

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
MEETING DATE: February 6, 2012
REPORT NO.: PL.12.18
SUBJECT: Windfall – Street Names
PREPARED BY: Sharon Long, Administrative Assistant, Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.12.18 respecting Windfall – Street Names and that Council reserve the following street names in accordance with the Town’s Street Naming Policy for the Windfall Plan of Subdivision:

Street A Crosswinds Boulevard
Street B Snow Apple Crescent
Street C Yellow Birch Crescent

B. Background

Correspondence has been received from C. C. Tatham & Associates Ltd. on behalf of the Developer of Windfall with respect to proposed street names within the Draft Plan of Subdivision (Appendix “A”). As Council will note, the Developer has proposed the following street names for the development:

Street A Crosswinds Boulevard
Street B Snow Apple Crescent
Street C Blue Beech Crescent

Discussion took place with the proponent in terms of utilizing approved street names in accordance with the Town’s Street Naming Policy with the Developer advising that the development theme is based on “The Story” with every nuance, including street names, being true to the theme. If Council desires to read “The Story” related to this development, same can be sourced at www.windfallatblue.com.

Town Staff reviewed the submission with regard to duplication and/or conflict in the Town, County of Grey and County of Simcoe and gave consideration to the appropriateness of naming Street A Crosswinds Boulevard.

Street A - Crosswinds Boulevard

No duplication or conflict noted.

The continuation of Street A will at some point in the future intersect with Grey Road 19 and Jozo Weider Boulevard. Given the uncertainty in terms of the timing of the connection to Grey Road 19 and Jozo Weider Boulevard, the naming of the stub Jozo Weider at this time could create confusion for emergency services and the travelling public. Further, the naming of the entire road section Jozo Weider Boulevard could potentially lead to Street A becoming an alternative route to Grey Road 19 to the Village (and places beyond).

Staff have no issues with the proposed name.

Street B – Snow Apple Crescent

No duplication or conflict noted.

The inclusion of the word “Apple” respects an intent of the Street Naming Policy with respect to recognizing the importance of apple growing to the local economy.

Staff have no issues with the proposed name.

Street C – Blue Beech Crescent

No duplication or conflict noted.

Concerns have been expressed with the number of roads in the municipality that already start of have Blue as a portion of the road (Blue Mountain Road, Blue Mountains Drive, Blueski George Crescent) from an emergency services perspective.

Given the potential confusion, Staff do not recommend this proposed name.

In light of concerns related to Street C, Town staff contacted the proponent and requested that they provide an alternate name for consideration. In response, the proponent has proposed “Yellow Birch”.

Street C – Yellow Birch Crescent

This name has been reviewed for duplication and/or conflict in the Town, County of Grey and County of Simcoe with none being noted.

Staff have no issues with the proposed name.

C. The Blue Mountains’ Strategic Plan

Preserving and enhancing natural and environmental features, and cultural heritage of the community.

Providing a strong, well managed municipal government.

D. Environmental Impacts

N/A

E. Financial Impact

N/A

F. In Consultation With

Town of The Blue Mountains Fire Department, County of Grey Ambulance Services, Ontario Provincial Police and Town Geographic Systems Coordinator

G. Attached

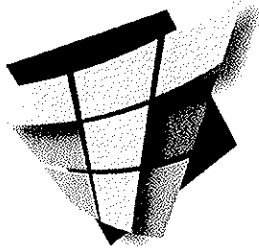
- 1. Copy of request from C. C. Tatham & Associates Ltd.

Prepared by,

Respectfully submitted,

Sharon Long
Administrative Assistant, Planning & Services

David Finbow
Director, Planning & Building Services



C.C. Tatham & Associates Ltd.
Consulting Engineers

Collingwood Bracebridge Orillia Barrie

115 Sandford Fleming Drive, Suite 200
Collingwood, Ontario L9Y 5A6
Tel: (705) 444-2565
Fax: (705) 444-2327
Email: info@cctatham.com
Web: www.cctatham.com

November 28, 2011

via Email & Mail
CCTA File 111179

David Finbow
Director of Building and Planning
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

**Re: Town of The Blue Mountains
Windfall Development – Street Names**

Dear David:

As you are aware, we are proceeding to develop the background reports and final design for the first phases of the Windfall Development. In order to avoid future drawing changes, we propose to set up street names at this time so that all parties, specifically the utilities, have street names to use on their initial plans and application forms.

Since we will be advancing the design for the first two phases immediately we are providing our preferred names for Street A, Phase 1 and Phase 2 for your consideration and approval.

We have attached a copy of a plan showing the proposed names as follows.

