



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 18, 2024

Report Number: SRPBS.24.098

Department: Planning and Building Services

Division: Development Planning

**Subject: Request for Approval - Private Street Naming
Application - 1863106 Ontario Inc. - City File AA-
24-0001**

Purpose:

A request to assign street names **Panache Lane (P)**, **Rugosa Lane (P)**, **Ahmic Lane (P)**, and **Gloucester Lane (P)** to the property municipally known as 11430 Leslie Street, legally described as Part of Lot 30, Concession 2, E.Y.S.

Recommendation(s):

- a) That Staff Report SRPBS.24.098 regarding a Private Street Naming Application submitted by Times Group Corp. for the lands known as 11430 Leslie Street be approved subject to the following:
 - (i) That the proposed private streets **Panache Lane (P)**, **Rugosa Lane (P)**, **Ahmic Lane (P)**, and **Gloucester Lane (P)**, be approved in accordance with SRPBS.24.098; and,
 - (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.24.098.

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

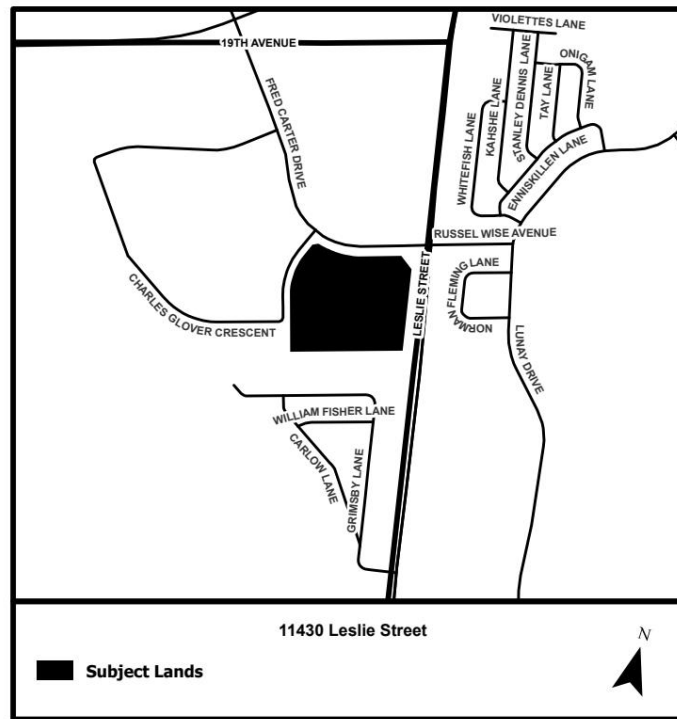
Report Approval:

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:

Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-17015 and D03-17005) were approved by Council on March 24, 2021, to facilitate the construction of approximately 249 dwelling units consisting of 34 single detached dwellings and 215 condominium townhouse dwellings on four (4) private streets on the subject lands. The related Site Plan Applications (City Files: D06-22076 and D06-22075) were submitted to the City on December 29th, 2023, and are currently under review.

In accordance with the provisions of the City’s *Municipal Street Naming and Addressing Guide*, the private streets to be established 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.

Page 3

Site Location and Adjacent Uses:

The subject lands are located on the south side of 19th avenue, west of Leslie Street (refer to Map 1). The lands are approximately 1.82 hectares (4.49 acres) in size and are irregular in shape. The lands abut vacant land to the north subject to Zoning By-law amendment and Draft Approved Plan of subdivision applications (City Files: D02-03072 and D03-03013), vacant lands to the south subject to Zoning By-law Amendment application (D02-17016), and vacant lands to the west subject to draft Plan of Subdivision (City File: D03-03010) and Leslie Street to the east.

Discussion:

The applicant has submitted a Street Naming application and plan that depicts the private streets **Panache Lane (P)**, **Rugosa Lane (P)**, **Ahmic Lane (P)**, and **Gloucester 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:

“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;**

Page 4

- **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 **Panache Lane (P), Rugosa Lane (P), Ahmic Lane (P), and Gloucester Lane (P)** as the proposed street names for the private streets, respectively, to be established as part of the proposed residential development on its land holdings. It is noted that one of the established public street names Fred Carter Drive, shall honor the military service of Fred Carter 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 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 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 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.

Financial Implications:

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

Page 5

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 (Panache Lane, Rugosa Lane, Ahmic Lane, and Gloucester Lane)

Page 6

Report Approval Details

| | |
|----------------------|---|
| Document Title: | SRPBS.24.098.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 - 8:31 PM

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

Darlene Joslin - Sep 2, 2024 - 11:26 AM