

March 17, 2018

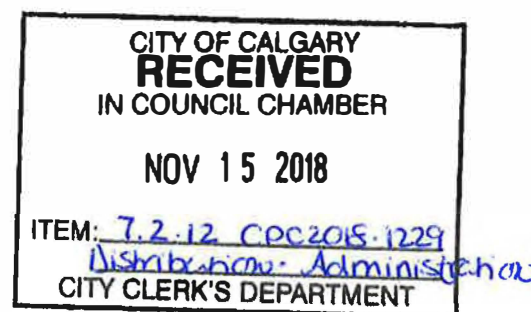
City of Calgary
Attention: Chris Wolfe
Calgary, AB

This letter is in response to the Request for Comment regarding LOC2017-0255.

For this application, the Southwood Community Association (SWCA) will be opposing both the increase in allowable height and increase in allowable floor area ratio.

This letter will provide you with the following:

- The outcome of the vote;
- The applicants' consultation process;
- Communications made to the community by the SWCA;
- Existing Site Issues; and
- Concerns and support provided by community members
- Attachments:
 - August 30 Report
 - September 7 Report
 - September 28 Report



The Vote

On January 22, 2018, a General Meeting was hosted by the SWCA. Becky Poschmann, the SWCA's Director of Development made a presentation explaining the purpose of the meeting, as well as an explanation on what the applicant of LOC2017-0255 is applying for. Following the presentation, all members of the Association were offered the opportunity to vote on the position the SWCA would take on this application. The outcome of the vote is as follows:

Total votes: 87 (1 vote spoiled)	
74% oppose the increase in height	26% support the increase in height
66% oppose the increase in FAR	34% support the increase in FAR
Voter turnout (based on 159 households with SWCA memberships):	
55%	

The Consultation Process

The SWCA would like to commend the applicant on the consultation process they have completed to date. The SWCA Board of Directors believe they have been transparent regarding all aspects of the application.

The applicant first contacted the SWCA in June 2017. An informal meeting was held between the applicant and board members to go over the overall goal of the project: building an active senior's residential complex above the No Frills to Fabricland portion of the building. There was not much discussion as it pertained to the land use redesignation application.

The applicant hosted their first community meeting on September 7, 2017, at which the directly impacted homeowners to the project were invited. However, as this is a contentious project, community members believed it was important to open the meeting doors to all homeowners in close proximity to the site. Approximately 65 community members attended this meeting. The information presented by the applicant again focused on the overall end goal of the project, building an active seniors residential complex above the No Frills to Fabricland portion of the building, along with a 3 story parkade. Please refer to the September 7 Report, attached, for a better synopsis on the information provided at the meeting.

The applicant made a presentation at the SWCA Board meeting on September 28, 2017. The meeting was open to all members of the community; the number of community members was not captured. The information that was presented by the applicant mirrored what was provided at the September 7 meeting. Please refer to the September 28 Report, also attached, for a better synopsis on the information that was provided at the meeting.

Following the September 28, 2017 meeting there has not been any further presentations made by the applicant.

Communications by the SWCA

The SWCA saw the importance in ensuring community members remained informed on this application. The SWCA communicated the application in the following matters:

- Community Newsletter (September, October, November, December, 2017 and January, February, March, and April 2018 thus far)
- Community website (www.southwoodconnects.ca/southwoodcorner)
- Facebook community page
- Presentations by SWCA Board members
 - August 30, 2017
 - January 22, 2018

Please refer to the August 30 Report, attached, for the information that was presented at the meeting.

Existing Issues

Southwood is a mid-century community with many mid-century qualities that have not been updated to reflect the qualities of life we want to achieve today. We suffer from having narrow sidewalks, improper pedestrian connectivity, and accessibility issues. These are issues that are apparent at the Southwood Corner site. The SWCA does realize that this information does not necessarily reflect this proponent of the planning process, however, we believe these are issues that need to be approached in order to have a successful development where its users can thrive.

Pedestrian Realm

The SWCA has discussed the existing issues as they relate to the pedestrian realm with Chris Wolfe, the applicant, and Councillor Farkas. The issues exist both on and off the property in question. The Municipal Development Plan (MDP) places a lot of weight on ensuring future developments boast strong pedestrian qualities and as the site in its current state fails the goals and visions of the MDP. Again, we appreciate that this does not relate to the land use application; however we believe it is imperative that

the City has an understanding on how these issues could cause major problems with people residing full time on the property.

