



Staff Report for Council Meeting

Date: November 15, 2023

Report Number: SRPBS.23.020

Department: Planning and Building Services Department

Division: Development Planning

Subject: **SRPBS.23.020 - Request for Approval - Street Naming Application - Countrywide Homes (Jefferson) Inc. and Giuesepina Brunetto - City File AA-23-0013**

Owner:

Countrywide Homes (Jefferson) Inc. and Giuesepina Brunetto
1500 Highway 7
Concord, ON L4K 5Y4

Applicant:

Adam Layton
Evans Planning
9212 Yonge Street, Unit 1
Richmond Hill, ON L4V 7A2

Location:

Legal Description: Lots 1 to 5, Plan 9597, Lots 11, 15 to 18, 20 to 24, 27 and 28, Plan 1916 and Lot 3, Plan 65M-2071

Municipal Addresses: 30 Beech Avenue, 211-305 Jefferson Sideroad, 196-288 and 307 Harris Avenue

Purpose:

A request for approval to assign three (3) 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.23.020 regarding a Street Naming Application submitted by Countrywide Homes (Jefferson) Inc. and Giuesepina Brunetto for the lands known as Lots 1 to 5, Plan 9597, Lots 11, 15 to 18, 20 to 24, 27 and 28, Plan 1916 and Lot 3, Plan 65M-2071 (Municipal Addresses:**

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30 Beech Avenue, 211-305 Jefferson Sideroad, 196-288 and 307 Harris Avenue) be approved subject to the following:

- (i) That the proposed streets James Pollard Drive, Moose Avenue, and Flower Court be approved in accordance with SRPBS.23.020; and,**
- (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.23.020.**

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:

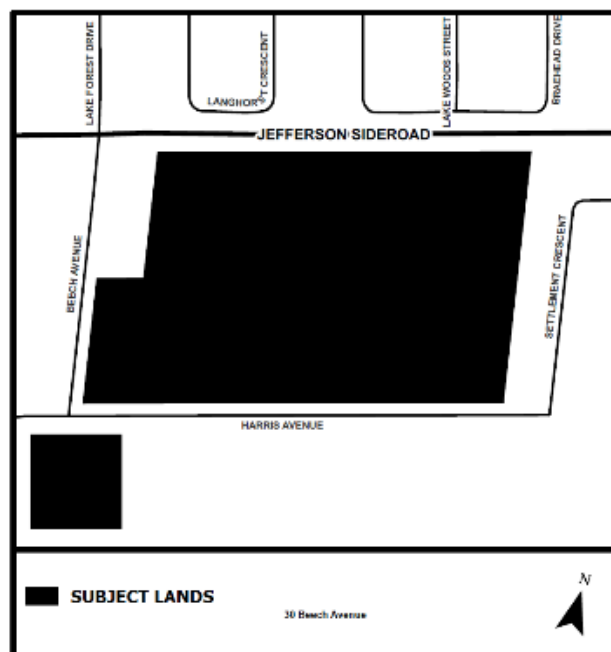
Submitted by: Kelvin Kwan, Commissioner of Planning and Building Services
Department

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:

Applications for Zoning By-law Amendment and draft Plan of Subdivision (City Files D02-14024, D03-14008/14009, D02-16001 and D03-16002) were submitted to the City in 2014 and 2016 to facilitate the construction of 117 single detached, 12 semi-detached, and 35 townhouse dwelling units on the subject lands. The Zoning By-law Amendment applications were approved on May 17, 2018 through the enactment of By-law 36-18 and the draft Plan of Subdivision applications were draft approved on February 3, 2022.

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 Jefferson Sideroad, east of Beech Avenue and west of Settlement Crescent. The lands have a total lot area of 6.84 hectares (16.9 per acres) and 309.92 metres of frontage on Jefferson Sideroad. The lands abut single detached dwellings to the east, south, and west and Jefferson Sideroad to the north beyond which is an established low density residential neighbourhood.

Owner's Request

The applicant is seeking Council's approval of its proposal to assign street names to the three (3) 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 James Pollard Drive, Moose Avenue, and Flower Court as the proposed street names to be established on the subject lands (refer to Map 3). 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:

“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

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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:

Number of Private and/or Public Streets Proposed	Minimum Number of Names Required in Accordance with the Above
1 - 4	1 Name

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 James Pollard Drive, Moose Avenue, and Flower 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 James Pollard and, as such, a poppy will be included on the street sign to commemorate his service. The street names James Pollard Drive, Moose Avenue, and Flower 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:

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- 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 three (3) 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

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Report Approval Details

Document Title:	SRPBS.23.020 - Request for Approval - Street Naming Application - Countrywide Homes (Jefferson) Inc. - City File AA-23-0013.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx
Final Approval Date:	Oct 26, 2023

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

Gus Galanis - Oct 26, 2023 - 2:22 PM

Kelvin Kwan - Oct 26, 2023 - 2:52 PM

Darlene Joslin - Oct 26, 2023 - 5:21 PM