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Item No. 9.1.2
Halifax Regional Council
May 26, 2020

TO: Mayor Savage and Members of Halifax Regional Council

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

DATE: April 20, 2020

SUBJECT: **Case CA0129: Proposed Amendments to Administrative Order 29,
Respecting HRM Civic Addressing Policies – Street Naming and Renaming
from January 1, 2020 – March 31, 2020**

ORIGIN

Street naming and renaming requests submitted through new subdivision applications and development permits from January 1, 2020– March 31, 2020.

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 six new private lanes as identified in Attachment A and Maps 1, 2, 3, 4, 5 and 6;
2. the retiring of the private lane name, Dogwood Dr, Cow Bay, as identified in Attachment A and Map 7; and
3. the renaming of a portion of Symonds Road, Bedford to Science Park Drive, Bedford, as identified in Attachment A and Map 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 B). 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.

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 C 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/Retiring

1. Private Lane Naming

Proposed Name	Community	Origin	Map	Rationale For Naming
Bloom Lane	Bedford	Development Permit	1	Lane services at least 3 structures or facilities
Coral Heights	Queensland	Development Permit	2	Lane services at least 3 structures or facilities
Friendship Lane	Porters Lake	Development Permit	3	Lane services at least 3 structures or facilities
Mineswood Lane	East Chezzetcook	Subdivision #22844	4	Lane services at least 3 structures or facilities
Mitch Lane	Fall River	Subdivision #22461	5	Lane services at least 3 structures or facilities
Ramona Court	Dartmouth	Development Permit	6	Lane services at least 3 structures or facilities

2.Private Lane Retiring

Proposed Name	Community	Origin	Map	Admin Order Criteria
Dogwood Drive	Cow Bay	Currently no addresses assigned to the lane name	7	Lanes must service at least 3 structures or facilities

3, Public Street Renaming

Proposed Name	Community	Current Name	Map	Admin Order Criteria
Science Park Drive	Bedford	Symonds Road (portion of)	8&9	No street name shall be continued through a right angle turn.

FINANCIAL IMPLICATIONS

The costs associated with the Administration of the HRM's Civic Addressing By-law and Administrative Order can be accommodated within the 2020-2021 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.

ALTERNATIVES

Regional Council may choose not to approve some or all the street namings and retiring 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: Bloom Lane, Bedford
- Map 2: Coral Heights, Queensland
- Map 3: Friendship Lane, Porters Lake
- Map 4: Mineswood Lane, East Chezzetcook
- Map 5: Mitch Lane, Fall River
- Map 6: Ramona Court, Dartmouth
- Map 7: Dogwood Drive, Cow Bay
- Map 8: Symonds Road/Science Park Drive, Bedford Current Alignment
- Map 9: Symonds Road/Science Park Drive, Bedford Proposed Alignment

- Attachment A: Amending Administrative Order #29
- Attachment B: Administrative Order #29 Schedule A - Street Naming Guidelines
- Attachment C: Project Details of Proposed Naming

