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MN-6711
J. Craig Smith

TO:	CHAIR AND MEMBERS - PLANNING COMMITTEE
FROM:	R. W. PANZER GENERAL MANAGER OF PLANNING AND DEVELOPMENT
SUBJECT:	APPLICATION BY: BROSE CANADA INC. STREET RENAMING CONCEPT DRIVE TO MAX BROSE DRIVE MEETING ON OCTOBER 12, 2004 4:15 PM

RECOMMENDATION

That, on the recommendation of the General Manager of Planning and Development, the following actions is taken with respect to the application by Brose Canada Inc. for a street renaming:

- a) that Concept Drive be renamed to Max Brose Drive effective November 1, 2004;
- b) that 3750 Commerce Road be addressed 1500 Max Brose Drive effective November 1, 2004;
- c) that 1447 Concept Drive be addressed 3799 Commerce Road effective November 1, 2004; and
- d) that Brose Canada Inc. reimburse the City of London for all costs of the change of street signage and the remaining cost of the advertisements.

BACKGROUND

On August 3, 2004 Council resolved that the following actions be taken with respect to the application submitted by Brose Canada Inc. for a street renaming:

- a) A public meeting for the proposed renaming of Concept Drive to Max Brose Drive be scheduled and notice be given upon submission of the additional fee to cover the cost of advertising the public participation meeting; and
- b) Brose Canada Inc. is advised that they are required to compensate financially any businesses that incur costs associated with a municipal address change as a result of the street name change.

Public and Agency Consultation

On August 30, 2004, Planning Staff circulated the notice of public meeting before Planning Committee for the Street Renaming Application to all property owners within a 120m (400') radius of the application and with all internal agencies. On August 30, 2004 Brose Canada Inc. submitted a fee of \$1285.00 to advertise the change of street name. A notice of public hearing was advertised in the London Free Press for four (4) consecutive Saturday's beginning on September 4, 2004 and concluding September 25, 2004. The total cost of the four advertisements was \$1917.14; a shortage of \$632.14 is outstanding.

Planning staff contacted Grant Mc Tavish of Haring Doors located at 1447 Concept Drive. Haring Doors is the only business on Concept Drive affected by the street name change. Mr. Mc Tavish indicated that Haring Doors has no concerns with the proposed Street renaming but request that Haring Doors be permitted to be addressed on Commerce Road. Mr. Mc Tavish did not indicate he required any funds to cover his business expenses associated with the change.

The Public Hearing application was circulated to all agencies on August 30, 2004. Upper

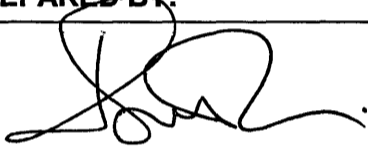
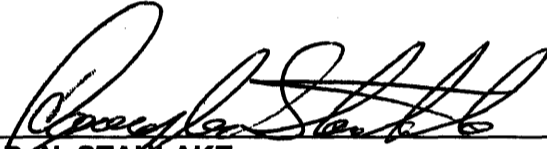
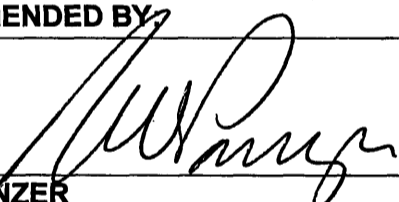
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Thames River Conservation Authority and the City of London Recreation Services Department replied that they had no objections to the street name change. The Planning and Development Department contacted Police Services, Fire Services and the Thames Valley District School Board by phone. Thames Valley District School Board indicated no objection, Police and Fire Services did not respond at time of this report. There were no other responses to the public notice.

