

# HALIFAX

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**Item No. 15.1.5**  
**Halifax Regional Council**  
**February 26, 2019**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed by   
\_\_\_\_\_  
Jacques Dubé, Chief Administrative Officer

**DATE:** January 2, 2019

**SUBJECT:** **Case CA0123: Proposed Amendments to Administrative Order 29,  
Respecting HRM Civic Addressing Policies - Street Naming from  
August 16, 2018 – November 30, 2018**

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## **ORIGIN**

Street naming and renaming requests submitted through new subdivision applications and development permits from August 16, 2018 – November 30, 2018.

## **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 Civic Addressing Policies as set out in Attachment A of this report in order to approve:

1. the naming of eight new private lanes as identified in Attachment A and Maps 1, 2, 3, 4, 5, 6 and 7; and
2. the naming of a public street in Halifax as identified in Attachment A and Map 8.

**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 street and new private lane 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.

Section A4 of the Street Name Guidelines (Schedule A of Admin Order 29) states that no double-barreled names shall be permitted except for HRM place names listed in the Nova Scotia Gazetteer or approved heritage names. Admin Order 46, Asset Naming Policies is the process by which public streets can be approved as heritage names. Therefore, private lane names shall be approved by Regional Council as part of the street naming process. These names are evaluated using the criteria approved through Admin Order 46.

**DISCUSSION**

The following list of street names have been reviewed in keeping with HRM's Civic Addressing Policies and By-law and staff advises that all 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. Private Lane Naming

Proposed Name	Community	Origin	Map	Rationale For Naming
Breakhard Lane	Elderbank	Subdivision #20648	1	Lane services at least 3 structures or facilities
Brightside Court	Porters Lake	Subdivision #19427	2	Lane services at least 3 structures or facilities
Huntsman Lane	West Chezzetcook	Subdivision #19996	3	Lane services at least 3 structures or facilities
Luka Lane	Hammonds Plains	Subdivision #18177	4	Lane services at least 3 structures or facilities
Maritime Way	Upper Hammonds Plains	Development Permit	5	Lane services at least 3 structures or facilities
Paragon Way	Upper Hammonds Plains	Development Permit	5	Lane services at least 3 structures or facilities
Yellowtail Ridge	West Chezzetcook	Subdivision #21218	6	Lane services at least 3 structures or facilities

Yould Court	Upper Hammonds Plains	Development Permit	7	Lane services at least 3 structures or facilities
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2.Public Street Naming

Proposed Name	Community	Origin	Map	Admin Order Criteria
Alamir Court	Halifax	Subdivision #20661	8	All public streets shall be named

**FINANCIAL IMPLICATIONS**

The costs associated with the Administration of the HRM's Civic Addressing By-law and Administrative Order can be accommodated within the 2018-2019 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 were notified and/or consulted.

**ENVIRONMENTAL IMPLICATIONS**

No environmental implications were identified.

**ALTERNATIVE**

Regional Council may choose not to approve some or all the street namings and renamings 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: Breakhard Lane, Elderbank
- Map 2: Brightside Court, Porters Lake
- Map 3: Huntsman Lane, West Chezzetcook
- Map 4: Luka Lane, Hammonds Plains
- Map 5: Maritime Way & Paragon Way, Upper Hammonds Plains
- Map 6: Yellowtail Ridge, West Chezzetcook
- Map 7: Yould Court, Upper Hammonds Plains
- Map 8: Alamir Court, Halifax

- 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 [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

