

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 Blackwater Road
(Plans 33M-764 and 33M-787) File MN-9313

Date: April 20, 2021

Recommendation

That, on the recommendation of the of the Director, Development Services, the following actions be taken with respect to the application by Peter Sergautis for the proposed renaming of a portion of Blackwater Road:

- a) the proposed by-law, attached as Appendix A, **BE INTRODUCED** at the Municipal Council meeting to be held on May 4, 2021, to permit the portion of “Blackwater Road” from Sunningdale Road East northward, adjacent to Block 1, Part of Lot 13, Concession 6 (Geographic Township of London) City of London, County of Middlesex within Registered Plan 33M-764 (Figure 3) and adjacent to Block 1, 2 and 3, Part of Lot 13, Concession 6 (Geographic Township of London) City of London, County of Middlesex within Registered Plan 33M-787 (figure 4), to be renamed to “Appletree Gate.”
- b) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

Executive Summary

Peter Sergautis submitted a Street Renaming application on February 16, 2021 requesting “Blackwater Road” be renamed to “Appletree Gate.” The portion of “Blackwater Road” subject to renaming is located north of Sunningdale Road East between Sunningdale Road and Superior Road. Originally, this portion of Blackwater Road was named as a continuation of the existing Blackwater Road on the south side of Sunningdale Road East.

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 this portion of Blackwater Road. Approval of the request would result in a technical amendment to the street name on Plans 33M-764 and 33M-787. No costs are required for signage or compensation to the property owners.

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

The original application for Draft Plan of Subdivision Approval was granted on September 9, 2014 and named Applewood Subdivision and was divided into 6 Phases. Phase 1A was Registered on August 15, 2018 as 33M-749, Phase 1B was Registered on June 20, 2019 as 33M-764 and Phase 2A was Registered on September 14, 2020 as 33M-787. There are three remaining phases of development.

2.0 Discussion and Considerations

The portion of “Blackwater Road” subject to renaming as “Appletree Gate” runs north of Sunningdale Road East and is geographically located between two Registered Plans. Registered Plan 33M-764 to the east of “Blackwater Road” and 33M-787 to the west of “Blackwater Road”. The renaming would align with the developer’s requested street name for the lands under review in the northern part of the Applewood Subdivision ending at Superior Road.

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 this portion of Blackwater Road. Approval of the request would result in a technical amendment to the established street name and no costs are required for signage or compensation for property owners.

One street sign has been installed at the northwest corner of Sunningdale Road East and Blackwater Road. Subject to Council approval and passing of the bylaw, the applicant has agreed that the existing street sign would be removed and highly visible temporary signage be installed for EMS purposes until such time that the future phase of the Subdivision is underway and permanent correct signage is installed.

Figure 1 Location map of Applewood Subdivision and proposed street name change.

