

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
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Item No. 14.1.3
Halifax Regional Council
January 24, 2017

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 

Jacques Dubé, Chief Administrative Officer

Original Signed by 

Jane Fraser, Acting Deputy Chief Administrative Officer

DATE: December 14, 2016

SUBJECT: **Case CA0109: Street Naming from August 1 – September 31, 2016**

ORIGIN

Street naming requests submitted through new subdivision applications, development agreement cases and development permits from August 1 to September 31, 2016.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, s.323 "The Council may... (c): by policy, name or rename any street or private road;"

By-law C-300, *Respecting Civic Addressing*

Administrative Order #29, *Respecting HRM Civic Addressing Policies*

RECOMMENDATION

It is recommended that Halifax Regional Council adopt the proposed amendments to Administrative Order 29 Respecting HRM Civic Addressing Policies as set out in Attachment A of this report in order to approve the naming of two new public streets, six new private lanes, and one island water access as identified in Attachment B and Maps 1-9.

BACKGROUND

The *Halifax Regional Municipality Charter* allows Regional Council to name and rename any street or private lane by policy. In accordance with the *HRM Charter*, Council has adopted Administrative Order 29, Respecting HRM Civic Addressing Policies and By-Law C-300, Respecting Civic Addressing. Regional Council officially approves all new street names for public streets and private lanes.

Civic Addressing Policy and By-Law

The Civic Addressing By-Law (C-300) requires that all names must be approved in accordance with the Civic Addressing Policy. Schedule A of the Policy contains the guidelines that must be followed for all new street or lane names (see Attachment C). Names are required for those streets or lanes which are submitted through:

- a) the subdivision process for new public streets and new private lanes and;
- b) the application process for existing un-named private lanes.

The Civic Addressing By-law defines a private lane as any street, road or travel way which serves three or more structures or facilities and is not owned by Halifax Regional Municipality or the Province of Nova Scotia. Therefore, all private lanes providing access to three or more structures or facilities must be named.

The Civic Addressing Policies (AO-29) states that where access to a property is by water only, the street name shall be deemed to be the name of the island or waterbody as listed in the Nova Scotia Gazetteer.

DISCUSSION

The following lists of street names have been reviewed in keeping with HRM's Civic Addressing Policies and By-law and staff advise that all of the proposed names are consistent with the Policies and By-law. Attachment B provides a more detailed discussion on each recommendation, including an evaluation of the names in relation to the Policies and By-law. Therefore, it is recommended that Regional Council approve all names, as contained in Attachment A.

Proposed Street Namings

1. Public Street Naming

Proposed Name	Community	Origin	Map	Rationale For Naming
Bramwell Court	Bedford	Created through subdivision #20217	1	New public streets shall be named
Gladys Porter Place	Bedford	Created through subdivision #20066	2	New public streets shall be named

2. Private Lane Naming

Proposed Name	Community	Origin	Map	Admin Order Criteria
Cottontail Lane	Mineville	Created through subdivision #19983	3	Lane will services at least 3 structures
Chicory Lane	Bedford	Created through Open Space Development Agreement Case 16775	4	Lane will services at least 3 structures
Garfield Lane	Porters Lake	Created through subdivision #19456	5	Lane will services at least 3 structures
Mainsail Lane	Porters Lake	Created through Seven Lakes Open Space	6	Lane will services at least 3 structures

		Development Case # 17463		
Peaceful Place	Porters Lake	Created through Seven Lakes Open Space Development Case # 17463	7	Lane will services at least 3 structures
Parrothead Lane	Murchyville	Created through development permit	8	Lane will services at least 3 structures

3. Water Access Naming

Proposed Name	Community	Origin	Map	Rationale For Naming
Ryans Island Water Access (WA)	Lower Prospect	Created through development permit	1	Where access to a property is by water only, the street name shall be deemed to be the name of the island or waterbody as listed in the Nova Scotia Gazetteer

FINANCIAL IMPLICATIONS

A total of six new private lane signs and two public street signs are required. The costs for the eight street name signs will be the responsibility of the property owners. The costs associated with the Administration of the HRM's Civic Addressing By-law and Administrative Order can be accommodated within the 2016-2017 operating budget for C420 Land Development and Subdivision.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was notification and/or consultation with affected property owners in accordance with the HRM Civic Addressing By-law [Section 4(2)]. As per the standard consultation process all relevant property owners and tenants were notified and/or consulted by letter.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVE

Regional Council may choose to refuse some or all of the street namings as contained in Attachment A. This alternative is not recommended as these street names meet the street naming criteria set out in HRM's Civic Addressing Policies (Administrative Order 29).

ATTACHMENTS

- Map 1: Bramwell Court, Bedford
- Map 2: Gladys Porter Place, Bedford
- Map 3: Cottontail Lane, Mineville
- Map 4: Chicory Lane, Bedford
- Map 5: Garfield Lane, Porters Lake
- Map 6: Mainsail Lane, Porters Lake
- Map 7: Peaceful Place, Porters Lake
- Map 8: Parrothead Lane, Murchyville
- Map 9: Ryans Island Water Access, Lower Prospect
- Attachment A: Amending Administrative Order #29
- Attachment B: Project Details of Proposed Naming
- Attachment C: Administrative Order #29 Schedule A - Street Naming Guidelines

