TO: Chair and Members  
Economic Development and Planning Committee

WARD(S) AFFECTED: WARD 10

COMMITTEE DATE: September 21, 2010

SUBJECT/REPORT NO:  
Street Name Change from Highgate Drive to Candlewood Drive (Stoney Creek)  
(PED10207) (Ward 10)

SUBMITTED BY:  
Tim McCabe  
General Manager  
Planning and Economic Development Department

PREPARED BY:  
Paul Toffoletti  
(905) 546-2424, Ext. 4348

SIGNATURE:

RECOMMENDATION

That approval be given to the following:

(a) That the south leg of “Highgate Drive”, running north from Candlewood Drive in the former City of Stoney Creek, be renamed “Candlewood Drive”, as identified on Appendix “A” to Report PED10207.

(b) That the draft By-law, attached as Appendix “E” to Report PED10207, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

EXECUTIVE SUMMARY

There are two existing legs of Highgate Drive (see Appendix “A”) that were intended to connect in accordance with the Highland Neighbourhood Plan (see Appendix “B”). However, with the approval of the “Mountain Garden” Subdivision (25T-200722) (see Appendix “D”), the road pattern envisioned in the Highland Neighbourhood Plan was altered, resulting in a new road pattern which will no longer connect the two sections of Highgate Drive.
To avoid any difficulties in locating properties on the two unconnected streets, especially for Emergency Services, it is recommended that the south leg of Highgate Drive be renamed to “Candlewood Drive”.

Alternatives for Consideration - See Page 4.

**FINANCIAL / STAFFING / LEGAL IMPLICATIONS**

**Financial:** There are costs associated with replacing one street name sign.

**Staffing:** N/A.

**Legal:** The Municipal Act does not require any public notification for a municipal street name change.

**HISTORICAL BACKGROUND**

During the preparation of the Highland Neighbourhood Plan in the late 1980’s, staff provided for a road pattern, which envisioned a southerly extension of Highgate Drive to connect with the future Candlewood Drive as a “T” intersection. The north leg of Highgate Drive was established in 1989.

In the late 1990’s, the Neighbourhood Plan was modified to permit the redesignation of residential lands to Commercial to accommodate the proposed Fortinos Supermarket to the east. The proposed portion of Candlewood Drive, east of the proposed Highgate Drive was removed, thereby, creating a situation where the future Candlewood Drive and Highgate Drive would be part of the same continuous roadway (see Appendix B).

In keeping with the Highland Neighbourhood Plan, Phase 1 of the Highgate Subdivision was registered in August, 2005 (see Appendix “C”). This plan established the eastward extension of Candlewood Drive and the south leg of Highgate Drive. It was decided that the best location for a break between Candlewood Drive and Highgate Drive would be at the bend in the road, where the walkway is located. There was no indication that a road pattern change between the north and south legs of Highgate Drive was being contemplated at this time.

In December, 2008, Council approved the “Mountain Garden” Subdivision, which substantially altered the road pattern in the Highland Neighbourhood Plan. As a result of this, the two legs of Highgate Drive will no longer connect (see Appendix “D”).

To avoid having two unconnected roadways with the same name, staff is recommending that the south leg of Highgate Drive be renamed to “Candlewood Drive” to create a single street name along a continuous roadway.

Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

Values: Honesty, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork
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

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

Staff circulated a notice on August 23, 2010, to the residents on the south leg of Highgate Drive advising them of the proposed street name change, and the change to their municipal number.

While the Municipal Act does not require Public Notices, individual notices will be sent to the three affected property owners to notify them that this Report will be going to the Economic Development and Planning Committee on September 21, 2010. A further notice will be published in the Stoney Creek News on September 2, 2010, to advise the public of the proposed street name change.

ANALYSIS / RATIONALE FOR RECOMMENDATION

Since the two legs of Highgate Drive will no longer connect, staff is recommending that one leg be renamed to avoid any difficulties in locating properties on the two unconnected streets, especially for Emergency Services.

The municipal numbers for each dwelling will also have to be changed. The developer of the intervening lands (Mountain Garden Subdivision) has agreed to make arrangements with each owner to change the keystone, at the developer’s cost.

Staff is recommending that the south leg of Highgate Drive be changed for the following reasons:

(a) The south leg has only 3 addresses that would be affected by the street name change, as compared to 43 addresses on the north leg.

(b) The south leg of Highgate Drive will continue north into the new “Mountain Garden” Subdivision, and will be a continuation of Candlewood Drive. The
municipal numbers of all 3 houses on Highgate Drive will also need to be changed.

(c) There are fewer municipal and utility records to be revised as a result of this street name change since there are fewer properties located on the south leg than the north leg of Highgate Drive.

(d) It is consistent with Council’s Local Street Naming Policies, Guidelines, and Procedures.

(e) Staff understands the short-term inconvenience; however, there are long-term benefits to all the residents in eliminating any confusion over the two legs of Highgate Drive.

ALTERNATIVES FOR CONSIDERATION

The alternative is not to change the name, and leave both legs as Highgate Drive. 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 personnel or Emergency Services were unable to locate a dwelling due to duplicate street names.

CORPORATE STRATEGIC PLAN


Healthy Community

• Plan and manage the built environment.
• The street name change ensures a safe orderly community.

APPENDICES / SCHEDULES

• Appendix “A”: Location Map
• Appendix “B”: Highland Neighbourhood Plan (June 24, 2000)
• Appendix “C”: Plan 62M-1037 - Highgate Subdivision - Phase 1
• Appendix “D”: Plan 62M-1141 - Mountain Garden Subdivision
• Appendix “E”: By-law to Change Highgate Drive to Candlewood Drive

:PT - Attachs. (5)
CITY OF HAMILTON

BY-LAW NO. __________

To Rename a Portion of Highgate Drive to Candlewood Drive

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. That the name of the street, municipally known as Highgate Drive, more particularly described as follows:

   PIN 17088-0529 (LT)
   All of Highgate Drive, as shown on Registered Plan 62M-1037
   City of Hamilton

   is hereby changed to Candlewood Drive.

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

PASSED and ENACTED this ___ day of ___ , 2010.

__________________________________________
Fred Eisenberger
Mayor

__________________________________________
Rose Caterini
Clerk

734-H