

COMMITTEE OF THE WHOLE JUNE 8, 2005

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-02V06
715486 ONTARIO LIMITED, LOBLAW PROPERTIES**

Recommendation

The Commissioner of Planning recommends:

1. THAT the following street name for Draft Plan of Subdivision File 19T-02V06 (715486 Ontario Limited, Loblaw Properties BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Milano Avenue
Street 'B'	Umbria Crescent

Economic Impact

There are no requirements for new funding associated with this report.

Background

The subject lands shown on Attachment #1 are located the north side of Langstaff Road, east of Regional Road #27, in Lot 11, Concession 8, City of Vaughan.

The draft plan of subdivision (19T-02V06) shown on Attachment #2 was approved by Vaughan Council on December 6, 2004. The existing subdivision (Plan 65M-3375) immediately to the east of the subject lands was registered in November, 1999. Two street names were approved for that plan, consisting of Milano Avenue and Umbria Crescent. The design of the subject approved plan (19T-02V06) facilitates a 'P' loop of the roads initiated in the adjacent easterly Plan 65M-3375 without a physical end to the street thereby causing a situation whereby two streets with different names meet mid-way on a stretch road.

Planning Staff has reviewed this matter in consultation with the Vaughan Fire and Engineering Departments. The suggested action was to create one street name only, either Milano Avenue or Umbria Crescent. This would require a change of road name by-law affecting five addresses on the existing Milano Avenue or twenty-two addresses on the existing Umbria Crescent, within Plan 65M-3375, a significant impact to the existing residents either way.

An alternate solution would be to name the proposed streets Milano Avenue and Umbria Crescent as shown on Attachment #2.

Vaughan Staff consider the alternate solution to have no impact on existing residents and the proposed street names are considered appropriate as they are extensions of existing streets. The Planning Department for the Region of York does not have any objection to the proposed street names.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has no objection with the proposed street names of Milano Avenue and Umbria Crescent for approved Draft Plan of Subdivision 19T-02V06.

Attachments

1. Location Map
2. Draft Plan Subdivision showing proposed Street Names

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209
Grant Uyeyama, Manager of Development Planning, ext. 8635

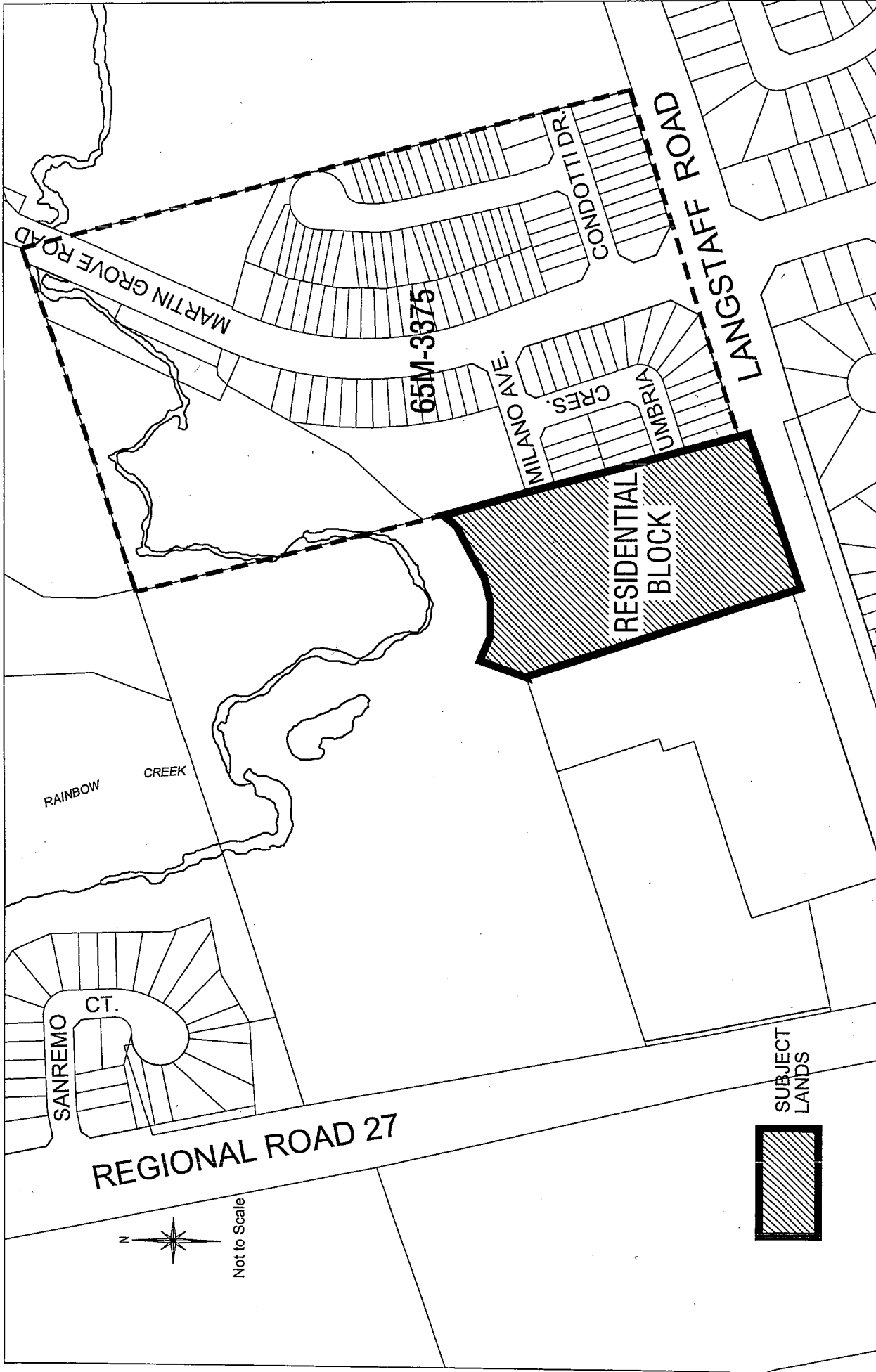
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Lot 11,
Concession 8

APPLICANT:

715486 ONTARIO LIMITED, LOBLAW PROPERTIES

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City of
Vaughan

Development Planning Department

Attachment

FILE No.:
19T-02V06

May 17, 2005

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