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TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON FEBRUARY 3 , 2014
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	APPLICATION BY: CITY OF LONDON STREET RENAMING OF TENNENT AVENUE (East Leg)

RECOMMENDATION

That, on the recommendation of the Manager of Development Services, the following actions be taken with respect to the section of Tennent Avenue between Glengarry Avenue and A.B. Lucas Secondary School:

- a) The Civic Administration **BE DIRECTED** to circulate notice of possible street renaming and change in municipal addressing to area residents and report back to a future public participation meeting at the Civic Works Committee.

BACKGROUND

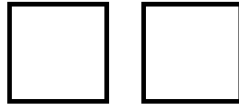
Tennent Avenue extends in an east-west direction, between Adelaide Street North and Glengarry Avenue, within the limits of Ward 5. Two sections of Tennent Avenue are split by A.B. Lucas Secondary School, with a westerly leg extending between Adelaide Street North and A.B. Lucas, and an easterly leg extending between A.B. Lucas and Glengarry Avenue (shown in Figure 1).

As the result of an elementary school closure by the TVDSB, the former Northbrae Public School, the lands were sold and an application for subdivision was submitted by Wastell Developments Inc. On May 15, 2013, the City of London Approval Authority approved a draft plan of subdivision (39T-13501) for 44 single detached lots on the former school site. As a condition of approval, municipal addresses are required to be assigned to the new lots in this subdivision, including 12 new lots on the south side of Tennent Avenue.

To accommodate new addressing for the subdivision and maintain logical number sequencing, changes are required to the addresses of three single family properties located on the south side of Tennent Avenue, between A.B. Lucas and Glengarry Avenue. Since Tennant Avenue is physically split into two separate segments another option would be to rename the segment between A.B. Lucas and Glengarry Avenue, which would affect the addresses of five residential properties and A.B. Lucas Secondary School.

The two identified options have been circulated to the Municipal Addressing Advisory Group (MAAG) and to date, there have been no issues/complications raised through any Civic Department or through any Emergency Services Departments.

The two options are further described below. For either option the City would need to financially compensate the affected property owners on Tennent Avenue for a change in address. Council has previously recommended compensation up to \$100 per household. Consideration should be given to increasing the amount for this circumstance, if warranted.



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Figure 1 – Location Map

OPTION A:

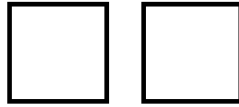
This proposal leaves the street name status quo, however, recommends reassignment of municipal addresses of three parcels on the easterly leg of Tennent Avenue to be as follows and as shown on Figure 2:

Current Address	Proposed Address
659 Tennent Avenue	695 Tennent Avenue
663 Tennent Avenue	697 Tennent Avenue
667 Tennent Avenue	699 Tennent Avenue

Estimated Costs :

The following table shows a breakdown of the estimated costs:

Item	Estimate
Civic Corner Public Notice	\$ 100.00
Cost per household/business	\$ 600.00 (\$200.00 X 3 households)
Total	\$ 700.00



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Figure 2 – Option A proposed addressing

OPTION B:

This proposal would be to rename the easterly portion of Tennent Avenue to Tennent Place and re-assign new municipal addresses to five residential parcels and school property, as shown in the following table and Figure 3:

Current Address	Proposed Address
659 Tennent Avenue	659 Tennent Place
663 Tennent Avenue	663 Tennent Place
667 Tennent Avenue	667 Tennent Place
701 Tennent Avenue	701 Tennent Place
705 Tennent Avenue	705 Tennent Place
656 Tennent Avenue (A.B. Lucas S.S.)	656 Tennent Place

Estimated Costs

The estimated cost for Option B are broken down as follows:

Item	Estimate
Civic Corner Public Notice	\$ 100.00
*Street sign replacement	\$ 550.00 (\$275 per sign + applicable taxes X 2)
**Cost per household/business	\$ 1,200.00 (\$200.00 X 6 households/businesses)
Total	\$ 1,850.00

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* The estimated cost for new and replacement street name signs do not include the posting of temporary signs indicating the former street name.

** Development Services will consult with the Canada Post Corporation and request an initial 6 month free re-direction service.

Source of funding for the above estimated costs will be identified in the report back to Committee should additional costs be identified as part of the public consultation process.

After the public consultation process, staff will report back on the feedback received, as well as the cost allocation and anticipated expenses to the City of London associated with the proposed changes in addressing.

