

DATE: April 14, 2025

REPORT NO: PD-13-2025

SUBJECT: **Information Report – Proposed Street Naming for Station Meadows West Subdivision (File No. 2000-89-19)**

CONTACT: Susan Smyth, Senior Planner
Gerrit Boerema, Director of Growth and Sustainability

OVERVIEW:

- The Station Meadows West Draft Plan of subdivision, owned by P. Budd Developments, is located within the Northwest Quadrant Secondary Plan Area, east of South Grimsby Road 5, north of the CPCK Rail line and west of the existing Station Meadows Subdivision.
- The Stations Meadows West Subdivision received approval by Committee of the zoning by-law (File No. 1601-021-19) and draft plan approval of the subdivision (File No. 2000-89-19) on May 26, 2021.
- The development of 412 residential dwelling units in the form of single detached, townhouse, back to back townhouse, stacked back to back townhouse and apartment dwelling, parkland and linear trail.
- Extension of the draft plan approval of the subdivision is until January 16, 2025 and there are outstanding draft plan conditions yet to be completed.
- One of the conditions of subdivision approval is the naming of the public streets. Six public streets are to be named for this development.
- According to the Street Naming Policy POL-PD-01-11, proposed street names must be presented at a public meeting and through passing of a by-law to the satisfaction of the Township as per the Township's Street Naming Policy. At least half of the street names within the development should be taken from the approved list of street names within the policy.
- The Owner requested six street names although none of the proposed names were selected from the Township's approved reserved list. Township Staff has suggested three additional street names to replace three of the street names that do not meet the policy and have potential emergency response issues due to similar street names in neighbouring municipalities.

RECOMMENDATION:

1. That, Information Report PD-13-2025 titled “Proposed Street Naming for Station Meadows West Subdivision (File No. 2000-89-19)” dated April 14, 2025, be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme

- **Build** a safe, connected, caring and active community. Establish, provide and sustain a high quality of life for our residents.

BACKGROUND:

The subject lands are located east of South Grimsby Road 5, north of the CPCK Rail line and west of the existing Station Meadows Subdivision and within the Northwest Quadrant Secondary Plan Area of Smithville.

The amendments to the Zoning By-law and Draft Plan of Subdivision approval was granted on May 26, 2021 with associated conditions to permit a potential 412 residential dwelling units in the form of single detached, townhouse, back to back townhouse, stacked back to back townhouse and apartment dwelling units.



In November 2022, the Owner requested a revision to the draft plan, specifically with respect to Block 87, Block 84 and Block 85. Block 84 and 85 were reduced in size and pushed further north to give Block 87 more frontage along the proposed internal Street E, as the original approved draft plan of subdivision did not have sufficient frontage. Also, the 5-storey apartment building was replaced with standard townhouses and stacked townhouses which resulted in a net loss of four units from 412 to 408 units.

The revised draft plan (refer to Schedule A) still meets the minimum density targets, although varies from the Secondary Plan for the location of the stormwater management pond, the parkland, street orientation and the connection to the rail trail. These changes, however, still maintain the general intent of the secondary plan.

The Owner also requested an extension to the draft plan approval for two years to permit the continuation of clearing the draft plan conditions. The extension of the draft

plan of subdivision approval is until January 16, 2025. One of the conditions of subdivision approval is to name the public streets within the development.