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Report Approved by: Original Signed  
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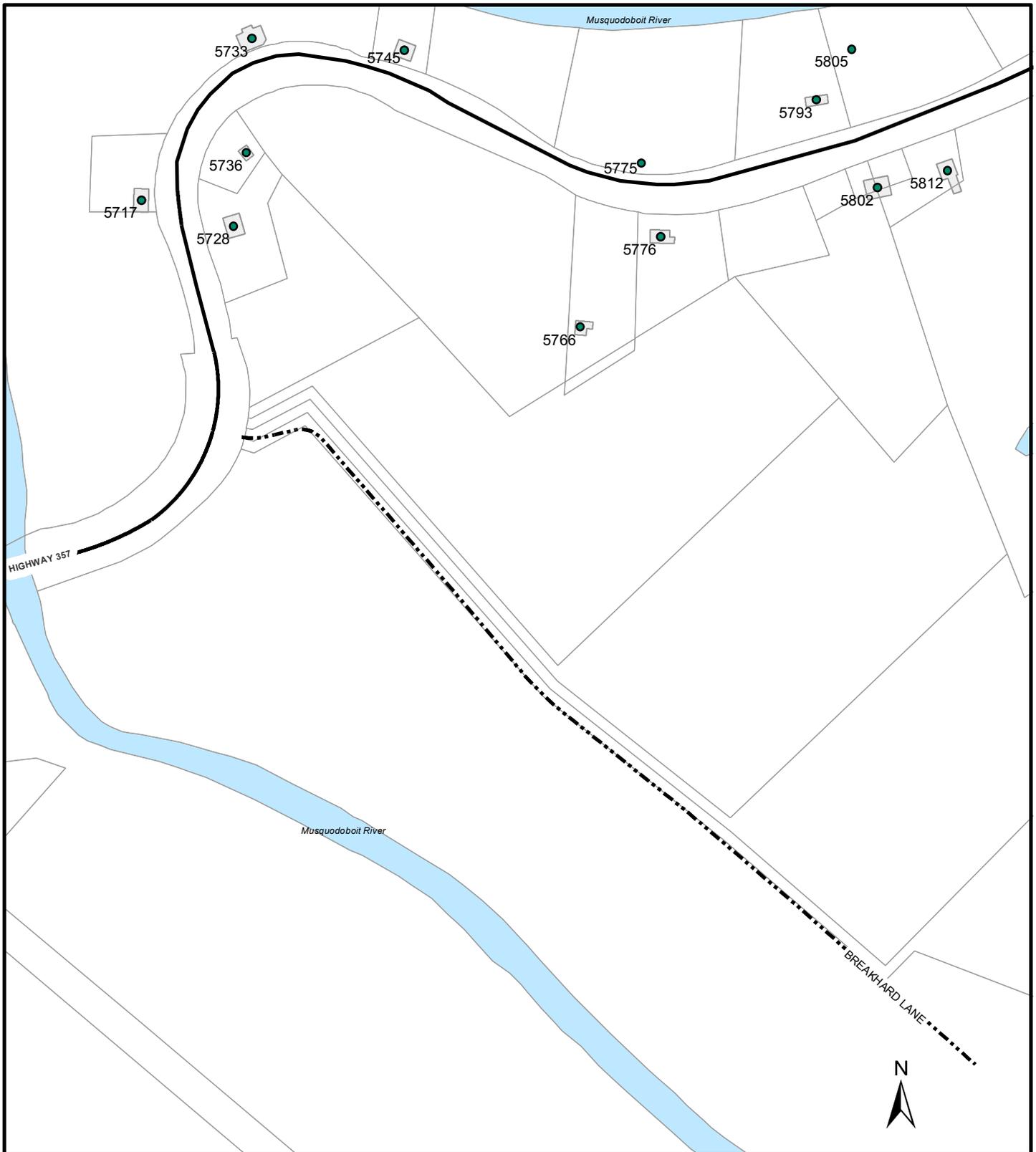
Report Approved by: Original Signed  
Steven Higgins, Manager – Current Planning 902.490-4382

Report Approved by: 

<b>Original Signed by</b> 
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Kelly Denty, Director, Planning and Development 902.490.4800

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**Map 1 - Breakhard Lane, Elderbank**

**HALIFAX**

----- New Private 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.



