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MN-8027
J. Shaughnessy

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: KAP HOLDINGS INC. STREET RE-ADDRESSING OF LOTS ON THE EAST SIDE OF AUDREY AVENUE PUBLIC PARTICIPATION MEETING ON MONDAY OCTOBER 1, 2012 (4:45 P.M.)

RECOMMENDATION

That, on the recommendation of the Manager of Development Services, the following actions be taken with respect to the application by KAP Holdings Inc. for municipal addressing reassignment of Audrey Avenue:

- a) the Manager of Development Services and Engineering Liaison **BE REQUESTED** to take all necessary steps to undertake readdressing of properties on the eastern side of Audrey Avenue, between Huron Street and Broughdale Avenue, from 2 Audrey Avenue to 4 Audrey Avenue; from 4 Audrey Avenue to 6 Audrey Avenue; from 6 Audrey Avenue to 8 Audrey Avenue; from 8 Audrey Avenue to 10 Audrey Avenue; and, from 10 Audrey Avenue to 12 Audrey Avenue; and
- b) the applicant, Kap Holdings Inc., **BE REQUIRED** to compensate the owners of the affected lots on Audrey Avenue one hundred dollars (\$100.00) each for the costs associated with the municipal address change.

BACKGROUND

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. As required by Council policy, a public participation meeting is required to be conducted when renumbering is being proposed.

As a condition of the Decision for Consent Application B.060/11, the owner (Kap Holdings Inc.) is required to request that municipal addressing be reassigned to the even side of Audrey Avenue to accommodate the new parcel, and to pay all costs associated with the re-addressing.

The owner has applied to re-number the lots identified on the east side of Audrey Avenue as a result of a new lot being proposed immediately south of the existing property identified as 2 Audrey Avenue. The proposed newly created lot will fall outside of the appropriate address range of even numbers for the east side of Audrey Avenue, which results in the need for five (5) lots on the entire eastern side of Audrey Street to have their municipal addresses modified to allow for a proper range of even addresses. It is standard practice to require applicants to cover the costs of re-addressing that may be incurred by affected property owners.

There is an extensive history of applications on the lots identified currently as 2 Audrey Avenue, and 186 & 188 Huron Street, including several previous reports to Committee. The most recent reports address the proposed site plan, which was reviewed at a public meeting of Planning and Environment Committee on May 28, 2012. Council subsequently requested that consideration be given to significant landscape enhancements and a design in keeping with the neighbourhood. A follow up report was presented to the Planning and Environment Committee on August 20, 2012 and the site plan design is now in the process of being finalized.

Agenda Item # Page #

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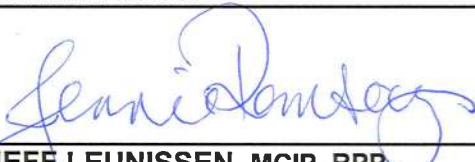


It is anticipated that the site plan and development agreement process will be completed in the near future. The applicant has applied to re-address the affected properties in order to satisfy the conditions of draft approval for the Consent.

Public Notification

On September 13, 2012, staff circulated a Notice of Public Meeting before Civic Works Committee for the proposed street re-numbering to the affected property owners at 2, 4, 6, 8, & 10 Audrey Avenue. A Notice of Public Meeting was also advertised in the Londoner on September 20th & 27th, 2012. To date, there have been no responses received to the notice.

CONCLUSION

Based on our review of the submitted application, and taking into consideration the previous condition set forth in the Decision for Consent Application (B.060/11), the proposed municipal renumbering is required to reflect the revised lotting pattern in the area. Compensation from the applicant will cover costs associated with the re-addressing that may be incurred by affected property owners.

