

COMMITTEE OF THE WHOLE MAY 20, 2003

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

(Deferred from the Council Meeting of April 14, 2003)

Council, at its meeting of April 14, 2003, adopted the following:

- 1) That this matter be deferred to permit a community meeting between the Ward 1 Sub-Committee, the applicant and local residents; and
- 2) That the following written submissions and petition be received:
 - a) Mr. Mike Harvey, 110 Waterside Crescent, Maple, L6A 1V2, dated April 10, 2003;
 - b) Mr. and Mrs. Fabbro, 105 Waterside Crescent, Maple, L6A 1V2, dated April 10, 2003;
 - c) Mr. Angelo DiNardo, Maple-Sherwood Ratepayers Association, 182 Greenock Drive, Maple, L6A 1V1, dated April 14, 2003; and
 - d) Petition submitted by area residents.

Committee of the Whole, at its meeting of April 7, 2003, recommended the following:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 7, 2003, be approved subject to replacing the name of Street "A" from "Waterside Crescent" to "Dodaro Court";
- 2) That the deputation of Ms. Rosemary Humphries, on behalf of the applicant, be received; and
- 3) That the written submission of Mr. and Mrs. L. Fabbro, 105 Waterside Crescent, Maple, L6A 1V2, dated April 10, 2003, be received.

Report of the Commissioner of Planning dated April 7, 2003

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 considers 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
4. Letter from Mr. and Mrs. L. Fabbro, dated April 10, 2003
5. Letter from Weston Consulting Group Inc., dated April 16, 2003

Report prepared by:

Jack McAllister, Draftsperson G, ext. 8209

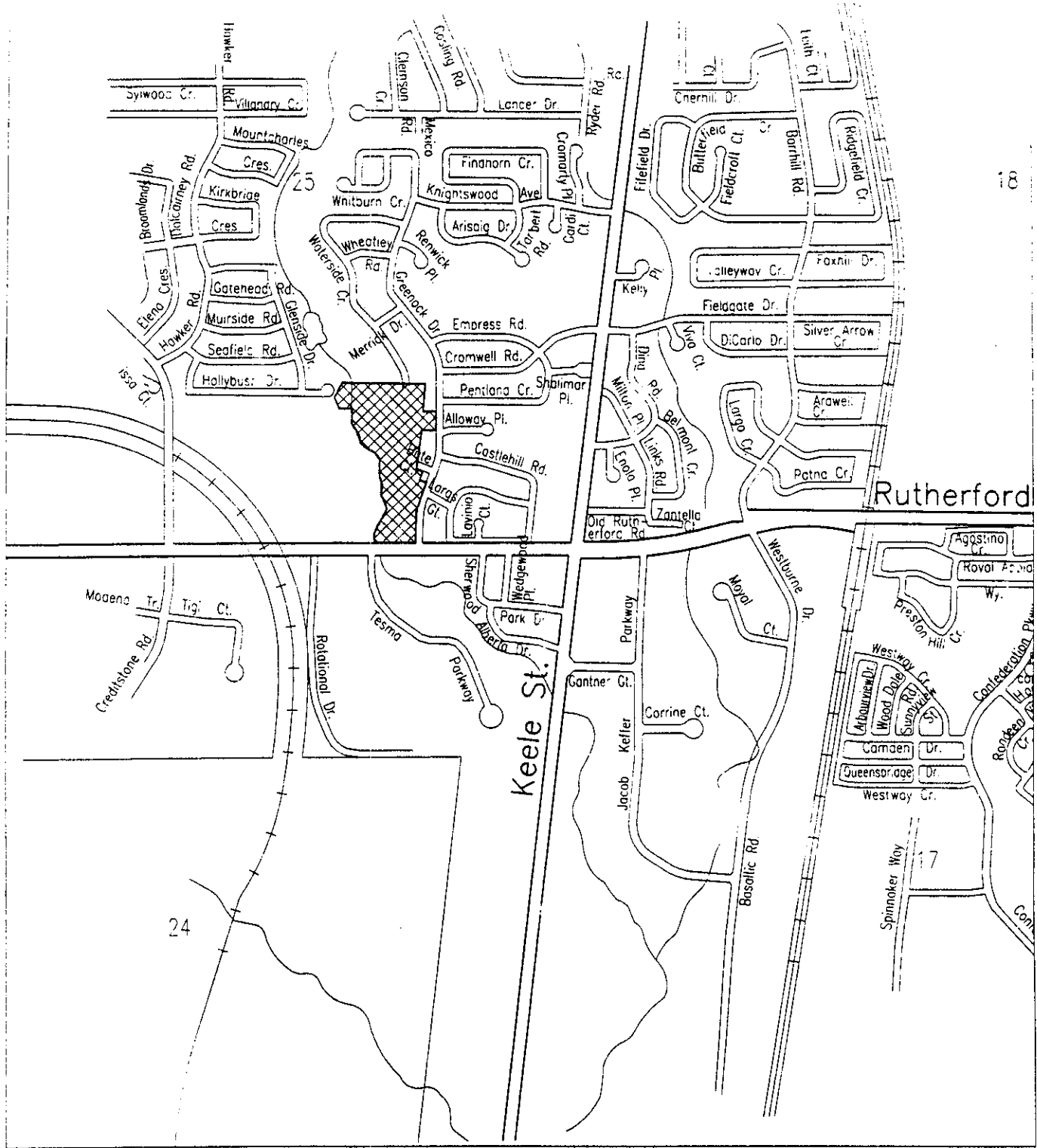
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