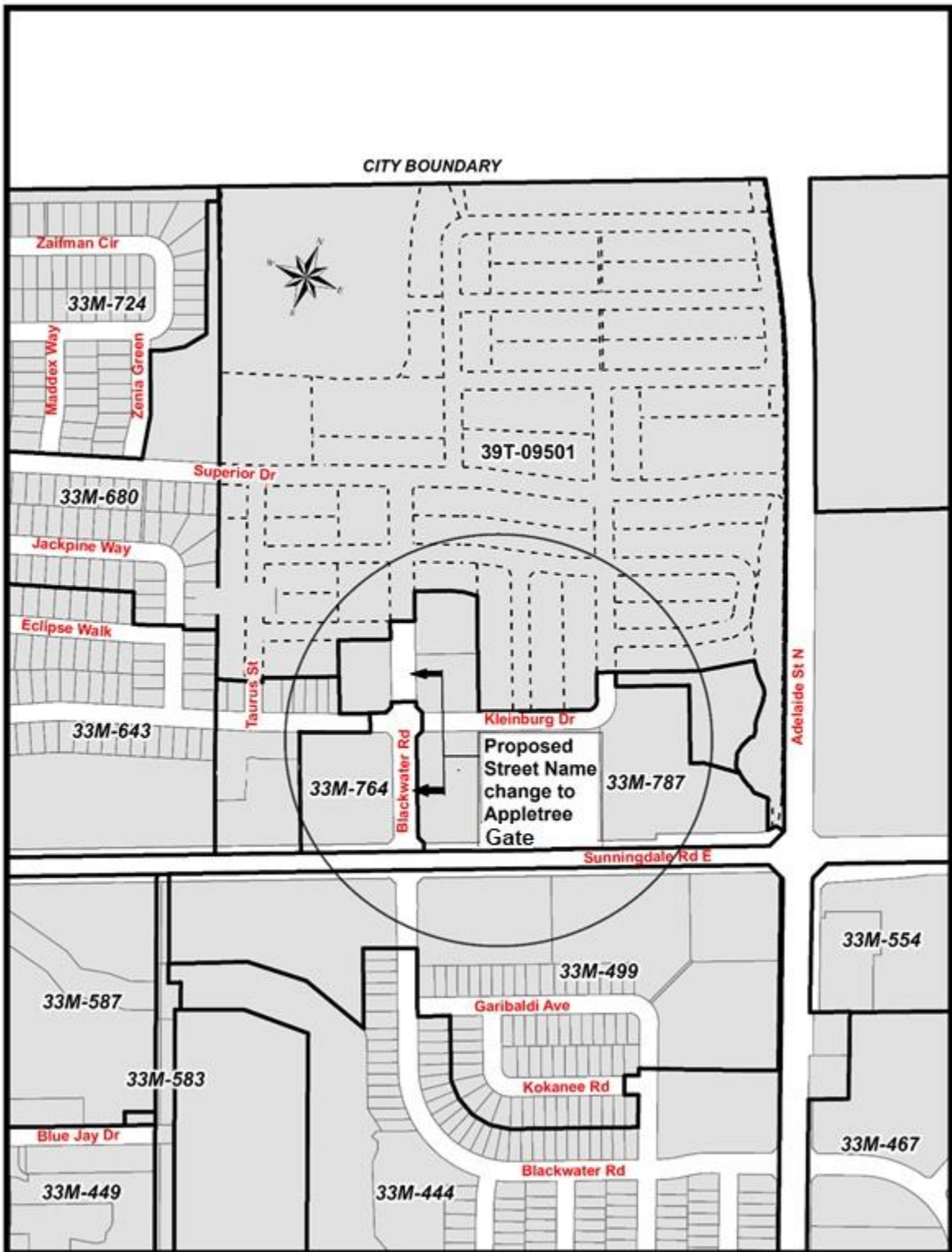


Figure 2 Existing limits of Blackwater Road.

