


HALIFAX

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Item No. 14.1.3
Halifax Regional Council
November 24, 2015

TO: Mayor Savage and Members of Halifax Regional Council

Original signed by 

SUBMITTED BY:

Richard Butts, Chief Administrative Officer

Original Signed by 

Mike Labrecque, Deputy Chief Administrative Officer

DATE: October 19, 2015

SUBJECT: CA0102: East Preston Community Boundary Project

ORIGIN

The Civic Addressing corrections program.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part XII, Streets and Highways, S.323

RECOMMENDATION

It is recommended that Halifax Regional Council recognize East Preston as an official HRM Community, as per Map 1 of this report, and authorize staff to install community signs as identified on Map 2.

BACKGROUND

In 2002, HRM began a program to ratify its community boundaries. This was deemed necessary to enable the efficient delivery of E911 and Canada Post services. It was also regarded as an opportunity for local communities to demonstrate community pride while reflecting local history. To date 192 of the 200 communities have been approved by Regional Council. East Preston is one of the 8 remaining communities that have not yet had its boundaries ratified by Council.

The verification of the East Preston community boundary began in 2012. The community of East Preston currently shares boundaries with four other communities:

- i) Westphal, which has three vehicular entrances: Salmon River Dr, Main Street/Highway 7 and Cranehill Road;
- ii) North Preston, which is located on Upper Governor Street (ratified during the North Preston Community boundary project, July 22, 2014);
- iii) Lake Echo, which is located along the centre line of Walker Street, Bell Street and Mineville Road; and
- iv) Mineville, which is located at Highway 107.

Boundary Review Process

The community boundary verification process, as outlined in Attachment A, involved community consultation that determined community boundaries at each vehicular entrance to the East Preston community. This same process has been used to verify the existing 192 approved community boundaries.

In accordance with Civic Addressing policies, communities affected by major changes in community boundaries shall be informed, and consulted before, during and after the process. The consultation process focuses on seeking feedback from those individuals immediately affected by the proposed changes.

In addition to the verification of boundaries, HRM Regional Council also approved¹ in May 2003, the installation of standard community signs at each entrance point to a community. The program requires staff to conduct public consultation with residents prior to installation to verify that the community names and boundaries are accurate.

Community History

The community of East Preston was originally part of the Preston Township. The township was named after Preston, in Lancashire England and was originally settled by Black Loyalists and disbanded soldiers in 1784.

DISCUSSION

To verify the community boundary for East Preston, staff followed its standard Community name Consultation Process which involves:

- researching community boundaries;
- consulting with interested stakeholders and the local Councillors; and
- consulting with the those residents who would be affected by a change to their address.

Researching Community Boundaries

During the initial research of the East Preston community boundary, the current Plan Area boundaries and the Canada Post community names assigned to each street in the project area were reviewed.

¹ See staff report at <http://www.halifax.ca/council/documents/030506cow3.pdf>

Salmon River Drive Area

The boundary between the Cole Harbour/Westphal Plan and the North Preston/Lake Major/Lake Loon/Cherry Brook and East Preston Plan follows Highway 7, placing the Salmon River Drive area in the Cole Harbour/Westphal plan.

Canada Post is inconsistent in its community names for this area. Salmon River Drive is listed as Westphal, whereas all the other associated streets are currently assigned to East Preston.

Cranehill Road Area

The entire length of the Cranehill Road and Glasgow Road are within the North Preston/Lake Major/Lake Loon/Cherry Brook and East Preston Plan and during the consultation for the North Preston/Westphal community boundary project feedback was received that the boundary between Westphal and East Preston followed the Salmon River.

Canada Post lists all properties on the Cranehill Road as Westphal and those on the Glasgow Road as East Preston.

Walker Street/Bell Street/Mineville Road Area

The current boundary was determined in 1997 when Canada Post converted the area from rural route mail delivery to the current civic address based delivery. This boundary was chosen at that time as it follows the plan area boundary between the North Preston/Lake Major/Lake Loon/Cherry Brook and East Preston Plan and Planning Districts 8&9 Plan (Porters Lake and Area), which was approved in 1981.

