

RE: Projet de transformation et d'occupation de l'ancien Séminaire de philosophie à des fins d'habitation

Submission by:

Jay Iversen, Governor, Les Amis de la Montagne

For explanations as to my interest in the project; as to my concerns relating to the project; and, my suggestions and comments to improve the project, please see the following two pages.

Yours truly,

Jay Iversen

The statements and arguments

You may want to draw on some of the following statements and arguments or feel free to communicate your own:

- There should be an immediate moratorium on all development on the mountain.
- We must ask ourselves whether we should build additional buildings on the site. The answer to that is categorically no.
- We must ensure the green space is preserved.
- We must ensure the views of the Mountain from below and the views of the city from above are preserved.
- We must take a long term view and think about the value of preserving the character of the mountain for Montrealers today and in future generations.
- The project as it stands now must not be approved.
- The project as it is conceived will obstruct views from the mountain to the city below

- The project will convert almost all the usable greenspace into high-density housing
- The project will change the essence of the space and reduce or eliminate any public or semi-public function.
- The project violates the urban plan and the zoning.
- It violates the spirit and the intentions of the Plan de protection afforded to the mountain by the Natural and Historic District established by the Minister of Culture.
- It goes against the Mayor's promise to protect the mountain and ensure that "what is green today will stay green tomorrow"
- If this project is deemed consistent with the regulations and processes for development of the mountain, there is something wrong with the regulations and with the process. Because the outcome is not in the interests of anyone in the city except for the developers.
- We must resist hurrying this process to a disastrous conclusion, a conclusion that will be disastrous for the mountain, disastrous for our green space, disastrous for people's enjoyment of the mountain and the views it affords, disastrous for future generations of Montrealers who will inherit the mountain from us.
- We must ask ourselves questions about the role of the Sulpicians in this project and whether they are working to profit their order to the detriment of the mountain and the citizens of Montreal
- Why are the Sulpicians working so hard in the interests of the developers, and what has been their role in the development process?
- The developers wish to give the impression that ample time has been provided for consultation. In fact this is not true. Not enough time has been spent studying whether there should be a project and then from that determining what it should be.
- We must not let the project go forward in its present state; we must insist that it be revised so as to:
 - Preserve all the existing green space, both buildable and not buildable
 - Preserve all the existing views from above and below
 - Repurpose if necessary and restore the old Philosophy College but not build any additional buildings
 - Ensure the green space retains its semi public vocation
 - Maintain, if possible, the sports complex and pool for the use of the community, because the facility is used and needed
- We can't let this go forward because it will be a gateway to all the rest of the land that may change hands from institutional hands to private ownership.
- The developers all contend that there has been ample time to study and discuss the project. This isn't true.

- The *Table de consultation* is not doing what it was intended to do.
- The project is in direct opposition to the community's desire to preserve green spaces on the protected territory of Mount Royal and the principles underlining the City of Montreal's recently adopted Mount Royal Protection and Enhancement Plan;
- The proposed development of 325 living units and 671 underground parking spaces violates the city's urban plan and will generate an increase in traffic in an area already suffering from high density and traffic concerns, especially with regards the adjacent Montreal General Hospital, and the new structures proposed will most certainly encroach upon existing views;
- After 10 years of intense lobbying by citizens, the Government of Quebec recognized Mount Royal as a site of national importance and decreed a unique protection status for its historic and natural heritage. The proposed project, which will result in building on much of the sites' open green spaces, does nothing to advance the notion of protection and enhancement of the mountain;
- This project serves as the baseline for all other projects to follow on the mountain. If our decision-makers agree to such a large residential development within the mountain's protected territory, what will become of the remaining heritage assets of the mountain? What will prevent other developers from proposing similar projects on other parts of Mount Royal?;
- I am against modifications to the city's urban plan when the benefits to the individual promoter so heavily outweigh the advantages to the community – citizens of today and future generations.