

Applicant's Submission

This application is for a proposed Land Use Redesignation within the community of Southwood, from the current land use designation of Commercial – Community 2 (C-C2f0.32h15) to Commercial – Community 2 (C-C2f2.0h24) to accommodate additional density and height.

The site is located at 10119 Elbow Drive - a small 0.14 hectare parcel at the southwest corner of Elbow Drive SW and Southland Drive SW - and 10233 Elbow Drive SE, a 3.35 hectare parcel that comprises the majority of the site. The subject site has a total area of approximately 3.49 hectares, and is bounded by Southland Drive SW to the north, Elbow Drive SW to the East, Southampton Drive SW to the South and a lane to the west. The site is currently developed as a neighbourhood commercial centre that includes a wide variety of uses from restaurant and retail to financial institutions and a service station. The site is surrounded to the immediate east, west and south by primarily low density residential, with the exception of the intersection of Southland and Elbow Drive SW, which has been commercially developed, and the site directly to the north across Southland Drive SW, which is home to a public library. The Southland LRT station is located within 600m to the east of the site, and the Southland Leisure Centre is just over a kilometer to the west of the site. The site is serviced by frequent bus service, including routes 3,16, 56, 80 and 84. It should be further noted that the imminent Southwest Transitway route will locate a station within 600m to the west of the subject site at 14 Street SW.

The Municipal Development Plan (MDP) identifies the site within the Established Area, which is characterized by residential stock in communities primarily developed in the period between the 1950s and 1990s. The MDP encourages modest redevelopment, and the provision of opportunities for increased connectivity and transit access. The site location within 600 metres of the Southland LRT station and the near future Southwest Transitway defines the property as a Transit Oriented Development (TOD), which is described as a mixed-use form of area development that is intended to increase density in proximity to transit to encourage convenient ridership, developed with the intention of creating vibrant, interesting and convenient developments for the community and City. It should further provide residents with living choices less reliant on traditional motor vehicles in key strategic locations as a means to long term, sustainable growth. It should be noted that there is no local policy or Area Redevelopment Plan at this time.

The intent of this application is to accommodate future mixed-use redevelopment of this site, which could include a range of residential options including seniors' living and condominiums integrated into a comprehensive site development that could better address parking, access, connectivity and landscaping than the existing plaza is able, and further will provide vibrant densification of this important node of the community. With careful planning, this corner can become a focal point of the community that offers residential options, wide access to a variety of goods and services and an increase in employment opportunities.

The introduction of residential options would provide alternative housing choices for a community that is currently composed of predominantly detached single-family homes. The immediate access to amenities such as grocery stores and restaurants, transit and local community services make this an ideal location for residents, particularly seniors, who may rely more heavily on proximity and convenience of services to maintain an independent lifestyle. Parking would be considered as a combination of below-grade parkade structure and surface parking.

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Several land uses have been discussed and considered, including the MU, MH and C-COR districts, which also provide for mixed-use development, but ultimately the Commercial – Community 2 district that is already in place is most compatible with both the existing development on the site and future intensification plans with simply an increase to the associated FAR and height modifiers. Given the high profile nature of the site and its proximity to low-density residential, redevelopment will require sensitivity at the residential interfaces – in particular Southampton Drive and the west property line.

The proposed land use designation of Commercial – Community 2 (C-C2f2.0h15/24):

- Aligns exactly with the vision and principles of the Municipal Development Plan
- Will allow the site to be developed in a sustainable, long term manner under the guidance and discretion of the Development Authority
- Provides the potential for densification of a Transit Oriented site located in proximity to both the Southland LRT station and the projected Southwest Transitway
- Provides opportunity to complement the Southwood Community's existing residential stock and introducing vibrant redevelopment

Given the above, we would respectfully request support of the proposed land use designation.