



APPENDIX C

Staff Report for City Manager Delegated Authority

Date: August 17, 2022

Report Number: D.A.22.005

Department: Planning and Infrastructure

Division: Development Planning

Subject: D.A.22.005 -Request for Approval - Private Street Naming Application - TACC Development Inc. - City File AA-22-0018

Purpose:

A request for approval to assign a street name from the Council Approved Street Name List to a private street to be established as part of an approved residential development to be constructed on the subject lands.

Recommendations:

- a) That Staff Report D.A.22.005 regarding a Private Street Naming Application submitted by TACC Development Inc. for the lands known as Block 284, Plan 65M-4571 (Municipal Address: 0 McCague Avenue) be approved subject to the following:
 - (i) that the proposed private street name Harold Wilson Lane (P) be approved in accordance with D.A.22.005; and,
 - (ii) that staff be directed to bring forward a by-law through the Council's Delegated Authority to implement the approval of the private street name in accordance with D.A.22.005

Contact Person:

Umar Javed, Planner I – Site Plans, phone number 905-747-6470 and/or

Sandra DeMaria, Manager of Development – Site Plans, phone number 905-771-6312

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department



Commissioner

Approved by:

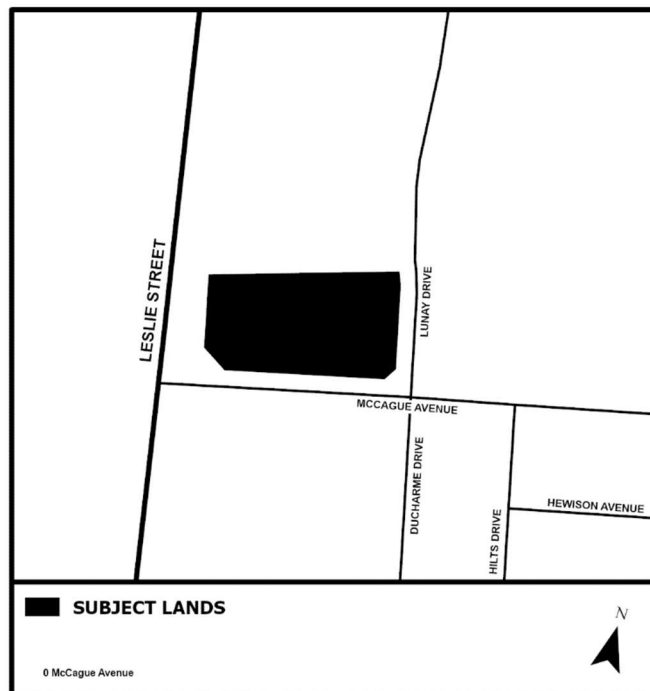


Darlene Joslin, Acting City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



Background:

The subject Private Street Naming application was received and deemed complete by the City on May 26, 2022. The application was subsequently circulated for review and comment to various City departments and external agencies.

The applicant has submitted related Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Condominium and Site Plan Applications (City Files D01-20002, D02-20007, D03-04009, D05-22002, and D06-20054) to facilitate the construction of a residential development to be comprised of 35 live-work townhouse dwelling units on a private street on its land holding.

The draft Plan of Subdivision was approved by the Ontario Municipal Board (now the Ontario Land Tribunal) on December 7, 2015 and was registered in two phases. The first phase was registered on August 16, 2017 as Registered Plan 65M-4571 and the second phase as Registered Plan 65M-4668 on May 14, 2020. The related Official Plan and Zoning By-law Amendment applications to permit the live-work units on the subject lands were approved by Council on July 7, 2021. Since that time, City staff has been working closely with the applicant to finalize the related Site Plan application and approve the draft Plan of Condominium required to facilitate the proposed development.

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

Site Location and Adjacent Uses

The subject lands are located at the northeast corner of Leslie Street and McCague Avenue, west of Lunay Drive (refer Map 2) and have a total lot area of approximately 0.958 hectares (2.367 acres) and are presently vacant. The lands abut a medium density residential townhouse development to the south, a single detached dwelling along with vacant agricultural lands to the west, an institutional use to the north (York Hills Centre for Children, Youth and Families) and lands approved for residential development as part of the aforementioned subdivision to the east.

Owner's Request

The applicant is seeking approval of its proposal to name the private street to be established in conjunction with the approved residential development to be constructed on its land holdings.

Discussion

The applicant's request has been circulated to York Region as well as the City's Fire and Emergency Services Division as per the City's standard 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 their 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 to the above, 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.***

Additionally, 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>

Staff has reviewed the applicant's request in the context of the City's *Municipal Street Naming and Addressing Guide* and has concluded that the proposed street names meet the above requirements. In this regard, the applicant has submitted a plan that depicts Harold Wilson Lane as the proposed street name for the private street to be established on its land holdings. It is noted that Harold Wilson Lane honours the service of Harold Wilson who served in the Canadian Air Force and a poppy will be included on the street sign to commemorate his service.

