

Brief submitted o the OCPM re St Ferdinand Sector:

The St Ferdinand sector is of significant import for the South West district. This district is bisected by the Lachine Canal. The northern sector has its epicentre around the St Henri metro station. The CLSC, the fire station, the IGA, the shopping on Notre Dame, as well as the metro station, would imply that this sector is the traditional village centre, the hub.

How one develops the hub is of crucial importance, since the facilities that are offered by a municipality is hugely important in determining the success of a municipality. One of the facilities that a municipality should offer is parkland. This is not talking of small block size parks; rather ne is talking of good size parks, such as Angrignon Park, in the South West of the sector, south of the canal. We can se this clearly in Westmount, where the Municipality offers to its residence 3 significantly sized parklands -- Westmount Park, Murray Park, and Summit Woods. In the South West sector, north of the canal, there is no large park; the closest being Place Roland-Proulx, which is the median of Rue de Square Sir George Étienne Cartier.

The provision of a good sized parkland right next to the hub provides an opportunity that will not be repeated. It is literally a pivotal moment for the municipality. The choice is simple:

1. Use the land between the tracks and St Ferdinand to expand Louis-Cyr Park, so as to make a significantly sized parkland, which is otherwise totally lacking in the Northern sector.
2. Use the land for housing. Yet this is probably one of the worse places to put housing, given the noise and pollution from the tracks. If this were the only place to put housing, then set backs and noise attenuation measures might help. However, the migration of industrial use to residential use in the corridor along St Patrick suggests that this is not the case.

The original plans for the IGA contemplated a cycle path on the east side of the parking lot, linking the canal with Notre Dame. Providing a green area joins the canal to the shopping area is the type of linkage that enhances the urban experience.

Respectfully submitted

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