



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018

Report Number: SRPRS.18.076

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Approval – Addition of Names to the Town’s Approved Street Name List and Renaming of a Public Highway – Leslie Elgin Developments Inc. – Town File D15-17055 (SRPRS.18.076)

Purpose:

A request for approval to add the name “McCague” on the Town’s Approved Street Name List for use within an approved residential development (Town File D03-04009) and to rename a portion of a public highway from “Bawden Drive” to “McCague Avenue” to facilitate an appropriate street naming scheme.

Recommendations:

- a) That Staff Report SRPRS.18.076 regarding the addition of names to the Town’s Approved Street Name and the renaming of a Public Highway submitted by Leslie Elgin Developments Inc., Town File D15-17055, be approved subject to the following:
 - i) That the street name “McCague” be approved by Council and added to the Town’s Approved Street Name List for use within the applicant’s approved draft Plan of Subdivision (Town File D03-04009); and,
 - ii) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to rename the portion of Bawden Drive between Leslie Street and Hilts Drive to “McCague Avenue”.

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:

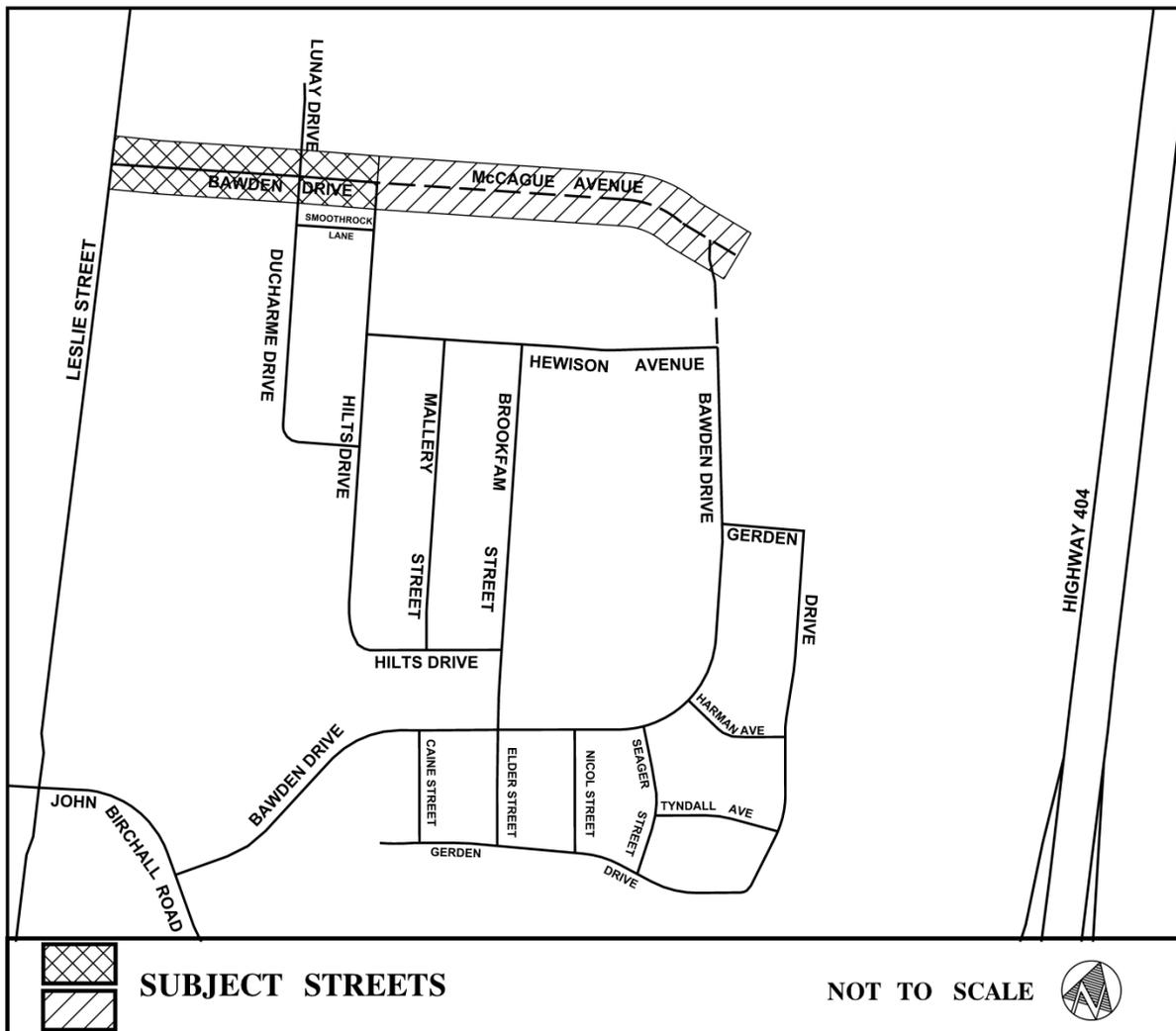
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 street naming request was received and deemed complete by the Town on December 8, 2017. The applicant is seeking approval to add the street name “McCague” to the Town’s Council Approved Street Name List for use within an approved draft Plan of Subdivision (Town File D03-04009), and for the Town to rename the remnant portion of “Bawden Drive” to “McCague Avenue” accordingly. In accordance with the requirements of By-law 170-07, a Notice of the Proposed By-law to Re-name a Public Highway was published in the Richmond Hill Liberal newspaper, dated February 22, 2018 (refer to Appendix A).

