

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 9
COMMITTEE DATE: September 5, 2012	
SUBJECT/REPORT NO: Street Name Change for a Portion of Mud Street West to Penny Lane (Stoney Creek) (PED12154) (Ward 9)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Paul Toffoletti (905) 546-2424 Ext. 4348
SIGNATURE:	

RECOMMENDATION

- (a) That a portion of Mud Street West, in the former City of Stoney Creek, be renamed "Penny Lane" as identified on Appendix "A" to Report PED12154;
- (b) That the draft By-law, attached as Appendix "D" to Report PED12154, which has been prepared in a form satisfactory to the City Solicitor, be enacted.

EXECUTIVE SUMMARY

The City has received an application from Landmart Homes to rename a portion of Mud Street West to "Penny Lane" (See Appendix "C"). The application is to address Condition No. 6 of the Draft Plan of Subdivision known as "Penny Lane Estates" which was approved by the Ontario Municipal Board on November 3, 2010. The condition requires the owner to rename the portion of Mud Street West which is currently being used as an access lane by the residents. Presently, the residents on the Mud Street Service Road use the address of Mud Street West, which is the same name for the four

lane arterial road that runs parallel to the service road, and is separated by a grass median (See Appendix "B").

Staff are concerned that emergency service and delivery personal will have difficulty trying to access the service road through the subdivision if the existing properties on the service road continue to use the address of Mud Street West. There is also a concern that delivery vehicles may park or stop on the arterial road and cross over the median to pick up or deliver items to the homes fronting onto the Mud Street Service Road.

The service road will be connected to a local road in the new subdivision, known as "Penny Lane Estates" (See Appendix "C"). The two streets will look and function as a single continuous street, and therefore, it is recommended that the Mud Street Service Road be renamed Penny Lane.

Alternatives for Consideration – See Page 4

FINANCIAL / STAFFING / LEGAL IMPLICATIONS

Financial: The cost for replacing one street name sign was accounted for through the application fee paid by the developer and all other costs to the existing residents.

Staffing: N/A

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

In the early 1990s, Mud Street West was widened to four lanes to accommodate the opening of the Lincoln Alexander Parkway and future Redhill Valley Parkway.

At the same time, the existing two lane roadway was turned into a service road, and separated from the four lane road by a grass median. This was done so that the existing single detached dwellings on the south side would not have direct access from their driveways, onto the newly constructed four lane roadway. The service road allowed vehicles a single entry and exit point to Mud Street West (See Appendix "B").

It should be noted, that the address used by the residents has remained Mud Street West, and that the service road is still legally known as Mud Street West. A sign stating

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“Mud Street Service Road” was erected at the entry to the service road, however, this street name was never formalized by by-law (See Appendix “B”).

POLICY IMPLICATIONS

The City of Hamilton Local Street Naming Policies, Guidelines and Procedures, as approved by Council on March 9, 2005, were used as a guide in the review of this street name change. The Guidelines and Policies do not permit two separate streets to have the same name, and requires that a Public Notice appear in a local newspaper 20 days prior to the Public Meeting. This proposal is consistent with the Local Street Naming Policies, Guidelines and Procedures document.

RELEVANT CONSULTATION

Individual notices were sent to the five affected property owners on September 28, 2011 notifying them of the future street name change. No letters or phone calls were received in response to the notification of the future street name change.

While the Municipal Act does not require Public Notices, individual notices were mailed to the affected property owners on July 26, 2012 notifying them that this report will be going to the Planning Committee on September 5, 2012. A further notice will be published in the Stoney Creek News on August 10, 2012, to advise the public of the proposed street name change.

Hamilton Emergency Services, including Police and Fire, were advised of the proposed street name change and they support this recommendation.

ANALYSIS / RATIONALE FOR RECOMMENDATION

Due to the subdivision development known as “Penny Lane Estates”, the existing access for the Mud Street Service Road will be closed resulting in the residents on the service road travelling through the “Penny Lane Estates” Subdivision and onto the collector road (known as Trafalgar Drive) to access Mud Street West (See Appendix “C”).

Since the residents still use an address of Mud Street West, it will become difficult for emergency service and delivery personal to understand how to access these properties if there is no direct access from Mud Street West, and they are required to use an alternate route through the new subdivision. As a result of the circulation of the proposed street name change, Emergency Services raised a concern that some delivery personal may actually park on the four lane arterial road (Mud Street West),

and cross the grass median to access the homes because they were unable to determine how to access the service road.

