



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 19, 2024

Report Number: SRPBS.25.018

Department: Planning and Building Services

Division: Development Planning

Subject: Request for Approval - Private Street Naming
Application - Sunny Communities Elgin Mills
Inc. - City File AA-24-0055

Owner:

Sunny Communities Elgin Mills Inc.
25 Brodie Drive, Unit 1
Richmond Hill ON, L4B 3K7

Applicant:

Bryan Zhang
Sunny Communities Elgin Mills Inc.
25 Brodie Drive, Unit 1
Richmond Hill ON, L4B 3K7

Location:

Legal Description: Part of Lot 26, Concession 2, E.Y.S.
Municipal Address: 1080 Elgin Mills Road East

Purpose:

A request for approval to assign street names to the private streets to be established as part of the approved residential development to be constructed on the subject lands.

Recommendation(s):

- a) That Staff Report SRPBS.25.018 regarding a Street Naming Application submitted by Sunny Communities Elgin Mills Inc. for the lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 1080 Elgin Mills Road East) be approved subject to the following:

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- (i) That the proposed private streets **Gathering Lane (P)** and **Harry Chadwick Lane (P)** be approved in accordance with **SRPBS.25.018**; and,
- (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with **SRPBS.25.018**.

Contact Person(s):

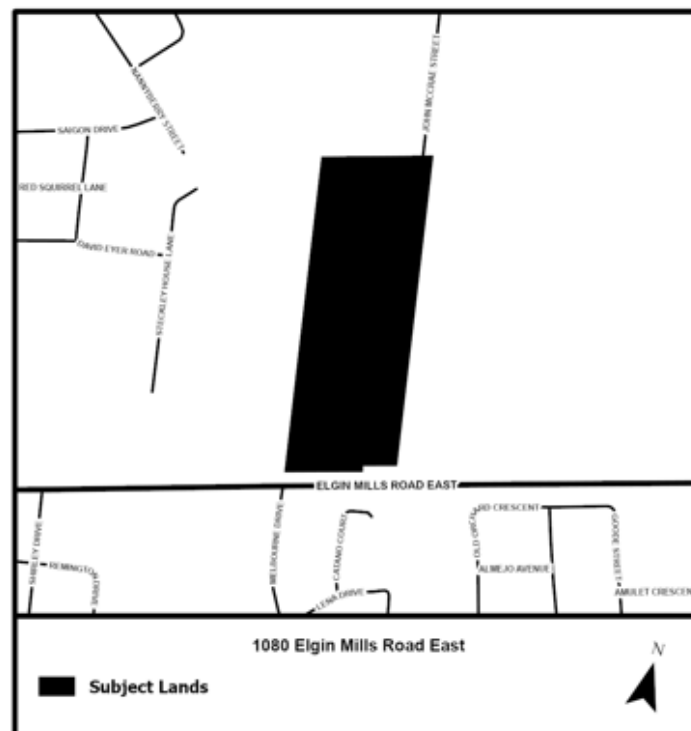
- Melissa Giardina Papa, Junior Planner, 905-747-6480
- Sandra DeMaria, Manager of Development, 905-747-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

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 March 25, 2020, Council approved Staff Report SRPBS.20.053 to assign street names “Dodaro Lane (P),” “Ernest White Lane (P),” and “Sunfish Lane (P)” to three (3) private streets within the larger residential development to be established on the subject lands. These names were conditionally assigned as part of the associated draft Plan of Subdivision, Site Plan and draft Plan of Condominium applications (City Files: D03-14014, D06-17041 and D05-17003) applicable to the lands. The draft Plan of Subdivision was draft approved by Council on June 12, 2018. Subsequently, the lands subject to these applications were sold to the current owner, Sunny Communities Elgin Mills Inc. City staff have been working closely with the applicant and the Site Plan Application is currently nearing final approval. A draft Plan of Condominium Application has not yet been submitted.

The subject Street Naming application pertains specifically to Block 1 of the draft approved Plan of Subdivision, which is to be comprised of 80 townhouse units. A by-law to implement one of the previously approved street names, “Dodaro Lane (P),” will be brought forward to a future Council meeting in accordance with the Council’s approval of Staff Report SRPBS.20.053 in March 2020. However, the applicant does not wish to use the other street names previously approved and accordingly, has submitted the subject street naming application to rename the remaining two (2) private streets for this portion of the development to “Gathering Lane (P)” and “Harry Chadwick Lane (P)”. Accordingly, the purpose of this report is to seek Council’s approval with respect to the applicant’s new Street Naming Application.

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 located on the north side of Elgin Mills Road East, between Bayview Avenue and Leslie Street. The lands have a total lot area of approximately 2.40 hectares (5.93 acres) and are vacant. However, a portion of the site is used for agricultural purposes, while the remainder of the site contains a natural heritage system associated with a tributary of the Rouge River. The surrounding land uses include a proposed medium-density residential development to the west, (City Files: D02-17002 and D03-17001), and a draft approved Plan of Subdivision to the north (D03-12012). To the east are the Elgin Mills Community Environmental Centre and the City’s Operations Centre.

Discussion:

The applicant has submitted a Street Naming application and plan that depicts the private street names **Gathering Lane (P)** and **Harry Chadwick Lane (P)** to be

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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:***
 - 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:

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

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 **Gathering Lane (P)** and **Harry Chadwick Lane (P)**, along with previously approved street name **Dorado Lane (P)** as the proposed street names for the private streets to be established as part of the proposed residential development on its land holdings. It is noted that one of the proposed street names shall honor the military service of Harry Chadwick and, as such, a poppy will be included on the respective street sign to commemorate their service.

The proposed street names have been selected from the City's Approved Street Name List. Staff have reviewed the application and considers the proposed street name 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.

It is important to note that two of the street names approved in a previous staff report for the lands (SRPBS.20.053) being '**Ernest White Lane (P)**' and '**Sunfish Lane (P)**,' will no longer be used on the subject lands. These names will be removed from the current draft Plan of Subdivision file and re-added to the Council approved street name list for potential future use.

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.

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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 (Gathering Lane and Harry Chadwick Lane)

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Report Approval Details

Document Title:	SRPBS.25.018.docx
Attachments:	- Map 1 - Aerial Photograph.pdf - Map 2 - Neighborhood Context.pdf - Map 3 - Proposed Street Naming.pdf
Final Approval Date:	Jan 30, 2025

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

Deborah Giannetta - Jan 29, 2025 - 4:40 PM

Gus Galanis - Jan 29, 2025 - 4:41 PM

Darlene Joslin - Jan 30, 2025 - 8:59 AM