



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** September 18, 2024

**Report Number:** SRPBS.24.100

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** Request for Approval - Private Street Naming Application - Montagna Capital Inc. - City File AA-24-0033

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### **Purpose:**

A request for approval to assign ten (10) 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.24.100 regarding a Private Street Naming Application submitted Montagna Capital Inc. for the lands known as Part of Lots 19 and 20, Concession 3, E.Y.S (Municipal Address: 1577 Major Mackenzie Drive) be approved subject to the following:
  - (i) That the proposed private streets **Peace Lane (P)**, **Honey Milk Lane (P)**, **Victor Metcalf Lane (P)**, **Agnes Lane (P)**, **Flava Lane (P)**, **Chapple Lane (P)**, **Robert Gilpin Lane (P)**, **Bullata Lane (P)**, **Lewis Craigie Lane (P)**, and **Mermot Lane (P)**, be approved in accordance with SRPBS.24.100; and,
  - (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.24.100.

### **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

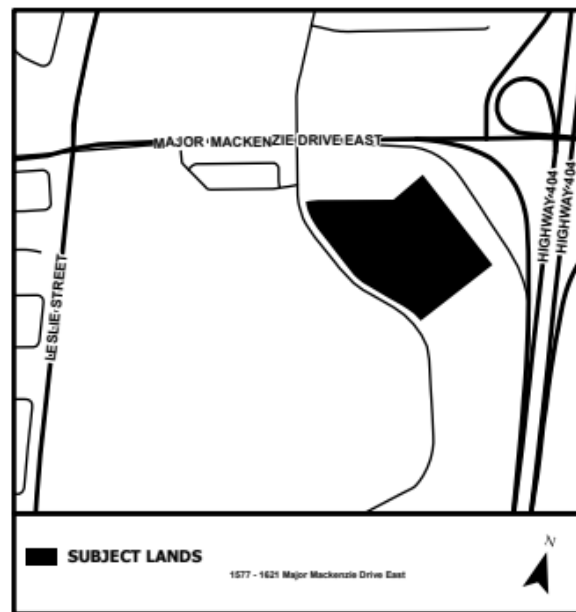
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### Report Approval:

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.

### Location Map:

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



### Background:

The subject lands are located within Registered Plan 65M- 4807 (City File 19T-11004) which was originally approved by Council in 2012 and subsequently revised on May 9, 2022, to implement a Minister’s Zoning Order (O.Reg 698/20) issued on December 2, 2020. The Minister’s Zoning Order had the effect of permitting a range of low, medium, and high density residential uses as well as institutional uses on the subject lands whereas the lands were previously zoned for high performance industrial-commercial uses. The revised Plan of Subdivision was draft approved on October 5, 2023 and registered on April 15, 2024.

Two Site Plan applications were submitted to the City for Blocks 3 and 4 within the registered plan (City Files SP-23-0011 and D06-21023 respectively). The Site Plan application for Block 3 (City File: SP-23-0011), was approved on June 28, 2024 to facilitate the construction of 217 rear lane townhouse dwelling units on a private road network on the subject lands. At the time of writing this report, the Site Plan remains

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under review but has progressed to a point where the requested street names can be assigned.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private streets 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 identified as Block 4 within draft approved Plan of Subdivision (City File: D03-11004) and are located on the east side of the future extension of Vogell Road, south of Major Mackenzie Drive East. The draft approved Plan of Subdivision is bounded by Major Mackenzie Drive East to the north, Highway 404 to the east, Leslie Street and the Rouge River to the west, and vacant lands owned by the applicant to the south. The lands are approximately 5.84 hectares (14.43 acres) in size and are currently under construction.

Adjacent uses include Major Mackenzie Drive East to the north (beyond which is the LIUNA training centre and the Ministry of Transportation's Road Maintenance Depot), Highway 404 to the east, vacant lands owned by the applicant to the south, and the Vogell Road extension and proposed residential development to the west (City Files: SP-23-0011 and D03-21002).

### Discussion:

The applicant has submitted a Street Naming application and plan that depicts the proposed street names **Peace Lane (P)**, **Honey Milk Lane (P)**, **Victor Metcalf Lane (P)**, **Agnes Lane (P)**, **Flava Lane (P)**, **Chapple Lane (P)**, **Robert Gilpin Lane (P)**, **Bullata Lane (P)**, **Lewis Craigie Lane (P)**, and **Mermot Lane (P)** to be established as part of the approved 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,***

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***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:***

<b><i>Number of Private and/or Public Streets Proposed</i></b>	<b><i>Minimum Number of Names Required in Accordance with the Above</i></b>
<b><i>10 or More</i></b>	<b><i>3 Names</i></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 names meet the above requirements. In this regard, the applicant has submitted a plan that depicts **Peace Lane (P), Honey Milk Lane (P), Victor Metcalf Lane (P), Agnes Lane (P), Flava Lane (P), Chapple Lane (P), Robert Gilpin Lane (P), Bullata Lane (P), Lewis Craigie Lane (P), and Mermot Lane (P)** as the proposed street names for the private streets to be established as part of the approved residential development on its land holdings. It is noted that three of the proposed street names honour the military service of Victor Metcalf, Robert Gilpin, and Lewis Craigie, 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:

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- 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.

### **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

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**Report Approval Details**

Document Title:	SRPBS.24.100.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.pdf.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 - 8:30 PM**

**Gus Galanis - Aug 30, 2024 - 9:19 PM**

**Darlene Joslin - Sep 2, 2024 - 11:25 AM**