

## Corporate Report

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**Report from** Planning and Development Services, Planning Services

**Date of Report:** September 4, 2014

**Date of Meeting:** October 6, 2014

**Report Number:** PDS-278-2014

**File:** 60.2.19

**Subject:** Rename Street - King's Grant Court to Settler Court

### Recommendation

That Council approve the street name change from King's Grant Court to Settler Court; and

That the City Solicitor be directed to prepare the necessary by-law for Council's consideration. FORTHWITH

### Summary

A resident of King's Grant Road has expressed concern regarding confusion for emergency responders in distinguishing King's Grant Court and King's Grant Road (Appendix 1). Staff has investigated the concern and concur that a street renaming is in order to better respond to emergency situations as well as provide greater clarity for general addressing purposes. Appendix 2 provides the locational context of King's Grant Road and King's Grant Court.

### Background

The Mayor and Members of Council received a written request, dated June 11, 2014, from a resident of King's Grant Court requesting a review of street names/street numbers to better clarify the difference between King's Grant Road and King's Grant Court. Apparently there have been incidences of emergency responders reporting to the wrong household because of the similarities in street names and street numbers.

### 911 Process Improvement Working Group (911 PIWG)

Planning Staff, Fire and Emergency Management Services, and the Regional Municipality of Niagara have been working collaboratively in the 911 PIWG to develop and promote address assignment and street naming standards as they relate to efficient and effective emergency response/dispatch. The 911 PIWG supports the implementation of policies at the local level to adopt these standards. Staff is in the process of establishing local street naming and addressing policies and protocols. In the interim, staff recommends that a street name change occur in the King's Grant

Court / King's Grant Road circumstance to support efficient and effective emergency response measures.

## **Report**

### **Street Naming Policies and Best Practice**

The City follows several informal practices when naming or renaming streets. Staff circulates all proposed street names to Fire and Emergency Management Services (FEM) for approval. Street names that are not acceptable to FEM are not recommended by staff. Staff evaluates proposed street names based on the Regional Municipality of Niagara's "911 Public Emergency Reporting Service – Road and Addressing Best Practices," as well as best practices established by other municipalities.

The Municipal Act does not require a public meeting for proposed street name changes. Notwithstanding, in the past, the City has held public meetings for all such proposals, and the provision of notice is given according to By-Law No. 2007-310. Council holds a public meeting prior to adopting the by-law in order to be fully aware of any issues relating to the street name change. Notice of the public meeting on October 6, 2014 was posted on the City of St. Catharines website and mailed to all residents of King's Grant Court two weeks prior to the public meeting.

### **Location and Addressing**

King's Grant Court is a cul-de-sac and meets with King's Grant Road where they intersect with Loyalist Drive. Street numbers for King's Grant Court are in the range, 1 to 10. There are ten properties addressed on King's Grant Court. Street numbers for King's Grant Road are in the range, 2 to 38. There are thirty properties addressed from King's Grant Road. For the street numbers from 2 to 10, there is a King's Grant Court location and a King's Grant Road location. The potential for confusion exists because of the street numbering and similar sounding street names.

### **Comments from King's Grant Court**

Correspondence was mailed on July 29, 2014 to all those residing on King's Grant Court. Residents were informed that the City is investigating street naming and addressing concerns in the area in response to a request from the public. The purpose of the correspondence was to open a dialogue between residents and staff and to allow residents to participate in the choice of a street name, should a change be approved. Street naming surveys have been used in other municipalities.

Several concerns and suggestions were expressed, including:

- Improve street signage.
- Rename the Court to Road and readdress the existing Road.
- Change the name of the Road instead.
- Readdress the lots on the Court so that there is no duplicity between the Road and Court.
- There are costs involved in address changes for residences and businesses. It is a time-consuming process.

- The existing street name is preferred. If the name will change, the new name should fit the street naming theme of the neighbourhood and the “Upper Canada Estates” subdivision.

