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**TO:** GENERAL COMMITTEE

**SUBJECT:** STREET NAMING – SALEM AND HEWITT’S SECONDARY PLAN AREAS

**WARDS:** 7, 8, 9 AND 10

**PREPARED BY AND KEY CONTACT:** B. CHABOT, PLANNER  
EXTENSION # 4434

**SUBMITTED BY:** A. BOURRIE, RPP  
DIRECTOR OF PLANNING AND BUILDING SERVICES

**GENERAL MANAGER APPROVAL:** D. FRIARY  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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### **RECOMMENDED MOTION**

1. That the Municipal Naming Policy (January 2016) be amended by adding the following provision regarding the hierarchy of street names under Section B. Process – Naming of a Street:
  - a) “Arterial and collector roads (both minor and major) shall be named by the City, in consultation with the local Ward Councillor(s), utilizing names approved on the Municipal Names Registry where possible.”
2. That the new collector roadways within the Salem and Hewitt’s Secondary Plan areas be named using the Municipal Names Registry and as identified in Appendix “A” to Staff Report PLN010-18, Salem Secondary Plan Area Roads and Appendix “B” to Staff Report PLN010-18 – Hewitt’s Secondary Plan Area Roads.
3. That the list of names available for new local streets and laneways within the Hewitt’s and Salem Secondary Plan areas, as identified in Appendix “C” to Staff Report PLN010-18 – Suggested Local Street and Laneway Names, be approved.

### **PURPOSE & BACKGROUND**

#### Report Overview

4. The purpose of this report is to recommend how new arterial and collector roads within the City shall be named. In addition, this report recommends the names for all new collector roads in the Salem and Hewitt’s Secondary Plan areas as well as recommends a list of names to be used in naming the balance of the local streets and laneways throughout the development of the Secondary Plan areas.
5. In 2010, Council adopted By-law 2010-166 delegating Draft Plan of Subdivision approval to the Director of Planning Services. A standard condition is included in all Draft Plan of Subdivision approvals stating “the owner/developer shall acknowledge and agree that the road allowances included in this draft plan be named to the satisfaction of the City”.

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## **ANALYSIS**

### **Hierarchy of Naming Roads and Streets**

6. Arterial roads are primarily traffic carrying facilities, providing through routes across and within the City, while collector roads carry traffic between arterial roads and local streets. These roads are widest and typically span large portions of the City. Given the prominent nature of arterial and collector roadways, the City should be responsible for naming them. This is to take advantage of an opportunity to utilize names from the Municipal Names Registry and as a means of maintaining fairness between developers throughout the City. To that end, the Municipal Naming Policy (January 2016) is recommended to be amended to include the following provision under Section B. Process – Naming of a Street::

“Arterial and collector roads (both minor and major) shall be named by the City, in consultation with the local Ward Councillor(s), utilising names approved on the Municipal Names Registry where possible.”

7. The Municipal Names Registry is a central repository of all approved names for streets, parks, and other municipal assets. The Registry includes names approved by Council, qualifying names as suggested by the public, and commemorative names.
8. Local streets and laneways are meant to provide access to abutting lands, are designed to restrict major volumes of through traffic, and are typically short in length. It has been standard practice, and is consistent with the Municipal Naming Policy, that local streets and laneways proposed as part of a plan of subdivision be named using suggestions from the applicant. These suggested names are then reviewed as per the Municipal Naming Policy, and with Emergency Services and surrounding municipalities for their approval. This is appropriate and no modifications to this practice are recommended.

### **Number of New Roads in Salem and Hewitt's Secondary Planning Areas**

9. Within the Secondary Plan areas there are approximately 320 roads that are built or are expected to be built as part of the development approval process. Of these roads, 27 are considered to be extensions of existing roads from within the City's built boundary, 23 are new collector roadways, and 290 are new local streets and laneways (Appendix “A” – Salem Secondary Plan Area Roads and Appendix “B” – Hewitt's Secondary Plan Area Roads). Within the Secondary Plan areas all of the arterial roads are extensions from the existing built boundary or have been previously named to the City's satisfaction (Council Motion 11-G-010).

