



Staff Report for Committee of the Whole Meeting

Date: April 3, 2024
Report Number: SRPBS.24.043

Department: Planning and Building Services Department
Division: Development Planning

Subject: Request for Approval – Private Street Naming
Application - Leadbond Development Inc. - City
File: AA-23-0065

Owner:

Leadbond Development Inc.
7100 Woodbine Avenue, Suite 110
Markham, ON L3R 5J2

Applicant:

Amanah Rahal
Weston Consulting
201 Millway Avenue, Suite 19
Vaughan, ON L4K 5K8

Location:

Legal Description: Lots 125,126,127, and 128, Plan 1960
Municipal Addresses: 159, 169, 177, 181, and 189 Carrville Road

Purpose:

A request for approval to assign two (2) street names from the Council Approved Street Name List to the private streets to be established as part of the proposed residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPBS.24.043 regarding a Private Street Naming Application submitted by Leadbond Development Inc. for the lands known as Lots 125,126,127, and 128, Plan 1960 (Municipal Addresses: 159, 169, 177, 181, and 189 Carrville Road) be approved subject to the following:
 - (i) That the proposed private streets Fairy Lane (P) and Harold Mills Lane (P), be approved in accordance with SRPBS.24.043; and,

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- (ii) **That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.24.043.**

Contact Person:

Francesco Caparelli, Planner I, phone number 905-747-6531

Sandra DeMaria, Manager of Development – Site Plans, phone number 905-771-6312

Deborah Giannetta, Acting Director of Planning and Building Services, phone number 905-771-5542

Report Approval:

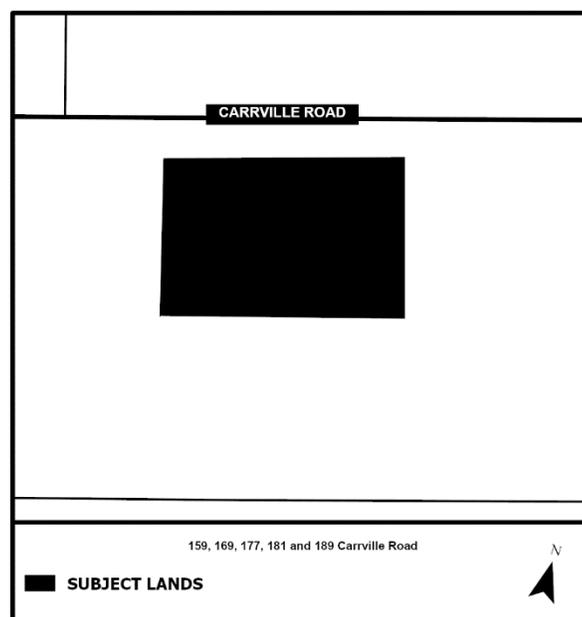
Submitted by: Gus Galanis, Acting Commissioner, Planning and Building Services Department

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



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Background:

On December 7, 2022, Council approved the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-18015 and D03-18008) to facilitate the construction of a medium density residential development to be comprised of 32 townhouse dwelling units and 2 semi-detached dwelling units on its land holdings. The Zoning By-law Amendment was approved in principle at that time, pending the finalization of the associated Site Plan application. The related Site Plan Application (City File D06-22071) is currently under review and staff are awaiting a revised submission. Given the stage of review of the Site Plan application, it is appropriate to bring forward the applicant's request for Street Naming for the proposed private streets to be established on the subject lands.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private streets to be constructed within the proposed development are 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 south side of Carrville Road approximately midway between Yonge Street and Avenue Road. The lands abut existing low density residential lands to the east, south, and west, and Carrville Road to the north.

Owner's Request:

The applicant is seeking Council's approval of its proposal to assign street names to the two (2) private streets to be established as part of the proposed residential development on its land holdings.

Discussion:

The applicant has submitted a Street Naming application and plan that depicts **Fairy Lane (P)** and **Harold Mills Lane (P)** as the proposed private street names 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 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:

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“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 **Fairy Lane (P)** and **Harold Mills Lane (P)** as the proposed street names for the private streets to be established as part of the proposed residential development on its land holdings. It is noted that one of the proposed street names honours the military service of Harold Mills and, as such, a poppy will be included on the respective street signs to commemorate their service. The proposed street names have all been selected from

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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 proposed 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 existing residential lands and streets within close proximity 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 two (2) private streets 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 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.24.043 - Request for Approval – Private Street Naming Application - Leadbond Development Inc - City File AA-23-0065.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx
Final Approval Date:	Mar 18, 2024

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

Deborah Giannetta - Mar 13, 2024 - 9:06 AM

Gus Galanis - Mar 13, 2024 - 11:25 AM

Darlene Joslin - Mar 18, 2024 - 7:45 AM