

Summary of Applicant Engagement

Kingsland Community Engagement for LOC2019-0132

Prior to September 10, 2019, Northland had two preliminary meetings with the Kingsland Community Association (“KCA”) to work through design options/massing for the subject site.

From that consultation Northland landed on a proposed development scheme and submitted the zoning application to the City. On September 10, 2019 Northland presented the development scheme along with the requested zoning change to KCA. The response was positive.

The highlights of the community’s concerns in relation to the proposed zoning change;

1. No access be granted to 5th Street. Northland has never requested access to 5th Street.
2. Break-up the building façade. Northland worked with the KCA and the most recent siteplan, elevations, and rendering were sent to the KCA on December 3, 2019. Through subsequent conversation with the KCA, Northland has been advised by KCA that they are impressed with glass connector element in the center of the building and of the overall quality of finish. KCA has stated no further concerns with the zoning.

Prior to the September 10, 2019 meeting, the KCA did a flyer drop to the 40 closest residence to the subject property for input into the proposed changes to the existing zoning bylaw. KCA received 5 responses. Four of the five queries were very minor in nature and addressed by either the KCA or Northland to the satisfaction of the person making the query. All respondents were given the option to reach out to Scott Thomson (representative of Northland) directly by phone or email.

The one more major concern was by a townhome owner to the east of the site concerned about shadowing onto their property. Northland made adjustments to the location of the proposed building and provided the concerned party an updated shadow study demonstrating there won’t be shadowing on their property. No further opposition has been voiced by this individual. Subsequently, the townhome owners association reached out the KCA (around early December 2019) for information on the proposed development of which Northland provided. The townhome owners association asked for clarification if Northland was planning on renting out suites to Airbnb and Northland advised it had no intention of doing so. Northland volunteered to attend the next townhome owners association meeting and they declined the offer. It is Northland’s understanding the townhome owners association has no further concerns/comments.