### **Extensions of Existing Roads**

10. Staff are recommending that the 27 roads within the Secondary Plan areas which are considered to be extensions of existing roads from within the built boundary should continue with their existing names where possible. Notwithstanding, in some cases this is not feasible. Four collector roads within the Hewitt's Secondary Plan may appear to be extensions of existing roadways from within the City's current built boundary, however, their names are not able to be extended given proposed medians along Maplevue Drive East and existing addressing constraints.
11. With respect to infrastructure improvements, there are two medians proposed along Maplevue Drive East which would not permit the extensions of the existing street names. Therefore, south of Maplevue Drive East, Dean Avenue is proposed to be continued as Greer Street and Royal Jubilee Drive is proposed to be continued as Lally Terrace. With respect to addressing constraints, Goodwin Drive and Patrick Drive are both currently addressed (numbered) in a manner that makes the continuation into the Secondary Plan areas difficult. As such, Goodwin Drive is proposed to be

named Moberly Drive south of Maplevue Drive East and Patrick Drive is proposed to be named Shepherd Drive within the Hewitt's Secondary Plan area (see Appendix "A" – Salem Secondary Plan Area Roads and Appendix "B" – Hewitt's Secondary Plan Area Roads).

#### New Collector Roadways

12. Twenty-three of the 320 roads within the Secondary Plan Areas are proposed collector roads that are currently unnamed and have not yet been constructed. Given the prominent nature of collector roadways and their extensions through multiple Draft Plans of Subdivision, staff are recommending that these roads be named using the Municipal Names. Any locational criteria associated with these names has been considered and accommodated when assigning the locations of the new collector roadways identified on Appendix "A" - Salem Secondary Plan Area Roads and Appendix "B" - Hewitt's Secondary Plan Area Roads. Names on the Municipal Names Registry that have not been selected for the new collector roads within the Secondary Plan areas will remain on the Registry and will be available for future developers.
13. Although names have been identified for the anticipated new collector roadways in all phases of development within the Secondary Plan areas, the detailed design of these roadways and surrounding properties may result in their locations shifting slightly. Staff do not anticipate significant changes to their locations, nor does staff expect any additional arterial or collector roadways being required. Should additional names be required in the future, staff will identify names from the Municipal Names Registry.

#### New Local Streets and Laneways

14. In an effort to facilitate the naming of the new local streets and laneways within the Secondary Plan areas, developers have suggested street names in accordance with the Municipal Naming Policy which have been vetted with Emergency Services and surrounding municipalities (see Appendix "C" – Suggested Local Street and Laneway Names). Should Council approve the list of names identified in Appendix "C" to this report, these names would be made available to developers within the Secondary Plan areas to name the local streets and laneways within their respective plans of subdivision. The number of new local streets and laneways may fluctuate slightly as development approvals (Plans of Subdivision) are finalized.
15. In accordance with the City's Municipal Naming Policy, future development proposals will identify the proposed street names when brought forward for Council's consideration through future Zoning By-law Amendment applications.

#### **ENVIRONMENTAL MATTERS**

16. There are no environmental matters related to the recommendation.

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## **ALTERNATIVES**

17. The following alternatives are available for consideration by General Committee:

**Alternative #1**

General Committee could select alternative names for the naming of the collector and arterial roadways within the Salem and Hewitt's Secondary Plan areas.

This alternative is not recommended as the selected names have been previously approved by Council and reflect the required locational criteria previously identified.

**Alternative #2**

General Committee could choose not to approve the suggested names for the local streets and laneways for the use of developers within the Salem and Hewitt's Secondary Plan areas.

This alternative is not recommended as these names are consistent with the Council approved Municipal Naming Policy and have been vetted and approved by Emergency Services and surrounding municipalities.

