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Commentary on PPU's Griffintown Project

As residents and proprietors in Griffintown may we draw your attention to some of the questions that arise in our mind when we see the 3-D presentations of the proposed plans.

1.- Griffintown being an important district of Montreal seems to be designed to lose its entity. While entering into the main artery leading towards the city, via Peel Street/corner Wellington, the greeting facade would be modern towers. It would be more plausible if the total facade is kept and the newer construction added on top. Or, keep the old building by refurbishing the structure: a good example being The Henderson Barwick Building on Peel Street where the original building stands but has been renovated without losing the original look.

2.- Peel street would become more congested because of the different building projects that are taking place - the demographics of the area would see an increase in the number of inhabitants and cars .

3.- More cars would be circulating around the shopping / business complex adding to the already existing chaos especially during peak traffic cycles thus creating further congestion.

4.- Public parking would be problematic. Would the underground parking spaces be with pay? The fees would be relative to the expensive location ?

5.- The different projects could be creating the effect of 'a city within a city' multiplying the issues on the different layers of the economy , infrastructure, sanitation and regulations.

5.- Are all of the requirements of any community taken into consideration? Are there any schools, CLSC's, Public Libraries, Recreational Facilities , Cultural Centres etc designed ?

6.- The existing proprietors and business owners face new challenges. The status quo is challenged . Griffintowners living in an old established area face ignorance of old established rights being those of 'servitude', 'droits acquis' , structural 'co-proprieté' amongst others. It would be recommendable to ask the PPU or Urban planners to take into consideration:

a) the established rights that date back to many , many years

b) individual consideration of buildings which would be subjected to have adjacent construction- a neighbor wishing to build right next to your property

c) maintain the original characteristics of the building and support the history of the area

d) coherence between the old and existing businesses and the new ones

We thank you for allowing us the opportunity to express our concerns for the present and the future.