

Municipality of Chatham-Kent
Community Development
Planning Services

To: Mayor and Members of Council

From: Ryan Jacques, MCIP, RPP
Manager, Planning Services

Date: August 11, 2020

Subject: Hitchcock Road Name Change to Tweedsmuir Avenue West

Recommendation

It is recommended that:

1. The municipal road known as Hitchcock Road and described as, *RDAL BTN CON 5 AND CON 6 WESTERN BOUNDARY RALEIGH; PT LT 19 CON 6 WESTERN BOUNDARY RALEIGH PT 1, 267753; BTN BLOOMFIELD RD & HOWARD RD; AKA HITCHCOCK RD; S/T RA34794; CHATHAM-KENT*, be renamed to Tweedsmuir Avenue West and that the road naming by-law, be approved.

Background

Hitchcock Road is an urban collector road located along the southern boundary of Chatham, as shown in Figure 1, below.

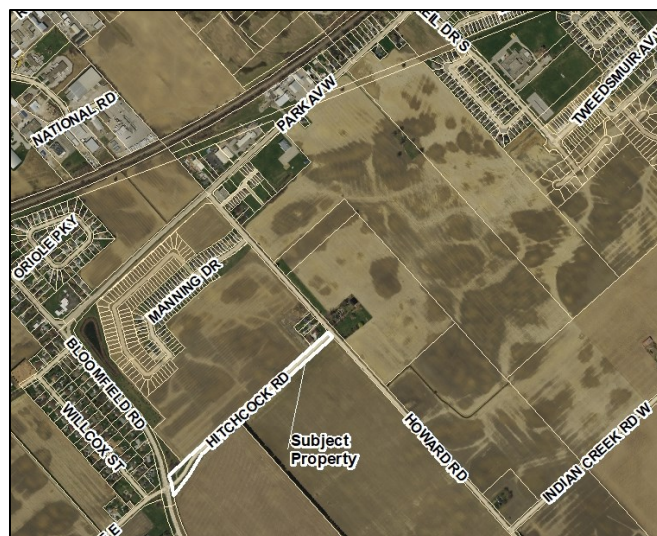


Figure 1 - Hitchcock Road location.

Historically, Hitchcock Road was known as Concession 5 in the Township of Raleigh. For a time after the annexation of the lands to the City of Chatham, the road name continued to be known as Concession 5. It was later named Hitchcock Road, likely in the early 1990s.

Hitchcock is assumed to be historical family name in this area. It is also assumed the Hitchcock Drain further west of this location is named for the same family. As a courtesy in advance of the road renaming, Planning Services attempted to contact people in Chatham-Kent with this family name who may have ties to this area of the former Raleigh Township. Staff were unsuccessful in locating a family member.

In the land-use planning context, Hitchcock Road is located within the Chatham Secondary Plan for the Southwest Quadrant (SWQSP). The SWQSP sets out land use and development policies for approximately 294 ha (726.3 ac.) of land then annexed by the City of Chatham from the Township of Raleigh on January 1, 1982.

The SWQSP was incorporated into the City of Chatham Official Plan on June 3, 1991 and then consolidated in the Chatham-Kent Official Plan on December 24, 2008, as Section B.2.13.1 (d).

The SWQSP sets out specific development policies for elements of the proposed subdivision including the following:

- Overall development concept
- General location and alignment of future arterial and collector roads
- Integration into the overall development pattern of Chatham
- Provisions of utilities and municipal services

The Background Study to the SWQSP contemplated the Road Network in the area. It specifically makes the following comments regarding Tweedsmuir Avenue West:

“Tweedsmuir Avenue Extension – an east-west collector road will be necessary across the planning area. To accomplish this, Tweedsmuir Avenue will be extended westerly to link with Hitchcock Road in order to provide a collector for the north-south arterials in the planning area (i.e. Keil Drive Extension and Bloomfield Road).

Hitchcock Road should be renamed Tweedsmuir Avenue.”

Comments

Hitchcock Road is the southern boundary of an active subdivision marketed as ‘The Meadows’ (formerly ‘Bloomfield Heights’). The Meadows is building out between Howard Road, Park Avenue West, and Bloomfield Road.

The Draft Plan of Subdivision for The Meadows was approved on April 21, 1999 (File No. 36T-97502). The draft plan is comprised of 463 lots for single detached, semi-

detached and row house dwellings. To date, 169 Lots are serviced for urban development and few vacant lots remain. The developer of The Meadows continues to construct additional phases of the subdivision to bring new serviced lots to market to meet the demand for new homes in the area.

A future phase of The Meadows will involve the servicing (sewers, water, gas, electricity, etc.) of new Lots fronting Hitchcock Road. At present, there are no serviced Lots on Hitchcock Road, and no civic addresses using the Hitchcock Road name.

To promote orderly development, it is advantageous that Hitchcock Road be renamed prior to development occurring at this location. Mainly because no property owners are burdened with the inconvenience of accommodating an address change.

For a time, the renamed Tweedsmuir Avenue West will not physically connect with the remainder of the street further east. However, with continued development in southwest Chatham, it is inevitable that a connection will be made in the future. This is a common occurrence in urban development utilized in other cities. It is suggested that road signage in the renamed road indicate “EXT” so the travelling public are aware that the road is not continuous, but an extension. For civic addressing purposes, the “EXT” should not form part of the civic address as it will not form part of the legal road name.

The upgrade of Hitchcock Road to an Urban Collector Standard is identified in the Transportation Master Plan as a 0-5 year project.

Administration will follow established processes in notifying stakeholders of the road name change.

A copy of the by-law renaming Hitchcock Road to Tweedsmuir Avenue West is attached as Appendix “A”.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

Internal

Technical Advisory Committee

The Technical Advisory Committee supports the recommendation.

Financial Implications


There are negligible costs related to replacement of road signs at either end of the road.

Prepared by:



Ryan Jacques, MCIP, RPP
Manager, Planning Services

Reviewed by:



Bruce McAllister, MCIP, RPP
Acting General Manager,
Community Development
Director, Planning Services

Attachments: Appendix A – By-law to name a certain street in the Municipality of Chatham-Kent (Tweedsmuir Avenue West)

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO. -2020

A BY-LAW TO NAME A CERTAIN STREET IN THE
MUNICIPALITY OF CHATHAM-KENT
(Tweedsmuir Avenue West)

WHEREAS the land parcels described as RDAL BTN CON 5 AND CON 6 WESTERN BOUNDARY RALEIGH; PT LT 19 CON 6 WESTERN BOUNDARY RALEIGH PT 1, 267753; BTN BLOOMFIELD RD & HOWARD RD; AKA HITCHCOCK RD; S/T RA34794; CHATHAM-KENT are dedicated as Public Highway;

AND WHEREAS the Council of the Municipality of Chatham-Kent now deems it expedient to rename the hereinafter described lands as a Public Highway to Tweedsmuir Avenue West;

NOW THEREFORE BE IT AND IT IS HEREBY ENACTED by the Municipal Council of the Corporation of the Municipality of Chatham-Kent:

1. That the land parcels described as RDAL BTN CON 5 AND CON 6 WESTERN BOUNDARY RALEIGH; PT LT 19 CON 6 WESTERN BOUNDARY RALEIGH PT 1, 267753; BTN BLOOMFIELD RD & HOWARD RD; AKA HITCHCOCK RD; S/T RA34794; CHATHAM-KENT, are hereby named Tweedsmuir Avenue West.

THIS By-law shall come into full force and effect upon the day on which it is registered in the Registry Office for the Registry Division of Kent.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED this 21st day of September, 2020.

Mayor – Darrin Caniff

Clerk – Judy Smith