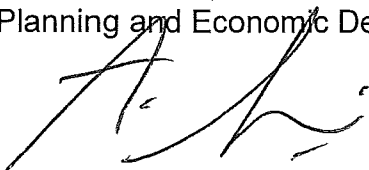




Hamilton

**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Growth Management Division**

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	October 1, 2019
<b>SUBJECT/REPORT NO:</b>	To Rename a Portion of Upper Mount Albion Road to Columbus Gate (PED19161) (Ward 9)
<b>WARD(S) AFFECTED:</b>	Ward 9
<b>PREPARED BY:</b>	Paul Toffoletti (905) 546-2424 Ext. 4348
<b>SUBMITTED BY:</b>	Tony Sergi Senior Director, Growth Management Planning and Economic Development Department
<b>SIGNATURE:</b>	

**RECOMMENDATION**

That the portion of Upper Mount Albion Road from the intersection with Rymal Road East to 109 meters north of said intersection be renamed Columbus Gate, as identified on Appendix "A", to Report PED19161, in accordance with the draft By-law, attached as Appendix "B" to Report PED19161, which has been prepared in a form satisfactory to the City Solicitor, to be enacted by City Council.

**EXECUTIVE SUMMARY**

Upper Mount Albion Road is a local road that was once part of the Rymal Road East and Dakota Boulevard intersection prior to 2013. The road became closed at the intersection in 2013 after local residents raised concerns regarding high non-local traffic using the road as a collector road. In 2014, a subdivision of 223 residential units (Central Park) was proposed directly to the west of Upper Mount Albion Road and an agreement was reached to utilize the intersection to provide access to the subdivision that has been registered as 62M-1250, attached as Appendix "C". Per the Subdivision Agreement, the intersection has been reopened by shifting Upper Mount Albion Road north by approximately 109 metres terminated by a cul-de-sac, while the remaining portion of the road will be incorporated within Columbus Gate, as part of the Central Park subdivision, 62M-1250.

**Alternatives for Consideration – See Page 3**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Costs will be incurred by the City by placing an advertisement within the Stoney Creek News notifying the street name change, and installation of one new street sign indicating “Columbus Gate”. The developer should be held financially responsible for the incurred costs.

**Staffing:** N/A

**Legal:** The *Municipal Act* does not require any public notification for a municipal street name change. However, a notice of 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<sup>th</sup>, 2005.

**HISTORICAL BACKGROUND**

Upper Mount Albion Road was once a part of the intersection at Rymal Road East and Dakota Boulevard. It was originally designed to be a local road for resident residing north of the intersection. However, many non-local drivers began using Upper Mount Albion Road as a collector road. This resulted in Upper Mount Albion Road experiencing higher-than-intended traffic volume during peak hours. Local residents expressed concerns over the growing non-local traffic and access to Upper Mount Albion Road from the Rymal Road East and Dakota Boulevard intersection, and therefore, was subsequently closed in 2013 with a cul-de-sac.

In 2014, a subdivision (Central Park, 62M-1250, Appendix “C”) with 223 residential units was proposed directly to the west of Upper Mount Albion Road and permission was given to allow access by reopening the closed intersection. As part of the Subdivision Agreement, Upper Mount Albion Road will remain closed to non-local traffic and a new cul-de-sac will be constructed approximately 109 metres to the north of the intersection. The segment of Upper Mount Albion Road from the existing cul-de-sac, which is to be moved up to the new cul-de-sac to the north, will be repurposed to allow access to the registered Central Park subdivision and be renamed to Columbus Gate.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The proposed street name change is consistent with the Local Street Naming Policies, Guidelines, and Procedures.

## **RELEVANT CONSULTATION**

Two properties front onto the segment of Upper Mount Albion Road to be renamed and they have been assigned Columbus Gate municipal addresses in anticipation of this change. A municipal address of 5 Columbus Gate was assigned to a vacant lot within the Central Park subdivision, for a future mixed-use development. The municipal address of 8 Columbus Gate forms part of 26 Upper Mount Albion Road, and is a residential care facility currently being developed under Site Plan application DA-17-113.

## **ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)**

The Central Park subdivision is a registered development that contains 223 residential units, which consists of both single detached dwellings and street townhouses. Per Transportation Planning staff comments, Rymal Road East and Dakota Boulevard is the nearest and most feasible signalized intersection to provide access to a subdivision of such scale. However, as mentioned, Upper Mount Albion Road has been closed at the intersection since 2013 to protect residents from non-local traffic and currently, there are no plans to reopen the road.

In order to maintain the status quo of Upper Mount Albion Road and also provide access to the registered Central Park subdivision, a resolution was reached to reopen the intersection by shifting Upper Mount Albion Road north approximately 109 meters with a new closed cul-de-sac and incorporating the remaining segment of the road with Columbus Gate to serve as the main entry of the subdivision. This change prompted the need to rename the portion of Upper Mount Albion Road from the Rymal Road East intersection to Columbus Gate in order to avoid confusion.

## **ALTERNATIVES FOR CONSIDERATION**

1. Refuse the proposed street name change to Columbus Gate and instead use another from the City's street name reserve list. This is not being recommended, as the road segment to be renamed is only approximately 109 meters and will be joined with Columbus Gate as part of the Central Park subdivision. Assigning another name to such a short road segment is likely to cause confusion to motorists and will also deplete a name from the reserve list that could otherwise be used for another street.
2. Refuse the proposed street name change and retain the name of Upper Mount Albion Road for this street segment. This is not being recommended, as Upper Mount Albion Road will be closed with a new cul-de-sac approximately 110 meters north of the intersection. Motorists unaware of this will have to travel through the Central Park subdivision to reach their destination, which is likely to lead to confusion and an increase in non-local traffic within the subdivision.