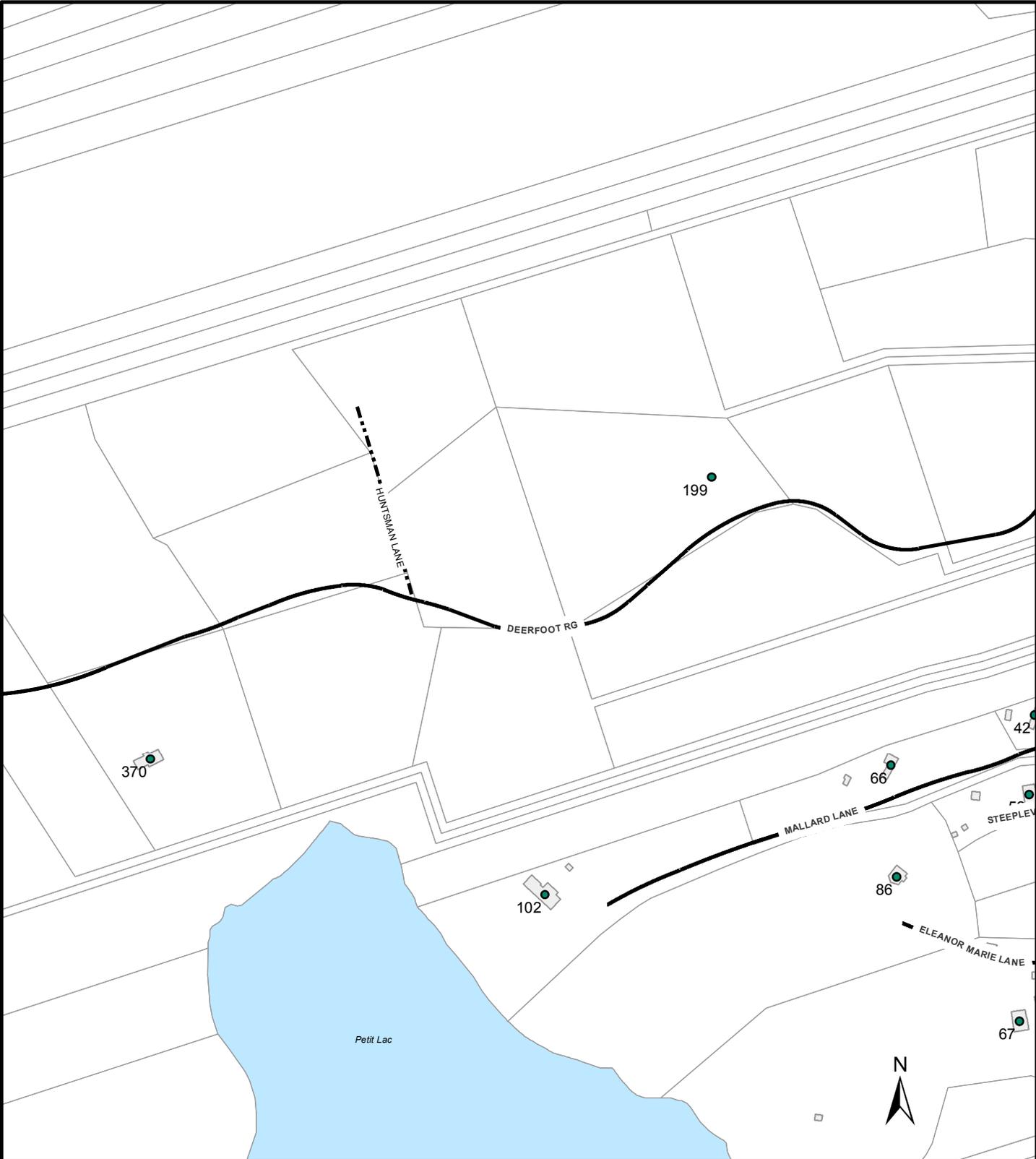
**Map 2 - Brightside Court, Porters Lake**