Pedestrian Access

Pedestrian access is limited on the site. There are only two pedestrian sidewalk access points onto the site, both off Elbow Drive; there is no pedestrian access point from Southland Drive. Only one of these locations is universal. If the people residing on the property full time elect to walk to any of the Calgary Transit opportunities, they will find it difficult to navigate the site as well as exit the site onto Elbow Drive. The existing sidewalks on the property are not wide enough in some places to accommodate a person in a wheelchair. For pedestrians walking along Elbow Drive, they have difficulties navigating over the seven vehicular access point curb cuts and the sidewalk is not level in many areas. The sidewalk along Southland Drive also possesses many similarities to those along Elbow Drive.

Crossing Elbow Drive

There are two pedestrian crosswalks across Elbow Drive as they relate to the site. The first is directly north of the site at the Elbow Drive and Southland Drive intersection; the second is directly south of the site at the Southampton Drive and Elbow Drive intersection.

The crossing at Southland Drive offers the safest opportunity for pedestrians to cross Elbow Drive; the timing allows people to cross Elbow Drive safely. However, it should be noted that a person with accessibility issues would likely need to exit the property at the south pedestrian sidewalk access point and then travel north to the intersection and cross there. The travelling distance is approximately 210m. The pedestrian faces yet another challenge at the beginning and end of the crossing as they would have many difficulties navigating the turns onto the sidewalks as the curb cuts and turnaround area is very poor.

The other option to crossing Elbow Drive is located at Southampton Drive. This is a crosswalk that many residents of Southwood use in order to get to the Southland LRT station, or into Southwood Corner. Many people have difficulties crossing here as it is not lighted, the signage is very poor, and the crosswalk paint is not typically bright enough for drivers to recognize the crosswalk. The SWCA has been informed anecdotally that there has been a death at this crosswalk, and the SWCA does not want this to occur again. It is imperative that the City look closely at this crosswalk and make the necessary improvements prior to any redevelopment of the applied for site. The traffic impact assessment (TIA) does not mention anything as it pertains the pedestrian realm and only finds it necessary to have a lighted intersection at the full build out of the site. The SWCA requests that a lighted crosswalk be put in place prior to any redevelopment on the site.

A TOD site

Both the City and the applicant have stated this site is being considered at a Transit Oriented Development (TOD). Given this parameter, it is expected the applicant could benefit by receiving a reduction in the required parking stalls at the time of the development permit. It is also intuitive that when a site is labelled TOD it should have proper and safe access to either the LRT or BRT.

When we examine this site and place the TOD parameters towards it, it would benefit by having the reduced parking requirements. However, when you consider proper and safe access to the LRT, there is room for improvement. The City will need to examine closely how the new residents of Southwood Corner access the Southland LRT safely, in all seasons, especially the winter months. The sidewalks

leading pedestrians down to the station are extremely treacherous during the winter months and this will need to be considered should there be an increase in users using it to access the LRT.

Feedback from Community Members

Many community members have contacted the SWCA in the forms of letters of support or opposition. The following outlines the issues that have been brought forward. The issues are based on the information that has been presented by the applicant.

- Increase in allowable height: many believe the increase in allowable height comes with the following concerns: lack of privacy, elimination of morning sunrise, and shadowing issues.
- Increase in density would lead to increases in traffic for those living on the site and accessing the site. Many are concerned that those using the site will exit the property onto Southampton Drive, causing further delays with vehicles turning north onto Elbow Drive. The TIA does state that the full build out of the site would require a turn light at the intersection; however, the date of implementation of this light is unknown.
- Accessibility concerns for the new residents on the property, especially if they are seniors. Those concerns mirror the issues that are outlined in the *Pedestrian Realm* details noted above.
- Increase in noise with larger mechanical HVAC systems
- Increase in commercial traffic using the laneway directly to the west for deliveries and garbage collection

The following speak to the support received by community members:

- The addition above the shopping centre will provide diverse housing opportunities for those currently residing in Southwood or those choosing to relocate here;
- The existing shopping opportunities provide residents with the necessities at their doorstep; and
- The increase in density will make Southwood a viable community.

Closing Remarks

Following the General Meeting on January 22, 2018, members in good standing belonging to the Southwood Community Association voted to oppose both the increase in allowable height and increase in allowable floor area ratio for Southwood Corner. There are many issues that exist with this site as it pertains to the pedestrian realm and it is imperative that improvements are made to ensure the people residing on the site and those using the area are safe. Should this land use application be approved and the subsequent development takes place, the SWCA does not want the new residents of Southwood to feel "islanded" based on the layout of the site; we would like them to experience the great qualities this community has to offer.

Regards,



Becky Poschmann, BCD, BA
Director of Development
Southwood Community Association