



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

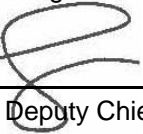
**Item No. 14.1.7**  
**Halifax Regional Council**  
**June 21, 2016**

**TO:** Mayor Savage and Members of Halifax Regional Council

Original Signed by 

**SUBMITTED BY:**

\_\_\_\_\_  
John Traves, Q.C. Acting Chief Administrative Officer

Original Signed by 

\_\_\_\_\_  
Jane Fraser, Acting Deputy Chief Administrative Officer

**DATE:** May 31, 2016

**SUBJECT:** **Case CA0107: Street Naming from April 1 – May 31, 2016**

---

#### **ORIGIN**

Street naming requests submitted through new subdivision applications from April 1 to May 31, 2016.

#### **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter*, s.323 “The Council may... (c): by policy, name or rename any street or private road;”

By-law C-300, *Respecting Civic Addressing*

Administrative Order #29, *Respecting HRM Civic Addressing Policies*

#### **RECOMMENDATION**

It is recommended that Halifax Regional Council adopt the proposed amendments to Administrative Order 29 Respecting HRM Civic Addressing Policies as set out in Attachment A of this report in order to approve the naming of two new public streets and seven new private lanes as identified in Attachment B and Maps 1-6.

**BACKGROUND**

*Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private lane by policy. As per the staff report of November 24, 2015, Regional Council officially approves all new street names for public streets and private lanes.

**Civic Addressing Policy and By-Law**

The Civic Addressing By-Law (C-300) requires that all names must be approved in accordance with the Civic Addressing Policy. Schedule A of the Policy contains the guidelines that must be followed for all new street or lane names (see Attachment C). Names are required for those streets or lanes which are submitted through:

- a) the subdivision process for new public street and new private lane and;
- b) the application process for existing un-named private lanes.

The Civic Addressing By-law defines a private lane as any street, road or travel way which serves three or more structures or facilities and is not owned by Halifax Regional Municipality or the Province of Nova Scotia. Therefore, all private lanes providing access to three or more structures or facilities must be named.

**Proposed Street Namings**

1. Public Street Naming

Proposed Name	Community	Origin	Map	Rationale For Naming
Bigbear Loop	Porters Lake	Created through subdivision #19519	1	New public streets shall be named
Dewberry Drive	Porters Lake	Created through subdivision #19519	1	New public streets shall be named

3. Private Lane Naming

Proposed Name	Community	Origin	Map	Admin Order Criteria
Bramco Lane	North Preston	Created through subdivision #20133	2	Lane will services at least 3 structures
Calmwater Lane	West Porters Lake	Created through subdivision #19967	3	Lane will services at least 3 structures
Eventide Lane	Middle Sackville	Created through subdivision #20444	4	Lane will services at least 3 structures
Gabriel Lane	Sambro Creek	Created initially as a driveway	5	Lane services 3 structures
Pebble Way	Middle Sackville	Created through subdivision #19917	4	Lane will services at least 3 structures
Riamay Lane	Porters Lake	Created through subdivision #20234	6	Lane will services at least 3 structures
Timber Lane	Middle Sackville	Created through subdivision #20444	4	Lane will services at least 3 structures

## **DISCUSSION**

All of the street names listed above have been reviewed using HRM's Civic Addressing Policies and By-law and it has been determined that all of the proposed names are consistent with the Policies and By-law. Attachment B provides a more detailed discussion on each recommendation, including an evaluation of the names in relation to the Policies and By-law. Therefore, it is recommended that Regional Council approve all names, as contained in Attachment A, be approved.

Prior to November of 2015, staff were approving the naming and renaming of any new public streets or private lanes. Due to a change in the interpretation of the *HRM Charter*, and HRM's Civic Addressing Policies and By-law, Council must now approve all street names. To enable staff to approve street names again, an amendment to the *HRM Charter* is required.

## **FINANCIAL IMPLICATIONS**

The costs associated with the Administration of the HRM's Civic Addressing By-law and Administrative Order can be accommodated within the 2016-2017 operating budget for C420 Land Development & Subdivision. A total of seven new private lane signs and two public street signs are required. The costs for six private lane signs and the two public signs will be the responsibility of the developers of each subdivision. The estimated cost for the seventh private sign is \$207.00.

## **RISK CONSIDERATION**

There are no significant risks associated with the recommendations in this Report.

## **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was notification and/or consultation with affected property owners in accordance with the HRM Civic Addressing By-law [Section 4(2)]. As per the standard consultation process all relevant property owners and tenants were notified and/or consulted by letter.

## **ENVIRONMENTAL IMPLICATIONS**

No environmental implications were identified.

## **ALTERNATIVE**

Regional Council may choose not to approve some or all of the street namings and renamings as contained in Attachment A. This alternative is not recommended as these street names meet the street naming criteria set out in HRM's Civic Addressing Policies (Administrative Order 29).

**ATTACHMENTS**

- Map 1: Bigbear Loop and Dewberry Drive, Porters Lake
- Map 2: Bramco Lane, North Preston
- Map 3: Calmwater Lane, West Porters Lake
- Map 4: Eventide Lane, Pebble Way, Timber Lane, Middle Sackville
- Map 5: Gabriel Lane, Sambro Creek
- Map 6: Riamay Lane, Porters Lake

- Attachment A: Amending Administrative Order #29
- Attachment B: Project Details of Proposed Naming
- Attachment C: Administrative Order #29 Schedule A - Street Naming Guidelines

---

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.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.

