

From: justincb77@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 952 85 ST SW - LOC2019-0144 - Comment from Development Map - Fri 11/26/2021 8:54:9 AM
Date: Friday, November 26, 2021 8:54:15 AM

Application: LOC2019-0144

Submitted by: Justin Barrett

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Feedback:

I have recently moved to West Springs, so I was not involved in previous engagement sessions for this development, which is why I did not provide feedback earlier in this development process.

I am in support of this proposed development, I believe that additional commercial along the subject sections of 85 Street SW and 9 Avenue SW with multi-family housing along the east edge of the site will be compatible with the surrounding land uses. Immediately north of the subject site is an existing development that has a very similar layout.

I do have some comments after reading the provided background material on this development.

(1) It is proposed to have a sidewalk along the east side of 85 Street SW from the intersection with 9 Avenue SW to the southwest corner of the subject site. In discussions with the City it was requested that this sidewalk be extended south beyond the subject site to connect to an existing sidewalk that terminates at a bus stop northbound on 85 Street SW just north of the intersection with Wentworth Drive SW. I have included a Google StreetView image of the subject section of 85 Street SW that shows the missing sidewalk link attached to my response. I want to state how important it is to provide this missing link in the sidewalk network. Not only would it make it easier for residents south of the subject site to walk to the new commercial area, but it would also provide better transit access to the subject site as there does not appear to be a future bus stop planned along 85 Street SW adjacent to the subject site, just one on 9 Avenue SW. I am glad to see that the developer is going to include a multi-use trail along the south side of 9 Avenue SW to fill in that missing link in our network.

(2) The townhouse I live in is adjacent to the south edge of the subject site (in a residential complex known as 'Springside'), our deck and bedroom will overlook the west part of Building 6 on the site plan (2 storey building, retail on ground, office on second). There is an existing fence and landscaping along the north edge of Springside, including 2 trees outside our bedroom window to provide us with privacy from the future commercial building north of us. However, not all of our neighbours are as lucky with the placement of trees in front of their townhouses. The site plan provided by the architect does show some landscaping information, but is not a detailed landscaping plan so I am not sure about what is proposed for the landscaping along the south edge of the subject site. I would like to see landscaping that results in plants tall enough to provide screening between the commercial buildings and the Springside townhouses. There is a section along the south edge of the subject site that is shown to have no landscaping, where the future daycare play area is proposed. I would prefer to see the landscaping continued along the south edge to provide a continuous screen between any commercial buildings and Springside. I am hoping that a minor reconfiguration of this part of the site plan can be made to accommodate this additional landscaping.

Those are the comments I have as a neighbour located adjacent to the proposed development.

Thank you.

