

Patrick Murnaghan

- **Shading:** Shadowing from taller 24 storey towers close on houses will have a significant impact to residents and the park by increasing shade and blocking sunlight for further into the community and for longer periods of time.
- **Light and Noise pollution:** The light emanating from a taller structure, as well as noise from a more populous and higher structure will impact residents negatively.
- **Resident Parking:** With 600 proposed units, this will generate a significant increase in traffic, and reducing parking will result in congestion and on-street parking. Covid has shown that people are relying more on cars than on transit. We already see on-street parking and parking in the park used overnight from townhouses, which are not nearly as dense.
- **Visitor Parking:** Visitor parking would need to expand especially if units become rentals (including AirBnB) where multiple roommates or renters have multiple cars.
- **Pedestrian and bike safety:** The increased car traffic on Centrepointe is a concern for pedestrians crossing to City services, shopping, transit and bike paths. What is being implemented to improve safety on an already busy corridor?
- Are there any items in place to maintain or increase personal safety for the community?
- Will there be an increase in patrolling of bylaw and police to address safety and other violation/infractions in the community, park and transit?
- **Traffic:** Baseline and Woodroffe will have denser traffic as a result of the intensification. This will result in Centrepointe being used as a corridor to bypass this intersection to get onto Tallwood/Meadowlands/Woodroffe South and Baseline West. Ingress/egress to Woodroffe directly should be part of the traffic flow to avoid Centrepointe being used as the main throughfare. It is already this way in mornings and evenings on workdays.
- **Other Variances to the City's master plan:** The presentation shows even taller buildings being built on the eastern end up to Algonquin College. How many variances for these phases of the intensification are foreseen? How can this be taken into consideration as part of an overall plan? This should not be a first-come first-served whittling away of a plan to the community's disadvantage.

Margaret Mousseau

If the proposed Zoning and Official Plan amendment are accepted by the City, does this allow any developer wishing to put up buildings in College Ward the ability to do so at the new building heights, etc. or does it strictly apply to this particular development?

If the proposed Zoning and Official Plan amendment are accepted by the City, would this then also allow the developer to further change their plans and put up 3 buildings at the new height or some other variation thereof?

What recourse do citizens have if we are not in agreement with the decision that the City takes on the proposed Zoning and Official plan amendment?

What criteria does the City use in making decisions on these types of proposals?

Does the City need to provide any rationale for rejecting proposals? Is it on the developer to convince the City that the benefits outweigh the harms or is it the City that needs to make arguments against?

Carol Chamberlain

With respect to Policy 5 quoted on page 7 of Richcraft's presentation, how is this proposal providing an "appropriate transition in building height at the periphery where the mixed-use centre abuts established low-rise or mid-rise areas"?

Q: What is the expected impact on local and through traffic during construction? Will there be road closures/narrowing? What about construction traffic itself?

Q: What is the expected impact on Centrepointe traffic once the buildings are occupied?

Jeff Darwin

We are OPPOSED to the Richcraft development for anything above the existing building heights of 15 storeys at 19 Centrepointe Drive, for the following reasons:

- This is a very opportunistic up-zoning and official plan amendment given that College Ward Councillor Chiarelli is clinically not well, and thus limited in his ability to assist the community in representing its concerns to city council. A permanent neighbourhood density issue of this importance should wait until after the 2022 municipal election to allow for proper consultation and ratified ward representation.
- The Centrepointe neighbourhood does not have sufficient public space nor transportation infrastructure - particularly for pedestrians and cyclists and particularly to the west of this location - that can handle new density of this scope.
- 24 story buildings would be completely out-of-scale on either side of Baseline between Woodroffe and Greenbank. All existing buildings in this corridor are 15 storeys or less.
- Provide the municipal address for and the distance to the closest existing building to 19 Centrepointe that is 24 stories or more.