Report Prepared by: Gayle MacLean, Civic Addressing Coordinator 902.490.4105

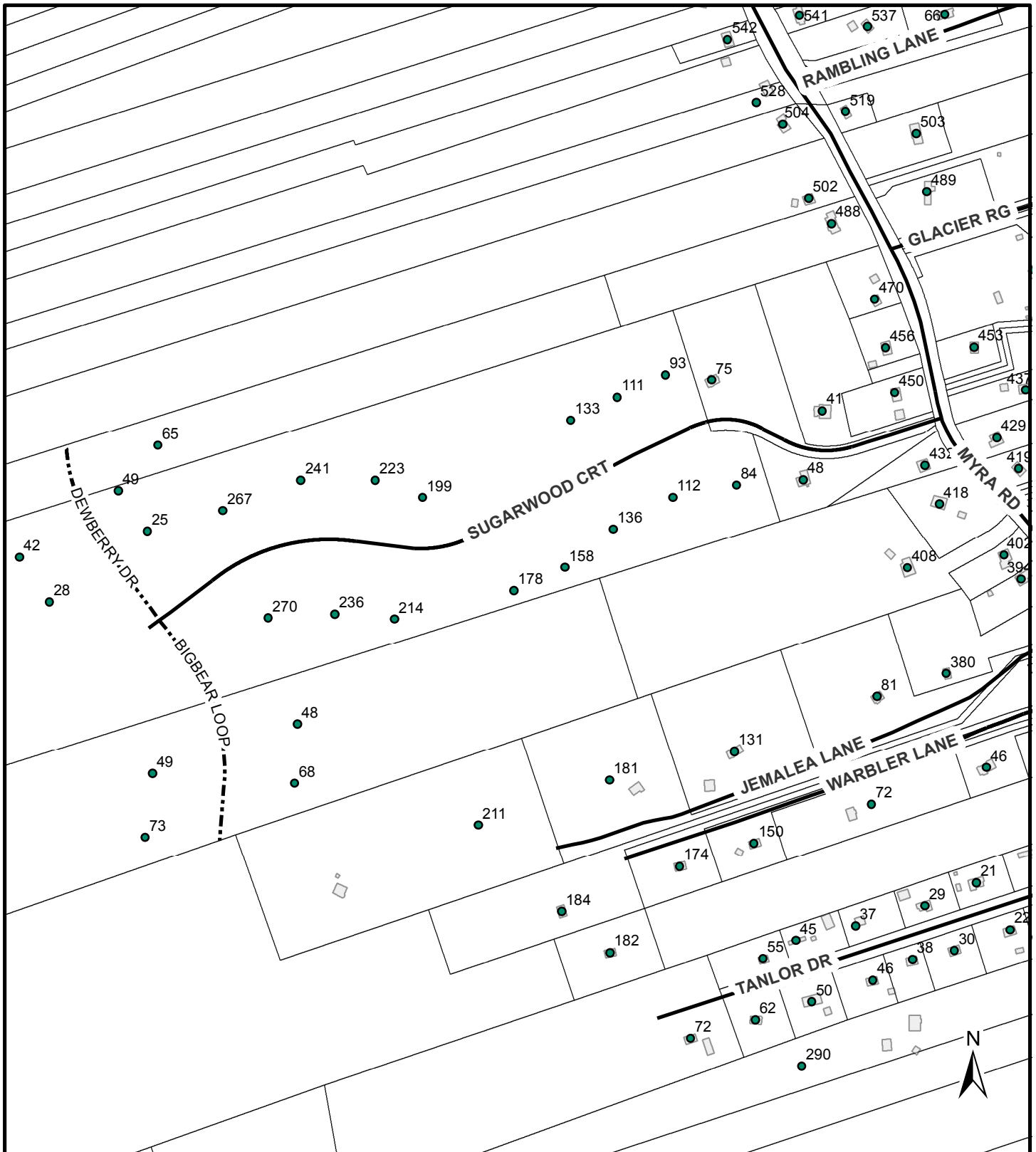
Report Approved by: \_\_\_\_\_  
Kelly Denty, Manager of Development Approvals 902.490.4800

Financial Approval by: \_\_\_\_\_  
Amanda Whitewood, Director of Finance & ICT/CFO, 902.490.6308

Report Approved by: \_\_\_\_\_  
Bob Bjerke, Chief Planner and Director, Planning and Development 902.490.1627