The Ontario Municipal Board approved the applicant’s Zoning By-law Amendment and draft Plan of Subdivision applications on December 7, 2015. Servicing allocation was granted in November 2016. Phase 1 of the draft Plan of Subdivision was registered in August of 2017 (65M-4571) and the applicant is currently in the process of clearing the conditions of draft approval for Phase 2.

The subject Street Naming Application is required to address a re-configured street scheme within Phase 2 of the approved Plan of Subdivision. This reconfiguration was required as a result of the approval of a future mid-block crossing as per York Region’s Highway 404 Mid-Block Crossing Environmental Assessment. As a result of the re-configuration, a unique name is required for the proposed street and the portion of Bawden Drive between Leslie Street and Hilts Drive must be renamed to match the new name (refer to Map 4). In this regard, the applicant is proposing the street name “McCague” be added to the Town’s Approved Street Name List for this purpose, and that the Town re-name the remaining portion of Bawden Drive to “McCague Avenue”.

Discussion:

Proposed Street Name

The applicant is seeking approval to add the street name “McCague” to the Town’s Council Approved Street Name List for use within the approved residential development to be constructed on its land holdings. Both the Region of York and Fire Services staff have advised that they have no objections to the proposed street name.

In accordance with the Town’s *Municipal Street Naming and Addressing Guide*, the proposed street name “McCague” is to be assessed on the basis of the proposed name’s conformity with the policies contained in the Guide. In this regard, proposed street names must meet specific criteria related to ease of spelling and pronunciation, significance to living individuals, connotation and meaning, and complexity. Furthermore, the Guide directs that proposed street names are to be evaluated on basis of the relevance within 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 Town.**

The proposed name “McCague” qualifies under category “D”, as it is of historical importance to the Town of Richmond Hill and in particular, the subject lands. A portion of the lands within the draft Plan of Subdivision are historically known as the McCague Farm. The Jane McCague House and Driveshed have been designated under Section 29(1) of the *Ontario Heritage Act* (1990) (refer to Appendix C). The Jane McCague House and Driveshed were built for Jane McCague between 1856-1861 and the McCague family owned and successfully farmed the property for four generations. The proposed “McCague Avenue” will be located just north of the Jane McCague House and Driveshed. On the basis of the preceding, the proposed street name “McCague” complies with the Town’s street naming policies.

Proposed Renaming of a Public Highway

The portion of public highway to be renamed is located between Leslie Street and Hilts Drive. This road was dedicated to the Town and named through the registration of Phase 1 of the Plan of Subdivision (refer to Map 5). The applicant is proposing to rename this portion of Bawden Drive to “McCague Avenue”. It should be noted that there are no existing municipal addresses located on the portion of Bawden Drive to be renamed.

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:

Leslie Elgin Developments Inc. is seeking Council’s approval of its request to add the street name “McCague” to the Town’s Council Approved Street Name List for use within an approved draft Plan of Subdivision, and the renaming of a portion of a public highway from “Bawden Drive” to “McCague Avenue” to facilitate this request. On the

basis that the proposed street name is in keeping with the Town's policies for naming public roads, staff recommend that the addition of this name and the renaming of the public highway be approved by Council.

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 – Notice of Proposed By-law to Re-name a Public Highway
- Appendix B—Letter from TACC Developments Inc, Re: Street Naming Application
- Appendix C—By-law 54-17, Being a By-law to Authorize the Designation of 11121 Leslie Street
- Map 1—Aerial Photograph
- Map 2—Neighbourhood Context
- Map 3—Leslie Elgin Phase 2
- Map 4—Draft Plan of Subdivision
- Map 5—Leslie Elgin Phase 1 (65M-4571)

Report Approval Details

Document Title:	SRPRS.18.076.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- Appendix C.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_LESLIE_ELGIN_PHASE_2.pdf- MAP_4_DRAFT_PLAN_OF_SUBDIVISION.pdf- MAP_5_LESLIE_ELGIN_PHASE_1_65M-4571.pdf
Final Approval Date:	Mar 5, 2018

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

Gus Galanis - Mar 5, 2018 - 11:12 AM

Kelvin Kwan - Mar 5, 2018 - 11:52 AM

Neil Garbe - Mar 5, 2018 - 3:24 PM