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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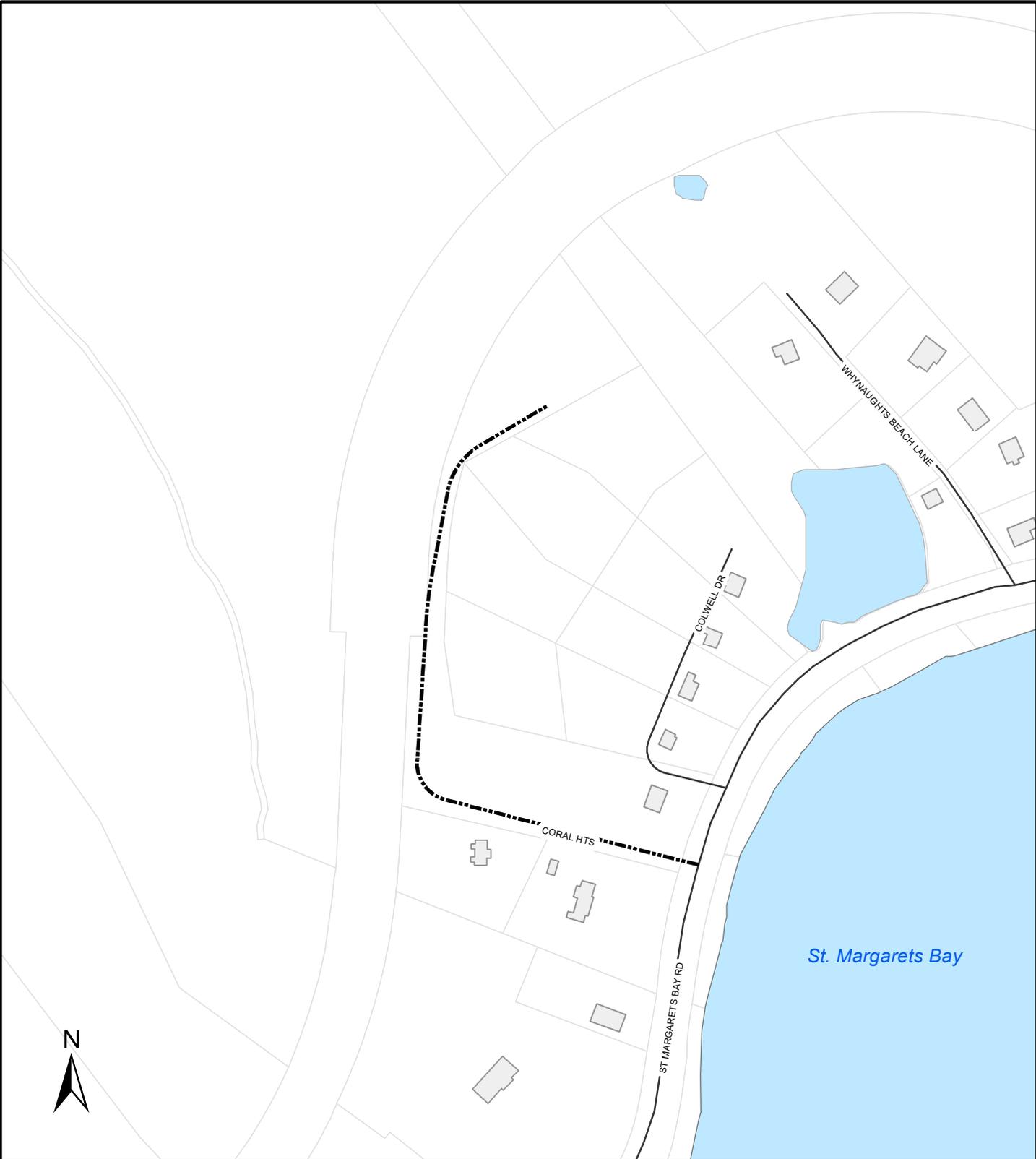
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Map 1 - Bloom Lane, Bedford