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

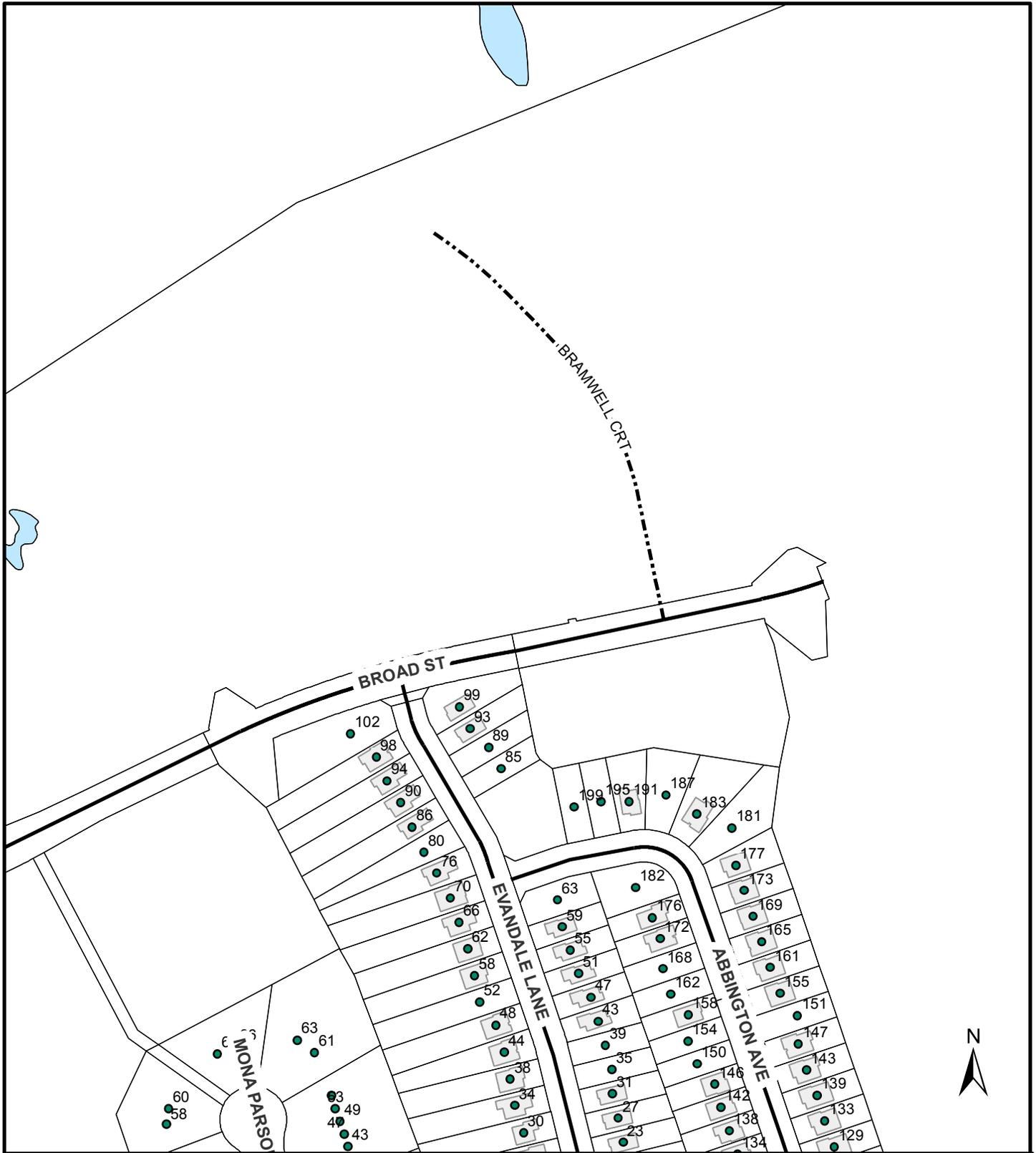
Report Prepared by: Gayle MacLean, Civic Addressing Coordinator 902.490.4105

Report Approved by: _____
Kelly Denty, Manager, Current Planning 902.490.4800

Financial Approval by: _____
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Report Approved by: _____
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Original Signed