**HALIFAX**

----- New Private Road



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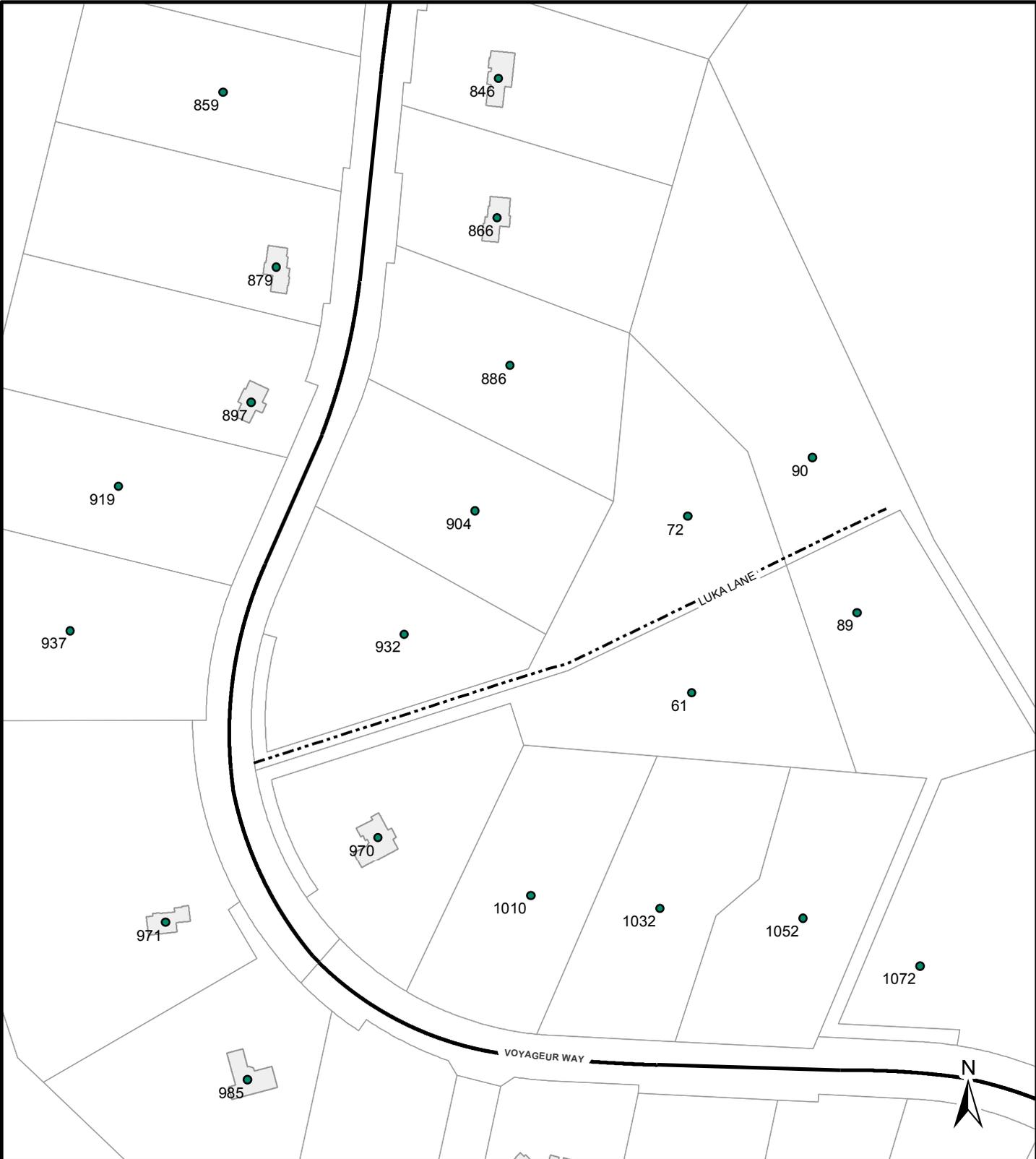
**Map 3 - Huntsman Lane, West Chezzetcook**

**HALIFAX**



----- New Private Road

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**Map 4 - Luka Lane, Hammonds Plains**

