



STAFF REPORT ACTION REQUIRED

Naming of Proposed Private Access Road at 351 Wallace Avenue

Date:	April 6, 2010
To:	Toronto and East York Community Council
From:	City Surveyor
Wards:	Ward 18
Reference Number:	P:\2010\Cluster B\TEC\TE10024

SUMMARY

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report recommends that the name “Elsie Mews” be approved to identify the private access road at the residential development at 351 Wallace Avenue.

RECOMMENDATIONS

The City Surveyor recommends that:

- (1) the proposed private access road at 351 Wallace Avenue be named “Elsie Mews”;
- (2) Montevallo Developments Limited pay the cost, estimated to be \$300.00, for the fabrication and installation of a street name sign;
- (3) the owners or their successors of the subject lands shall maintain, at their own risk, the signage installed under Recommendation (2) of this staff report; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated cost of \$300.00 for the street name sign will be paid by the applicant.

ISSUE BACKGROUND

We have a request from George Vrachas (38 Page Avenue, Toronto, ON M2K 2B4) representing Montevallo Developments Limited, to name the proposed private street at the residential development at 351 Wallace Avenue, as shown on Attachment No. 1.

The name “Elsie” has been suggested by the local residents group to Councillor Giambrone’s office after the former local street “Elsie Avenue”, shown on Registered Plan M23 and closed in 1905.

COMMENTS

Naming the access road will facilitate the identification of the proposed units fronting thereon. The proposed name has been circulated for comment and is acceptable to Councillor Giambrone, George Vrachas (representing the developer), the Toronto and East York Preservation Panel, Police, Fire and Emergency Medical Services.

The City of Toronto Street Naming Policy approved by City Council at its meeting held on August 1, 2, 3 and 4, 2000 (Clause 9, Report 15 of the Works Committee) and amended on June 1, 2001, sets out the guidelines and criteria for the naming and renaming of streets and lanes. The policy states in part that that “The re-use of former street names should be discouraged because of the confusion this causes in property records management.”

A search of City files indicates there are no records using the name “Elsie Avenue”. The use of the street type “Mews” should help to distinguish the name from the historic name.

Notice to name the private access road, under the *City of Toronto Act, 2006*, will be given in accordance with the notice requirement set out in Chapter 162-3A of the City of Toronto Municipal Code.

The proposed name is consistent with the City of Toronto Street Naming Policy approved by City Council at its meeting held on August 1, 2, 3 and 4, 2000 and amended May 30, 31 and June 1, 2001 and should therefore be approved for identifying the private access road.

CONTACT

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SIGNATURE

W. (Wally) Kowalenko, City Surveyor

Attachment - Map

