



Staff Report for Committee of the Whole

Date: January 17, 2024

Report Number: SRPBS.24.005

Department: Planning and Building Services Department

Division: Development Planning

Subject: Request for Approval – Private Street Naming
Application - 2706379 Ontario Limited - City File
AA-23-0016

Owner:

2706379 Ontario Limited
6260 Highway 7
Vaughan ON L4K 0J9

Applicant:

Anthony Cesario
Northcliffe Development Management
54 Humberwood Gate
Woodbridge, ON L4L 9E2

Location:

Legal Description: Block 226, Plan 65M-3802
Municipal Addresses: 12600 Bayview Avenue

Purpose:

A request for approval to assign one (1) street name from the Council Approved Street Name List to the private street to be established as part of the proposed residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPBS.24.005 regarding a Private Street Naming Application submitted by 2706379 Ontario Limited for the lands known as Block 226, Plan 65M-3802 (Municipal Address: 12600 Bayview Avenue) be approved subject to the following:
 - (i) That the proposed private street Frederick Ludford Lane (P), be approved in accordance with SRPBS.24.005; and,

Page 2

- (ii) That staff be directed to bring forward a by-law to implement the approval of the street name in accordance with SRPBS.24.005.

Contact Person:

Francesco Caparelli, Planner I - Development, phone number 905-747-6531
Sandra DeMaria, Manager of Development, phone number 905-771-6312

Report Approval:

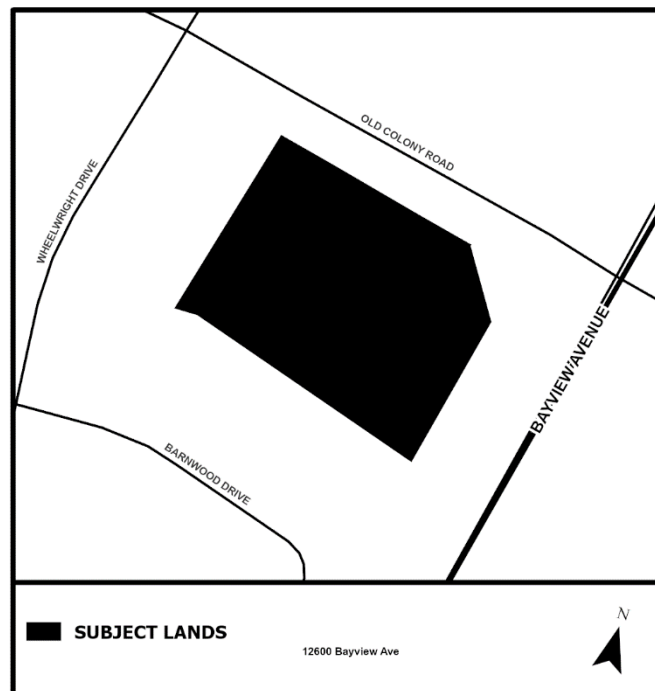
Submitted by: Gus Galanis, Acting Commissioner, Planning and Building Services Department

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:

Official Plan Amendment, Zoning By-law Amendment and Site Plan applications (City Files D01-19004, D02-19021 and D06-20041) were submitted to the City on November 6, 2019 to facilitate a medium density residential development to be comprised of 19 townhouse dwelling units on the subject lands. The Official Plan Amendment and Zoning By-law Amendment applications were approved on June 21, 2023. The related Site Plan application is still under review with only minor technical comments to be addressed.

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 west side of Bayview Avenue, south of Old Colony Road, and east of Wheelwright Drive. The lands abut an established low density residential development to the south and west, as well as an established residential neighbourhood north of Old Colony Road and east of Bayview Avenue.

Owner's Request:

The applicant is seeking Council's approval of its proposal to assign a street name to one (1) private street to be established as part of the proposed residential development to be constructed on its land holdings.

Discussion:

The applicant has submitted a Street Naming application and plan that depicts **Frederick Ludford Lane (P)** as the proposed private street name to be established as part of the proposed residential development to be constructed on its land holdings (refer to Map 3).

The applicant's 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 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

Page 4

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 name meets the above requirements. In this regard, the applicant has submitted a plan that depicts **Frederick Ludford Lane (P)** as the proposed street name for the private street to be established as part of the proposed residential development on its land holdings. The proposed street name honours the military service of Frederick Ludford and, as such, a poppy will be included on the respective street sign to commemorate his service. The proposed street name has been selected from the City’s Approved Street Name List. Staff has reviewed the application and considers the proposed street name appropriate for the following reasons:

Page 5

- 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 private street 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; 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 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 a street name for one (1) private street to be established within the proposed 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

Page 6

Report Approval Details

Document Title:	SRPBS.24.005 - Request for Approval – Private Street Naming Application - 2706379 Ontario Limited - City File AA-23-0016.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx
Final Approval Date:	Dec 29, 2023

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

Deborah Giannetta - Dec 22, 2023 - 12:37 PM

Gus Galanis - Dec 22, 2023 - 1:07 PM

Darlene Joslin - Dec 29, 2023 - 10:21 AM