Consultation with Interested Stakeholders and the Local Councillors

In November 2012, staff met with the East Preston Rate Payers Association to discuss their community boundaries with Westphal, North Preston, Lake Echo and Mineville.

East Preston/Westphal Boundaries: The communities of East Preston and Westphal have three shared boundaries with vehicular access points, Salmon River Drive, Cranehill Road and Main Street/Highway 7. The Association felt that it would be appropriate to begin consulting with the local residents in these areas using the current boundaries.

East Preston/North Preston Boundary: This boundary was confirmed on Upper Governor Street with the Association and was ratified by Regional Council at its July 22, 2014 meeting.

East Preston/Lake Echo Boundary: The current boundary between East Preston and Lake Echo is the centre line of three roads, Mineville Road, Walker Street and Bell Street. This boundary was put in place during the Canada Post upgrade to civic address delivery in this area in 1997. The Association felt that all of the properties on Mineville Road, Walker Street and Bell Street should be in the community of East Preston.

East Preston/Mineville Boundary: Highway 107 is the current boundary between East Preston and Mineville and the Association had no recommendation to modify this boundary.

The verification of the community boundaries of East Preston, Lake Echo, Westphal and Mineville affect the Councillor of District 2 (Councillor David Hendsbee) and the Councillor of District 4 (Deputy Mayor Lorelei Nicoll). Both Councillors were consulted throughout the process and reviewed all letters and maps before they were sent to affected residents.

Consultation with Residents affected by a Change to their Address

Based on the research, consultation with stakeholders and councillors, maps and letters were sent to affected residents. Three consultation areas were identified; Salmon River Drive, Cranehill Road and Mineville Road/Walker Street/Bell Street.

Salmon River Drive Area Consultation

In June 2014, letters and two maps proposed boundary map (Map 1) and current boundary map (Map 3) was sent to each property owner in the Salmon River Drive project area (approx. 149 letters). The project area includes: Chater Drive, Chris Evan Drive, Highway 7/Main Street (#1220-1538), Lorne Drive, Penticton Drive, Richardson Drive, Ross Road (#9-132), Ryedale Court, Salmon River Drive, and Shannon Drive. The letter indicated the need to verify the community boundary and asked property owners to indicate which boundary they preferred: the current or the proposed boundary.

Forty one (41) responses were received; 88% (36) were in favour of the proposed boundary (Map 1). Reminder letters were mailed to all property owners on July 8, 2014 and an additional twenty eight (28) responses were received; 82% (23) were in favour of the proposed boundary (Map 1).

Councillors Hendsbee and Nicoll held a meeting at the Ross Road Elementary School on September 30th, 2014 where 48 households were represented. A sign in sheet was provided and residents who were in favour of the proposed boundary signed their support.

Cranehill Road/Glasgow Road Consultation

In October 2014, letters and the current boundary map (Map 3) were sent to each property owner in the Cranehill Road project area (approx.44 letters). The project area includes Cranehill Road (#165 to 431) and Glasgow Road. The letter indicated the need to verify the current community boundary and asked owners to confirm if the current boundary was accurate.

Ten responses were received, 80% (8) were in favour of maintaining the current boundary (Map 3). A second letter was mailed to property owners in January 2015 clarifying a few issues that had arisen and encouraging everyone who had yet to comment to participate. No further responses were received.

Councillor Hendsbee held a meeting in the community on February 16, 2015, where a total of 7 households from the area immediately adjacent to the bridge on Cranehill Road were represented. It was their consensus to have the eastern side of Cranehill Road, beyond the bridge, to be in the community of East Preston.

Mineville Road/Walker Street/Bell Street Consultation

In April of 2015, letters and one map (current boundary map, Map 3) were sent to each property owner in the Mineville Road/Walker Street/Bell Street project area (approx. 189 letters). The project area includes all the properties within approximately 500 meters of the centerline of Mineville Road, Walker Street, or Bell Street. This includes all the properties on Walker Street, John Cross Drive, Bell Street, Mineville Road (# 10-168), Shadewell Lane, Rosehip Lane, Tiffany Court and select properties from Benjamin Boulevard, Brian Andrew Street, Carleton Drive, Denise Dr, Echo Forest Drive, Highway 7, Jack Lane, Kent Drive, Lower Partridge River Road, Sandra Drive, Terry Court, Thomas Street, Upper Partridge River Road, and William Street.

