

Mdm. Seigny, ACDF Architecture et Le Group Cardinal Hardy.

"My name is Anthony Kirby. I'm a retired hotel concierge and hold a BA 1978 from Concordia. I speak as a private individual, who resides in a heritage building at the corner of Guy and Sherbrooke. I've lived at this address since 1972.

Like the majority of people at this hearing I'm genuinely happy that the Seville Theater Block is finally being developed.

In her groundbreaking work 'The Home of Man' the socialist philosopher Barbara Ward describes "successful cities as organisms with collective memories, a shaping influence, and a civilizing or uncivilizing impact." For Ms. Ward the best city areas comprise buildings of from four to seven stories in height. She argues that buildings on this human scale make for greater individual interaction, stronger communities and less crime. In her chapter 'The Search for Community' Ms. Ward cites a New York study of two suburban projects: the Van Dyke Project and the Brownsville Project, the former a typical high rise with 120 families sharing a single entrance, and towers set in a large open paved space. Opposite in Brownsville N.Y. the same number of families live in the same density in three to six story apartments. No more than nine to thirteen families are served by each entrance. They use communal space regularly and usefully. The Van Dyke Project has a high crime rate, the Brownsville project a very low one.

Granted the two projects featured in these examples are public housing projects, but I feel they have some validity here. The projected development envisages 1,100 rooms in buildings of 4, 6, 10 and 25 stories. Would it be at all possible to have the same four towers of 12 stories in height? This would give almost the same number of units, and allow for greater social interaction.

Monsieur, what gives me pause is the building of 25 stories. Why is it necessary to change municipal by-laws regarding the height of buildings? As envisaged there are to be two small parks in the complex and also several indoor areas for physical exercise and sports. Excellent. Will there be a twenty four security service in this complex?

In other sections of St Catherine Street such as the section from Peel to Guy the mix of ordinary people and merchants make for an informal anti crime and security network. This is not currently true of the Seville- Lambert- Clossee block; from an early hour Amer-Indians congregate to drink at the hordings adjacent to the ruined theater. They're usually 'under the influence' by four in the afternoon. They're not violent but badger all and sundry for alms. Though I'm in good physical shape I avoid this area as early as 5.00p.m. Ms. Seigny is there any way there could be more police on foot in this section of St. Catherine Street? A good friend of mine is a professor at La Salle College; if her evening lectures end at 10.30 or 11.00p.m. she doesn't feel safe and immediately rushes to the Guy metro station.

The projected development will certainly revitalize St. Catherine Street between rue Chomedy and Lambert-Closse. Hopefully if there are more people in the area there will be less crime. Merchant and restaurant owners will prosper! I do hope Cabot Park is better policed than in the past.

Anthony Kirby

