

## Brief for presentation to L'Office de consultation publique de Montréal (OCPM)

November 24, 2003

Redevelopment of the Benny Farm site

### **I recommend the adoption of the zoning changes requested but with the qualifications proposed below.**

For the most part, I am in favour of the bylaw changes requested that would allow for the alteration, construction, demolition and occupancy of immovables on the Benny Farm site. A consensus has been reached within the community and while not all elements are satisfactory to all parties (including myself) there is something for everyone and the community will come out as winners.

Within the context of the project, however, I would like to propose certain modifications that I consider necessary and/or desirable.

### **Concerning the site designated as 'recreation' to accommodate the future city recreation and sports complex.**

1. Part of this site has been indicated as the site for a future daycare centre. **The daycare centre reference should be removed from the plan.** The borough, once the land has been purchased by the city, will, in consultation with its residents, ultimately decide what services will be provided on the site. In the context of the building of a city recreation and indoor sports activity complex, it is highly unlikely that we would choose to sacrifice valuable and limited space for an unrelated use.
2. Part of the recreation part of the site has been designated as an outdoor parking lot. Again, it is unlikely that the city, once owners of this part of the site, would choose to devote valuable and limited indoor sports activity space for an environmentally unfriendly use of this nature – especially since the site is easily accessible on foot and by public transport and because there is ample on-street parking available in the neighbourhood. **Consequently, the reference to an outdoor, surface, parking lot should be removed from the plan. Any decision to dedicate valuable land for use as an outdoor parking lot will be addressed at a later stage in the city planning process.**

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### **Pathways crossing the site**

- 1 Provision should be made to ensure that these pathways be designated as open to the public and that they should remain so in perpetuity.

### **The buildings on the north west corner of Cavendish and Monkland**

1. **These buildings should not be renovated. They should be demolished and replaced with new buildings that respect the height and usage criteria as proposed.** It is absolutely unacceptable that the residents of this part of the site should be treated as second-class citizens and be forced to live with an ugly, environmentally unfriendly and potentially dangerous parking lot as their back yard.

By demolishing the Monkland buildings it will be possible to provide indoor, underground parking, plus higher quality new residential units. In this way, the new residents will be provided with a quality of life environment comparable to that of the other new neighbours on the Benny Farm site. In addition, the land thus freed up will allow the building of a significantly greater number of residential units on this part of the site. Why impose an ugly parking lot when you can put the land to better use?

### **Who will live on the Benny Farm site?**

In its September 22, 2003 document (A PROJECT FOR THE COMMUNITY, page 10, paragraph 2) it is stated as an objective of Canada Lands that 'This additional housing will also free rental units in the district and make them available to new tenants.' While this goal is laudable it can only be achieved if there is some mechanism in place to ensure that current NDG residents have priority in access to units.

**Consequently, I recommend that a mechanism be put in place to ensure that priority for purchase or rental of units on the Benny Farm site should be given to people already residing in NDG.**



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