Based on the approved Draft Plan of Subdivision, a local street named Penny Lane, will connect into the service road, and the two roads will look like a single continuous street. For that reason, it is staff's opinion that it would be appropriate to rename the portion of Mud Street West Service Road as Penny Lane (See Appendix "C").

It should be noted that there are presently nine properties fronting onto the service road. Four (4) of the properties are vacant and five (5) have single detached dwellings located on them. Two (2) of the single detached dwellings are owned by Landmart Homes and are currently being leased, and the other three (3) single detached dwellings are still in private ownership. The subdivision plan has created fifteen (15) new residential lots fronting onto the service road (See Appendix C). As a result of the new residential lots three (3) of the existing single detached dwellings will be required to change their municipal address (house number).

ALTERNATIVES FOR CONSIDERATION

The alternative is not to change the name and leave both portions as Mud Street West. This is not recommended as the proposed street name change will eliminate two existing streets with the same name that do not connect, and will avoid confusion, especially for Emergency Services. The City could be held responsible for any loss of life or property if delivery personal or Emergency Services were unable to locate a dwelling due to duplicate street names.

CORPORATE STRATEGIC PLAN

Intergovernmental Relationships

- ◆ Maintain effective relationships with other public agencies
- ◆ The street name change will permit emergency services to respond in a quick and efficient manner

APPENDICES / SCHEDULES

Appendix "A" - Location Map

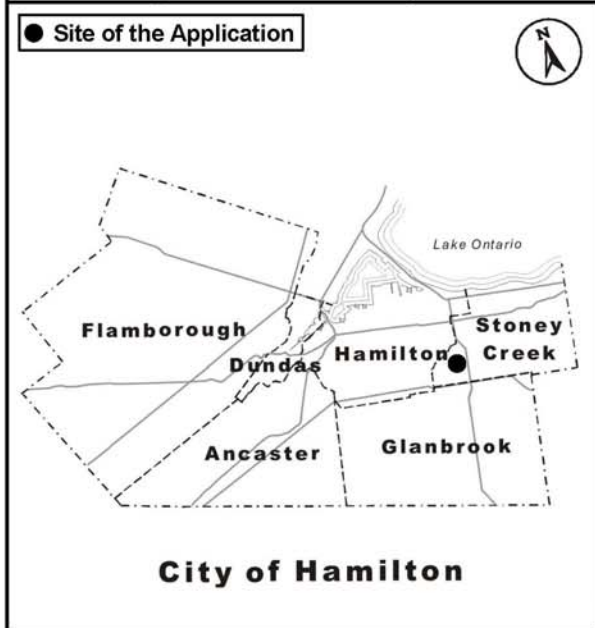
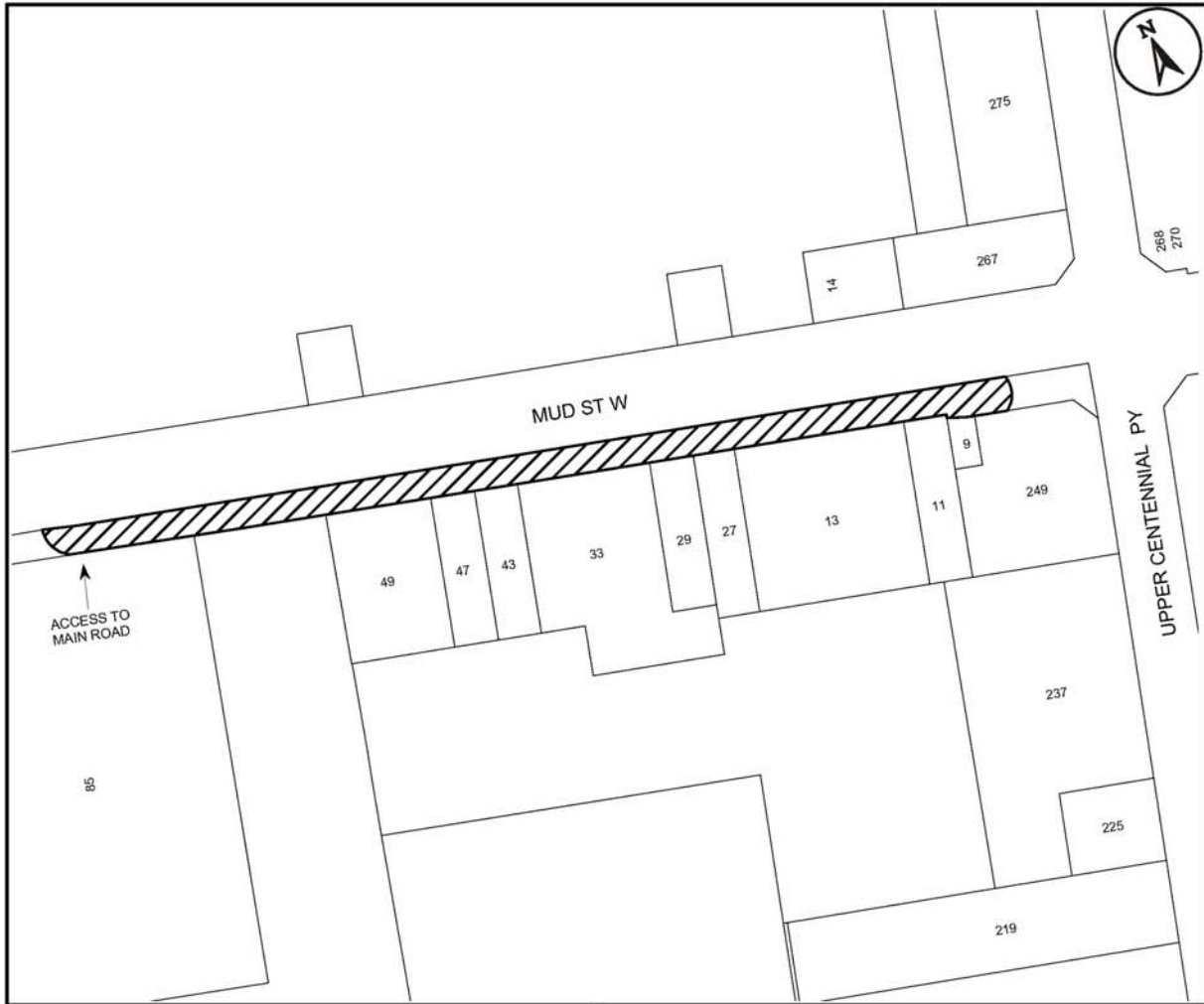
Appendix "B" - Map of area indicating properties to have their address changed from Mud Street West to Penny Lane

