

**Submission for the Hearing on Lincoln Fields site plan application (D07-12-18-0195),
at 2525 Carling Avenue
presented by the Queensway Terrace North Community Association**

Introduction

Residents of Queensway Terrace North (QTN), the neighborhood across Carling Avenue from the Lincoln Fields mall, have repeatedly expressed support for a revitalized, mixed use Lincoln Fields Center that could provide a wide range of services and recreation opportunities within walking/biking distance and be an attractive focal point for this part of the city, as intensification and LRT bring major changes to our neighborhood.

The Queensway Terrace North Community Association agrees with the general analysis by the Britannia Village Community Association that the current site plan does not comply with the intent and specific provisions of city policies for land use in close proximity to a major transit station, as articulated in the Official Plan and Zoning bylaws. (see section II below)

I. Four Specific Improvements

The QTN Community Association is choosing to focus on four specific areas for improvement that relate directly to the needs of residents in QTN and would also contribute to the success of businesses in this location. QTN residents have increased their use of sustainable transportation between 2011 and 2016, to be over 42% of work trips in 2016, the last census data. That trend continues. The population of QTN (combined with Whitehaven in census data) shows that over 50% are in the labour force, from low to high earners, and, while we have a significant aging population, 35% of the population is between the ages of 20 – 44. The following recommendations reflect the needs and expressed priorities of QTN residents:

- A. Improve safety and usability for pedestrians through the following:
 - Wide, visible, direct pedestrian walkways with lighting to improve access and security between internal uses, e.g. between Rexall and Metro, and along Carling Avenue to allow safe, all-weather pedestrian access to Lincoln Fields transit station. This is a primary access to transit for residents in QTN.
 - Ensure that the sidewalks are wide enough and developed to accommodate
 - Parents with young children and strollers
 - Persons in wheel chairs or using walking aids
 - Persons with shopping bags on wheels
 - Ensure that all walkways will be clear and usable all seasons of the year.

- B. Improve safety and ease of use for cyclists through the following improvements:
 - Add clearly defined bike lanes within the property; and
 - Connect them to the existing City bike lane on Richmond and to the existing NCC bike lane along the Parkway ramp to Carling.
 - Ensure safe biking connectivity between neighborhoods across this site and to the public parks along the river.

- C. Require that the greenscaping and tree-planting planned for later phases be done during phase I to contribute to a more healthy environment for local residents, the City's stated policies in the Official Plan (see section II below), and the recent declaration of a climate change emergency.
- D. Improve safe crossing and reduce traffic on this stretch of Carling Avenue through the following steps:
- Reduce auto-oriented development that could bring even more traffic onto Carling by limiting the size of the parking lots and making the space more friendly for cyclists and pedestrians, in keeping with Official Plan policies. Carling Avenue in this area is already at or beyond capacity during peak hours and the rate of pedestrian accidents is high. Safety crossing Carling Avenue is repeatedly named as a high concern by QTN residents; improving safety on Carling Avenue in the vicinity of the mall would benefit both commerce and transit use.
 - Ensure the access points to the mall are designed to be safe and easy for pedestrians and cyclists, as well as autos entering the site. In particular, ensure that pedestrians who have to cross the access points on Carling Avenue to reach the Lincoln Fields transit station can do so safely and with ease.

II. Official Plan policies and QTN proposals for improvement

QTN proposals for improvement of this site plan are in line with stated City policies in the Official Plan:

1. QTN supports redevelopment that will promote active living and improve connectivity to the transit station and the surrounding neighborhoods for pedestrians and bikers. [Official Plan, Volume 1, Section 2 – Providing Infrastructure/Section 2.1.3 - Active transportation] Active transportation Paragraph 2: *“Communities where people can walk or cycle safely and conveniently are very liveable. They are also healthy, supporting a more active lifestyle and more opportunities for socializing.”* Active transportation paragraph 8: *“Priority will be given to pedestrians and cyclists within an 800 metre walking distance of rapid transit stations and within areas 400 metres from the Transit Priority Network. Priority will apply to the allocation of public rights-of-way, wait-times at traffic signals and City investment in pedestrian infrastructure.”*
2. QTN supports redevelopment that will contribute to the fight against climate change. [Official Plan, Volume 1, Section 2 – Strategic Directions / 2.4 - Maintaining Environmental Integrity / 2.4.1 -Air Quality and Climate Change.] *“The City will take measures to adapt to the effects of climate change by: Reducing the urban heat island effect through landscaping, tree planting, and encouragement of courtyards and innovative green spaces with permeable surfaces and trees and of green building measures such as the use of green roofs, living walls and light coloured building materials.”*
3. QTN supports redevelopment that will contribute to an attractive community where buildings, open space and transportation work well together. [Official Plan, Volume 1,

Section 2 – Strategic Directions / 2.1 - Pattern of Growth / Building Liveable Communities]
“Attention to urban design will help create attractive communities where buildings, open space and transportation work well together.”

Approved by the board of the Queensway Terrace North Community Association at its monthly meeting on December 5, 2019

For further information, contact Kathy Vandergrift, Chair of the QTN Planning Committee and Vice-Chair of the Board, kathyvandergrift@rogers.com; 613-820-0272.