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**TO:** GENERAL COMMITTEE

**SUBJECT:** MUNICIPAL STREET NAMING FOR STREETS IN MATTAMY HOMES (MCKAY) LIMITED PLAN OF SUBDIVISION

**WARD:** 7

**PREPARED BY AND KEY CONTACT:** O. SANCHEZ, PLANNING SERVICES TECHNICAL COORDINATOR, EXT. 4380

**SUBMITTED BY:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**GENERAL MANAGER APPROVAL:** B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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**RECOMMENDED MOTION**

1. That the following proposed Municipal Street Names, as identified in Appendix "A" to Staff Report DEV031-22 for Mattamy Homes (McKay) Limited Draft Plan of Subdivision, be approved:
  - a) Street C – Craydon Street
  - b) Street D – Ennerdale Street
  - c) Streets E/F – Foxley Heights
  - d) Street G – Betteridge Trail
  - e) Street H – Innisdale Terrace
  - f) Street I – Jesmond Gate
  - g) Street K – Jenny Street
  - h) Street I – Dumont Street
  - i) Lanes M/O – Pearen Lane
  - j) Lane P – Tabern Lane
  - k) Lane Q – Upland Lane
  
2. That the following Municipal Street Names already added to the Municipal Naming Registry as street names as identified in Appendix "A" to Staff Report DEV031-22, for the Mattamy Homes (McKay) Limited Draft Plan of Subdivision (D12-437), be confirmed.

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- a) Street A – Reid Drive
  - b) Street B – Exell Avenue
  - c) Street J – Avondale Street
  - d) Lane N – Carina Lane

## **PURPOSE & BACKGROUND**

### Report Overview

- 3. The purpose of this report is to seek Council approval of eleven new public street names proposed by the developer for the Mattamy Homes (McKay) Limited Draft Plan of Subdivision (D12-437); as these proposed names are not currently found on the Municipal Names Registry, and to confirm the use of four street names listed in the Municipal Names Registry.
- 4. The Municipal Naming Policy last updated in January 2016 establishes the processes and criteria for naming, renaming, and dedicating Municipal Assets such as streets, parks and facilities as well as the major elements of such municipal assets including the methods by which the public may provide suggestions and comments.
- 5. The Municipal Names Registry is a central repository of all approved names for streets, parks and facilities. The Registry includes qualifying names as suggested by the public and the developers.
- 6. As a condition of final approval, street names are required to be assigned. The applicant would like to proceed with proposing their own names for some of the public streets and use others from the approved Municipal Names Registry. This approach is permitted under the Municipal Naming Policy, and it is consistent with past practices.

## **ANALYSIS**

- 7. The Mattamy Homes (McKay) Limited Draft Plan of Subdivision (D12-437) is a proposed subdivision to be developed on lands municipally known as 124, 180, 228 McKay Road West, Barrie, Ontario.
- 8. The Draft Plan of Subdivision Conditions (D12-437) were originally approved by the Director of Development Services on August 8, 2019, and an Extension to Draft Plan Approval and Red-Line Revision was approved on August 3, 2022.
- 9. The Zoning By-law Amendment for this subdivision (D14-1646) was approved by Council on June 24, 2019 (By-law 2019-069).
- 10. The proposed municipal street names as submitted by the applicant were circulated in accordance with the street naming process, to neighbouring municipalities, external agencies, and internal departments for commenting and no concerns were raised.
- 11. The street name 'Reid Drive', assigned for the street proposed in the Draft Plan of Subdivision (D12-437) as Street "A" was already approved by Council on May 5, 2018, as per staff report PLN010-18 – Appendix "A", as an Extended Road in the Salem Secondary Plan.



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12. The street name 'Exell Avenue', assigned for the street proposed in the Draft Plan of Subdivision (D12-437), as Street "H" was already approved by Council on May 5, 2018, as per staff report PLN010-18 – Appendix "A", as a New Collector Road in the Salem Secondary Plan.
  13. The street name 'Avondale Street', assigned for the street proposed in the Draft Plan of Subdivision (D12-437) as Street 'J' was selected from the city's Municipal Names Registry, and was already approved by Council on May 5, 2018, as per staff report PLN007-19 – Appendix "A". Street 'J' of this draft plan was initially named as 'Jing Street' as shown on the zoning map attached to the By-Law 2019-069; however, as per the developer request this name has been changed to 'Avondale Street'.
  14. The street name 'Carina Lane', assigned for the lane proposed in the Draft Plan of Subdivision (D12-437) as Lane 'N' was selected from the City's Municipal Names Registry, and was already approved by Council on May 5, 2018, as per staff report PLN010-18 – Appendix "C".
  15. Council approval of these street names will allow the municipal addressing to proceed.

#### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

16. There are no environmental and climate change impact matters related to the recommendation.

#### **ALTERNATIVES**

17. The following alternatives are available for consideration by General Committee:

##### **Alternative #1**

General Committee could reject the recommended motion and request that the applicant provide a new or revised list of street names for the subdivision or draw names from the Municipal Names Registry.

This alternative is not recommended as Street Names are required to begin the municipal addressing process and the proposed names meet all the requirements of the street naming policy. Restarting the circulation process would delay the emergency addressing process significantly.

#### **FINANCIAL**

18. There are no financial implications for the Corporation resulting from the proposed recommendation.



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**LINKAGE TO 2018–2022 STRATEGIC PLAN**

19. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- Improving the Ability to Get Around Barrie
  - Fostering a Safe and Healthy City
  - Building Strong Neighbourhoods
20. Providing Street Names as part of future developments that are unique and do not conflict with existing street names in surrounding municipalities supports well planned transportation. The street names will allow residents and Emergency Services to navigate easily to and from this future development and other areas in the City of Barrie, which fosters a safe and healthy city and allows the creation of strong neighbourhoods.

APPENDIX "A"

Proposed Municipal Streets



**Proposed Street Names  
Draft Plan of Subdivision D12-437  
Mattamy Homes (McKay) Limited  
124, 180, 228 McKay Rd W, Barrie**

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Development Services  
Date: 10/26/2022