



## **La Croisée Community Association**

**COMMUNITY PETITION - RUE IMPASSE DU TERTRE**

**to the Ville de Gatineau**

**MARCH 2021**

### Acknowledgements:

This petition would not have been possible without the much appreciated volunteer support and participation of the citizens of La Croisée.

Larry Prickett, Président  
La Croisée Community Association  
[www.croisée.org](http://www.croisée.org)

## Service du greffe de la Ville de Gatineau

### Petition – Objection to the high-density development project on the future *impasse du Tertre*.

Many neighbours in the La Croisée Community have participated in a community survey regarding the future development of impasse du Tertre. The survey responses and thoughts are mostly negative but also reflect preferred solutions. The following petition is to request project changes and further public consultations before proceeding with this project. The community survey report is available through [this link](#).



In the La Croisée neighborhood, you will find community life and young families where good neighbourliness and cooperative spirit are center piece.

We are aware that significant wider community development and expansion is being planned and is starting.

Members of the La Croisée Community Association were recently informed about the future phases of development in the neighborhood. We understand this will very soon include a high-density housing project of approximately 115 units of rental housing units on a new rue Impasse du Tertre.



**We, the undersigned citizens of La Croisée, object to this project.** We have concerns that this development is in contradiction to the vision of life in Gatineau and our community for the following reasons.

## 1.0 Traffic safety of pedestrians, parking, and snow removal.

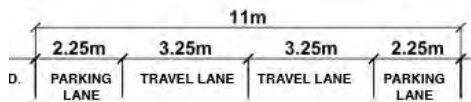
- The only access leading up to these new apartments will be from rue de la Croisée and not from Chemin d'Aylmer, which means the tenants will only be entering the neighborhood from rue du Golf and then rue de la Croisée to reach their apartment.



- Without any sidewalk, families are exposed to many cars driving up the street. The security of “active transportation” is compromised and the addition of hundreds of new residents will only make it more dangerous.
- Neighbours on rue de la Croisée have witnessed near head collisions near the entrance of our only community park from a resulting single lane on a blind corner.
- With a single lane, we are forced to give way to vehicles. Would temporary renters have the same community courtesy?

- We have had many problems with snow removal as shown by the many requests done through the 311 line by the residents each winter.

It is important to mention that **the width of rue de la Croisée street is approximately 9 meters.**

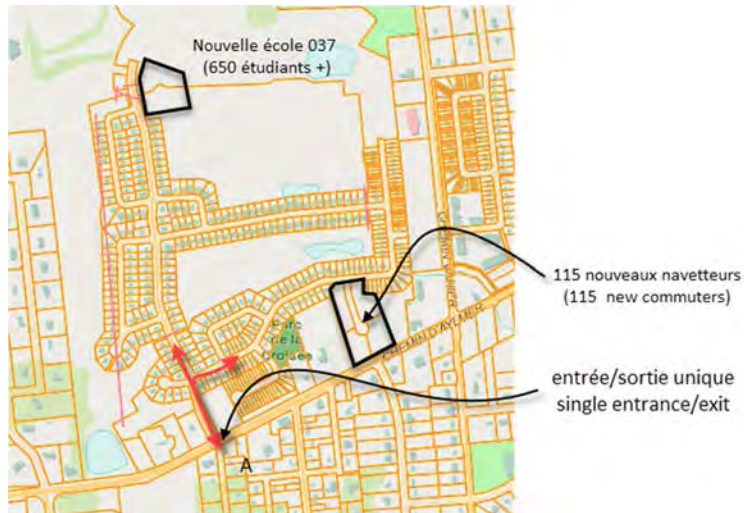


Rue da La Croisée est d'environ 9M large  
Rue da la Croisee is approximately 9M wide.



- With no sidewalk and two-sided parking (See - two sided parking design standard.) neighbour security in “active transportation” or children going to the park is compromised and the addition of hundreds of new “temporary” residents, who simply want to get in and get out as quickly as possible, will only make it more dangerous for the community.
- We believe you cannot guarantee that any “two car” apartment dwellers, or their visitors, will not park on rue de la Croisée.

