

COMMITTEE OF THE WHOLE APRIL 7, 2003

**STREET NAME APPROVAL
FAIRBROOK DEVELOPMENTS INC.
FILE: 19T-02V05**

Recommendation

The Commissioner of Planning recommends:

THAT the following street names be submitted for approval:

| <u>STREET</u> | <u>PROPOSED NAME</u> |
|---------------|-------------------------------|
| Street 'A' | Waterside Crescent (existing) |
| Street 'B' | Bute Court (existing) |

Purpose

The owner has submitted the street name(s) Dodaro Court and Bute Court for approval by the City to satisfy a condition of draft approval.

Background - Analysis and Options

The City of Vaughan draft approved subdivision Plan 19T-02V05 on November 25, 2002. The infill draft plan completes two existing "stub-end" roads with cul-de-sacs, and extends the current lotting pattern. The applicant has proposed that a new street name, Dodaro Court, and lot numbering start with the first lot in the subdivision, next to the last house on Waterside Crescent.

The Fire Department has advised that changing a street name at mid-block is unacceptable from a safety aspect for emergency response. To address Fire Department concerns, the applicant proposed to install pillars (see Attachment #3) in the front yards of the first lots on either side of Waterside Crescent, to identify where the street name would change. The Planning Department has concerns with precedent setting and the visibility of these features from the last lots on Waterside Crescent, and the long-term maintenance of the structures by the purchasers of the lots where they are located. Both Planning, Engineering and Public Works Departments do not support entry features at this location of Waterside Crescent.

There is no defining edge to this new subdivision, such as an intersection. Waterside Crescent, and its extension in the subject subdivision plan, is a public road for use by local traffic and service vehicles. The subdivision is not a condominium plan, with a reduced road allowance for private use, maintenance and services, where an entry feature could define a private development. As such, it is recommended that the extension of the street is the continuation of the name "Waterside Crescent".

Conclusion

Staff consider the existing Waterside Crescent and Bute Court to be appropriate, and the Planning Department for the Region does not have any objection to these names. Should Council concur, the recommended names should be approved.

Attachments

1. Location map
2. Plan showing proposed street
3. Entry Features

Report prepared by:

Jack McAllister, Draftsperson G

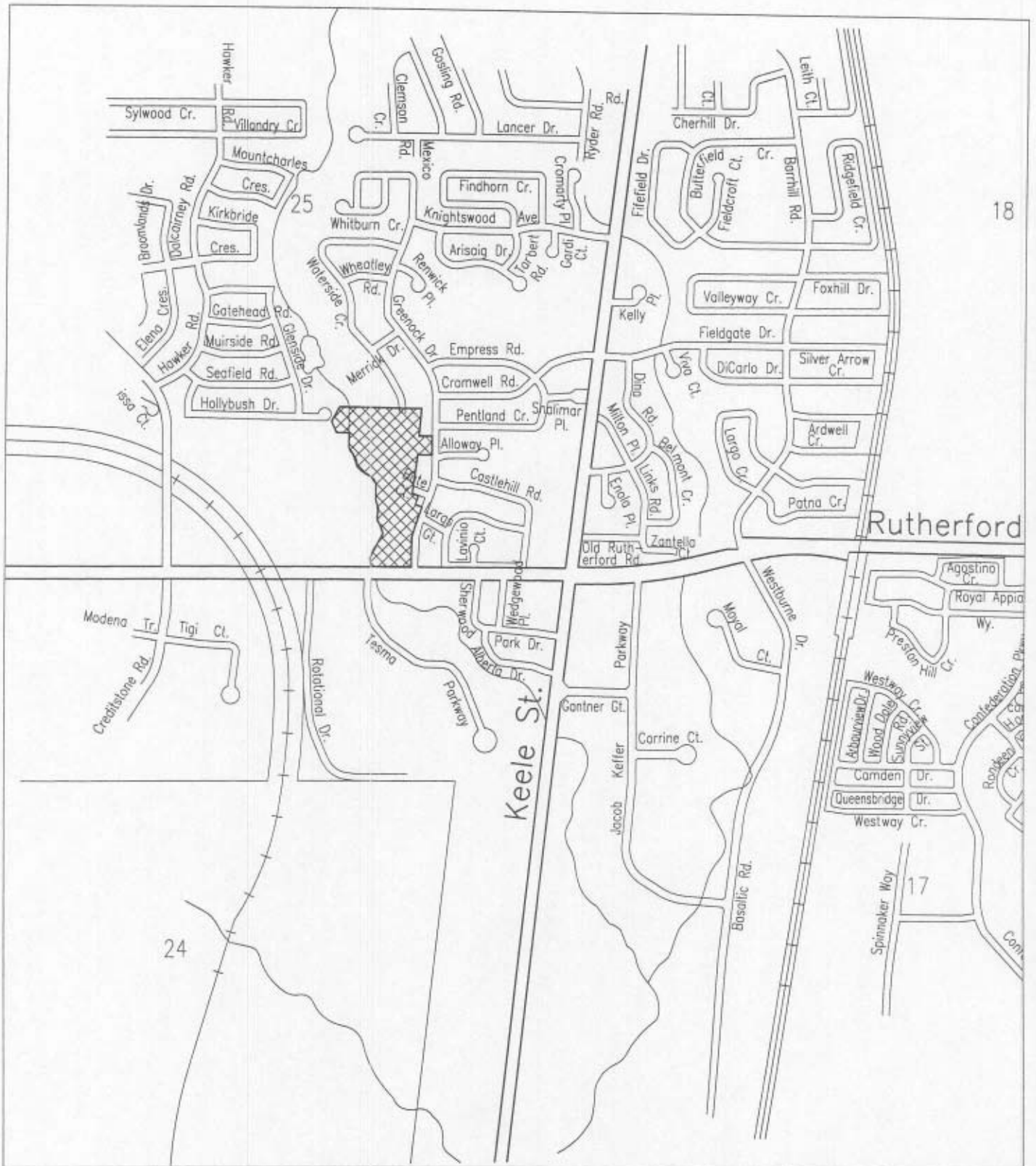
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

