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Objet : Amendment to the Urban Plan affecting various lots along Pierrefonds Boulevard and Phase 3 of the Square-Dauville residential project

Dear Sir :

Developments West of St. Charles boulevard, over the past 5 years, have aggravated an already serious traffic problem. I have been a resident of this area since 1997.

The pamphlet distributed to my doorstep by the "Office de consultation publique de Montréal" incited me to obtain more information concerning the development in this region. I gained access to a report entitled "Étude d'impact sur la circulation", October 2003. To summarize, it basically states that only small changes are required to maintain adequate circulation in the zone of study. Unfortunately the zone of study is limited to Gouin / Pierrefonds to the North and South and Chateau Pierrefonds / des Cageux to the East and West.

However, they mention a "serious" regional circulation problem. In particular, St. Charles boulevard is highlighted as being completely saturated already. Further comments in the report indicate that the borough is aware of the problem, has conducted several studies and several solutions have been proposed.

The conclusions of the report concord with personal observations over the last 5 years perfectly. In fact, as it stands, St. Charles is the only artery allowing all the developments to the west of Jacques-Bizard to reach the Metropolitan.

I was able to attend the Public Consultation on January 27th and I had a chance to ask my questions.

Specific questions that I addressed and the answers received include :

1. Are there plans to alleviate the traffic problem West of St. Charles and to the North of the Metropolitan? **There are no plans to alleviate the regional traffic problem.**
2. Is it within your authority to decide how the development of this area is implemented? **It would seem to be within the town/borough's authority to take action.**
3. At what stage are these projects (study, discussion, selection, detailed engineering and cost estimate, etc.)? **There is yet another study currently under investigation.**

4. Which of the options mentioned in the CIMA report have been retained? **None.**
5. Has a budget been allocated for this work? **No.** Have entrepreneurs been asked to bid? **No.** When will the work start? **Unknown.** When will the work be completed? **Unknown.**
6. Do you see this as a priority and what immediate and long term action will you take to help alleviate congestion in the area? **I infer from the above responses that the answer is no.**

It is unbelievable that urban development can be allowed to proceed with an INCOMPLETE urban development plan. Surely, a core part of any urban development plan must consider how local roads and access will connect with regional infrastructures. And if current regional infrastructure are insufficient action must be taken! How can urban development even be considered without a COMPLETE urban plan that takes into account roads and access.

Given the current, greatly neglected, aspect of roads and access I suggest and expect that development will be halted until a solution to the regional circulation problem has been retained and budgeted. I would appreciate being informed of the development and the status of an action plan for the resolution of this problem.

Trying to push ahead development without a COMPLETE urban development plan is a reflection that the town administration has little or no concern for the quality of life of the existing residents that will have to deal with the circulation problem.

John Lemieux  
Pierrefonds, Qc