

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-04V11
PIAZZA CAPRI INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT the following street name for Draft Plan of Subdivision File 19T-04V11 (Piazza Capri Inc.) as shown on attachment #2 BE APPROVED:

| <u>STREET</u> | <u>PROPOSED NAME</u> |
|---------------|----------------------|
| Street '1' | Anacapri Court |

2. THAT Council direct the City Clerk to initiate the street name change process to change the name of the existing easterly arm of Sydel Crescent on Plan M-2014, directly south of Draft Plan of Subdivision File 19T-04V11 as shown on Attachment #1, to "Anacapri Court".

Economic Impact

There are no requirements for new funding associated with this report.

Background

The subject lands shown on Attachment #1 are located south of Regional Road 7, west of Pine Valley Drive and directly north of the easterly arm of Sydel Crescent, in Lot 5, Concession 7, City of Vaughan.

The subject Draft Plan of Subdivision 19T-04V11 was approved by Council on March 21, 2005. The applicant has submitted a street name for approval. The Planning Department for the Region of York does not have any objections to the proposed name.

The approved Draft Plan provided on Attachment #2 shows a proposed cul-de-sac at the north end of the existing easterly arm of Sydel Crescent, resulting in two Sydel Crescents, which are no longer to connect to each other.

Condition #6 of Draft Plan approval stated:

"Should any portion of Sydel Crescent be required to be renamed, the Owner shall agree to pay for all costs required to change the street name, to the satisfaction of the City."

The Development Planning Department and the Fire Department both recommend that one of the arms of Sydel Crescent be subject to a street name change. This would eliminate any confusion in an emergency situation. The easterly arm of Sydel Crescent is developed with six residences, and the westerly arm with 15 residences. There would be less of an impact of a street name change on the segment with fewer residences, that being the easterly Sydel Crescent located directly below the subject plan of subdivision.

It will be necessary for the City Clerk to initiate the street name change process to change the existing easterly arm of Sydel Crescent to "Anacapri Court", consistent with the proposed street name for the cul-de-sac bulb respecting the subject Plan of Subdivision.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has no objection with the proposed street name of "Anacapri Court" for approved Draft Plan of Subdivision 19T-04V11. It is also recommended that the City Clerk initiate the street name change process to change the existing easterly arm of Sydel crescent to "Anacapri Court", as identified in the staff report.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

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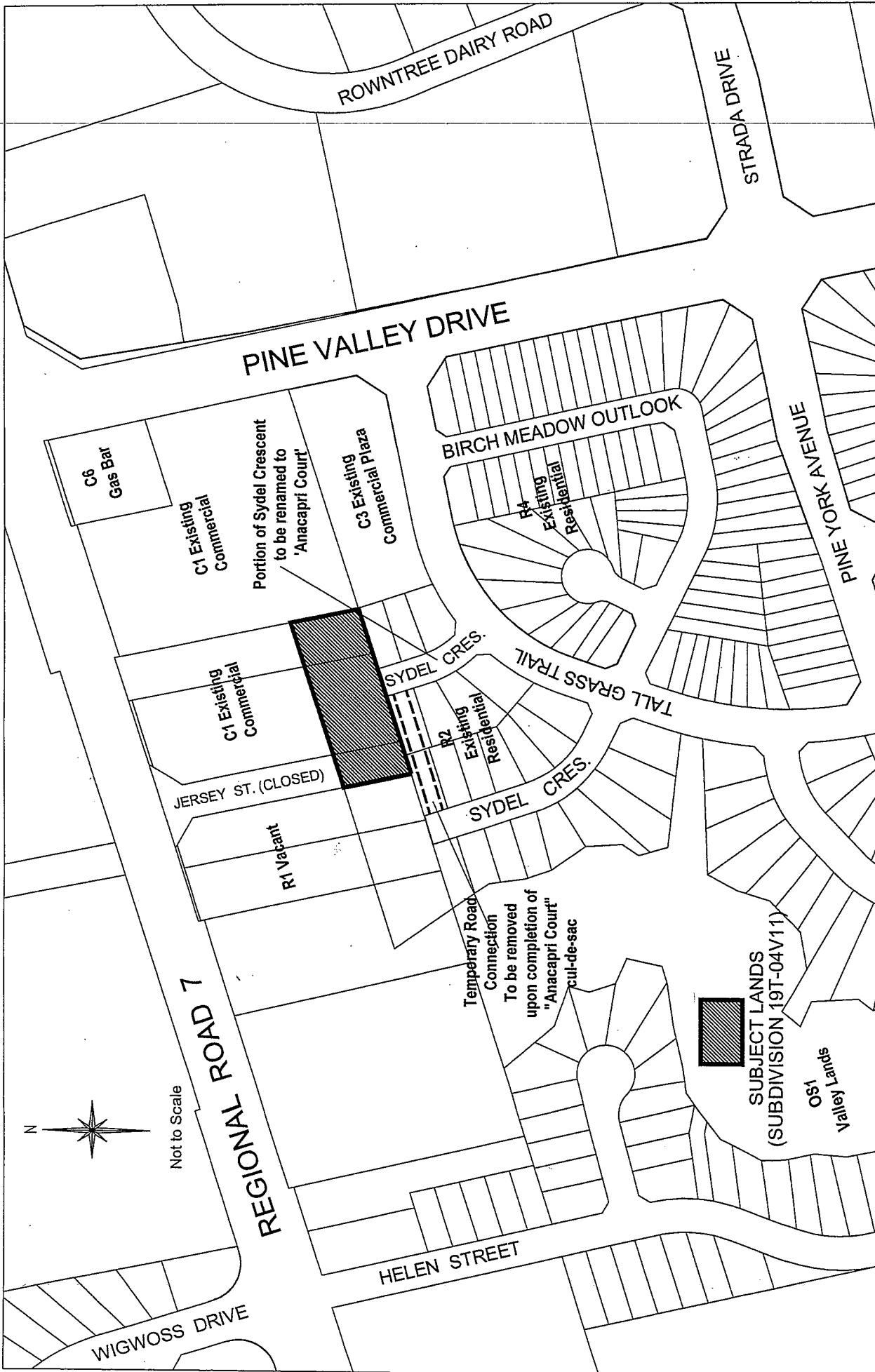
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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FILE No:
 19T-04V11

October 4, 2005



Development Planning Department

Location Map

Part of Lot 5,
 Concession 7
 APPLICANT:
 PIAZZA CAPRI INC.

