

# Community Association Response

Hello Jay,

Sorry to be slow to reply to your note. I have been (and still am) out of town on holidays.

In August they had indicated they would look at RCGex and might consider a semi-detached option. The WPDC indicated a strong preference for the semidetached option. Among various concerns (parking, traffic in school/playground zones, garbage bin congestion, etc) we expressed a particular concern with the back lane access. The lane on the back of this property has a very steep grade to it. Erosion of the gravel is an ongoing issue as is evidenced by large deposits of gravel at the point where the lane exits onto 5th Street. This erosion already causes adverse consequences with the access to other garages across the lane. We think that 4 garage units would be very challenging to effectively construct on this development given the slope and would invite future problems with access and more erosion and constrain already limited access for neighbours. Likewise effectively storing as many city garbage bins as would be potentially contemplated would not be practical given the slope.

The last communication we had with the applicant was in October when we asked for an update on what their intentions were. Their reply was as follows:

“Our group is also reconsidering the other projects we have in the area with city passing the new housing strategy.”

Please let us know if you have any other questions.

Regards,

Ken Young

WPDC