



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	June 18, 2019
SUBJECT/REPORT NO:	To Rename a Portion of North Service Road (Commonly Known as Drakes Drive) to Parkedge Drive Within the Former City of Stoney Creek (PED19097) (Ward 10)
WARD(S) AFFECTED:	Ward 10
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 the portion of North Service Road (commonly known as Drakes Drive) between Frances Avenue and North Service Road, in the former City of Stoney Creek, be renamed Parkedge Drive as identified on Appendix "A", to Report PED19097, in accordance with the draft By-law, attached as Appendix "B" to Report PED19097, which has been prepared in a form satisfactory to the City Solicitor, to be enacted by City Council.

EXECUTIVE SUMMARY

Drakes Drive is a local road located in the former City of Stoney Creek that originally ran from Frances Avenue to Lakegate Drive. An extension to North Service Road was constructed in the mid-1980s by the Ministry of Transportation of Ontario as a connection road from North Service Road to Frances Avenue, which was later unofficially referred to as an extension to Drakes Drive. The addressing sequence of the original Drakes Drive began northward from the beginning of Frances Avenue without anticipating a future extension, thus resulting in properties south of Frances Avenue fronting Drakes Drive being out of sequence with respect to municipal numbering.

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The City has received Formal Consultations, Zoning By-law amendments, and Site Plan Control applications regarding the two vacant properties that will be utilizing the Drakes Drive / North Service Road extension as their primary access. This provides the City an opportunity to formally rename the Drakes Drive / North Service Road extension to Parkedge Drive and reassigning municipal numbers to the two vacant properties for the purpose of rectifying out of sequence addresses and avoiding any confusion to emergency and delivery services.

Staff has consulted with property owners of the two vacant lands regarding the change of street name and municipal address. The owners have no objections toward this initiative and have been made aware that the street name and address change will be included as Site Plan Approval conditions.

Alternatives for Consideration – See Page 4

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Costs will be incurred by the City by placing an advertisement on the Stoney Creek News notifying the street name change, and installation of two new street signs indicating “Parkedge Drive”.

Staffing: N/A

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

HISTORICAL BACKGROUND

Drakes Drive was originally constructed as part of the Wright Place Addition Phase One subdivision in 1982, where addressing began with number one on the odd side and twelve on the even side starting from north of Frances Avenue. A new connection road between North Service Road and Frances Avenue was constructed by the Ministry of Transportation in the mid-1980s. Officially the road carried over the name North Service Road, however, it became commonly known as an extension to Drakes Drive by name. Staff was unable to identify any By-laws that officially recognized this extension as Drakes Drive.

As a result of the original Drakes Drive’s address sequence beginning from the North of Frances Avenue without anticipating a southward extension, out of sequence municipal

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numbers would have to be assigned to Drakes Drive properties south of Frances Avenue, given the two proposed developments.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The proposed street name change is consistent with the Local Street Naming Policies, Guidelines, and Procedures, which will rectify the addressing sequence.

RELEVANT CONSULTATION

Two vacant properties subject of development applications, will require full address changes if developments were to occur, as they would have access restricted to this southerly portion of Drakes Drive.

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

Accordingly, a copy of the draft By-law has been prepared and reviewed by the City of Hamilton Legal Division and attached as Appendix “B” to Report PED19097.

Lastly, the Ward 10 Councillor has been consulted and made aware of this recommendation.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The municipal addressing of the original Drakes Drive prior to the construction of the North Service Road extension began north of Frances Drive with 1 and 12, and ended just south of Lakegate Drive with 41 and 42. These numbers are in order and in proper sequence.

However, number 6 Drakes Drive is a vacant property fronting the Drakes Drive / North Service Road extension between Frances Avenue and North Service Road. This number is not in proper sequence with the remainder of Drakes Drive. A formal consultation application where the owner expressed interests in developing the property was received and the Development Review Team had provided the comment that a street name change will be required to rectify the out of sequence address. If a change of street name is not in place, the property will remain out of sequence regardless of an address reassignment, since a property associated with an even number address should be located north of Frances Avenue.

In addition, number 560 Grays Road is a vacant property that will be reassigned a municipal address fronting the Drakes Drive / North Service Road extension between

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Frances Avenue and North Service Road outlined in the staff comments to Zoning By-law Amendment application ZAC-18-017 and Site Plan Control application DA-19-056. Due to topographic and traffic constraints, the property can only be accessed from the Drakes Drive / North Service Road extension and thus warranting the need for a change of address. Without a change of street name, the property will be assigned a Drakes Drive address between zero and one, such as ½, in order to stay in proper sequence. Staff has received feedback from the owner that the half number address is unappealing and likely to cause confusion.

Staff has also received feedback that the aforementioned addressing issues will become more significant as the two vacant lands become developed. A formal Site Plan Control application DA-19-056 has already been submitted by the owner of 560 Grays Road. To maintain proper addressing sequence, staff recommends that the Drakes Drive / North Service Road extension be renamed Parkedge Drive and that the two vacant properties abutting the road be reassigned municipal numbers using the new name.

ALTERNATIVES FOR CONSIDERATION

1. Refuse the proposed street name change and proceed with a municipal address change instead. The property known as 560 Grays Road will be assigned the municipal number of ½ Drakes Drive and the property 6 Drakes Drive will be reassigned 2 Drakes Drive. This is not being recommended, as not only will the new 2 Drakes Drive remain out of sequence regardless of the address change, but it will also be out of sequence with the vacant property across the street. This alternative may cause confusion to emergency and postal services.
2. Refuse the proposed street name change on Drakes Drive and rename the portion of Frances Avenue between Grays Road and Pinelands Avenue instead. The two vacant properties will be reassigned municipal addresses from the renamed Frances Avenue. This is not recommended as there are topographic and traffic concerns restricting any access for the two properties from Frances Avenue, as per Development Review Team comments to Zoning By-law Amendment application ZAC-18-017.
3. Refuse the proposed street name change on Drakes Drive and reassign North Service Road municipal addresses to the two vacant properties. This is not recommended due to traffic, topographic, and environmental challenges. North Service Road is a major collector road and is known to experience high traffic volumes during peak periods. The vacant property known as 6 Drakes Drive has limited frontage onto North Service Road and access from the road may be obstructed by a creek running through the property.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

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Built Environment and Infrastructure

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APPENDICES AND SCHEDULES ATTACHED

Appendix “A” – Location Map of North Service Road (also known as Drakes Drive)

Appendix “B” – By-law to Change North Service Road (also known as Drakes Drive) to Parkedge Drive

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