R:\SERWORKING\MCALLISJ\02V05SNA.doc



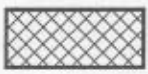
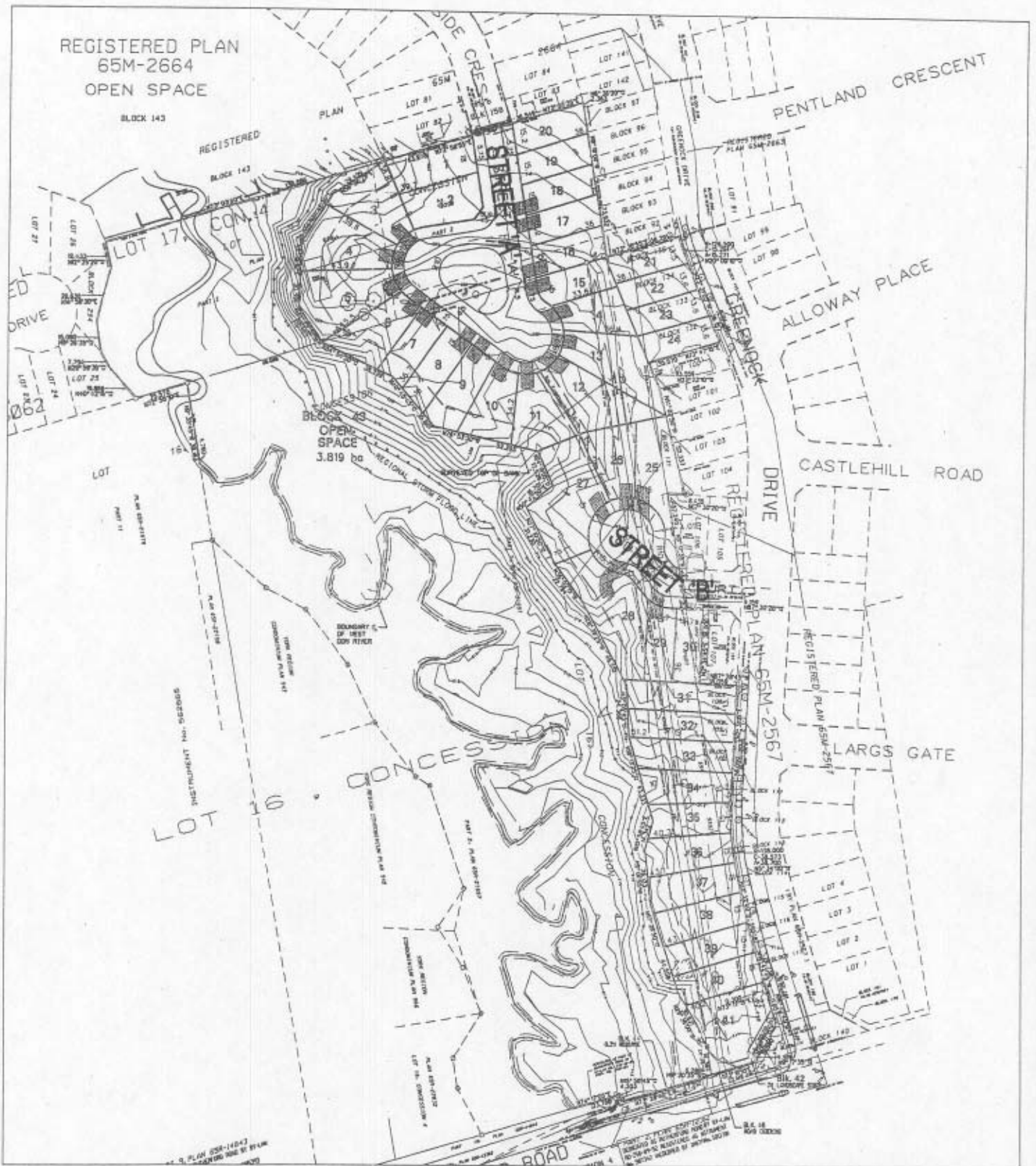
SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP

| | |
|----------------|--------------------------------------|
| FILE #: | REPORT #: |
| 19T-02V05 | LOCATION: PART LOT 16,17, CDNC. 4 |
| DATE: 03/03/20 | |
| SCALE: | NOT TO SCALE |

APPLICATION: FAIRBROOK DEVELOPMENT INC.

CITY OF VAUGHAN PLANNING DEPARTMENT



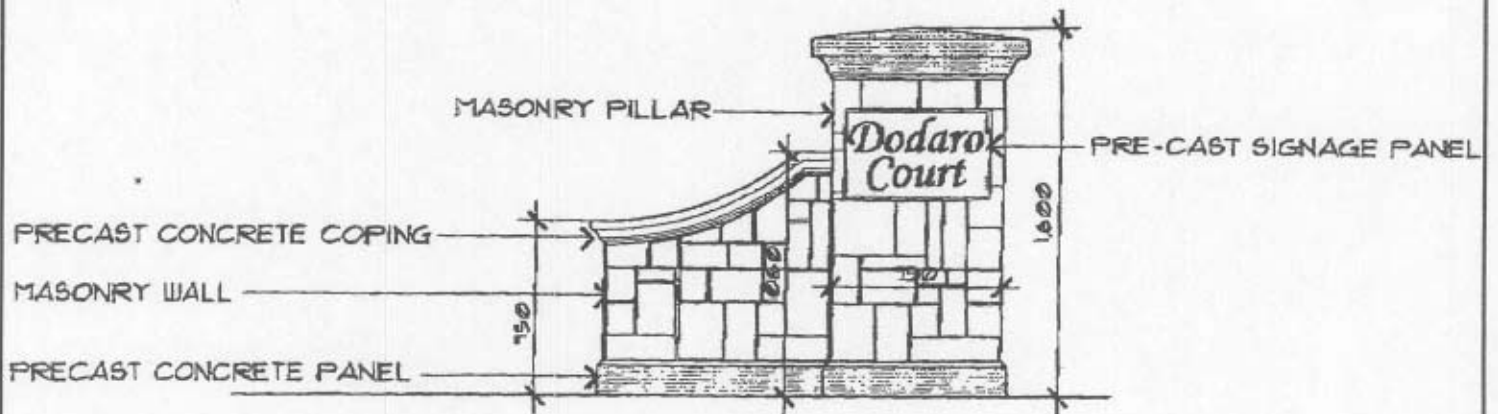
SUBJECT LANDS

**ATTACHMENT '2'
PROPOSED PLAN**

| | |
|-----------|--------------------------------------|
| FILE #: | REPORT #: |
| 19T-02V05 | LOCATION: PART LOT 16,17, CONC. 4 |
| DATE: | 03/03/20 |
| SCALE: | NOT TO SCALE |

APPLICATION: FAIRBROOK DEVELOPMENT INC.

CITY OF VAUGHAN PLANNING DEPARTMENT



ATTACHMENT '3'

ENTRY SIGNAGE FEATURES

FILE #:

19T-02V05

REPORT #:

LOCATION:

PART LOT 16,17, CONC. 4

DATE: 03/03/20

SCALE:

NOT TO SCALE

APPLICATION: FAIRBROOK DEVELOPMENT INC.

CITY OF VAUGHAN PLANNING DEPARTMENT