



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 19, 2025

Report Number: SRPBS.25.019

Department: Planning and Building Services

Division: Development Planning

Subject: Request for Approval - Private Street Naming
Application - 1430518 Ontario Limited - City File
AA-24-0062

Owner:

1430518 Ontario Limited
30 Wertheim Court
Richmond Hill ON, L4B 1B9

Applicant:

Mahan Javadi
1430518 Ontario Limited
30 Wertheim Court
Richmond Hill ON, L4B 1B9

Location:

Legal Description: Part of Lot 26, Concession 2, E.Y.S.
Municipal Address: 0 Elgin Mills Road East

Purpose:

A request for approval to assign street names 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.25.019 regarding a Street Naming Application submitted by 1430518 Ontario Limited for the lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 0 Elgin Mills Road East) be approved subject to the following:

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- (i) That the proposed private streets Ernest Mitchell Lane (P), Parfait Lane (P), and Damask Lane (P) be approved in accordance with SRPBS.25.019; and,
- (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.25.019.

Contact Person(s):

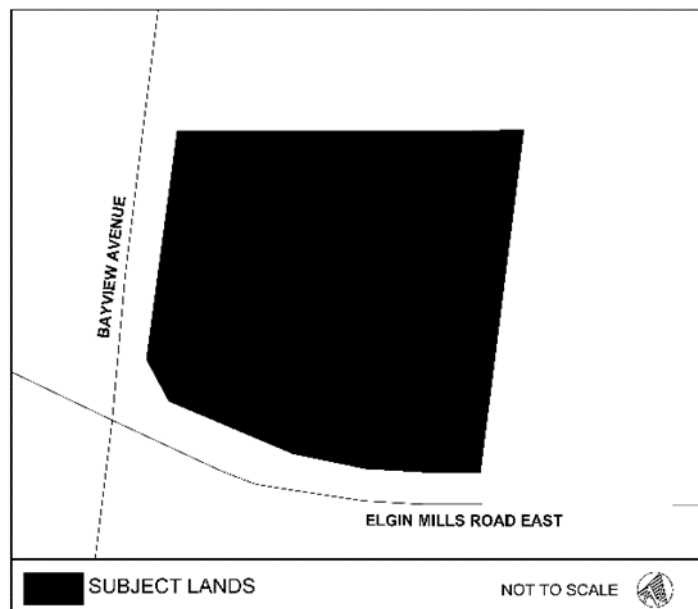
- Melissa Giardina Papa, Junior Planner, 905-747-6480
- Sandra DeMaria, Manager of Development, 905-747-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

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 Amendment, Zoning By-law Amendment, and draft Plan of Subdivision (City Files D01-18008, D02-16036, and D03-20003) were approved by Council on January 13, 2022 to facilitate the construction of a phased development to be comprised of two 14 storey mixed use apartment buildings with 472 apartment dwelling units and 2,301 square metres (2,4767 square feet of commercial uses at grade) as well as 48 townhouse dwelling units on the subject lands. A Site Plan application (City File D06-16091) was submitted to the City for the entirety of the lands with Phase 1 to be comprised of 48 townhouse units and three (3) private roads and the remainder of the development proceeding in Phase 2. The Site Plan application is nearing approval and City staff continue to work with the applicant to address minor technical issues.

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 northeast corner of Bayview Avenue and Elgin Mills Road East with a total lot area of 4.12 hectares (10.18 acres) and are currently vacant. The northeast portion of the property contains wetlands and the natural heritage system associated with a tributary of the Rouge River. The surrounding land uses include a place of worship (Richmond Hill Hindu Temple) and the Rouge River tributary to the north, agricultural lands approved for medium-density residential development (City Files D03-16001 and D02-160003) as well as the Rouge River tributary to the east, Bayview Avenue to the west, and Elgin Mills Road East to the south (City Files D03-15004 and D02-10024).

Discussion:

The applicant has submitted a Street Naming application and plan that depicts the private street names **Ernest Mitchell Lane (P)**, **Parfait Lane (P)**, and **Damask 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:

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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:

<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 names meet the above requirements. In this regard, the applicant has submitted a plan that depicts **Ernest Mitchell Lane (P), Parfait Lane (P), and Damask Lane (P)** as the proposed street names for the private streets to be established as part of the proposed residential development. It is noted that the proposed street name shall honor the military service of Ernest Mitchell 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

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City's Approved Street Name List. Staff has reviewed the application and considers the proposed street names 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.

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 Names (Ernest Mitchell Lane, Parfait Lane, and Damask Lane)

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Report Approval Details

Document Title:	SRPBS.25.019.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 - 4:41 PM

Gus Galanis - Jan 29, 2025 - 4:42 PM

Darlene Joslin - Jan 30, 2025 - 8:57 AM