**HALIFAX**

--- New Private Road



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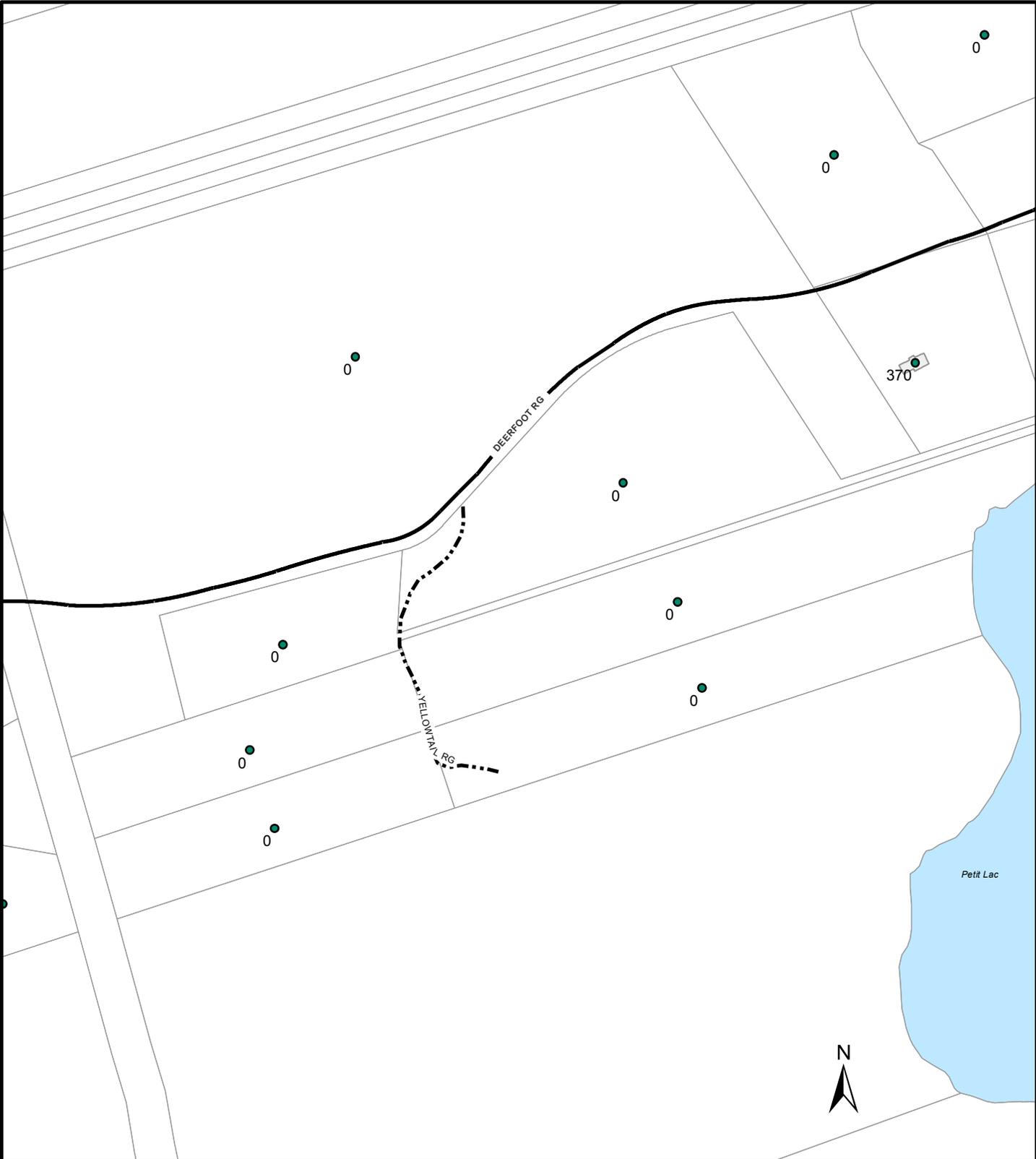
**Map 5 - Maritime Way and Paragon Way,  
Upper Hammonds Plains**

