

**CITY OF HAMILTON**

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
Growth Management Division**

<b>TO:</b> Chair and Members Planning Committee	<b>WARD(S) AFFECTED:</b> WARD 10
<b>COMMITTEE DATE:</b> February 5, 2013	
<b>SUBJECT/REPORT NO:</b> Street Name Change for the East Portion of Frances Avenue (Stoney Creek) (PED13023) (Ward 10)	
<b>SUBMITTED BY:</b> Tim McCabe General Manager Planning and Economic Development Department	<b>PREPARED BY:</b> Lynsie Wilkinson (905) 546-2424 Ext. 1213
<b>SIGNATURE:</b>	

**RECOMMENDATION**

- (a) That a portion of Frances Avenue, in the former City of Stoney Creek, be renamed “Shoreview Place” as identified on Appendix “A” to Report PED13023;
- (b) That the draft By-law, attached as Appendix “D” to Report PED13023, which has been prepared in a form satisfactory to the City Solicitor, be enacted.

**EXECUTIVE SUMMARY**

The City has received an application from IBI Group to rename a portion of Frances Avenue to “Shoreview Place” (See Appendix “A”). The application is to address Condition No. 11 of the Draft Plan of Subdivision known as “Green Millen Shores Estates” which was approved by Council on April 28, 2010. The condition requires the owner to rename the east portion of Frances Avenue which is partially being used as a paved multi-purpose trail (See Appendix “B”).

**SUBJECT: Street Name Change for the East Portion of Frances Avenue  
(Stoney Creek) (PED13023) (Ward 10) - Page 2 of 4**

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Presently, only east and west portions of Frances Avenue were constructed and exist. The proposed middle portion, that would connect the east and west portions, was never constructed and will not be completed as part of this development.

There are municipal addresses that exist on Frances Avenue for the vacant land, however there is no road access to these properties because the road was never fully constructed or connected. Once development occurs, staff are concerned that emergency service and delivery personnel will have difficulty trying to locate addresses on Frances Avenue since the portions will not connect and they cannot be further identified by directional suffixes (i.e. East and West). Therefore, it is recommended that the east portion of Frances Avenue be renamed to Shoreview Place.

***Alternatives for Consideration – See Page 4***

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

**Financial:** The cost for replacing two street name signs 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**

The portion of Frances Avenue related to this application was established and registered as part of the “South Shore Estates” Subdivision Plan in the early 1970s. At that time, Frances Avenue as indicated on the registered plan was a through street connecting Green Road to Millen Road.

Over time, only two portions of Frances Avenue were built which includes a small portion off of Green Road and a small portion between Millen Road and the Millen Road Overpass. The road was never fully constructed or connected due to development restrictions relating to lot creation. Today, a paved multi-purpose trail connects the two portions of Frances Avenue between Green Road and Millen Road (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**

The developer requesting the street name change owns all but one piece of land abutting the east portion of Frances Avenue that is to be changed. The City owns a parcel of land intended for the North Service Road proposed park in the future and is designated as such on the Green Millen Shores Estates land use plan. Therefore, no additional property owners will be affected by the proposed street name change.

While the Municipal Act does not require Public Notices, a notice will be published in the Stoney Creek News on January 3, 2013 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**

Within the Draft Plan of Subdivision known as “Green Millen Shores Estates” (See Appendix “C”), the connection between the east and west portions of France Avenue was not proposed to be carried out. Instead, the Draft Plan proposes a park/open space located between planned cul de sacs and maintaining a small portion of the current paved multi-purpose rail that exists in the unopened portion of Frances Avenue.

As such, the street name change of Frances Avenue is Condition No. 11 of Schedule 1 to Draft Plan of Subdivision (25T200809) “Green Millen Shores Estates”:

- 11) That, ***prior to the registration of the final plan of subdivision***, the Owner shall initiate a street name change for a portion of Frances Avenue by submitting the required processing fee for a “Change of Street Name” to the Legislative Approvals Section.

This condition needs to be satisfied prior to the registration of the “Green Millen Shores Estates” subdivision plan and it cannot be considered satisfied until the Street Name

**SUBJECT: Street Name Change for the East Portion of Frances Avenue  
(Stoney Creek) (PED13023) (Ward 10) - Page 4 of 4**

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Request has been brought forward and approved by both Planning Committee and Council.

