



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

**Date of Meeting:** November 20, 2024

**Report Number:** SRPBS.24.113

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** Request for Approval – Private Street Naming  
Application – Deergate Holdings Inc. - City File  
AA-24-0053

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### **Owner:**

Deergate Holdings Inc.  
361 Four Valley Drive  
Concord ON, L4K 5Z3

### **Applicant:**

Brandon Rossi  
Treasure Hill Homes  
101 Bradwick Drive  
Vaughan ON, L4K 1K5

### **Location:**

Legal Description: Part of Lot 31, Concession 2, E.Y.S.  
Municipal Address: 11546 Leslie Street

### **Purpose:**

A request for approval to assign a street name from the Council Approved Street Name List to a private street to be established as part the proposed residential development to be constructed on the subject lands.

### **Recommendation(s):**

- a) That Staff Report SRPBS.24.113 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 Douglas Sanders Lane (P) be approved in accordance with SRPBS.24.113; 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.24.113.**

### Contact Person(s):

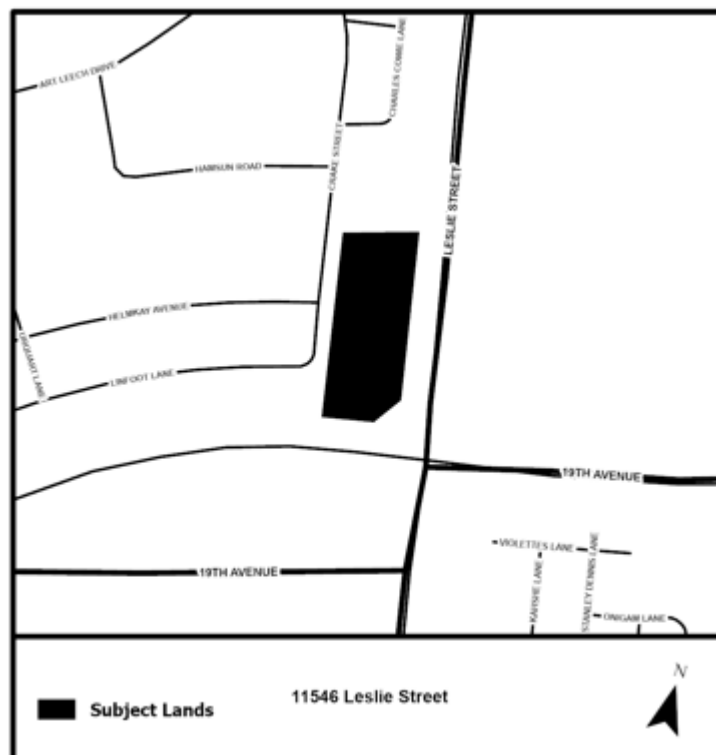
- Melissa Giardina Papa, Junior Planner, 905-747-6480
- Sandra DeMaria, Manager of Development, 905-747-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

### 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:

On May 25, 2018, the Ontario Land Tribunal (OLT) approved a Zoning By-law Amendment and a draft Plan of Subdivision to permit a residential development to be comprised of 345 townhouse dwelling units, with school, park, commercial and open space blocks (City Files D02-03072 and D03-03013) on the subject lands. Approval of the implementing Zoning By-law for Blocks 195 and 200 within the draft approved Plan of Subdivision was deferred until Site Plan applications for future medium density residential development were finalized.

On June 16, 2022, 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 which will include 24 townhouses within Block 200 and 51 townhouses within Block 195. Site Plan approval for both blocks is imminent and the associated amending Zoning By-laws applicable to Blocks 195 and 200 are being finalized for final approval by the OLT. It should be noted that the subject Street Naming Application applies only to Block 200 of the development.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private streets to be constructed within the proposed 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 Street Naming Application.

### Site Location and Adjacent Uses:

The subject lands are located at the north-west corner of Leslie Street and 19<sup>th</sup> Avenue and have a lot area of approximately 0.99 hectares (2.44 acres). The lands are currently vacant and abut lands approved for medium density residential development to the west (City Files D02-18006, D03-18005, D05-18001 and D06-19032), 19<sup>th</sup> Avenue to the south, vacant lands to the north, and Leslie Street to the east.

### Discussion:

The applicant has submitted a Street Naming application and plan that depicts the private street name **Douglas Sanders 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 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:

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***“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;***
  - 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>1-4</i></b>	<b><i>1 Name</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 name meets the above requirements. In this regard, the applicant has submitted a plan that depicts **Douglas Sanders Lane (P)** as the proposed street name for the private street to be established as part of the proposed residential development. It is noted that the proposed street name shall honor the military service of Douglas Sanders and, as such, a poppy will be included on the respective street sign to commemorate their service.

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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 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 (Douglas Sanders Lane)

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### Report Approval Details

Document Title:	Request for Approval – Private Street Naming Application – Deergate Holdings Inc. - City File AA-24-0053.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighborhood 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 - 10:37 AM**

**Gus Galanis - Oct 29, 2024 - 11:29 AM**

**Darlene Joslin - Oct 29, 2024 - 1:13 PM**