

Planning & Development Report to
Calgary Planning Commission
2019 December 05

ISC: UNRESTRICTED
CPC2019-1456

Proposed Street Names in Haskayne (Ward 1) SN2019-0008

EXECUTIVE SUMMARY

The application for additional proposed street names for the community of Haskayne was submitted by B&A Planning Group, on behalf of Brookfield Residential.

The community of Haskayne is located north of the Bow River and west of Twelve Mile Coulee Road NW.

The developer, Brookfield Residential, intends to market the area as “Rowan Park” within the community of Haskayne. The following street names are proposed for use in the area: Rochester, Rochelle, Rochette, Rolland, Rodelle, and Rovington.

ADMINISTRATION RECOMMENDATION:

That Council:

1. **ADOPT**, by Resolution, the proposed street names: Rochester, Rochelle, Rochette, Rolland, Rodelle, and Rovington.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 05:

That Council adopt the Administration Recommendations contained in Report CPC2019-1456.

PREVIOUS COUNCIL DIRECTION / POLICY

The community name of Haskayne was approved by Council on 2019 January 14.

The following street names were approved by Council on 2019 January 14: Haskayne, Rowan, Rowanbrook, Rowanstone, Rowanwood, Rowarton, Rowdale, Rowden, Rowell, Rowich, Rowley, Rowloch, Rowmont, Royce and Royston.

BACKGROUND

The application for additional proposed street names was submitted by B&A Planning Group, on behalf of Brookfield Residential. A summary of the applicant's proposal can be found in their submission (Attachment 1).

The proposed street names comply with the recommendations of the *Municipal Naming, Sponsorship and Naming Rights Policy*, except for policy requirements 2.1.3 and 2.2.2. The Policy Steward's Compliance Report can be found in Attachment 2.

Policy requirement 2.1.3 states that residential roadways should meet one of the following naming requirements:

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- a) Follow a theme, preferable connected to the Community name;
- b) Reflect local geographic feature(s), including flora and fauna;
- c) Reflect Community/Calgary Heritage; or
- d) Be words using the first several letters of the Community name.

The compliance report states that the proposed street names do not comply with this requirement, as the approved name for this community is Haskayne. However, administration is recommending approval as the proposed street names are consistent with and similar to the street names previously approved: Haskayne, Rowan, Rowanbrook, Rowanstone, Rowanwood, Rowarton, Rowdale, Rowden, Rowell, Rowich, Rowley, Rowloch, Rowmont, Royce and Royston.

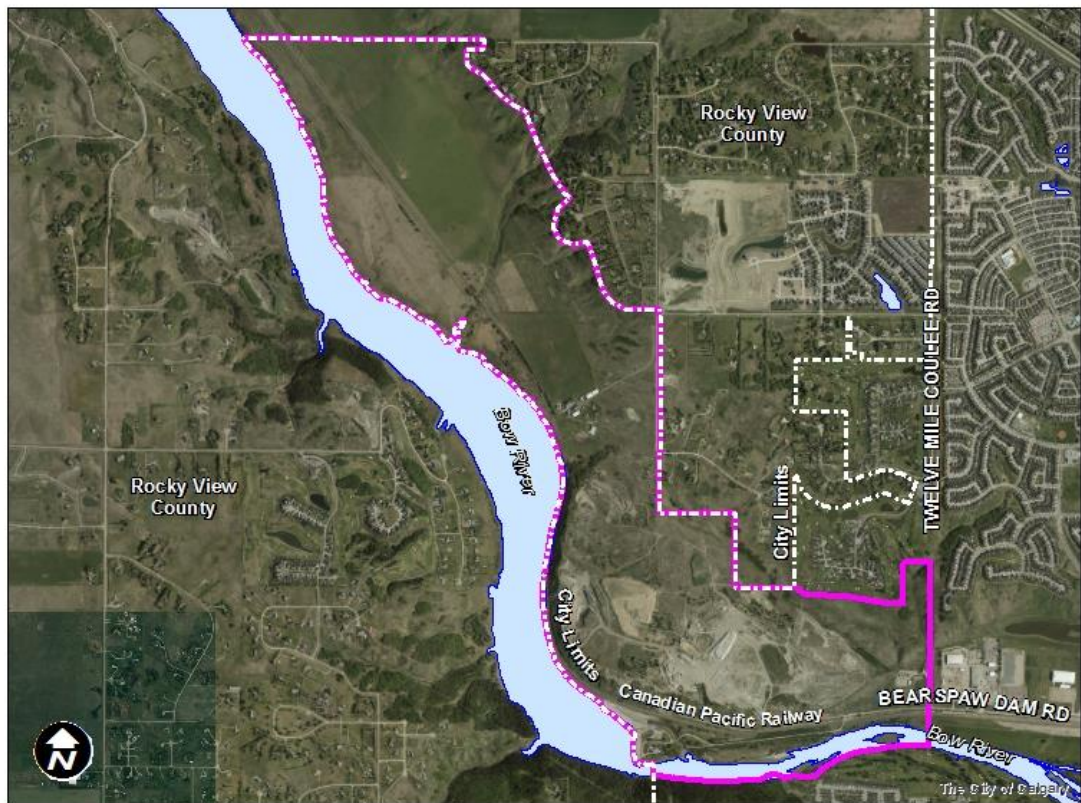
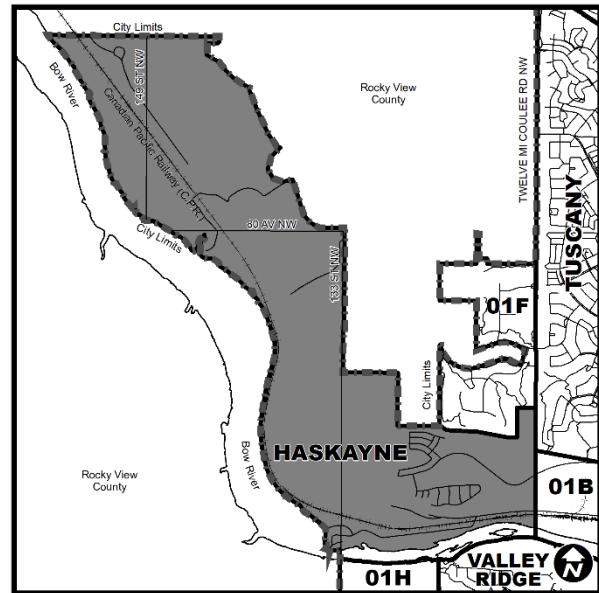
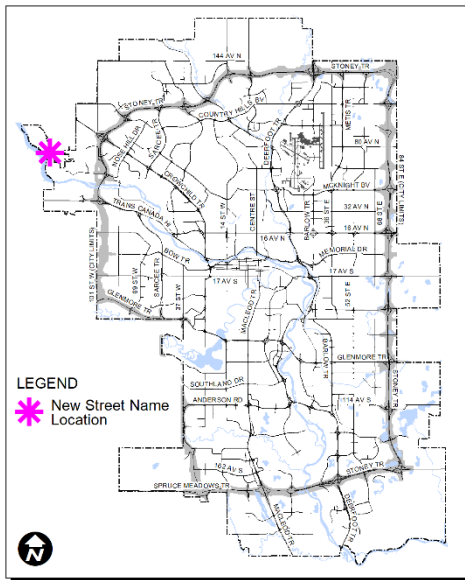
Policy requirement 2.2.2 states that proposed roadway names shall be distinct from names used for roadways or Communities elsewhere in Calgary and that similar sounding roadway names shall be avoided. Although the compliance report states that the proposed street names are non-compliant with this policy requirement, it also states that the proposed names can be acceptable as long as the similar sounding roadway is avoided. These similar sounding roadways are stated in the "Investigation" section and the applicant has agreed to avoid using these as shown in their submission (Attachment 1). Administration is recommending approval of the proposed street names as the similar sounding roadways will be avoided.

