



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 18, 2024

Report Number: SRPBS.24.097

Department: Planning and Building Services

Division: Development Planning

Subject: Request for Approval - Private Street Naming Application - Leslie View Developments 11580 Inc. - City File AA-23-0062

Purpose:

A request to assign street name **Charles Cowie Lane (P)** from the City's Council Approved Street Name List to the private street to be established as part of the approved residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPBS.24.097 regarding a Private Street Naming Application submitted by Leslie View Developments 11580 Inc. for the lands known as Part of Lot 31, Concession 2, E.Y.S. (Municipal Address: 11580 Leslie Street) be approved subject to the following:
 - (i) That the proposed street name **Charles Cowie Lane (P)** be approved in accordance with SRPBS.24.097; and,
 - (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.24.097.

Contact Person(s):

- Melissa Giardina Papa, Junior Planner, 905-747-6480
- Sandra DeMaria, Manager of Development, 905-747-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

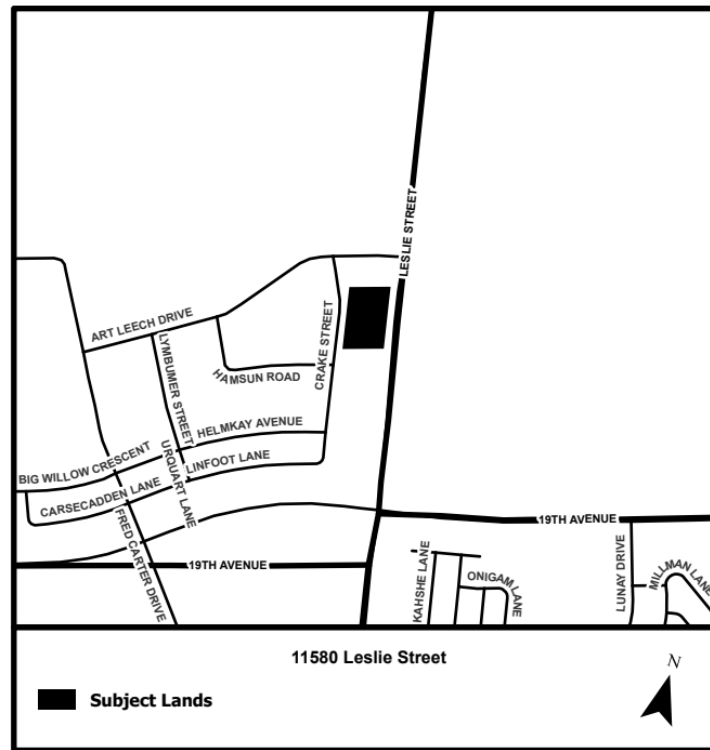
Report Approval:

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.

Page 2

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above



Background:

Applications for draft Plan of Subdivision, Zoning By-law Amendment (City Files D03-18005 and D02-18006) and related draft Plan of Condominium (City File D05-180001) were submitted to the City on March 23, 2018 to permit the construction of a medium density residential development to be comprised of 19 rear lane condominium townhouse dwelling units on the applicant’s land holdings. Eleven (11) of the townhouse units are to front onto Leslie Street and 8 townhouse units are to front onto an internal future private street within the adjoining draft approved Plan of Subdivision (Deergate Holdings Inc., City File: D03-03013). The Draft Plan of Subdivision and Zoning By-law Amendment applications were approved by Council on September 8th, 2022. The applicant’s related Site Plan application was received by the City and deemed complete on April 26th, 2019 (City File D06-19032). The Site Plan application is currently in process, pending approval from internal departments.

Page 3

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private street to be constructed within the 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 west side of Leslie Street, north of 19th Avenue within the North Leslie Secondary Plan Area. The lands have a total lot area of 0.340 hectares (0.84 per acres) and approximately 76.20 metres of frontage along Leslie Street. Adjacent and surrounding land uses include existing and/or approved low and medium density residential uses; in addition to existing rural residential uses. More specifically, the lands abut a draft approved Plan of Subdivision by Deergate Holdings Inc. (City File D03-03013) to facilitate low and medium density residential uses to the north and west, Leslie Street to the east, and an existing single detached dwelling to the south at 11560 Leslie Street.

Discussion:

The applicant has submitted a Street Naming application and plan depicting a private street and **Charles Cowie Lane (P)** as the proposed street name to be established as part of the proposed residential development to be constructed on its land holdings (refer to Maps 3 and 4).

The applicant's Street Naming Application has been circulated to York Region as well as the City's Fire and Emergency Services Division in accordance with 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 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;***

Page 4

- 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 name meets the above requirements. In this regard, the applicant has submitted a plan that depicts **Charles Cowie Lane (P)**, as the proposed street name for the private street to be established through its Site Plan application (City File D06-19032). It is noted that the proposed street name honours the military service of Charles Cowie and, as such, a poppy will be included on the 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:

- 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 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 Street Naming Application.

Page 5

Financial Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to Strategic Plan 2024-2027:

This report has no specific link to the 2024 – 2027 Strategic Plan.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. 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 (Charles Cowie Lane)

Page 6

Report Approval Details

Document Title:	SRPBS.24.097.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx
Final Approval Date:	Sep 2, 2024

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

Deborah Giannetta - Aug 30, 2024 - 8:32 PM

Gus Galanis - Aug 30, 2024 - 9:20 PM

Darlene Joslin - Sep 2, 2024 - 11:27 AM