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

- the suffix Lane (P) is consistent with Council's policy for denoting a private street;
- the street name would facilitate an addressing scheme for the residential dwelling units that would be consistent with the City's municipal addressing policies; and,
- the street name would apply to the new street 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 applicant's Private Street Naming Application.

Financial/Staffing/Other Implications:

The recommendations of this report do 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.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

The applicant is seeking approval of its Street Naming Application to name the private street 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 to Council's Delegated Authority to implement the approval of the proposed private street.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the 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

Extract from Council Approved Street Name List

"H"

Halesia(19T(R)-18003&19T(R)03007)

Harkness

Harold Mills*

Harold Wilson* (AA-22-0018)

Harry Chadwick*

Heard

Herbert Wilson Vivian*

Herman Consaul*

Honeymilk

Hornepayne

Hume's Blush

MAP 1 - AERIAL PHOTOGRAPH



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LEGEND

 SUBJECT LANDS

0 McCague Avenue

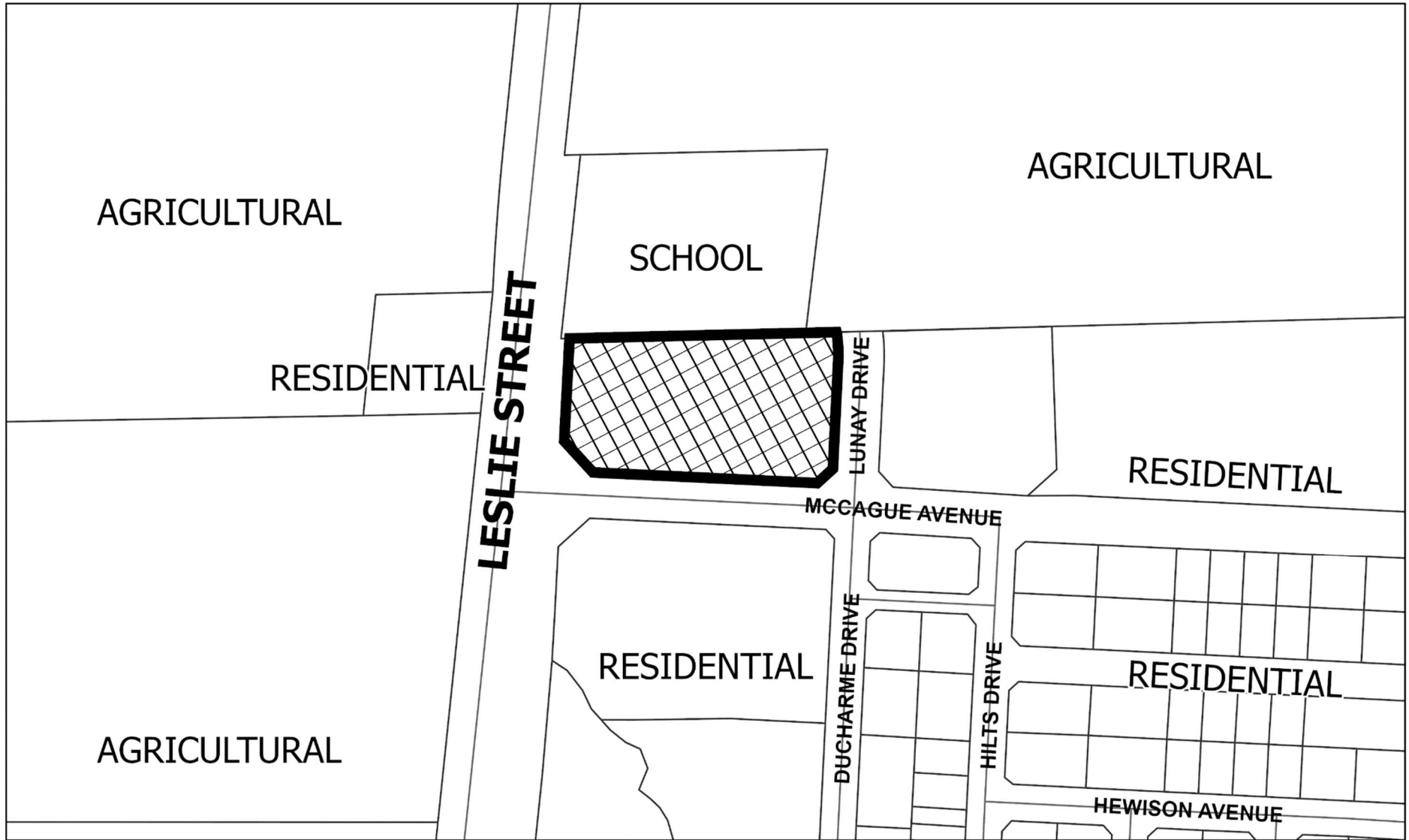
UJ/DW

BLOCK 13 File No. AA-22-0018



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

MAP 2 - NEIGHBOURHOOD CONTEXT



Legend



Subject Lands

0 McCague Avenue

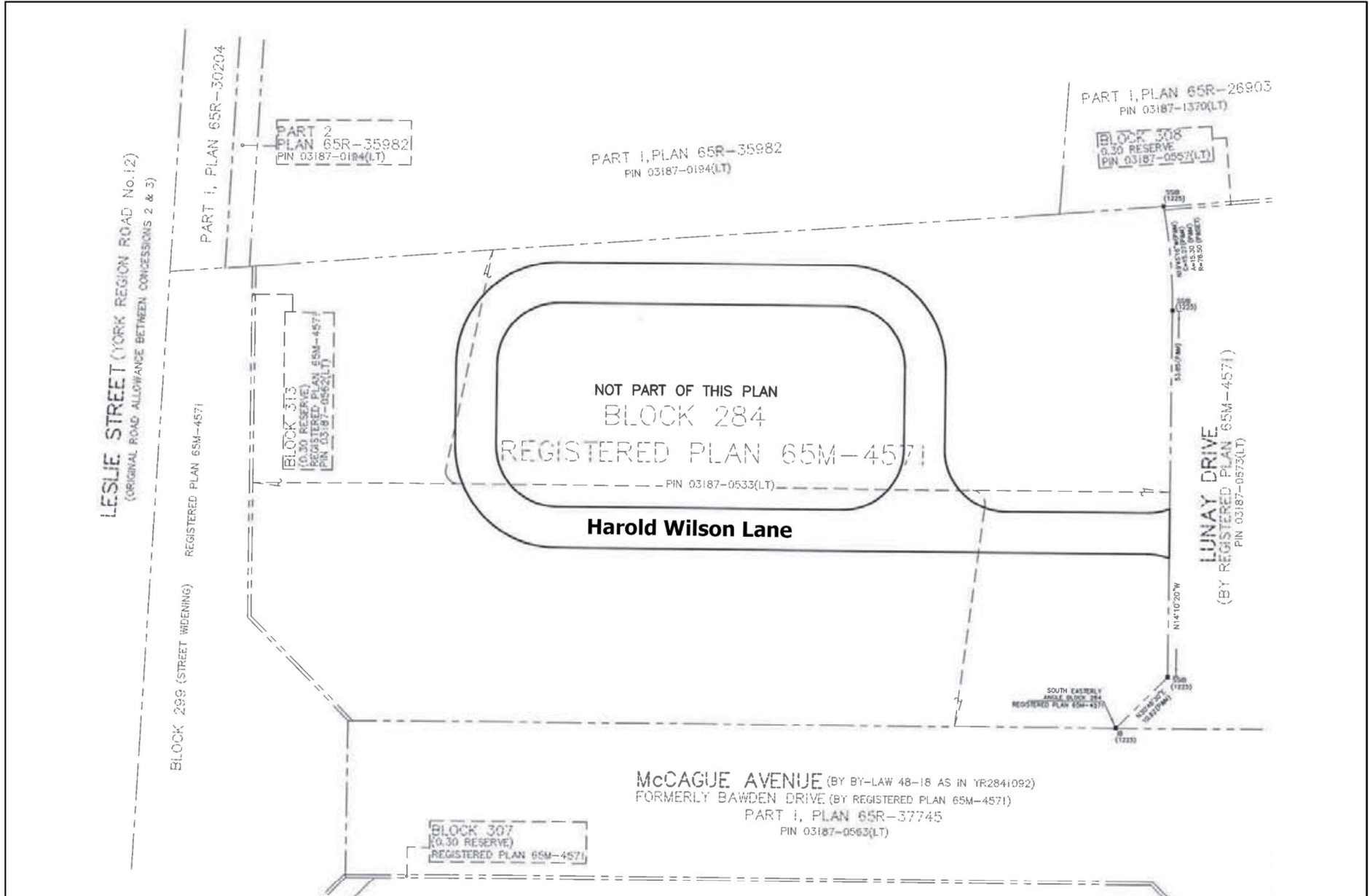
UJ/DW

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MAP 3 - PROPOSED STREET NAMING



0 McCague Avenue

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