We believe the traffic at our community single point of entrance and exit will become increasingly problematic, congested and more dangerous. (See Annex 1)

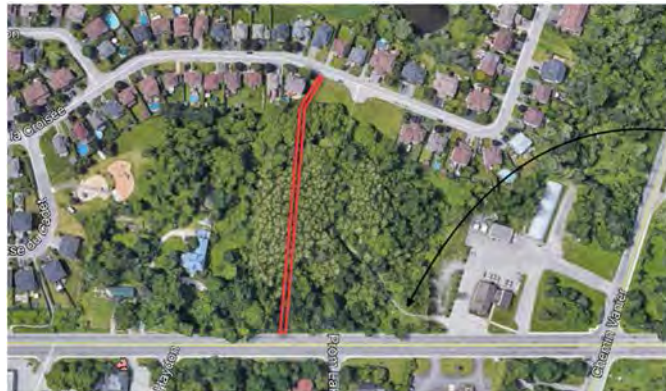


The upcoming primary school (037) on rue du Golf with potentially 650 students along with the additional 115 new commuters on rue Impasse du Tertre will represent a significant increase in traffic and risk to safety. Traffic studies appear to be an afterthought, at best purchased simply to support development.

Future use of public transportation through rue Impasse du Tertre may also be compromised. The current path to public transportation through the

property will be moved westward.

A stop and crosswalk on Chemin d'Aylmer is unlikely and will force commuters to be further away from S.T.O. service going eastward.



La voie actuelle a naturellement évolué vers les transports publics.  
Current naturally evolved path to public transportation.

New renters in Impasse du Tertre will have to walk out to rue de la Croisée then back down to Chemin d'Aylmer. The closer they live to Chemin d'Aylmer the farther they will have to walk. In addition, it is unknown who exactly will maintain this new path in the winter.



## 2.0 A significant contrast in the built environment

It is our opinion that the planned development on impasse du Tertre does not comply with the "Plan d'implantation et d'intégration architecturale (PIIA) " Table 24A.

Specifically:

- *"The layout of new buildings must be adapted to the building layout model of the immediate insertion environment. "*
- *"Abrupt changes in housing density must be avoided and the use of open spaces such as footpaths and parks as a buffer space must be favored to ensure the transition during density changes. " (7-b)*

Rue de la Croisée, rue du Fanion and l'impasse du Cadet are currently composed of a harmonious mix of detached houses, split houses and townhouses.

Therefore, the street grid harmony would be disjointed and unbalanced. Although the community residents are aware of the densification preference and challenges along main transportation corridors, by placing access to this development solely from rue de la Croisée rather than Chemin d'Aylmer, it is arguable that the consequences of densification will only be placed on rue de la Croisée, and not to the "benefit" of Chemin d'Aylmer as intended.

## 3.0 Value and use losses to neighbours

It is our opinion that the planned development on impasse du Tertre will result in loss of value to existing properties due to the loss in tranquility of the existing green space, the increase in traffic, diminished access to public transportation and loss of safety for the community.

### Proposed solutions:

For the reasons listed above, the La Croisée Community residents also proposed solutions to the development project planned on impasse du Tertre, for example:

Have further honest and open public consultations on this project

- Reduce the number of units being built
- Retain more green space
- Allow construction of semi-detached houses or townhouses
- Improve the safety of "active transportation" on rue de la Croisée
- Have densification directly accessible by main transportation corridors.

## **Conclusion**

We hope that the City of Gatineau hears our concerns and fulfills the new "Mission Statement" of being...

*"Strongly committed to its population, Gatineau is proactively involved in making the lives of its citizens better, by focusing on collaboration with local stakeholders and on open and constant dialogue with its citizens, because it recognizes that the city belongs to them".*

We hope this will be allowed to be included in the stakeholder framework. We are confident that together, we will find common ground and better outcomes for everyone.

