



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	July 10, 2018
SUBJECT/REPORT NO:	To Change the Name of Highland Road to Highland Road West Within the Former City of Hamilton (Ward 6) (PED18159)
WARD(S) AFFECTED:	Ward 6
PREPARED BY:	Paul Toffoletti (905) 546-2424 Ext. 4348
SUBMITTED BY:	Tony Sergi Senior Director, Growth Management Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That Highland Road, in the former City of Hamilton, between Pritchard Road and the former Municipal boundary between the City of Hamilton and the City of Stoney Creek, be renamed Highland Road West as identified on Appendix “A” to Report PED18159, in accordance with the draft By-law, attached as Appendix “B” to Report PED18159, which has been prepared in a form satisfactory to the City Solicitor, to be enacted by City Council.

EXECUTIVE SUMMARY

Highland Road West, in the former City of Stoney Creek, runs from Upper Centennial Parkway to the former Municipal boundary between the City of Stoney Creek and the City of Hamilton. The roadway crosses the former Municipal boundary into the former City of Hamilton where it ends at Pritchard Road, and this segment is named Highland Road, without the directional suffix of “West”.

The Municipal numbering on the Stoney Creek side of Highland Road West runs from 16 to 512 starting from Upper Centennial Parkway to the former Hamilton/Stoney Creek Municipal boundary, which is located where Upper Red Hill Valley Parkway now exists.

The Municipal numbering on the Hamilton side of Highland Road are 87 and 99 on the south side and 40, 50 and 60 on the north side, starting from Pritchard Road to the

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees

SUBJECT: To Change the Name of Highland Road to Highland Road West Within the Former City of Hamilton (Wards 6) (PED18159) - Page 2 of 4

former Hamilton / Stoney Creek municipal boundary, which is located where Upper Red Hill Valley Parkway now exists.

Based on the foregoing, there has been an ongoing concern with Highland Road in Hamilton being confused with Highland Road West and Highland Road East in Stoney Creek. To end the confusion, staff recommends that Highland Road in Hamilton be changed to Highland Road West and that the Municipal numbers be changed to reflect the continuing sequence from the Stoney Creek side.

Alternatives for Consideration – See Page 4

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: There are costs associated with placing an advertisement in the Hamilton Mountain News. Street signs indicating “Highland Road West” are already installed.

Staffing: None

Legal: *The Municipal Act* does not require any public notification for a Municipal street name change. However, notice of the proposed street name change has been given in accordance with The City of Hamilton Local Street Naming Policies, Guidelines and Procedures as approved by Council on March 9, 2005.

HISTORICAL BACKGROUND

Highland Road West and Highland Road East, in the former City of Stoney Creek, has been in existence for a number of decades. The division between “West” and “East” is along Upper Centennial Parkway. Highland Road West runs from Upper Centennial Parkway to the former Municipal boundary between the City of Stoney Creek and the City of Hamilton, with numbering starting at Upper Centennial Parkway and increasing higher as you get closer to the former Municipal boundary. It should be noted that the Municipal boundary is located where Upper Red Hill Valley Parkway now exists.

The roadway crosses the former Municipal boundary and ends at Pritchard Road. This portion of the road between the former Municipal boundary and Pritchard Road is within the former City of Hamilton and is named Highland Road, without the directional suffix of “West”. Municipal addressing starts from Pritchard Road and increases as you get closer to the former Municipal boundary (Upper Red Hill Valley Parkway).

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The proposed street name change is consistent with the Local Street Naming Policies, Guidelines and Procedures and will avoid and remove duplicate street names.

RELEVANT CONSULTATION

Three vacant properties will need to have a full address change.

All three owners have been made aware of the proposed street name and address changes. No objections have been received up to the time of the writing of this Report.

Accordingly, a copy of the draft By-law has been prepared and reviewed by the City of Hamilton Legal Services Division and attached as Appendix "B" to Report PED18159.

Lastly, the Ward 6 Councillor has been made aware of this recommendation.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The municipal numbering on the Stoney Creek side of Highland Road West runs from 16 to 512 starting from Upper Centennial Parkway to the former Hamilton/Stoney Creek Municipal boundary, which is located where Upper Red Hill Valley Parkway now exists. These numbers are in order and in sequence.

The Municipal numbering on the Hamilton side of Highland Road are 87 and 99 on the south side and 40, 50 and 60 on the north side, starting from Pritchard Road to the former Hamilton/Stoney Creek Municipal boundary, which is located where Upper Red Hill Valley Parkway now exists. These numbers are not in proper sequence.

Number 87 is a vacant property located at the corner of Pritchard Road and Highland Road. Number 99 is a vacant property that is subject to a Draft Plan of Subdivision (25T-201402) where no construction has yet begun. Numbers 40, 50 and 60 were former, single-detached dwellings that have been recently demolished for a future commercial development.

As such, there has been an ongoing concern with Highland Road in Hamilton being confused with Highland Road West and Highland Road East in Stoney Creek. Staff has received calls and emails from individuals who were looking around the Upper Centennial Parkway area for the Hamilton addresses located near Pritchard Road. To end the confusion, staff recommends that Highland Road in Hamilton be changed to Highland Road West and that the Municipal numbers be changed to reflect the continuing sequence from the Stoney Creek side.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees

SUBJECT: To Change the Name of Highland Road to Highland Road West Within the Former City of Hamilton (Wards 6) (PED18159) - Page 4 of 4

Only three vacant properties will need to change their address and the owners have not objected to the change. Street signs have already been installed as “Highland Road West” on the Hamilton side at Pritchard Road and Upper Red Hill Valley Parkway.

ALTERNATIVES FOR CONSIDERATION

One alternative is not to change the name or addresses and leave it as Highland Road.

Another alternative is not to change the name and leave it as Highland Road, but to change the Municipal numbering.

In either case, staff do not recommend these alternatives, as we have already seen cases where maps and signs mistakenly call the road Highland Road West. Private, Corporate and governmental databases have become address reliant and exact, whereby submitting the wrong street name could lead to services not being delivered or potential confusion, especially for Emergency Services. The City could be held responsible and liable for any loss of life or property, if delivery of personal or Emergency Services were unable to locate a property due to duplicate street names and/or addresses.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Location Map of Highland Road

Appendix “B” – By-law

PT:sd