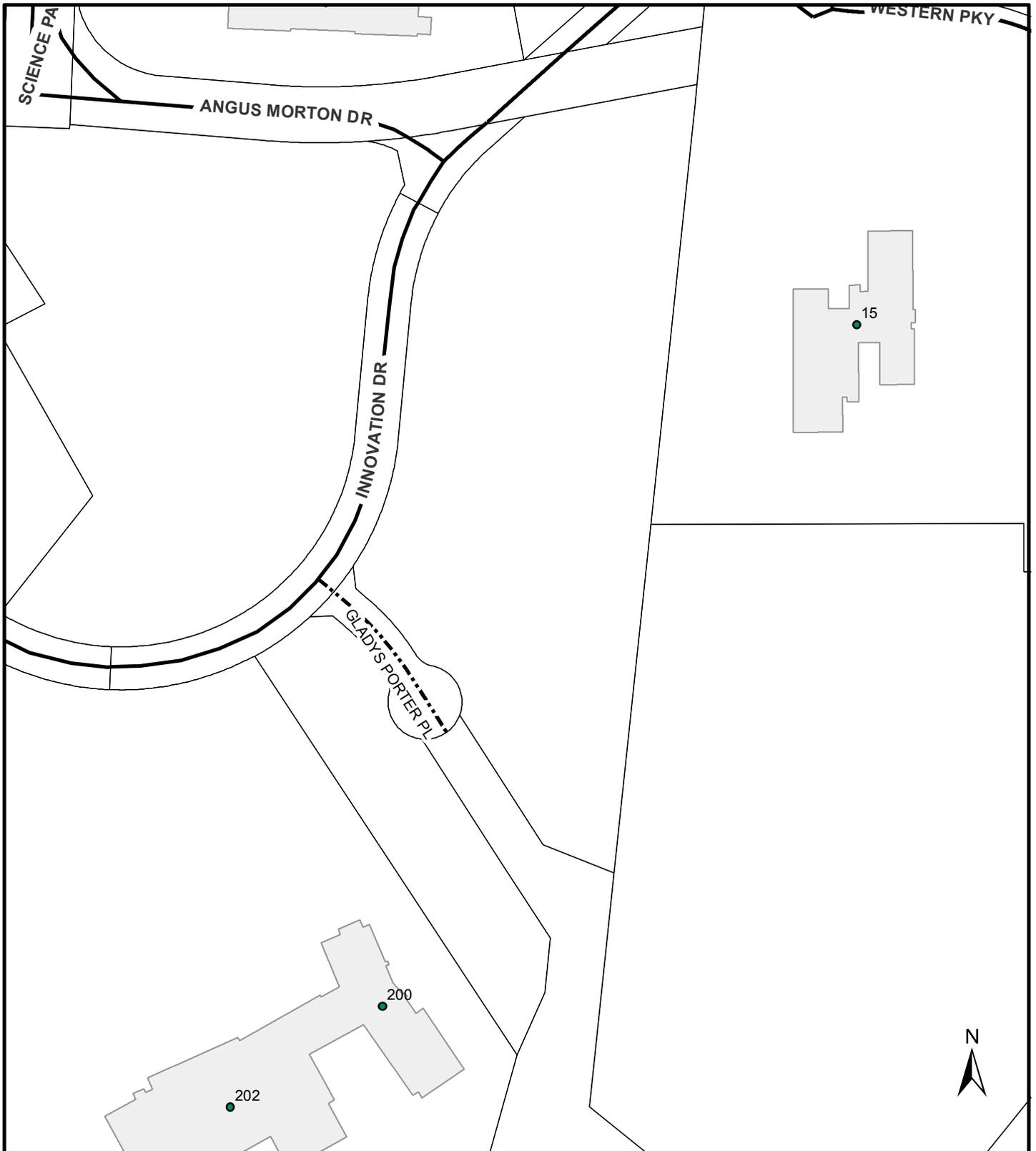
Map 1 - Bramwell Court, Bedford

HALIFAX

--- New Public Road



This map was compiled by the staff of the Civic Addressing Program. Halifax Regional Municipality Civic Addressing takes responsibility only for civic address information portrayed in the map and does not guarantee the accuracy of any representation on this plan.



Map 2 - Gladys Porter Place, Bedford

--- New Public Street

HALIFAX



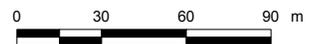
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Map 3 - Cottontail Lane, Mineville

HALIFAX

--- New Private Road



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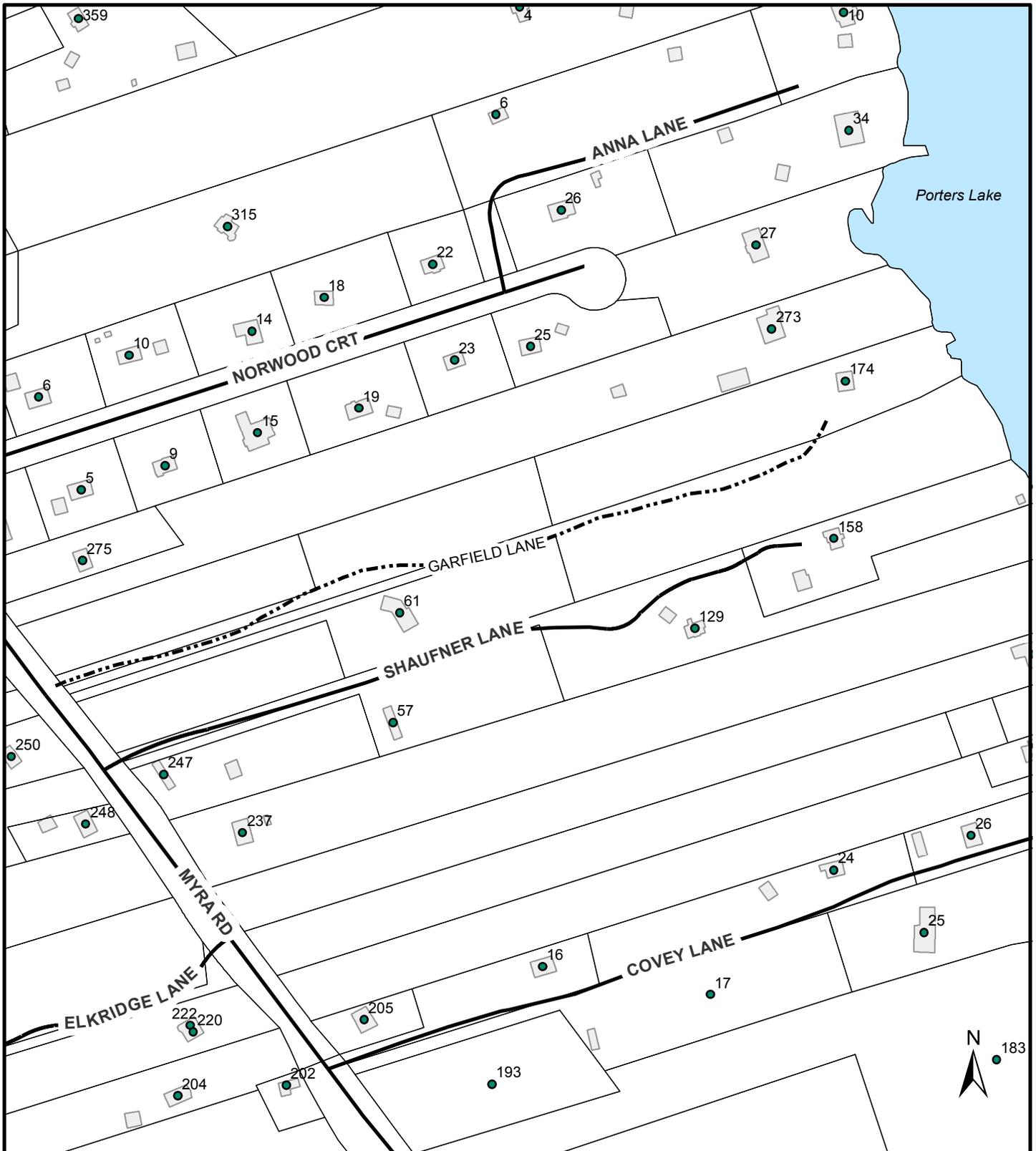
Map 4 - Chicory Lane, Bedford