----- New Private Road



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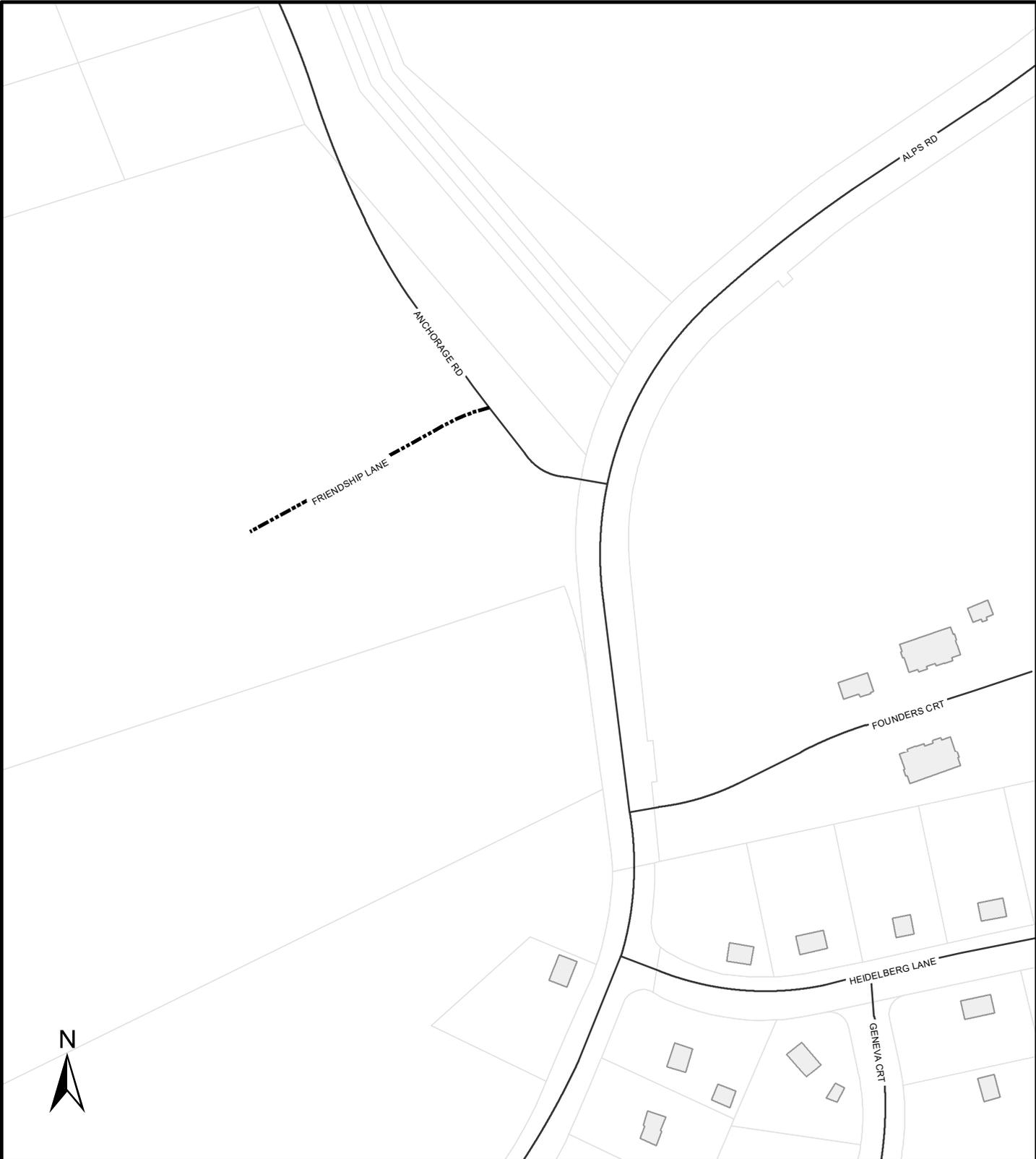
Map 2 - Coral Heights, Queensland

----- New Private Road

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Map 3 - Friendship Lane, Porters Lake

----- New Private Road

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Map 4 - Mineswood Lane, East Chezzetcook

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Map 5 - Mitch Lane, Fall River

