



Staff Report for Council Meeting

Date of Meeting: February 8, 2023

Report Number: SRPI.23.006

Department: Planning and Infrastructure

Division: Development Planning

Subject: Request for Approval - Private Street
Naming Application - Zonix Kent Inc. -
City File AA-22-0042

Owner:

Zonix Kent Inc.
44 Steeles Avenue East
Thornhill ON, L3T 1A2

Location:

Legal Description: Part Lot 37, Plan 202
Municipal Address: 356 King Street

Purpose:

A request for approval regarding a Private Street Naming Application to facilitate the naming of one private street from the Council Approved Street Name List to be established within an approved residential development to be constructed on the subject lands.

Recommendations:

- a) That Staff Report SRPI.23.006 regarding a Private Street Naming Application submitted by Zonix Kent Inc. for the lands known Part Lot 37, Plan 202 (Municipal Address: 356 King Street) be approved subject to the following:
 - (i) that the proposed private street name Davide Nicola Lane (P) be approved in accordance with Staff Report SRPI.23.006; and,
 - (ii) that staff be directed to bring forward a by-law to implement the approval of the private street name in accordance with SRPI.23.006.

Contact Person:

Francesco Caparelli, Planning Technician – Site Plans, phone number 905-771-3419
Sandra DeMaria, Manager of Development – Site Plans, phone number 905-771-6312

Report Approval:

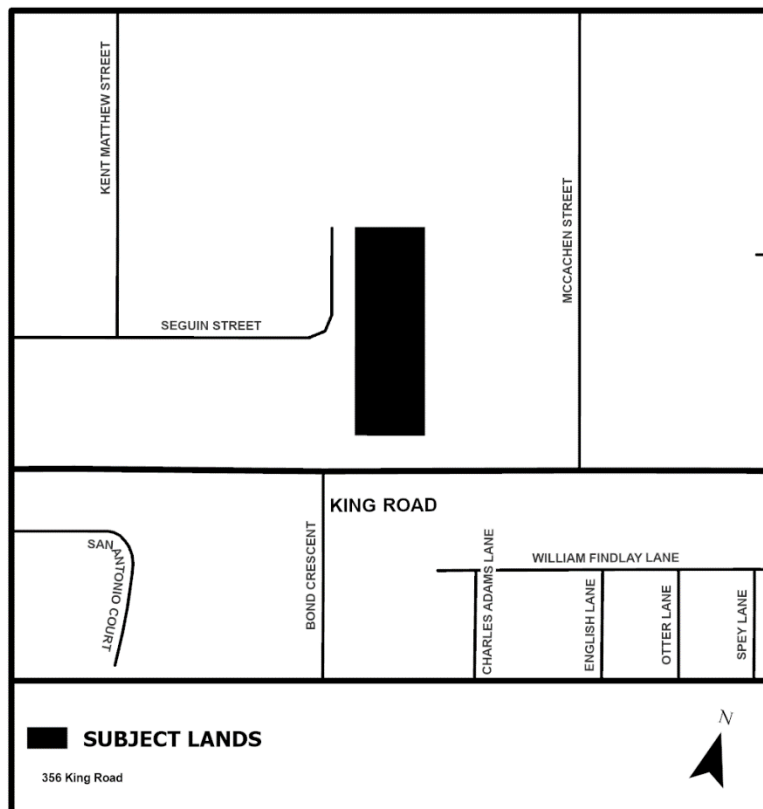
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, 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, please contact those listed under “Contact Person” above.



Background:

The subject Private Street Naming application was received and deemed complete by the City on August 18th, 2022. The application was subsequently circulated for review and comment to various City departments and external agencies.

The applicant has submitted related draft approved Plan of Subdivision and Site Plan Applications (City Files D03-17002 and 19T(R)-17002 and D06-20033) to facilitate the development of four townhouse dwelling units accessed by a private, common element condominium lane on the subject lands. The related Site Plan Application is currently under review and is pending final approval.

In accordance with the City's Municipal Street Naming and Addressing Guide, the private road to be constructed within the development is to be named through the enactment of a by-law. Accordingly, the purpose of this report is to seek Council's approval of the subject Private Street Naming Application.

Site Location and Adjacent Uses:

The subject lands are located on the north side of King Road, west of McCachen Street, east of Toscanini Road, and south of Poplar Drive (refer to Map 2) and have a total lot area of 0.089 hectares (0.222 acres). The abutting land uses include a residential development comprised of 34 townhouse dwelling units and 2 semi-detached dwelling units on a private road (City file D06-19053) to the east, existing low density residential uses to the north, existing low density residential and a proposed low density residential development comprised of five (5) single detached dwellings and six (6) townhouse dwelling units (City file D03-18013) to the west and King Road to the south beyond which is a low density residential neighbourhood.

Owner's Request

The applicant is seeking Council's approval of its proposal to facilitate the naming of one private street to be established as part of the residential development to be constructed on its land holdings.

Discussion

The applicant has submitted a Private Street Naming application and plan that depicts the extension of Davide Nicola Lane (P) as the private street to be established in the proposed development on the subject lands (refer to Map 3).

The applicant's Private Street Naming Application was circulated to York Region as well as the City's Fire and Emergency Services Division as per the City's standard review 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 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, 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> |

The street name “**Davide Nicola**” Lane (P) currently exists east of the subject lands and will continue into the subject development. The street name was approved by Council on April 14th 2021 and added to the City’s Approved Street Name List in accordance with the recommendations of Staff Report SRPI.21.035 and By-law 63-22 as approved by Council. Staff has reviewed the applicant’s request in the context of the City’s Municipal Street Naming and Addressing Guide as outlined above, and concludes that the proposed street name meets the requirements outlined by the Guide.

Staff has reviewed the application 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 street name would facilitate an addressing scheme for the residential dwelling units that would be consistent with the City’s municipal addressing policies; 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 recommendation does 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.

Conclusion:

The applicant is seeking Council’s approval of its Private Street Naming Application to name the private street to be established within the approved residential development to be constructed on its land holdings. In consideration of the preceding and on the basis that the proposed street name satisfies all of the requirements as outlined in City’s *Municipal Street Naming and Addressing Guide*, it is recommended that the applicant’s request be approved.

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 Location Map

Report Approval Details

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|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Document Title: | SRPI.23.006 - Private Street Naming AA-22-0042.docx |
| Attachments: | <ul style="list-style-type: none">- Map 1 - Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Proposed Street Name.docx- Map 4 - Location Map.docx |
| Final Approval Date: | Jan 26, 2023 |

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

Gus Galanis - Jan 24, 2023 - 7:57 PM

No Signature - Task assigned to Kelvin Kwan was completed by workflow administrator Stephanie Dumont

Kelvin Kwan - Jan 25, 2023 - 3:54 PM

Darlene Joslin - Jan 26, 2023 - 9:11 AM