## **FINANCIAL**

18. The cost associated with the naming of a road is a legal process that includes filing documents at the Land Registry Office. The cost of naming the arterial and collector roadways will be borne by the City; the cost of naming local streets and laneways will be borne by the developer.

## **LINKAGE TO 2014-2018 STRATEGIC PLAN**

19. The recommendation(s) included in this Staff is not directly related to the goals identified in the 2014-2018 Strategic Plan.

Attachment: Appendix "A" – Salem Secondary Plan Area Roads

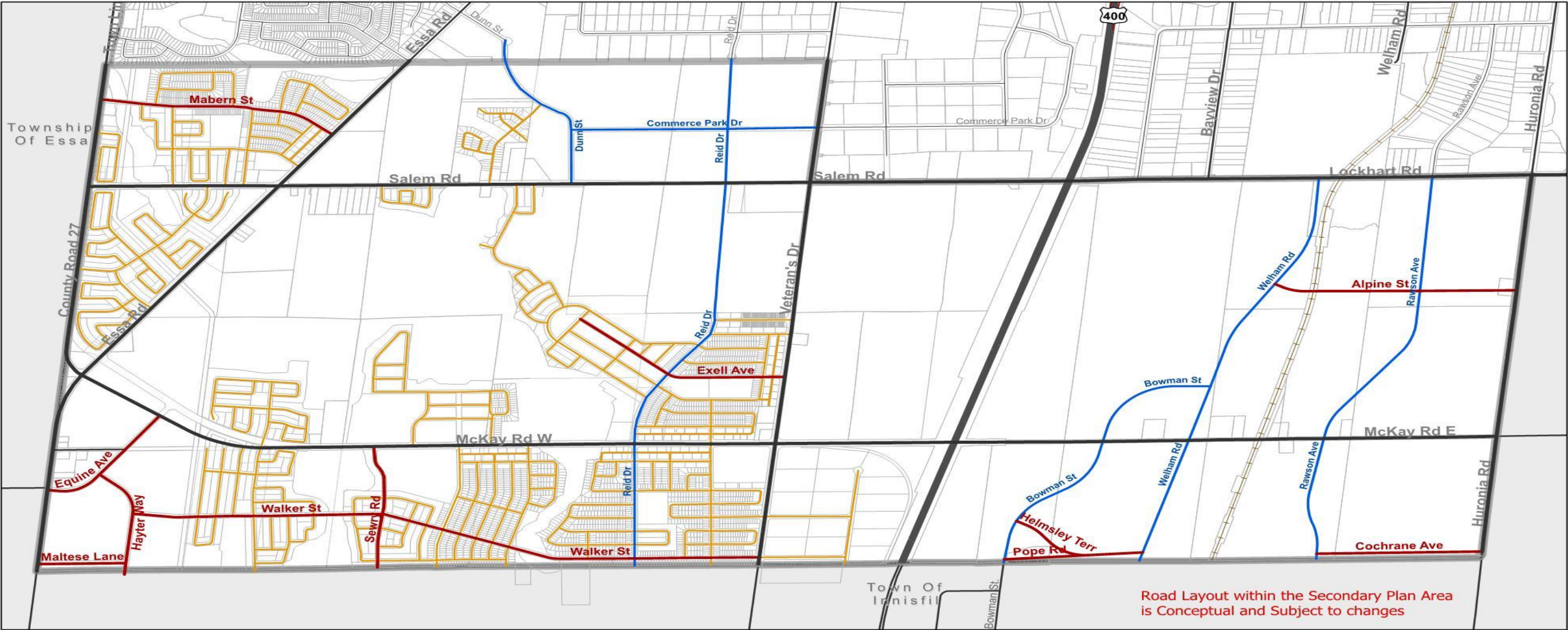
Appendix "B" – Hewitt's Secondary Plan Area Roads

