

DATE: May 12, 2025

REPORT NO: PD-18-2025

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

CONTACT: Susan Smyth, Manager of Community Planning and Design
Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- The Stations Meadows West Subdivision has extension of draft plan approval of the subdivision (File No. 2000-89-19) until January 16, 2026.
- The development consists of approximately 408 residential dwelling units in the form of single detached, townhouse, back to back townhouse, stacked back to back townhouse units, parkland and linear trail.
- One of the conditions of subdivision approval is the naming of the public streets and six public streets are to be named for this development.
- The public meeting for the proposed street naming was held on Monday April 14, 2025 and the information can be found in report [PD-13-2025](#). There were no written or verbal comments received by the public.
- Committee members noted that the proposed names appear to be suitable for this scale of development and with half of the names being taken from the Township's street naming policy and approved reserved list.
- Administration is recommending the following street names for this subdivision:
"Street A" - Skipton Street "Street D" - Meredith Street
"Street B" - Chester Road "Street E" - Kennedy Street
"Street C" - Evans Place "Street F" - Petersfield Drive

RECOMMENDATION:

1. That Recommendation Report PD-18-2025 titled "Recommendation Report - Proposed Street Naming for Station Meadows West Subdivision (P. Budd Development) (File No. 2000-89-19)," dated May 12, 2025 be received; and,
2. That, Council approves "Skipton Street, Chester Road, Evans Place, Meredith Street, Kennedy Street, and Petersfield Drive" as street names for the Station Meadows West Subdivision Development and that the Mayor and Clerk be authorized to sign a by-law as found attached to this report.

ALIGNMENT TO STRATEGIC PLAN:

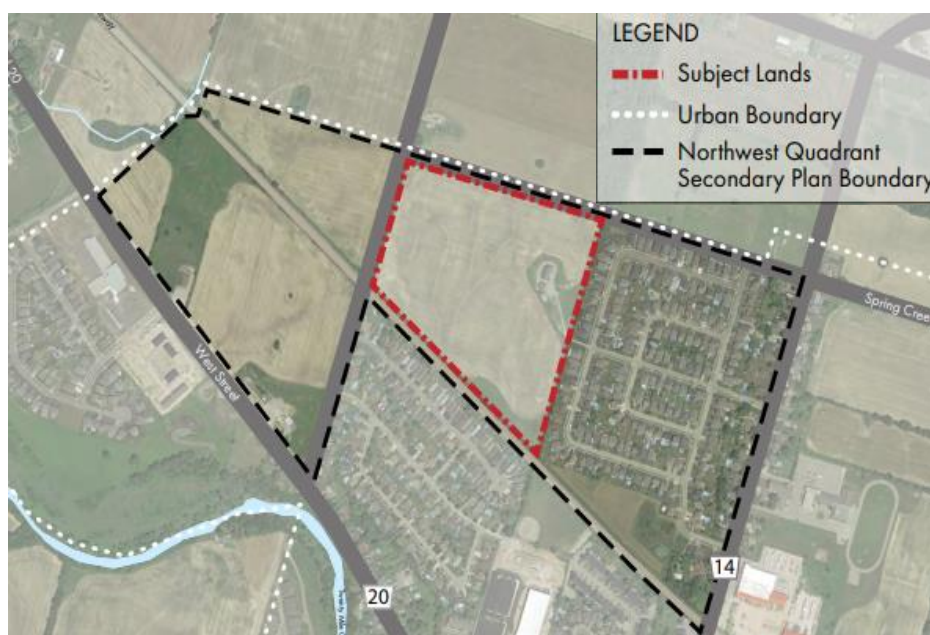
Theme

- **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. Refer to Figure 1 below for the location of the Stations Meadows West Subdivision development.

Figure 1: Subject Lands



The Station Meadows West subdivision is expected to provide approximately 408 residential dwelling units in the form of single detached, townhouse, back to back townhouse, stacked back to back townhouse units and apartment units.

An extension of the draft plan of subdivision approval was granted until January 16, 2026 to clear all of the draft plan conditions, with one being to receive approval of a by-law to name the public streets within the development.

CURRENT SITUATION:

The Owner requested six street names although none of the proposed names were selected from the Township's approved reserve list. Administration 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.

The recommended names for this development are as follows with the bolded names originating from the Township's approved street naming list:

"Street A" - Skipton Street "Street D" - **Meredith Street**
 "Street B" - Chester Road "Street E" - **Kennedy Street**
 "Street C" - **Evans Place** "Street F" - Petersfield Drive

Refer to Figure 2 for the location of the recommended street names.

Figure 2: Recommended Street Names for Station Meadows West Subdivision



In April of 2025, Council directed Administration to complete a review of the Street Naming Policy, and provide a report back to Council updating the policy and approved street naming list. This work is underway and a report expected in the summer of 2025.

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 Department) raised no concerns or issues with the proposed names.

PUBLIC COMMENTS:

There were no written or verbal comments received by members of the public prior to or at the public meeting on the proposed street name for the Station Meadows West Subdivision development.

CONCLUSION:

The Owner is required to provide street names for the Station Meadows West Subdivision and Administration has recommended the names as noted in this report. The by-law (refer to Schedule B) is required to be approved for the naming of the streets in this development and will clear Condition #4 of the draft conditions of approval (refer to Schedule C).

ATTACHMENTS:

Schedule A: Station Meadows West Draft Plan of Subdivision

Schedule B: Draft Street Name By-law

Schedule C: Draft Conditions of Approval

Prepared & Submitted by:

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Approved by:

Gerrit Boerema
Director of Growth and Sustainability

Truper McBride
CAO