

3 years ago I moved to Point-St-Charles with my husband. The community appealed to us because of its proximity to downtown, affordability, access to the Lachine Canal and its bike path, as well as the neighborhood lifestyle that Pointe-Saint-Charles affords. It is a traditionally working-class and historically industrial neighborhood, made up of mostly low-rise buildings.

I am against the development project of 2175 rue St Patrick for several reasons. First, the project was presented at the borough level and was voted down by the borough council. The borough council is composed of elected members who are the voice of the community and who were elected by residents of the community. They were elected to represent the people that this project will affect the most. I believe that is wrong for the City of Montreal to ignore the will of the borough councillors, who are the elected representatives of the community, and push through this project regardless of the needs or desires of the residents who live around it.

One aspect of my neighborhood that I enjoy, and that I think is of historical importance to the city of Montreal is the industrial history and character of the Lachine Canal and the surrounding neighborhoods. The builders of the 2175 rue St Patrick project have requested a derogation from the PIIA. This would allow them to build in whatever style they see fit. The project already proposes the use of aubergine coloured brick, while the PIIA requires red brick. Granting this derogation would allow the builders to implant whatever style of building they like, without regard to the historical character of the neighborhood. Also, this project will be built on top of a zone of known archeological significance. This zone needs to be protected, not destroyed during development.

What also concerns me about this project from an environmental standpoint is the loss of mature trees that is proposed in the construction plans. There are several mature trees both along the Lachine Canal, along St Patrick and Island which the builder plans to cut down during the construction process. The city needs to prioritize saving these mature trees. They are important for the environmental health of the city. We have already lost many trees in the borough to the emerald ash borer, it would be terrible to cut down the healthy ones that we have left. They are the lungs of our city.

The other derogations that concern me are the requests for both height and volume derogations. The borough has put in place these regulations in order to encourage human-scale development. Pointe-Saint-Charles is an area of mostly low-rise buildings, the height and density derogations requested for this project are excessive, and unnecessary. The city should not grant these derogations just because the developer is dangling the carrot of social housing. They should be obliged to follow the rules that are already in place.

Considering the public housing that is to be included in the project, the developer has cleverly designed the buildings so that the social housing units will create a sound barrier between the loud traffic on St Patrick and the higher priced condos along the canal. I currently live on a busy street in Pointe-Saint-Charles and the heavy truck traffic forces me to keep my windows closed at all times in order to mitigate the noise. Noise levels measured inside my home with the

windows open has topped 70 decibels. Unless the people living in the units along St Patrick are provided with air conditioning units, I do not understand how the developer promises that noise levels in the units will not exceed 40 decibels. It is impossible to keep an apartment a livable temperature in the summer with the windows closed, and with the windows open, noise levels will far exceed 40 decibels. The promoters stated that the social housing units will take 2 years to build, and the rest of the project a total of 5 years. That means that the inhabitants of the social housing units will be living for 3 years in a construction zone, and along a very noisy main artery forever.

The last concern that I have regarding this project concerns the area as a whole. The borough is currently holding a consultation process to plan the development of the northern sector of Pointe-Saint-Charles. Why allow a project of this magnitude, the most voluminous development project along the canal, to go forwards when the borough is currently consulting with the neighborhood's residents on what the plans for this sector should be? Why not allow those consultations to be completed, and allow the elected officials of the borough as well as the borough's residents decide what we want for our neighborhood? Allowing a residential project of this magnitude, as well as granting the several derogations requested will open the door to land speculation along the Lachine Canal and in Pointe-Saint-Charles as a whole. While I think that more social housing is needed both in our borough and in Montreal as a whole, I think that allowing this project to go ahead will in the long term, increase property values and rents in the Pointe, forcing out people who have called the Pointe home for years and potentially further increasing the need for social housing units.

I do not believe that a project of this size has a place in Pointe-Saint-Charles. I believe that we need to maintain the architectural character of the neighborhood, insist that the current building rules, including the PIIA, be followed, save the mature trees along the canal as well as maintain access to the canal and bike path. We also need to reflect on what this project will bring the the Pointe: increased population density, increased traffic flow, 5+ years of construction, one more block in the row on condo buildings cutting off access to the canal, as well as a likely closing of the bike path during construction. Other projects already built along the canal (Myst, Walter) have only served as a barrier between the Pointe and the canal, there is no reason to believe this project will be any different. The city of Montreal should respect the wishes of the Sud-Ouest borough's *elected* officials and cancel this project, or at the very least bring it down the a scale and form that fits into the neighborhood.