



Report to: Development Services Committee

Report Date: March 18, 2014

MEMORANDUM

TO: Development Services Committee


FROM: Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

PREPARED BY: Stephen Corr, B.E.S. Ext. 2624
Planner, East District

REVIEWED BY: Dave Miller, M.C.I.P., R.P.P. Ext 4960
Manager, East District

DATE: March 18, 2014

SUBJECT: Proposed Barter Street Extension,
6845 to 6889 14th Avenue,
Boxgrove Secondary Plan Area



RECOMMENDATION:

- 1) That the Memorandum dated March 18, 2014, entitled "Proposed Barter Street Extension 6845 to 6889 14th Avenue, Boxgrove Secondary Plan Area", be received for information purposes;

PURPOSE

This memorandum provides information to Development Services Committee regarding the desirability of extending Barter Street from Kentwood and Germain Crescents to 14th Avenue. This road is anticipated to be constructed, as part of a proposed residential development of 6845 to 6899 14th Avenue (Figures 1 and 2). An application for this development has not been submitted to the City for review.

BACKGROUND

The subject properties (6845 to 6889 14th Avenue) are located on the south side of 14th Avenue, west of Box Grove By-Pass and east of 9th Line, within the Boxgrove Secondary Plan Area (Figure 1). On December 10, 2013, the owner of these lands, Bellport Homes, submitted a Pre-consultation request (File PRE 13 137887) to discuss a proposed townhouse development with City staff. Formal rezoning and draft plan of subdivision applications have not yet been submitted to the City. The concept plan for the proposed subdivision (Figure 2) submitted with the Pre-consultation application shows the extension of Barter Street from the intersection of Kentwood and Germain Crescents northwards, to connect to 14th Avenue. Comments regarding the extension of Barter Street were made by the Public and Councilors at the February 25, 2014 Development Services Committee and the March 4th Council meetings, as part of the discussion on the development of adjacent lands to the west. Consequently, staff were requested to report

back to Development Services Committee on the desirability of an extension to Barter Street to connect to 14th Avenue, as contemplated by the *Box Grove Community Design Plan*. The *Box Grove Community Design Plan* was approved by Council on February 16, 2005.

COMMENTS

Within the existing residential subdivision to the south, there are 177 residential properties located north of the Coakwell Drive and Batchford Crescent intersection. Presently, there is only one vehicular access point in and out of the subdivision for these properties. This access is via Riverwalk Drive at the south end of the subdivision, which provides access to Box Grove By-Pass to the east and 9th Line to the west. Extending Barter Street to the north to 14th Avenue will provide a second vehicular access point to and from this subdivision. The Engineering Department Transportation Section is of the opinion that this additional intersection will disperse traffic entering and exiting the subdivision. The connection to 14th Avenue will also benefit pedestrians by providing easier access to existing commercial amenities, and York Region Transit stops on 14th Avenue west of 9th Line and on the Box Grove By-Pass (see attached Transportation Engineering Memo, dated March 11, 2014).

The Fire Department has indicated in a memo dated March 12, 2014 (copy attached), that there is only one access into the community north of the intersection of Barter Street and Coakwell Drive. Consequently, the Fire Department does not support the current configuration of the subdivision and requires the additional access to ensure reliability at all times for responding Fire Department and other emergency services vehicles

CONCLUSION

Staff are of the opinion that Barter Street should be extended northwards and connect to 14th Avenue as part of the development of the subject lands at 6845 to 6889 14th Avenue. This connection will provide a benefit to the existing residents in the subdivision to the south by allowing greater vehicular and pedestrian access to 14th Avenue, as well as improve the access for fire and other emergency service vehicles into this community.

ATTACHMENTS:

Figure 1 – Site Location Map

Figure 2 – 6845 to 6899 14th Avenue Concept Plan

Transportation Engineering Department Memo, dated March 11, 2014

Fire and Emergency Services Department Memo, dated March 12, 2014

Figure 1 – Site Location Map

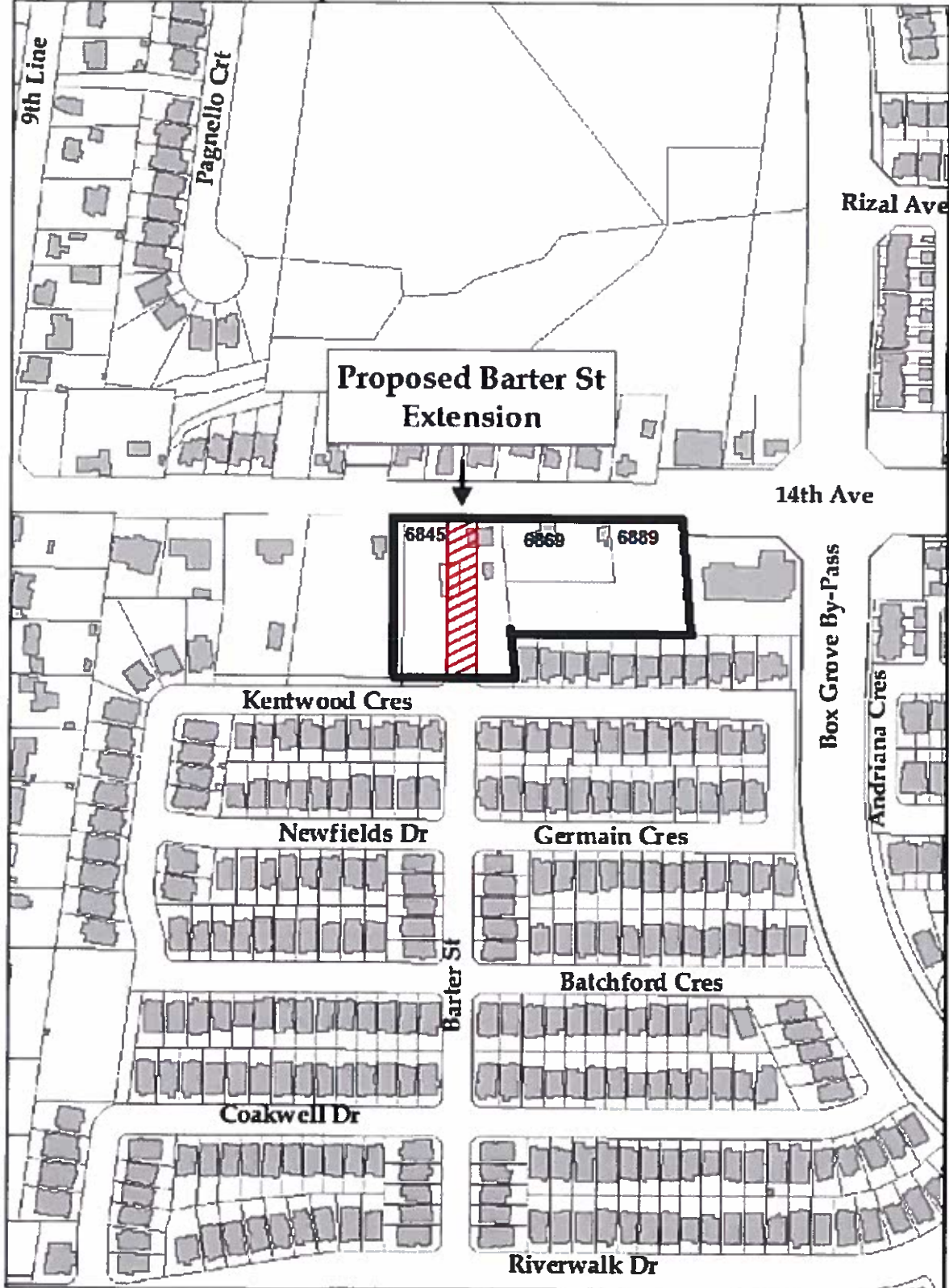
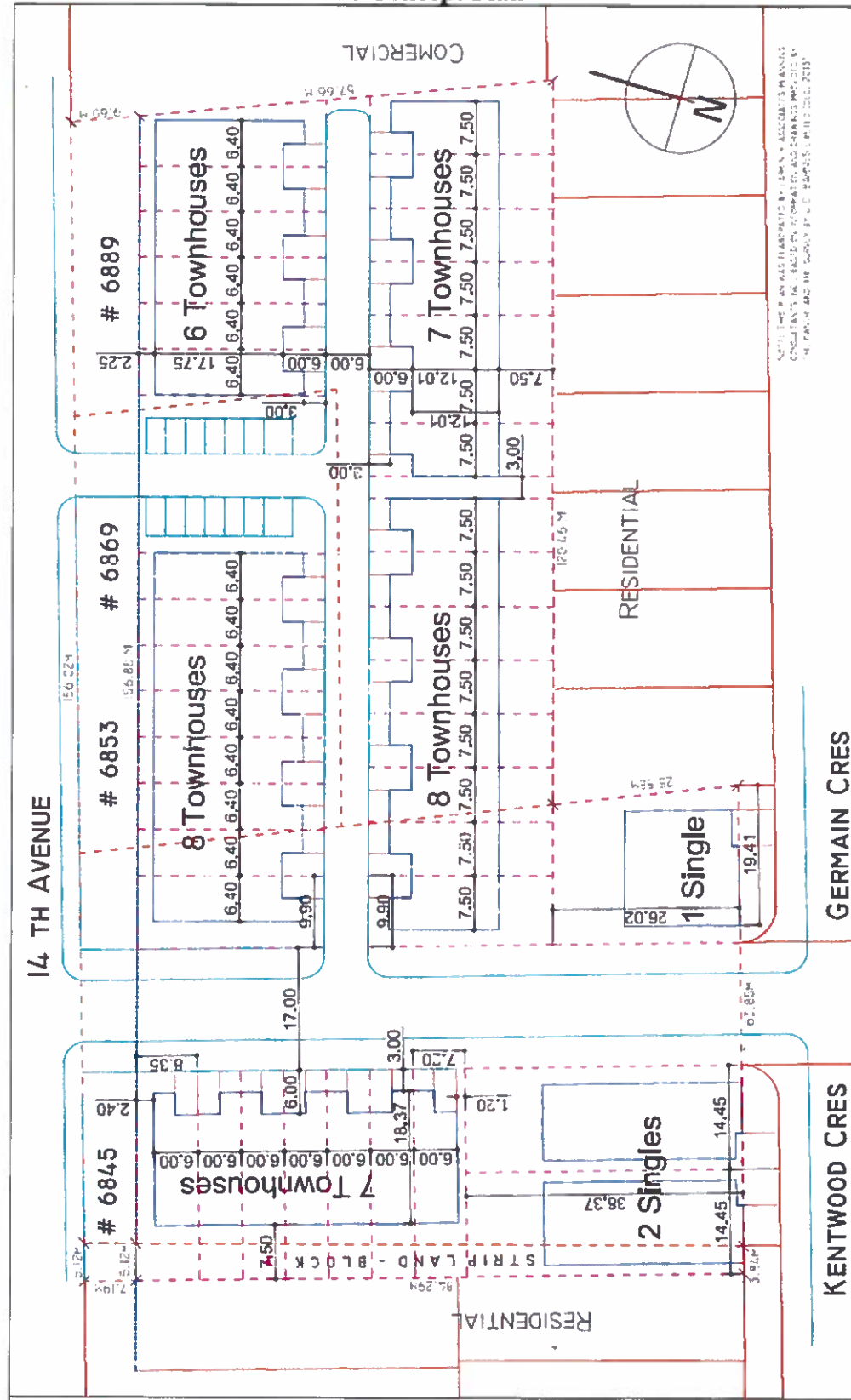