HALIFAX

--- New Private Road



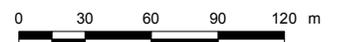
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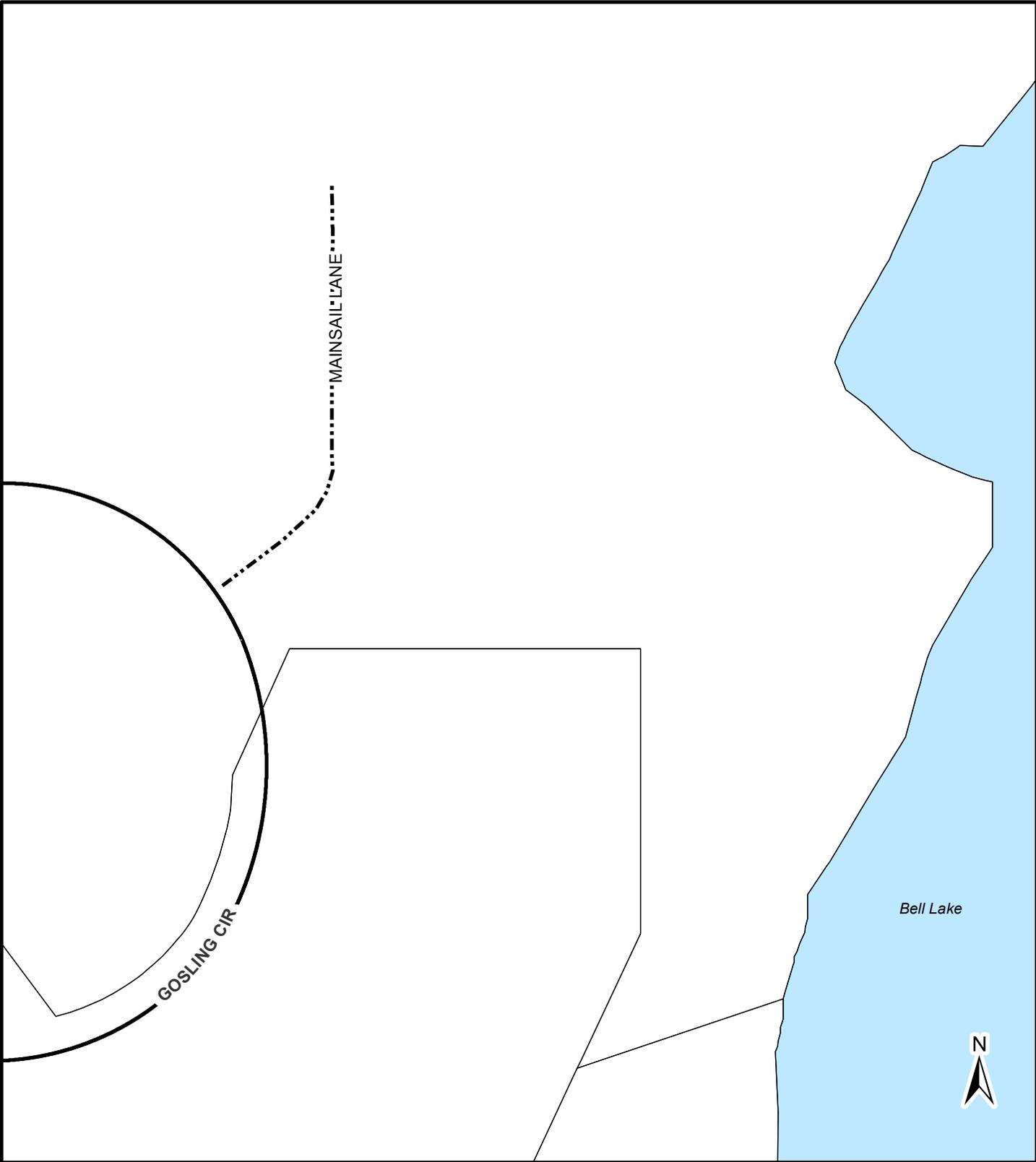
Map 5 - Garfield Lane, Porters Lake