Appendix "C" - Draft Plan of the Penny Lane Subdivision

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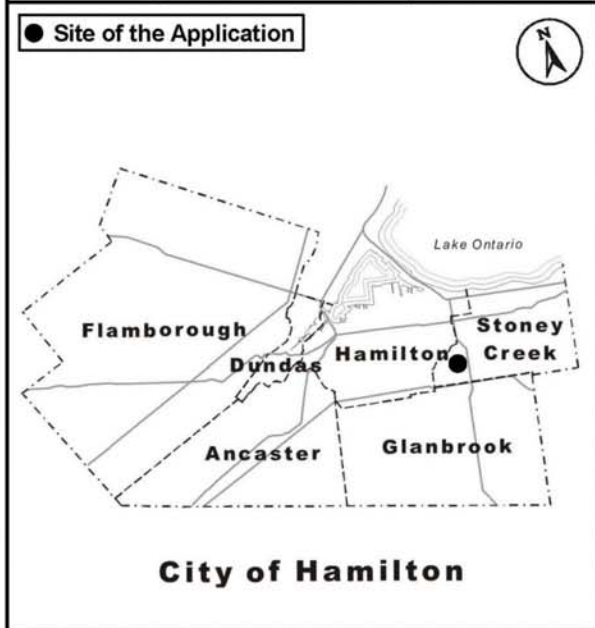
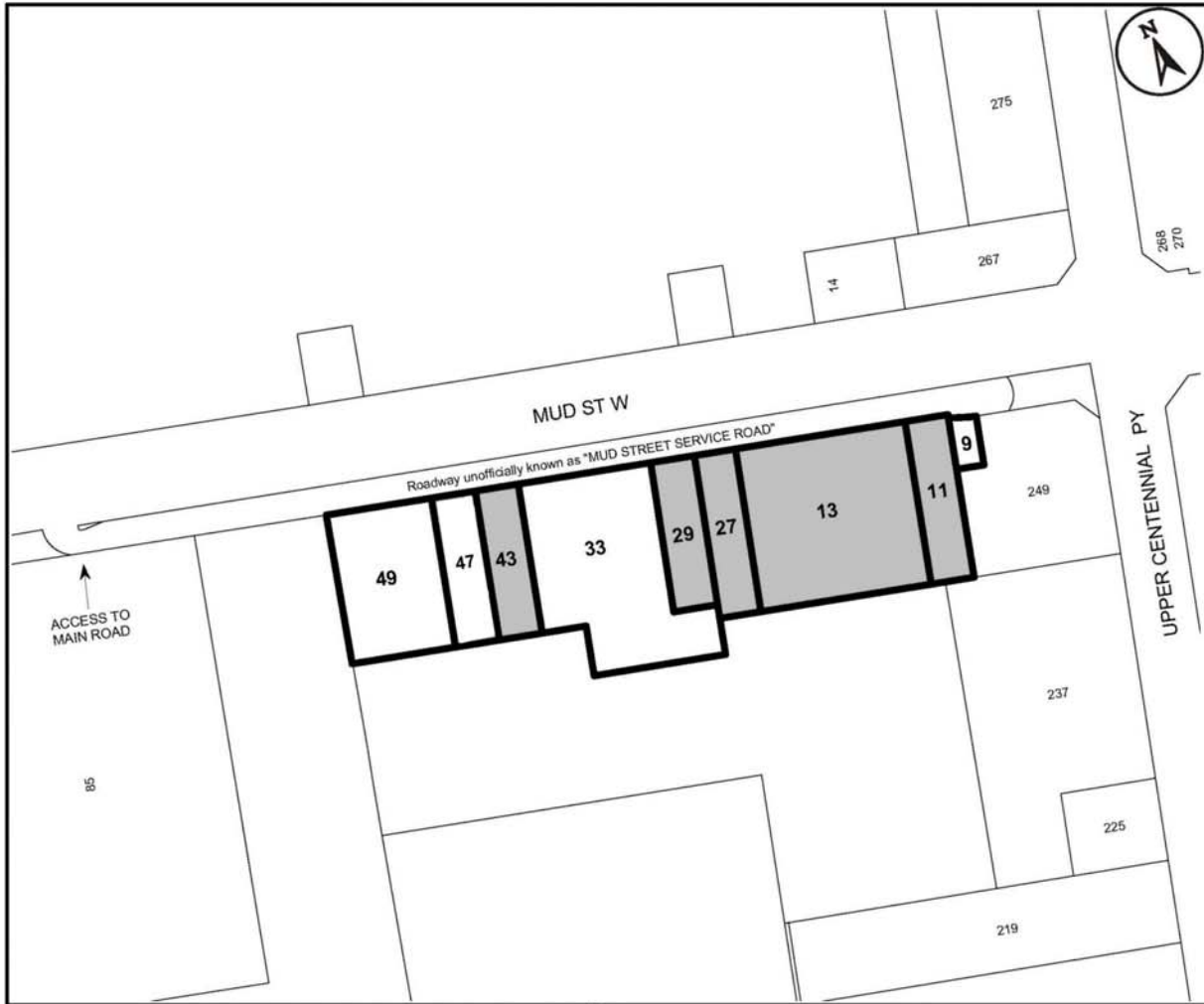
Appendix "D" – By-law to rename a portion of Mud Street West to Penny Lane

:PT/ra
Attachs. (4)





Location Map

<p>Subject Property</p> <p> Portion of Mud Street West to be renamed as Penny Lane.</p>	<p>File Name/Number: PennyLnRdwy</p>
	<p>Date: March 15, 2012</p>
	<p>Technician: KA</p>
	<p>Map Not to Scale</p>
	<p>Appendix "A"</p>
<p>Hamilton</p>	
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>	




Municipal Address Map

Subject Property

-  Properties affected by the proposed street name change.
-  Existing dwellings at numbers 43, 29, 27, 13 and 11

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: MudStW_ NameChange
Date: Dec. 13, 2011
Technician: KA
Map Not to Scale
Appendix "A"
 Hamilton

Authority: Item [redacted], Economic Development
and Planning Committee
Report: 12-[redacted] (PED12154)
CM: [redacted]

Bill No. [redacted]

CITY OF HAMILTON

BY-LAW NO. [redacted]

To Rename a portion of Mud Street West to Penny Lane

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 Economic Development and 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 name of the street municipally known as Mud Street West, more particularly described as follows:

Portion of PIN 17088-0529 (LT)
City of Hamilton.

Commencing at a point 50 metres west from the geographic north east corner of Lot 25, Concession 7, Township of Saltfleet, along the north limit of Lots 25 and 26 Concession 7, Township of Saltfleet;

thence, westernly along said northerly limit, a distance of 430 metres;

thence, northerly at right angle to said northerly limit, a distance of 17 metres;

thence easterly and parallel to said northerly limit, a distance of 430 metres;

thence, southernly and at right angle to said northerly limit, a distance of 17 metres, to the point of origin;

is hereby changed to Penny Lane.

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], 2012.

R. Bratina
Mayor

Rose Caterini
City Clerk

734-P