- Street A – Crosswinds Boulevard
- Street B – Snow Apple Crescent
- Street C – Blue Beech Crescent

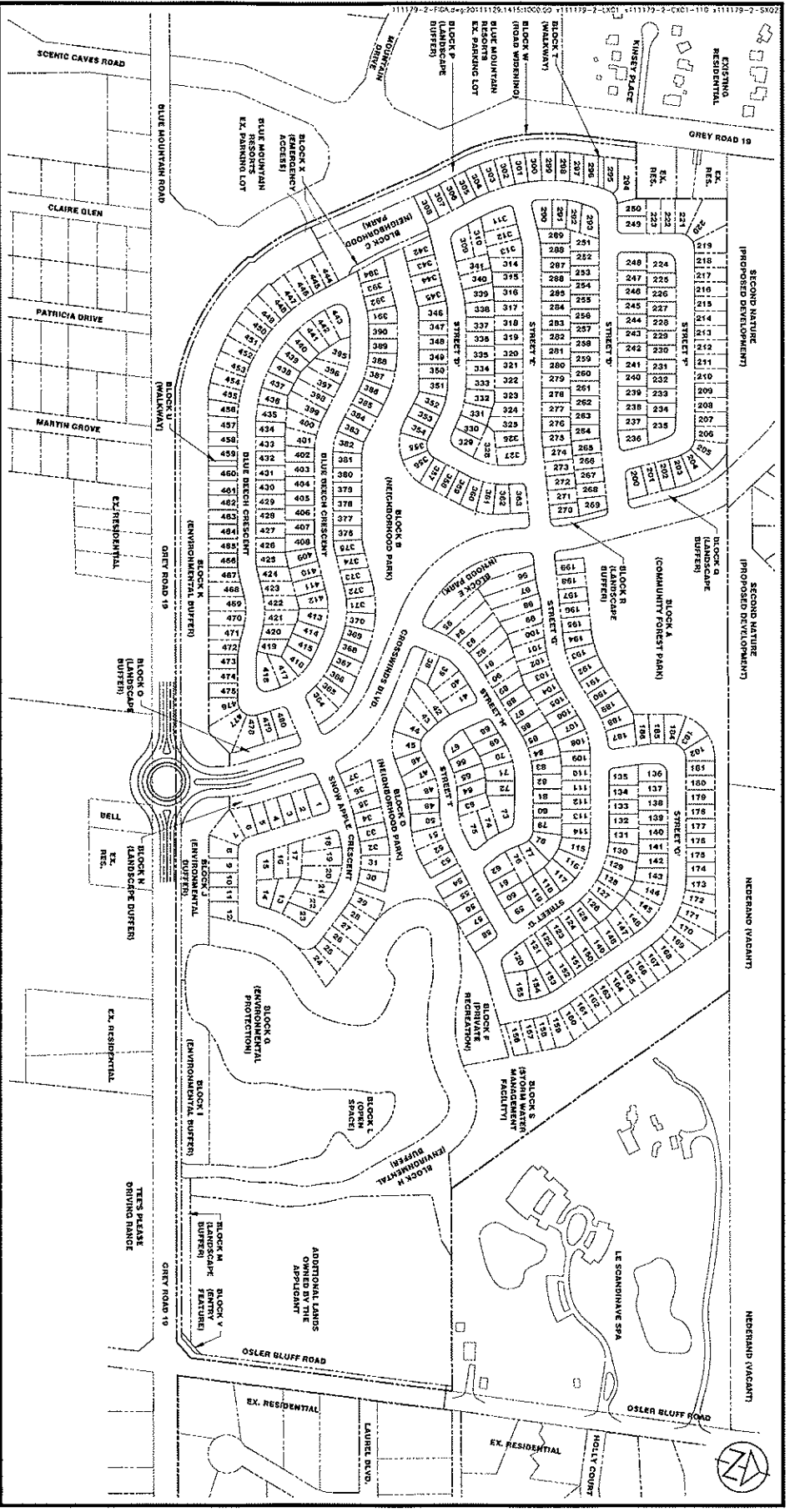
Names for the other streets will be resolved and submitted for review and approval as the development progresses.

We would appreciate the opportunity to speak with you about the rational and community theming used to select these names.

Yours truly,
C.C. Tatham & Associates Ltd.

Larry Hogarth, C.E.T.
Senior Municipal Technologist
LH:rlh

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 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

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NO.	REVISIONS	DATE

MASTER DEVELOPMENT AGREEMENT
WINDFALL
TOWN OF THE BLUE MOUNTAINS
STREET NAMES PLAN

C.C. Tatham & Associates Ltd.
 Consulting Engineers
 Collingwood Braemaridge Othello Barrie

SCALE: 1 : 4,000
 DESIGN: JPA CHECKED: KRS/JH JOB NO. 111179-2
 DRAWN: JPA DATE: DEC/11 DWG. **FIG-A**