

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: October 30, 2023

SUBMITTED BY: Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319

PREPARED BY: Raida Chowdhury, Student Planner, 519-741-2200 ext. 7078

WARD(S) INVOLVED: Ward 1

DATE OF REPORT: October 2, 2023

REPORT NO.: DSD-2023-444

SUBJECT: Private Street Naming – 67 and 71 Nelson Avenue

RECOMMENDATION:

That the City of Kitchener acknowledge that 2415274 Ontario Inc. intends to name a private street, “Luna Crescent” within a vacant land condominium located at 67 and 71 Nelson Avenue; and further,

That the City’s Legal Services Division be directed to proceed with advertising, preparation, and registration of the necessary By-law for the naming of “Luna Crescent”.

REPORT HIGHLIGHTS:

- The purpose of this report is the applicant is seeking Council approval to name a private street within a proposed residential development located at 67 & 71 Nelson Avenue.
- The key finding of this report is that the applicant is proposing to name the private street as “Luna Crescent”. Staff are satisfied that the proposed private street name is appropriate and support the private street naming request.
- There are no financial implications.
- 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:

2415274 Ontario Inc. is seeking Council approval to name a private street within a proposed residential development located at 67 and 71 Nelson Avenue. The proposed development is comprised of 23 vacant land condominium units, each of which is planned to contain a future single detached dwelling. Each unit fronts on a private condominium road. The associated Site Plan Application received conditional approval on July 13, 2023, and the owner is progressing towards final site plan approval (Site Plan Application SP22/103/N/AP).

REPORT:

The applicant is proposing to name the private street as shown in Attachments 'A' and 'D' as "Luna Crescent". The naming of the private street 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 was circulated to internal departments and no concerns were identified. The dwellings will be addressed in accordance with the City's Street Naming and Addressing Policy. The Region has confirmed it has no concerns with the proposed private street name. Planning staff are satisfied that the proposed private street name is appropriate and support the private 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.

REVIEWED BY:

Garett Stevenson, Manager, Development Review, Planning Division

Tina Malone-Wright, Supervisor, Development Applications, Planning Division

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Approved Site Plan Drawing (Application SP22/103/N/AP)

Attachment B – Applicant Request

Attachment C – Department & Agency Comments

Attachment D – Draft Reference Plan