

A true perspective of Co-op de 'Durocher-D'Anvers', Logement de OSBL and CPE Ladies and gentlemen of Parc Extension, GOOD EVENING.

We had an "OPEN HOUSE" on the 29th of May 2003. It was observed that some of the people attending the open house were quite critical over the issue.

But have we really given a serious thought about the issue? Have we really considered the pros and cons of the total impact that the project can make in 'Parc Extension'?

To my mind this project when implemented and completed will boost the over all image and economy of 'Parc Extension'.

Should everything go smoothly with the construction of the proposed SIXTY dwellings that have been planned-for, will in effect and **in fact** change the over-all image of 'Parc Extension'!

And will be at the best interest of the residents of 'Parc Extension'

How? A big question! But it is true!

- 1) The project proposes construction of **SIXTY** affordable units for medium and large size families. These dwellings will be 4½, 5½ and some 6½.
- 2) All the families who will move into these dwellings **will be from 'Parc Extension'**.
- 3) With the construction of these **SIXTY** domestic units, **SIXTY** medium and large families will move-in into these dwellings from other dwellings in Parc Extension Area, where they were living in a very congested and pathetic situation.
- 4) **SIXTY** dwellings, where those **SIXTY** families are **squeezed-in**, will be vacated.
- 5) This will relieve those landlords who are constantly bothered and traumatised either by over-population in their apartments or having 'people' not very well off.
- 6) Most of such families must have lived in a particular dwelling for long time.
- 7) The landlords could not increase the rent to the present market price and to keep-up the up-keep and maintenance cost in spite of their best intentions.
- 8) These tenants could not possibly earn enough income proportionate to the increase in the number of children or dependents.

- 9) They could hardly balance their own budget and were always seeking all possible avenues **not to agree** on a rent hike or at best bargain for the minimum possible rent increase.
- 10) Landlords obviously could not afford to spend money out of their own pocket to repair, renovate, or undertake possible up-grading of their buildings.
- 11) This ill effect resulted into deterioration of the condition of their buildings. Apartments became shabby and the reputation of neighbourhood of 'Parc Extension' deteriorated.
- 12) Reputation of 'Parc Extension' has become synonymous of a deplorable neighbourhood.
- 13) Prospective new tenants, whenever possible, avoiding this area of bad reputation.
- 14) This resulted into degradation of the value of the property and landlords suffered loss.
- 15) Such situation often influenced or even forced an owner to think over to dispose off the property at a lesser value than it would normally fetch compared to adjacent areas.
- 16) If you go around 'Parc Extension' area you will see more than FIFTY "For Sale" signs.
Why? Because the landlords are finding it difficult to repair these buildings as the tenants don't want to move. In fact the tenants don't have place to move.
- 17) By getting rid of such **SIXTY** families, the owners of those **SIXTY** dwellings, which were captivated by such **SIXTY** families and the problems they were creating, will be relieved.
- 18) **The landlords now will be able to repair, renovate, or do all possible up-grade of their building. Even they can possibly convert them to beautiful dwellings.**
- 19) The landlords will be able to rent their renovated apartments to new tenants. Such renovated dwelling will attract new tenants and shall fetch them better rents. Even they will be able to compete with 'Le Rockview'.
(For more details log into web site 'www.ghattas.ca' www.lerockview.com)
- 20) With such newly renovated dwellings they will be able to improve the situation and promote and invigorate the image of 'Parc Extension' and as well as improve their return from their property.

Another thing should be considered seriously that, being mostly over populated they were consuming more water, causing more wear and tear of the dwellings they are occupying. Creating more hue and cry, causing more disturbance or even .

Therefore, those people who are thinking that it will be better **not to have** these **SIXTY** new apartments should seriously think-over and say a **YES** to it.

THANK YOU