Six responses were received, 66% (4) were in favour of maintaining the current boundary (Map 3). A second letter was mailed to property owners in June 2015 encouraging them to participate. This second letter included a map which included where the community signs would be posted if the boundary was approved. Four additional responses were received, the majority of which were clarifying the sign location and asking for additional signage placement on the secondary roads.

Given the results of the Community Consultation process, a new community boundary for East Preston at Salmon River Drive is recommended as shown on Map 1 and no change to the boundaries at Lake Echo and Cranehill Road are recommended.

Signage

In May 2003, HRM Regional Council approved the design of standard community signs for each community in HRM. In May of 2015 this design was updated with the new Halifax Brand. Once community boundaries have been ratified by Regional Council signage is to be installed at the approved boundaries (Map 2). In this case 10 community signs are proposed to be installed.

Address Changes

As a result of the consultation process, staff recommends that the boundaries between East Preston and Westphal be as illustrated on Map 1 and that ten (10) community signs be installed at each boundary point as illustrated on Map 2. This recommendation will require residents in the Salmon River Drive area to change their mailing addresses from the community of East Preston to Westphal and the residents of Cranehill Road to change from Westphal to East Preston. If Regional Council approves the proposed boundary changes, staff will send written notification to each affected resident to advise them of this change to their address. In accordance with By-law C-300, Respecting Civic Addressing, the residents will have 60 days' notice before their new address takes effect. HRM staff will coordinate with Canada Post to automatically redirect each resident's mail for a period of 12 months.

In order for the proposed community boundaries to be enacted, Regional Council must pass a motion verifying the proposed boundary changes.

FINANCIAL IMPLICATIONS

Identification of the communities of East Preston, Westphal and Lake Echo in the project area would require the installation of eight, 3x6 foot, community signs and two, 2x4 foot, community signs for a total estimated cost of \$6740.00. The total estimated cost for this can be accommodated within the Civic Addressing Operating Account of C330-6910.

COMMUNITY ENGAGEMENT

The community engagement process for this exercise is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through meetings with a community group, local Councillors, and written communication with affected residents. The written communication process involved contacting each property owner in the project area and requesting their participation. During the time set out for gathering feedback, all responses were recorded and used in determining the proposed boundaries recommended in this report. A detailed description of the consultation process is provided in Attachment A.

It should be noted that the East Preston Rate Payers Association is not in agreement with the proposed community boundary for the Salmon River Drive area as shown on Map 1. Their preference is to maintain the current boundary as shown on Map 3. As per Civic Addressing's standard community name consultation process, greater consideration is given to the affected property owners over the larger community. Therefore, staff recommends the boundary that the affected property owners preferred as shown on Map 1.

ENVIRONMENTAL IMPLICATIONS

No environmental implications have been identified

ALTERNATIVES

1. Council may choose to ratify the existing boundaries for East Preston as illustrated on Map 3. This alternative is not recommended as it would be inconsistent with the standard procedure for determining community boundaries.
2. Council may choose not to amend the East Preston and Westphal community boundary and ratify the existing boundaries at Cranehill Road and Walker Street/Bell Street and Mineville Road. This alternative is not recommended as it would be inconsistent with standard procedures used in determining community boundaries.

ATTACHMENTS

Map 1: Recommended Community Boundaries for East Preston

Map 2: Recommended Community sign installation for East Preston, Westphal, and Lake Echo

