

Frank Gerrits
MN-8894

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: BEN BILLINGS / SPRINGHILL FLOWERS STREET RENAMING PORTION OF PLEASANTVIEW DRIVE (FROM SOUTH WENIGE DRIVE TO ROLLINGACRES) TO ROLLINGACRES DRIVE AND PLEASANTVIEW DRIVE (SOUTH OF WATERWHEEL ROAD) TO PLEASANTVIEW COURT MEETING ON AUGUST 14, 2018

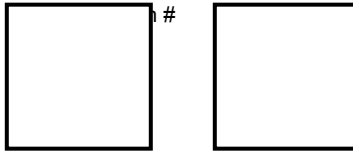
RECOMMENDATION

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the renaming of the portion of Pleasantview Drive (between South Wenige Drive and Rollingacres Drive) to Rollingacres Drive and the portion of Pleasantview Drive (south of Waterwheel Drive) to Pleasantview Court:

- a) a public meeting for the proposed renaming of the portion of Pleasantview Drive (between South Wenige Drive and Rollingacres Drive) to Rollingacres Drive and the portion of Pleasantview Drive (south of Waterwheel Drive) to Pleasantview Court, **BE SCHEDULED**, the following being noted:
- notice will be given advertising the public participation meeting;
 - the Applicant will be required to pay for the cost of the advertising and change of street signage; and
 - the Applicant will be required to compensate any property owner \$200.00 for incurred costs associated with the municipal address change as a result of the street name change.

BACKGROUND

These sections of Pleasantview Drive were originally created through two registered plans, 33M-451 on September 20, 2002 and 33M-484 on March 31, 2004. It was originally intended that The subdivision surrounding the development site (1140 Sunningdale) originally intended to have a connection between the west end of Pleasantview Drive and the east end, through the lands of 1140 and 1154 Sunningdale Road East, with the completed street to run slightly north of and parallel to Sunningdale Road.



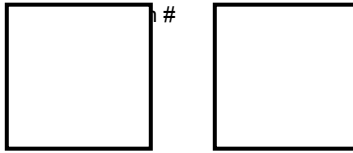
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In 2017, two consent applications were submitted to the City of London:

- B.034-17 - for 1140 Sunningdale Road East, requesting to sever six (6) lots, each from 1140 Sunningdale Road East for the purpose of future residential uses and to retain 3,750 m² for the purpose of future commercial uses.
- B.035-17 for 1154 Sunningdale Road East, requesting to sever six (6) lots, each from 1154 Sunningdale Road East and to sever approximately 770 m² which will be conveyed to 1140 Sunningdale Road East for the purpose of future residential uses and future commercial uses respectively, retaining the balance for the existing residential use.