## Annex 1 – Traffic Impact Analysis

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We believe that the development of the impasse du Tertre will create **an increase of 40%** of daily passages on rue de la Croisée to reach around 1500 passages per day (see table in Analysis, below).

### Demographic Data

Number of addresses on rue de la Croisée :	124
Number of addresses on rue du Fanion :	14
Number of addresses on impasse du Cadet :	32
Sub-Total :	170

Source : Atlas de Gatineau

New development planned on impasse du Tertre:	110 new addresses
New Total :	280

Source : Ritchcraft (nov. 2020)

### Transport Data

Average number of vehicles per person of driving age in QC (2019): 1,06

<https://ici.radio-canada.ca/nouvelle/1167632/vehicules-circulation-quebec-saaq-voitures-camions-transport-chiffres-accidents#:~:text=Chaque%20Qu%C3%A9bec%20en%20C3%A2ge%20de,cette%20croissance%2C%20mais%20pas%20seulement.>

Average number of residents per household in QC (2016) : 2,3

[https://www.stat.gouv.qc.ca/statistiques/population-demographie/familles-menages/tableau\\_03.htm](https://www.stat.gouv.qc.ca/statistiques/population-demographie/familles-menages/tableau_03.htm)

Average number of vehicles per household: 2,5

[http://www.ncr-trans-rcn.ca/wp-content/uploads/2013/04/ODTravelsurvey\\_Brochure\\_en.pdf](http://www.ncr-trans-rcn.ca/wp-content/uploads/2013/04/ODTravelsurvey_Brochure_en.pdf)

Average daily commute per household in the Outaouais (2011) : 5,7

[http://www.ncr-trans-rcn.ca/wp-content/uploads/2013/04/ODTravelsurvey\\_Brochure\\_en.pdf](http://www.ncr-trans-rcn.ca/wp-content/uploads/2013/04/ODTravelsurvey_Brochure_en.pdf)

### Analysis

Number of vehicles currently domiciled in the areas of rue de la Croisée, rue du Fanion and impasse du Cadet	2,5x170	<b>425</b>
Number of projected vehicles domiciled in the areas of rue de la Croisée, rue du Fanion, impasse du Cadet and impasse du Tertre	2,5x280	<b>700 (40% increase)</b>
Current number of daily passages on rue de la Croisée	5,7x170	<b>969</b>
- Current no. of passages between 7am to 7pm	969/12	<b>81</b>
Projected number of daily passages by rue de la Croisée	5,7x280	<b>1596 (40% increase)</b>
- No. of passages projected per hour between 7am to 7pm	1767/12	<b>133</b>



## La pétition pour la rue Impasse du Tertre - Signatures

Prénom	Nom de famille	Code postal
Hadeel	Abdo	J9J 2S8
Venice	Afflick Gingues	J9J 2T4
William	Alistair	J9j 0r1
Julie	Allain	J9J 2V5
Richard	Allie	J9J 2S6
Hmza	Alnader	J9J 2S8
Veronica	Aponte	J9J 2T3
Jeffrey	Ayoub	J9J 2T6
Karen	Baird	J9J 2S7
Andreina	Baquero	J9J 0P9
Stephane	Baribault	J9j 1h5
Alain	Basakay	J9J 0P9
Claude	Belanger	J9J 2S7
Élie	Bélanger	J9j 0r1
Daniele	Bélec	J9J 0p9
Mélanie	Bernard	J9j 2s8
Caroline	Bernier	J9j 3V3
Steve	Berthiaume	J9J 2S6
Emily	Bilodeau	J9J 2S8
Emma	Bilodeau	J9J 2S8
Edmond	Bilodeau	J9J 2S8
Patrick	Bilodeau	J9J 2S8
Erika	Bilodeau	J9J 2S8
Lise	Blanchette	J9J 2S8
Maxime	Boisclair	J9j 2s6
Sylvain	Bordeleau	J9J 3v4
Marie-Ève	Bordeleau	J9J 3V4
Jean-Francois	Brassard	j9j 3v3
Melanie	Brassard	j9j 3v3
D. J.	Brayley	J9J 2S6
Celina	Brennan	J9J 2T3
Réal	Brunet	J9J 0P9
Gérald	Cecyre	J9J 2S6
Heeyoung	Cha	J9J 2T8
Nathalie	Champagne	J9j 2T4
Suzie	Chateauneuf	J9J 1H5
Adil	Chaudhry	J9J 0R1



