

- Labelling as NAC

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ITEM:

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LOC2017-0261

Hearing Presentation

Royop

Good Afternoon
Your worship, + Council Hold through the chair,

My name is Becky Poschmann and I am the Director of Development for the Southwood Community Association. For this application, the Community Association has taken a neutral position. We would like to commend the applicant for their consultation program they held with Southwood as well as with Haysboro. On November 30, the applicant hosted a design workshop to gather information on what the community would like the final building to look like when completed. This was a great way to get the community involved in the design process and allowed us the opportunity to provide our feedback on an important development in Southwood.

I am here today to discuss the issues that we believe currently exist with the site, its surrounding road system, and the improvements that are required to ensure this site leads to a successful development. I appreciate this isn't land use related, but it is important to know how a development of any kind would impact this site and the surrounding areas. If the City believes this development answers what the MDP is looking to achieve, than I believe the City needs to make the necessary changes outlined below to ensure these developments work and benefit the established community they are entering.

Access to this site will be a great challenge. The site currently shows four access points; one of which could be considered an all-turns access, while the other three could only be right in and right out. In between the two access points on Elbow Drive is the Number 37 bus stop. Many neighbours to the west of this site have been experiencing major traffic woes at the Springwood Drive and Elbow Drive intersection with the existing developments there and its proximity to the Southland and Elbow Drive intersection. By erecting a 6-7 storey mixed-use building on this site, they believe the traffic problems will escalate, as this site will be a challenge for vehicular users to access. There are concerns that congestion at the aforementioned intersection will increase drastically and they are concerned the City will not make any changes to remedy these issues. The portion along Elbow Drive between Springwood Drive and Southland Drive needs to be studied and improvements are required to ensure that the new development and surrounding commercial users and homeowners can move around with less chaos. Unless a major redesign is completed on the site and with the neighbouring library and strip mall, any person leaving the site in a vehicle could only turn right and travel south on Elbow Drive or head west on Southland Drive. The opportunities to go either north on Elbow and east on Southland would be impossible and quite interesting to watch. I believe that many users wanting to go north or east would pull many U-turns south of Southland drive, causing major traffic problems.

We also believe that there are major improvements needed to ensure the pedestrian realm is a success. With a designation of C-COR1 f3.5h24 it forces to the building located at the front and corner of the site. This is a wise designation to consider for this site as they are looking to attract

and the areas surrounding it
especially
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and I believe the property owners will
remedy it

on and off the site

more pedestrians than vehicles. However, and I have placed a lot of stress on this word, if there are no improvements to the pedestrian realm, any future development fails what the designation is looking to achieve, as well as it fails the intentions of the Municipal Development Plan. It is imperative that improvements are made to the pedestrian realm both on and off the site.

The improvements we are seeking from the developer as it relates to the site and from the City are:

- Widen the sidewalks along Elbow Drive and Southland Drive
 - The widening along Elbow Drive should go from Springwood Drive to Southland Drive
 - The widening along Southland Drive should go from Elbow Drive, west to the entry of the library.
- Sharpen the westbound turn at Elbow Drive and Southland Drive in order to allow for a better curb cut for pedestrians to navigate onto the sidewalk, as well as force drivers to slow down and look for pedestrians
- If possible, redesign Elbow Drive between Springwood Drive and Southland Drive to better vehicular access to the surrounding commercial developments and access into the residential areas of Southwood.

In closing, Southwood is a community that is on the cusp of experiencing a lot of mixed-use development. We are 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. With the influx in land use applications we are experiencing and any subsequent development, should they be approved, it is imperative that the mid-century qualities are looked at and improved to better the lives of those living and using the sites today.

we look forward to seeing see it
a space that benefits the community, rather than
continue to host Mount Southwood.