



Staff Report for Council Meeting

Date of Meeting: April 13, 2022

Report Number: SRPI.22.043

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.22.043 - Request to Approval Street Naming Application – 9089802 Canada Corp. - City File AA-22-0007

Owner:

9089802 Canada Corp.
17 Old English Lane
Markham, Ontario
L3T 2V1

Agent:

Metropole Developments Inc.
1595 16th Avenue, Suite 203
Richmond Hill, Ontario
L4B 3N9

Location:

Legal Description: Part of Lots F and G, Registered Plan 1916
Municipal Addresses: 0, 40 and 60 Harris Avenue

Purpose:

A request for approval to assign a street name from the Council Approved Street Name List for the private street to be established as part of the proposed residential development to be constructed on the subject lands.

Recommendations:

- a) That Staff Report SRPI.22.043 regarding the Private Street Naming Application submitted by 9089802 Canada Corp. for the lands known as Part of Lots F and G, Registered Plan 1916 (Municipal Addresses: 0, 40 and 60 Harris Avenue) be approved subject to the following:

Page 2

- (i) that the proposed private street name Roland Green Lane (P) be approved in accordance with Staff Report SRPI.22.043; and,
- (ii) that staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the approval of the private street name upon approval of the development applications for the proposed residential development.

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:

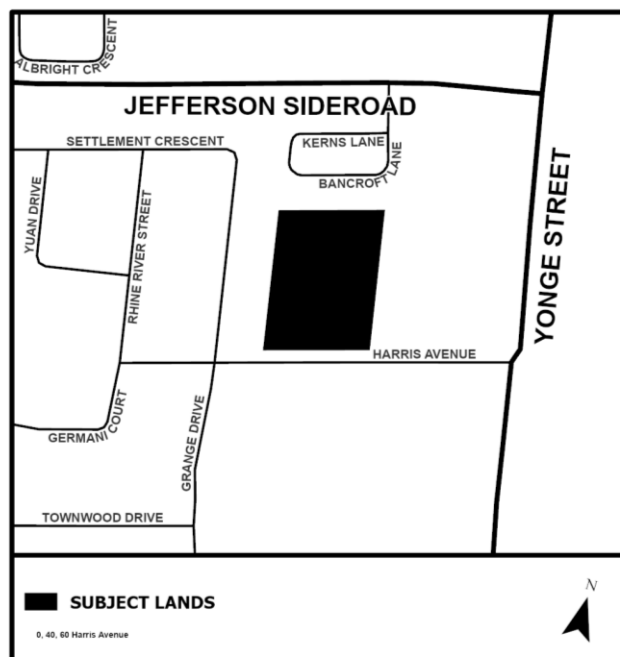
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.



Page 3

Background:

The subject Private Street Naming application was received on February 15, 2022, and deemed complete by the City on February 24, 2022. The application was subsequently circulated to City departments and external agencies for review and comment.

The applicant has submitted related draft Plan of Subdivision, Zoning By-law Amendment, Site Plan and Condominium Applications (City Files D03-14016, D02-14038, D06-14105 and D05-14011) to facilitate the construction of a medium density residential development which is to be comprised of 49 townhouse dwelling units on a single private street on its land holdings. The draft Plan of Subdivision was approved by Council on April 22, 2020, and is nearing registration. The associated Zoning By-law amendment for the proposed development was enacted by Council on November 11, 2020. Since that time, City staff has been working closely with the applicant to finalize the draft approved Plan of Condominium and Site Plan applications for the subject lands, both of which are progressing toward final approval.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private street to be constructed on the subject lands is to be named through 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 on the north side of Harris Avenue, west of Yonge Street, and are comprised of three properties having a combined total lot area of 1.03 hectares (2.54 acres). The lands are presently vacant and abut existing single detached dwellings to the west, an approved townhouse development to the north, a proposed mixed use development and an existing motor vehicle sales establishment to the east, and Harris Avenue to the south.

Owner's Request

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

Discussion

The applicant's Private Street Naming Application was 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. Notwithstanding the preceding, in accordance with the provisions of 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:

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, 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.”***

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>

Staff has 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 name meets the above requirements. In this regard, the applicant has submitted a plan that depicts **Roland Green (P)** as the proposed street name for the private street to be established on its land holdings. It is noted that the proposed street name honours the service of Roland Kellar Green, who served during WWI and, as such, a poppy will be included on the street sign to commemorate his service.

Page 5

Staff has reviewed the plan and considers the proposed street name appropriate for the following reasons:

- the suffix Lane (P) is consistent with Council's policy for denoting a private street;
- the number of street names proposed in the new development meets the minimum number of street names honouring those who have given their life in public service, based on the number of streets to be constructed; and,
- the street name 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 Private Street Naming Application. Further, it is recommended that staff be directed to forward an implementing by-law to a regularly scheduled Council meeting for adoption.

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 a Private Street Naming Application to facilitate the assignment of a street name for the private street to be established within the approved residential development to be constructed on its land holdings. The proposed street name is in keeping with the provisions of the City's *Municipal Street Naming and Addressing Guide*. In consideration of the preceding, staff recommends that the applicant's 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 construction of the proposed residential development on the subject lands.

Page 6

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.

Map 1, Aerial Photograph

Map 2, Neighbourhood Context

Map 3, Proposed Street Naming

Map 4, Proposed Street Limits

Page 7

Report Approval Details

Document Title:	SRPI.22.043 - Private Street Naming AA-22-00007.docx
Attachments:	- Map 1 - Aerial Photo.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx - Map 4 - Proposed Street Limits.docx
Final Approval Date:	Mar 22, 2022

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

Gus Galanis - Mar 22, 2022 - 11:47 AM

Kelvin Kwan - Mar 22, 2022 - 11:50 AM

Darlene Joslin - Mar 22, 2022 - 1:32 PM