Amine	Chiali	J9J 3V3
Christiane	Cooper	J9J 1H5
Michael	Cormack	J9j 0r1
Ray	Coutu	J9J 2T4
Amélie	Couvrette	J9J 2S6
Juniors	Damy	J9J 0J1
Margarita	de la Rosa	J9J 2T4
Steve	Derian	J9j 0r1
Reda	Djeloiuab	j9j 3v3
Manel Sarah	Djidi	J9J 2S7
Youcef	Djidi	J9J 2S7
Dominique	Drouin	J9j 3v4
France	Dubois	J9j 0p9
Annie	Duchesne	J9J 3V4
Caroline	Dulude	J9J 2S6
Marie-Pier	Dumont	J9J 2S9
Marieve	Dumont-Dube	J9j 0j1
Jocelyne	Dumoulin	J9J 2T3
Louis	Dupont	J9J 2T6
Maria	Dycha	J9J 2T4
Lamiya	Eddahabi	J9J 3V5
Michael	Edgley	J9J 2T3
Karim	El Guemhioui	J9J 3V5
Maryam	Farhat	J9j 0r1
Katia	Ferla	J9J 3V3
France	Filion	J9J 3V4
Lyne	Forget-Lanthier	J9J 2S7
François	Fortier	J9J 2S8
Eric	Fortier	J9J 0R1
Justin	Foster	J9J 2T8
Renée	Fournier	J9J 0R1
Paule	Gagnon	J9j 2S6
marc	gauthier	J9J 2T3
Gabriela	Gianakoulis	J9J 2S7
Nick	Giannakoulis	J9J 2S7
Luc	Gingras	J9j 0r1
Dianne	Gowan	J9J 2S9
Tina	Graveline	J9j 0p9
Kathleen	Guillot	J9j 2t3
Eric	Haché	J9j 2T3
Elhachmi	Hadjadj	J9j 0r1
Angela	Hagar	J9J 2V5
Murielle	Henri	J9j 2t3
Melissa	Hidic	j9j 2t3
Michael	Huang	J9J 2S8
Ginette	Huard	J9J 3V5
Felix	Huneault-Joanis	J9J 2S7

Leila	Ikkache	j9j 3v3
Deborah	Johnson	J9J 2S6
Frank	Jolette	J9j 0p9
Zaurbek	Kaloev	J9J 0P9
Joelle	Kaneza	J9J 2T3
Tania	Kerber	J9J 2S9
Sabrina	Labelle	J9j 2s6
Simon	Labrie	J9J 3V5
Simon	Labrie	J9J 3V5
Philippe	Lacasse	J9j 2t8
Sebastien	Lafond	J9j 2s6
Vanessa	Lagace	J9J 0R1
Etienne	Lagace	J9J 0R1
Sylvain	Lalonde	J9J 2S6
Tania	Lambert	J9j 2T3
Cedric	Lamoureux	J9J 2S9
Danielle	Lanteigne	J9J 2T3
Marc	Lapierre	J9J 2S8
Anik	Lauriault	j9j 0r1
Yan	Lauzon	J9J 3V5
Robert	Laverdière	J9J 3V5
Kathy	LeBlanc	J9J 3v3
Israel	Legault	J9J 2S8
Christian	Léger	J9J 2T3
Pierre-Olivier	Lepage	J9J 2S9
Nancy	Lessard	J9J 2T6
Ion	Leva	J9J 3V3
Julie	Levac	J9J 2S9
wen	lin	j9j 3v3
Hao	Liu	J9J 3V5
Jiqian	Lu	J9J 2T3
Wei	Lu	J9J 3V5
Maxime	Maheux	J9J 2S7
Michele	Malboeuf	J9J 2T8
Steeve	Mallet	J9J 3V4
Yvonne	Marango	J9J 2S6
Lorraine	Marleau	J9J 0P9
Louis	Martinet	J9J 2T3
Caroline	Massicotte	J9J 3V5
Alexandra	Matteau	J9j 0r1
Robert	Matthews	J9J 2S6
David	McColl	J9J 1H4
Tracy	McCulloch	J9J 0P9
Annic	McGuire	J9J 2T3
Greg	McLean	J9J 3V5
Thomas	Messier	J9j 2T4
Alexandre	Meunier	J9j 3v3