**HALIFAX**



----- New Private Road

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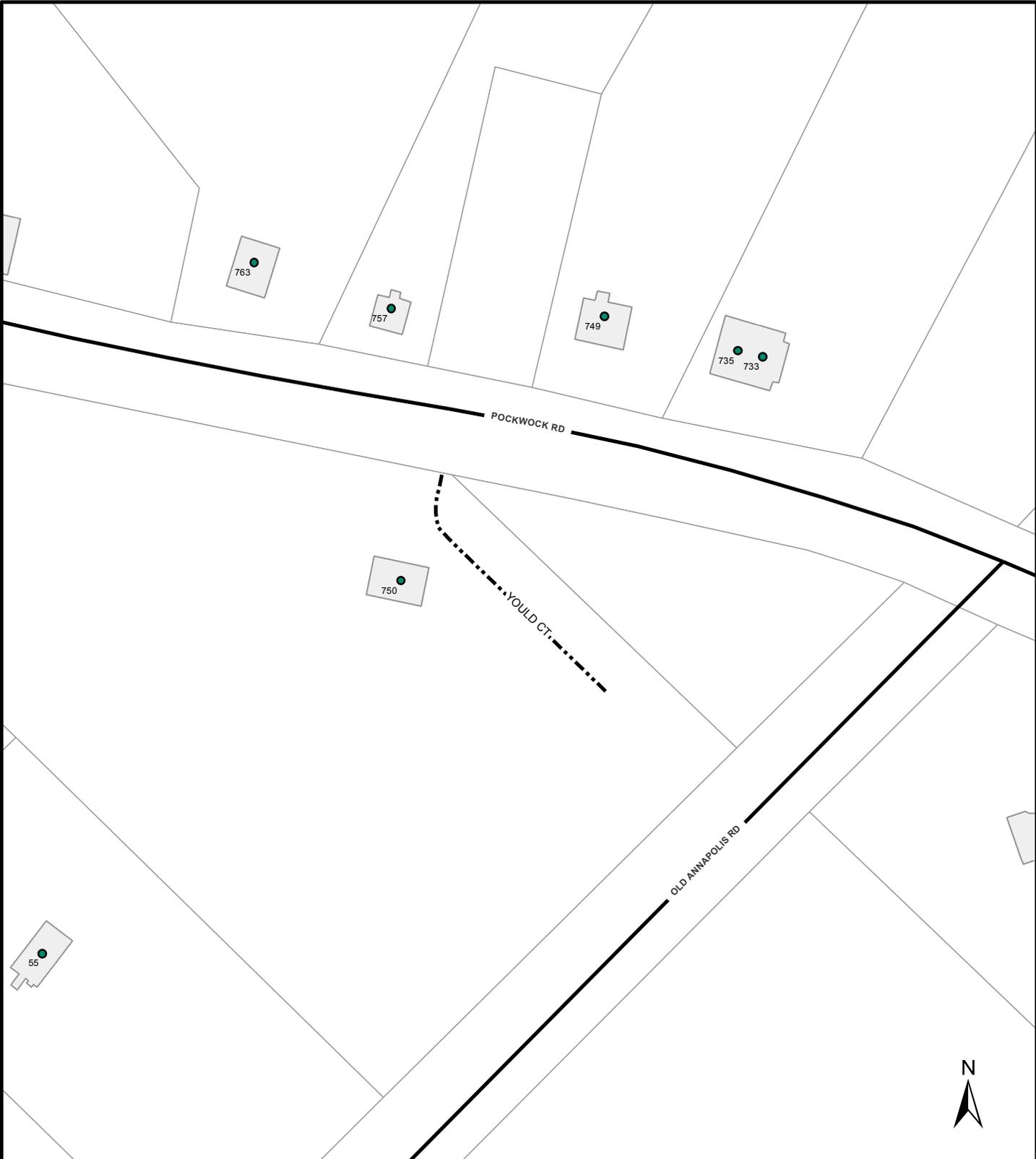
**Map 6 - Yellowtail Ridge, West Chezzetcook**

**HALIFAX**

----- New Private Road



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**Map 7- Yould Court, Hammonds Plains**

**HALIFAX**

----- New Private Road



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**Map 8 - Alamir Court, Bedford**

**HALIFAX**

--- New Public Road



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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 “Alabaster” and before the row starting “Alan”:

ALAMIR	COURT	HALIFAX	<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 “Breaker” and before the row starting “Bree”:

BREAKHARD	LANE	ELDERBANK	<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 “Bridle” and before the row starting “Broad”:

BRIGHTSIDE	COURT	PORTERS LAKE	<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 “Hunterwood” and before the row starting “Hurricane”:

HUNTSMAN	LANE	WEST CHEZZETCOOK	<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 “Lucy” and before the row starting “Lumpkin”:

LUKA	LANE	HAMMONDS PLAINS	<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 “Marine Parade” and before the row starting “Marjorie Russell”:

MARITIME	WAY	UPPER HAMMONDS PLAINS	<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 “Paradise” and before the row starting “Parbury”:

PARAGON	WAY	UPPER HAMMONDS PLAINS	<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 “Yearling” and before the row starting “Yew”:

YELLOWTAIL	RIDGE	WEST CHEZZETCOOK	<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 “Yezen” and before the row starting “Zigzag”:

YOULD	COURT	UPPER HAMMONDS PLAINS	<i>Date of Council Approval</i>
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## Attachment B: Project Details of Proposed Street Renaming and Naming

### 1. Private Lane Namings:

#### a) Breakhard Lane, Elderbank, Private Lane Naming

Reason for the naming: This private lane was created through subdivision #20648. A map of the proposed Breakhard Lane is included as Map 1.

Civic Addressing By-law/Policy: As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. There will be at least three (3) structures accessed by this lane and in accordance with Policies, any lane providing access to three or more structures shall be named and the structures addressed accordingly.

