

RE: November 2011 Zoning changes for Downtown Montreal

1)INSERTION RULES: The increase and decreases are excellent, and they must be subject to Insertion Rules, and to consultation.

2)LOWERED HEIGHTS: If some of the owners of properties who have their heights decreased complain, there should be consultation to see if their original zoning can be retained.

3)3-STOREY BASILAIRES BORDERING ON SHOPPING STREETS: The increased height on Ste-Catherine street should have a 3-storey height , 20' wide , basilaire bordering Ste-Catherine.

4)NO TRADE-OFF'S: I agree with Montreal's decision not to trade off derogations for money or housing elsewhere. We want to see only zoning we have approved, and to provide low cost housing with money taxed for that purpose.

5)SMALL CONDO SIZE: Apartment or condos over 1000 sq.ft. should be taxed a large amount.

6)NO EXTRA PARKING: We should encourage building downtown, and discourage urban sprawl. Additional cars per address should be taxed according to their space, wear on roads, pollution, waste of materials, and traffic stress. For the new buildings, only a parking spaces should be required, because public transit is available.

7)GREEN SPACE: I recommend we require downtown commercial buildings to provide a setback for 5% green space. I recommend the City require residential property owners to provide 10% green space, and not to pave over their property for parking. I recommend the City enforce its requirement for each residential lot to have a large tree. (Downtown buildings have sidewalk trees.) The City should maintain the parks it already has.

8) VACANT LOT TAXES: Increase Vacant lot taxes by a significant amount. Taxes can go to water, sewers, future sidewalks, trees that this lot will require.

9) INCREASE PRIORITY PARKING RATES: Residents only pay \$55 per year for street parking. This rate should be annually increased by a large amount, to reflect the \$18,000 per car parking costs in Montreal. There should be no free parking in Montreal, a re-imbusement by merchants system, will satisfy those who must park. Parking money should go to police, cultural events, homes for homeless, social housing, so people stay can in Montreal on weekends, and have clean and safe streets.

Submitted by:

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