

Date: 2022-07-14

ITCAC (Integrated Transportation Community Advisory Committee)

2<sup>nd</sup> committee meeting date: July 13, 2022, 4:00 PM

Item 3.2: Notice of Planning Application - Official Plan and Zoning By-law

Amendments - 610-620 Beaverbrook Avenue

Prepared by: John Vareka (ITCAC committee member)

### 1) Background:

I biked from downtown (Budweiser Gardens) to the development site at 610-620 Beaverbrook Ave, to look at the building site and to get a feel for how one could walk or cycle to this development in the Proudfoot neighbourhood from downtown. The distance travelled was 2.6km which I would consider a good distance for cycling trips. Dedicated lanes from downtown to Wharncliffe were comfortable to ride on and appreciated.

### 2) Observations while getting to the site:

2-1) The road from Wharncliffe Rd to Woodward ave has painted bike lanes but traffic is very quick (above speed limit) and I personally did not feel safe with speeding cars on the 4 lane road alongside me.

2-2) Towards the hill on riverside, the road becomes skinnier with signage on posts saying 'Single File' and painted green surface signs indicating the road is to be shared. I noticed cars were ignoring that advice when there was no oncoming traffic. See video showing my return trip back downtown from the site. Link to video (sorry about the wind noise): <https://youtu.be/hppo5FiN5Tg>

**Suggestion 1:** To promote active transport (cycling) - Install protected bike lanes along Riverside Drive from wharncliffe ave. up to beaverbrook ave. and then continue them on beaverbrook ave up until the proudfoot lane intersection. This will provide a complete route to downtown for the entire high density neighbourhood of Proudfoot and beyond. **Note:** the cemetery lot does not allow for very much room and may require other solutions. Currently a single sidewalk is located on the north side of Riverside Drive and 2 lanes of roadway.

### 3) Observations while at the site:

3-1) Many people were going for a walk along Beaverbrook Ave. It looked like they were mainly out for stroll with children and pets vs getting from point A to B. Some cut through the 610-620 Beaverbrook site (currently open field) to reach the park (Sugarcreek) behind where the development will be.

**Suggestion 2:** perhaps widen the sidewalk on the western side of Beaverbrook ave to provide a safer path for people to walk (more buffer to road) or reduce road width and provide a boulevard.

3-2) Cars on the road were seen, in some cases, driving well above the speed limit since it is a long open road with a single stop sign.

3-3) There is a park directly behind the planned site called 'Sugarcreek Park'.

**Suggestion 3:** to promote active transport (walking) - provide access to the public to reach the Sugarcreek Park from Beaverbrook Ave. somewhere through the development by foot or bicycle which will improve convenience - instead of forcing pedestrians to walk around the block via Proudfoot Lane. **Note:** this appears to already be part of the plan but wanted to acknowledge it.

3-4) when I originally googled 'Beaverbrook Ave.' a different part of the road further north-west appears. (see Fig. 3). I don't consider this high priority but perhaps discussion could be had on whether it makes sense to rename 'Beaverbrook Ave.' between Riverside and Oxford street to reduce confusion (since fewer addresses would likely be impacted). Public outreach may be needed to see if it's actually an issue or just an annoyance...even a minor change to 'Beaverbrook Drive' or something similar would help differentiate it enough.