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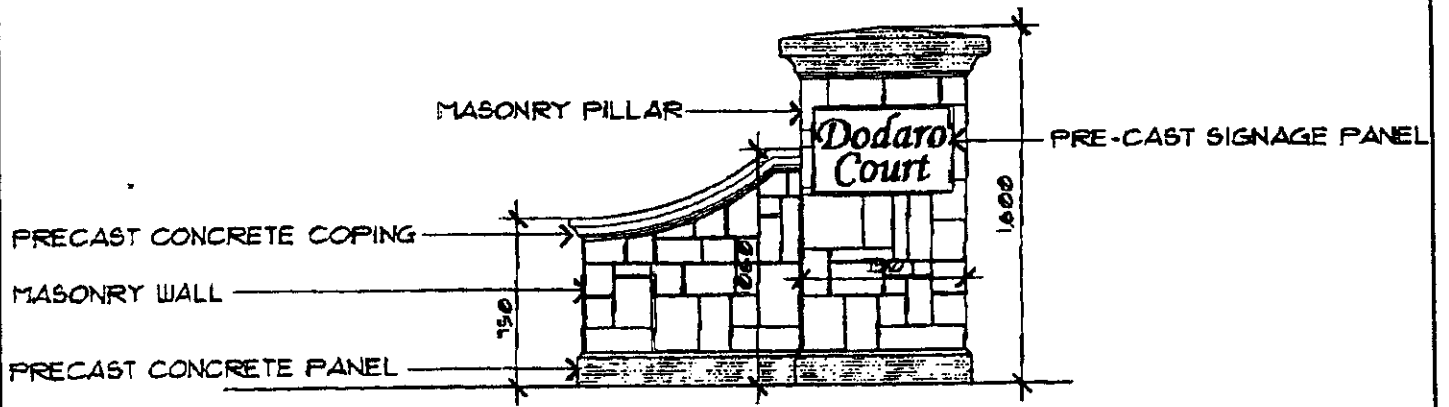
SUBJECT LANDS

**ATTACHMENT '1'
LOCATION MAP**

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'	FILE #:	REPORT #:
		19T-02V05	LOCATION: PART LOT 16,17, CONC. 4
	ENTRY SIGNAGE FEATURES	DATE:	03/03/20
		SCALE:	NOT TO SCALE
APPLICATION: FAIRBROOK DEVELOPMENT INC.	CITY OF VAUGHAN PLANNING DEPARTMENT		

**MR. & MRS. FABBRO
105 WATERSIDE CRESCENT
MAPLE, ONTARIO
L6A 1V2**

**ATTACHMENT
#4**

April 10, 2003

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor and Member of Council:

**RE: ITEM #28, COMMITTEE OF THE WHOLE – APRIL 7, 2003
STREET NAME APPROVAL
FAIRBROOK DEVELOPMENTS INC.
FILE: 19T-02V05**

Further to the above item discussed at last Monday's Committee of the Whole meeting, on behalf of the residents of Waterside Crescent, I am asking that you reconsider your decision to approve the street name "Dodaro Court" and "Entry Features", and allow the extension of the street into the new subdivision to be the continuation of the street name "Waterside Crescent" as it should be, as per City Staff's recommendation and as per the immediate residents of Waterside Crescent (petition to follow before Council Meeting).

