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MN-8083
L. Mottram

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: PEMIC LAND CORP. STREET RENAMING OF THE SOUTH PORTION OF LOGANS WAY PUBLIC PARTICIPATION MEETING ON MONDAY OCTOBER 1, 2012 (5:00 P.M.)

RECOMMENDATION

That, on the recommendation of the Senior Planner, the following actions be taken with respect to the application by Pemic Land Corp. for a street renaming:

- a) the south portion of Logans Way located west of Logans Run, within Registered Plan 33M-549, **BE RENAMED** to Logans Trail;
- b) on approval of the street name change, the City Clerk **BE REQUESTED** to introduce the attached by-law at a Municipal Council meeting within 30 days following the date of registration of the draft approved plan of subdivision submitted by Pemic Land Corp. and Sifton Properties Ltd. (File No. 39T-10504) to rename the south portion of Logans Way located west of Logans Run, within Registered Plan 33M-549, to Logans Trail; and
- c) within six (6) months from the date of adoption of the By-law to rename the south portion of Logans Way located west of Logans Run to Logans Trail, the Owner **BE DIRECTED** to have a qualified masonry contractor replace the municipal number and street name inscription on the existing homes on Logans Way (southern leg), at no cost or expense to the homeowners or the City.

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, the naming or renaming of highways shall require the approval of Municipal Council following a public participation meeting as required by Council policy.

The purpose of this report is to bring forward an application and recommendation for a proposed street renaming affecting a portion of Logans Way located within the Riverbend area. Logans Way currently exists as a crescent street connected to Logans Run. Both Logans Way and Logans Run are public road allowances located within a registered plan of subdivision (Plan 33M-549).

Pemic Land Corp. has applied to rename the southerly portion or "leg" of Logans Way to Logans Trail in order to fulfil a condition of draft plan approval for a 29 lot residential subdivision on a vacant parcel of land west of and immediately adjacent to Logans Way (File No. 39T-10504). The alignment of the proposed roads in the draft plan, as illustrated on the attached location map, will involve both the northerly and southerly legs of Logans Way being extended westerly through to Riverbend Road.

Pemic Land Corp. had previously appealed their application for draft plan approval to the Ontario Municipal Board and a hearing was held January 23, 2012. In its Decision/Order issued February 17, 2012, the Board granted draft plan approval subject to fulfilment of a number of



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LOCATION MAP

File Number: MN-8083
 Created By: Ryan Nemis
 Date: 2012-09-13
 Scale: 1:2500

LEGEND

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



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conditions. With respect to the naming of streets, the draft conditions require the owner to apply to rename Logans Way (southern leg in Plan 33M-549) to be renamed Logans Trail. The street name and suffix for the westerly extension of the northern leg of Logans Way will remain unchanged.

Consistent with the City's policies for street renaming, the conditions of draft approval also require the Owner to reimburse the property owners of 1504 to 1528 inclusive of Logans Way (southern leg) \$50.00 per homeowner as compensation for the required street name change within 30 days of the street name coming into effect.

In addition, the homes along this leg of Logans Way have their municipal number and street name inscribed into the masonry work of the front of the homes. To address homeowner's concerns with respect to the impact the name change would have in this regard, a condition of draft plan approval has been included, as follows:

- 6. As a condition of the subdivision agreement, the Owner shall have a qualified masonry contractor replace the municipal number and street name inscription on the existing homes on Logans Way (southern leg) outside of this subdivision should it be necessary as a result of a street name change, at no cost or expense to the homeowners or the City.***

This condition has been modified by requiring the replacement masonry work to be completed within six (6) months from the date of adoption of the By-law to rename the street, as reflected in the above recommendation clause (Clause C). The Special Provisions for the subdivision agreement were submitted in a report to the Planning & Environment Committee on September 24, 2012.

Public Notification

On September 13, 2012, staff circulated a Notice of Public Meeting before Civic Works Committee for the proposed street renaming to the affected property owners at 1504, 1505, 1511, 1512, 1519, 1520, 1525 and 1528 Logans Way. 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.





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CONCLUSION

Based on our review of the City's street naming policies and criteria, the proposed street name Logans Trail is appropriate, and the suffix selection was considered to be sufficiently distinctive in comparison to existing Logans Way and Logans Run.

RECOMMENDED BY:	REVIEWED BY:
	
LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES	<i>for</i> JEFF LEUNISSEN, MCIP, RPP MANAGER, DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
	
TERRY GRAWEY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

GK/TG/JL/LM/lm

Sept. 21, 2012

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Bill No.
2012

By-law No. _____

A bylaw to rename the south portion of Logans Way, west of Logans Run, in the City of London, to Logans Trail.

WHEREAS the Municipal Council of The Corporation of the City of London finds it expedient to rename the south portion of Logans Way west of Logans Run, in the City of London, to Logans Trail;

The Municipal Council of the Corporation of the City of London enacts as follows:

1. That the south portion of Logans Way west of Logans Run on Registered Plan No. 33M-549 in the City of London and County of Middlesex shall hereafter be called and known as Logans Trail, and the name of the said street is hereby changed accordingly.

This by-law comes into force on _____, 2012

PASSED in Open Council on _____, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading –