

DATE OF MEETING May 27, 2024

AUTHORED BY WARREN MANN, PROPERTY AGENT, REAL ESTATE

SUBJECT MUNICIPAL HIGHWAY NAMING AND RENAMING BOXWOOD ROAD AND POWDER WORKS ROAD BYLAWS 2024 NO. 7378 AND 7379

OVERVIEW

Purpose of Report

To seek Council approval for the naming and renaming of two City roads to support the Midtown Gateway Project.

Recommendation

Municipal Highway Renaming Bylaw

1. That “Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378” (to provide for the renaming of municipal highways) pass first reading;
2. That “Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378” pass second reading; and
3. That “Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378” pass third reading.

Municipal Highway Naming Bylaw

1. That “Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379” (to provide for the naming of municipal highways) pass first reading;
2. That “Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379” pass second reading; and
3. That “Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379” pass third reading.

BACKGROUND

The Midtown Gateway Project (the “Project”) is an important capital works project and includes restoring a wetland area to a brownfield site and creating a revitalized neighbourhood gateway with a new transportation network. The Project will improve the safe flow of goods and people, add natural areas and walking trails, as well as improve public access to the many amenities of Beban Park. Included in the Project is the completion of the Boxwood Connector, identified as a major road improvement in the 2014 Nanaimo Transportation Master Plan (“NTMP”), and on schedule to be completed in fall 2025.

The Boxwood Connector extends Boxwood Road (“Boxwood”) north of its current terminus near its intersection at Northfield Road (“Northfield”) to a three-way roundabout that branches

Boxwood to a secondary road north to Rosstown Road (“Rosstown”) and continues the primary road east to Bowen Road (Attachment A).

Long before the NTMP, on two subdivision plans dating as far back as 1950, Boxwood Road was shown that it would extend directly from Northfield to Rosstown, so a renaming bylaw is necessary to clarify a name change (i.e. to “Powder Works Road”), for the road between the roundabout and north to Rosstown. The new road running east from the roundabout to Bowen Road requires a naming bylaw to identify it as Boxwood Road. The Ministry of Transportation and Infrastructure has given approval to the road naming proposal.

If approved by Council, Bylaw No. 7378 and 7379 will appoint the names “Powder Works Road” and “Boxwood Road” to the two new sections of road leading from the roundabout. Staff are seeking Council’s approval to proceed with the naming and renaming. |

DISCUSSION

Naming roads ensures clear mapping, street access and location identification for first responders and members of the public. Council, by way of bylaw, may change or appoint names to roads dedicated by legal survey plans.

Because the existing length of Boxwood Road has a moderately high volume of residential, commercial and industrial traffic, there is strong rationale to maintain the name Boxwood for that main thoroughfare that will run east to the intersection at Bowen Road, which is an arterial through central Nanaimo. Choosing an appropriate name for the short secondary road branching north from the new roundabout to Rosstown Road has led Staff to look at the history of the Northfield area.

In 1890, Hamilton Powder Company (“HPC”) built a black powder works plant on ten acres of land on the outskirts of Nanaimo in the area now known as Northfield, and in 1892, HPC established a plant in the Departure Bay area to manufacture nitroglycerine, a primary ingredient of dynamite. Blasting powder and dynamite were essential to the local coal mining industry and were also later exported out of Nanaimo. For decades the plants were connected by a dirt road to transport supplies between the two locations. According to historians, many workers died in explosions, either in the manufacturing facilities or in the transport of the volatile chemicals. The subdivision of Cilaire has a “Black Powder Road”, recognizing that location’s history. Powder Works Road in Northfield will complement Black Powder Road in the Departure Bay area, and the names can serve to remind residents of the shared history of the two locations. |

OPTIONS

Option 1:

Municipal Highway Renaming Bylaw

1. That “Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378” (to provide for the renaming of municipal highways) pass first reading;

2. That “Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378” pass second reading; and
3. That “Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378” pass third reading.

Municipal Highway Naming Bylaw

1. That “Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379” (to provide for the naming of municipal highways) pass first reading;
2. That “Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379” pass second reading; and
3. That “Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379” pass third reading.

Option 2:

That Council deny the renaming and naming of Powder Works Road and Boxwood Road. |

SUMMARY POINTS

- The Midtown Gateway Project is a capital works project which includes the Boxwood Connector, identified as a major road improvement in the 2014 Nanaimo Transportation Master Plan.
- A renaming bylaw is necessary to clarify a name change from Boxwood Road to Powder Works Road, for the road between a new roundabout and Rosstown Road.
- The new road running east from the roundabout to Bowen Road requires a naming bylaw to identify it as Boxwood Road.
- The Ministry of Transportation and Infrastructure has given approval to the road naming proposal.
- There is strong rationale to maintain the name Boxwood Road for the main thoroughfare that will run east from the new roundabout to the intersection at Bowen Road.
- In the 1890s, Hamilton Powder Company built a black powder works plant in the area now known as Northfield, and a plant in the Departure Bay area to manufacture nitroglycerine.
- For decades the plants were connected by a dirt road to transport supplies between the two locations.
- A Powder Works Road in Northfield would complement Black Powder Road in the Departure Bay area, and the names can serve to remind residents of the shared history of the two locations.
- If approved by Council, Bylaw No. 7378 and 7379 will appoint the names “Powder Works Road” and “Boxwood Road”.
- Staff are seeking Council’s approval to proceed with the naming and renaming.

ATTACHMENTS:

ATTACHMENT A: Location Plan with Proposed Road Names
"Municipal Highway Renaming (Powder Works Road) Bylaw 2024 No. 7378"
"Municipal Highway Naming (Boxwood Road) Bylaw 2024 No. 7379"

Submitted by:

Bill Corsan
**Director, Corporate and Business
Development**

Concurrence by:

Claire Negrin
**Manager, Subdivision and Deputy
Approving Officer**

Jeremy Holm
Director, Planning & Development

Laura Mercer
General Manager, Corporate Services