**ALTERNATIVES FOR CONSIDERATION**

The alternative is not to change the name and leave both the east and west portions of Frances Avenue as they currently exist. This is not recommended because 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 personnel 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 (Road)

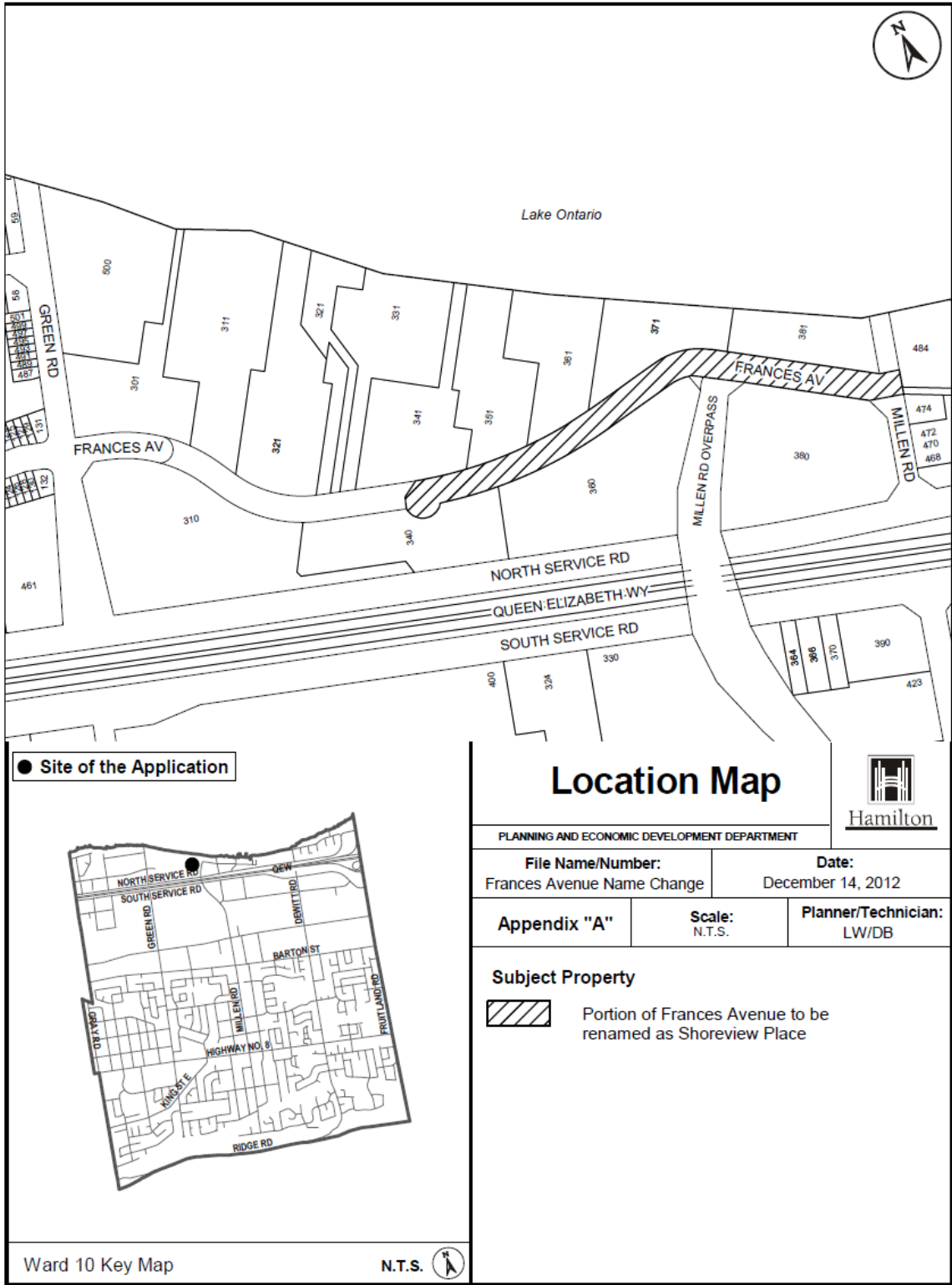
Appendix "B": Location Map (Trail)

