

Commissioners
Office de consultation publique de Montréal
1550, rue Metcalfe, Suite 1414
Montréal (Québec) H3A 1X6

Re : Special Planning Program – Quartier des Grands Jardins

Madam/Sirs

I am the owner of the building at 1275-83 rue St Marc and 1866 rue Ste Catherine. I was advised recently of the plan for the area and took the time to read over the documents on your website. I would have liked to have attended the question & answer meetings, but was not advised in advance.

It would appear that in the meeting a slide was presented involving buildings to be replaced where my building was outlined in red (see Picture "A"). I am completely shocked and quite upset that my building could be talked about in such a way by city officials at a formal public meeting which I did not even know about. Consider where we live. This is not a dictatorship! How can city officials presume to speak in such a way without even extending me the courtesy of an invitation? I wish to formally register my complete opposition to this most unusual process and hope that you have the authority to look into this abuse. I can also confirm that pretty much any owner, resident or storekeeper that I spoke to was not advised of the public meetings either. Seems like a good way to keep a community out of a process.

I have owned this building since 2006 and I try to do my best in a neighbourhood that is not always kind. I have had windows broken, break-ins, graffiti and a bunch of other problems caused by local vagrants. This area is full of drugs, and all the problems which come with it. And now, after 6 years of work, some cadre wants to replace my building?? I am not even sure what that means, and nor do I care to find out. I have never had any major complaint against my building so I can't quite get where this is coming from. I feel that if I don't formally oppose this craziness right now it may start to become a reality. I know this is wrong and hope you do too.

To add insult to injury, I looked over the urban plan for the area and see that a strip of Sainte Catherine is going to be rezoned to 44 metres. I think that is great and may lead to some great changes in the neighbourhood. But, why does the small strip to be rezoned end at rue Tower? On the corner of St Marc just metres away is a high-rise. Next is my building. If some people want my building to be replaced, shouldn't I have the right to replace it with something bigger and better? As I said, my neighbour is a high-rise. It certainly isn't going to change the neighbourhood. There are high-rises everywhere. What the area needs is newer buildings and better buildings and an environment of opportunity. Obviously the threat of replacing buildings does not lend much to an encouraging business environment. The area also needs much more police patrols to keep the area feeling safe.

I understand that the office de consultation publique is able to make recommendations to the Montreal city council. I hope you will note that this process is flawed, and that you will recommend against unilateral acts by our municipal government against small building owners. I would also strongly suggest that the rezoning towards taller buildings should extend beyond rue Tower and should probably run to rue Guy, at least. It only makes sense to make a more consistent line with the many high-rises in the areas, and to create a better environment for development.

We small owners have waited many years for a turnabout in this area. The redevelopment of the Seville theatre block is creating energy everywhere. The nearby renewal of the abandoned Victoria School is having a similar effect. This sense of opportunity should be encouraged for all.

Thank you very much for considering my comments,

Yours truly,

Patrick A. Elhadad

PICTURE A

2.1

Improve local services



BÂTIMENTS À REMPLACER, PRÉSENTANT UNE OU PLUSIEURS DES CARACTÉRISTIQUES SUIVANTES :

- Vacance complète ou partielle
- 1 ou 2 étages
- Architecture pauvre et/ou dégradée

Lundi 28 mars 2011

Programme particulier d'urbanisme - Quartier des grands jardins