

Brentwood Community Association Letter

2018 May 11

Dear Mr. Jones:

We thank you for your assistance and information regarding the application by the commercial Property Owner of Northland Plaza to remove certain CAPS from the DC bylaw pertaining to that property (LOC2018-0080 - Northland Plaza Application). The following is the Brentwood Community Association's response to this application. Attached and below we also provide our letter to you (2018/4/24) on this topic with your responses (2018/4/25) embedded, as they were received. We have also attached my notes from our earlier meeting (2016/1/14) with the Property Owner when they made previous application to the city for a change to their property designation. You may receive other comments from nearby residents regarding this issue.

The previous application was resolved amicably among all parties and we believe the same type of consensus agreement can be reached on this application also. Rather than responding using the Community Context Questionnaire we believe that we can reply directly and efficiently.

The Brentwood Community Association (BCA) does not oppose the application to remove the CAPS requested by the property owner. Like the City, the BCA has concerns regarding the ability of this property to provide sufficient onsite parking, even currently, without causing much parking on adjacent residential streets, particularly Boulton Road N.W.. It would appear that some of the employees of businesses in Northland Plaza either choose or have been requested to park on the west side of Boulton Road, behind the Royal Bank to provide more onsite parking. We also note that the parking spots currently available immediately east of the Prairie Mill Bakery are seldom used, perhaps in part because of their poor visibility.

Like the City, as shown by your responses below, we agree that the removal of the existing CAPS, should be followed by careful evaluation of future development applications for the Northland Plaza site considering, among other things, the current parking situation, the needs for additional parking that might result from future redevelopment on the property and the cumulative impacts of developments at Northland Plaza in consideration of the approved redevelopment activities and any future applications at Northland Mall.

Sincerely,
Kirk

Kirk Osadetz,
Vice-President,
Brentwood Community Association