

# South Caswell Redevelopment Project

Community Stakeholder Involvement/Feedback

January 2018

## CASWELL HILL LAP & CONCEPT PLAN VISION AND GOALS

The following Vision and Goals were identified for the South Caswell Redevelopment Area as part of the South Caswell Local Area Plan (2001) and South Caswell Design Workshop (2009). Throughout the redevelopment process (2014 - current), community stakeholders have been involved at various phases and have been consistent and unwavering in their Vision and Goals for the South Caswell Redevelopment Area.

- A diverse community with a mix of residents of all ages
- Affordable and market housing, especially affordable to seniors, students and artists
- A creative-industry hub for the local arts community
- A mix of land uses that accommodates living, shopping, and working within the neighbourhood
- Land uses compatible with the adjacent residential neighbourhood
- Reuse of former transit buildings is desirable (where feasible)
- Indoor multi-purpose community space is desirable
- Additional park/recreation/green space
- Design which respects community heritage and/or refers to heritage elements
- Prevention of crime such as nuisance and vandalism (CPTED principles)
- Transportation networks that provide efficient movement of traffic at the neighbourhood boundary and minimize short-cutting
- Safe pedestrian and bike passages – enhanced walkability of the neighbourhood
- Stronger linkages to Downtown

## TOP 3'S

The following Top 3's were identified by the participants that took part in the South Caswell Design Workshop:

<b>Top 3 Uses of Site:</b> <ul style="list-style-type: none"><li>- Park Space</li><li>- Mixed-Use (Residential/Commercial)</li><li>- Restaurants</li></ul>	<b>Top 3 Commercial Uses:</b> <ul style="list-style-type: none"><li>- Coffee Shop/Café</li><li>- General Retail</li><li>- Professional Offices</li></ul>
<b>Top 3 Types of Residential Uses:</b> <ul style="list-style-type: none"><li>- Mixed-use, Residential with Commercial</li><li>- Low Rise Multi-Family</li><li>- Mix of Single and Multi-Family Dwellings</li></ul>	<b>Top 3 Concerns for Site Redevelopment:</b> <ul style="list-style-type: none"><li>- Ensuring a Mix of Uses</li><li>- Safety</li><li>- Pedestrian Amenities</li></ul>

## COMMUNITY STAKEHOLDER 'MUST-HAVE' CONSIDERATIONS:

As community stakeholders have continuously been involved in the redevelopment process, the following are a number of items that they have noted to not be overlooked when choosing a Developer(s), and considering appropriate Zoning and Development Standards for the Area.

- **Parking** – that adequate on and off-street parking exist for the proposed uses to ensure that neighbourhood residents are not impacted by increased traffic to the sites.
- **Park/Open Space** – that high-quality public space exists somewhere within the redevelopment sites and that there with access year-around; this may take the form of an urban park or similar community gathering space.
- **Uses/Building Heights** – that there be a mix of uses and that those uses and building heights are compatible with existing surrounding land uses.
- **Heritage/Creative Aspects** – that the history of the area, and/or creative uses/aspects are incorporated into the redevelopment.