---

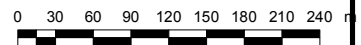
Original Signed



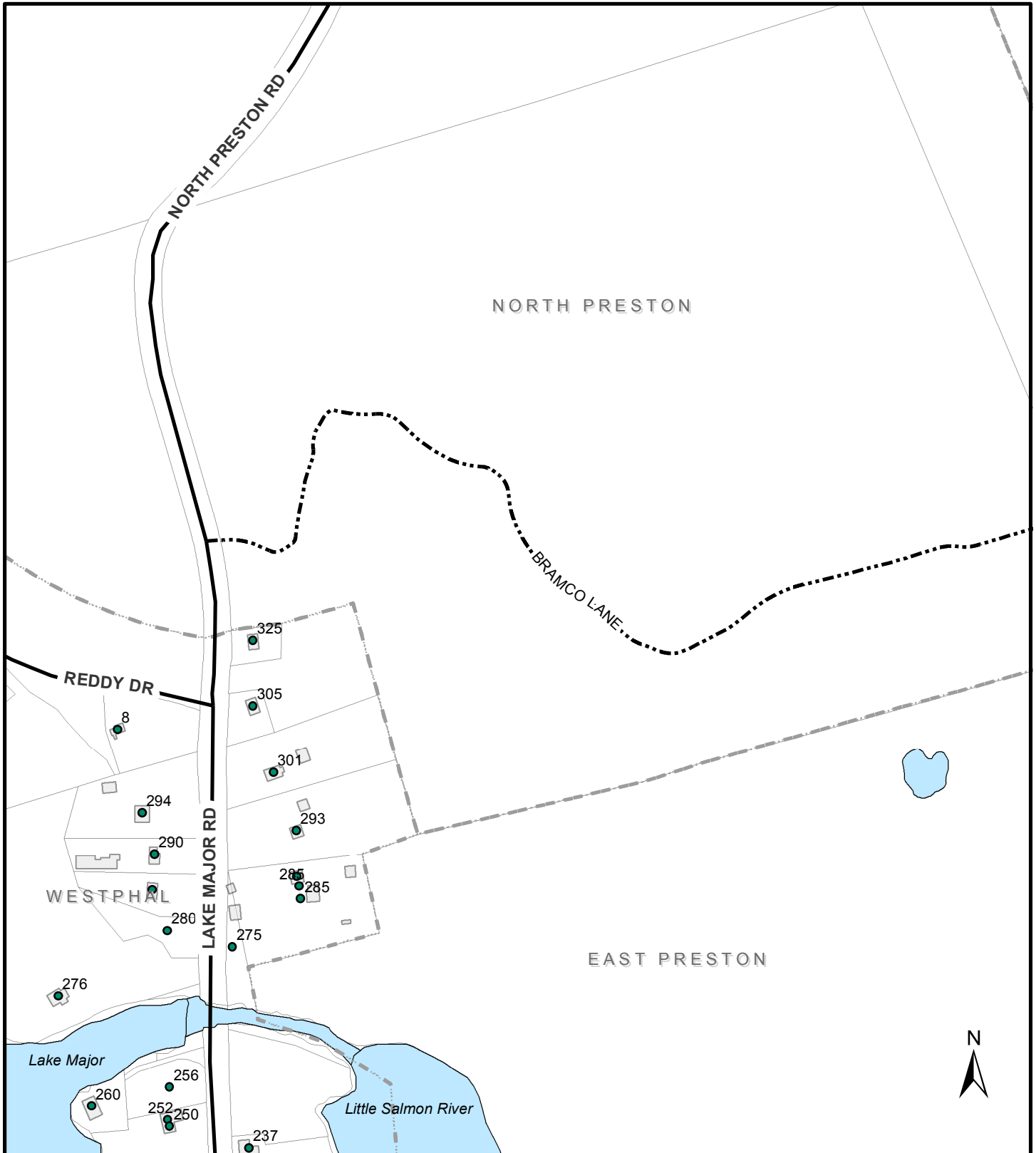
**Map 1 - Bigbear Loop and Dewberry Drive, Porters Lake**

**HALIFAX**



--- New Public Streets



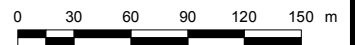
This map was compiled by the staff of the Civic Addressing Program. Halifax Regional Municipality Civic Addressing takes responsibility only for civic address information portrayed in the map and does not guarantee the accuracy of any representation on this plan.