Appendix "C" - Suggested Local Street and Laneway Names



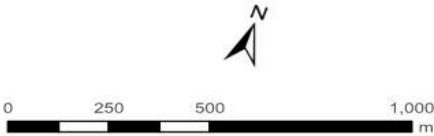
APPENDIX “A”

Salem Secondary Plan Area Roads



**Salem Secondary Plan**  
Street Naming  
Proposed New Roads

- Legend
- |                     |                         |
|---------------------|-------------------------|
| Existing Roads      | New Local Roads         |
| Railway Line        | Secondary Plan Boundary |
| New Collector Roads | Parcels                 |
| Extended Roads      | City Boundary           |

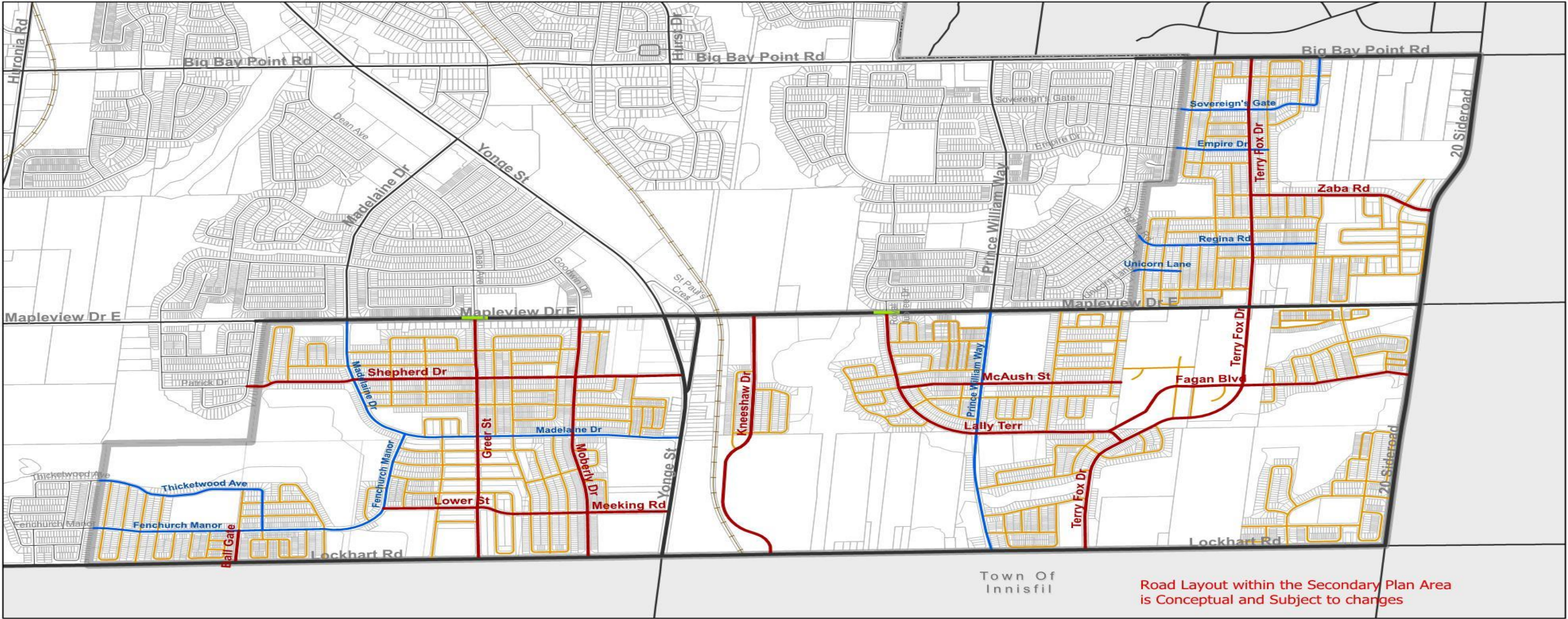


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APPENDIX “B”