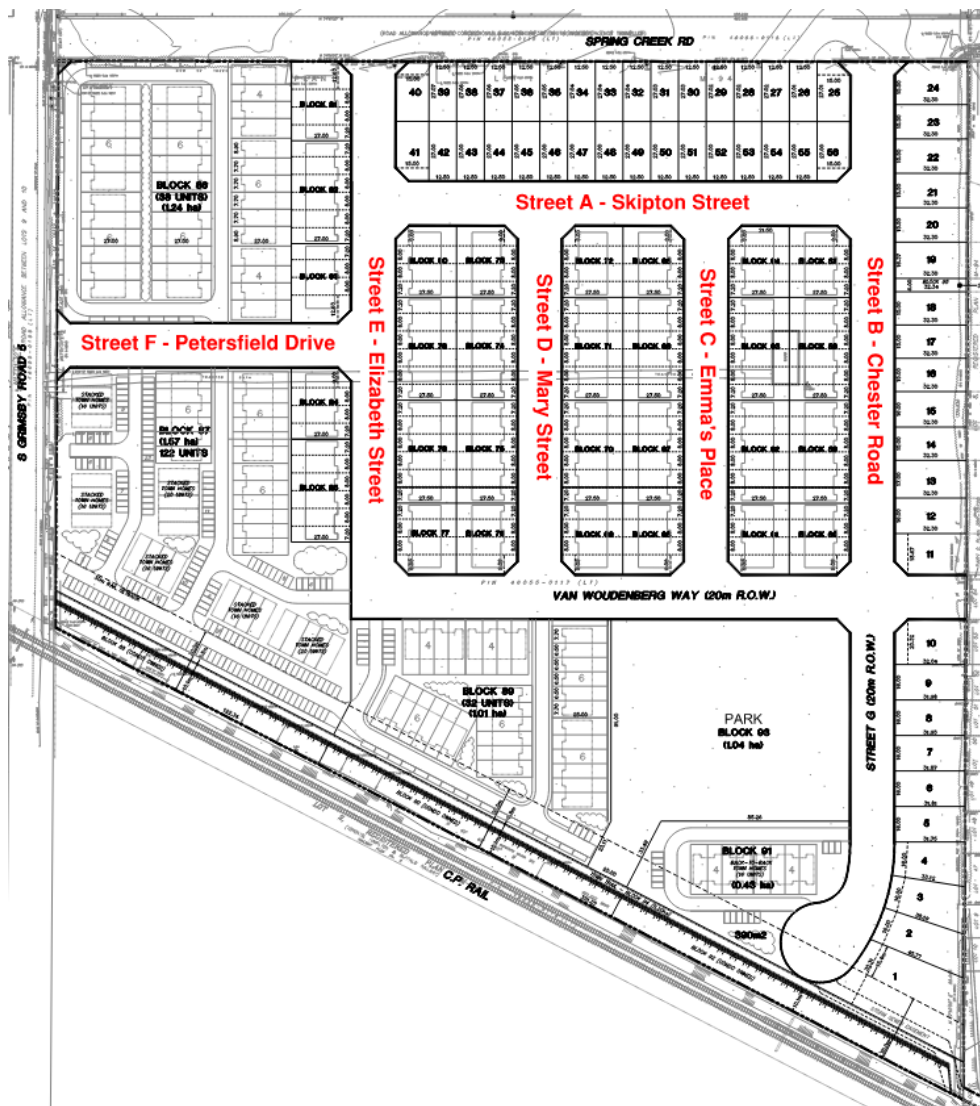
Pursuant to the Township's Street Naming Policy, the Township of West Lincoln is required to approve an appropriate street name for the subdivision and to hold at least one public meeting.

CURRENT SITUATION:

The Owner has provided the required fee for the street naming along with the request to name the streets as follows:

"Street A" - Skipton Street
 "Street B" - Chester Road
 "Street C" - Emma's Place

"Street D" - Mary Street
 "Street E" - Elizabeth Street
 "Street F" - Petersfield Drive



In order to be compliant with the Township's Street Naming Policy and to avoid emergency response related issues with similar street names in other nearby municipalities, Administration has proposed Kennedy Street, Meredith Street and Evans Street to replace Elizabeth Street, Mary Street and Emma's Place. The three new names are found within the Township's approved list of street names.



FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

The Community and Protective Services (Fire Services), Operations Department, and

Growth and Sustainability (Building Division) have been informed of the requested street names and would clear Condition #4 of the draft plan approval conditions. No issues with the proposed names were received by any department at the time preparing this report.

CONCLUSION:

The Owner has requested street names for the Station Meadows West Subdivision and Administration has suggested three names be selected from the Township's approved list as noted in this report.

If approved, the street names will clear a draft plan condition (Condition #4) of the draft conditions of approval (refer to Schedule B). The formal naming of these local public roads can occur once the public meeting is held and approval is granted by Committee/Council.

Administration will prepare and present a recommendation report for approval by Council at a future committee meeting.

ATTACHMENTS:

Schedule A. Draft Plan of Subdivision for Station Meadows West
Schedule B. Revised Draft Plan Conditions

Prepared & Submitted by:

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Approved by:

Gerrit Boerema
Director of Growth and Sustainability

Truper McBride
CAO