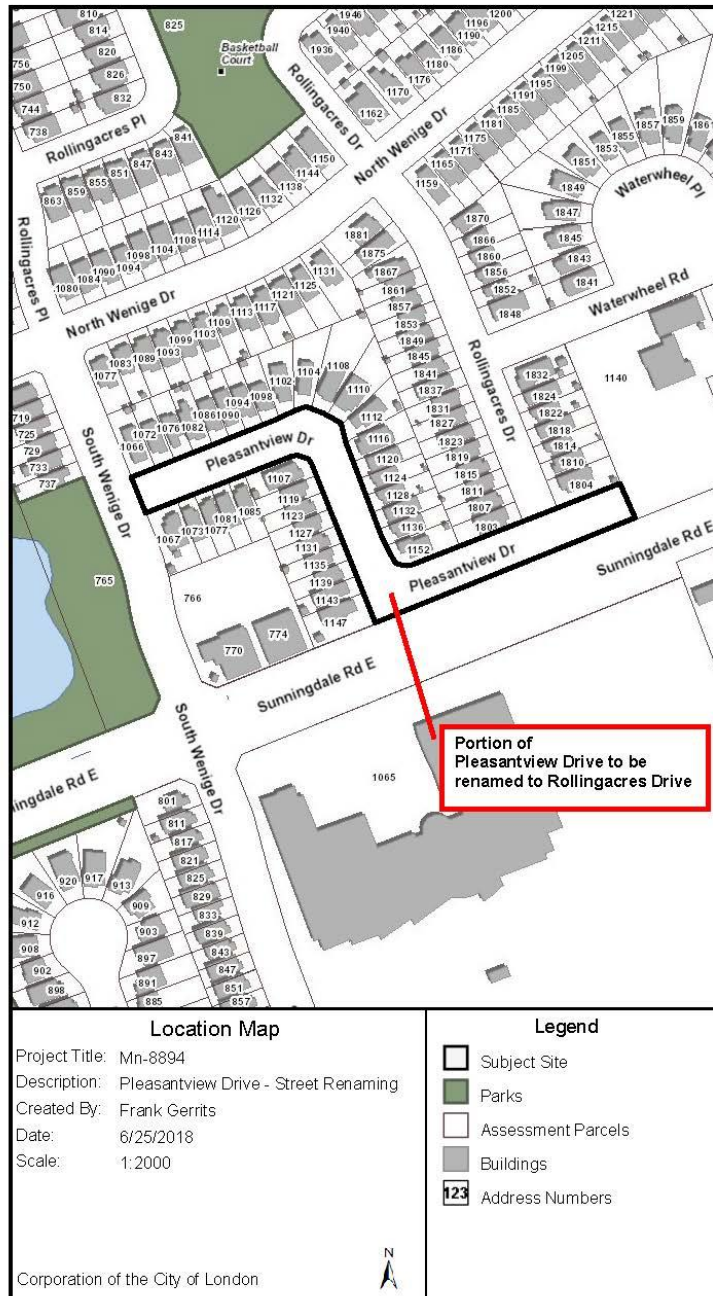
Through the review process of the consent applications and related re-zoning, it was determined that the connection between these two streets was not achievable and would not be a requirement for the approval of the consent application. However, the Consent Authority imposed a condition related to the renaming of streets (Condition 19):

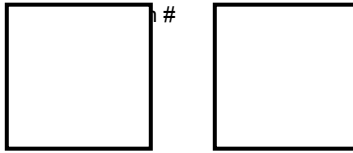
“That prior to issuance of certificate of consent, the Owner shall make the necessary arrangements with the City and assume the costs to rename all or a portion Pleasantview Drive and/or change the Municipal Addresses of properties on all or portion of Pleasantview Drive. The owner shall pay all expenses, inclusive of application fee, advertising costs, sign replacements, by-law fee and a fee of \$200 per household for their inconvenience and to help offset some of their costs to change their address.”



