



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 15, 2026

Report Number: SRPBS.26.020

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.26.020 - Request for Approval - Private Street Naming Application - Proper Living Development Inc. - City File AA-26-0005**

Owner:

Prosper Living Development Inc.

98 Scarsdale Road

Toronto ON, M3B 2R7

Applicant:

Shenshu Zhang

TAES Architects Inc.

98 Scarsdale Road

Toronto ON, M3B 2R7

Location:

Municipal Address: 741 Carrville Road

Purpose:

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

Recommendation(s):

a) That Staff Report SRPBS.26.020 regarding a Street Naming Application submitted by Proposer Living Development Inc. (City File AA-26-0005) for the lands municipally known as 741 Carrville Road be approved subject to the following:

- (i) That the proposed private street name Ernest Wideman Lane (P) be approved in accordance with SRPBS.26.020; 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.26.020.**

Contact Person(s):

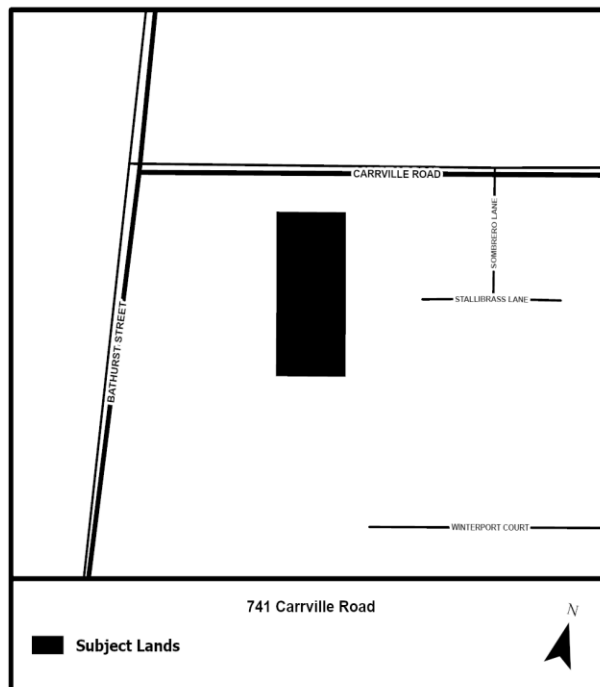
- Melissa Giardina Papa, Junior Planner, 905-747-6480
- Bruno Scopacasa, Manager of Development, 905-771-2462
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

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 report's approval are attached.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call the person(s) listed under "Contact Person" above.



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Background:

Applications for Zoning By-law Amendment and draft Plan of Subdivision (City Files D02-13032 and D03-13013) were approved by Council on December 4, 2019 to permit the construction of a medium density development on the subject lands. The proposed development is to be comprised of eight townhouse units serviced by a private road. Related Site Plan (City File D06-13097) and draft Plan of Condominium (City File D05-13007) applications are nearing approval with minor technical issues being finalized by the applicant.

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

Site Location and Adjacent Uses:

The subject lands are located on the south side of Carrville Road, east of Bathurst Street and have a total lot area of 0.20 hectares (0.49 acres). The lands currently support a single detached dwelling that is proposed to be demolished to facilitate the approved development. Surrounding land uses consist primarily of existing low-density residential development to the south, and medium-density townhouse developments located to the west and east of the property along Carrville Road (City Files D06-03041 and D06-10084).

Discussion:

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

“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

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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, because the development is to contain only one private road, a minimum of one street name must be selected from the category “**honouring those who have given their life in public service**” in accordance with Section 1.2 of the Guide, 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 street naming 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 **Ernest Wideman Lane (P)** as the proposed street name for the private street to be established as part of the proposed residential development. The proposed street name shall honor the military service of Ernest Wideman 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 have reviewed the subject Street Naming application and considers the proposed street name appropriate for the following reasons:

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- 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 proposed street name would apply only to the new private road within the development and would not affect the existing residential neighbourhood or any established street names in the surrounding 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 Name (Ernest Wideman Lane)

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Report Approval Details

Document Title:	SRPBS.26.020.docx
Attachments:	- Map 1 Aerial Photograph.docx - Map 2 Neighborhood Context.docx - Map 3 Proposed Street Naming (Ernest Wideman Lane).docx
Final Approval Date:	Mar 23, 2026

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

Deborah Giannetta - Mar 23, 2026 - 9:33 AM

Gus Galanis - Mar 23, 2026 - 1:15 PM

Darlene Joslin - Mar 23, 2026 - 4:08 PM