

Report to Chair and Members Civic Works Committee

To: Chair and Members
Civic Works Committee
From: George Kotsifas, Managing Director, Development and Compliance Services & Chief Building Official
Subject: Street Renaming portion of Darlington Place (Plan 33M-773)
Date: January 19, 2021

Recommendation

That, on the recommendation of the of the Director, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited for the proposed renaming of Darlington Place:

- a) the portion of “Darlington Place” from Kettering Place southward to Lot 9, Concession 1, Part 2 of Reference Plan 33R-19902, within Registered Plan 33M-773, **BE RENAMED** to “Barn Swallow Place.”

Executive Summary

Sifton Properties has requested that “Darlington Place” in the approved subdivision 33M-773 be renamed to “Barn Swallow Place.” Darlington Place was intended to be a north-south street serving as a connection between two subdivisions. With the lands to the immediate south of the registered subdivision proceeding to Draft Plan Approval and eventual registration, the renaming would align with the developer’s requested street name for the lands under review.

The requested renaming conforms to the City’s Street Naming Guidelines and no objections have been noted by the Municipal Addressing Advisory Group (MAAG).

To date, no addresses have been created for Darlington Place and street signs have not been installed. Approval of the request would result in effectively a technical amendment to the established street name and no costs are required for signage or compensation for property owners.

If the renaming is approved, “Darlington Place” would return to the City’s list of available street names for future assignment.

Linkage to the Corporate Strategic Plan

Building a Sustainable City - London’s growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

A Draft Plan application for the “Victoria on the River” subdivision was accepted on July 31, 2009. A revised plan was submitted on September 23, 2010 and the statutory public meeting was held on March 28, 2011. Council adopted the corresponding Official Plan Amendment on April 4, 2011 and it came into effect on May 10th as there were no appeals. The plan was Draft Approved on January 19, 2012, subject to conditions and red line revisions.

Further revisions to the Draft Plan, including technical amendments required as a result of the final design of the stormwater management pond and outlets were considered at a

public participation meeting on September 10, 2013 and a revised Draft Approval was granted on December 10, 2013 for the plan of subdivision consisting of 152 single family lots as well as several blocks for medium and low density residential development, stormwater management and open space uses, and one commercial block.

Phase 1, being the Stormwater Management Pond, was registered on July 26, 2013. Phase 2, which consisted of 59 single detached residential lots, one multi-family block and several park/open space blocks, was registered as Plan 33M-672 on July 31st, 2014. Phase 3 of the subdivision, which consists of 60 single detached residential lots and one park block, was registered as Plan 33M-688 on November 19, 2015.

In April 2016, the Approval Authority granted a further revision to the Draft Plan to Divide a Multi-Family Block and create 20 single detached lots. Phase 4 consisted of 48 single family detached lots, 3 multi-family medium density blocks, 1 walkway block and 1 reserve block.

On December 16, 2019, Phase 5 was registered as 33M-773 as one phase, consisting of 5 single detached lots, one multi-family block and 5 single detached family blocks, all served by two new streets, being Kettering Place and Constance Avenue. On December 19, 2019, a Final Addressing Plan approving the street names of Constance Avenue, Kettering Place and Darlington Place and registered as such on the face of the Registered Plan 33M-773.

An application to change the street name was accepted by The Corporation of the City of London on September 14, 2020 from Sifton Properties Limited, requesting that the street name be changed from Darlington Place to Barn Swallow Place. Sifton Properties Limited have a subdivision plan submitted for the lands to the south, as a result of a request from the former property owner, Sifton's are proposing that Darlington Place be renamed to Barn Swallow Place as it has a connection to the original owners and history / attributes of the site.

2.0 Discussion and Considerations

The requested renaming conforms to the City's Street Naming Guidelines and no objections have been noted by the Municipal Addressing Advisory Group (MAAG).

To date, no addresses have been created for Darlington Place and street signs have not been installed. Approval of the request would effectively result in a technical amendment to the established street name and no costs are required for signage or compensation for property owners.

If the renaming is approved, "Darlington Place" would return to the City's list of available street names for future assignment.

Figure 1 below, Location map of Darlington Place to be renamed to Barn Swallow Place.

