



Corporate Report

Report from Planning and Building Services, Planning Services

Date of Report: January 16, 2015

Date of Meeting: February 9, 2015

Report Number: PBS-034-2015

File: 60.2.19

Subject: Proposed Street Name Change - Disher Street (west of Moffatt Street) to Arsenault Lane

Recommendation

That Council refer the report from Planning and Building Services, Planning Services, dated January 16, 2015, regarding the proposed street name change for that part of Disher Street, described by PIN 46335-0260(LT) being Disher St CP PL 6 Grantham AKA Disher St, W of Moffatt St, to Arsenault Lane, to City Council for consideration after the public meeting scheduled for February 9, 2015. FORTHWITH

Staff Recommendation

That Council approve the street name change for that part of Disher Street, described by PIN 46335-0260(LT) being Disher St. CP PL 6 Grantham AKA Disher St, W of Moffatt St., to Arsenault Lane as shown on Appendix 1; and

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

Summary

Fire and Emergency Management Services has expressed concern regarding confusion for emergency responders in locating addresses on Disher Street. Planning Services staff has investigated the concern and found the street name to be in contravention of 911 street naming best practices. A street name change would resolve the confusion. Only one address would be affected by the name change. Planning Services staff support the name change as a means of improving public safety. Appendix 1 provides the locational context and highlights the concern surrounding street naming.

Background

Disher Street is located in the former Town of Merritton, north of the Canadian National Railway lands, south of Lincoln Avenue, west of Hartzel Road, and east of Highway 406. The street is shown on Corporation Plan 6 as two distinct segments divided by the former (second) Welland Canal. The street segment proposed for renaming lies east of Highway 406 and west of Moffatt Street (Appendix 1).

In 1940, By-law No. 576 was passed naming an unnamed street, which extended westerly from the intersection of Disher Street and Oakdale Avenue to Moffatt Street, as

Disher Street West. However, the segment of Disher Street now proposed to be renamed (see Appendix 1) remained as Disher Street. This resulted in the existing situation where Disher Street is noncontiguous because the two segments are now separated by Disher Street West. This has led to confusion for emergency responders. For this reason, Fire and Emergency Management Services has requested that the portion of the street shown as shaded on Appendix 1 of this report be renamed to Arsenault Lane.

There have been incidences of emergency responders reporting to the wrong household because of the similarity in street numbers between the two separated segments of Disher Street.

The name Arsenault Lane was proposed by the only property owner impacted by the proposed name change. It commemorates the owner's late husband, Raymond Arsenault.

Report

The City follows several informal practices when naming or renaming streets. Planning Services staff circulates all proposed street names to Fire and Emergency Management Services for approval. Street names that are not acceptable to Fire and Emergency Management Services because of emergency response issues are not recommended by Planning Services staff. Planning Services staff evaluates proposed street names based on the Regional Municipality of Niagara's "911 PERS (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, 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 was issued on January 26, 2015, to the property owner impacted by the proposed name change and posted on the City's website.

That part of Disher Street proposed for renaming is an impasse beginning at Moffat Street and extending westerly for approximately 60 metres. A second Disher Street runs between Oakdale Avenue and Haight Street. The existing street name and addressing pattern is in contravention of best practices because there are two streets with the same name. The potential for confusion exists because the street numbering is similar on the two streets. This has resulted in the misdirection of emergency responders.

The proposed name, Arsenault Lane, was approved by Fire and Emergency Management Services. Planning Services staff evaluated the name based on 911 street naming best practices and found it to be in compliance. The proposed street name change, if adopted, will bring street naming and addressing into compliance, thereby improving public safety.

One address would be affected by the name change: 10A Disher Street. There are two duplex dwellings on the property. The property owner supports the proposed street

name change. The density of the surrounding residential lands is much lower than that permitted by zoning. The proposed change would be least disruptive if implemented prior to any future development.

Planning Services staff supports the renaming because the proposal will bring street naming into compliance with 911 best practices, Fire and Emergency Management Services approves the street name and there is a minimal impact to addressing.

Should the request be approved, a by-law must be passed to rename the street. The by-law subsequently will be registered in the Land Registry Office. Planning Services 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 Planning Services staff (i.e. Federal and Provincial Ministries, financial institutions, doctors' offices, etc.).

Financial Implications

Council's approval of this request for a street name change has no financial impacts. The replacement of street signage falls within the approved budget.

Conclusion

A change in the street name of part of Disher Street (west of Moffatt Street) to Arsenault Lane is recommended by Planning Services staff to improve emergency response outcomes. The existing street name is not compliant with 911 street naming best practices. It has caused confusion locating addresses, and for this reason, Fire and Emergency Management Services has requested that the street name be changed. Planning Services 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 the resident.

