MAP 1 - AERIAL PHOTOGRAPH



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LEGEND

 SUBJECT LANDS

930 Elgin Mills Road East

GP/VC



BLOCK 14 File Nos. D15-21014

**CITY OF RICHMOND HILL
PLANNING AND INFRASTRUCTURE
DEPARTMENT**

MAP 2 - NEIGHBOURHOOD CONTEXT



RESIDENTIAL

RESIDENTIAL

BAYVIEW CRESCENT

COMMERCIAL

BAYVIEW AVENUE

RESIDENTIAL

RESIDENTIAL

ELGIN MILLS ROAD EAST

ALPER STREET

ROMANCE DRIVE

SHIRLEY DRIVE

RESIDENTIAL

LENA DRIVE

ORCHARD CRESCENT

ORCHARD

930 Elgin Mills Road East

Legend



Subject Lands

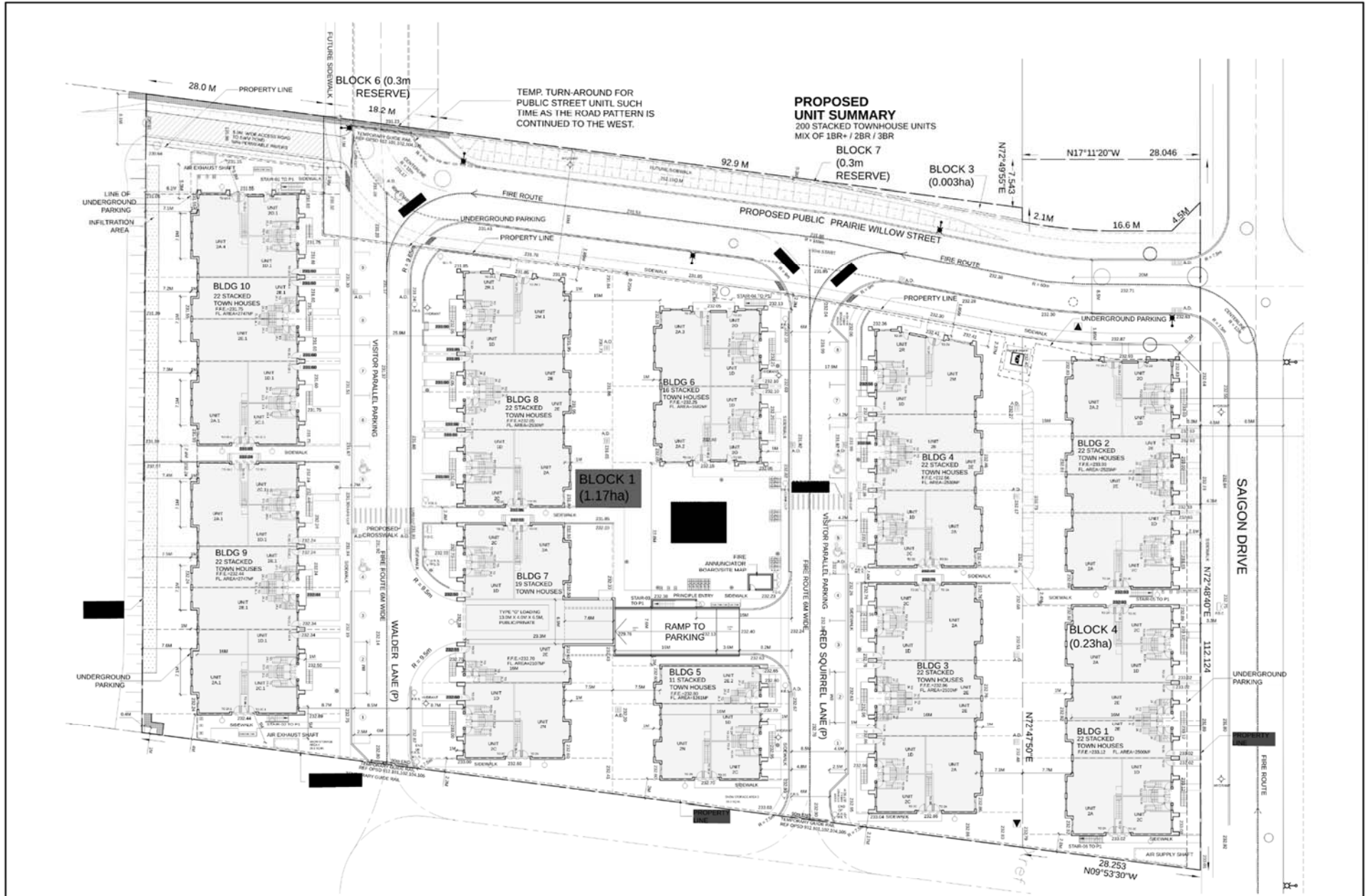
GP/VC



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MAP 3 - PROPOSED STREET NAMING



930 Elgin Mills Road East

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