

Staff Report



Development Services Department

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REPORT TO: Community and Infrastructure Services Committee

DATE OF MEETING: June 13, 2022

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

PREPARED BY: Craig Dumart, Senior Planner, 519-741-2200 ext. 7073 and Madison Headrick, Student Planner

WARD(S) INVOLVED: Ward 2

DATE OF REPORT: April 21, 2022

REPORT NO.: DSD-2022-226

SUBJECT: Private Street Naming
99, 107 & 109 North Hill Place and 29 Chicopee Terrace
99 North Hill Place LP

RECOMMENDATION:

That the City of Kitchener acknowledge that 99 North Hill Place LP intends to name a private street “North Ridge Terrace” for a residential development located at 99, 107 & 109 North Hill Place and 29 Chicopee Terrace; 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 “North Ridge Terrace”.

REPORT HIGHLIGHTS:

- The purpose of this report is seek Council approval to name a private street within the residential development located at 99, 107 & 109 North Hill Place and 29 Chicopee Terrace.
- The key finding of this report is that the applicant is proposing to name the private street as “North Ridge Terrace”. 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:

99 North Hill Place LP is seeking Council approval to name a private street within the residential development located at 99, 107 & 109 North Hill Place and 29 Chicopee Terrace. The proposed development contains 14 single detached vacant land condominium units that will be served by the private road proposed to be named “North Ridge Terrace”. The proposed development received Site Plan ‘Approval in Principle’ in July 2021 and a ‘Notice of Decision’ for draft plan approval of the Plan of Condominium was issued in September 2021.

REPORT:

The applicant is proposing to name the private street shown on the plan below “North Ridge Terrace”. 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 has been circulated to a number of internal departments and no concerns were raised. 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 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.

PREVIOUS REPORTS/AUTHORITIES:

REVIEWED BY: Stevenson, Garrett – Manager of Development Review, Planning Division

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

ATTACHMENTS:

Appendix A – Site Plan – SP20/051/N/ES

Appendix B – Private Street Naming Request

Appendix C – Agency Comments