

Staff Report



Development Services Department

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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 6

DATE OF REPORT: September 6, 2023

REPORT NO.: DSD-2023-409

SUBJECT: Private Street Naming – 1198 Fischer-Hallman Road, 1274 Bleams Road, and 264 Erinbrook Drive

RECOMMENDATION:

That the City of Kitchener acknowledge that Activa Holdings Inc. intends to name three private streets as “Scherlwood Drive”, “Jonagold Drive” and “Ridgewater Trail”, within a multiple residential development, which will merge three properties on title, located at 1198 Fischer-Hallman Road, 1274 Bleams Road, and 264 Erinbrook Drive; 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 “Scherlwood Drive”, “Jonagold Drive” and “Ridgewater Trail”.

REPORT HIGHLIGHTS:

- The purpose of this report is the applicant is seeking Council approval to name three private streets within a proposed residential development located at 1198 Fischer-Hallman Road, 1274 Bleams Road, and 264 Erinbrook Drive.
- The key finding of this report is that the applicant is proposing to name three private street as “Scherlwood Drive”, “Jonagold Drive” and “Ridgewater Trail”. Staff are satisfied that the proposed private street names are appropriate and support the street naming request.
- There are no financial implications.
- Community engagement included 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:

Activa Holdings Inc. is seeking Council approval to name three private streets within the proposed residential development, which will merge three properties on title, located at 1198 Fischer-Hallman Road, 1274 Bleams Road, and 264 Erinbrook Drive. The proposed

residential development, which consists of 42 cluster townhouse units and 96 stacked townhouse units, totaling 138 dwelling units, received conditional site plan approval on March 28, 2023, and is currently under review for final approval. (Site Plan Application SP23/006/F/AP).

The second phase of the development, located on the western 0.8 hectares of the subject lands proposes an additional 373 dwelling units in the form of two apartment towers, being 14 and 20 storeys. The City is in the process of reviewing that proposal under separate Official Plan Amendment and Zoning By-law Amendment applications.

REPORT:

The applicant is proposing to name the private streets as shown in Attachment 'D' as "Scherlwood Drive", "Jonagold Drive", and "Ridgewater Trail". 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 names. Staff are satisfied that the proposed private street names are 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.

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 – Site Plan SP23/006/F/AP – 1198 Fischer-Hallman Road, 1274 Bleams Road, and 264 Erinbrook Drive

Attachment B – Applicant Request – 1198 Fischer-Hallman Road, 1274 Bleams Road, and 264 Erinbrook Drive

Attachment C – Agency Comments – 1198 Fischer-Hallman Road, 1274 Bleams Road, and 264 Erinbrook Drive

Attachment D – Private Street Name Plan – 1198 Fischer-Hallman Road, 1274 Bleams Road, and 264 Erinbrook Drive