Hewitt’s Secondary Plan Area Roads



Hewitt's Secondary Plan

Street Naming  
Proposed New Roads

Legend

- Existing Roads
- Railway Line
- New Collector Roads
- Extended Roads
- New Local Roads
- Median stopping the flow of traffic North/ South
- Secondary Plan Boundary
- Parcels
- City Boundary



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**APPENDIX "C"**

**Suggested Local Street and Laneway Names**

<b>Watersand Construction Limited</b>					<b>Mapleview South</b>
Accent	Caprile	Hogington	Pura Vida	Winn	Ciriaco
Adrienne	Clemson	Lalo	Reese		Colosimo
Algarve	Cora	Lansdowne	Sable		Eleanora
Amarone	Crown	Lavender Hill	Sahara		Filomena
Angela	Culford	Lisbon	Sand Swept		Gianluca
Antoinette	Da Vinci	Matthew	Santa Fee		Giovanni
Arabella Marie	Del Ferro	Medun	Sanzo		Grieco
Arrowsmith	Dunedin	Melecon	Sapphire		Julian
Ascot	Edy	Melody	Sellers		Pylon
Ava	Elemanna	Mia	Sergio		Tropea
Avery	Elija	Milady	Solstice		
Azelie	Endeavour	Millenium	Starscape		
Bannia	Equestrian	Moosewood	Stillwell		
Barrisdale	Everett	Murano	Strada		
Basedo	Flannery	Mystic	Theo		
Bellissimo	Fogolar	Nora	Touchstone		
Bellot	Furlan	Norma	Udine		
Belluno	Gallant	Olympus	Utopian		
Benchmark	Gleris	Ophelia	Venetian		
Betty	Graywolf	Owl Lake	Vertentes		
Bison	Havana	Palomino	Vidal		
Bocus	Herkimer	Parlour	Villotta		
Brandon	Himalyan	Pepperpot	Wayne		



Goldhar		Rainsong	Crisdawn (Hewitt's)	Blue Sky		Crisdawn (Salem)
Adhara	Sirius	Adrian	Barneyard	Amsterdam	Rome	Franklin
Altair	Spica	Bobcat	Chef	Antwerp	Rotterdam	Paddington
Antares	Vega	Deckawoo	Culinary	Berlin	Seville	Brown Bear
Aquarius	Virgo	Elderbank	Cuisine	Brussels	Stockholm	Polar
Aquila		Lockmaple	Gateway	Budapest	Valencia	Alaskan
Aries		Rainsong	Harvest	Copenhagen	Venice	Olympic
Capella		Rockwood	Palace Gate	Cordoba	Vienna	Kodiak
Carina			Pumpkin Corner	Dublin		Koda
Castor			Ranch	Edinburgh		Andean
Centaurus			Spice	Geneva		
Crater			Tobias	Glasgow		
Dorado			Tractor	Helsinki		
Europa			Wheatfield	Innsbruck		
Gemini			Winery	Inverness		
Herculina			Hay	Liverpool		
Hydra			Silo	London		
Juno			Wagon	Lucerne		
Pavo				Madrid		
Pegasus				Manchester		
Phoenix				Monaco		
Pisces				Oslo		
Rigel				Oxford		
Scorpius				Paris		
Sculptor				Prague		





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LM Barrie		BEMP
Bannister	Oxford	Eric
Buckingham	Carlisle	Virtue
Warwick	Nottingham	Gabrielle
Alnwick	Hylton	Kingsbury
Carisbrooke	Ripley	Bloemen
Bodiam	Dudley	Girard
Warkworth	Brancepath	Justin
Bamburgh	Trematon	Brady
Rochester	Carrickfergus	Leman
Lincoln		
Colchester		
Durham		
Ludlow		
Dunstanburgh		
Richmond		
Restormel		
Launceston		
Totnes		
Pendennis		
Tamworth		
Prudhoe		
Lindisfarne		
Wallingford		