

Harvey Lev, , Montreal

Let me congratulate the OCPM for the excellent work that has been done.

Perhaps someone is actually listening. I do have a bit of a hard time not repeating what I have previously written and spoke in my other memoires.

The PPU as presented is an improvement in the planning process. There are some things lacking

- 1) The reference is continually made to family neighbourhood, yet the approved projects offer little in the way of allowing families to move into the area. The sizes of most of the apartments are between 450 and 1100 sq.feet. There remains no plan to build affordable or subsidized housing

The city must force the developers to integrate sufficient affordable real family housing within their projects. This can be accomplished by using tax relief as an encouragement or by guaranteeing loans for those of us who live at the margins. Segregation does not work.

- 2) There are no spaces reserved for schools, community centres or health services or cemeteries etc.

This could easily be solved if there were actually an urban plan.

- 3) There is no space for the aged either healthy or requiring assistance. It is as if they have ceased to exist. I would remind the commission that within 20 years the baby boomers will be in their 80's

There must be a serious and concerted effort to realize a solution to this while the opportunity still exists, otherwise the elderly will remain marginalized and that soon will be me and you

- 4) There is no mention of any de-regulation or any obligation on the arrondissement to facilitate small business etc. At the moment the regulations in force have the effect of inhibiting any personal initiative and a trip to city hall is as desirable as a trip to the emergency department of any hospital.

At the moment the authorities have become the biggest obstacle to overcome vis a vis the regulations that are in place, regulations which are extremely rigid, often without reason. It would be about time that the city and the employees of the city become facilitators. The arrondissement should have in place a system of trained facilitators who can help young & aged entrepreneurs navigate the system. At the moment it is a nightmare for even the most seasoned business people. If we want new and progressive projects and new ideas to take us into the 21st century, we must take action to make city hall a place where help is forthcoming.

- 5) While there is mention there remains no real plan to respect and valorize the patrimoine, ecosystem and architecture of the area.

There is no real reference to the report of the conseil de patrimoine. There is no attempt to limit the environmental footprint of the various developments. There is no interest by the city to help preserve the heritage of the area i.e. allowing the illegal removal of the Dow Chimneys and the cities removal of the cobblestone

streets which were laid in the mid 19th century, etc.

- 6) There is no mention of the Lachine Canal park, or how it will be integrated into the community

This has been brought up in each step of the OCPM hearings starting with the tripostale and including the Bonaventure hearings. The city must insist that Parks Canada take an active role in the neighbourhood.

- 7) There is no plan for public transport other than bicycles. There are plans for 8,000 new parking places and plans to decrease the volume of the road network by 50%. There are no plans to reroute any of the traffic headed to the Pont Champlain and Pont Victoria. The traffic causes complete grid lock every day in the sector between de la Montagne and the Bonaventure (University)
There are alternatives such as minibus or minirail etc. and the use of the existing rail network for slow trains to the south shore to alleviate the gridlock and remove the need for thousands of polluting busses. At the moment there are 6 tracks on the viaduct and only 2 are used for rail traffic.

- 8) The concept of a community includes having employment of various kinds located near to where people live. The plan lacks any reference to this very basic sector of the neighbourhood. As it is now planned, we will just be reversing the traffic on the autoroutes. Residents will be forced to drive kilometers to their employment. ***There is a need for real urban planning and the encouragement of new economies.***

9) The political process has become compromised. The Citizens of Montreal have become cynical. *We must involve the citizen in the daily decision making of the city. I would suggest that the city should set up a volunteer bureau for the arrondissement whereby interested citizens could be made to feel useful. There is amongst us an incredible talent pool that is totally ignored. I would suggest that any project that will cost over 2 million dollars should be broken up into comprehensible segments i.e. a 50 million dollar project be broken up into 25 smaller segments and that a different private citizen should be on the team that manages each of these projects.*

10) Public art is addressed and the corridor culturel seems to have taken on a life. The city must now enable this. *I would suggest a serious budget and that the city could add 1 or 2 % or whatever is required to the tax bills to enable development of culture, protection of patrimoine and creation of art.*

The sector has an enormous potential for a tourist based economy. This can be achieved by using the inherent richness of Griffintown while avoiding spending vast amounts of money. The city should organize a series of meetings to discuss with us the citizens our ideas and then work to enable the various ideas/projects rather than find rules and reason to inhibit them.

11) We keep receiving press releases from both McGill and the ETS about their plans for our neighbourhood . Apart from the occasional sondages and ETS open houses, there has been no real communication between these 2 large and powerful organizations and those of us who live and work here.

Perhaps the city could take it upon themselves to act as a liaison

Thanks for the opportunity to allow me to express my thoughts