



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** December 4, 2017

**Report Number:** SRPRS.17.196

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** Request for Approval – Private Street Naming Application – Primont Homes (Bayview) Inc. – Town File D15-17038 (SRPRS.17.196)

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### **Owner:**

Primont Homes (Bayview) Inc.  
9130 Leslie Street, Suite 301  
Richmond Hill, Ontario  
L4B 0B9

### **Agent:**

Primont Homes (Bayview) Inc.  
9130 Leslie Street, Suite 301  
Richmond Hill, Ontario  
L4B 0B9

### **Purpose:**

The applicant is seeking Council's approval to add five (5) names to the Council Approved Street Name List and to assign these names to the private streets that are to be situated within the approved residential development to be constructed on the subject lands.

### **Recommendation:**

- 1. That the request by Primont Homes (Bayview) Inc. to add street names "Gianni", "Attardo", "Tripodi", "Primo" and "Lore" to the Town's Council Approved Street Name List and the assignment of these street names to the private streets within the approved residential development on the subject lands be denied for the reasons outlined in SRPRS.17.196**

## Contact Person:

Kelsey Prentice, Planning Technician, phone number 905-771-2470 and/or  
Deborah Giannetta, Acting Manager of Development – Site Plans, phone number 905-771-5542

## Report Approval:

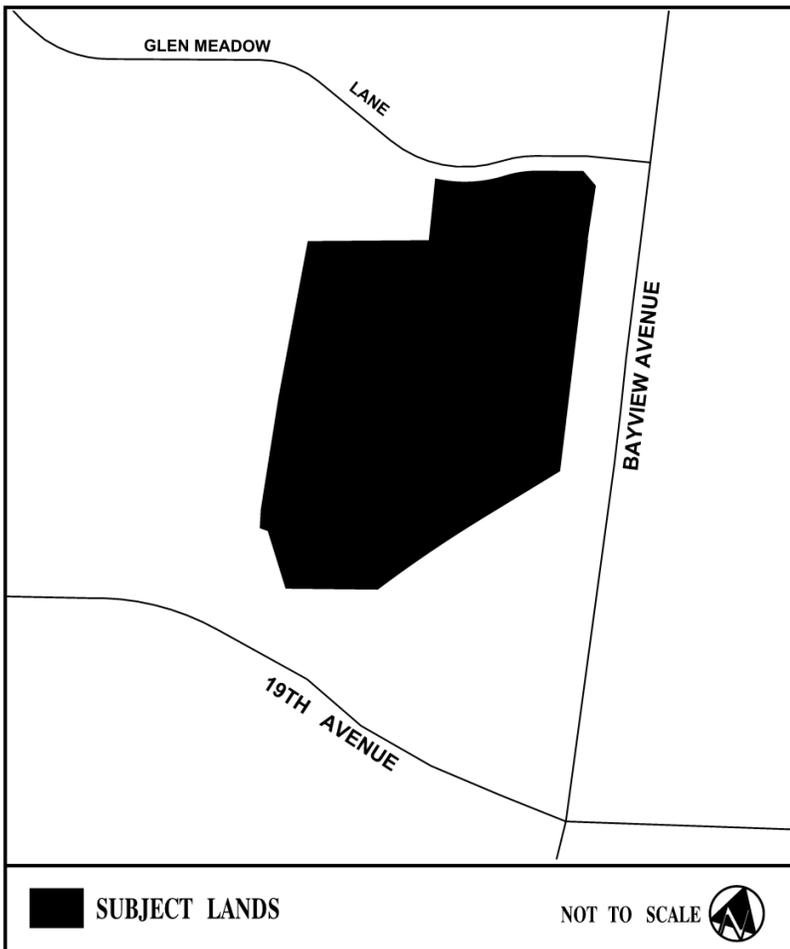
**Submitted by:** Kelvin Kwan, Acting Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. 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” above.



## **Background:**

The subject Private Street Naming application was received and deemed complete on July 31, 2017. The application was subsequently circulated for review and comments to various Town departments and external agencies.