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

Proposed Name: Breakhard Lane - This name was suggested by the property owners. 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 un-named lane way, as shown in Map 1, be named Breakhard Lane.

#### b) Brightside Court, Porters Lake, Private Lane Naming

Reason for The naming: This private lane was created through subdivision #19427. A map of proposed Brightside Court is included as Map 2.

Civic Addressing By-law/Policy: As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. There will be at least three (3) structures accessed by this lane and in accordance with Policies, any lane providing access to three or more structures shall be named and the structures addressed accordingly.

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

Proposed Name: Brightside Court – This name was suggested by the property owner. 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 un-named lane way, as shown in Map 2, be named Brightside Court.

c) Huntsman Lane, West Chezzetcook, Private Lane Naming

Reason for the naming: This private lane was created through subdivision #19996. A map of the proposed Huntsman Lane is included as Map 3.

Civic Addressing By-law/Policy: As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. There will be at least three (3) structures accessed by his lane and in accordance with Policies, any lane providing access to three or more structures shall be named and the structures addressed accordingly.

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

Proposed Name: Huntsman Lane - This name was suggested by the property owner. 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 un-named lane way, as shown in Map 3, be named Huntsman Lane.

d) Luka Lane, Hammonds Plains, Private Lane Naming

Reason for the naming: This private lane was created through subdivision #18177. A map of the proposed Luka Lane is included as Map 4.

Civic Addressing By-law/Policy: As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. There will be at least three (3) structures accessed by his lane and in accordance with Policies, any lane providing access to three or more structures shall be named and the structures addressed accordingly.

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

Proposed Name: Luka Lane - This name was suggested by the property owner. 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 un-named lane way, as shown in Map 4, be named Luka Lane.

e) Maritime Way, Upper Hammonds Plains, Private Lane Naming

Reason for the naming: This private lane was created through a development permit. A map of the proposed Maritime Way is included as Map 5.

Civic Addressing By-law/Policy: As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. There will be three (3) structures accessed by this lane and in accordance with Policies, any lane providing access to three or more structures shall be named and the structures addressed accordingly.

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

Proposed Name: Maritime Way - This name was suggested by the property owner. 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 un-named lane way, as shown in Map 5, be named Maritime Way.

f) Paragon Way, Upper Hammonds Plains, Private Lane Naming

Reason for the naming: This private lane was created through a development permit. A map of the proposed Paragon Way is included as Map 5.

Civic Addressing By-law/Policy: As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. There will be three (3) structures accessed by this lane and in accordance with Policies, any lane providing access to three or more structures shall be named and the structures addressed accordingly.

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

Proposed Name: Paragon Way - This name was suggested by the property owner. 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 un-named lane way, as shown in Map 5, be named Paragon Way.

g) Yellowtail Ridge, West Chezzetcook, Private Lane Naming

Reason for the naming: This private lane was created through subdivision #21218. A map of the proposed Yellowtail Ridge is included as Map 6.

Civic Addressing By-law/Policy: As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. There will be at least three (3) structures accessed by his lane and in accordance with Policies, any lane providing access to three or more structures shall be named and the structures addressed accordingly.

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

Proposed Name: Yellowtail Ridge - This name was suggested by the property owner. 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 un-named lane way, as shown in Map 6, be named Yellowtail Ridge.

h) Yould Court, Upper Hammonds Plains, Private Lane Naming

Reason for the naming: This private lane was created through a development permit. A map of the proposed Yould Court is included as Map 7.

Civic Addressing By-law/Policy: As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. There will be three (3) structures accessed by this lane and in accordance with Policies, any lane providing access to three or more structures shall be named and the structures addressed accordingly.

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

Proposed Name: Yould 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 un-named lane way, as shown in Map 7, be named Yould Court.

## 2. Public Street Naming:

### a) Alamir Court, Halifax

Reason for  
the renaming:

This public street is being named through subdivision #20661 (Map 8). A map of the proposed Alamir Court is included as 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 public street namings.

Proposed Name:

Alamir Court, Halifax – 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, Policies and Standard Procedures, civic addressing staff recommends that the unnamed public street, as shown in Map 8, be named Alamir Court and signed appropriately.

## **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)<sup>1</sup> .

### **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.

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<sup>1</sup> This policy is currently administered by the Development Officer for the Central Region