HALIFAX

--- New Private Road



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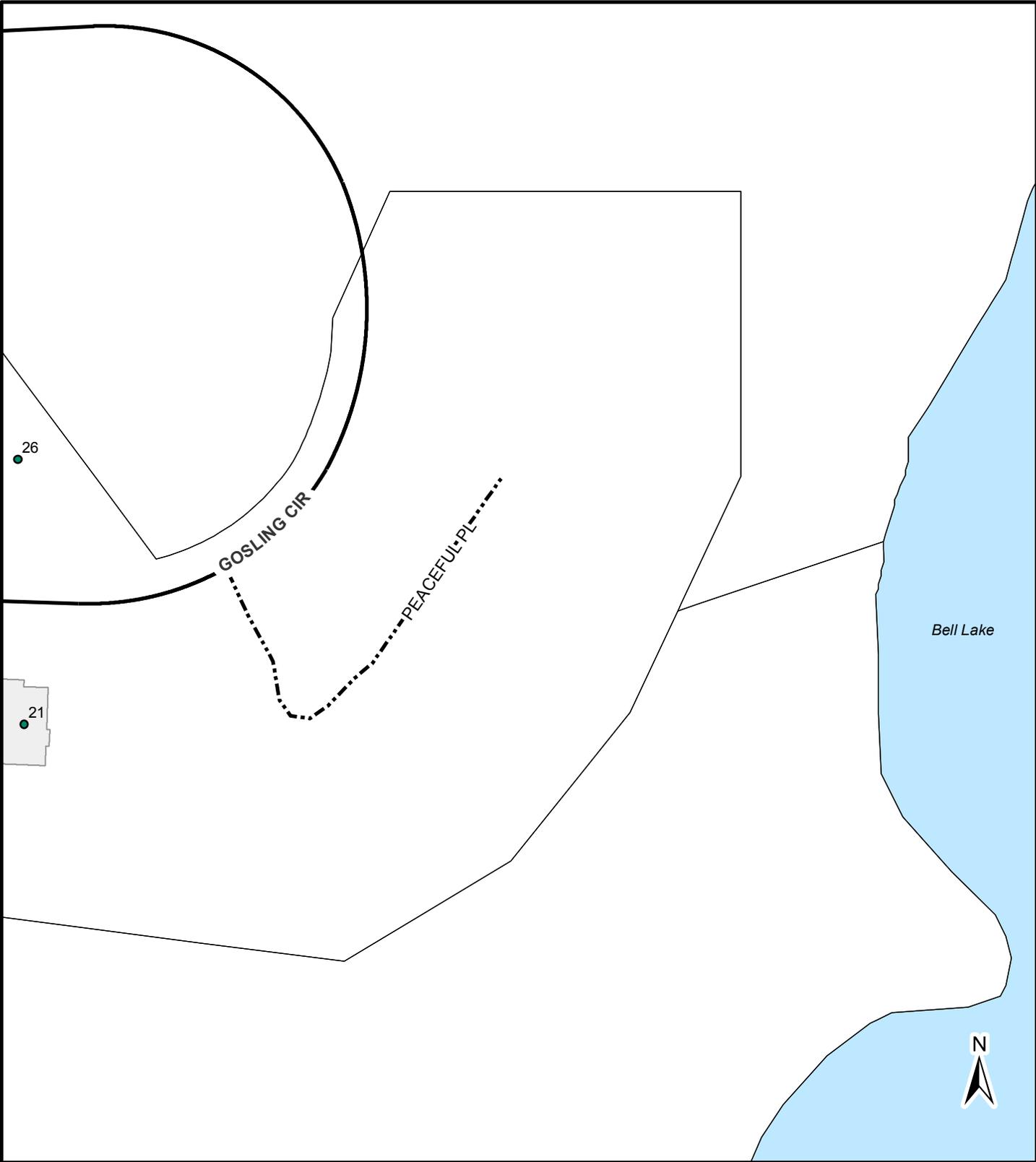
Map 6 - Mainsail Lane, Porters Lake

