



Staff Report for Council Meeting

Date of Meeting: February 8, 2023

Report Number: SRPI.23.007

Department: Planning and Infrastructure

Division: Development Planning

Subject: Request for Approval - Private Street
Naming Application - 8608415 Canada Inc. - City
File AA-22-0048

Owner:

8608415 Canada Inc.
230-1595 16th Ave
Richmond Hill ON, L4B 3N9

Location:

Legal Description: Block N, Plan 1916
Municipal Address: 25, 45, and 61 Harris Avenue

Purpose:

A request for approval regarding a Private Street Naming Application to facilitate the naming of one private street from the Council Approved Street Name List to be established within an approved residential development to be constructed on the subject lands.

Recommendations:

- a) That Staff Report SRPI.23.007 regarding a Private Street Naming Application submitted by 8608415 Canada Inc. for the lands known Block N, Plan 1916 (Municipal Address: 25, 45, and 61 Harris Avenue be approved subject to the following:
 - (i) that the proposed private street name Russell Fleming Lane (P) be approved in accordance with Staff Report SRPI.23.007; and,
 - (ii) that staff be directed to bring forward a by-law to implement the approval of the private street name in accordance with SRPI.23.007.

Contact Person:

Francesco Caparelli, Planning Technician – Site Plans, phone number 905-771-3419
Sandra DeMaria, Manager of Development – Site Plans, phone number 905-771-6312

Report Approval:

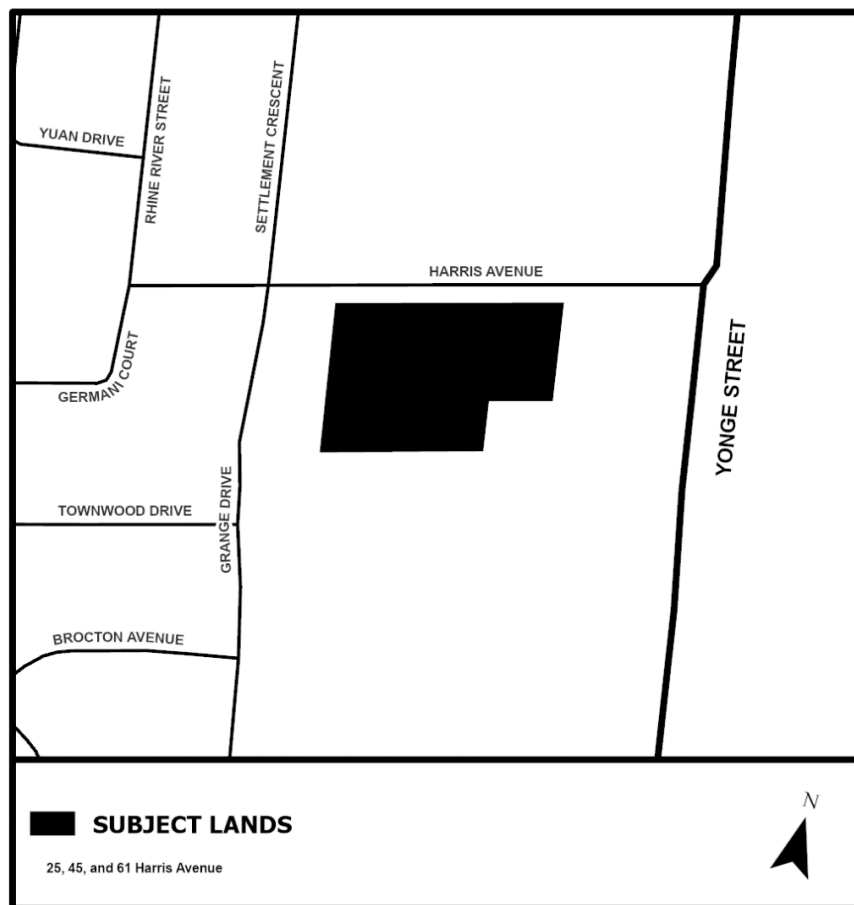
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City 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, please contact those listed under “Contact Person” above.



Background:

The subject Private Street Naming application was received and deemed complete by the City on October 12, 2022. The application was subsequently circulated for review and comment to various City departments and external agencies.

The applicant has submitted related draft Plan of Subdivision and Site Plan Applications (City Files D03-17004 and 19T(R)-17004 and D06-17039) to facilitate the development of 44 townhouse units on a private street on the subject lands. The development proposal was draft approved on May 4, 2022. City staff have been actively working with the applicant to finalize the Site Plan for the proposed development which is pending final approval.

In accordance with the City's Municipal Street Naming and Addressing Guide, the private road to be constructed within the development is to be named through the enactment of a by-law. Accordingly, the purpose of this report is to seek Council's approval of the subject Private Street Naming Application.

Site Location and Adjacent Uses:

The subject lands are located on the south side of Harris Avenue, north of Gamble Road, west of Yonge Street, and east of Bathurst Street (refer to Map 2) and have a total lot area of 0.982 hectares (2.426 acres). A residential development which is to be comprised of 44 townhouse dwelling units is presently under construction on the subject lands. The abutting land uses include Harris Avenue to the north, beyond which is a townhouse development consisting of 49 townhouse units which is presently under construction (City File D06-14105), a single detached dwelling to the east, single detached dwellings to the west, and a townhouse development as well as land designated and zoned for open space uses to the south.

Owner's Request

The applicant is seeking Council's approval of its proposal to facilitate the naming of one private street 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 Russell Fleming Lane (P) as the proposed street name for the private street to be established on the subject lands (refer to Map 3). The applicant's Private Street Naming Application was circulated to York Region as well as the City's Fire and Emergency Services Division as per 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>

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 name meets the above requirements. In this regard, the applicant has submitted a plan that depicts **Russell Fleming Lane (P)** as the proposed street name for the private street to be established on its land holdings. It is noted that the proposed street name honours the service of Russell Fleming, who served during WWI and, as such, 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. Further, it is recommended that staff be directed to forward an implementing by-law to a regularly scheduled Council meeting for adoption.

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.

Climate Change Considerations:

Climate change considerations are not applicable.

Conclusion:

The applicant is seeking Council's approval of its Private 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 and on the basis that the proposed street name satisfies all of the requirements as outlined in City's *Municipal Street Naming and Addressing Guide*, it is recommended that the applicant's request be approved,

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, Excerpt from Council Approved Street Name List
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Name Plan
- Map 4 Location Map

Appendix A

Excerpts from Council Approved Street Name List

"R"

Raisin

Redhorse (19T-93027 – Phase 3)

Red Squirrel (D03-14004/D06-17042)

Resinosa

Riley Reed*(D15-20029)

Robert Gilpin*

Roland Green* (AA-22-0007)

Rolph McConaghy*

Rosa Mundi

Rose Du Roi

Rosewater (D06-12082)

Rubra

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

Ruscon

Russell Fleming* (AA-22-0048)

Russell Wice* (D03-15007)

Report Approval Details

Document Title:	SRPI.23.007 -Private Street Naming AA-22-0048.docx
Attachments:	<ul style="list-style-type: none">- Map 1 - Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Proposed Street Name.docx- Map 4 - Location Map.docx
Final Approval Date:	Jan 26, 2023

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Jan 24, 2023 - 7:54 PM

No Signature - Task assigned to Kelvin Kwan was completed by workflow administrator Stephanie Dumont

Kelvin Kwan - Jan 25, 2023 - 3:54 PM

Darlene Joslin - Jan 26, 2023 - 9:12 AM