

NORDELEC POSITION BRIEF

Amendment to the Urban Plan: **Draft By-laws P-04-047-30** and P-06-039

Delivered by Pm-Pointe Resident Group

Pm-Pointe is a group of **residents** of Pointe St Charles who are **concerned** with improving the quality of **life** in our neighbourhood. The following document is a **statement** of position **regarding** the future conversion of part of the building "Le Nordelec" to residential and commercial units and construction of buildings for residential and commercial use on adjacent lots.

Pro-Pointe would like to state that, with a few **small reservations**, it is **overwhelmingly** in favor of the proposed Nordelec **project** and it would like to welcome and encourage the developer's initiative to invest in Pointe-St-Charles.

There is a lot of fear from long **time** residents of being displaced by **economic** activity in the neighbourhood, and **there** exists an almost **arbitrary** objection to development. However **everybody pretty much** agrees, as evidenced by the peoples urban planning project, that there are **problems**. Everybody wants jobs, services, less crime, less garbage etc. to **sum** it up the area **needs** greater density, and the **modus operandi** is **small-scale** mixed use.

Nordelec **seems** to be a project which has received a lot of planning thought, **taking** an immense **complex** which is 40% vacant which will **never** return to its **roots** of manufacturing telephones, and **creates** a project that will bring great **benefit** to a neighbourhood which is severely **under** populated. This will increase the tax base, add people presence (which will **create** eyes on the **street** and **is** critical for monitoring crime) and increase the land-use and **income** mix of the neighbourhood.

Furthermore, the project responds directly to the following planning goals as outlined in Montreal's new **Master Plan**;

- **Sustaining high-quality, diversified and complete living environments** by improving the quality of existing living environments and encouraging the construction of 60,000 to 75,000 housing units (25,000 of which are planned for the Sud-ouest **region**) by 2014;
- **Structuring, efficient transportation networks fully integrated into the urban fabric** by consolidate and developing **Montréal's territory** in relation to existing and planned transportation networks and locating new residential development near employment **centers** and services;
Enhancing the City's **built, archaeological and natural heritage** by preserving a building which is an **integral** part of Montreal's manufacturing past and **bringing** it up to full **capacity**.

The Nordelec proposed project is **also** in keeping with the following **general** goals as set out in the Lachine Canal **Detailed** Planning Area section:

- Make the Lachine Canal and its surroundings a place of superior quality by **intensifying** and **diversifying** activities and reinforcing the overall character
- Improve the **area's** accessibility, specifically **between** the Canal and its adjacent sites
- Improve the quality of the adjacent living environments

Finally, our concerns about the **project** are the following:

- How **well** the project **will** integrate into the area, specifically if internal business will **enhance** or pressure business on Center Street?
- **Will** the project encourage access to the canal from the neighbourhood and work **against** the **wall** of wealth effect that could cause point **residents** to be blocked off from the canal park? If there is **to be** an **internal** mall **will this** truly be an internal street with open access **encouraging** flow **north** to the canal?

Sincerely,

From Pro-Pointe

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A handwritten signature in black ink that reads "Paul Gantoux". The signature is written in a cursive style with a large, prominent initial "P".

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