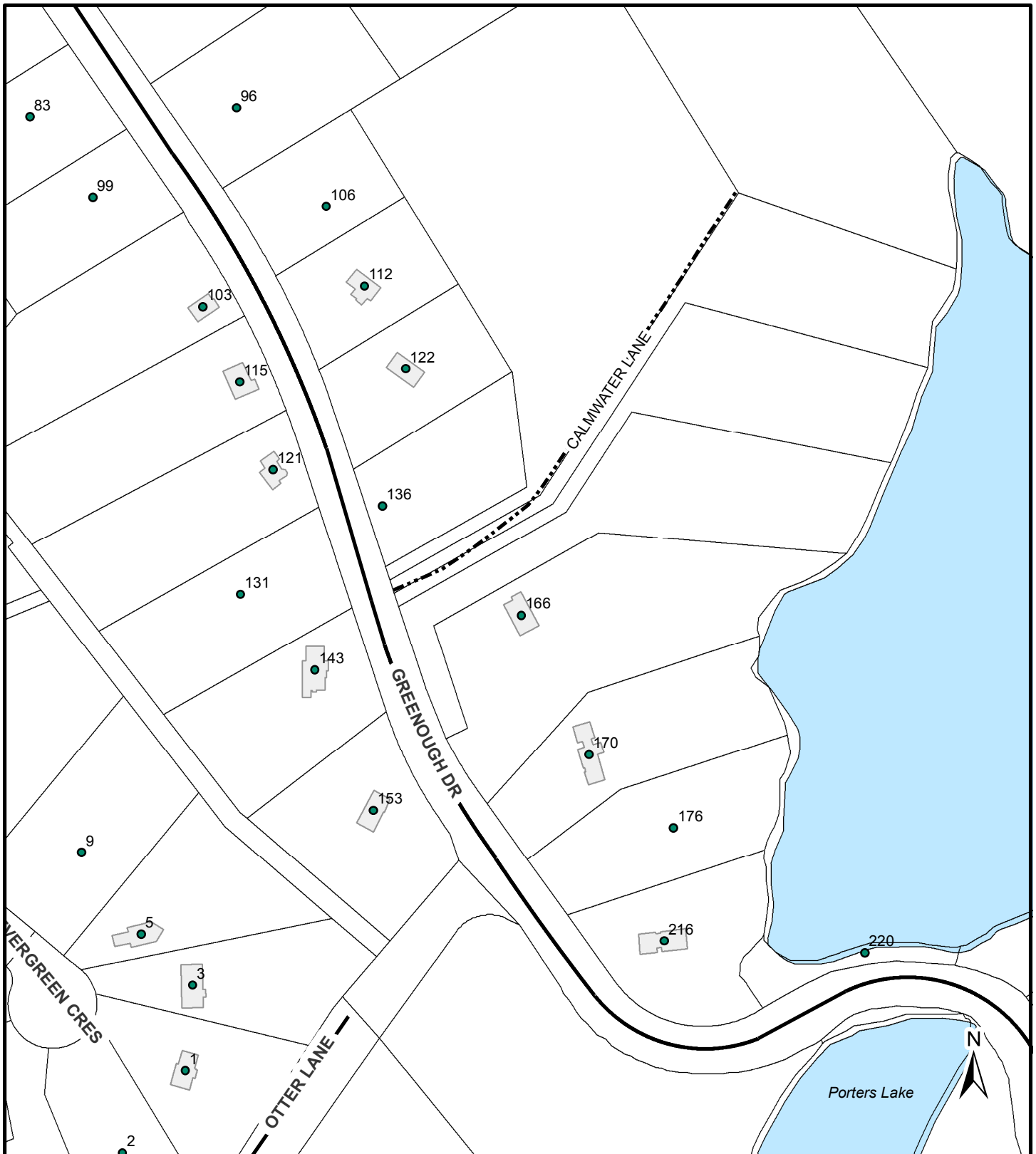
**Map 2 - Bramco Lane, North Preston**

-  New Private Road
-  Community Boundary

**HALIFAX**



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.



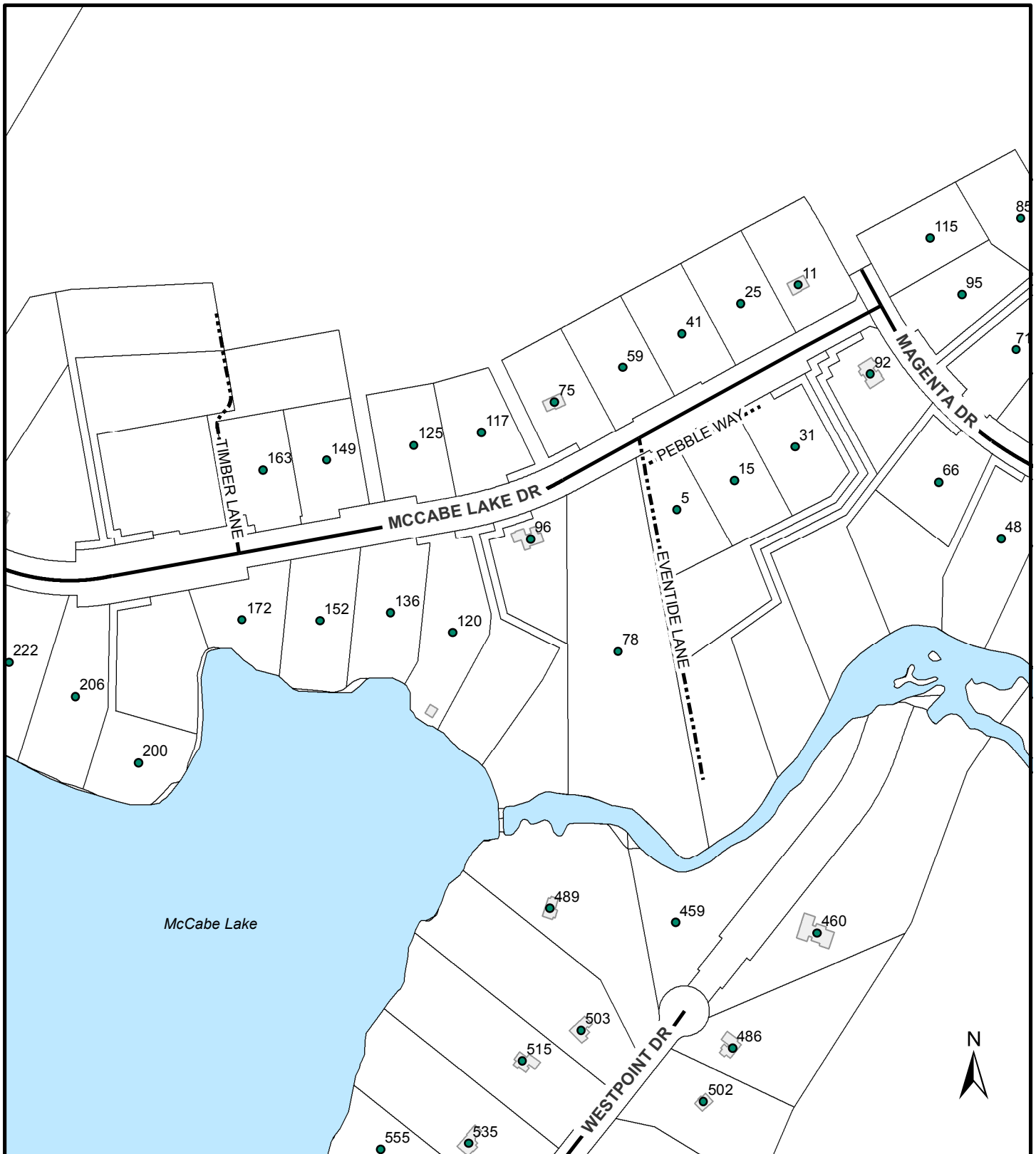
**Map 3 - Calmwater Lane, West Porters Lake**