Prepared by:

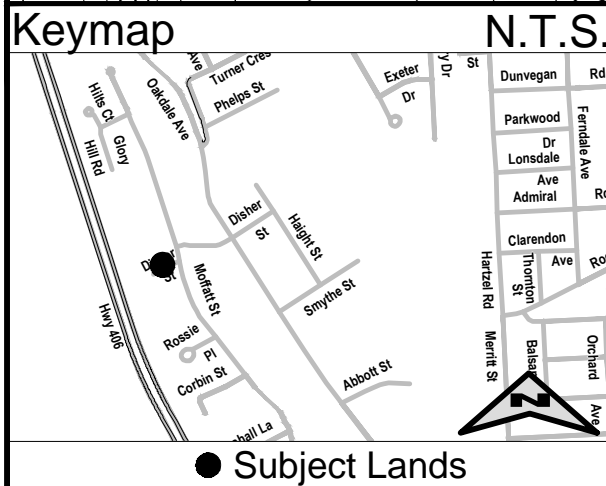
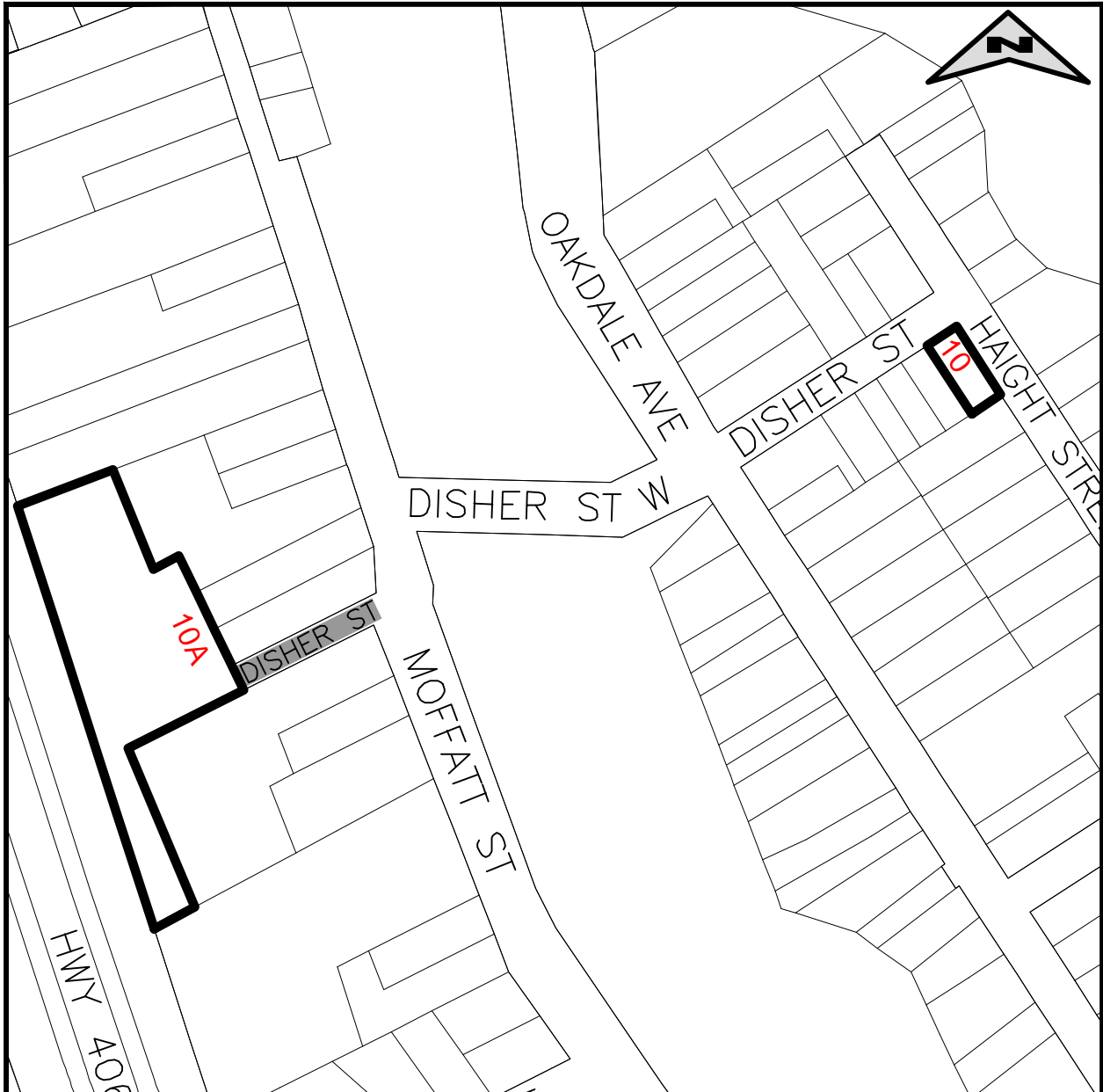
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<h2 style="text-align: center;">Location Map</h2> <p style="text-align: center;">PLANNING & BUILDING SERVICES</p>		
<p>Proposed Street Renaming</p>	<p>Scale: N.T.S.</p>	<p>Date: January 23, 2015</p>
<p> Subject Lands Disher Street (west of Moffatt Street) to be renamed to Arsenault Lane</p> <p> 10 & 10A Disher Street</p>		