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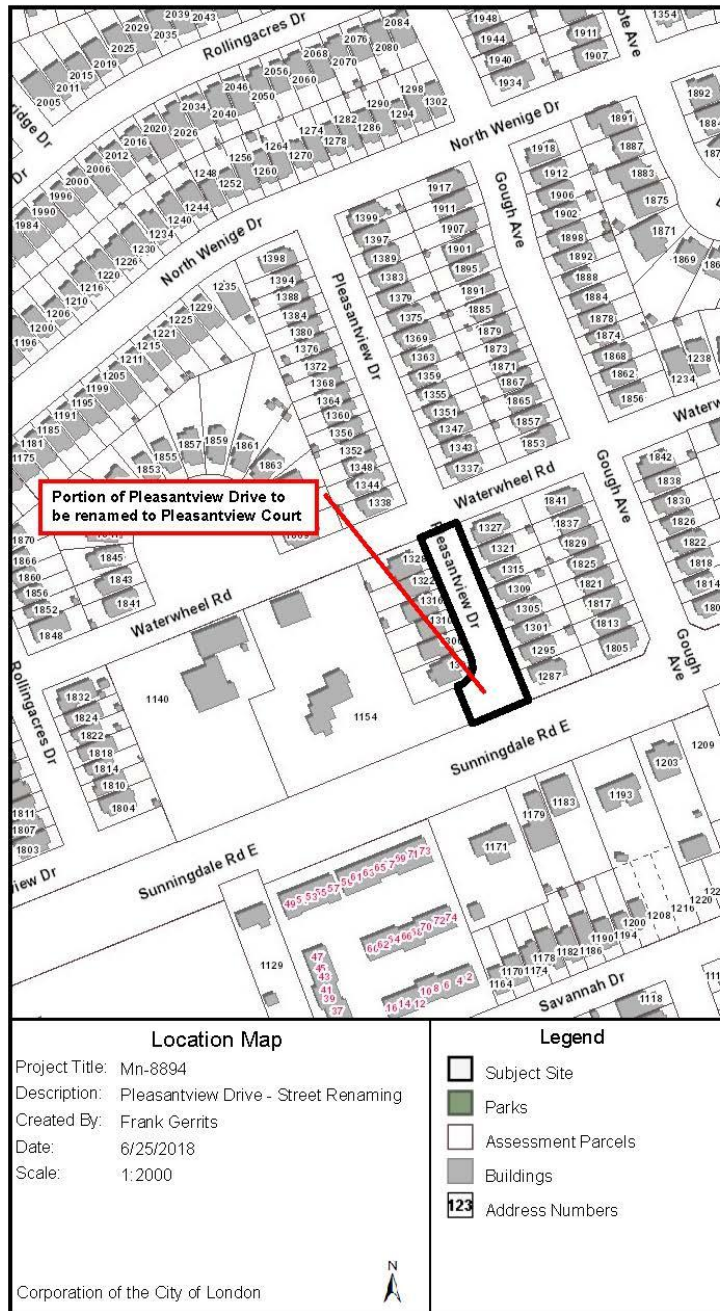
Figure 1 – Pleasantview Drive – Easterly from South Wenige Drive easterly to Rollingacres Drive





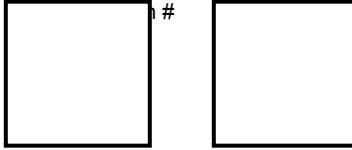
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Figure 2 - Pleasantview Drive – South from Waterwheel Road



The Applicant shall be required to financially compensate the property owners for a change in address. Council has previously approved compensation of two hundred dollars (\$200) for private residences. In total, between the two sections of Pleasantview Drive, forty eight (48) residences will be affected by this change.

Street Signs will be required to be replaced (approximately \$500.00 plus taxes per sign, installed). After the public consultation process, staff will communicate to the Applicant the cost allocation and anticipated expenses associated with the sign replacement.



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The Municipal Addressing Advisory Group has not been consulted on this application. No concerns were raised as the proposed street names are already existing and the street suffixes are not problematic.

Consultation with emergency service providers and other agencies, such as Canada Post Corporation (CPC) will be necessary to ensure a streamlined transition of the street name change. Canada Post Corporation has in the past provided six month free re-direction mail service.

CONCLUSION

Staff recommend that a public meeting be scheduled regarding the renaming of the portion of Pleasantview Drive (between South Wenige Drive and Rollingacres Drive) to Rollingacres Drive and the portion of Pleasantview Drive (south of Waterwheel Drive) to Pleasantview Court. The Applicant shall be required to pay for the cost of advertisement, signage replacement on a full cost recovery basis, as well as compensation to the property owners.

PREPARED BY:	REVIEWED BY:
FRANK GERRITS SUBDIVISION DOCUMENTATION COORDINATOR	LISA MUGFORD COORDINATOR, DEVELOPMENT AND COMPLIANCE
RECOMMENDED BY:	SUBMITTED BY:
PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

FG/LM/PY/GK/fg
Attach.
June 25, 2018