----- New Private Road

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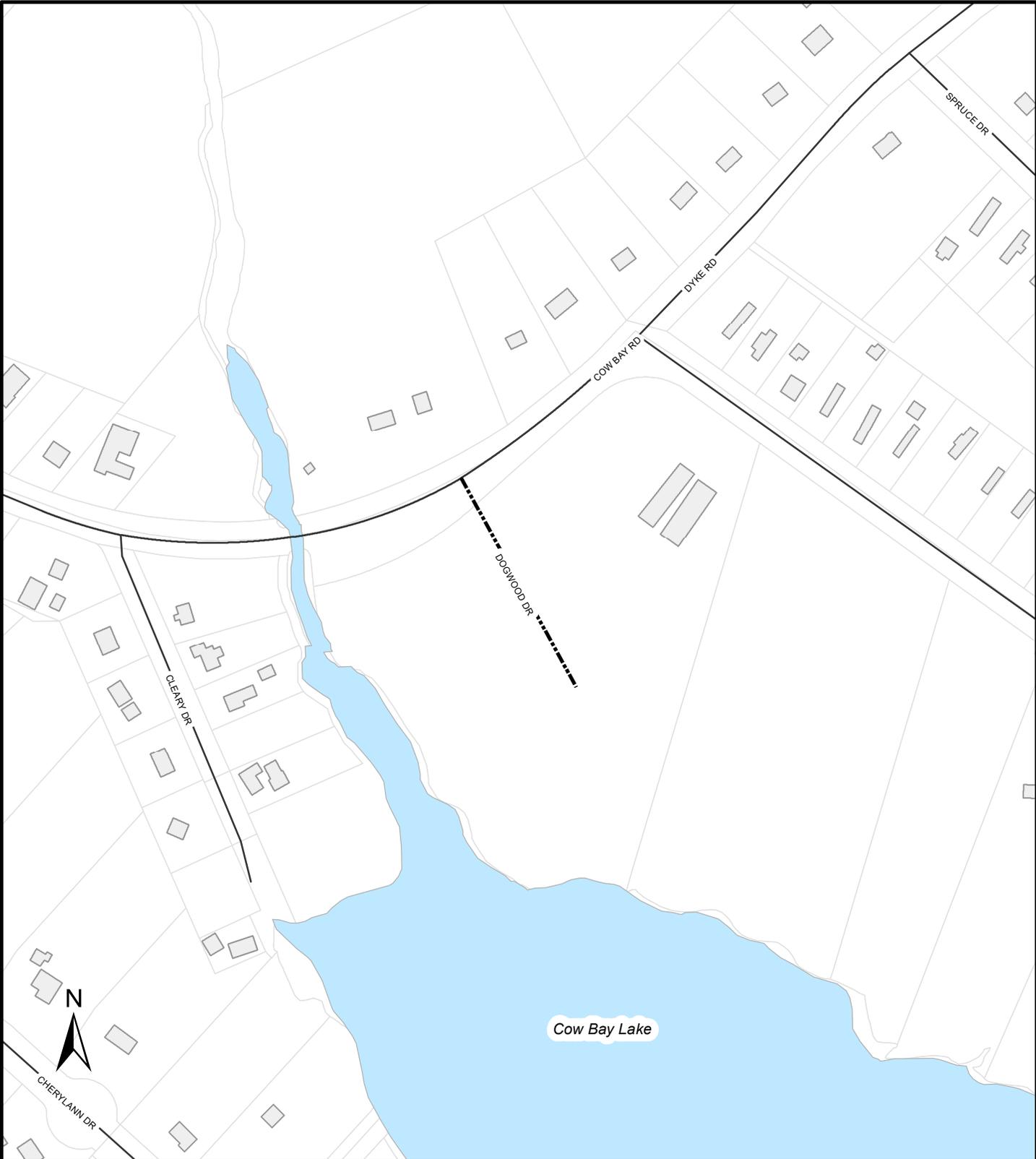
Map 6 - Ramona Court, Dartmouth

----- New Private Road

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Map 7 - Dogwood Dr, Cow Bay

----- Private Road

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**Map 8 - Symonds Road/Science Park Drive, Bedford
Current Alignment**

- Symonds Road Alignment
- Science Park Drive Alignment

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**Map 9 - Symonds Road/Science Park Drive, Bedford
Proposed Alignment**

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- Symonds Road Proposed Alignment
- Science Park Drive Proposed Alignment



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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 “Blackburn” and before the row starting “Blueberry”:

BLOOM	LANE	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 “Coppermoon” and before the row starting “Coralberry”:

CORAL	HEIGHTS	QUEENSLAND	<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 “Fresnel” and before the row starting “Friesian”:

FRIENDSHIP	LANE	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 “Milts” and before the row starting “Mistywater”:

MINESWOOD	LANE	EAST 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 “Mistywater” and before the row starting “Mockingbird”:

MITCH	LANE	FALL RIVER	<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 “Rambling” and before the row starting “Ramsbrook”:

RAMONA	COURT	DARTMOUTH	<i>Date of Council Approval</i>
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7. Schedule D is amended by adding the following row after the row starting “Scanlan Point Rd” and before the row starting “Scotts Point Rd”:

