



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 20, 2024

Report Number: SRPBS.24.112

Department: Planning and Building Services

Division: Development Planning

Subject: Request for Approval – Private Street Naming
Application – 2706379 Ontario Limited - City File
AA-24-0051

Owner:

2706379 Ontario Limited

2499 Rutherford Road

Concord ON, L4K 0J9

Applicant:

Todd Trudelle

Goldberg Group

2098 Avenue Road

Toronto ON, M5M 4A8

Location:

Legal Description: Block 226, Registered Plan 65M-3802

Municipal Addresses: 12600 Bayview Avenue

Purpose:

A request for approval to assign a street name for the private laneway to be established as part of the proposed residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPBS.24.112 regarding a Private Street Naming Application submitted by 2706379 Ontario Limited for the lands known as Block 226, Registered Plan 65M-3802 (Municipal Address: 12600 Bayview Avenue) be approved subject to the following:
 - (i) That the proposed private street Baldwin Ransom Lane (P) be approved in accordance with SRPBS.24.112; and,

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- (ii) **That staff be directed to bring forward a by-law to implement the approval of the street name in accordance with SRPBS.24.112.**

Contact Person(s):

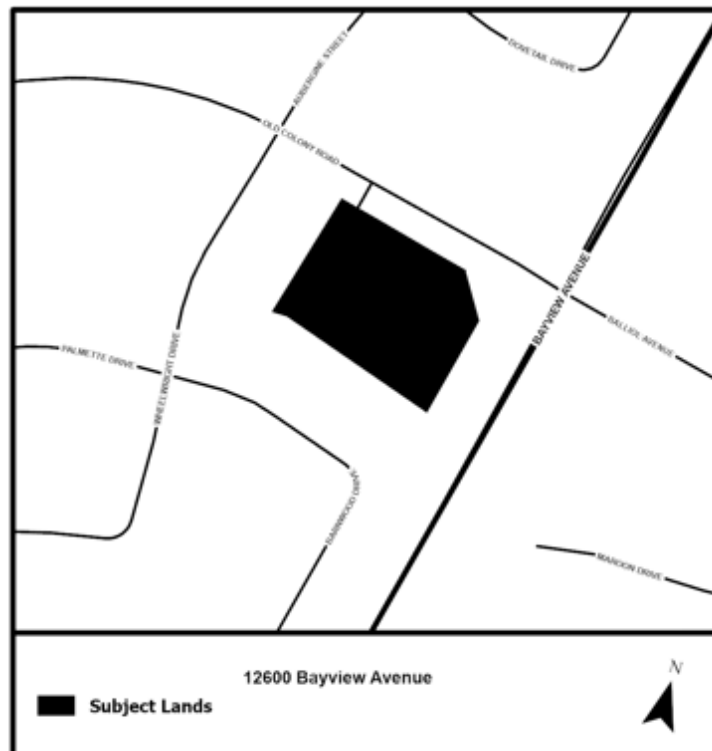
- Melissa Giardina Papa, Junior Planner, 905-747-6480
- Sandra DeMaria, Manager of Development, 905-747-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

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.

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:

Applications for Official Plan and Zoning By-law Amendments, (City Files D01-19004, D02-19021) were approved by the Ontario Land Tribunal (OLT) on June 3, 2024 to facilitate the construction of a residential development to be comprised of three house townhouse blocks on a private 6.0 metre (19.68 feet) lane on the subject lands. Following approval by the OLT of the applications, the applicant submitted a Site Plan application for (City File D06-20041) which is in the final stages of approval.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private lane to be constructed on the subject lands 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 located at the southwest corner of Old Colony Road and Bayview Avenue. The lands have a total lot area of approximately 0.39 hectares (0.96 acres) with lot frontages of approximately 42.65 metres (139.93 feet) on Bayview Avenue and 58.07 metres (190.52 feet) on Old Colony Road. The lands are currently vacant and abut existing semi-detached dwellings to the west, townhouse dwellings to the south, Old Colony Road to the north and Bayview Avenue to the east.

Discussion:

The applicant has submitted a Street Naming application and plan that depicts the private street name **Baldwin Ransom Lane (P)** to be established as part of the proposed residential development to be constructed on its land holding (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 name. 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).”

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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:

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 **Baldwin Ransom 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 the proposed street name shall honor the military service of Baldwin Ransom 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 proposed residential dwelling units that would be consistent with the City’s municipal addressing policies;

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- 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.

Relationship to Strategic Plan 2024-2027:

The recommendations of this report align with **Pillar 1: Growing a Livable, Sustainable Community**, particularly **Priority 1**, which focuses on managing growth to foster choice and connection for the City, its residents, and businesses. By providing named streets that enhance accessibility and connectivity, we can support the development of additional housing supply.

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 (Baldwin Ransom Lane)

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Report Approval Details

Document Title:	Request for Approval – Private Street Naming Application – 2706379 Ontario Limited - City File AA-24-0051.docx
Attachments:	- Map 1 Aerial Photograph.docx - Map 2 Neighbourhood Context.docx - Map 3 Proposed Street Naming.docx
Final Approval Date:	Oct 29, 2024

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

Deborah Giannetta - Oct 29, 2024 - 9:49 AM

Gus Galanis - Oct 29, 2024 - 9:51 AM

Darlene Joslin - Oct 29, 2024 - 1:10 PM