

Applicant Outreach Summary

West Springs Landing – Community Outreach Session

The Community outreach session was held on 13th January 2021 via zoom meeting from 6:00 PM to 8:00 PM to show the updated concept plan and land use to the community and discuss about the urban design concept and community connectivity.

The updated presentation material from the Community Association presentation including the updated conceptual plan, pedestrian connections, and conceptual 3-D renders were shared through online presentation to allow people to study the land-use redesignation drawings, concept plan and renders in detail. The following items were discussed during the outreach session:

- The proposed land use was discussed along with updated conceptual plan complete with pedestrian connection diagram and conceptual 3-D renders.
- The existing land use with cul-de-sac scheme was also discussed to provide a comparison for the revised land-use concept plan.
- Reasons for change to the new proposed land use were discussed. The main reason is to create a more friendly urban design that provides a great user experience and community connectivity.
- There was concern regarding site parking as some community members felt that the adjacent site does not provide enough parking.
- There was discussion regarding the connectivity to the neighborhood and the existing regional pathway. The continued regional pathway connection along the North of the site highlighted the focus on connectivity for the community.

Community was generally very positive about the addition of density and the scale of the development. The wider walkways along the storefronts with planters were greatly appreciated along with public plaza spaces created for the community use.

Generally, the design team received a constructive feedback to the proposed Land-use concept amendment to keep pursuing for the urban design elements in the design. At this Land-use redesignation stage, community seemed excited about the opportunities of commercial and residential on the site and their benefits to the community.

Moving forward from the comments received from the community outreach session 02, when we start working on the detailed design of the project and finalize different building uses; we will address the following items:

- Finalize the parking numbers in accordance with the bylaw requirements.
- Finalize type of businesses and our focus will be to activate plaza spaces with restaurants and cafes and to provide active and wellness uses along the residential.
- Develop further the pedestrian connection on the South to link public to the play area.
- The development of residential buildings will be a mix of townhouse style on the ground level with multi-family units above.
- Maintaining the existing regional pathway on the North