



Community Consultation

19 Centrepointe

Role of the Community Association

Represent the needs of the CentrepoinTE community to City Hall

Our CentrepoinTE community includes:

- current residents
- businesses/organizations within and near CentrepoinTE
- people who work in CentrepoinTE
- people who come to CentrepoinTE to:
 - visit friends and family
 - enjoy the park
 - support the businesses/organizations

Context of this video session

- Richcraft is asking for an increase in density and height parameters, with a reduction in the number of parking spaces to be provided
- In person Community Consultations have been replaced with video Public Information Sessions
- The goal of this community consultation should be make recommendations on how to improve the site plan to:
 - maximize the benefits to the community
 - minimize the negative impacts on the community

Intensification is coming to CentrepoinTE

City policy has been clear for many years

- proximity to future LRT station is the primary driver

Expect a concentration of higher density residential buildings in the NE sector of CentrepoinTE

- we need for a plan for the entire area, based on reality (current trends, and human behaviour)
- mistakes are set in concrete

Benefits of Intensification to CentrepoinTE

More residents = more potential customers for businesses and organizations in CentrepoinTE

More residents may lead to more businesses/organizations locating in CentrepoinTE

- more services, restaurants will benefit the community

Impact of Vehicle Traffic

Road configuration in the area has been acknowledged by Traffic Management as problematic

- Short distance along Centrepointe, between Baseline and Gemini leads to cross lane congestion in the morning, as city employees access parking lots near 100 Constellation
- “S” curve near Hemmingwood Way has limited lines of sight
- Negative impact on pedestrians crossing Centrepointe at Hemmingwood
 - this is a primary access route to Baseline Station and beyond
- Median on Constellation prevents access to and exits from Gemini
- Traffic Impact Assessment report:
 - has factual errors
 - ignores existing design constraints
 - assumptions are not based on local evidence/experience

Off Site Parking

Existing problems are known to the city, but ignored

- 2016 public consultation resulted in Councillor Chiarelli getting a carve out for the NE sector of Centrepointe from the minimum number of parking spaces regulation

420 parking spaces for 600 residential units WILL generate more off site parking problems. Decisions should be based on:

- existing patterns of multi-unit residential buildings in Centrepointe; and
- existing off site parking for employees at 100 Constellation and Ben Franklin Place

Off Site Parking

Potential for hundreds of vehicles to be added to side streets and private parking lots

- closest off site parking lots will be targets for off site parking
 - Sir Guy Carleton HS
 - Gov't of Canada building on Constellation between Baseline and Gemini
 - 100 Constellation
 - 80-106 Centrepointe Brownstone commercial buildings
 - Thornbury/Redding/Westpointe
- shifting the onus of monitoring off site parking by the residents of 19 Centrepointe to private property owners is irresponsible

Pedestrian Traffic Flows

Shortest distance from 19 Centrepointe to LRT station and College Square is across Sir Guy Carleton's private property.

Impedes existing pedestrian traffic flow from Thornbury cut through.

Increased traffic along Centrepointe near Hemmingwood will add to the existing hazards faced by pedestrians, cyclists and drivers due to poor sight lines.

Set the Solutions now

Piecemeal planning process is part of the problem

- approving the rezoning now and saying that the site specific problems will be addressed later is an abdication of responsibility
- ad hoc variances are part of the problem, not the solution
- should wait for the new Official Plan to be approved by City Council

City must commit, now to:

- opening the median on Constellation at Gemini to enhance access to and exit from 19 Centrepointe on to Baseline
- opening the existing connection from Constellation to Woodroffe, across from Navaho to community traffic
- reducing the existing hazards at Centrepointe and Hemmingwood
- not adding to the existing off site parking problems that plague the NE sector of Centrepointe
 - do not approve the variance application to reduce the parking requirements below 1.2 spaces per unit