PREPARED BY:	REVIEWED BY:
	
JEFF SHAUGHNESSY, CPT INTEGRATED LAND PLANNING TECHNOLOGIST	JEFF LEUNISSEN, MCIP, RPP MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
	
TERRY GRAWEY MANAGER OF DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

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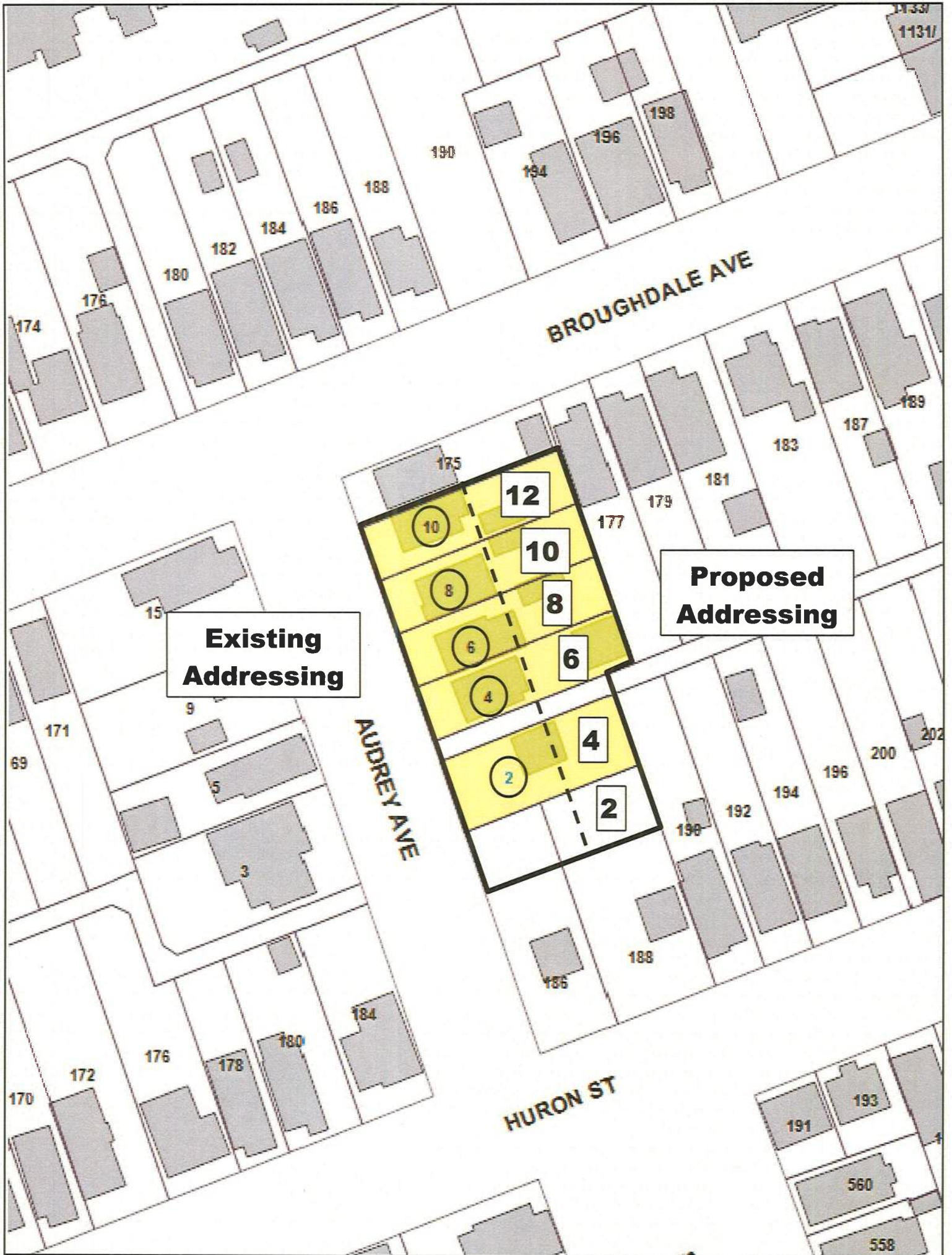
LOCATION MAP

Subject Site: **Renumbering of Municipal Addresses on EAST SIDE of Audrey Avenue**
 File Number: **MN-8027**
 Created By: **Jeffrey Shaughnessy**
 Date: **2012-09-13**
 Scale: **1:1200**

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers










Existing Addressing

Proposed Addressing

PROPOSED ADDRESSING CHANGES

Subject Site: Renumbering of Municipal Addresses on
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LEGEND

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