## **Planning Analysis**

There are four courses of action that would alleviate the confusion in addressing. They are analyzed below.

### **Rename King’s Grant Court**

Renaming King’s Grant Court would alleviate the confusion in addressing. The new street name would no longer be confused with King’s Grant Road. Street numbers could remain the same for both the Court and King’s Grant Road. This would affect ten property owners.

### **Rename King’s Grant Road**

Renaming King’s Grant Road provides a solution similar to the renaming of King’s Grant Court. However, this option would affect thirty property owners rather than ten.

### **Renumber King’s Grant Road**

There is opportunity to improve the addressing without changing any street names. The properties on King’s Grant Road could be renumbered in a range outside that of King’s Grant Court. King’s Grant Road could be assigned street numbers beginning at 15 so that there are no overlaps in street numbers between the two streets. The street numbers are not engraved into the façade of the houses in this development and so it is possible for property owners to change their displayed address. This option would affect thirty property owners.

### **Rename the cul-de-sac to King’s Grant Road and Readdress the Existing King’s Grant Road**

Best practice in street naming is to maintain continuity in naming of a single thoroughfare. This option would affect forty property owners.

Having reviewed all the options, staff recommends that King’s Grant Court be renamed. This option impacts the least number of households and has no financial implications for those impacted, although there will be a certain inconvenience to households who must undertake an address change. FEM is in support of this option.

Staff is not aware of any change of address costs for a residential property or business when their street name is changed for 911 compliance. Canada Post Corporation has agreed to waive mail redirect fees for a twelve month period for all properties readdressed for 911 compliance.

It is anticipated that there will be some opposition to a name change by the residents of King’s Grant Court. There is no option that resolves the issue that does not involve readdressing some properties.

Should the request be approved, a by-law must be passed to rename the street. The by-law subsequently will be registered. Staff must revise mapping to reflect the changed street name and databases must be revised for all changed street names and addresses. Notice of the street name and address changes will be circulated to residents, City departments and local service providers, four weeks prior to implementing the street name change. This time lag allows agencies to revise mapping and databases so that changes come into effect on the same day for all agencies. It also allows for the street name change to correspond with the installation of new street signage.

The City of St. Catharines is responsible to replace street signage. Property owners and tenants must complete a change of address only for those agencies and offices that are not circulated by Staff (i.e. Federal and Provincial Ministries, financial institutions, and doctors' offices).

### **Results of Street Name Survey**

Staff issued a brief survey to solicit input regarding potential street names. In reviewing the input from residents, staff concurs with a number of residents who suggested a new street name reflect the theme of this established neighbourhood, being Upper Canada Estates. Other street names in this plan of subdivision include Loyalist Drive, Colonial Court, and Old Coach Road. To be in keeping with this naming theme Staff propose the name Settler Court. This name was approved by FEM.

### **Financial Implications**

Council's approval of this request for a street name change has no financial impacts, save the costs for new street signage. The replacement of street signs could fall within the approved budget.

### **Conclusion**

A change in the street name of King's Grant Court to Settler Court is recommended by staff as an initiative to improve emergency response outcomes and to provide clarity in addressing in this neighbourhood. The name change will cause a certain inconvenience for the 10 property owners impacted but does not cause a financial hardship.

Comments received from the public indicate a street name within the naming theme of the area is important to residents. The name Settler Court is within the street naming theme of the area. Fire and Emergency Management Services is in support of this option. Staff supports the renaming because public safety will be improved, it will have a minimal impact on addressing, and Fire and Emergency Management Services had no objections.

### **Notification**

It is in order to notify all residents of King's Grant Court, and Robert Malyk.