**HALIFAX**

--- New Private Road



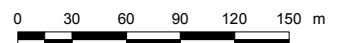
This map was compiled by the staff of the Civic Addressing Program. Halifax Regional Municipality Civic Addressing takes responsibility only for civic address information portrayed in the map and does not guarantee the accuracy of any representation on this plan.



**Map 4 - Eventide Lane, Pebble Way, and Timber Lane  
Middle Sackville**

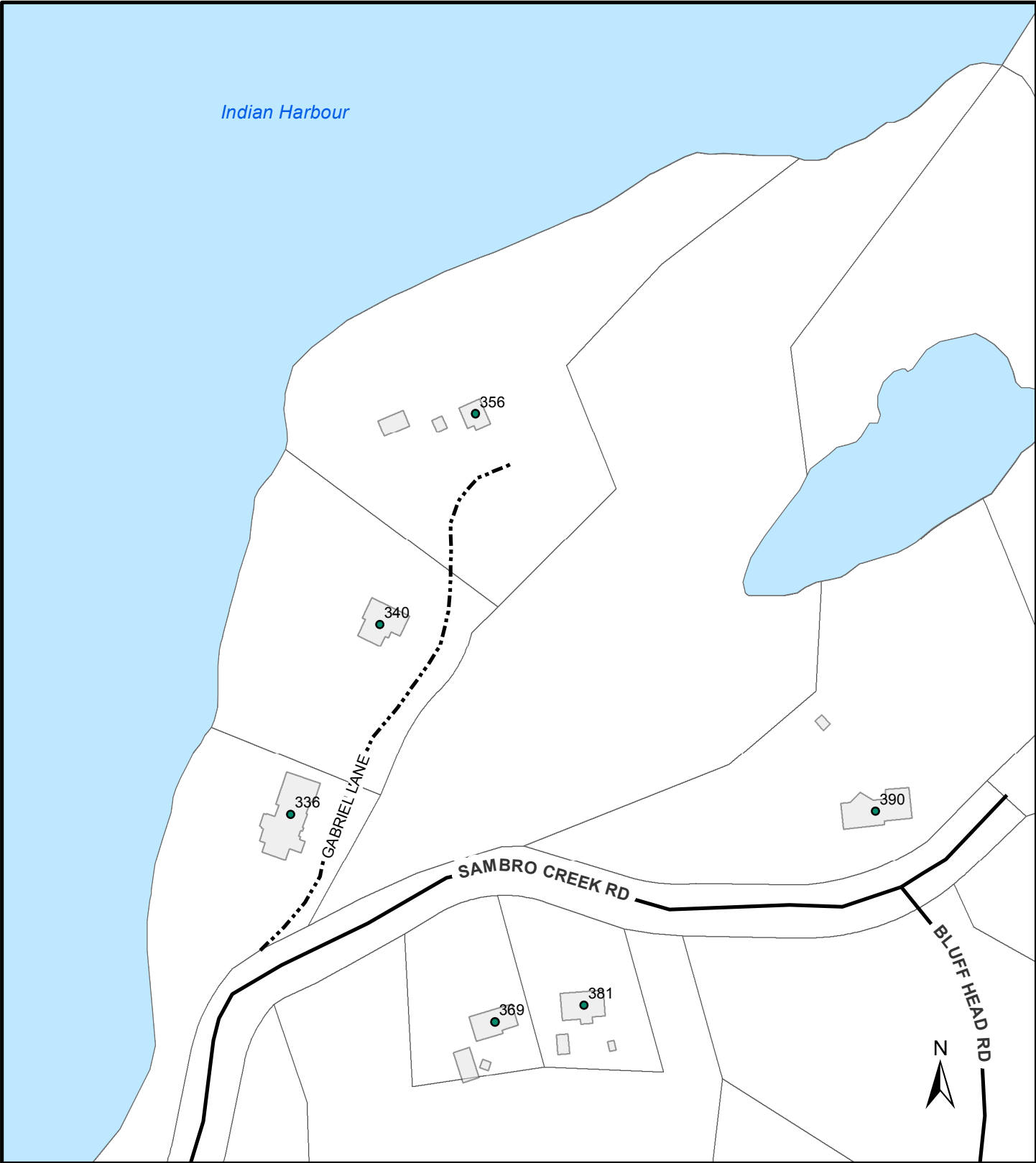
--- New Private Roads

**HALIFAX**



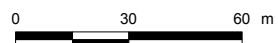
This map was compiled by the staff of the Civic Addressing Program. Halifax Regional Municipality Civic Addressing takes responsibility only for civic address information portrayed in the map and does not guarantee the accuracy of any representation on this plan.





