

# Vincent M. Prager

Montreal, May 20, 2009

By mail and email  
[Gvezina.p@ville.montreal.qc.ca](mailto:Gvezina.p@ville.montreal.qc.ca)

Mr. Gilles Vezina  
Attache de documentation et de recherché  
Office de consultation publique de Montreal  
1550 Metcalfe Street  
Bureau 1414  
Montreal, Quebec  
H3A 1X6

Memoire  
Number of pages: 3  
Date: May 20, 2009  
Deposited by Vincent M. Prager  
Subject Marianapolis Project  
Projet de transformation et d'occupation de l'ancien  
Séminaire de philosophie à des fins d'habitation

Dear Sirs:

I AM A RESIDENT OF TRAFALGAR AVENUE AND PRESIDENT OF TRADAU INC. THE ASSOCIATION OF HOMEOWNERS IN THE AREA COVERING THE AREA WEST OF COTE DES NEIGES ROAD APPROXIMATELY BETWEEN ATWATER AND BELVEDERE ROAD AND OVER TO THE WESTMOUNT BORDER. THIS INCLUDES THE WESTERN PORTION OF THE SULPICIAN PROJECT. TRADAU HAS EXISTED FOR ABOUT 55 YEARS WITH AN AIM OF PRESERVING THE RESIDENTIAL SINGLE-FAMILY NATURE OF THE AREA. WE ARE VERY CONCERNED WITH ANY ATTEMPT TO CHANGE ZONING TO ALLOW HIGH RISES OR MULTI-UNIT DWELLINGS AND HAVE, IN THE PAST, ON NUMEROUS OCCASIONS BEEN SUCCESSFUL IN WORKING WITH THE CITY OF MONTREAL TO ACHIEVE THIS.

WHEN WE FIRST LEARNT, SEVERAL YEARS AGO, THAT THE SULPICIAN'S MIGHT BE SELLING THEIR PROPERTY WE USED OUR EFFORTS TO TRY TO PERSUADE THE CITY OF MONTREAL TO ACQUIRE THE PROPERTY AND TO TURN IT INTO A REGIONAL COMMUNITY CENTRE OR OTHER USE WHICH WOULD NOT BRING ABOUT ANY CHANGE TO THE LAND OR BUILDINGS THEN EXISTING. WE SET UP A LIAISON SUB-COMMITTEE OF OUR BOARD OF DIRECTORS TO MONITOR THE DEVELOPING SITUATION.

WHEN IT BECAME APPARENT THAT THE CITY WAS NEITHER FINANCIALLY IN THE POSITION TO PURCHASE THE PROPERTY NOR INTERESTED IN OTHER MEANS TO ACQUIRE IT, AND THAT THE SULPICIAN'S WERE DETERMINED TO SELL IT FOR A LARGE AMOUNT OF MONEY, WE THEN DIRECTED OUR EFFORTS TO ENSURING THAT THE EVENTUAL PURCHASER WOULD BE SOMEONE WHO WOULD KEEP THINGS AS MUCH AS POSSIBLE AS THEY WERE AND MINIMIZE ANY NEGATIVE IMPACT ON OUR AREA AND ON THOSE WHO LIVE IN IT. WE WERE REGULARLY KEPT INFORMED BY THE SULPICIAN'S AND WERE VERY PLEASED THAT THEY SEEMED TO BE TAKING MANY OF OUR CONCERNS INTO ACCOUNT IN THEIR SELECTION PROCESS.

ONCE THE SULPICIAN'S CHOSE THE PROJECT WHICH IS NOW BEING CONSIDERED FOR APPROVAL WE CONTINUED OUR INVOLVEMENT, NOW WITH THE SUCCESSFUL DEVELOPER, TO ENSURE THAT ANY CONCERNS WOULD BE MET. TO THIS END WE INVITED THEM TO A MEETING OF OUR DIRECTORS AND WHICH THEY ATTENDED. WHILE WE WOULD OBVIOUSLY HAVE PREFERRED NO DEVELOPMENT AT ALL - AND OBVIOUSLY STILL WOULD - WE ARE SUFFICIENTLY PRAGMATIC AND REALISTIC TO REALIZE THAT SOME PROJECT WOULD HAVE TO BE APPROVED; AND WE CONCLUDED THAT THIS WAS THE BEST PROJECT WE COULD HAVE HOPED FOR AND PASSED A RESOLUTION TO THAT EFFECT. WE INVITED THE DEVELOPER TO A MEETING OF OUR MEMBERS AND RECENTLY ARRANGED AN OPEN MEETING SO THAT ANY CONCERNS COULD BE PRESENTED TO THE DEVELOPER.

