



## Staff Report for Committee of the Whole Meeting

Date of Meeting: September 18, 2024

Report Number: SRPBS.24.096

Department: Planning and Building Services

Division: Development Planning

**Subject: Request for Approval - Private Street Naming  
Application - Deergate Holdings Inc. - City File  
AA-23-0041**

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### Purpose:

A request to assign the street name **John Walker Lane (P)** to the properties municipally known as 11546 Leslie Street, legally described as Part of Lot 31, Concession 2, E.Y.S.

### Recommendation(s):

- a) That Staff Report SRPBS.24.096 regarding a Street Naming Application submitted by Deergate Holdings Inc for the lands known as Part of Lot 31, Concession 2, E.Y.S. (Municipal Address: 11546 Leslie Street) be approved subject to the following:
  - (i) That the proposed private street **John Walker Lane (P)** be provided in accordance with SRPBS.24.096; and,
  - (ii) That staff be directed to bring forward a by-law to implement the approval of the street name in accordance with SRPBS.24.096.

### 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

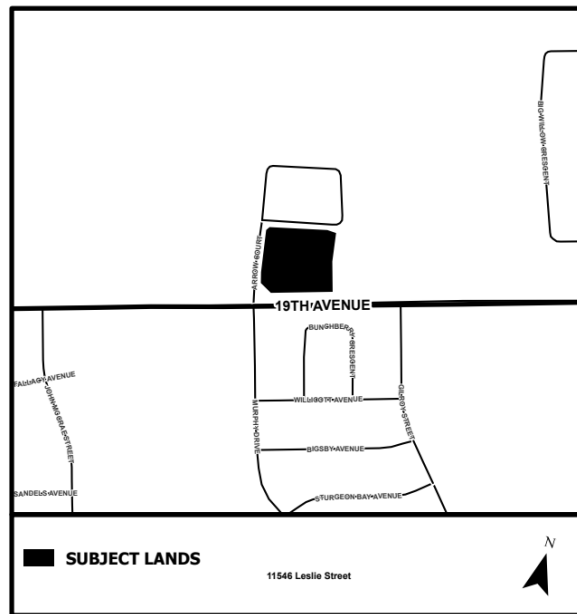
### Report Approval:

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.

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### Location Map:

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



### Background:

On May 25, 2018, the Ontario Land Tribunal (OLT) approved a Zoning By-law Amendment and a draft Plan of Subdivision for a residential development to be comprised of 345 dwelling units, along with a school, a park, a commercial block and open space block (City Files D02-03072 and D03-03013). Approval of the implementing zoning by-law for the development was deferred for two blocks until Site Plan applications for a future condominium (Block 195) and a commercial block (Block 200) were finalized.

On October 31, 2021, Council approved residential permissions for Block 200 (City File D01-18005). Subsequently, Site Plan applications were submitted to the City for Blocks 195 and 200 (City Files D06-22041 and D06-22042, respectively) to develop these lands for medium density residential purposes. Site Plan approval for both blocks is imminent and the associated amending zoning by-laws applicable to this portion of the subject lands, which continue to be under the jurisdiction of the OLT, are being finalized for approval by the OLT. The owner is currently pre-servicing the subject lands and intends to register the draft Plan of Subdivision by the end of the year.

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In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private streets 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 have frontage on the south side of 19<sup>th</sup> Avenue and the west side of Leslie Street. The lands are approximately 0.99 hectares (2.44 acres) in size, are presently vacant and abut lands approved for medium density residential development (11580 Leslie Street; City Files D02-18006, D03-18005, D05-18001 and D06-19032). Adjacent land uses include agricultural uses as well as low and medium density residential uses at various stages of the development approval and construction process.

### Discussion:

The applicant has submitted a Street Naming application and plan that depicts the private street name **John Walker Lane (P)** 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 preceding, 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:***

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- **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:**

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

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 meet the above requirements. In this regard, the applicant has submitted a plan that depicts **John Walker 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. It is noted that one of the proposed street name shall honor the military service of John Walker and, as such, a poppy will be included on the respective street sign to commemorate their 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 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.

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### **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 (John Walker Lane)

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### Report Approval Details

Document Title:	SRPBS.24.096.docx
Attachments:	- Map 1 - Aerial Photograph.pdf.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 - 11:28 AM**