---

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.

**ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN**

**Economic Prosperity and Growth**

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

**Healthy and Safe Communities**

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

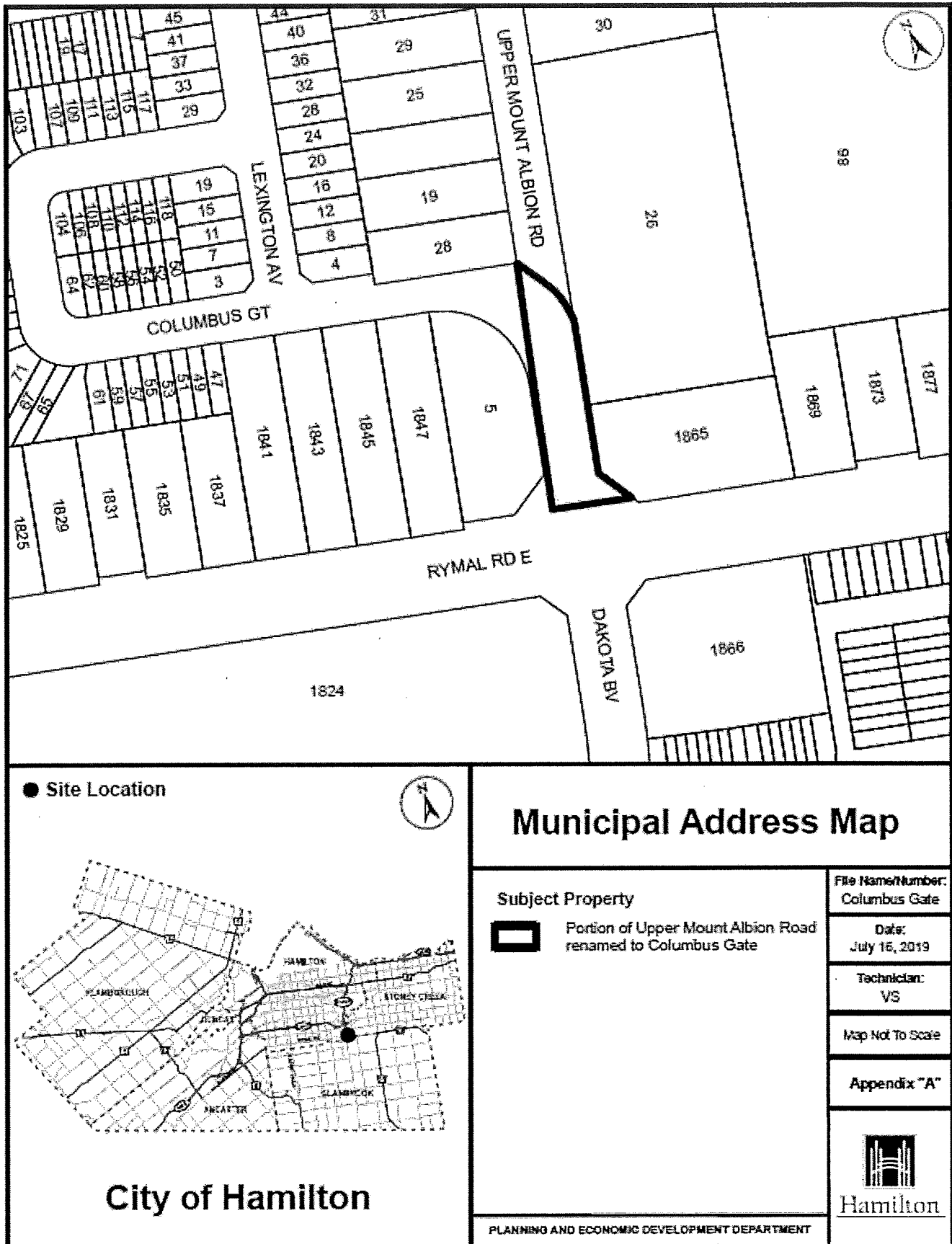
**Built Environment and Infrastructure**

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

**APPENDICES AND SCHEDULES ATTACHED**

- Appendix "A": Municipal Address Map
- Appendix "B": Draft By-law
- Appendix "C": Registered Plan 62M-1250 "Central Park"

PT:sd



Authority: Item [REDACTED], Planning Committee  
Report: xx-[REDACTED] (PED19161)  
CM: [REDACTED]

Bill No. [REDACTED]

**CITY OF HAMILTON**  
**BY-LAW NO. [REDACTED]**

**To rename a portion of Upper Mount Albion Road to Columbus Gate**

**WHEREAS** notice of the proposal to pass this By-law was published in the Stoney Creek News prior to the passing of this By-law;

**AND WHEREAS** the Council of the City of Hamilton, through the Planning Committee, has heard all persons who applied to be heard no matter whether in objection to or in support of this by-law;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. The portion of the street municipally known as Upper Mount Albion Road, more particularly described as follows:

PIN 170860001 (LT)

Part of the Road Allowance Between Lots 32 & 33, Concession 8 Saltfleet, measured approximately 109 metres from the north side of Rymal Road East.

is hereby changed to Columbus Gate.

2. That this By-law comes into force and takes effect on the date of its registration in The Hamilton Land Registry Office for the Land Titles Division of Wentworth 62.

**PASSED and ENACTED** this [REDACTED] day of [REDACTED], 2019.

---

Fred Eisenberger  
Mayor

---

Andrea Holland  
City Clerk

