Agenda – Council – May 30, 2024

Report – Standing Policy Committee on Property and Development – May 9, 2024

Item No. 4 Street Name Change from "Sheryl McCorrister Way" to "Rangeview Way" (Waverley West Ward)

STANDING COMMITTEE RECOMMENDATION:

On May 22, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the application to rename "Sheryl McCorrister Way" to "Rangeview Way" be approved.

2. That upon instruction from the Director of Planning, Property and Development that the Director of Legal Services/City Solicitor prepare the necessary by-law in accordance with the above.

3. That the Developer shall submit the Plan of Survey (the "Plan) prepared by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office.

4. The by-law shall come into force and effect upon registration of the Plan of Survey in the Winnipeg Land Titles Office.

5. The Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – May 9, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 22, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 9, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 3, 2024, the Assiniboia Community Committee did not concur in the recommendation of the Winnipeg Public Service, and recommended to the Standing Policy Committee on Property and Development:

1. That the application to rename “Sheryl McCorrister Way” to “Rangeview Way” be approved.

2. That, upon instruction from the Director of Planning, Property and Development that the Director of Legal Services/City Solicitor prepare the necessary by-law in accordance with the above.

3. That the Developer shall submit the Plan of Survey (the “Plan) prepared by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office.

4. The by-law shall come into force and effect upon registration of the Plan of Survey in the Winnipeg Land Titles Office.

5. The Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

ADMINISTRATIVE REPORT

Title: Street Name Change from “Sheryl McCorrister Way” to “Rangeview Way”

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet			

EXECUTIVE SUMMARY

On March 6, 2024, Qualico Communities submitted a request to rename Sheryl McCorrister Way to “Rangeview Way”.

Street renamings are discouraged for a number of reasons that are outlined in the Street Names By-law No. 115/2011 (the “By-law”). The By-law also requires that the applicant requesting a street name change provide the rationale for the renaming of the street; the applicant did not provide a rationale for the renaming.

The Public Service recommends that the street not be renamed inasmuch as the request does not comply with the provisions of the By-law.

RECOMMENDATIONS

That the application to rename “Sheryl McCorrister Way” to “Rangeview Way” be rejected.

REASON FOR THE REPORT

Pursuant to the Street Names By-law 115/2011, the Assiniboia Community Committee is the designated Committee that may reject the application, file the application or recommend to Council that a By-law be enacted to rename the street.

IMPLICATIONS OF THE RECOMMENDATIONS

If the Public Service recommendation is concurred in, “Sheryl McCorrister Way” will not be renamed.

HISTORY/DISCUSSION

On June 27, 2022, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the addition of Sheryl McCorrister to the Assiniboia Community Committee Street Name Reserve List.

“Sheryl McCorrister Way” was a street created in Phase 2 of the Bison Run Subdivision, under File No. DASZ 10/2022. The street was legally opened by Plan No. 72334, which was registered in the Winnipeg Land Titles Office on October 26, 2023.

Qualico Communities has submitted a request to rename Sheryl McCorrister Way to “Rangeview Way” (see Appendix B). There are one hundred (100) lots with addresses on Sheryl McCorrister Way. As of March 1, 2024, forty-four (44) of these lots had recently been sold to home builders or the sales were in progress. Currently, building permits have been issued for eleven (11) single-family dwellings to be constructed on Sheryl McCorrister Way, with another seven (7) building permits submitted and under review. No dwellings are occupied at this time. Qualico Communities advised that it has sent notification of the street name change application to the home builders. The name “Rangeview” aligns with the theme and brand of the Bison Run Neighbourhood.

In general, it is preferable to name a new street rather than renaming an existing street as stated in Appendix A to the Street Names By-law No. 115/2011 (the “By-law”). The By-law further states that after a street has been named or renamed, its new name should not be changed for a period of ten (10) years. Furthermore, the Guidelines discourage the renaming of existing streets for a number of reasons, including, but not limited to:

- the confusion that street renaming creates for emergency and other municipal services, commercial delivery services and the general public;
- the cost incurred for compensation to residents and businesses for out-of-pocket expenses, replacement of street and traffic signs and amending related by-laws;
- the inconvenience to residents and businesses; and
- the loss of history associated with the existing street, to the extent that the original name was intended to commemorate an individual or historical event; and the individual histories and/or historical events that have taken place in relation to the street as it has been originally named.

The By-law also requires that an applicant provide the rationale for the renaming of the street. The applicant did not fulfill this requirement, even after prompting by the Public Service, but identified that the name will revert back to the original name identified for this street, part of the theme and brand of Bison Run.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in Our Winnipeg, and it was determined that the Policy is not applicable to this specific report.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the Strategic Opportunities and Key Directions in the Climate Action Plan and it was determined that the Plan is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

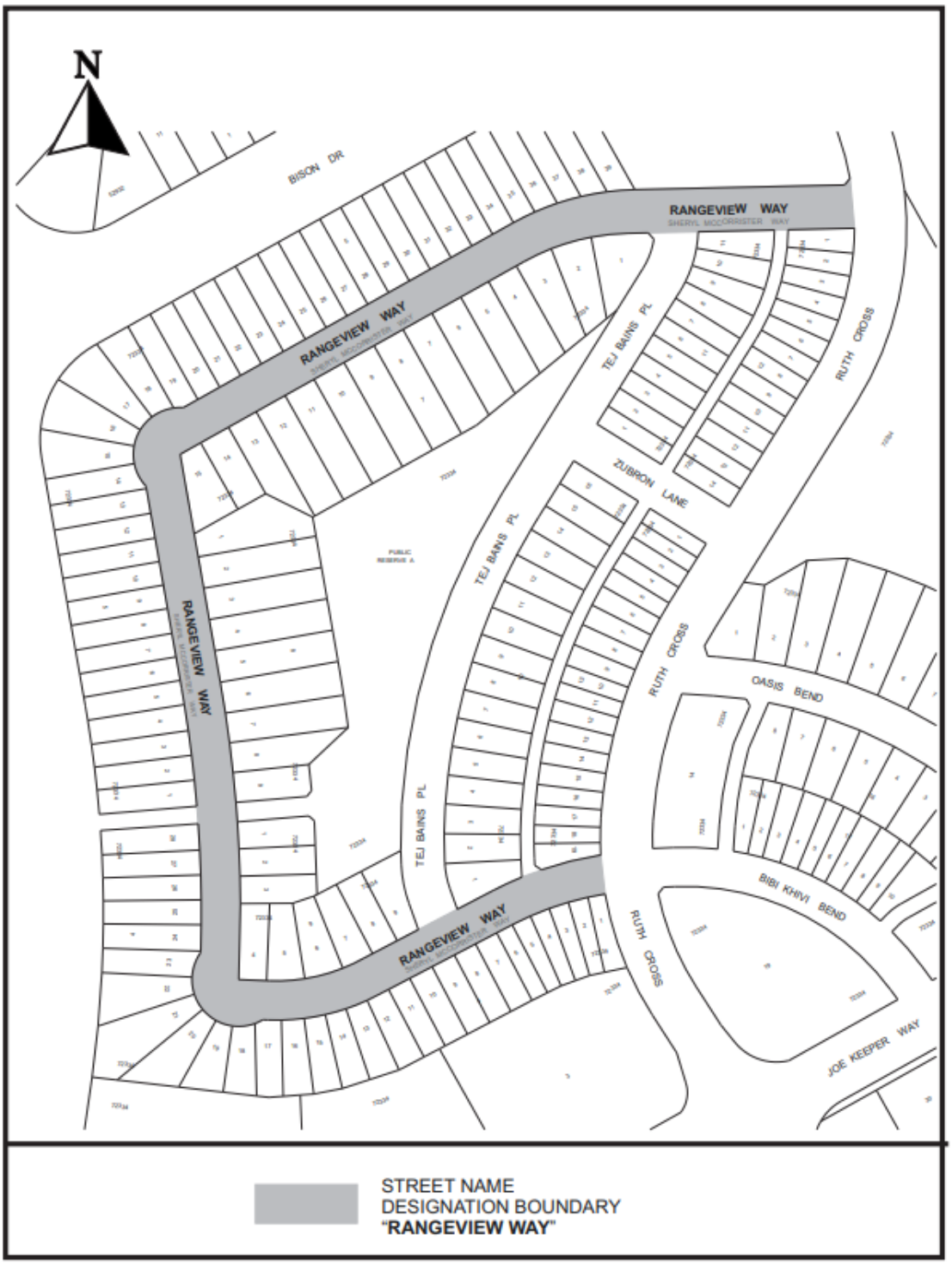
Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (PRS), as well as the corresponding 2021-2023 Implementation Plan, and it was determined that the Strategy is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: M. Hammerberg, Development Applications Coordinator
Date: April 9, 2024
File No: V:\5-Street Naming & Reports\RENAMING\Renaming - Sheryl McCorrister Way to Rangeview Way\Renaming Sheryl McCorrister Rpt.docx

Attachments: Appendix A: Renaming Designation Boundary
Appendix B: Street Name Request

APPENDIX A – RENAMING DESIGNATION BOUNDARY



APPENDIX B – STREET NAME REQUEST

March 20, 2024

City of Winnipeg
Land Development
Main Level – 65 Garry Street
Winnipeg, Manitoba R3C 4X7

Re: Street Renaming – Bison Run Phase 2

To whom it may concern:

Southeast Lands Corp. is applying to change one street name in the Bison Run neighbourhood. We request Sheryl McCorrister Way be changed to **Rangeview Way**. This change will revert back to the name that Qualico Communities originally identified and proposed for this street which is part of the theme and brand of Bison Run.

I have authority on behalf of the owner to submit this application. Please let me know if you require any additional information or have any questions, please contact me at 204-218-9603.

Sincerely yours,

SOUTHEAST LANDS CORP.



David Jopling RPP, MCIP

Land Development Project Manager