The Ontario Municipal Board (OMB) approved Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development on the subject lands consisting of two single detached dwellings and 169 block townhouses on June 2, 2017. The proposed townhouse units are to have frontage on common element roads and the single detached homes are to front onto Glen Meadow Lane (refer to Map 3). The associated Site Plan, which is currently under review, was also appealed to the OMB, but a further hearing has not yet been scheduled to finalize its approval. The review of the Site Plan application has reached a stage wherein the configuration of the streets is not expected to change. It is further noted that a draft Plan of Condominium application for the lands is also under review and therefore consideration of the applicant's Private Street Naming application is considered appropriate at this time. The purpose of this report is to seek Council's approval of the applicant's Private Street Naming Application.

## **Site Location and Adjacent Uses**

The subject lands are located on the west side of Bayview Avenue north of 19<sup>th</sup> Avenue, and have a total lot area of 6.45 hectares (15.93 acres). The lands currently contain a single detached dwelling and abut Glen Meadow Lane to the north, Bayview Avenue to the east, CN Rail lands to the south and a woodlot to the west (refer to Map 1).

## **Proposal**

The applicant is seeking Council's approval to add five (5) names to the Town's Council Approved Street Name List and to assign these names to the private streets that are to be established as part of the approved residential development to be constructed on the subject lands. Specifically, the applicant is seeking Council's approval to add the street names "Gianni", "Attardo", "Tripodi", "Primo" and "Lore" to the Council Approved Street Name List.

## **Discussion**

The applicant's request has been circulated to York Region as well as the Town's Fire and Emergency Services Division as per the Town's standard process. Both agencies have advised that they have no objections to the proposed street names.

Notwithstanding the above, in accordance with the Town'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% 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 Town."***

Staff has undertaken a review of the applicant's request in the context of the Town's *Municipal Street Naming and Addressing Guide* and has concluded that the proposed names do not meet the above requirements. More specifically, the proposal includes five new street names, and therefore does not meet the requirement that a minimum of one street and no less than 50% of all streets must be selected from the Approved Street Name List. Secondly, the proposed street names have not been selected from any of the categories described above.

On the basis of the preceding, staff does not recommend the addition of the proposed street names "Gianni", "Attardo", "Tripodi", "Primo" and "Lore" to the Town's Council Approved Street Name List.

## **Financial/Staffing/Other Implications:**

The recommendation does not have any financial, staffing or other implications.

## **Relationship to the Strategic Plan:**

The proposed street naming application would align with **Goal One of the Town's Strategic Plan - Stronger Connections in Richmond Hill** by providing physical connections in the community through improved function of buildings, streets and neighbourhoods.

## **Conclusion:**

Primont Homes (Bayview) Inc. is seeking Council's approval of its request to add street names "Gianni", "Attardo", "Tripodi", "Primo" and "Lore" for use within the approved

residential development to be constructed on its land holdings. On the basis that the proposed street names are not in keeping with the Town's policies for naming private roads, it is recommended that the subject Private Street Naming application be denied by Council.

### **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.

- Appendix A, Letter from Emma Barron of Primont Homes, dated November 6, 2017, Re: Street Naming Application
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Proposed Street Naming

### Report Approval Details

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|----------------------|--|
| Document Title:      | SRPRS.17.196.docx  |
| Attachments:         | - MAP_1_AERIAL_PHOTOGRAPH.pdf<br>- MAP_2_NEIGHBOURHOOD_CONTEXT_SD15_17038A.pdf<br>- MAP_3_PROPOSED_STREET_NAMING.pdf<br>- Appendix A, Letter from Emma Barron of Primont Homes, dated November 6, 2017, Re Street Naming Application.pdf |
| Final Approval Date: | Nov 21, 2017   |

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

**Gus Galanis - Nov 20, 2017 - 4:49 PM**

**Kelvin Kwan - Nov 21, 2017 - 10:47 AM**

**Neil Garbe - Nov 21, 2017 - 10:52 AM**