



Staff Report for Council Meeting

Date: September 27, 2023

Report Number: SRPBS.23.017

Department: Planning and Building Services Department

Division: Development Planning

Subject: Request for Approval - Street Naming
Application - Montagna Capital (BT) Inc. - City
File AA-23-0001

Owner:

Montagna Capital Inc.
101 Bradwick Drive
Concord ON, L4K 1K5

Location:

Legal Description: Part of Lot 19 and Part of Lot 20, Concession 3, E.Y.S.
Municipal Address: 1577-1621 Major Mackenzie Drive

Purpose:

A request for approval to assign four (4) street names from the Council Approved Street Name List to be established within the approved residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPBS.23.017 regarding a Street Naming Application submitted by Montagna Capital Inc. for the lands known as Part of Lot 19 and Part of Lot 20, Concession 3, E.Y.S. (Municipal Addresses: 1577-1621 Major Mackenzie Drive) be approved subject to the following:
 - (i) That the proposed street names Kenneth Appleton Avenue, Boccella Crescent, Monticola Avenue, and Matawin Lane (P) be approved in accordance with SRPBS.23.017; and,
 - (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.23.017.

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Contact Person:

Francesco Caparelli, Planning Technician – Site Plans, phone number 905-747-6531
Sandra DeMaria, Manager of Development – Site Plans, phone number 905-771-6312

Report Approval:

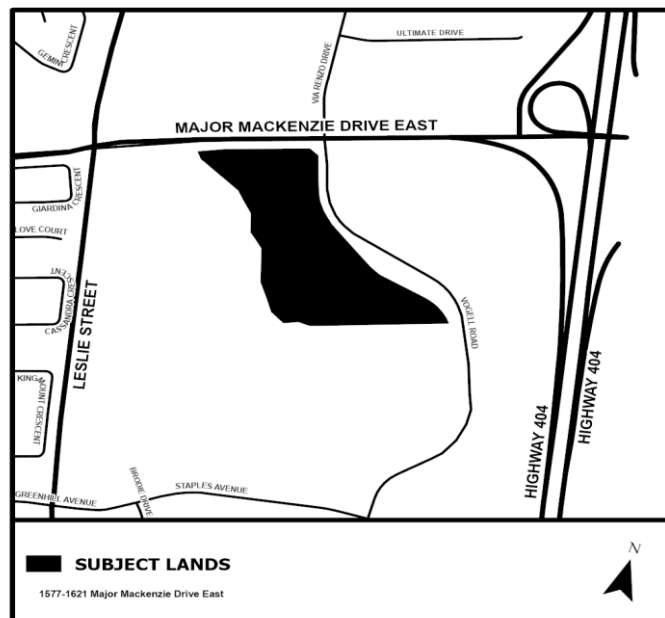
Submitted by: Kelvin Kwan, Commissioner of Planning and Building Services
Department

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 call person listed under “Contact Person” above



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Background:

On May 25, 2021 an application for draft Plan of Subdivision (City File D03-21002) was submitted to the City to facilitate the construction of a low density residential development to be comprised of 124 single detached dwelling units, a park block, as well as public roads on the subject lands. The draft Plan of Subdivision application was draft approved on August 19th, 2022 and is close to being registered.

On March 29, 2023 an application for Site Plan (City File SP-23-0011) was submitted to the City to facilitate the construction of a medium density residential development to be comprised of 208 stacked/back-to-back townhouse dwelling units, associated underground parking garage and a private road on the subject lands. A third submission was made and is currently under review and cannot receive final approval until the associated draft Plan of Subdivision (City File D03-21002) has been registered.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the public and private roads to be constructed within the development are to be assigned street names through the enactment of a by-law. Accordingly, the purpose of this report is to seek Council's approval of the subject Street Naming Application.

Site Location and Adjacent Uses

The subject lands are located on the south side of Major Mackenzie Drive East, east of Leslie Street. The lands abut the proposed extension of Vogell Road to the east beyond which shall be a proposed medium density residential development which is to be comprised of 292 townhouse dwelling units to be accessed through private common element condominium lanes (City File D06-21023), vacant lands to the west beyond which is the Rouge River, and Major Mackenzie Drive East to the north beyond which is the LIUNA 506 Training center.

Owner's Request

The applicant is seeking Council's approval of its proposal to assign street names to four (4) streets to be constructed through the approved residential development on its land holdings.

Discussion

The applicant has submitted a Street Naming application and plans depicting public streets Kenneth Appleton Avenue, Boccella Crescent, Monticola Avenue, and private street Matawin Lane (P) as the proposed street names to be established on the subject lands (refer to Maps 3 and 4). The applicant's 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

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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>

Staff has reviewed the applicant’s request in the context of the direction provided by 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 **Kenneth Appleton Avenue, Boccella Crescent,**

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Monticola Avenue, as the proposed street names for the public streets to be established on the draft approved Plan of Subdivision. The applicant has also provided a plan depicting **Matawin Lane (P)** as the proposed street name for the private street to be established through its Site Plan application (City File SP-23-0011). It is noted that one of the proposed street names honours the military service of Kenneth Appleton and, as such, a poppy will be included on the street sign to commemorate his service. The street names Kenneth Appleton Avenue, Boccella Crescent, Monticola Avenue, and Matawin Lane (P) have been selected from the City's Approved Street Name List.

Staff has reviewed the applicant's request and considers the proposed street names appropriate for the following reasons:

- the street names would facilitate an addressing scheme for the residential dwelling units that would be consistent with the City's municipal addressing policies;
- 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; and,
- the suffix Lane (P) is consistent with Council's policy for denoting a private street.

On the basis of the preceding, staff recommends the approval of the applicant's 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 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 Council's approval of its Street Naming Application to assign street names for three public streets and one private street to be established within the draft approved residential developments to be constructed on its land holdings. In consideration of the preceding and on the basis that the proposed street names satisfy 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.

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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 Naming (Matawin)

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Report Approval Details

Document Title:	SRPBS.23.017 - Request for Approval - Street Naming Application - Montagna Capital (BT) Inc. - City File AA-23-0001.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx - Map 4 - Proposed Street Naming.docx
Final Approval Date:	Sep 15, 2023

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

Gus Galanis - Sep 10, 2023 - 10:16 AM

Kelvin Kwan - Sep 15, 2023 - 10:52 AM

Darlene Joslin - Sep 15, 2023 - 3:34 PM