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**Submitted by:**

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Manager of Planning Services

**Approved by:**

James N. Riddell, M.PL., MCIP, RPP  
Director of Planning and Development Services

*Redacted: June 12, 2014, Original in Clerk's Central Records*

June 11, 2014

Office of the Mayor  
PO Box 3012, 50 Church St  
St. Catharines ON L2R 7C2

**Re: King's Grant Court and King's Grant Road re-naming**

Dear Mayor M<sup>c</sup>Mullan and City Council,

I am writing this request on behalf of the residents of King's Grant Court and King's Grant Road located in the north end of St. Catharines. The two streets intersect Loyalist Drive, which intersects Lakeshore Road between Geneva and Vine Streets.

I reside at King's Grant Road and have in error received many deliveries, misdirected mail, shuttle services, etc. which were intended for King's Grant Court. And I have also had items intended for our address misdirected to King's Grant Court. Although a nuisance, these have been tolerated. I know other neighbours have experienced the same occurrences. However this reoccurring error is a more serious concern when EMS arrives at the wrong address, which has happened on more than one occasion. This happened again about 10 days ago when an ambulance and fire truck arrived at 5 King's Grant Road. The paramedics entered the home and within a few precious minutes realized their error and rushed out and quickly drove to the intended address, 5 King's Grant Court. My point is that when minutes are crucial for saving a person's life, this kind of repeating error needs to be addressed.

Our immediate community, known as "Upper Canada Estates" has a growing number of seniors but recently we have a number of young families with young children moving in. Since this last incident I have spoken to some of our neighbours about this issue and they all agree something proactive needs to be done.

To give you an idea of the demographics, King's Grant Court has 10 homes numbered 1-10 arranged in a horseshoe formation; King's Grant Road has 30 homes numbered (even) 2-38 on the south side and (odd) 3-29 on the north side. There are two signs at the intersection of Loyalist Drive with one on the left, facing north, marked King's Grant Court and on the right side's utility pole another marked King's Grant Road. As drivers we have our own habits of directing our view left or right seeing only the initial words "King's Grant" and then turning accordingly only to discover after knocking on the wrong door we are in the wrong area. Sounds confusing? That's my point exactly. When it's a delivery or wrong mail it's a nuisance at the most. But when it is EMS, fire or police then we are witnessing a much more serious safety situation.