Map 3: Alternative Community Boundary for East Preston

Attachment A: Flow Chart of Community Consultation Process

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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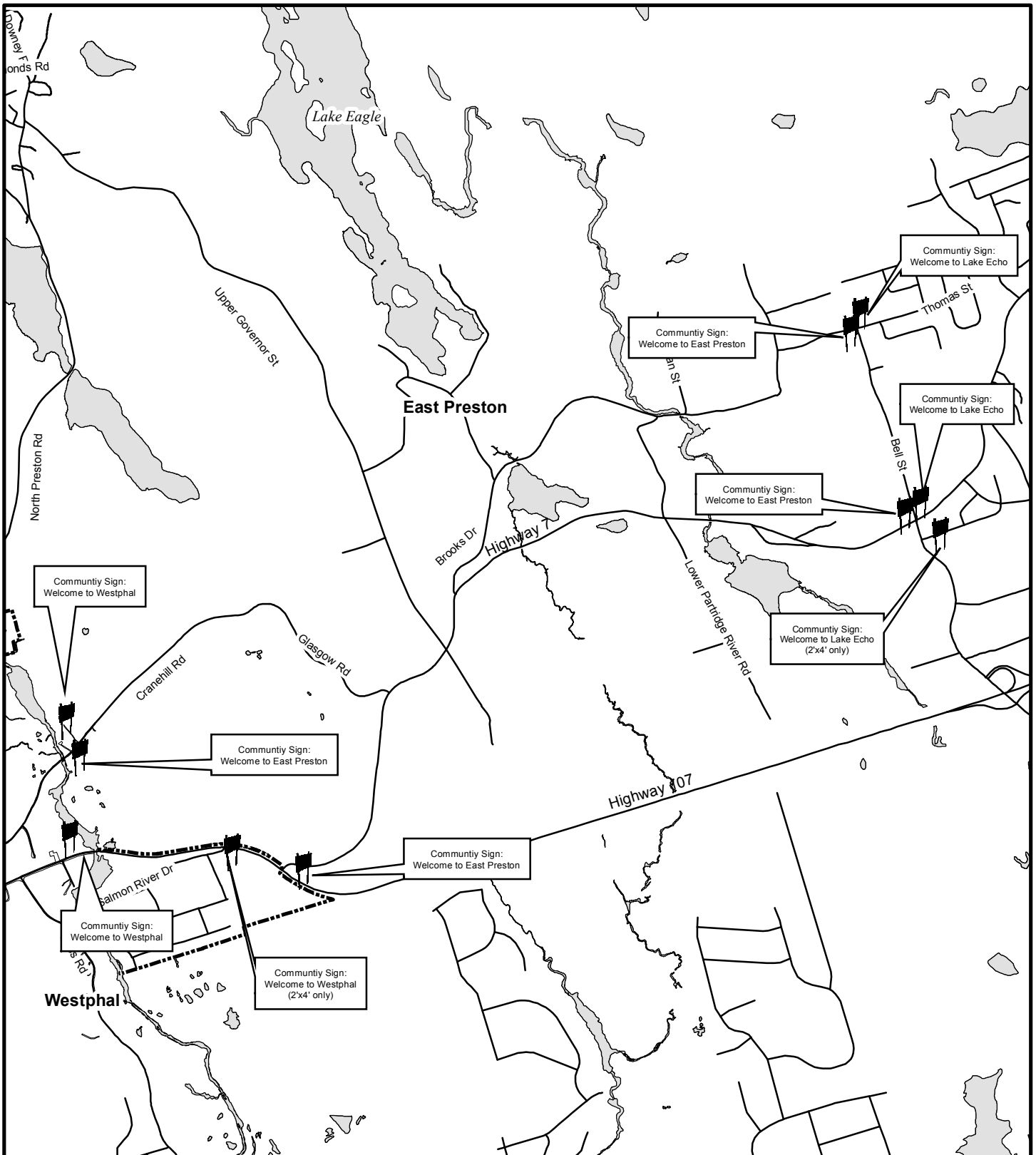
Map 1 - Recommended Community Boundary East Preston / Westphal

-  Westphal (proposed)
-  East Preston (proposed)
-  Current Boundary

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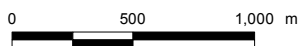
This map was compiled by the staff of the Civic Addressing Program. Halifax Regional Municipality Civic Addressing takes responsibility only for civic address information portrayed in the map and does not guarantee the accuracy of any representation on this plan.



Map 2 Proposed Community Sign Location



HALIFAX "Welcome to our Community" Sign



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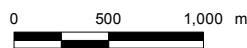
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Map 3 - Alternative Community Boundary East Preston / Westphal

- EAST PRESTON
- WESTPHAL
- Current Boundary

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Attachment A- Flow Chart of Community Consultation Process

