

My name is Arlene Marsh Hackett. I am a resident of av. Du Chateau-Pierrefonds, Pierrefonds, Québec.

I am **against** the Cap-Nature development project that would move forward with the construction of 5 500 homes in l'Anse-à-l'Orme, located in Pierrefonds-Roxboro west.

My stand on this matter is based largely on the results of 2 impact studies that the David Suzuki Foundation commissioned, as indicated in John Meagher's article entitled "Environmental studies recommend preserving Pierrefonds lands" that appeared in the on-line version of the Montreal Gazette, February 23rd, 2016. <http://montrealgazette.com/news/local-news/environmental-studies-recommend-preserving-pierrefonds-lands>

Évaluation écologique de l'ouest du territoire de Pierrefonds-Roxboro, Rapport d'étape

<http://www.davidsuzuki.org/fr/publications/%C3%89valuation%20%C3%A9cologique%20de%20l'ouest%20du%20territoire%20de%20Pierrefonds-Roxboro%20-16f%C3%A9vrier2016.pdf>

and

The impacts of the Cap Nature real estate project (Pierrefonds West) on ecological connectivity

<http://www.davidsuzuki.org/fr/publications/Rapport%20sur%20les%20connectivites%20-%20Pierrefonds.pdf>

This entire area must be protected in order for us to maintain the biodiversity of the area. This is a natural environment that helps to maintain the air quality in our area. It is also responsible for maintaining normal temperatures during our increasingly warm summers.

There are other factors also that have brought me to my final decision. They are as follows:

During the weekend of April 22nd, 2017, a sign was posted by the City of Pierrefonds-Roxboro at the intersection of Pierrefonds Blvd. and av. Du Chateau-Pierrefonds, indicating that l'Anse-à-l'Orme Road was closed. The reason for the closure was flooding in the area. Homes should not be built in a flood zone.

I am concerned also about the increase in traffic in the area if this development moves forward and its effect on air quality in the area. It will create additional noise pollution. The addition of 5 500 homes would put approximately 12 000 more vehicles in the area using the roadways.

Av. Antoine-Faucon will be extended if the Cap-Nature project is approved. This is a residential street. It has sidewalks on only one side of the avenue. The lighting is very poor and it is difficult to see pedestrians and bicyclists at night. As with many streets in Pierrefonds-Roxboro, the road surface has been poorly maintained. There is already heavy traffic on this street and an extension would increase it. This would diminish the quality of life of the residents of Antoine-Faucon.

The increase in the population will place added demands on the Lakeshore Hospital. We are looking at the possibility of an increase of 20 000 in the area population.

Taxes will increase for the residents of the City of Montreal in order to cover the cost of building the infrastructure that is required for this project.

This is not a sustainable project.

As per a conversation with a representative of the Association of Pierrefonds-Roxboro Residents, there are sufficient numbers of empty lots and commercial areas in Pierrefonds-Roxboro that could be used to build 50% of the number of homes that M. Coderre would like to see built in L'Anse-à-l'Orme. This option, if taken, would allow for the improvement of existing infrastructure that is badly in need of repairs and replacement. The City needs to maintain the existing neighborhoods, not destroy nature in order to build new ones. If this new development is intended to maintain the Island's population, this could be done by making its current residents proud of where they live at present time.

I am concerned that such a large project will not be given the funding required to have a sufficient number of City inspectors employed to ensure that building codes are respected and that protected areas are not permanently damaged. This past summer (2016), a pine tree that we had planted over 25 years ago on our front property had to be cut down to allow the City to change our grey water and sewage pipes that had been improperly connected. For the last 35 years, our sewage water was being directed into the North River without treatment. Although I am unable to confirm the number, it has been rumored that many other homes in Pierrefonds-Roxboro have had to have the same work done. There were 10 of our immediate neighbors in this same situations. As an added note, the City does not see the need to replace the tree that was cut down and located on my personal property.

I would like to see L'Anse-à-l'Orme maintained as a natural environment dedicated to nature. This needs to be done for the sake of future generations. This needs to be done for the sake of our planet Earth.

I hope these concerns will help you in your decision to do the right thing and say no to this project.

Thank you for your efforts and hard work.

Sincerely,

Arlene Marsh-Hackett