

Public Consultation

Development project on the site of the former Collège de Philosophie

(Projets de règlements P-09-022 et P-04-47-78)

As citizens of Montreal, and long-time homeowner residents facing the property where for many years Marianopolis College offered an opportunity for young people to receive a fine education (including our two sons), we deeply regret the transformation of this precious land and legacy into a high-end housing project. We had hoped that its historic status as land devoted to public service, especially education, would continue. We particularly deplore, in this respect, the absence of any evidence of urban planning in determining the fate of a property that is an irreplaceable component of Montreal's heritage.

In the resulting vacuum created by the departure of Marianopolis in 2007 we have bowed to the inevitable, realizing that such a valuable piece of land could not remain "unused" for long (though many Montrealers make good use of the playing fields, tennis courts and well equipped sports centre – the only ones available to the public in this part of the City). We have appreciated the courtesy of the Sulpician order in continuing to keep the citizens living close by aware of the progress of negotiations, and we would particularly like to thank Mr. San Gregorio and Maître Morin for their helpful role in this respect. We have attended all of the information sessions organized by Cato, the developer, and were at least reassured that the project made provision for the lands immediately confronting houses on Cedar and de Ramezay Road as well as St-Sulpice to be exempted from construction.

We are left, however, with a deep concern for the continued protection and maintenance of the wooded areas and of the field at the intersection of Cedar and de Ramezay, at present a rental sports ground for nearby schools, an entirely appropriate

usage, although with no guarantee from the developers or the city that this will be its continued use.

We thus respectfully submit the following **recommendations**:

Given that the property under discussion is a natural extension of the historic Mount Royal Park, we strongly recommend that the City take all legal steps necessary to guarantee the continued oversight, management and upkeep of the protected areas, including the woods and the northwest open land, and specifically that:

- * a system of governance be instituted immediately for the collective administration of the property, including a provision for continued oversight;

- * each property owner of the new houses and condos be legally obliged to contribute financially to the upkeep of these protected areas;

- * maintenance by landscape specialists be a central part of the management plan, and that City parks officials conduct regular inspections to ensure conformity with best woodland and open space management practices;

- *And finally, that in the event that these protected areas become neglected at any time in the future, the City enforce the terms of sale by taking appropriate action, with due participation by, and active involvement of, local resident associations.