

Community Association Response

2024 December 03

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. Most of our comments are more relevant at the DP stage but general comments are as follows:

1. We expect adequate parking for all of the units proposed. People may have great intentions to use transit but ultimately cars will end up using already tight street parking.
2. The height of the allowable buildings may 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. Stone or brick features are preferred as they are consistent with other developments approved on Centre Street and this would definitely add to a quality appearance.

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