CONCLUSION

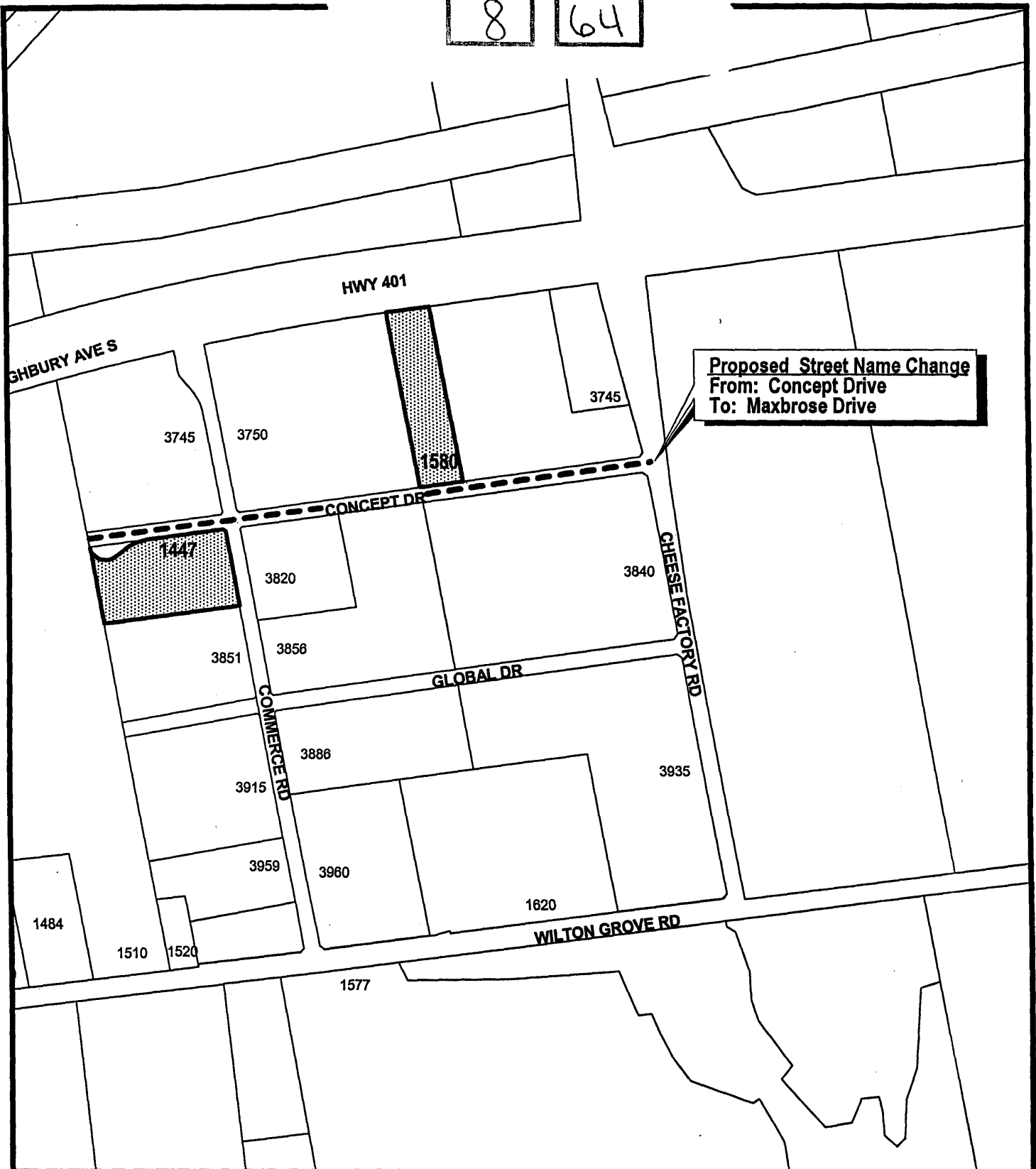
Based on Planning Committee directive, Council proceed to rename Concept Drive to Max Brose Drive. That the municipal address for Brose Canada Inc. be changed from 3750 Commerce Road to 1500 Max Brose Drive. That the municipal address for Harring Doors be changed from 1447 Concept Drive to 3799 Commerce Road. Brose Canada Inc. reimburses the City of London \$632.14 to pay for the cost of the advertisements and reimburses the City of London for the cost of the change of street signage (approximately \$275.00 per sign plus applicable taxes).

PREPARED BY:	SUBMITTED BY:
	
J. CRAIG SMITH PLANNER- SUBDIVISION AND SPECIAL PROJECTS	D. N. STANLAKE MANAGER OF SUBDIVISIONS AND SPECIAL PROJECTS
RECOMMENDED BY:	
	
R. W. PANZER GENERAL MANAGER OF PLANNING AND DEVELOPMENT	

September 29, 2004
CS
"Attach."

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Proposed Street Name Change
From: Concept Drive
To: Maxbrose Drive

**LOCATION
MAP**

CITY OF LONDON

DEPARTMENT OF PLANNING
AND DEVELOPMENT

PREPARED BY: Graphics & Information Services

LEGEND

 Properties with a municipal address on Concept Drive

 Concept Drive



SUBJECT SITE:

Concept Drive Proposed Re-naming

FILE NO:

Mn6111

CS

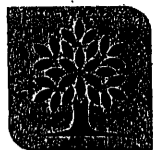
MAP PREPARED:

2004/07/14

CK

1:7500

50 0 50 100 Meters



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

Agenda Item #

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Page #

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CITY OF LONDON
PLANNING DIVISION
FILE NO. WJS
SUBMITTED TO: 6 2004
 FOR ACTION
 FOR INFORMATION
 FOR REPORT
 FILE
 B.F.
 OTHER

August 4, 2004

S. Fritzsche, President
Brose Canada Inc.
380 Wellington Street
Suite 701
London, ON N6A 5B5

I hereby certify that the Municipal Council, at its session held on August 3, 2004 resolved:

3. That, the following actions be taken with respect to the application submitted by Brose Canada Inc. for a street renaming:

- (a) a public meeting for the proposed renaming of Concept Drive to Max Brose Drive **BE SCHEDULED** and notice **BE GIVEN** upon submission of the additional fee to cover the cost of advertising the public participation meeting; and
- (b) Brose Canada Inc. **BE ADVISED** that they are required to compensate financially any business that incurs costs associated with a municipal address change as a result of the street name change;

it being noted that the Planning Committee also received a communication from S. Fritzsche requesting the original staff recommendation referring to Maxbrose Drive be amended to Max Brose Drive, in order to accurately reflect the name of the individual for whom the street is being renamed. (67.3.1.04) (3/17/PC)

Kevin Bain
City Clerk
/hw.

cc:

- R. Panzer, General Manager of Planning and Development
- D. Stanlake, Manager of Subdivisions and Special Projects
- J. C. Smith, Planner I
- C. Litalien, Documentation Clerk

The Corporation of the City of London
Office: 519-661-6400
Fax: 519-661-4892
Committees, Council@london.ca
www.london.ca

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File # MN 6711

J. Craig Smith

Tel: 661-4980

Fax: 661-5397

Website: www.london.ca

August 25, 2004

NOTICE OF PUBLIC MEETING BEFORE PLANNING COMMITTEE
STREET RENAMING APPLICATION

APPLICANTS
LOCATION
POSSIBLE
AMENDMENTS

Brose Canada Inc.

Concept Drive

Change of Street name from Concept Drive to Max Brose Drive

PUBLIC
MEETING:

As an interested property owner in the area, you are now advised that the Planning Committee will consider this application at its meeting on **Tuesday October 12, 2004 at 4:15 pm.** or thereafter. Meetings are held in Committee Room #1 on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that Planning Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to speak on your behalf at the meeting.

Replies received to our previous notice are included in summary form in our report which has been submitted to the Planning Committee. Copies of this report are available from the Planning Division and will be available at the Planning Committee meeting.

IF YOU WISH
TO BE
NOTIFIED:

If you wish to be notified of the Council adoption of the Street Renaming change, you must make a written request to the City Clerk (send to 300 Dufferin Ave, P.O. Box 5035, London, ON N6A 4L9). You will also be notified if you appeared at the Planning Committee meeting and left your name and address with the Secretary of the Committee.

If a person or public body that files a notice of appeal of a decision of the City of London in respect of the proposed Street Renaming does not make oral submissions at a public meeting or does not make written submissions to the City of London before the proposed Street Renaming is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

Your representatives on City Council, Councillor Bill Armstrong (res. 453-1188) and Councillor Roger Caranci (res. 457-3170) would be pleased to discuss any concerns you may have with this application.

FOR MORE
INFORMATION:

For more information, please call Craig Smith at 661-4980, referring to "File MN 6711".



HARRING DOORS

A Division of Jamestown Manufacturing Inc.
94 Bessemer Court, London, Ontario, Canada
N6E 1K7

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September 22, 2004

City of London Planning Dept.
300 Dufferin Ave
P.O. Box 5035
London, Ontario
N6A 4L9

Attention J. Craig Smith – 6th floor

Re: Renaming of Concept Drive to Max Brose Drive

**CITY OF LONDON
PLANNING DIVISION**
SEP 24 2004

FILE NO. _____
 REFERRED TO _____
 SUBSEQUENT REFERRALS
 FOR ACTION
 FOR INFORMATION
 FOR REPORT
 FILE
 B.F. _____
 OTHER _____

JCS

Dear Sirs,

Please be advised that we have no objection to the above application.

We would request however that our address, which is currently 1447 Concept drive, be changed to a Commerce Road address. The orientation of our building is to Commerce Road facing east and we feel that even though we are on a corner lot that confusion in locating our plant from the Concept/Brose address will be inevitable.

We would further ask that the fee for requesting such a change be waived, as our original address on the property purchase and building permit issue was Commerce Road and this was our expectation.

Thank you for your attention to this request. We will very soon have to put change of address notifications in place so your help would be appreciated.

Regards,

Grant Mc Tavish
President
Jamestown Manufacturing Inc.