

**DATE:** November 9, 2021

**REPORT NO:** PD-120-2021

**SUBJECT:** **Technical Report – 167 St. Catharines Street Condominium Street Naming**

**CONTACT:** Gerrit Boerema, Planner II  
Brian Treble, Director of Planning & Building

**OVERVIEW:**

- A request to name a private street within the 167 St. Catharines Street Draft Plan approved condominium has been submitted by the owner Mr. Chris Tsiropoulos.
- The draft plan approved condominium is located west of the Union Cemetery and directly across the street from the Legion.
- The condominium has one main private street to provide access to the majority of the units, with one small branch to access three of the townhouse units fronting St. Catharines Street.
- The applicant has proposed two street names that come from the Township's approved list of street names. These names are Angle Street and Bowman Street.
- Planning staff are unsure as to whether two street names are required and have circulated the application right now to the Township Fire Department for their comments.
- The Region of Niagara has also reviewed the street names in relation to 911 PERS compliance and have no objections.
- Planning staff recommend that once it is determined how many street names are required, staff prepare and present a recommendation report to Committee and Council.

**RECOMMENDATION:**

1. That, Report PD-120-2021, regarding "Technical Report – 167 St. Catharines Street Condominium Street Naming", dated November 9<sup>th</sup> 2021, be RECEIVED; and,
2. That, a Recommendation report be prepared and presented at a future Planning, Building, Environment Committee Meeting.

## ALIGNMENT TO STRATEGIC PLAN:

### Theme #3

- Strategic, Responsible Growth

### BACKGROUND:

In July of 2018 Council gave draft plan approval for the 20-unit townhouse condominium located at 167 St. Catharines Street. A two-year extension to draft plan approval was approved earlier this year. One of the conditions of approval is for the applicant to name the private condominium street(s) within the development. The proposed development has one main street which provides access to the majority of the units, and a smaller branch which provides access to visitor parking and three of the units which front St. Catharines Street.

The applicant has now applied for, and requested two street names for the condominium development. The street names requested are Angle Street and Bowman Street. Planning staff have circulated the proposed street names as per the Township's street naming policy.

### CURRENT SITUATION:

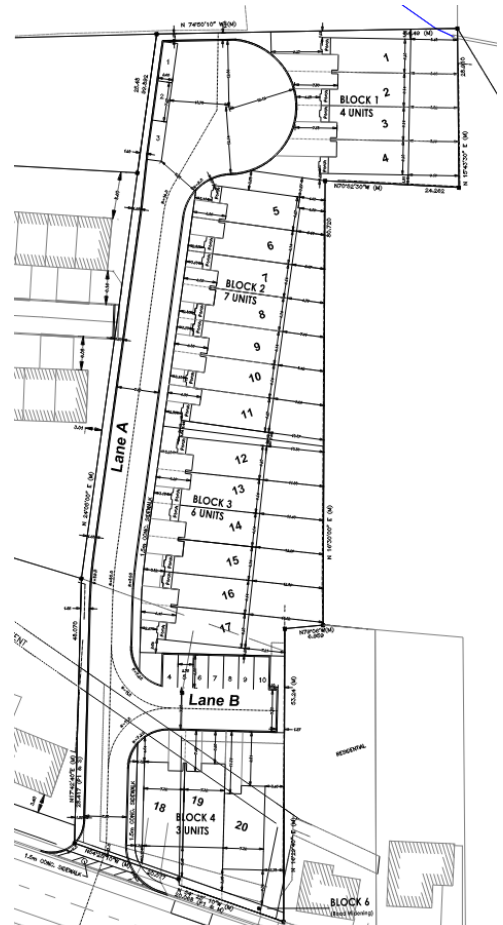
The draft plan approved condominium has 17 proposed townhouses that will front along Lane A, and three proposed townhouses fronting onto St. Catharines Street but with rear access from Lane B. There are also seven visitor parking spaces accessed from Lane B.

The applicants have proposed two street names: Angle Street for Lane A (being the north-south street) and Bowman Street for Lane B.

Both names are listed on the approved list of street names found within the Township's street naming policy POL-PD-01-11.

The policy requires that at least 50% of new street names within a development use names found within the approved list of street names.

Planning staff are still consulting the Region of Niagara and the Township Fire Department to determine if a separate name is needed for Lane B, or if the entire development can have one street name.



### FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application for street naming.

**INTER-DEPARTMENTAL AND PUBLIC COMMENTS:**

The Region of Niagara provided comments with regards to the proposed street names. They note that there are somewhat similar sounding street names throughout the Region, but the closest is in St. Catharines and Niagara on the Lake. As such, the Region has no objection to the two names selected from a 911 PERS perspective.

No other agency, or department comments have been received at this time. Township Planning Staff have followed up with the Region and Fire Department to determine if only one street name is needed.

One public comment has been received from Ms. Catharine Gonnson of Metropolitan Consulting. Ms. Gonnson has requested that Committee look at two alternative names being Creamery Row and Waddell Street for historical reasons outlined in her email.

Planning staff will consider these two proposed names due to the historical significance outlined and consult back with the owner and the Township Heritage Committee to review the alternative suggested names.

**CONCLUSION:**

Planning staff have circulated notice with regards to the proposed street names as required by the Township's street naming policy POL-PD-01-11. At the time of writing this report, one public comments has been received. Once it is determined how many street names are needed, Township staff will prepare and present a recommendation report to Committee and Council for final approval.

**ATTACHMENTS:**

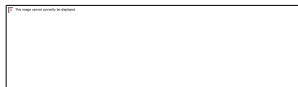
1. Site Plan Drawing – 167 St. Catharines Street
2. Public Comment

**Prepared & Submitted by:**



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**Gerrit Boerema**  
**Planner II**



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**Brian Treble**  
**Director of Planning & Building**

**Approved by:**



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**Bev Hendry**  
**CAO**