SCIENCE PARK DR	BEDFORD	(PORTION OF) SYMONDS ROAD	<i>Date of Council Approval</i>
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8. Schedule E is amended by adding the following row after the row starting “Bright Place” and before the row starting “Loop Road”:

DOGWOOD DRIVE	COW BAY		<i>Date of Council Approval</i>
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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

Attachment C: Project Details of Proposed Street Renaming and Naming

1. Private Lane Namings:

a) Bloom Lane, Bedford, Private Lane Naming

<u>Reason for the naming:</u>	This private lane was created through multiple Development Permits. A map of the proposed Bloom Lane is included as Map 1.
<u>Civic Addressing By-law/Policy:</u>	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 now be more than 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.
<u>HRM Civic Addressing Public Safety Committee:</u>	The Committee does not provide recommendations on private lane namings.
<u>Proposed Name:</u>	Bloom Lane - This name was suggested by the property owner. 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 lane way, as shown in Map 1, be named Bloom Lane.

b) Coral Heights, Queensland, Private Lane Naming

<u>Reason for The naming:</u>	This private lane was created through Development Permits. A map of the proposed Coral Heights is included as Map 2.
<u>Civic Addressing By-law/Policy:</u>	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) addresses assigned to this lane and in accordance with Policies, any lane providing access to three or more structures or facilities shall be named and the structures addressed accordingly.
<u>HRM Civic Addressing Public Safety Committee:</u>	The Committee does not provide recommendations on private lane namings.
<u>Proposed Name:</u>	Coral Heights – This name was suggested by the property owner. 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 un-named laneway, as shown in Map 2, be named Coral Heights.

c) Friendship Lane, Porters Lake, Private Lane Naming

Reason for the naming: This private lane was created through a development permit. A map of the proposed Friendship 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) addresses assigned to 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: Friendship 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 un-named laneway, as shown in Map 3, be named Friendship Lane.

d) Mineswood Lane, East Chezzetcook, Private Lane Naming

Reason for the naming: This private lane was created through Subdivision #22844. A map of the proposed Mitch 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 now be more than 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: Mineswood 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 new lane way, as shown in Map 4, be named Mineswood Lane.

e) Mitch Lane, Fall River, Private Lane Naming

Reason for the naming:

This private lane was created through Subdivision #22461. A map of the proposed Mitch Lane 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 now be more than 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:

Mitch 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 new lane way, as shown in Map 5, be named Mitch Lane.

f) Ramona Court, Dartmouth, Private Lane Naming

Reason for the naming:

This private lane was created through a development permit. A map of the proposed Ramona Court 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 now 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:

Ramona 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 new lane way, as shown in Map 6, be named Ramona Court.

2. Private Street Retiring:

a) Dogwood Court, Cow Bay

Reason for the retiring: This private lane has no associated addresses and has not been maintained. A map of the current Dogwood 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 are no structures or facilities that are being served by this lane.

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

Recommendation: Retire Dogwood Court, as shown in Map 7, including remove from the mapping and the official HRM Street List.

D. Public Street Re-Naming:

a) Science Park Drive, Bedford

Reason for the renaming: The northern portion of Symonds Road currently continues through a right angle turn and is continuous with Science Park Drive. There is only one building addressed to this section of Symonds Road and it has recently been sold to Halifax Fire Services. It is an opportune time to change the name as no businesses will be affected by an address change.

Civic Addressing By-law/Policy: Policy A8 of the Civic Addressing Policies states that continuous streets shall have one name throughout their entire length. Policy A9 of the policies states that no street name shall be continue through a right angle turn.

HRM Civic Addressing Public Safety Committee: The Committee confirmed, via email on January 8, 2020, that they are in agreement that the portion of Symonds Road, as shown on Map 8, be renamed to Science Park Drive.

Recommendation: In accordance with the By-law, Policies and Standard Procedures, Civic Addressing staff recommends that the portion of Symonds Road as shown on Map 9 be renamed Science Park Drive.