

Your worship, councillors, city staff. My name is Sonja Sahlen.

I am here today to speak on behalf of the Haysboro Community Association. I am the Director of Planning & Development. I have lived in Haysboro for 14 years and was born and raised in Calgary.

Haysboro has recently completed a community planning exercise with U of C EVDS students in an effort to be proactive when responding to development in our community.

Part of this was to explore where strategic, sensitive density, would fit within our community. We recognize that by welcoming more families and neighbours to Haysboro we can support our many schools and businesses. We want great restaurants, grocery stores and recreational facilities and we see adding residents as a way to sustainably support those desired amenities.

So, we want more people in Haysboro but does it make sense at this particular site?

This is being pitched as a development that brings residents to live in the same site where they can shop & work. A little community island called Southland Crossing within the community of Haysboro. The problem with that is there are many things a community needs that this - hopefully well-developed site - can't possibly offer its residents. We want this project to be a success. We need this project to be a success. We have to look beyond the borders of this site to see how it fits into Haysboro.

Part of the problem is that this site is surrounded by busy roads to the east and south, a harsh, unattractive, dull, incomplete street known as Horton Rd to the west and on the other side of that, is LRT & CPR tracks, slicing it off from an established community. Anyone walking from their Haysboro home has to cross Southland Dr. twice, across slip lanes and tiny porkchops to get to this site because there isn't a sidewalk on the north-side of the bridge. As a community we want to support local businesses, part of that is making them easily and pleasantly accessible.

As a community we want to know how the city will improve the area around this development; improvement which are crucial to its success.

The entrance/exit from this site onto Horton Rd is atrocious and uninviting. Safeway's building location, the delivery bays, the fire hall, the sloped driveway, all contribute to the tension in this spot. The thought of adding more traffic and pedestrians to the Horton Rd/Southland Dr intersection is unimaginable.

To be able to support this development we need to see a commitment from the City to work with the community and the applicant and fund and build the needed off-site improvements. We have seen a promise from the developer to widen a small portion of off-site sidewalk and fix a steep staircase but that is not nearly adequate to make this work. If residents aren't able to walk safely or comfortably to the Train Station, then the TOD portion of this project fails.

This development is happening without an Area Redevelopment Plan. Without a Southland Station Plan – though it is considered a TOD site. As a community we have been reacting to major development happening in the Macleod Trail area without proactively planning ahead. 4 towers have already gone in just north of this site. Because of this application, we requested that the EVDS students carefully look at this area. There are some great suggestions and ideas included in the students' work. Without an ARP or approved community plan, we understand that we cannot ask for a levy to be placed on all developments to help fund and create the much needed off site amenities that are most definitely lacking. Our hope is that the City can see the economic potential of this development and subsequent nearby development and commit to put some money back into our community.

The Municipal Development Plan section 2.3.4.G and L outlines the Policy for a high-quality public park system in Calgary and states to 'Provide Neighbourhood parks within a five-minute walk of all residents.' and 'Encourage higher quality parks near high-density residential buildings to act as a local amenity and places for community gathering.'

We'd like to see the City work with Haysboro to identify spaces within a 5-minute walk of this site that can be upgraded to play and green spaces, to improve the function and aesthetic of the pedestrian realm by adding quality pathways into and around this site. Revitalizing the streetscape through landscaping, bike paths, street furniture and lighting. Off-site amenities that would support the health and happiness of current and future residents of this area.

My goal here today is to persuade the city to properly support our neighbourhood and prepare for the impact of this proposed development before approving it. As a community we want to see this site improved, thrive, succeed. However, this corner of our community is already under stress, lacking connectivity and vibrancy.

The Haysboro Community Association wants to support this development. We urge the City of Calgary to want to support the community of Haysboro.