

THE SUPPORT STATEMENT FOR DOMAINE FRANCISCAINS

SUBMITTED BY YAN ZHAO

May 10th, 2016

Dear Sir or Madam:

There is a thorny issue about the project to build 360 condominiums on the Franciscans' Site (Rene-Levesque Blvd. South of Seymour Street). The increasing numbers of people recognize that it is necessary to say NO to this project. I completely agree with this point of view and have the following reasons to support it.

First of all, it is not inconceivable that the living condition for all the residents on the Franciscans' Site might extremely decrease because of the lack of green space. I can think of no better illustration of the point than the example of the need of green space and sports fields for 34,000 residents, 2,800 families, 4,300 seniors, and thousands of young adults. Because the Downtown area sorely lacks green space, the community has already supported to create a recreational green space since the last four years for the benefit of these thousands of residents, families, seniors, and young people who live around the site. On the other hand, the green space in the Peter-McGill district is six times lower than the environment norms and there is not the outside play area in this area.

Another main reason to support my point of view is that the intensive commercial and real estate development might reduce the quality of life for the residents in this district. Some investigations obviously showed that the living cost in the area where the intensive commercial and real estate developed is much higher than that in its neighborhood area. On the one hand, the great increase of renting cost would adversely affect the net profit for some self-employed business, such as the department store, the restaurant, and the coffee shop; on the other hand, in order to control or decrease the business cost which is increased by the real estate investment, some business men might consider reducing the salary of employees in such these areas.

Last but not least, it is also important to discuss the residents' attitude. An increasing number of residents undoubtedly pointed out that it is necessary to provide a recreational and sports area to residents in the last wooded sector of this area. They also suggested that a large park would

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help counteract the effect of urban heat islands in this area. Also it is helpful that all the necessary tools are prepared for the development of secure access to this future park.

Taking all these factors into account, we may safely draw the conclusion that it is absolutely significant to say NO to the project to build 360 condominiums on the Franciscans' site, because this idea can produce a far-reaching impact on the living condition and the quality of life for the residents in this area and it should be encouraged to open the door to the creation of a large public park in this area, which will be benefit for the residents, even the society as a whole.

Sincerely

Yan Zhao