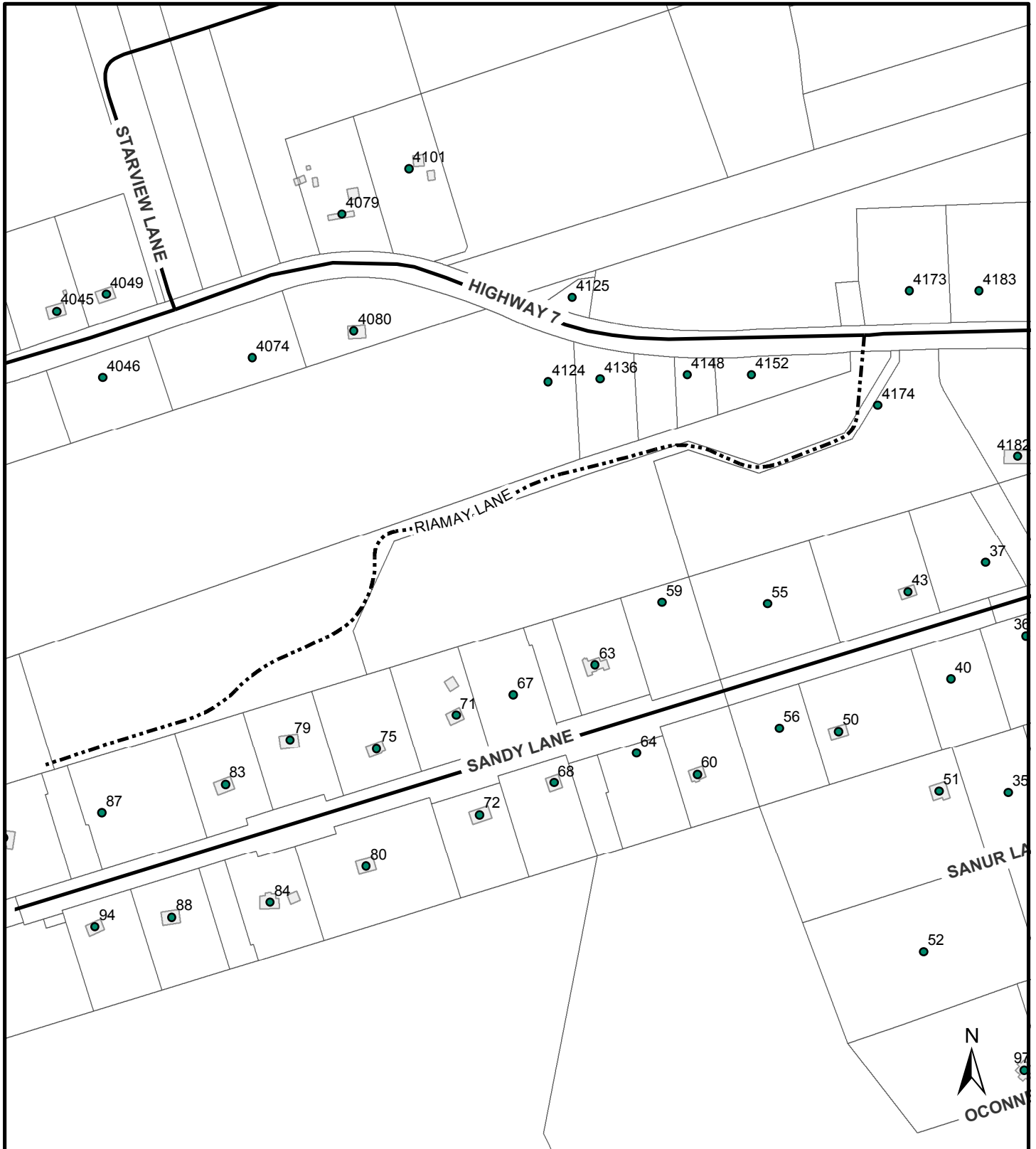
**Map 5 - Gabriel Lane, Sambro Creek**

**HALIFAX**



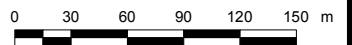
--- New Private Road

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 6 - Riamay Lane, Porters Lake**

**HALIFAX**



--- New Private Road

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.

**Attachment A:**  
(Amending Administrative Order #29)

**HALIFAX REGIONAL MUNICIPALITY  
ADMINISTRATIVE ORDER 29  
RESPECTING HRM CIVIC ADDRESSING POLICIES**

**BE IT RESOLVED** that Administrative Order 29, Respecting HRM Civic Addressing Policies, is further amended as follows:

1. Schedule C is amended by adding the following row after the row starting “Bert Fox” and before the row starting “Bigbeaver”

BIG BEAR	LOOP	PORTERS LAKE	<i>Date of Council Approval</i>
----------	------	--------------	---------------------------------

2. Schedule C is further amended by adding the following row after the row starting “Bramblewood” and before the row starting “Branch”

BRAMCO	LANE	NORTH PRESTON	<i>Date of Council Approval</i>
--------	------	---------------	---------------------------------

3. Schedule C is further amended by adding the following row after the row starting “Callaway” and before the row starting “Candytuft”:

CALMWATER	LANE	WEST PORTERS LAKE	<i>Date of Council Approval</i>
-----------	------	-------------------	---------------------------------

4. Schedule C is further amended by adding the following row after the row starting “Dellridge” and before the row starting “Disciples”:

DEWBERRY	DRIVE	PORTERS LAKE	<i>Date of Council Approval</i>
----------	-------	--------------	---------------------------------

5. Schedule C is further amended by adding the following row after the row starting “Evelyns” and before the row starting “Everwood”:

EVENTIDE	LANE	MIDDLE SACKVILLE	<i>Date of Council Approval</i>
----------	------	------------------	---------------------------------