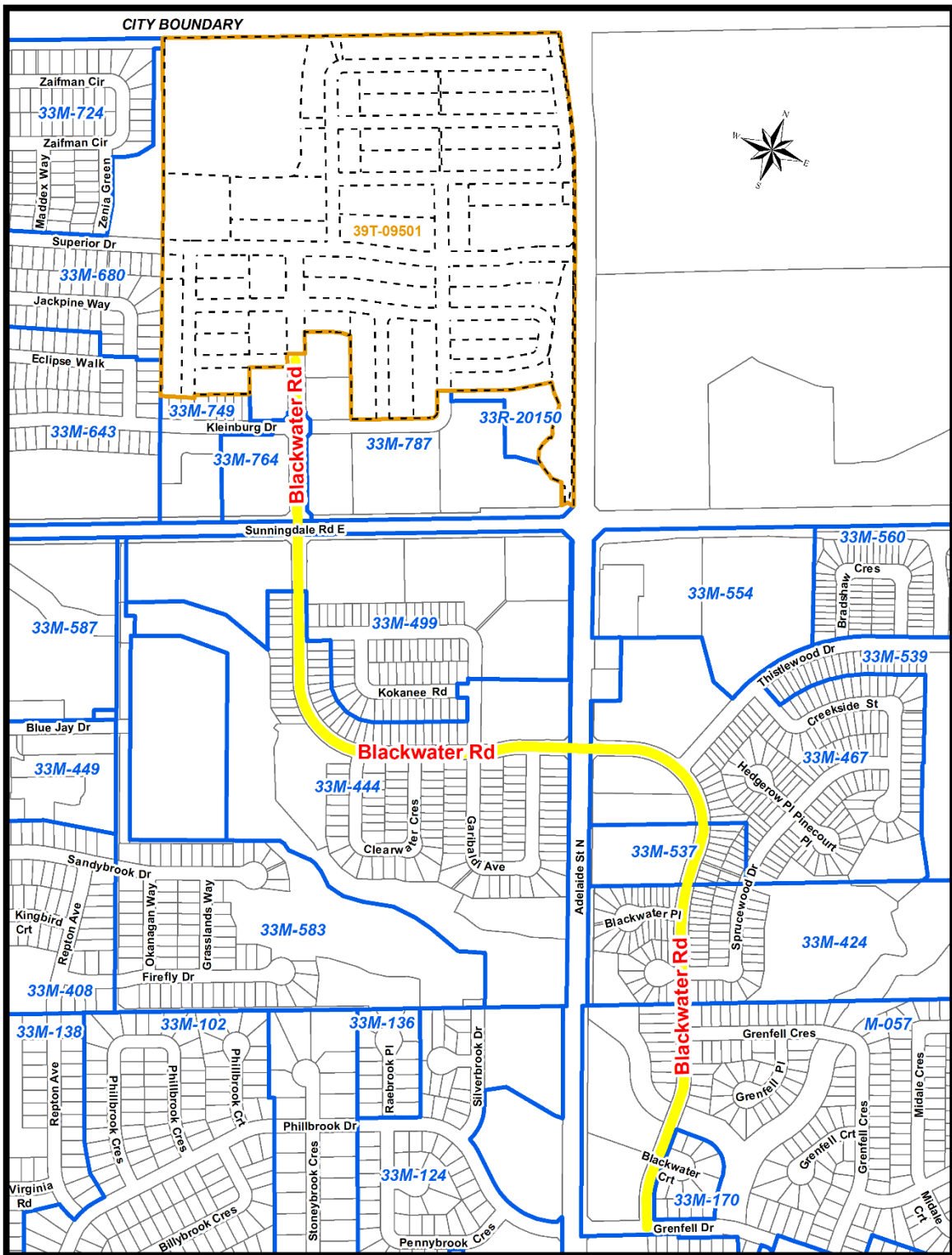
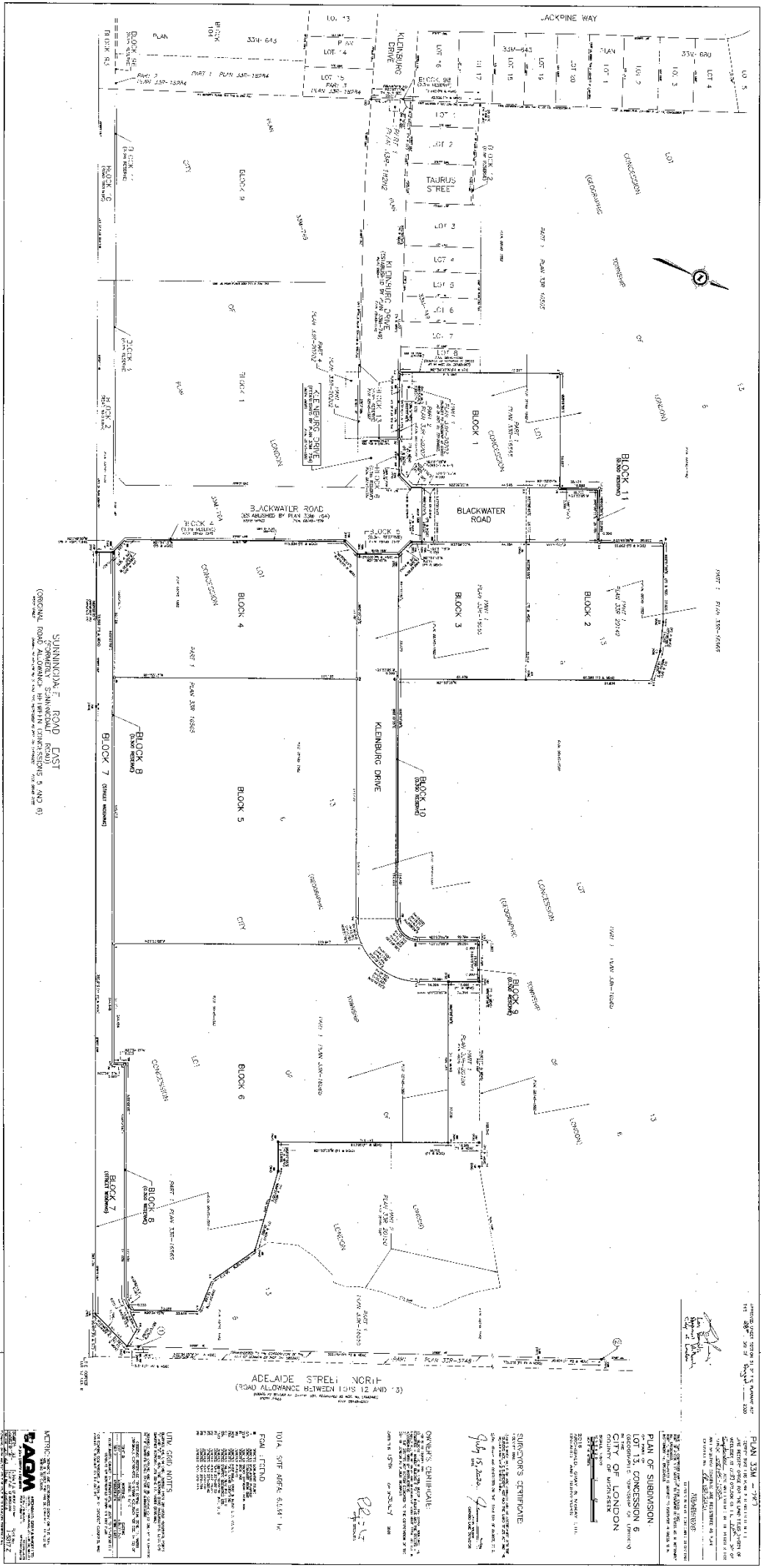