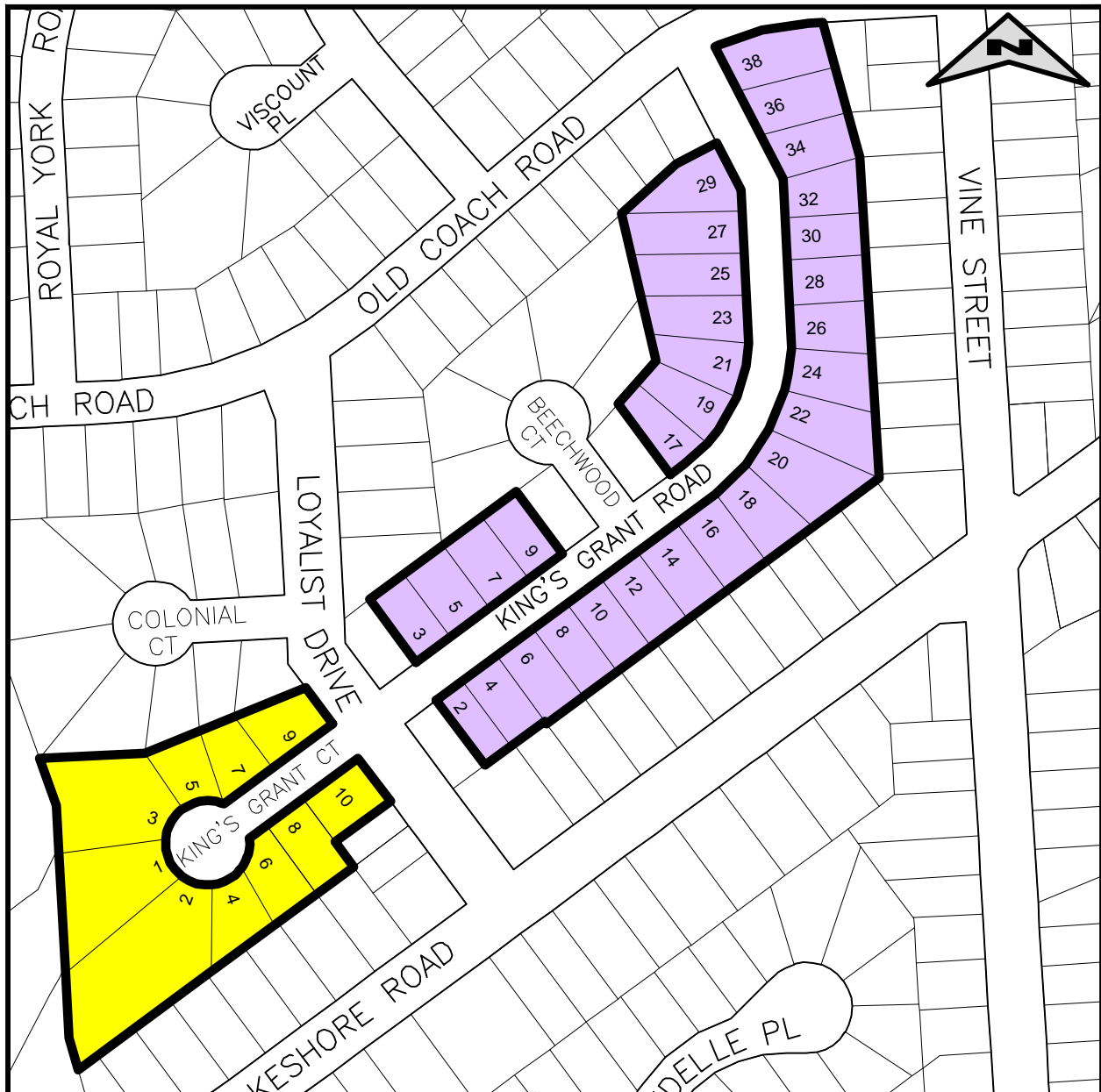
Therefore I am asking you to devise a plan, which will alleviate this confusion. Whether it is renaming King's Grant Court, which would impact the lesser number of residents' homes (10) or renaming the entire street King's Grant Road and renumbering all the homes, which would impact 40 homes. Or perhaps you can come up with a better plan. This is a safety issue and we need to correct it.

If council comes up with some scenarios and you would like me to poll my neighbours I can assist. If you wish a signed petition I am prepared to do this as well. I have left a note in each of my neighbour's mailboxes informing them of this letter to council. We wait for your recommendations. Please feel free to contact me if you wish any further clarifications.

Most concerned,

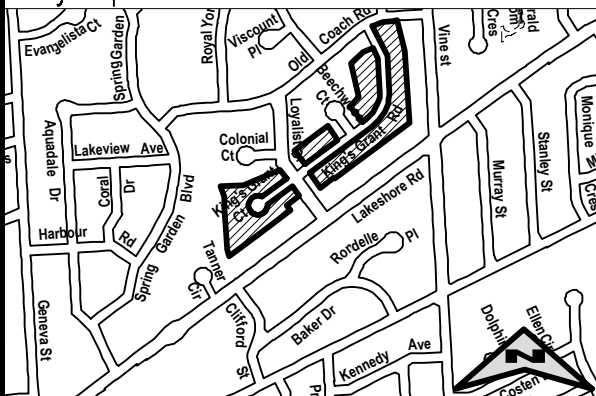


Robert J. Malyk



## Keymap

N.T.S.



Subject Lands

## Location Map



PLANNING &amp; DEVELOPMENT SERVICES

Addressing and  
Street NamingScale:  
N.T.S.Date:  
August 21, 2014
 King's Grant Court  
Addresses: 1 to 10 (10 properties)

 King's Grant Road  
Addresses: 2 to 38 (30 properties)