As previously stated, by changing the name at mid-block, you will create a situation whereby part of the same street will look one way and part of it will be perceived as another way. By approving this change you will be setting a precedent for all future subdivisions, and also, this change would not be consistent with any other subdivisions presently in the City of Vaughan.

I would also like to bring to your attention that none of the residents of Waterside Crescent were given notification of the above changes. This came to my attention late Friday afternoon, April 4th, at which time, there wasn't sufficient time to notify all residents and neighbours of Waterside Crescent and research the above item before going to Committee of the Whole, therefore, I feel we were not properly represented last Monday. The residents of Waterside Crescent met on several occasions with Ms. Humphries and at no time was this ever disclosed or discussed as part of the Plan of Subdivision.

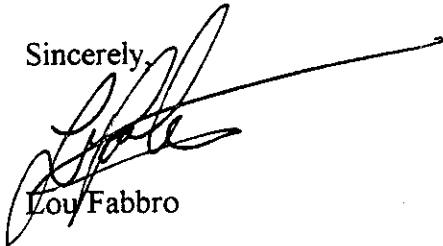
I'm sure that Mr. Dodaro is a good person and a good Samaritan and he will have other opportunities to name a street after himself where it would be more appropriate and would not interfere with the continuation of an existing street.

**MR. & MRS. FABBRO
105 WATERSIDE CRESCENT
MAPLE, ONTARIO
L6A 1V2**

As well, at this time it would be a good opportunity to make some recommendations regarding restrictions of "Entry Features" and correct the existing loophole. After speaking with City Staff, as it stands right now, there are no significant restrictions and guidelines regarding setbacks, location, etc., for example, the Fence Bylaw. In this particular case, this should not be considered as an entry feature but should be treated as a fence issue with the same guidelines as the Fence Bylaw because of restricted visibility of vehicles and pedestrians and its location (in the middle of an existing street).

On behalf of the residents of Waterside Crescent, I would like to thank you for your cooperation in this matter. This would be much appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lou Fabbro', with a long horizontal flourish extending to the right.

Attachment: Petition to follow before Council Meeting

Copy: Michael DeAngelis, Commissioner of Planning
Joanne Arbour, Director of Planning
John Leach, City Clerk



ATTACHMENT #5

WESTON CONSULTING GROUP INC.

PLANNING CONSULTANTS

April 16, 2003
WCGI File: 2897

Office of the City Manager
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

ATTENTION: Mr. Michael DeAngelis
City Manager

Dear sirs:

Re: Street Name Approval
Fairbrook Developments Inc.

RECEIVED

APR 16 2003

CITY OF VAUGHAN
CITY MANAGER'S OFFICE

RECEIVED
CITY OF VAUGHAN

APR 16 2003

PLANNING
DEPARTMENT

At the request of Regional Councillor Joyce Frustaglio we have met with the applicant to review the recent request for the naming of Street "A" in the above noted development. We have determined that the request is not promoting a positive relationship between the applicant and the community. On this basis the applicant wishes to withdraw the request of the naming "Dodaro Court" from any further consideration as related to Street "A".

In the interest of concluding these matters expeditiously, we request that an item be placed on the next Committee of the Whole agenda for councils consideration with the recommendation that Street "A" be named "Waterside Crescent" and Street "B" be named "Bute Court" as previously presented in staff's report.

By way of this letter, we are also advising the City that a Community Meeting is no longer necessary and therefore need not be scheduled.

201 MILLWAY AVENUE, UNIT 19, VAUGHAN, ONTARIO, L4K 5K8

TEL: (905) 738-8080 1-800-363-3558 FAX: (905) 738-6637

email: wgeneral@westonconsulting.com

www.westonconsulting.com

April 16, 2003

We trust that this decision demonstrates Fairbrooks willingness to conduct matters in good faith and maintain a good working relationship with the residents of the community.

Yours truly,

Weston Consulting Group Inc.

Per:

A handwritten signature in black ink, appearing to read 'R. L. Humphries', written in a cursive style.

Rosemarie L. Humphries BA, MCIP, RPP
Associate

cc. Mayor and Members of Council
Fairbrook Developments