Thanks, John

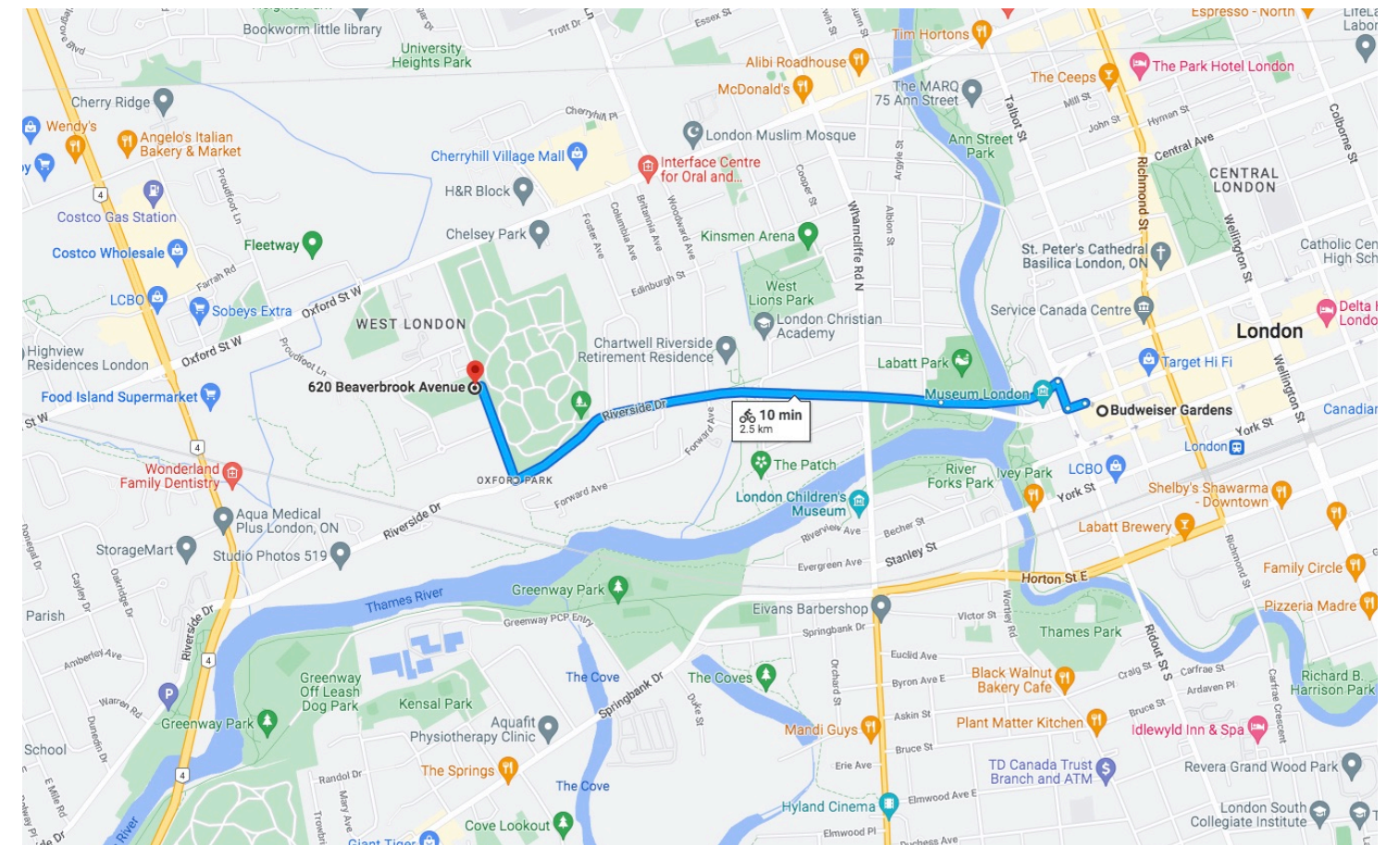


Fig 1: Google map route from Budweiser gardens to 610-620 beaverbrook ave. (2.6km distance)



Fig 2: Beaverbrook Ave facing South (Riverside Drive is in distance)

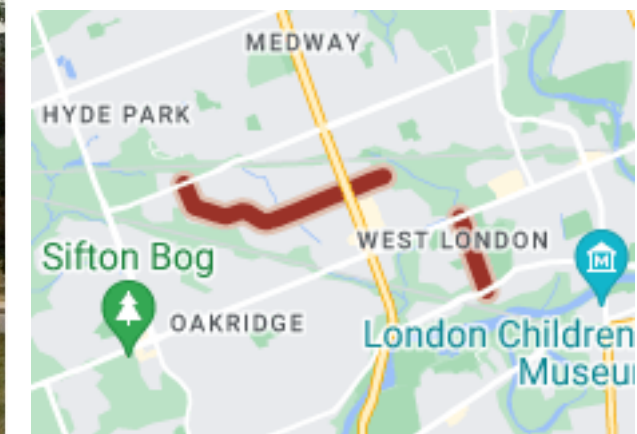


Fig 3: Beaverbrook Ave. showing 2 separate sections (in red) with the same name.