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--- New Private Road



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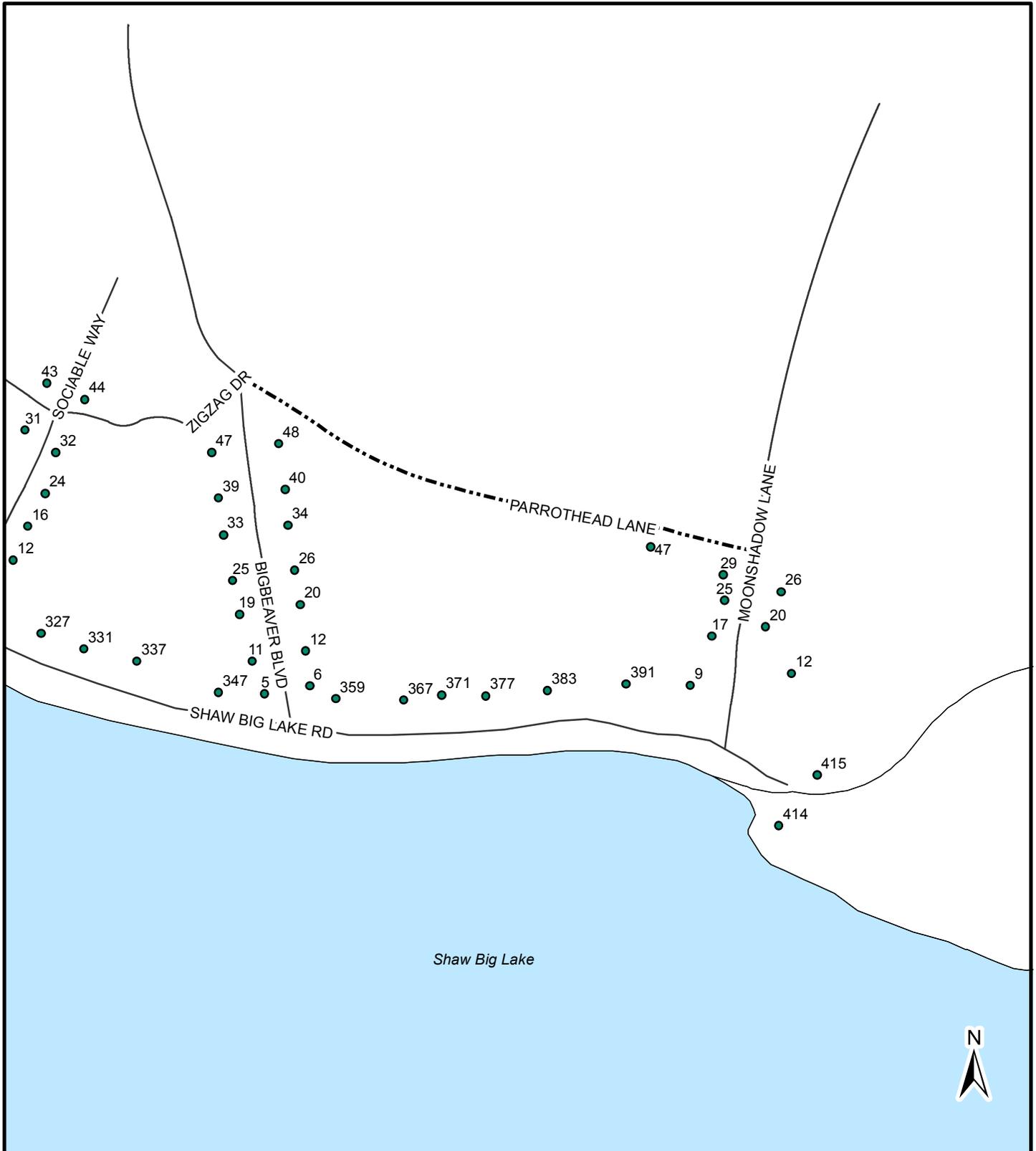
Map 7 - Peaceful Place, Porters Lake

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--- New Private Road



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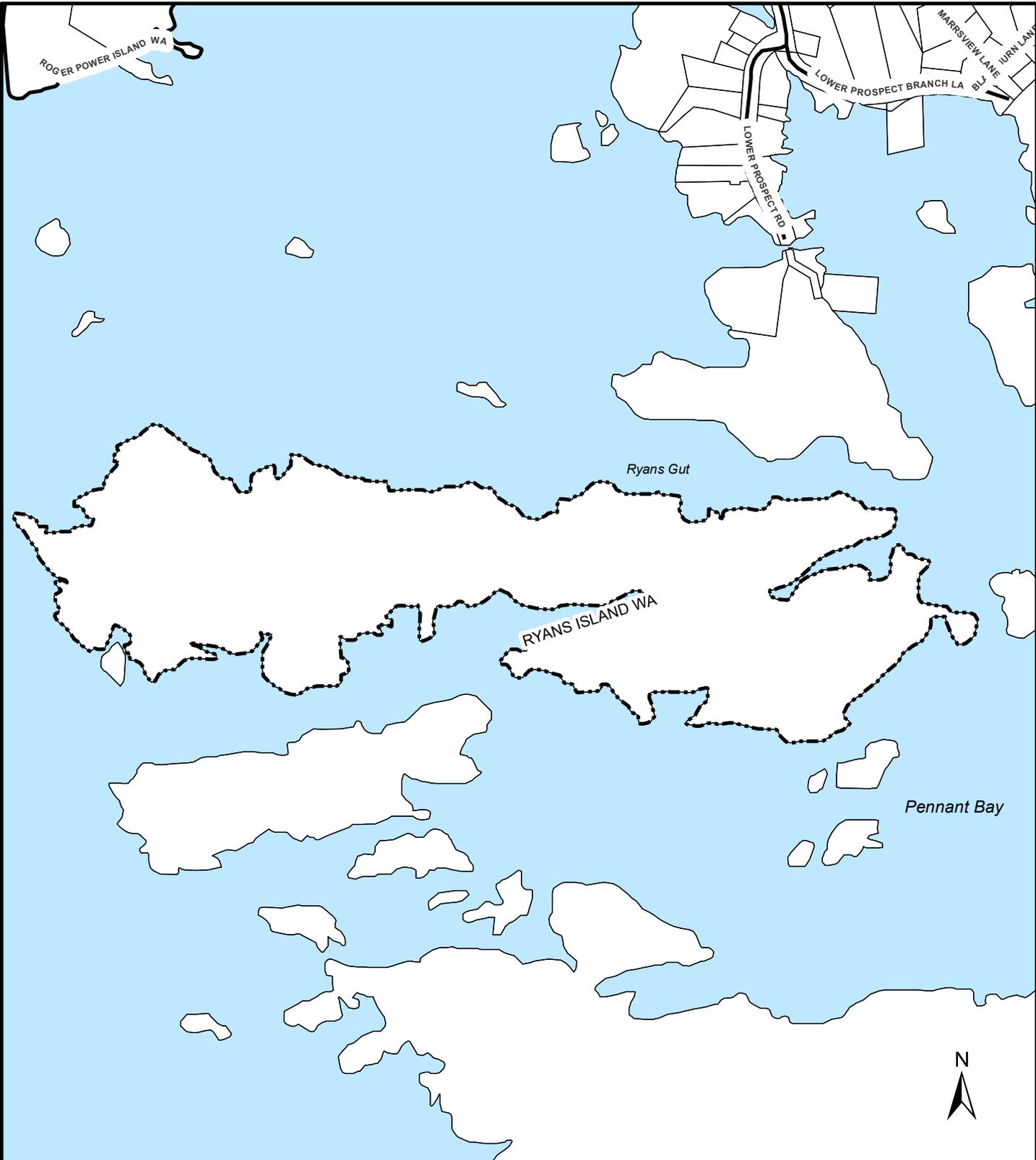
Map 8 - Parrothead Lane, Murchyville

