



**MN-8323**  
**F. Gerrits/T.Grawey**

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE PUBLIC MEETING ON APRIL 7, 2014</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT</b>	<b>APPLICATION BY: CITY OF LONDON STREET RENAMING OF TENNENT AVENUE (East Leg)</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Manager of Development Services, the following actions be taken with respect to the application by City of London, for the municipal addressing reassignment of Tennent Avenue between Glengarry Avenue and A.B. Lucas Secondary School:

- a) the Civic Administration **BE REQUESTED** to take all necessary steps to undertake readdressing of three (3) properties on the south side of Tennent Avenue, between Glengarry Avenue and A.B. Lucas Secondary School, from 659 Tennent Avenue to 695 Tennent Avenue; from 663 Tennent Avenue to 697 Tennent Avenue; and, from 667 Tennent Avenue to 699 Tennent Avenue;
- b) the owners of the three (3) affected lots on Tennent Avenue **BE COMPENSATED** One Hundred Dollars (\$100.00) each for the costs associated with the municipal address change; and,
- c) the change in municipal addresses **BE EFFECTIVE** on the 1<sup>st</sup> day of June, 2014.

<b>PREVIOUS REPORTS</b>
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February 4, 2014 – Report to Civic Works Committee, Street Renaming of Tennent Avenue East Leg – seeking direction for public input.

<b>BACKGROUND</b>
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In accordance with By-law B-1, a by-law to provide for the Naming of Highways and the Numbering of Buildings and Lots, where more than one previously numbered building has to be renumbered as a result of new development or infilling, the responsible Standing Committee of Council is to be notified of the proposed renumbering prior to the affected property owners being requested to do so. Council policy requires that, a public participation meeting be held when renumbering is being proposed.

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.

As the result of an elementary school closure by the Thames Valley District School Board (TVDSB), the former Northbrae Public School, the lands were sold and an application for



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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 west of A.B. Lucas. This creates a conflict in the municipal address ranges for Tennent Avenue, and an issue with Canada Post, as they are unable to provide a postal code to the new housing units.



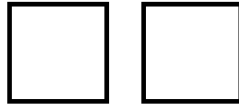
To accommodate new addressing for the subdivision and maintain logical number sequencing, changes are required to the addresses of three (3) single family properties located on the south side of Tennent Avenue, between A.B. Lucas and Glengarry Avenue. Since Tennent Avenue is physically split into two 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.

Two options were initially proposed to Committee. The first option (Option A) leaves the street name status quo, with a recommendation for reassignment of municipal addresses of three (3) parcels on the easterly leg of Tennent Avenue:

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

The second option (Option B) would be to rename the easterly portion of “Tennent Avenue” to “Tennent Place” and the re-assignment of new municipal addresses to five residential parcels and the school property:

Current Address	Proposed Address
659 Tennent Avenue	689 Tennent Place
663 Tennent Avenue	693 Tennent Place



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667 Tennent Avenue	697 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

On February 12, 2014 Council directed the Administration to circulate notice of options for the possible street renaming and change in municipal addressing on the section of Tennent Avenue between Glengarry Avenue and A. B. Lucas Secondary School.

**Public and Agency Consultation**

On February 25, 2014, staff circulated a Notice of Public Meeting before Civic and Public Works Committee to the property owners at 656, 659, 663, 776, 701 and 705 Tennent Avenue, as well as internal departments and external agencies.

Notice of the public meeting was also advertised in the Public Notices & Bidding Opportunities in The Londoner, on Thursday, March 6 and March 13, 2014.

The following three (3) responses were received:

- Thames Valley District School Board has requested Option A, to avoid unnecessary administrative complications within the school and its student population, and that the A.B. Lucas Secondary School address of 656 Tennent Avenue remain the same;
- John Zagar of 701 Tennent Avenue indicated that the preference would be Option A, municipal re-assignment of the three (3) single family homes; and
- Donald and Paula Robertson of 667 Tennent Avenue have indicated that their preference would be Option B, renaming the street.

From a cost perspective, Option A (re-assigning municipal numbers to three (3) of the properties) is the least expensive and also the least intrusive to the area residents.



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In the future, should there be any further creation of lots and/or future development on the west side of A.B. Lucas Secondary School, or should the connection between the two Tennent Avenues ever occur, properties on the east section of Tennent Avenue could require another change in municipal address.

Canada Post has agreed to provide mail re-direction to the affected property owners free of charge for a period of six (6) months.

<b>CONCLUSION</b>
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Based on our review and received correspondence, the proposed municipal renumbering is required to reflect the development of a subdivision on the former Northbrae Public School site. Compensation will be provided to cover costs associated with the re-addressing that may be incurred by affected property owners.

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

TG/fg  
Attach.  
March 25, 2014