



Staff Report for City Manager Delegated Authority

Date: August 24, 2021
Report Number: D.A.21.010

Department: Planning and Infrastructure
Division: Development Planning

Subject: **D.A.21.010 Request for Approval - Private Street Naming Application - Altona (Bathurst) Developments Inc. City File D15-21021**

Purpose:

A request for approval to assign two street names from the Council Approved Street Name List to the private streets within an approved residential development to be constructed on the subject lands.

Recommendation(s):

- a) **That Staff Report D.A.21.010 regarding a Private Street Naming Application submitted by Altona (Bathurst) Developments Inc. for the lands known as Lot 11 and 12, Registered Plan 1960 (Municipal Addresses: 9113 and 9125 Bathurst Street) be approved subject to the following:**
 - (i) **That the proposed private street names Manser Gate (P) and Carolina Court (P) be approved in accordance with D.A.21.010; and,**
 - (ii) **That staff be directed to bring forward a by-law through the Council's Delegated Authority to implement the approval of the private street names in accordance with D.A.21.010.**

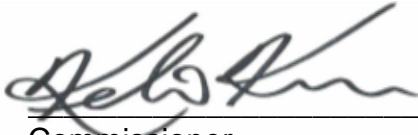
Contact Person:

Andrea Patsalides, Planning Technician, phone number 905-771-2470 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Page 2

Report Approval:

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



Commissioner

Approved by:

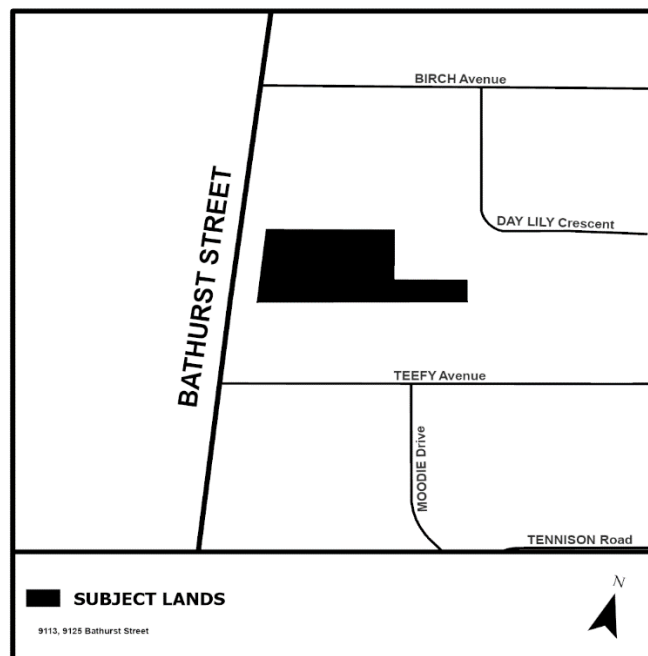


Darlene Joslin, Acting City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town 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



Page 3

Background:

The subject Private Street Naming Application was received and deemed complete by the City on June 17, 2021. The application was subsequently circulated for review and comment to City departments and external agencies.

Applications for draft Plan of Subdivision, Zoning By-law Amendment, and Site Plan (City Files D03-16012, D02-16016 and D06-19055) were submitted to the City in 2016 and 2019 to facilitate the construction of a residential development to be comprised of 21 townhouse dwelling units on two private roads on the subject lands. The draft Plan of Subdivision was approved on October 3, 2019 and the Zoning By-law Amendment application was approved by Council on July 7, 2021. The related Site Plan application is under review and is nearing finalization.

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 enactment of a by-law. Therefore, the purpose of this report is to seek approval of the proposed street names in accordance with Council's Delegated Authority during the Summer Recess period

Site Location and Adjacent Uses

The subject lands are located at the northeast corner of Bathurst Street and Teefy Avenue, and have a total lot area of approximately 0.47 hectares (1.15 acres). The lands support a single detached dwelling which is to be demolished to facilitate the applicant's development proposal. The lands abut existing residential uses to the north, east and south and Bathurst Street to the west.

Owner's Request

The applicant is seeking approval of its proposal to name the two private streets to be established in conjunction with the approved residential development to be constructed on its land holdings.

Discussion

The applicant's request has been circulated to York Region as well as the City's Fire and Emergency Services Division as per the City's standard process. Both agencies have advised that they have no objections to the proposed street names.

Notwithstanding the above, in accordance with the City's *Municipal Street Naming and Addressing Guide*, proposed street names are to be assessed on the basis of their conformity with the policies contained within the Guide. In this regard, Section 1.1 of the Guide requires that:

Page 4

“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:***
 - 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.”***

Additionally, 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>

Staff have reviewed the applicant’s request in the context of the City’s *Municipal Street Naming and Addressing Guide* and has concluded that the proposed street names meet the above requirements. In this regard, the applicant has submitted a plan that depicts Manser Gate (P) and Carolina Court (P) as the proposed street names for the private streets to be established on its land holdings. It is noted that Manser Gate honors the service of William Manser who served in the Canadian Air Force during WWII and a poppy will be included on the street sign to commemorate his service.

Page 5

Staff has reviewed the application and considers the proposed street names appropriate for the following reasons:

- the suffix Lane (P) is consistent with Council's policy for denoting a private street;
- the street names would facilitate an addressing scheme for the residential dwelling units that would be consistent with the City's municipal addressing policies; and,
- the street names would apply to the new streets to be established within the proposed residential development and would not affect the established residential uses within close proximity of the existing streets in the area.

On the basis of the preceding, staff recommends the approval of the applicant's Private Street Naming Application.

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.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

The applicant is seeking approval of its Street Naming Application to name the private streets to be established within the approved residential development to be constructed on its land holdings. In consideration of the preceding, staff recommends that the subject application be approved through Delegated Authority and that an implementing by-law be brought forward the Council's Delegated Authority to implement the approval of the proposed private streets.

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