Figure 2 – 6845 to 6899 14th Avenue Concept Plan





TO: Stephen Corr, Planner, East District

C. David Miller, Manager, East District
Joseph Palmisano, Senior Transportation Engineer, East District
Binu Korah, Senior Manager, Development Engineering and Transportation

FROM: Henry Lo, Senior Transportation Engineer, East District

DATE: March 11, 2014

Re: Extension of Barter Street and Connection to 14th Avenue

Further to your request, provided herein are comments on the proposed Barter Street extension.

The proposed Barter Street extension, north from its existing terminus at Kentwood Crescent to 14th Avenue, will provide an opportunity for improved access and pedestrian network connectivity for the existing community to the south:

- *Improved Vehicular Access* – currently, traffic to and from the community can gain access only from the south end of the subdivision, at the Barter Street / Riverwalk Drive or Coakwell Drive / Riverwalk Drive intersections. Extending Barter Street to 14th Avenue will provide an alternative access for the community and a more direct route for traffic to/from 14th Avenue and further to/from the north.
- *Pedestrian Network Connectivity* – extending Barter Street will also serve to improve pedestrian network connectivity and walkability to/from 14th Avenue, thereby improving access to public transit and connections to adjacent communities, in keeping with the policies of the City's Official Plan.

Overall, Transportation Engineering supports the new road extension. Traffic impact studies will be required as part of future development of the Bellport site, to assess traffic control options for the Barter Street / 14th Avenue intersection. Considerations must be given to the overall traffic operations on 14th Avenue in consultation with York Region.



FIRE & EMERGENCY SERVICES

MEMORANDUM

DATE: March 12, 2014

TO: Stephan Corr
Planner

FROM: Glenn Dick
Chief Fire Prevention Officer

SUBJECT: Concept Plan 6845 and 6889 14th Avenue.

The Fire Department is not supportive of the existing subdivision configuration which has one access point into the subdivision Barter St. and Coakwell Drive. This department requires a minimum of two independent accesses to ensure reliability at all times for responding Fire Dept. vehicles and other emergency services vehicles. A secondary water supply connection will also be required at the intersection of 14th Ave. and Barter Street to secure and enhance the pressure and quantity of the water supply.

The Fire Dept. will require Barter Street be extended to 14th Ave. to provide the necessary secondary access and water supply security.