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--- New Private Road



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Map 9 - Ryans Island Water Access, Lower Prospect

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--- New Water Access



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Attachment A:
(Amending Administrative Order #29)

**HALIFAX REGIONAL MUNICIPALITY
ADMINISTRATIVE ORDER 29
RESPECTING HRM CIVIC ADDRESSING POLICIES**

BE IT RESOLVED that Administrative Order 29, Respecting HRM Civic Addressing Policies, is further amended as follows:

1. Schedule C is amended by adding the following row after the row starting “Bramco” and before the row starting “Branch”

BRAMWELL	COURT	BEDFORD	<i>Date of Council Approval</i>
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2. Schedule C is further amended by adding the following row after the row starting “Chezzetcook Lake” and before the row starting “Chipshot”

CHICORY	LANE	BEDFORD	<i>Date of Council Approval</i>
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3. Schedule C is further amended by adding the following row after the row starting “Costa” and before the row starting “Cougar”:

COTTONTAIL	LANE	MINEVILLE	<i>Date of Council Approval</i>
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4. Schedule C is further amended by adding the following row after the row starting “Gannet” and before the row starting “Gary Martin”:

GARFIELD	LANE	PORTERS LAKE	<i>Date of Council Approval</i>
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5. Schedule C is further amended by adding the following row after the row starting “Glacier” and before the row starting “Gleave”:

GLADYS PORTER	PLACE	BEDFORD	<i>Date of Council Approval</i>
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6. Schedule C is further amended by adding the following row after the row starting “Maheux” and before the row starting “Majesty”:

MAINSAIL	LANE	PORTERS LAKE	<i>Date of Council Approval</i>
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7. Schedule C is further amended by adding the following row after the row starting “Parbury” and before the row starting “Pass”:

PARROTHEAD	LANE	MURCHYVILLE	<i>Date of Council Approval</i>
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8. Schedule C is further amended by adding the following row after the row starting “Pasture” and before the row starting “Peachtree”:

PEACEFUL	PLACE	PORTERS LAKE	<i>Date of Council Approval</i>
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9. Schedule C is further amended by adding the following row after the row starting "Rutherford" and before the row starting "Rye Cove":

RYANS ISLAND	WA	LOWER PROSPECT	<i>Date of Council Approval</i>
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Attachment B: Project Details of Proposed Street Naming

1. Public Street Names:

a) Bramwell Court, Bedford

Reason for the naming: This public street was created through subdivision #20217 (Map 1).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new public street names.

Proposed Name: Bramwell Court - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new public street, as shown on Map 1, be named Bramwell Court.

b) Gladys Porter Place, Bedford

Reason for the naming: This public street was created through subdivision #20066 (Map 2).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new public street names.

Proposed Name: Gladys Porter Place - This name was approved through the Asset Naming Policy by Regional Council on July 23, 2013. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new public street, as shown on Map 2, be named Gladys Porter Place.

2. Private Lane Namings:

a) Cottontail Lane, Mineville

<u>Reason for the naming:</u>	This private lane was created through subdivision #19983 (Map 3).
<u>Civic Addressing By-law/Policy:</u>	<i>Halifax Regional Municipality's Charter</i> allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads
<u>HRM Civic Addressing Public Safety Committee:</u>	The Committee does not provide recommendations on new private lane names.
<u>Proposed Name:</u>	Cottontail Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.
<u>Recommendation:</u>	In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 3, be named Cottontail Lane. As this private lane naming is the result of a subdivision, the developer will be responsible for the installation cost of the private lane sign.

b) Chicory Lane, Bedford

<u>Reason for the naming:</u>	This private lane was created through open space development agreement. case #16775 (Map 4)
<u>Civic Addressing By-law/Policy:</u>	<i>Halifax Regional Municipality's Charter</i> allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads
<u>HRM Civic Addressing Public Safety Committee:</u>	The Committee does not provide recommendations on new private lane names.
<u>Proposed Name:</u>	Chicory Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.
<u>Recommendation:</u>	In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 4, be named Chicory Lane. As this private lane naming is the result of an open space development agreement, the developer will be responsible for the installation cost of the private lane sign.

c) Garfield Lane, Porters Lake

Reason for the naming: This private lane was created through subdivision #19456 (Map 5).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new private lane names.

Proposed Name: Garfield Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 5, be named Garfield Lane. As this private lane naming is the result of a subdivision, the developer will be responsible for the installation cost of the private lane sign.

d) Mainsail Lane, Porters Lake

Reason for the naming: This private lane was created through the Seven Lakes open space development agreement case #17463 (Map 6).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new private lane names.

Proposed Name: Mainsail Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 6, be named Mainsail Lane. As this private lane naming is the result of an open space development agreement, the developer will be responsible for the installation cost of the private lane sign.

e) Peaceful Place, Porters Lake

Reason for the naming: This private lane was created through the Seven Lakes open space development agreement case #17463 (Map 7).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new private lane names.

Proposed Name: Peaceful Place - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 7, be named Peaceful Place. As this private lane naming is the result of an open space development agreement, the developer will be responsible for the installation cost of the private lane sign.

f) Parrothead Lane, Murchyville

Reason for the naming: This private lane was created through development permit #136840 (Map 8).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new private lane names.

