

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: September 8, 2025

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals, 5197838922

PREPARED BY: Arwa Alzoor, Planner, 519-783-8903

WARD(S) INVOLVED: Ward 5

DATE OF REPORT: August 21, 2025

REPORT NO.: DSD-2025-362

SUBJECT: 995 Amand Drive - Private Street Naming

RECOMMENDATION:

That the City of Kitchener acknowledge that Kitchener Developments Inc. intends to name the following private streets as:

- Amand Lane
- Canyon Hill Drive
- Sumac Lane
- Azores Drive
- Fig Lane

within a multiple residential development located at 995 Amand Drive, in the locations as shown on the Site Plan attached as Appendix 'A'; 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 "Amand Lane, Canyon Hill Drive, Sumac Lane, Azores Drive and Fig Lane".

- The purpose of this report is the applicant is seeking Council approval to name five (5) private streets within the residential development located at 995 Amand Drive
- The key finding of this report is that the applicant is proposing to name the private streets as "Amand Lane, Canyon Hill Drive, Sumac Lane, Azores Drive and Fig Lane" in the locations as shown on the Site Plan attached as Appendix 'A' to this report. Staff are satisfied that the proposed private street names are appropriate and support the street naming request.
- There are no financial implications as there is no impact on 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 information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- This report supports the delivery of core services.

BACKGROUND:

Kitchener Green Developments Inc. is seeking Council approval to name five (5) private streets within the residential development located at 995 Amand Drive. The proposed multiple residential development received conditional approval of Site Plan Application SP24/090/A/ES for 101 units (cluster townhouses units within 12 buildings) on March 25, 2025.

REPORT:

The applicant is proposing to name the private streets shown on Appendix 'A' as "Amand Lane, Canyon Hill Drive, Sumac Lane, Azores Drive and Fig Lane". The naming of the private streets will eliminate the need for a Multiple Unit Identification Sign at the entrance to the site, and offer 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: Malone-Wright, Tina – Manager of Development Approvals

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

ATTACHMENTS:

- Appendix A – Site Plan Application SP24090AES - 995 Amand Drive
- Appendix B – Applicant Request – 995 Amand Drive
- Appendix C – Agency Comments – 995 Amand Drive
- Appendix D – Draft Reference Plan - 995 Amand Drive