Vincent	Meunier	J9j 3v3
Mathieu	Michaud	J9J 2T4
Maryse	Mikhail	J9J 3V3
Gregory	Minifie	J9J 2S8
Guy	Moreau	J9j 2s9
Claude	Morissette	J9j 3v4
Jean-Claude	Mpoyi Kayembe	J9J 0R1
Leah	Murphy	J9J 2S7
Alain	Mvilongo	J9J 2S9
Mathew	Myre	J9J 2T4
Clémence	Naré	J9j 2T4
Bertille	Noua Makeu	J9j 0r1
Emma	Orawiec	J9j 2t4
Lakhdar	Ouadahi	J9J 2S9
Louiza	Ouadahi	J9J 2S7
Katherine	Paredes	J9j 2t3
Kathy	Paredes	J9j 2t3
Laura	Parpalita	J9J 2T4
Jordan	Patrick	J9j 0r1
Vickie	Paulin	J9J 2S9
Helene	Picard	J9J 2T4
Pierre	Pilloud	J9J 2S8
Danielle	Pilon	J9J 1H4
Magalie	Plouffe	J9J 3V5
Sylvianne	Pouiin	J9J 3V5
Larry	Prickett	J9J 2T6
Mohamed	Rahmani	J9J 3V4
Marie-Josée	Roberge	J9J 2T3
Sophie	Robichaud	J9j 2s7
Marc	Robitaille	J9j 0p9
Sylvie	Rouleau	J9J 1H8
Valerie	Ruel	J9J 2T6
Sofia	Sahmkow	J9J 0R1
Karine	Sauve	J9j 3v3
Alain	Savard	J9J 2S6
Katelynn	Scott	J9j 0r1
Hafida	Sehil	J9J 3V4
Josee	Sisson	J9j 2s7
Fady	Soliman	J9J 3V3
Jesús	Sosa	J9J 0R1
Costin	Stancescu	j9j 2t3
Ashley	Thorne	J9j 0r1
Farida	Timsiline	J9j 2s9
Tanja	Todic	J9J 3V3
Sarah	Trottier	J9j 2s8
Alejandra	Trujillo	J9J 0P9
Kevin	Turcotte	J9J 0R1

Claudia	Valean	J9J 2S9
Lucian	Valean	J9J 2S9
Solange	van Kemenade	J9J 2T3
Louise	Vandal	J9j 0r1
Jean	Viel	J9J 3V5
Rui	Wang	J9J 0R1
Ian	Ward	J9J 3V3
Mariam	Wasty	J9J 0R1
Kevin	Woo	J9J 0P9
Behroose	Yadollahi	J9j 0p9
Derek	Young	J9J 2T4
Fengqin	Yu	J9J 2T3
Pin	Yuan	J9J 3V5
Nadia	Zahali	J9j 0r1
Paul	Zeeman	J9J 2S6
Xiaoxing	Zhao	J9J 3V5
Yun	zhou	J9J 0R1