Figure 3 Registered Plan 33M-787, showing location of Blackwater Road.



PLAN 33M-787
 REGISTERED PLAN 33M-787, 1:1000 SCALE, 14/11/2008
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 14/11/2008

OWNER'S DECLARATION:
 I, the undersigned, being the owner of the land shown in the above plan, do hereby declare that the plan is a true and correct copy of the original plan as submitted to the Registrar of Titles, and that the land shown in the plan is the land owned by me, and that I am the owner of the land shown in the plan.

SUBDIVISION CERTIFICATE:
 This certificate is issued in accordance with the provisions of the Land Use Act, 1995, and the Land Use Regulations, 1995, and is a true and correct copy of the original certificate as submitted to the Registrar of Titles.

MEMBERS:
 [List of members]

PLAN OF SUBMISSION:
 LOT 13, CONCESSION 6
 (CONCESSION 6) (CONCESSION 6)
 CITY OF LONDON

UTM GRID ANNOTATIONS:
 UTM GRID ANNOTATIONS
 UTM GRID ANNOTATIONS
 UTM GRID ANNOTATIONS

FOR INFO:
 TOTAL SITE AREA: 61,541 m²

AGM:
 AGM: [Details]

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 on this portion of “Blackwater Road”, 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 “Blackwater Road” on Plan 33M-764 to “Appletree Gate” and rename “Blackwater Road” on Plan 33M-787 to “Appletree Gate”.

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

Appendix A

Bill No. [no. inserted by Clerk's Office]
2021

By-law No. [inserted by Clerk's]

A By-law to rename a portion of "Blackwater Road" from "Sunningdale Road East", northward to Block 5, Part of Lot 13 Concession 6, on Registered Plan 33M-764, and northward to Block 11, Part of Lot 13 Concession 6, on Registered Plan 33M-787 to "Appletree Gate".

WHEREAS the Municipal Council of The Corporation of the City of London deems it expedient to rename the portion of Blackwater Road from Sunningdale Road East, northward to Block 5, Part of Lot 13 Concession 6, on Registered Plan 33M-764, and northward to Block 11, Part of Lot 13 Concession 6, on Registered Plan 33M-787 to Appletree Gate;

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

1. That portion of "Blackwater Road" from "Sunningdale Road East", northward to Block 5, Part of Lot 13 Concession 6, on Registered Plan 33M-764, and northward to Block 11, Part of Lot 13 Concession 6, on Registered Plan 33M-787 shall hereinafter be called and known as Appletree Gate, and the name of the said street is hereby changed accordingly;
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on May 4, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – May 4, 2021
Second Reading – May 4, 2021
Third Reading – May 4, 2021