6. Schedule C is further amended by adding the following row after the row starting “Fyne” and before the row starting “Gale”:

GABRIEL	LANE	SAMBRO CREEK	<i>Date of Council Approval</i>
---------	------	--------------	---------------------------------

7. Schedule C is further amended by adding the following row after the row starting “Pearl” and before the row starting “Pebblecreek”:

PEBBLE	WAY	MIDDLE SACKVILLE	<i>Date of Council Approval</i>
--------	-----	------------------	---------------------------------

8. Schedule C is further amended by adding the following row after the row starting “Rent Point” and before the row starting “Ridding”:

RIAMAY	LANE	PORTERS LAKE	<i>Date of Council Approval</i>
--------	------	--------------	---------------------------------

9. Schedule C is further amended by adding the following row after the row starting "Tidewinds" and before the row starting "Tin":

TIMBER	LANE	MIDDLE SACKVILLE	<i>Date of Council Approval</i>
--------	------	------------------	---------------------------------

## Attachment B: Project Details of Proposed Street Naming

### 1. Public Street Names:

#### a) Bigbear Loop, Porters Lake

Reason for the naming: This public street was created through subdivision #19519 (Map 1).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new public street names.

Proposed Name: Bigbear Loop - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new public street, as shown on Map 1, be named Bigbear Loop.

#### b) Dewberry Drive, Porters Lake

Reason for the naming: This public street was created through subdivision #19519 (Map 1).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new public street names.

Proposed Name: Dewberry Drive - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new public street, as shown on Map 1, be named Dewberry Drive.

### 3. Private Lane Namings:

#### a) Bramco Lane, North Preston

<u>Reason for the naming:</u>	This private lane was created through subdivision #20133 (Map 2).
<u>Civic Addressing By-law/Policy:</u>	<i>Halifax Regional Municipality's Charter</i> allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads
<u>HRM Civic Addressing Public Safety Committee:</u>	The Committee does not provide recommendations on new private lane names.
<u>Proposed Name:</u>	Bramco Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.
<u>Recommendation:</u>	In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 2, be named Bramco Lane. As this private lane naming is the result of a subdivision, the developer will be responsible for the installation cost of the private lane sign.

#### b) Calmwater Lane, West Porters Lake

<u>Reason for the naming:</u>	This private lane was created through subdivision #19967 (Map 3).
<u>Civic Addressing By-law/Policy:</u>	<i>Halifax Regional Municipality's Charter</i> allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads
<u>HRM Civic Addressing Public Safety Committee:</u>	The Committee does not provide recommendations on new private lane names.
<u>Proposed Name:</u>	Calmwater Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.
<u>Recommendation:</u>	In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 3, be named Calmwater Lane. As this private lane naming is the result of a subdivision, the developer will be responsible for the installation cost of the private lane sign.

c) Eventide Lane, Middle Sackville

<u>Reason for the naming:</u>	This private lane was created through subdivision #20444 (Map 4).
<u>Civic Addressing By-law/Policy:</u>	<i>Halifax Regional Municipality's Charter</i> allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads
<u>HRM Civic Addressing Public Safety Committee:</u>	The Committee does not provide recommendations on new private lane names.
<u>Proposed Name:</u>	Eventide Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.
<u>Recommendation:</u>	In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 4, be named Eventide Lane. As this private lane naming is the result of a subdivision, the developer will be responsible for the installation cost of the private lane sign.

d) Gabriel Lane, Sambro Creek

<u>Reason for the naming:</u>	This private lane was originally the driveway for 336, 340, 356 Sambro Creek Road, Sambro Creek. (Map 5).
<u>Civic Addressing By-law/Policy:</u>	As per section 3(h) of the Civic Addressing By-law a private road means any street, road or travel way which serves three or more structures or facilities and is not owned by HRM or the Province of Nova Scotia. As each of the three structures is sharing a driveway it requires a name.
<u>HRM Civic Addressing Public Safety Committee:</u>	The Committee does not provide recommendations on new private lane names.
<u>Proposed Name:</u>	Gabriel Lane - This name was suggested by Civic Addressing Staff. This name meets the street naming criteria laid out in the Policies.
<u>Recommendation:</u>	In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 5, be named Gabriel Lane. As this private lane naming is a correction to existing addresses, the Municipality will cover the installation cost of the private lane sign.

d) Pebble Way Middle Sackville

Reason for the naming: This private lane was created through subdivision #19917 (Map 4).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new private lane names.

Proposed Name: Pebble Way - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 4, be named Pebble Way. As this private lane naming is the result of a subdivision, the developer will be responsible for the installation cost of the private lane sign.

e) Riamay Lane, Porters Lake

Reason for the naming: This private lane was created through subdivision #20234 (Map 6).

Civic Addressing By-law/Policy: *Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing Public Safety Committee: The Committee does not provide recommendations on new private lane names.

Proposed Name: Riamay Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation: In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 6, be named Riamay Lane. As this private lane naming is the result of a subdivision, the developer will be responsible for the installation cost of the private lane sign.



f) Timber Lane, Middle Sackville

Reason for  
the naming:

This private lane was created through subdivision #20444 (Map 4).

Civic Addressing  
By-law/Policy:

*Halifax Regional Municipality's Charter* allows for Regional Council to name and rename any street or private road in accordance with the Civic Addressing Policies as submitted through the subdivision process for new public streets and new private roads

HRM Civic Addressing  
Public Safety  
Committee:

The Committee does not provide recommendations on new private lane names.