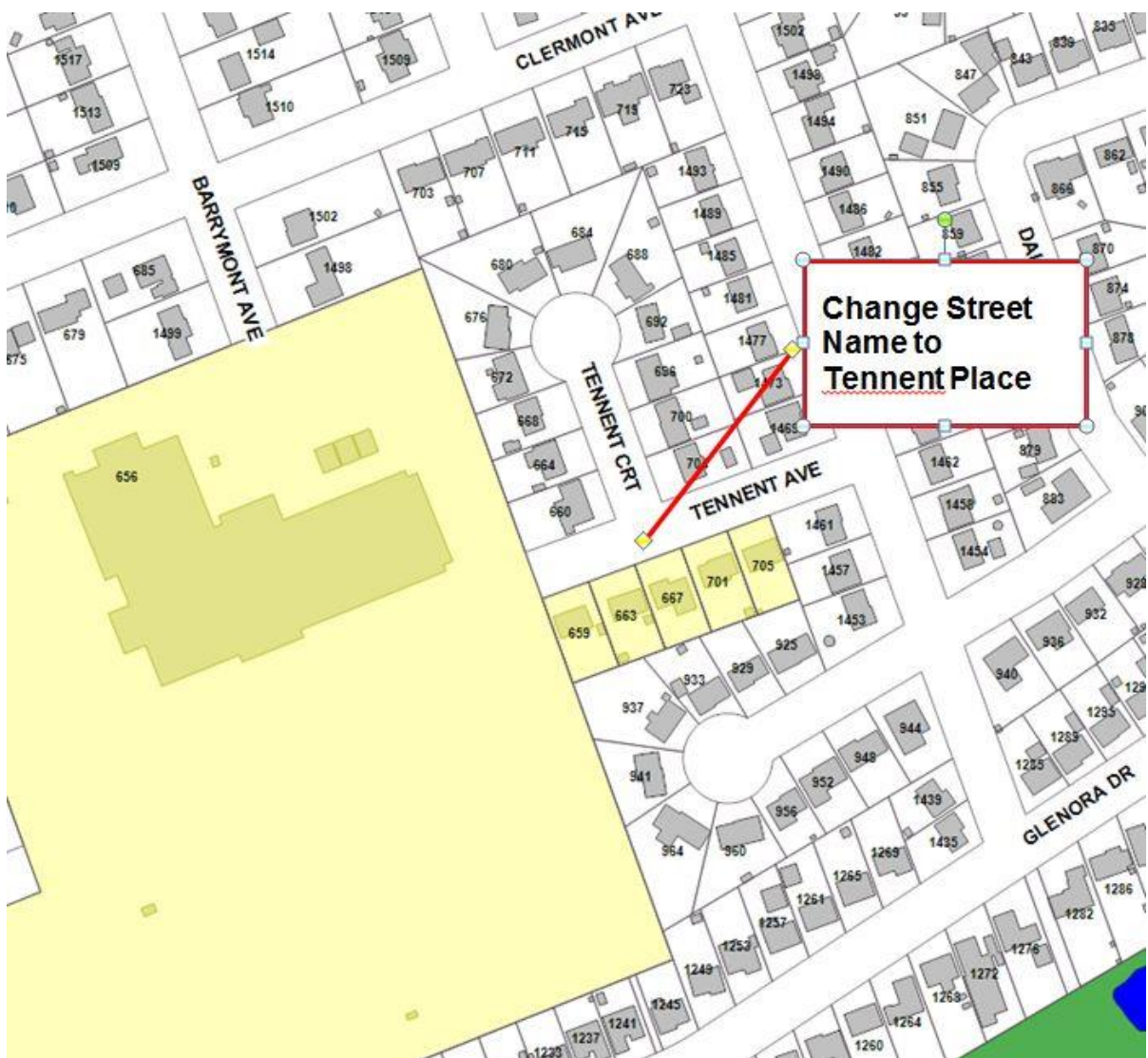


Figure 3 – Option B proposed addressing

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CONCLUSION

Municipal addressing changes are required to accommodate a residential plan of subdivision located on the south side of Tennent Avenue, east of Adelaide Street. These changes will affect the east segment of Tennent Avenue, between A.B. Lucas Secondary School and Glengarry Avenue. Proposed changes, which could include municipal renumbering and/or street renaming, will be liaised to area residents and brought back to a future public meeting at the Civic Works Committee for further consideration.

PREPARED BY:	REVIEWED BY:
FRANK GERRITS SUBDIVISION AND CONDOMINIUM DOCUMENTATION COORDINATOR DEVELOPMENT SERVICES	NANCY PASATO, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER OF DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

TG/fg
Attach.
January 20, 2014