

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: February 26, 2024

SUBMITTED BY: Garrett Stevenson, Director of Development & Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Tara Zhang, Planner, 519-741-2200 ext. 7760

WARD(S) INVOLVED: Ward 5

DATE OF REPORT: January 3, 2024

REPORT NO.: DSD-2024-059

SUBJECT: Private Street Naming – 628 New Dundee Road

RECOMMENDATION:

That the City of Kitchener acknowledge that Fusion Homes intends to name a private street: “Jet Avenue”, “Graphite Crescent”, and “Shale Avenue” within a multiple residential development located at 628 New Dundee Road, 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 “Jet Avenue”, “Graphite Crescent”, and “Shale Avenue”.

REPORT HIGHLIGHTS:

- The purpose of this report is the applicant is seeking Council approval to name private streets within the residential development located at 628 New Dundee Road.
- The key finding of this report is that the applicant is proposing to name the private streets as “Jet Avenue”, “Graphite Crescent”, and “Shale Avenue”. 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 628 New Dundee Road. The proposed multiple residential development received conditional approval of Site Plan Application SP23/053/N/ES for a 211 unit stacked townhouse development in September 2023.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

REPORT:

The applicant is proposing to name the private streets shown on Appendix 'D' "Jet Avenue", "Graphite Crescent", and "Shale Avenue". 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– Manager of Development Approvals, Development & Housing

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

ATTACHMENTS:

Appendix A – Site Plan Application SP23/053/N/ES – 628 New Dundee Road

Appendix B – Applicant Request

Appendix C – Agency Comments

Appendix D – Private Street Name Plan