

Response No:
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Q1 Are there design features and/or amenities that the site development should include?

Long Text

Q2 Are there special setbacks, separations or conflicts that should be considered?

Long Text

Q3 If you have a concern, please explain it below.

Long Text

As I read the report, the volume of pedestrian traffic is significantly understated. Perhaps this a result of taking the data at the end of January, which would obviously much less than during better-weather months. Adding high density housing at this particular location will increase the foot-traffic on Hiway 97. Southwood students residing at this new location will need to cross the hiway or walk on a gravel shoulder along the pond to access the school. This is simply not safe. The report does not speak to the safety of walking along Hiway 97 to the High school or plaza. Kids will be kids and the shortest path to reach Southwood is using the gravel shoulder. I would encourage the consultants to walk the path from the proposed site to the high school themselves. They can see how unsafe this is when cars, gravel trucks and trailers go by just a couple of feet from walkers. Obviously, even more dangerous during the winter months.

The report talks about different mitigation options for the intersection. However, these will not alleviate the issues along a busy highway. The report does not address this issue.

Q4 Final Comments or Suggestions

Long Text

Q1 Are there design features and/or amenities that the site development should include?

Long Text

Adequate parking - not the communicated ratio
Adequate green space
Adequate lighting which does not impact adjacent homes
Program where community can volunteer to work with the "supposed target tenants"

Q2 Are there special setbacks, separations or conflicts that should be considered?

Long Text

Traffic considerations
Environmental impact - study is being deliberately avoided. Meeting indicated 60 metres from wetland. It is within 60 metres.
Impact to existing/adjacent properties
Impact on wildlife - protected Canadian geese nest there.

Q3 If you have a concern, please explain it below.

Long Text

Meeting was a slap in the face to attendees. Mayor was disruptive by speaking while presenters were speaking. Technology not in place. Meeting type was changed with incomprehensible reasoning. Very apparent that decision has been made and you are checking boxes. Destroyed any modicum of trust. Lack of integrity readily apparent.

Q4 Final Comments or Suggestions

Long Text

Expect professionalism which means clear communication, adequate preparation, ability to answer basic questions with accuracy and transparency, ability to manage deliverables according to clear parameters and deadlines. None of this has been on display. Only bright spot was the potential non-profit partners in development. I can only hope they were not wasting their time which would be incredibly disrespectful.