



Staff Report for Committee of the Whole Meeting

Date: October 18, 2023

Report Number: SRPBS.23.023

Department: Planning and Building Services Department

Division: Development Planning

Subject: Request for Approval – Private Street Naming
Application – Leslie Richmond Developments
Ltd. - City File AA-23-0031

Owner:

Leslie Richmond Developments Ltd.
2 St. Clair Avenue West
Toronto, Ontario
M4V 1L5

Agent:

Marlin Spring Developments
2 St. Clair Avenue West
Toronto, Ontario
M4V 1L5

Location:

Legal Description: Part of Lot 30, Concession 3, E.Y.S.
Municipal Addresses: 11491 Leslie Street

Purpose:

A request for approval to assign one (1) existing street name from the Council Approved Street Name List to the private street to be extended through the draft approved residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPBS.23.023 regarding a Private 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: 11491 Leslie Street) be approved subject to the following:

Page 2

- (i) That the proposed street Whitefish Lane (P) be approved in accordance with SRPBS.23.023; and,
- (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.23.023.

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:

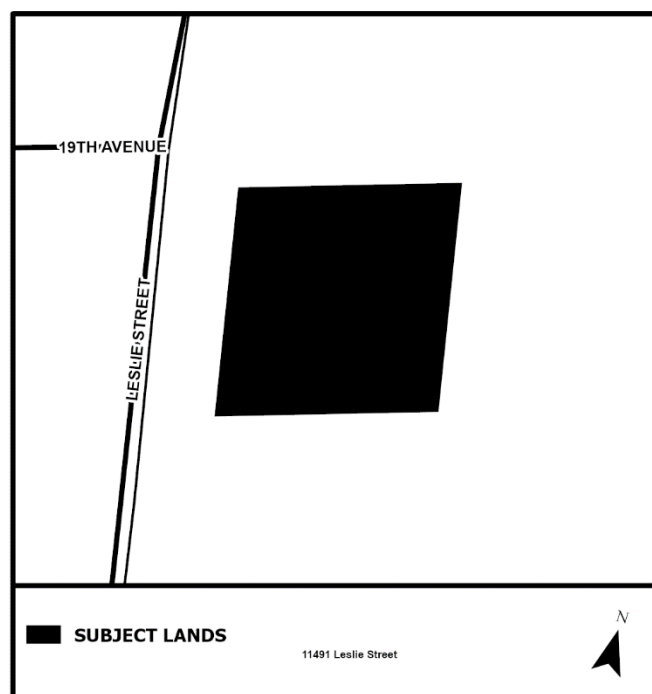
Submitted by: Kelvin Kwan, Commissioner of Planning and Building Services
Department

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 Official Plan Amendment, Zoning By-law Amendment, and draft Plan of Subdivision (City Files D01-21002, D02-21003, and D03-21001) were submitted to the City on March 25, 2021 to facilitate the approval of a medium density residential development on the subject lands. The Official Plan Amendment and Zoning By-law Amendment application were approved on December 7, 2022 and the draft Plan of Subdivision application was draft approved on January 31, 2023. A related Site Plan application (D06-23005) was submitted to the City on February 24, 2023 to facilitate the construction of a medium density residential development comprised of 18 townhouse dwelling units on the subject lands. The Site Plan application is still under review and the applicant must address outstanding technical comments from internal departments.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private street 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 east side of Leslie Street, south of 19th Avenue within the North Leslie Secondary Plan Area. The lands have a total lot area of 0.355 hectares (0.877 acres) and 60.98 metres (200 feet) of frontage along Leslie Street. The lands abut a single detached dwelling to the north, an approved medium density residential development to the east and south (City File D03-150070) and Leslie Street to the west.

Owner's Request:

The applicant is seeking Council's approval of its proposal to assign an existing street name to one (1) private street which is to be extended and constructed through the draft approved residential development on its land holdings.

Discussion:

The applicant has submitted a Private Street Naming application and plan that depicts Whitefish Lane (P) as the proposed street name to be extended through the subject lands (refer to Map 3). The private street name Whitefish Lane (P) was approved by Council on June 10, 2020 (SRPRS.20.088) as a result of a previous a request for approval to assign 12 street names from the City's Council Approved Street Name List to the private streets to be established within the abutting approved residential development located at 1521 19th Avenue.

The applicant's Private Street Naming Application has been circulated to York Region as well as the City's Fire and Emergency Services Division as per the City's standard

Page 4

review process. Both agencies have advised that they have no objections to the proposed private street name. 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>

Page 5

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 existing street name for the private street extension meets the above requirements. In this regard, the applicant has submitted a plan that depicts Whitefish Lane (P) as the proposed existing street name for the private street to be extended into the approved development on its land holdings. The street name Whitefish Lane (P) has been selected from the City's Approved Street Name List. Staff has reviewed the application and considers the proposed existing street name appropriate for the following reasons:

- the street name would facilitate an addressing scheme for the residential dwelling units that would be consistent with the City's municipal addressing policies;
- the street name would apply to the new street to be established within the proposed residential development and will extend the existing approved private street, which will complete the approved development;
- the street name would not affect the established residential development 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 Private 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 Council's approval of its Private Street Naming Application to assign a street name for one (1) private street to be extended into the approved residential development to be constructed on its land holdings. In consideration of the preceding and on the basis that the proposed existing 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.

Page 6

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 7

Report Approval Details

Document Title:	SRPBS.23.023 - Request for Approval – Street Naming Application – Leslie Richmond Developments Ltd. - City File AA-23-0031.docx
Attachments:	- Map 1 - Aerial Photograph .docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx
Final Approval Date:	Oct 11, 2023

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

Gus Galanis - Oct 11, 2023 - 3:45 AM

Kelvin Kwan - Oct 11, 2023 - 8:41 AM

Darlene Joslin - Oct 11, 2023 - 10:21 AM