

REPORT TO: Community and Infrastructure Services Committee

DATE OF MEETING: April 24, 2023

SUBMITTED BY: Garrett Stevenson, Interim Director, Planning Division, 519-741-2200 ext. 7070

PREPARED BY: Kieran Luckhai, Student Planner, 519-741-2200 ext. 7078

WARD(S) INVOLVED: Ward 5

DATE OF REPORT: March 27, 2023

REPORT NO.: DSD-2023-150

SUBJECT: Private Street Naming – 175 Tartan Avenue

RECOMMENDATION:

That the City of Kitchener acknowledge that Fusion Homes intends to name a private street: “Lomond Lane” within a multiple residential development located at 175 Tartan Avenue, and further,

That the City’s Legal Services division be directed to proceed with the required advertising, preparation, and registration of the necessary By-law for the naming of “Lomond Lane”.

REPORT HIGHLIGHTS:

- The purpose of this report is the applicant is seeking Council approval to name a private street within the residential development located at 175 Tartan Avenue.
- The key finding of this report is that the applicant is proposing to name the private street as “Lomond Lane”. Staff are satisfied that the proposed private street name is appropriate and support the street naming request.
- There are no financial implications as there is no impact to the capital or operating budget.
- Community engagement included the information posted to the City’s website with the agenda in advance of the council/committee meeting.
- This report supports the delivery of core services.

BACKGROUND:

Fusion Homes is seeking Council approval to name a private street within the residential development located at 175 Tartan Avenue. The proposed multiple residential development received approval of Site Plan Application SP22/061/T/LT for a 108 unit stacked townhouse development in October 2022.

REPORT:

The applicant is proposing to name the private streets shown on Appendix D “Lomond Lane”. The naming of the private streets will eliminate the need for a Multiple Unit Identification Sign at the entrance to the site, and offers improved site navigation for emergency services, residents, and visitors.

The proposal has been circulated to internal departments and all concerns have been addressed. The dwellings will be addressed in accordance with the City’s Street Naming and Addressing Policy. The Region has approved the proposed street name. Staff are satisfied that the proposed private street name is appropriate and support the street naming request.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the council / committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

REVIEWED BY: Malone-Wright, Tina– Interim Manager of Development Review, Planning Division

APPROVED BY: Readman, Justin – General Manager, Development Services

ATTACHMENTS:

- Appendix A – Site Plan Application SP22/061/T/LT – 175 Tartan Avenue
- Appendix B – Applicant Request – 175 Tartan Avenue
- Appendix C – Agency Comments – 175 Tartan Avenue
- Appendix D – Private Street Name Plan – 175 Tartan Avenue