Proposed Name:

Timber Lane - This name was suggested by the developer. This name meets the street naming criteria laid out in the Policies.

Recommendation:

In accordance with the By-law and Policies, civic addressing staff recommends that the new private lane, as shown on Map 4, be named Timber Lane. As this private lane naming is the result of a subdivision, the developer will be responsible for the installation cost of the private lane sign.

## **Schedule A Street Naming Guidelines**

### **General Principles**

Uniqueness - there should be no duplication of names.

Distinctiveness - names that sound very similar should be avoided in order to avoid diction problems when people are making emergency calls under stress .

Continuity - a road running in one direction should have one name only and should have the same name throughout its entire length.

### **Guidelines**

#### **Street Name Characteristics**

- A1. No name shall be duplicated including similar names that are differentiated by street type.
- A2. No name shall sound like an existing name.
- A3. No name shall contain numbers, special characters, decimals, hyphens, apostrophes, periods, or punctuation of any kind.
- A4. No double barreled names shall be permitted except for HRM place names listed in the Nova Scotia Gazetteer or approved heritage names.
- A5. No streets names shall incorporate product, trademark or copyright names.
- A6. No name of more than 10 characters in length shall be permitted where the street type is more than 2 characters in length and no name of more than 11 characters in length shall be permitted where the street type is 2 characters in length except for HRM place names listed in the Nova Scotia Gazetteer or approved heritage names.

## Street Type Definitions (new streets only)

A7. An appropriate street type shall be used as follows:

Street Type	Use Guideline <i>currently under review</i>	Primary Abbreviation (Database Application)	Secondary Abbreviation (Signage Application)	Notes
Avenue		AVE	AVE	
Boulevard		BLVD	BLVD	
<i>Brae</i>		<i>BRAE</i>	<i>BR</i>	<i>No longer accepted</i>
Circle		CIRC	CIR	
Close		CLOSE	CL	
<i>Connector</i>		<i>CONN</i>	<i>CN</i>	<i>No longer accepted</i>
Court		CRT	CT	
Crescent		CRES	CR	
<i>Crest</i>		<i>CREST</i>	<i>CRST</i>	<i>No longer accepted</i>
<i>Cross</i>		<i>CROSS</i>	<i>CRS</i>	<i>No longer accepted</i>
<i>Diversion</i>		<i>DIVRSN</i>	<i>DIV</i>	<i>No longer accepted</i>
Drive		DR	DR	
<i>East</i>		<i>EAST</i>		<i>No longer accepted</i>
<i>Extension</i>		<i>EXTN</i>	<i>EXT</i>	<i>No longer accepted</i>
Gate		GATE	GT	
<i>Gateway</i>		<i>GTWY</i>	<i>GWY</i>	<i>No longer accepted</i>
Green		GREEN	GRN	
Grove		GROVE	GRV	
<i>Hall</i>		<i>HALL</i>	<i>HL</i>	<i>No longer accepted</i>
Heights		HTS	HTS	
Highway		HWY	HWY	
Hill		HILL	HL	
Street Type	Use Guideline <i>currently under review</i>	Primary Abbreviation (Database Application)	Secondary Abbreviation (Signage Application)	Notes

Landing		LNDG	LDG	
Lane		LANE	LN	
Loop		LOOP	LP	
Park		PARK	PK	
Parkway		PKY	PKY	
Path		PATH	PTH	
Place		PLACE	PL	
Ramp		RAMP	RMP	
Ridge		RIDGE	RG	
Road		RD	RD	
Route		RTE	RTE	
Row		ROW	ROW	
Run		RUN	RUN	
<i>Siding</i>		<i>SI</i>	<i>SI</i>	<i>No longer accepted</i>
<i>Square</i>		<i>SQR</i>	<i>SQ</i>	<i>No longer accepted</i>
Street		ST	ST	
Terrace		TERR	TR	
Trail		TRL	TL	
<i>Turn</i>		<i>TURN</i>	<i>TRN</i>	<i>No longer accepted</i>
Walk		WALK	WK	
Water Access		WA		
Way		WAY	WAY	
<i>West</i>		<i>WEST</i>		<i>No longer accepted</i>
<i>Woods</i>		<i>WOODS</i>	<i>WDS</i>	<i>No longer accepted</i>

*Italics indicates legacy street types that are no longer acceptable in HRM.*

### Street Network Considerations

- A8. Continuous streets shall have one name throughout their entire length.
- A9. No street name shall be continued through a right angle turn.
- A10. A continuous street intersecting the same collector road more than twice shall be given a different name.

- A11. The same name shall not be used at both ends of a loop road if the middle portion of the road has not been taken over by the Municipality.
- A12. A cul-de-sac shall have a different street name from its cross road.

### **Water Access**

- A13. Where access to a property is by water only, the street name shall be deemed to be the name of the island or waterbody as listed in the Nova Scotia Gazetteer.

### **Heritage Names**

- A14. The use of heritage names shall be encouraged.
- A15. All street names for the community of Bedford (Municipal District 21) shall conform with the former Town of Bedford Street Naming Policy (1987)<sup>1</sup> .

### **Theme Names**

- A16. Where street names in a neighbourhood are based on a specific theme, the name of all new street within the neighbourhood shall be consistent with the theme.

---

<sup>1</sup> This policy is currently administered by the Development Officer for the Central Region