

December 29, 2003

Office de Consultation Publique de Montréal
1550, rue Metcalfe
bureau 1414
Montréal, Qc. H3A 1X6

Dear Sir / Madam,

Further to the Public Consultation meeting held on Tuesday, December 16, 2003 regarding the draft by-law P-03-156 concerning the zoning modification to Amendment #7: Institutional designation around Anselme-Lavigne, Collingwood, Baderwood and Alouette Streets, We, the Residents hereby submit our collective opinions, comments and suggestions.

- The streets Anselme-Lavigne, Collingwood, Baderwood and Alouette are all "Residential". On every single lot, there is a residential property categorized as a single family dwelling.
- No known studies have ever been conducted to determine the effects on the residents of the said streets in regards to traffic, parking, security, privacy and property values.
- Since about October 2002, the "Residents", of Collingwood no longer enjoy parking on the North side causing undue hardship for their own visiting family and friends.
- Allowing and/or imposing a zoning modification implies violating the acquired rights of the Residents of the said streets.
- The Residents of Collingwood made a conscious decision when they purchased their homes. It was their desire to live in an area where they would enjoy privacy by being away from traffic, parking, noise and pollution. Where the traffic and parking would be "limited" only to the Residents of Collingwood, their visiting family and friends. If the proposed zoning modification is adopted, the Residents of Collingwood will be outright disrespected.

- There have been no consultations whatsoever with the Residents of the said streets to determine if they supported the notion of a zoning modification in the first place.
- There have been no consultations whatsoever with the Residents of the said streets to determine if the proposed cultural center would serve their own needs in the first place.
- Common sense dictates that, any proposed cultural center should first and foremost serve the needs of the immediate residents of Dollard-Des-Ormeaux rather than the needs of non-residents attending from other Boroughs.
- Significant majority attending the center are not residents of Dollard-Des-Ormeaux, Roxboro and Pierrefonds.
- If the proposed zoning modification is adopted, volume of traffic and parking will increase exponentially on Collingwood. It is already the case every Friday and during religious Muslim holidays lasting as long as 30 days. The zoning modification would allow this to take place every day. Parents would be dropping off and picking up their children at the Day Care and Primary school in addition to religious and cultural activities to which there can be no end.
- A Collingwood resident unable to cope with the increased traffic and parking volume, was forced to sell. And, he did so reluctantly since he loved his home and his neighbors. Will everyone be forced to do the same?
- Photographs are included as evidence.
- In light of the current situation where the Residents of the said streets collectively stand to oppose the zoning modification, they now have the added concern of security.
- It should be noted that, once the mistake is made to allow this zoning modification to be adopted, there will be no end to the activities at the proposed center since the described uses of the center do not necessarily reflect the actual.

Recommendation

The Residents of the said streets have the following recommendations to offer:

THAT,

- The zoning of the said property remain Residential.
- The said property allowed to be converted only to a residence for the elderly.
- Cultural or religious centers allowed to be established only in Commercial zones.

We, the Residents respectfully submit our comments and suggestions which accurately reflect our strong feelings, in the hope that our Elected Officials seriously take into consideration in their decision making process, the best interests of their constituents whose rights are at stake.

Sincerely,

The Residents