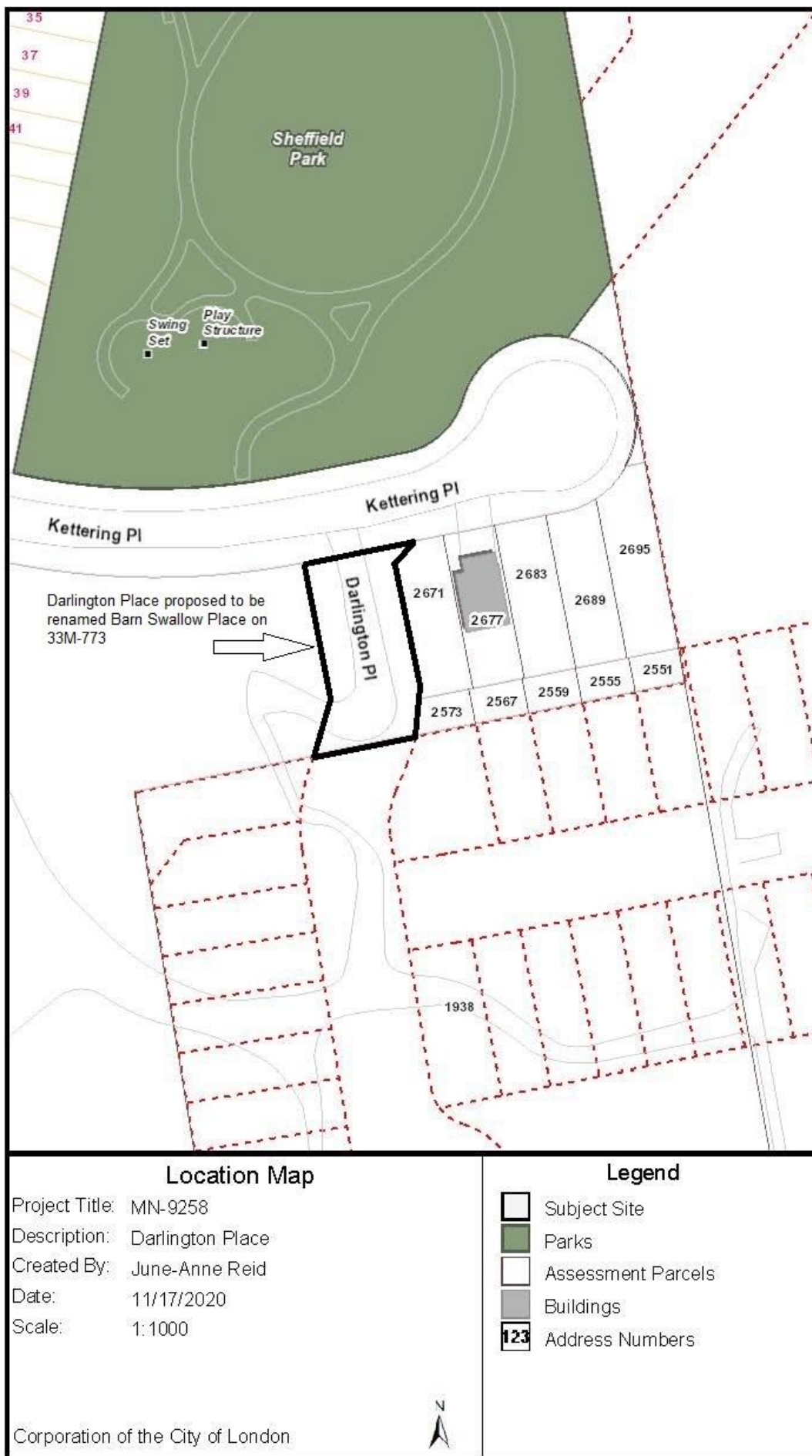
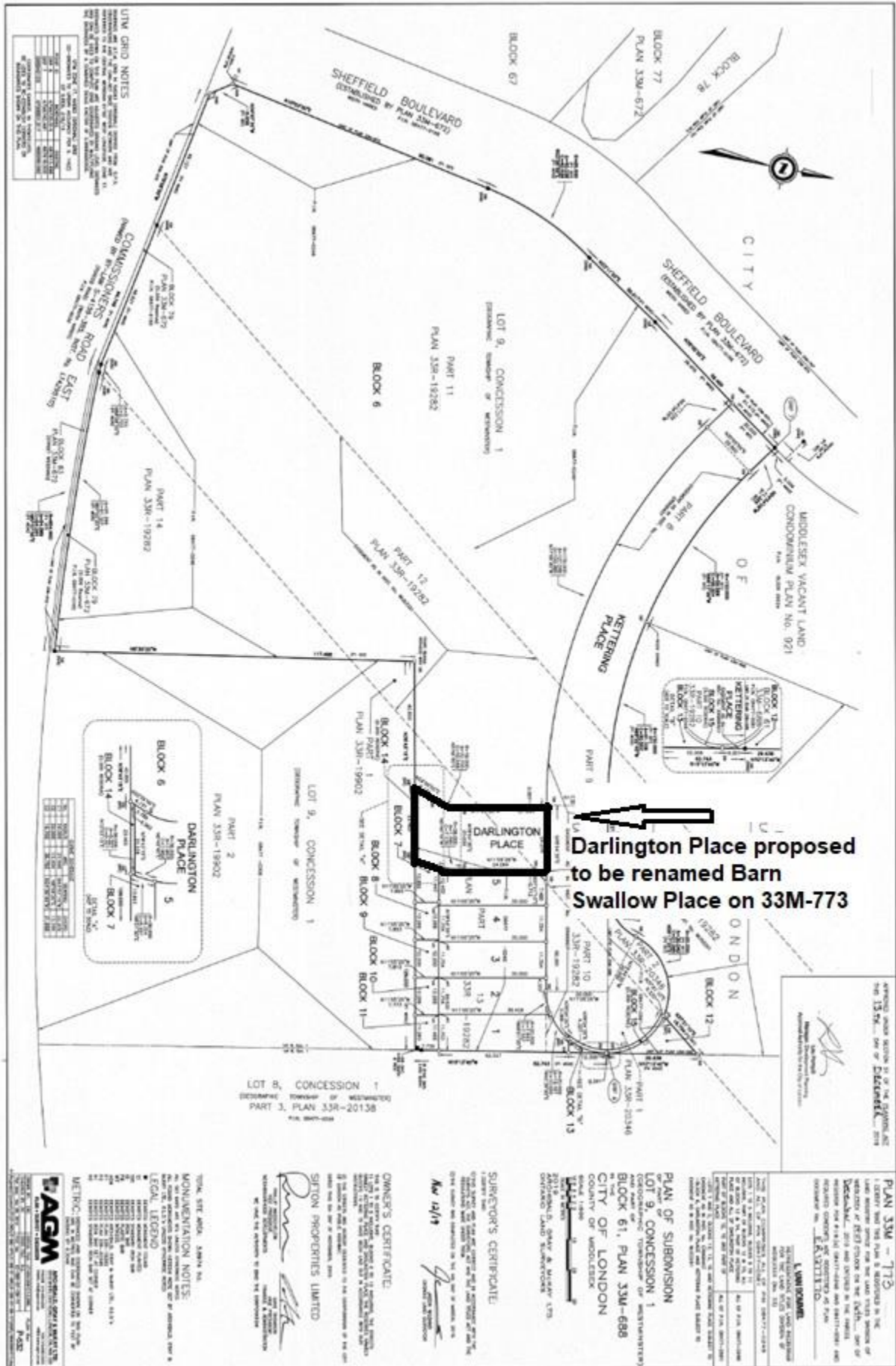


Figure 2 below, Copy of Plan 33M-786, showing location of Darlington Place.



3.0 Financial Impact/Considerations

Per the Street Naming Guidelines, the applicant is required to fully cover the costs and provide compensation to residents affected by the street renaming.

There are no residents or street signs installed, therefore there is no direct financial impact to the applicant or the City.

4.0 Key Issues and Considerations

There are no key issues or considerations with this application.

Conclusion

With the approval of the recommended Street Renaming, as directed by Council, Civic Administration will proceed to rename Darlington Place on Plan 33M-773 to Barn Swallow Place.

Prepared by:	June-Anne Reid, Development Documentation Coordinator
Recommended by:	Paul Yeoman, RPP, PLE, Director, Development Services
Submitted by:	George Kotsifas, P.Eng., Managing Director Development & Compliance Services and Chief Building Official