



Staff Report for Council Meeting

Date of Meeting: April 14, 2021

Report Number: SRPI.21.035

Department: Planning and Infrastructure

Division: Development Planning

Subject: Request for Approval - Private Street Naming
Application - Fifth Avenue Homes (King West)
Inc. - City File D15-21004

Owner:

Fifth Avenue Homes (King West) Inc.
101B Roytec Road
Vaughan, Ontario
L4L 8A9

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, unit 1B
Concord, Ontario
L4K 3P3

Location:

Legal Description: Lots 1, 2 and 3 and Block A, Plan 484
Municipal Addresses: 4, 6, 8, 10 and 12 McCachen Street

Purpose:

The applicant is seeking Council's approval to add two names to the Council Approved Street Name List and to assign these names to the private streets to be established within the approved residential development to be constructed on the subject lands.

Recommendation:

- a) That the request by Fifth Avenue Homes (King West) Inc. to add street names "Chiara Rose" and "Davide Nicola" to the City's Council Approved Street Name List and the assignment of these street names to the private streets within the approved residential development on lands known as Lots 1, 2 and 3 and Block A, Registered Plan 484 (Municipal Addresses: 4,6,8,10 and 12 McCachen Street) not be supported for the reasons outlined in Staff Report SRPI.21.035

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Contact Person:

Shareefah René, Planning Technician, phone number 905-747-6354 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

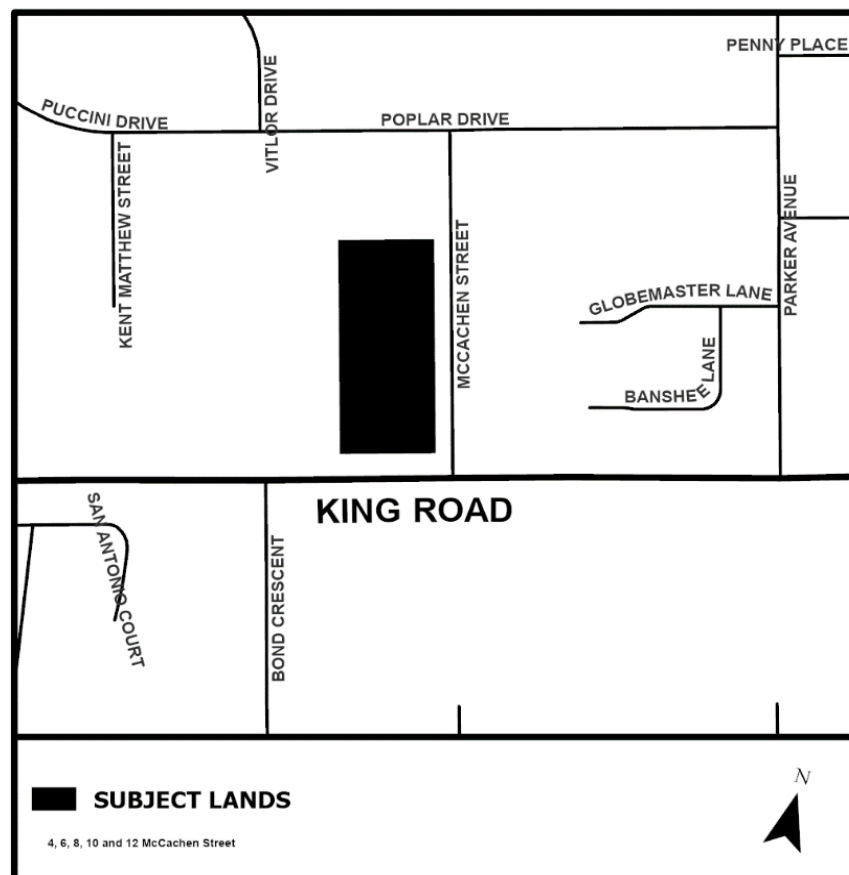
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

Approved by: Mary-Anne Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. 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.



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Background:

The subject Private Street Naming application was received and deemed complete by the City on February 9, 2021. The application was subsequently circulated for review and comment to City departments and external agencies.

Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications (City Files D02-17038, D03-17011, D05-21001 and D06-19053) were submitted in 2017, 2019 and 2021 to the City, to facilitate the construction of a residential development comprised of 36 townhouse dwelling units on two private roads on the subject lands. The applicant's Zoning By-law Amendment application was approved in principle on February 24, 2021, subject to the recommendations outlined in Staff Report SRPI.21.004. Since that time, City staff have been actively working with the applicant to finalize the related draft Plan of Subdivision application which is progressing towards registration. The related Site Plan and draft Plan of Condominium applications are currently under review.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private roads to be constructed within the development are to be named through the process of adding the approved street names to the City's Council Approved Street Name List followed by the enactment of a by-law. Therefore, 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 at the northwest corner of King Road and McCachen Street, west of Yonge Street and have a total lot area of approximately 0.75 hectares (1.85 acres). The lands are comprised of several existing building lots that currently support single detached dwellings which are proposed to be demolished as part of the applicant's development proposal. The lands are surrounded by existing residential uses.

Owner's Request

The applicant is seeking Council's approval to add two names to the City's Council Approved Street Name List and to assign these names to the private streets that are to be established as part of the approved residential development to be constructed on its land holdings. Specifically, the applicant is seeking Council's approval to add the street names "Chiara Rose" and "Davide Nicola" to the Council Approved Street Name List.

Discussion

On February 11, 2021, the applicant submitted a request seeking approval of two private street names to be added to the Council Approved Street Name List. The proposed street names, "Chiara" and "Davide" were circulated to York Region as well as the City's Fire and Emergency Services Division as per the City's standard process.

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York Region advised that there is an existing “Chiara Drive” in the City of Vaughan and that the proposed street name “Davide” was similar in pronunciation to the existing “David Street” in the City of Markham. Given the comments received from both agencies advising that they had concerns with the duplications and similarities of the proposed street names within the Region and in accordance Section 1.1 of the *City’s Municipal Street Naming and Addressing Guide*, staff requested the applicant to revise their proposed street naming request.

On the basis of the preceding, on March 12, 2021, the applicant revised their request to seek approval of the names “Chiara Rose” and “Davide Nicola” and has requested that the revised street names be added to the Council Approved Street Name List. The revised street names were circulated to York Region and Fire and Emergency Services and both agencies have advised that they have no concerns with same.

Planning staff has reviewed the applicant’s revised request and can advise that in accordance with Section 1.3 of the Guide, the criteria for the use of two word street names is as follows:

“Proposed street names consisting of two words should be changed to one word. Only a person’s last name should be used unless additional identification is necessary to prevent duplication with an existing street name in the City or surrounding municipalities within the Region of York.”

In principle, the applicant’s revised proposed street names comply with this requirement in order to prevent duplication within the Region. However, in accordance with the City’s *Municipal Street Naming and Addressing Guide*, proposed street names must comply with Section 1.1 as follows:

“For any new public or private streets within a development, excluding the extension of any existing streets, a minimum of one street and no less than 50% of all streets must be assigned a street name(s) from the Approved Street Name List based on the first five priority categories as set out in Section 1.2. This selection excludes approved street name(s) that were proposed by the proponent (i.e. within a development with two new streets, one street must be assigned a name from the five priority categories in Section 1.2.5, and the other street may be assigned a Council approved street name that was proposed by the proponent).”

Further to the above, at least 50% of the proposed street names must be selected from a minimum of 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:***

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- ***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 City.”***

In addition to the above, a minimum of one of the proposed street names within this development is required to be chosen from the category honouring those who have given their life in public service in accordance with section 1.2 of the Guide which states as follows:

“Where street names are proposed in a new development, a minimum number of street names honouring those who have given their life in public service, based on the number of streets in the development will be required as follows:

<i>Number of Private and/or Public Streets Proposed</i>	<i>Minimum Number of Names Required in Accordance with the Above</i>
<i>1 - 4</i>	<i>1 Name</i>

Based on the requirements of the City’s *Municipal Street Naming and Addressing Guide* as outlined above, the proposed street names do not meet the requirements for adding street names to the Council Approved Street Name List. Specifically, the applicant’s request does not provide a minimum of one street and no less than 50% of all streets from the Council Approved Street Name List. Additionally, the proposed street names have not been selected from any of the established categories and a minimum of one proposed street name does not honour someone who has given their life in public service as required by the Guide. Based on the preceding, the applicant’s request cannot be supported.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to Council’s Strategic Priorities 2020-2022:

The subject Private Street Naming Application aligns with Council’s strategic priority of **Getting around the City** by providing named streets that contribute to the City’s road network to allow for increased opportunities for walkability, active transportation and interconnectivity within and beyond the community to transport networks.

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Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

The applicant is seeking approval of its request to add the street names “Chiara Rose” and “Davide Nicola” to the Council Approved Street Name List for use within the approved residential development to be constructed on its land holdings. In consideration of the preceding information and on the basis that the proposed street names are not in keeping with the City’s policies for naming private streets, the applicant’s request cannot be supported.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming
- Map 4 Proposed Street Limits

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Report Approval Details

Document Title:	SRPI.21.035 - Request for Approval - Private Street Naming D15-21004.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.035- Map 1- Aerial Photograph.docx- SRPI.21.035 -Map 2 - Neighbourhood Context.docx- SRPI.21.035 -Map 3- Proposed Street Names.docx- SRPI.21.035 -Map 4- Proposed Street Limits.docx
Final Approval Date:	Mar 30, 2021

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

Gus Galanis - Mar 25, 2021 - 5:29 PM

Kelvin Kwan - Mar 26, 2021 - 8:42 AM

MaryAnne Dempster - Mar 30, 2021 - 5:00 PM