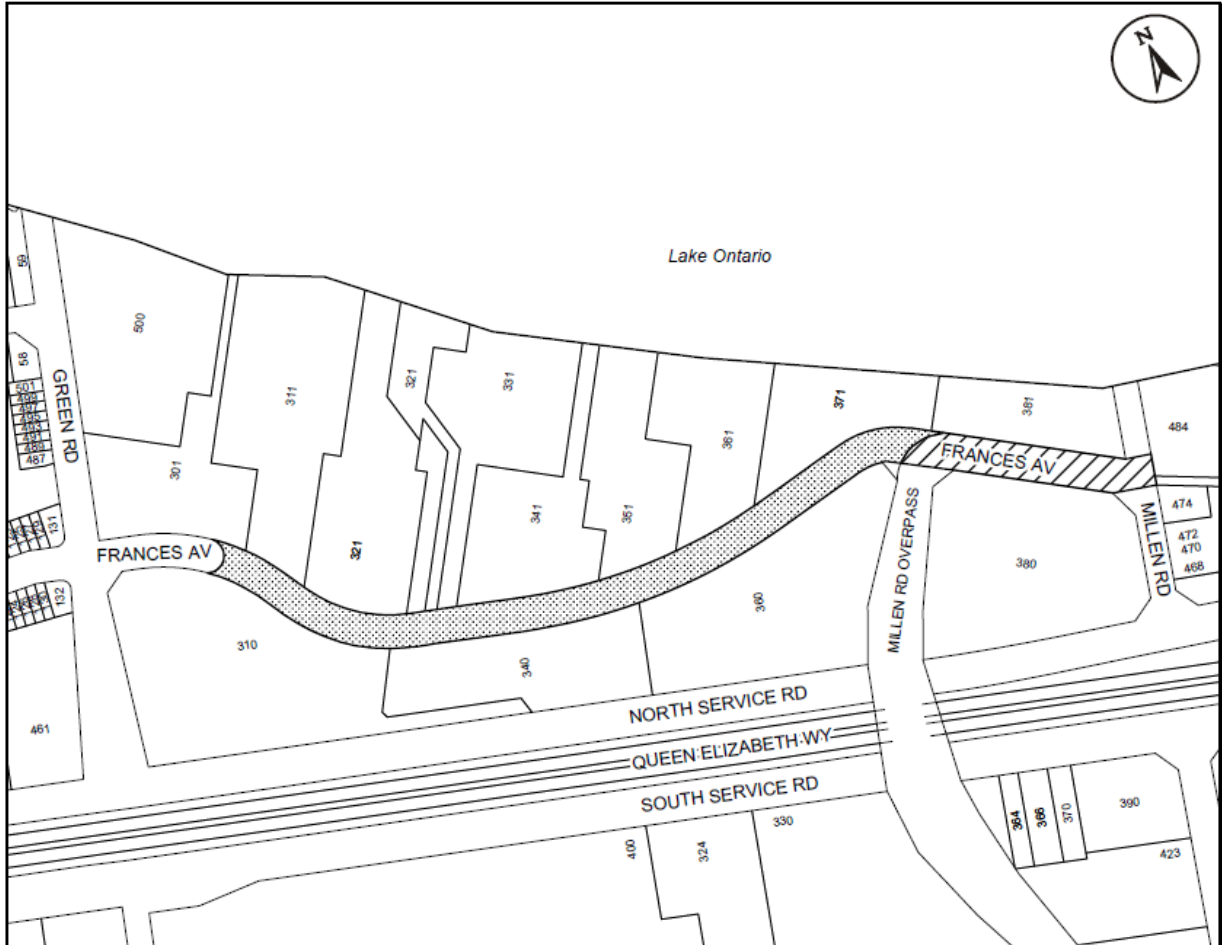
Appendix "C": Draft Plan of the Green Millen Shores Estates Subdivision

Appendix "D": By-law to rename a portion of Frances Avenue to Shoreview Place

:LW

Attachs. (4)





● Site of the Application



Ward 10 Key Map

N.T.S.



## Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**File Name/Number:**  
Frances Avenue Name Change

**Date:**  
December 14, 2012

**Appendix "B"**

**Scale:**  
N.T.S.

**Planner/Technician:**  
LW/DB

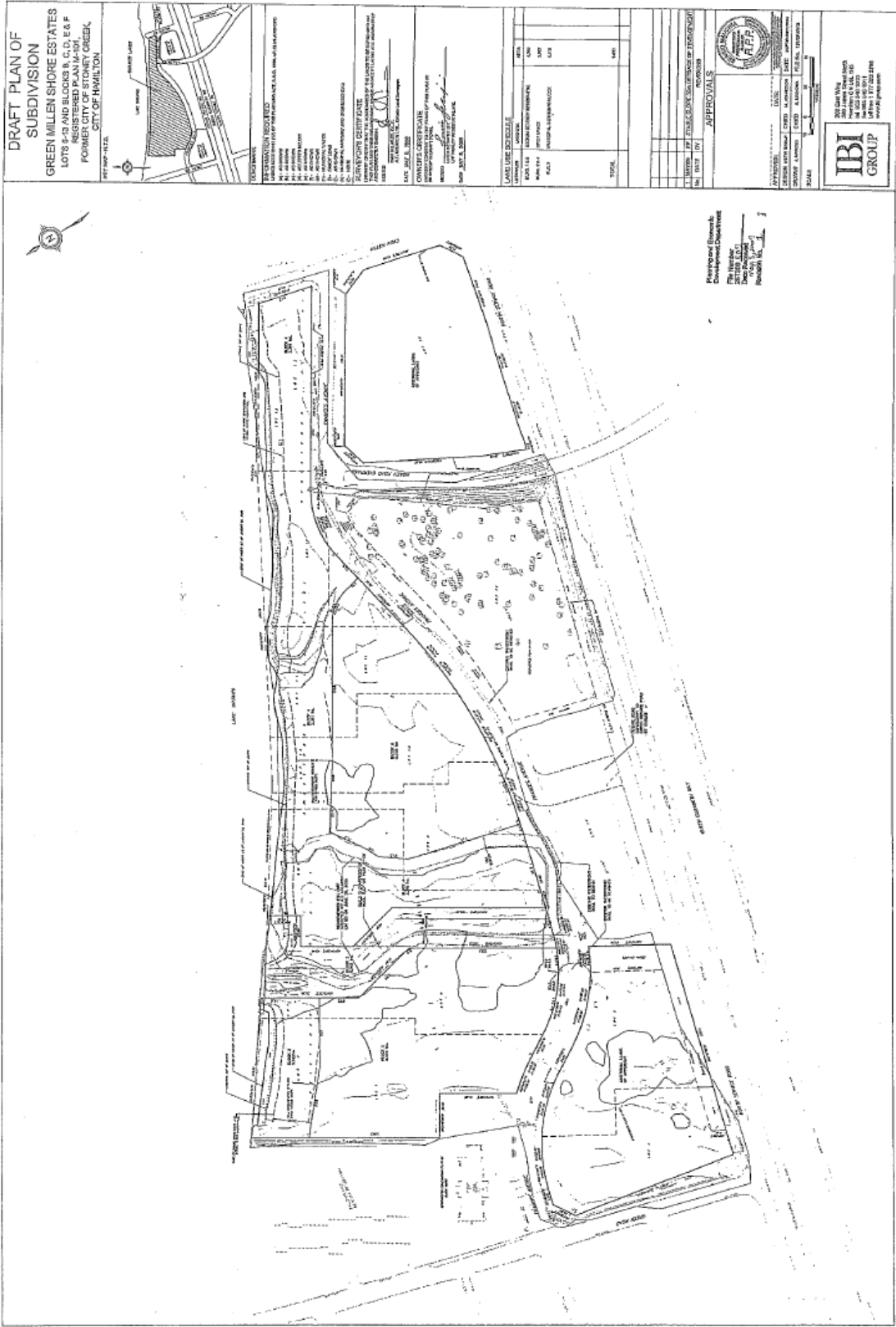
### Subject Property



Frances Avenue



Trail



**Authority:** Item [REDACTED], Economic Development  
and Planning Committee  
Report: 13-[REDACTED] (PED13023)  
CM: [REDACTED]

**Bill No.** [REDACTED]

**CITY OF HAMILTON**

**BY-LAW NO.** [REDACTED]

**To rename a portion of Frances Avenue to Shoreview Place**

**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 Frances Avenue, more particularly described as follows:

Portion of PIN 17330-0284 (LT)  
City of Hamilton

That a portion of Frances Avenue as shown on Registered Plan 62M101, commencing at the intersection of Frances Avenue and Millen Road, and heading in a westerly direction a distance of 507 metres, is hereby changed to Shoreview Place.

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], 2013.

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R. Bratina  
Mayor

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Rose Caterini  
City Clerk