



Staff Report for Council Meeting

Date: October 11, 2023

Report Number: SRPBS.23.019

Department: Planning and Building Services Department

Division: Development Planning

Subject: Request for Approval - Street Naming
Application - Ramin Jalalpoor - City File AA-23-0008

Owner:

Ramin Jalalpoor
Duncan Hill Homes LP
75 Scarsdale Road, Suite 203
North York ON, M3B 2R2

Location:

Legal Description: Part of Lots 11, 12, 13, 32, 35, and 36, and All of Lots 33 and 34, Plan 3805, and Part of Lots 13 and 53, Plan 3806
Municipal Addresses: 265 and 305 16th Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road

Purpose:

A request for approval to assign two (2) street names from the Council Approved Street Name List to the streets to be established within the draft approved residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPBS.23.019 regarding a Street Naming Application submitted by Ramin Jalalpoor for the lands known as Part of Lots 11, 12, 13, 32, 35 and 36, and All of Lots 33 and 34, Plan 3805 and Part of Lots 13 and 53, Plan 3806 (Municipal Addresses: 265 and 305 16th Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road) be approved subject to the following:
 - (i) That the proposed street Lloyd Hill Lane and Imogene Court be approved in accordance with SRPBS.23.019; and,
 - (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.23.019.

Page 2

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:

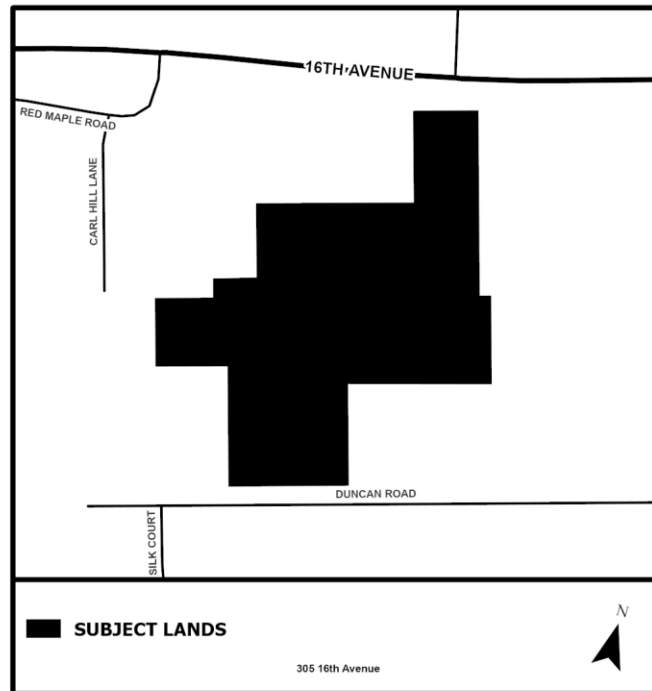
Submitted by: Kelvin Kwan, Commissioner of Planning and Building Services
Department

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



Page 3

Background:

Applications for draft Plan of Subdivision and Zoning By-law Amendment (City Files D03-20002 and D02-20004) were submitted to the City in 2020 to facilitate the construction of 13 single detached and 20 semi-detached dwelling units on the subject lands. The Zoning By-law Amendment application was approved on January 25, 2023 through the enactment of By-law 4-23 and the draft Plan of Subdivision application was draft approved on February 27, 2023.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the public 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 16th Avenue, between Elm Avenue to the east and Red Maple Road to the west. The lands abut single detached dwellings to the east, south, and west and 16th Avenue to the north beyond which is an established low density residential neighbourhood as well as the Elvis Stojko Arena.

Owner's Request

The applicant is seeking Council's approval of its proposal to assign street names to the two (2) public streets to be constructed through the draft approved residential development on its land holdings.

Discussion

The applicant has submitted a Street Naming application and plan that depicts Lloyd Hill Lane and Imogene Court as the proposed street names to be established on the subject lands (refer to Map 3). The draft approved plan shows a proposed public road that is contiguous from 16th Avenue south and then east and originally contemplated one street name. Based on potential future development and the establishment of an east-west public road, staff determined that a separate street name should be assigned to the east-west segment.

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 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:

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 names meet the above requirements. In this regard, the applicant has submitted a plan that depicts Lloyd Hill Lane and Imogene Court as the proposed street names for the public streets to be established on the draft approved Plan of Subdivision. It is noted that one of the proposed street names honours the military service of Lloyd Hill and, as such, a poppy will be included on the street sign to commemorate his service. The street names Lloyd

Page 5

Hill Lane and Imogene Court have been selected from the City's Approved Street Name List. Staff has reviewed the application 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; 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 development within close proximity of the existing streets in the area.

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 two public streets to be established within the draft approved residential development 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.

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

Page 6

Report Approval Details

Document Title:	SRPBS.23.019 - Request for Approval - Street Naming Application - Ramin Jalalpoor - City File AA-23-0008.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx
Final Approval Date:	Sep 27, 2023

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

Gus Galanis - Sep 26, 2023 - 1:03 PM

Kelvin Kwan - Sep 27, 2023 - 2:08 PM

Darlene Joslin - Sep 27, 2023 - 2:37 PM