



Staff Report for Committee of the Whole

Date of Meeting: September 4, 2019

Report Number: SRPRS.19.155

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.155 – Request for Approval – Private Street Naming Application – Montanaro Estates Ltd. – City File D15-19033**

Owner:

Montanaro Estates Ltd.
33 Brantford Drive
Toronto, Ontario
L3R 1G9

Agent:

Geranium Homes (Richmond Hill) Ltd.
3190 Steeles Avenue East, Suite 300
Markham, Ontario
L3R 1G9

Location:

Legal Description: Part of Lot 5, Concession 2, E.Y.S.
Municipal Address: 12860 Leslie Street

Purpose:

A request for approval to add one name to the Council Approved Street Name List to be reserved for future use within an approved residential development to be constructed on the subject lands (City File D03-16009).

Recommendation:

- a) **That the request by MONTANARO ESTATES LIMITED to add the proposed street name “Montorio” to the City’s Council Approved Street Name List be approved for the reasons outlined in SRPRS.19.155.**

Page 2

Contact Person:

Joseph M. Liberatore, Planning Technician, phone number 905-747-6354 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

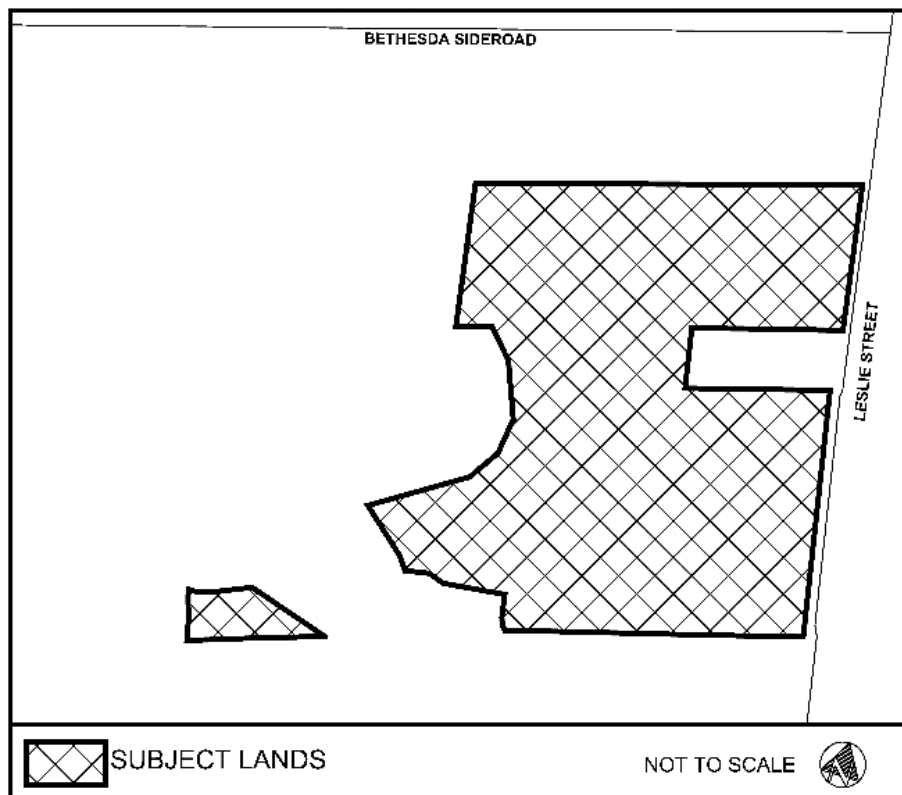
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

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.



Page 3

Background:

The subject Private Street Naming application was received and deemed complete by the City on July 26, 2019.

Draft Plan of Subdivision application (City File D03-16009) was submitted in 2016 to facilitate the construction of a residential development comprised of 32 single detached dwelling units and a future mixed-use development block on the subject lands. The application was appealed to the Ontario Municipal Board (OMB), now Local Planning Appeal Tribunal (LPAT) on the basis that the City failed to make a decision within the prescribed statutory timeframes in the *Planning Act*. A settlement was reached with the applicant and at the hearing held on August 28, 2018, the LPAT issued an Oral Decision which approved in part the applicant's proposed draft plan of subdivision. City Staff have been actively working with the applicant to fulfil and finalize the conditions of draft approval, which is nearing final approval.

In accordance with the City's Municipal Street Naming and Addressing Guide, the purpose of this report is to seek approval with respect to the applicant's request to add a street name to the Council Approved Street Name List for future use within the related development proposal.

Site Location and Adjacent Uses:

The subject lands are located on the west side of Leslie Street, south of Bethesda Sideroad, and contain natural heritage features, agricultural fields and a single detached dwelling that is proposed to be retained by the applicant (refer to Map 1). The lands have approximately 198 metres (650 feet) of frontage on Leslie Street and a total lot area of 10.17 hectares (25.13 hectares). The subject lands abut natural heritage features to the west, agricultural uses to the north, Leslie Street and rural residential uses to the east and agricultural uses to the south. The proposed road within the development on the subject lands connects through the approved Draft Plan of Subdivision 19T(R)-03018 to the south for low and medium density residential uses.

Owner's Request:

The applicant is seeking approval of its proposal to add "Montorio" as a new street name to the Council Approved Street Name List for use within the approved 32-unit residential development to be constructed on its land holdings (refer to Map 3).

Page 4

Discussion:

The applicant's request was circulated to York Region as well as the City's Fire and Emergency Services Division as per the City's standard process. Both agencies have advised that they have no objections to the proposed street name. Notwithstanding the above, in accordance with the City's *Municipal Street Naming and Addressing Guide*, proposed street names are to be assessed on the basis of their 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 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.”**

Staff has undertaken a review of the applicant's 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. The proposed street name, Montorio Drive, is in recognition of the owner's hometown Montorio nei Frentani in Italy's Molise Region, which is the place of origin of the Montanaro family.

On the basis of the preceding, staff recommends the addition of the proposed street name “Montorio” to the City's Council Approved Street Name List for future use within the proposed residential development on the subject lands.

Page 5

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The subject Private Street Naming Application would align with **Goal One - Stronger Connections in Richmond Hill** by providing physical connections in the community through improved function of buildings, streets and neighbourhoods. The proposed application would also align with **Goal Four of the Strategic Plan - Wise Management of Resources** in Richmond Hill as the City is demonstrating it is a role model for municipal management amongst area municipalities through its established private street naming process.

Conclusion:

The applicant is seeking approval of its Private Street Naming Application to name the street to be established within the approved residential development to be constructed on its land holdings. In consideration of the preceding, staff recommends that the subject application be approved for future use to implement the approval of the proposed private street.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming 1
- Map 4 Proposed Street Naming 2

Page 6

Report Approval Details

Document Title:	SRPRS.19.155 - Private Street Naming Application - Montanaro Estates Ltd - D15-19033.docx
Attachments:	- SRPRS.19.155 - MAP_1_AERIAL_PHOTO.pdf - SRPRS.19.155 - MAP_2_NEIGHBOURHOOD_CONTEXT_S1519033.pdf - SRPRS.19.155 - MAP_3_PROPOSED STREET NAMING_1.pdf - SRPRS.19.155 - MAP_4_PROPOSED STREET NAMING_2.pdf
Final Approval Date:	Aug 28, 2019

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

Gus Galanis - Aug 27, 2019 - 5:47 PM

Kelvin Kwan - Aug 28, 2019 - 8:06 AM

Neil Garbe - Aug 28, 2019 - 9:10 AM