

Community Association Response

2024 June 14

The CA is generally supportive of higher density developments in close proximity to Centre Street as is the case with this proposal. However the scale of this proposal is larger than what we would typically see at this location. Some general comments as follows:

1. We expect adequate parking for all of the units proposed. Although a parkade is included in the concept, the number of parking spots could be increased or units decreased. People may have great intentions to use transit but ultimately cars will end up using already tight street parking.
2. The height of the building will create shadow concerns from adjacent properties. We would expect a study done on this with engagement with the adjacent owners. The CA is generally sensitive to the concerns of adjacent property owners in these situations.
3. We would expect some kind of communal black/blue/green carts for these larger developments. Numerous carts looks very disorganized as we have seen at similar developments.
4. Wish to see some type of protocol for exterior maintenance, appearance and landscaping. Similar developments are often looking somewhat unkept and disorganized with no obligation of owners to arrange a condo board or combine efforts to cut grass or shovel snow, etc.
5. Wish to see quality architectural design with concrete steps and practical landscaping. The red brick features on the conceptual drawing are appealing and would definitely add to the quality appearance.

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