



Staff Report for Council Meeting

Date of Meeting: March 23, 2022

Report Number: SRPI.22.040

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.22.040 - Request to Approve a Revised Street Name Application - Leslie Richmond Developments Ltd. - City File D15-20015

Owner:

Leslie Richmond Development Ltd.

2 St. Clair Avenue West

Toronto, Ontario

M4V 1L5

Location:

Legal Description: Part of Lot 30, Concession 3, E.Y.S.

Municipal Address: 1521 19th Avenue

Purpose:

A request for approval of a revised Street Naming Application to assign one additional street name from the Council Approved Street Name List within the proposed residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPI.22.040 regarding Request for Approval of a revised Street Naming Application submitted by Leslie Richmond Developments Ltd. for the lands known as Part of Lot 30, Concession 3, E.Y.S. (Municipal Address 1521 19th Avenue) be approved subject to the following:
 - (i) That the proposed private street name Violettes Lane (P) be approved in accordance with SRPI.22.040; and,
 - (ii) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the approval of the additional private street name in conjunction with the street names previously approved for the lands upon finalization of the development applications for the proposed residential development.

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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

Report Approval:

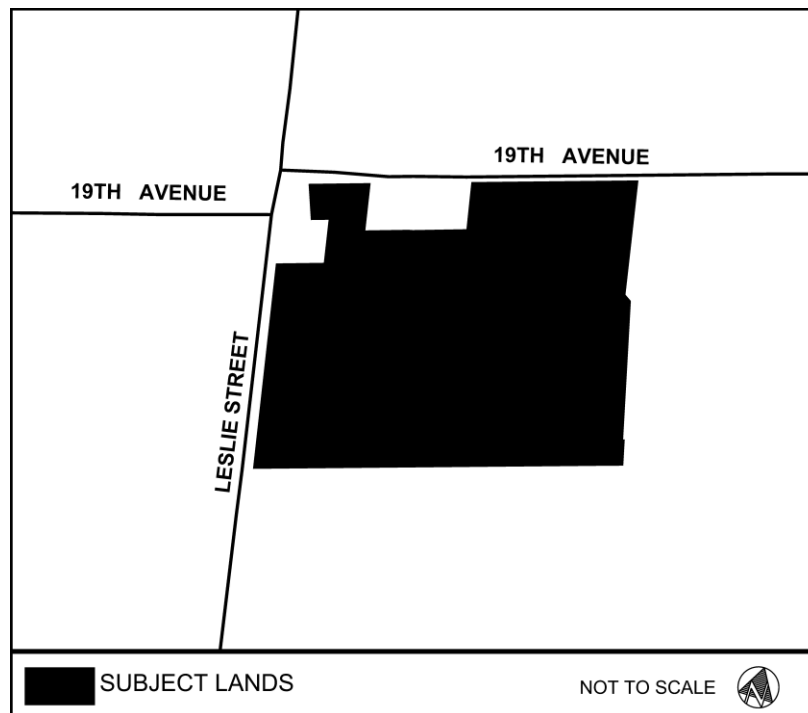
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, Interim 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:

On June 10, 2020, Council considered and approved the recommendations of Staff Report SRPRS.20.088 relating to a Street Naming Application (City File D15-20015) wherein 12 private street names were approved, being Enniskillen Lane (P), George Bales Lane (P), Gillies Lane (P), Kahshe Lane (P), Millman Lane (P), Norman Fleming Lane (P), Onigam Lane (P), Seine Lane (P), Stanley Dennis Lane (P), Tay Lane (P), Whitefish Lane (P) and Wolsey Lane (P) for the proposed residential development to be constructed on the applicant's land holdings (City Files D06-18030, D06-18031 and D06-18041). It is noted that the Site Plan applications to facilitate the proposed development were submitted in conjunction with the draft approved Plan of Subdivision City File D03-15007 which sought approvals for a residential development to be comprised of 350 townhouse dwelling units on 12 private streets on the subject lands (refer to Appendix "A").

Since that time, the applicant has revised the street configuration of its development proposal as outlined in Site Plan application D06-18030, which resulted in the creation of an additional private street for a total of 13 private streets. As such, an additional private street name is required. The associated draft Plan of Subdivision and Site Plan applications are nearing finalization, and staff have indicated no concerns with the proposed revision that includes the additional private street as part of the development proposal. As the by-law has not yet been passed to establish the street names previously approved by Council through Staff Report SRPRS.20.088, staff are requesting that an additional street name be approved.

Accordingly, the purpose of this report is to seek approval for one additional street name within the applicant's residential development proposal.

Site Location and Adjacent Uses:

The subject lands are located at the southeast corner of 19th Avenue and Leslie Street and have an area of 7.98 hectares (19.74 acres). The lands are presently vacant and primarily used for agricultural purposes, while the remainder of the lands contains a wetland (refer to Maps 1 and 2). The subject lands abut 19th Avenue to the north, Leslie Street to the west and agricultural uses to the east and south.

Owner's Request

The applicant is seeking approval of its request to add one additional private street name, **Violettes Lane (P)**, to the residential development to be constructed on its land holdings. In total, 13 private streets will be established as part of the development on the subject lands.

Discussion

The applicant's request has been circulated to York Region and the City's Fire and Emergency Services Division in accordance with the City's standard process. Both agencies have advised that they have no objections to the proposed street name.

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

“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; and,***
 - ***Recognize communities that contribute to the public life of the City.”***

Additionally, a minimum of three of the proposed street names within this development are 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>10 or more</i>	<i>3 Names</i>

Staff have reviewed the applicant’s revised request in the context of the previous approval of private Street Names as outlined in Staff Report SRPRS.20.088 for the

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subject development and the City's *Municipal Street Naming and Addressing Guide* and have concluded that the proposed additional street name meets the above outlined requirements. Accordingly, staff considers the applicant's revised request for an additional street name 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 street 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 revised 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 to add one additional private street name as part of a revised Street Naming application (City File D15-20015) for its land holdings. With the proposed additional street name, a total of 13 private streets are to be established within the residential development to be constructed on the subject lands. The additional street name is consistent with the City's *Municipal Street Naming and Addressing Guide* and the previous approvals. Therefore, in consideration of the preceding, staff recommends that the applicant's revised request be approved and that an implementing by-law be forwarded to a regularly scheduled Council meeting for adoption following the finalization of the associated development applications to facilitate the proposed residential development on the subject lands.

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Attachments:

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

Appendix “A”, Extract from Council Public Meeting C#23-20 held on June 10, 2020

Map 1, Aerial Photo

Map 2, Neighbourhood Context

Map 3, Proposed Street Naming – D06-18030

Map 4, Revised Proposed Street Naming – D06-18030

Map 5, Proposed Street Naming – D06-18031

Map 6, Proposed Street Naming – D06-18041

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Report Approval Details

Document Title:	SRPI.22.040 Street Naming - D15-20015.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Map 1 - Aerial Photo.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Proposed Street Name - D06-18030.docx- Map 4 - Revised Proposed Street Name - D06-18030.docx- Map 5 - Proposed Street Naming - D06-18031.docx- Map 6 - Proposed Street Naming - D06-18041.docx
Final Approval Date:	Mar 14, 2022

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

Gus Galanis - Mar 8, 2022 - 4:04 PM

Kelvin Kwan - Mar 11, 2022 - 4:28 PM

Darlene Joslin - Mar 14, 2022 - 9:11 AM