



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 22, 2018

Report Number: SRPRS.18.023

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Approval – Private Street Naming
Application – Stateview Homes (Rialto Towns)
Inc. – Town File D15-17054 (SRPRS.17.196)

Owner:

Stateview Homes (Rialto Towns) Inc.
410 Chrislea Road
Vaughan, Ontario
L4L 8B5

Agent:

Evans Planning
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Lot 4 and Part of Lot 5, Registered Plan 2404
Municipal Address: 168 and 176 Elgin Mills Road West

Purpose:

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

Recommendations:

1. That Staff Report SRPRS.18.023 regarding a Private Street Naming Application submitted by Stateview Homes (Rialto Towns) Inc. for the lands known as Part of Lots 4 and 5, Registered Plan 2404, Town File Number D15-17054, be approved subject to the following:

- a) That the proposed private street names (Deep River Lane (P) and Rainy River Lane (P)) be approved in accordance with SRPRS.18.023; and,
- b) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the proposed private street names.

Contact Person:

Kelsey Prentice, Planning Technician, phone number 905-771-2470 and/or Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

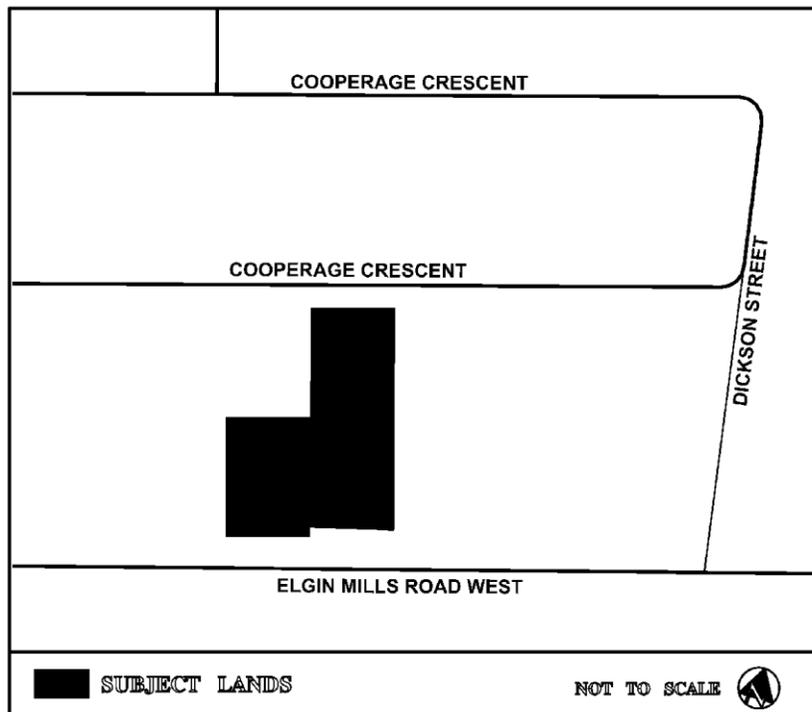
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. 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 on December 8, 2017. The lands were previously subject to Zoning By-law Amendment and draft Plan of Subdivision applications (Town Files D02-15004 and D03-16005) for a medium density residential development comprised of 19 townhouse dwellings. The Zoning By-law Amendment was approved on June 27, 2017 and the implementing Zoning By-law 51-17 was passed on July 10, 2017. The Plan of Subdivision was draft approved on June 27, 2017 and the applicant is currently working through the conditions of approval towards registration. The associated Site Plan application is in the final stages and has been circulated for sign off by various Town departments and external agencies.

The proposed townhouse units are to have frontage on two common element roads (refer to Map 3). These private streets are to be named through the enactment of a by-law in accordance with the Town's Municipal Street Naming and Addressing Guide. The purpose of this report is to seek Council's approval with respect to the applicant's Private Street Naming Application.

Site Location and Adjacent Uses

The subject lands are located on the north side of Elgin Mills Road West, west of Yonge Street and have a total lot area of 0.37 hectares (0.9 acres). The lands currently contain two single detached dwellings and abut Cooperage Crescent to the north, Elgin Mills Road West to the south, residential uses to the east and an institutional use (child care centre) to the west (refer to Map 1).

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 approved 19 unit townhouse development to be constructed on the subject lands.

Discussion

The applicant has submitted a plan that depicts Deep River Lane (P) and Rainy River Lane (P) as the proposed street names for the private streets to be established on its land holdings. Staff has reviewed the application and notes that the proposed street names are appropriate for the following reasons:

- the proposed names are listed on Council's Approved Street Names list (refer to Appendix "A");
- the proposed suffix Lane (P) is consistent with Council's policy for denoting a private street;
- the proposed street names would facilitate an addressing scheme for the residential dwelling units that would be consistent with the Town's municipal addressing policies, specifically, sequential numbering with even numbers on one side of the private street and odd numbers on the other side;

- the proposed 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 or the existing streets in the area; and,
- the Town's Fire and Emergency Services and the Region of York staff has reviewed the proposed naming plan and advised they have no concerns.

On the basis of the preceding, staff would recommend that Council approve the applicant's Private Street Naming Application and direct staff 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 the Strategic Plan:

The subject Private Street Naming Application would align with **Goal One - Stronger Connections in Richmond Hill** by providing physical connections in the community through improved function of buildings, streets and neighbourhoods. The proposed application would also align with **Goal Four of the Strategic Plan - Wise Management of Resources** in Richmond Hill as the Town is demonstrating it is a role model for municipal management amongst area municipalities through its established private street naming process.

Conclusion:

The applicant is seeking Council's approval of its Private Street Naming Application submitted in consideration of its proposal to name the private streets to be established within the approved residential development on its land holdings. In consideration of the preceding, it is recommended that this application be approved and that the implementing by-law be forwarded to a regularly scheduled Council meeting for adoption.

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, Excerpt 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

"D"

David Eyer (Bayview North only)

Deep River (D06-15013)

Deseronto

Devork

Dewon

"R"

Rainy River (D06-15013)

Raisin

Redhorse (19T-93027 – Phase 3)

Red Squirrel

Ruscon

Report Approval Details

Document Title:	SRPRS.18.023.docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S15_17054.pdf - MAP_3_PROPOSED_STREET_NAMING_NEW.pdf
Final Approval Date:	Jan 10, 2018

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

Gus Galanis - Jan 10, 2018 - 12:31 PM

Kelvin Kwan - Jan 10, 2018 - 12:35 PM

Neil Garbe - Jan 10, 2018 - 1:22 PM