Proposed Name: Parrothead Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 8, be named Parrothead Lane. As this private lane naming is the result of a development permit, the property owner will be responsible for the installation cost of the private lane sign.

3. Water Access Naming:

a) Ryans Island Water Access (WA)

Reason for the naming: This water access is being named through development permit #155598 (Map 9).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new water access names.

Proposed Name: Ryans Island Water Access - This name is the official name of the island as listed in the Nova Scotia Gazetteer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new water access, as shown on Map 9, be named Ryans Island Water Access. As this is a water access naming there is no requirement for a private lane sign.

Schedule A Street Naming Guidelines

General Principles

Uniqueness - there should be no duplication of names.

Distinctiveness - names that sound very similar should be avoided in order to avoid diction problems when people are making emergency calls under stress .

Continuity - a road running in one direction should have one name only and should have the same name throughout its entire length.

Guidelines

Street Name Characteristics

- A1. No name shall be duplicated including similar names that are differentiated by street type.
- A2. No name shall sound like an existing name.
- A3. No name shall contain numbers, special characters, decimals, hyphens, apostrophes, periods, or punctuation of any kind.
- A4. No double barreled names shall be permitted except for HRM place names listed in the Nova Scotia Gazetteer or approved heritage names.
- A5. No streets names shall incorporate product, trademark or copyright names.
- A6. No name of more than 10 characters in length shall be permitted where the street type is more than 2 characters in length and no name of more than 11 characters in length shall be permitted where the street type is 2 characters in length except for HRM place names listed in the Nova Scotia Gazetteer or approved heritage names.

Street Type Definitions (new streets only)

A7. An appropriate street type shall be used as follows:

Street Type	Use Guideline <i>currently under review</i>	Primary Abbreviation (Database Application)	Secondary Abbreviation (Signage Application)	Notes
Avenue		AVE	AVE	
Boulevard		BLVD	BLVD	
<i>Brae</i>		<i>BRAE</i>	<i>BR</i>	<i>No longer accepted</i>
Circle		CIRC	CIR	
Close		CLOSE	CL	
<i>Connector</i>		<i>CONN</i>	<i>CN</i>	<i>No longer accepted</i>
Court		CRT	CT	
Crescent		CRES	CR	
<i>Crest</i>		<i>CREST</i>	<i>CRST</i>	<i>No longer accepted</i>
<i>Cross</i>		<i>CROSS</i>	<i>CRS</i>	<i>No longer accepted</i>
<i>Diversion</i>		<i>DIVRSN</i>	<i>DIV</i>	<i>No longer accepted</i>
Drive		DR	DR	
<i>East</i>		<i>EAST</i>		<i>No longer accepted</i>
<i>Extension</i>		<i>EXTN</i>	<i>EXT</i>	<i>No longer accepted</i>
Gate		GATE	GT	
<i>Gateway</i>		<i>GTWY</i>	<i>GWY</i>	<i>No longer accepted</i>
Green		GREEN	GRN	
Grove		GROVE	GRV	
<i>Hall</i>		<i>HALL</i>	<i>HL</i>	<i>No longer accepted</i>
Heights		HTS	HTS	
Highway		HWY	HWY	
Hill		HILL	HL	
Street Type	Use Guideline <i>currently under review</i>	Primary Abbreviation (Database Application)	Secondary Abbreviation (Signage Application)	Notes

Landing		LNDG	LDG	
Lane		LANE	LN	
Loop		LOOP	LP	
Park		PARK	PK	
Parkway		PKY	PKY	
Path		PATH	PTH	
Place		PLACE	PL	
Ramp		RAMP	RMP	
Ridge		RIDGE	RG	
Road		RD	RD	
Route		RTE	RTE	
Row		ROW	ROW	
Run		RUN	RUN	
<i>Siding</i>		<i>SI</i>	<i>SI</i>	<i>No longer accepted</i>
<i>Square</i>		<i>SQR</i>	<i>SQ</i>	<i>No longer accepted</i>
Street		ST	ST	
Terrace		TERR	TR	
Trail		TRL	TL	
<i>Turn</i>		<i>TURN</i>	<i>TRN</i>	<i>No longer accepted</i>
Walk		WALK	WK	
Water Access		WA		
Way		WAY	WAY	
<i>West</i>		<i>WEST</i>		<i>No longer accepted</i>
<i>Woods</i>		<i>WOODS</i>	<i>WDS</i>	<i>No longer accepted</i>

Italics indicates legacy street types that are no longer acceptable in HRM.

Street Network Considerations

- A8. Continuous streets shall have one name throughout their entire length.
- A9. No street name shall be continued through a right angle turn.
- A10. A continuous street intersecting the same collector road more than twice shall be given a different name.

- A11. The same name shall not be used at both ends of a loop road if the middle portion of the road has not been taken over by the Municipality.
- A12. A cul-de-sac shall have a different street name from its cross road.

Water Access

- A13. Where access to a property is by water only, the street name shall be deemed to be the name of the island or waterbody as listed in the Nova Scotia Gazetteer.

Heritage Names

- A14. The use of heritage names shall be encouraged.
- A15. All street names for the community of Bedford (Municipal District 21) shall conform with the former Town of Bedford Street Naming Policy (1987)¹ .

Theme Names

- A16. Where street names in a neighbourhood are based on a specific theme, the name of all new street within the neighbourhood shall be consistent with the theme.

¹ This policy is currently administered by the Development Officer for the Central Region