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Location Maps



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Site Context

The subject land is located north of the Bow River and west of Twelve Mile Coulee Road NW. The northerly portion of the proposed Haskayne community abuts the northwest City Limits and Rockyview County. The south and west limits of the site overlook the Bow River and Bears paw Reservoir.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

A number of potential street names were submitted for review. The list of names submitted in this report is the final result of several submissions.

There was a concern about the following names:

- I. The name Rodelle may sound similar to Riddell, which is located within the community of Albert Park/ Radisson Heights (Riddell Place SE). It is recommended that the developer not name any streets within the proposed development “Rodelle Place”.
- II. The name Rochester may sound similar to Chester, which is located within the community of Collingwood (Chester Place NW). It may also sound similar to Dorchester, which is located in the community of Upper Mount Royal (Dorchester Avenue SW). It is recommended that the developer not name any streets within the proposed development “Rochester Place” or “Rochester Avenue”.
- III. The name Rolland may sound similar to Rowland, which is located in the Town of Okotoks (Rowland Lane). It is recommended that the developer not name any streets within the proposed development “Rolland Lane”.
- IV. The name Rovington may sound similar to Covington, which is located within the community of Coventry Hills (Covington Bay NE, Covington Close NE, Covington Court NE, Covington Mews NE, Covington Place NE, Covington Road NE, and Covington Rise NE). It is recommended that the developer not name any streets within the proposed development “Rovington Bay”, “Rovington Close”, “Rovington Court”, “Rovington Mews”, “Rovington Place”, “Rovington Road”, or “Rovington Rise”.

The applicant has agreed to all of the exceptions stated above as shown in their submission (Attachment 1).

Stakeholder Engagement, Research and Communication

The proposed street names were circulated to various City business units, related agencies and Rocky View County. The names are supported, with the conditions noted in the “Investigation” section above.

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Strategic Alignment

The proposed street names comply with the recommendations of the *Municipal Naming, Sponsorship and Naming Rights Policy*, except for policy requirements 2.1.3 and 2.2.2. The Policy Steward's Compliance Report can be found in Attachment 2.

Social, Environmental, Economic (External)

As per the *Municipal Naming, Sponsorship and Naming Rights Policy*, municipal naming plays an important role in simple and unambiguous identification of location and navigation with the city.

Financial Capacity

Current and Future Operating Budget

There are no impacts to the current and future capital budgets.

Current and Future Capital Budget

There are no impacts to the current and future capital budgets.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval of the proposed street names as they comply with the *Municipal Naming, Sponsorship and Naming Rights Policy* and no objections were received, with the exception of not using the street type Place or Avenue with the street name Rochester, not using the street type Lane with the street name Rolland, not using the street type Place with the street name Rodelle, and not using the street types Bay, Close, Court, Mews, Place, Road or Rise with the street name Rovington.

ATTACHMENT(S)

1. Applicant's Submission
2. Policy Steward's Compliance Report