WE PROPOSED SOME TIME AGO THAT THE CITY BE GIVEN THE GREEN SPACES TO ENSURE NO FUTURE ENCROACHMENT ON THAT MAJOR PART OF THE PROJECT. THE ARRONDISSEMENT AGREED TO DO THIS, BUT IN THE END THE PROPOSAL NOW SEEMS TO BE FOR THIS TO BE IN THE FORM OF A PERPETUAL SERVITUDE. THIS SEEMS FINE SO LONG AS PROVISIONS ARE INCLUDED FOR MAINTENANCE, UPKEEP, ETC.

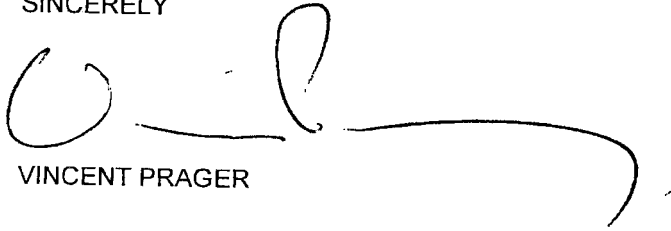
WE HAVE SUGGESTED THAT CONSIDERATION BE GIVEN TO INCLUDING A DEPANNEUR SO THAT LOCAL RESIDENTS HAVE SOMEWHERE TO GO FOR EMERGENCY PURCHASES - THERE BEING CURRENTLY NONE IN THE AREA. I BELIEVE THAT HAS NOW BEEN INCLUDED IN THE PROJECT. WE HAVE SOME CONCERNS AS TO THE HEIGHT OF A COUPLE OF THE PROPOSED BUILDINGS, ESPECIALLY THE ONE CLOSEST TO CEDAR AVENUE. WE WOULD BE HAPPY TO DISCUSS THIS FURTHER TO SEE IF IMPROVEMENT MIGHT BE POSSIBLE.

WE FULLY SYMPATHIZE WITH THOSE, SUCH AS LES AMIS DE LA MONTAGNE, WHO SEEK A FREEZE ON THE DEVELOPMENT OF ANYTHING ON THE SITE. WE WOULD HAVE LIKED THAT TOO; BUT THAT IS A BATTLE THAT THEY SHOULD HAVE FOUGHT BEFORE THE SULPICIAN'S PUT OUT THE PROPERTY FOR TENDER, AND CERTAINLY BEFORE A SALE WAS FINALIZED. WHERE WERE THEY WHEN TRADAU WAS ALREADY TRYING TO INFLUENCE WHAT WOULD HAPPEN TO THAT PROPERTY? IN MY VIEW AT THIS STAGE THAT BATTLE HAS LITTLE IF ANY CHANCE OF SUCCESS, AND INSTEAD WE NEED TO BE REALISTIC AND ACCEPT THAT THERE WILL BE A PROJECT AND THUS WORK TOGETHER WITH THE DEVELOPER TO MAKE IT EVEN BETTER AND A MODEL FOR THE FUTURE NOT ONLY IN MONTREAL BUT ANYWHERE WHERE SIMILAR CONCERNS EXIST. WE BELIEVE DOING THIS IN A POSITIVE WAY IS MUCH MORE LIKELY TO PRODUCE RESULTS THAT WILL BENEFIT THE MOUNTAIN AND ITS GREEN SPACES. PUTTING UP A REARGUARD ANTAGONISTIC ACTION AT THIS LATE POINT WOULD, I WOULD IMAGINE, RISK TO HAVE THE EXACT OPPOSITE EFFECT. IN OTHER WORDS OUR APPROACH, IN MY VIEW, DOES FAR MORE TO PROTECT OUR BELOVED MOUNTAIN THAN THE NEGATIVE ACTIONS OF OTHERS.

I WOULD PROPOSE THAT A COMMITTEE OF POSITIVE-THINKING PERSONS, SEEKING PRACTICAL AND REASONABLE MEANS TO PROTECT OUR MOUNTAIN AND ITS NATURAL HERITAGE, BE SET UP TO WORK WITH THE DEVELOPER TO SEE JUST TO WHAT POINT FURTHER MODIFICATIONS MIGHT BE POSSIBLE TO MAKE THINGS EVEN BETTER. IT CAN CERTAINLY BE IMPROVED BEARING IN MIND HOWEVER THAT THE DEVELOPER NEEDS TO END UP WITH A PROJECT WITH A REASONABLE LIKELIHOOD OF ULTIMATE COMMERCIAL VIABILITY. SUCH AN APPROACH WILL, NO DOUBT WORK MUCH BETTER.

PLEASE NOTE THAT, BECAUSE OF TIME CONSTRAINTS, IT HAS NOT BEEN POSSIBLE TO ARRANGE A MEETING OF THE BOARD OF DIRECTORS OF TRADAU INC.; SO THIS SUBMISSION IS BEING MADE BY ME PERSONALLY AND NOT BY TRADAU INC.

SINCERELY

A handwritten signature in black ink, appearing to read 'Vincent Prager'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

VINCENT PRAGER

VMP/ot