

June 14, 2006

We write this letter to express our concerns, many of which are shared by our neighbors, regarding the proposed conversion of the building at 265 Mont-Royal West into 22 housing units, 22 indoor parking spaces and “purposes other than housing”, Project P-06-026 entitled: "Reglement autorisant la conversion de l'immeuble a des fins d'habitation -immeuble situe au 265, avenue Mont-Royal Ouest". We reside at 4564/4566 Jeanne-Mance, a building owned by our families for the last 47 years, adjacent to the alley involved in the proposed project.

One of our greatest concerns is the inconvenience with respect to parking and increased traffic that myself and my neighbors will suffer as a result of the construction. Despite paying a yearly fee for the right to park on the street, we are frequently left to search for spots on surrounding streets. During construction, how many spots on the street will be “closed”? Although each housing unit will have its own indoor parking spot, this does not account for families having two cars. Also, these 22 units will attract visitors of their own as will the creation of a gym and other non-housing purposes. Again, this will be detrimental to the availability of parking on the street not to mention increasing traffic on a residential street, leading to more noise, loitering, waste and pollution.

The addition of two garage doors in the alley in close proximity to our property and our existing garages is also a concern. At present, despite living in a very busy area, the ambient noise on the balcony or in the backyard is minimal. There is obviously the occasional passing vehicle but otherwise the backyard is quiet. The opening and closing of automated doors as well as the increased traffic will most certainly elevate the level of ambient noise. Also, we worry that the close proximity of the garages and the resulting traffic may increase the risk for accidents. Furthermore, there are many doors slated for construction that will open directly into the alley. People entering and exiting from these doors may also be at risk as a result of the increased traffic or be a source of noise to my neighbors and myself.

The inconvenience as a result of the construction is also of great concern. All but two of the windows in our homes open directly onto the alley, therefore it is obvious why we are concerned that noise, dust and debris will be an issue. Any demolition and construction will

occur no more than 15 feet away from our windows. This will result in an interruption of sleep, relaxation, enjoyment of our properties and inability to keep our windows open. Furthermore, who will be responsible for any damage to our property and what is the procedure that will have to be undertaken to have repairs or replacements done? Will it be a long and arduous process, perhaps involving consultations to lawyers, taking time away from my work and leisure?

We are fortunate to be the owner of a private garage where I can park during times that there is no available parking in the street, an event that occurs relatively frequently. Winter is an especially difficult time to park in this neighborhood, a feat that is compounded after a snowstorm. As it appears that much of the construction and demolition will occur in the alley and our garage access is also located in this alley, how will we be able to enter and exit our private property or is it a possibility that our access will be blocked? It is extremely important that access be maintained at all times, not only due to the lack of parking in the area, but for personal security as well. From the garage, we have direct access to our homes. I will also mention, my home is heated by oil and delivery of my heating oil is also via the alley.

The addition of another level onto the building, although it does not violate any height laws, will result in the obstruction of the partial view I have of Mont Royal and will affect the amount of sunlight into our homes and cast shadows onto our property. I am also concerned about the effect the added height will have my satellite dish. Although this is of no concern to our neighbors, it is extremely important to us not only for our quality of life and enjoyment of personal property as it stands, but financial reason as well. Although we have no expertise in the selling of homes, we feel the value of our property would be negatively affected, not only because of the obstructed view but also for many of the reasons we have described in this letter.

It appears as though support for this project is largely due to the fact that some part of the building will serve as a public gym, and the owner will maintain the historic facades. Who will be responsible for the sporting facility/pool? Will this be leased to a private corporation? Will the fees be geared to higher income residents only? If, on the contrary, this will be made accessible to most residents, who will control the traffic in/out of this facility? Where would users and employees park? If loitering becomes a problem, this will be off of Jeanne-Mance, a

residential street, rather than Mont-Royal. We feel there is a need to seriously consider the environmental issues and residential quality of life. Various committees have met and studied the Historic preservation of the proposed renovations. However, a study documenting the effects of 22 new housing units, a sports facility with the entrance/exit off a residential street, a 2 door garage for indoor parking accessed by a narrow alley across from a residential building does not seem to exist. This transformation would undeniably, increase vehicle and pedestrian traffic, straining the already difficult street-parking situation.

We hope we can mediate our differences and come to a compromise regarding this project. It is not my goal to seek legal advice to request an injunction on this project but rather, to see that our concerns are being considered and addressed and changes to the plans, as much as possible, are made. We feel it is the responsibility of the City and its elected representatives to ensure that the rights and quality of life for the inhabitants of this community are upheld. By allowing this by-law to be passed, the City would be neglecting its current taxpayers rights, as it is the residents who will be inconvenienced throughout this transformation and subsequently at its completion. We do not oppose this conversion, however we oppose it as it is now planned for the reasons we have outlined above.

Signed,
The Residents of Jeanne-Mance

Below please see a listing of concerns and questions we would like addressed:

During construction:

- Noise, dust, debris and odours
- Damage to personal property (large machinery, drilling..)
- Parking (Loss of present street parking to accommodate trucks, workers ..)
- Access to private garage entrance situated in the alley behind 265 Mont Royal
- Loss of quality of life for an extended period during construction:
 - Having to keep windows closed due to noise and debris
 - Increased frequency of cleaning, yard, house, balconies, windows, ...

After construction:

- Greater influx of traffic to residential area – Visitors to 22 units, and customers to commercial area.

A commercial entrance on a residential street – why is the commercial entrance from Jeanne-Mance and not Mont-Royal?

Parking: Will any part of Jeanne-Mance Street be reserved for clients of the proposed businesses?

Potential for accidents in the alley as a result of the garage doors in narrow alley: is changing the layout of the proposed garage doors further away from the residences a possibility?

The proposed project itself:

- 22 units: Is reducing the number of units or increasing the number of spaces in the indoor parking a possibility?
- Obstructing view and sunlight: Is there a possibility of simulating the path of the sun and the shadows cast on the surrounding properties?
- Detrimental effect to property value.
- What are the resources available to residents of this community allowing us to ensure that our rights and concerns are being considered prior to project approval?

- What measures are planned to minimize inconveniences with respect to
 - Overall duration of the project
 - Daily hours of construction
 - Access to private garage
 - Possibility of soundproofing
- Are residents entitled to compensation for losses and inconveniences

Here are some pictures that help demonstrate the issues and concerns described:



Current view from the living room of 4566 Jeanne Mance. As a result of the construction and added height, this view and the amount of sunlight will certainly be impaired, if not entirely lost.



The proposed entrance to the “non-housing” area. Will this affect the availability of parking spots?

The following 4 pictures are various views of the alley demonstrating the proximity of the construction area to our property, backyard and existing garages. How will the creation of two garage doors in this small space affect safety and traffic?









View from dining room of 4564 Jeanne Mance. The addition of the extra floor and added height to 265 Mount-Royal will certainly impair sunlight, which as it stands currently, is already limited.



View from backyard of 4564 Jeanne Mance.



The following 3 pictures are views from the bedroom window directly adjacent to the alley: how will construction, as well as the new garage doors, increased traffic and exit/entrances to the building affect noise and quality of life?

