

Downtown Montreal Consultation October 2016

Rescind Bill22 which makes the Ville-Marie borough composed of 5 members who do not represent the downtown residents and businesses. Revert to our borough being the same representation as other boroughs. For special projects and concerns, committees can be appointed. Other boroughs of Montreal can also welcome tourists and have office space. They may need to establish committees for special city-wide projects too. Encouraging satellite commercial centres will reduce traffic congestion to downtown. We need residential and families downtown to give it a complete culture. Montreal had too much office downtown in the 1960's and streets were empty in the evening. Now they are vibrant because the zoning is mixed.

Row-housing is best for families but they also can live in high rises if they have parks, daycares, recreation facilities, and libraries. Recreation facilities are soccer fields, baseball diamonds, basket ball courts, bicycle training asphalt, ice skating, hockey rink, skate-board parks, water parks, swimming pools, slides swings, climbing structures, ping pong, chess, picnic tables, pool for remotely controlled boats, kite-flying area, drone practice zone, dog runs, and a reading area. Note that the CCA does not allow organized sports in Baile Park, due to the proximity to a quiet library and National Museum and International students studying for their PhD's in Architecture. The grassed expanse is used for children running short distances, picnic lunches, yoga, tai chi, reading, Eco-Quartier planting demos , recycling sales, public piano, and Music recitals. Community Gardens need to be provided in the Downtown west end. Continue the free Flower Distribution for organisations for tree bases and public areas, and for residents. Institutional green space, College Montreal & Grey Nuns, should be opened to the public. One half of the Grey Nuns Concordia property should be opened to the public in the next year.

A neighbourhood school is ideal, but bussing does allow parents to choose the best school for their children. The definition for affordable housing in Acces-Logis needs to be relative to the cost of living. For example in Downtown Montreal an "affordable 2 bedroom housing unit" would be \$300,000. The 15% social and 15% affordable housing required for development projects has to be mandatory. It can be developed at the same time on a lot within a 500' radius. 1 unit per floor is to be a 3 bedroom unit for families or students. 25% of the lot should be green space open to the public. Parking is to be underground. There should be a freeze on the conversion of Rooming Houses. We need places for the otherwise homeless to live. Provide half-way houses for the homeless, so that no-one is sleeping on the street at night, or day. Train homeless and students to provide care for the elderly, and match them with retired people who require help in their homes. Find education and jobs, re-hab, or mental homes for the homeless.

Set a maximum of 1 film per year to be shot per block. Establish a 15% surtax on foreign investors to match the Vancouver decision. Montreal can improve this stipulation by adding that the buyer must live in the unit for 1 year. Enforce 1yr. leases in residential areas, and allow 1 hotel registered Air B&B per block in mixed zoning. Limit Air B&B's to 1 per block. Require AirB&B's to provide parking in an underground garage closeby.

Re-establish CIDEDEC. Provide 15% of Montreal for land trusts to be used for co-operative housing, industry and commerce. Require 25% green space on every residential property and 10% green space on every commercial property. Convert parts of Lambert Closse and Sussex to green space, between Tupper and ReneLevesque. Respect PPU Grand Jardins and require developer of Childrens to provide a rectangular park, see attached plan. Increase taxes enough on vacant properties and empty buildings to force owner to build, renovate, or sell their property. Speculation makes an unhealthy city. Municipal taxes should be based on the services you use, not just the value of your house. Space per person, number of cars, and amount of garbage should be taxed.

Reduce speed limit to 30km/hr. Do not allow trucks on residential streets. Define a downtown district ringed by underground parking, where only small electric delivery trucks are allowed. Only one car of less than 5m length should be allowed for Priority Parking per address. Raise Priority Parking fees from \$55/yr. to \$100/yr. and then \$100/ y. increase every year for 10 years to reflect the true value of Montreal land. Encourage cars to use underground parking. Provide electric charging stations for electric cars. Phase in mandatory electric taxis. Narrow streets, such as ReneLevesque and St-Marc, to slow traffic and to increase green space. Build the REM and design underground parking, residential, commercial, and community centres at ends and major intersections. Place REM underground wherever possible.

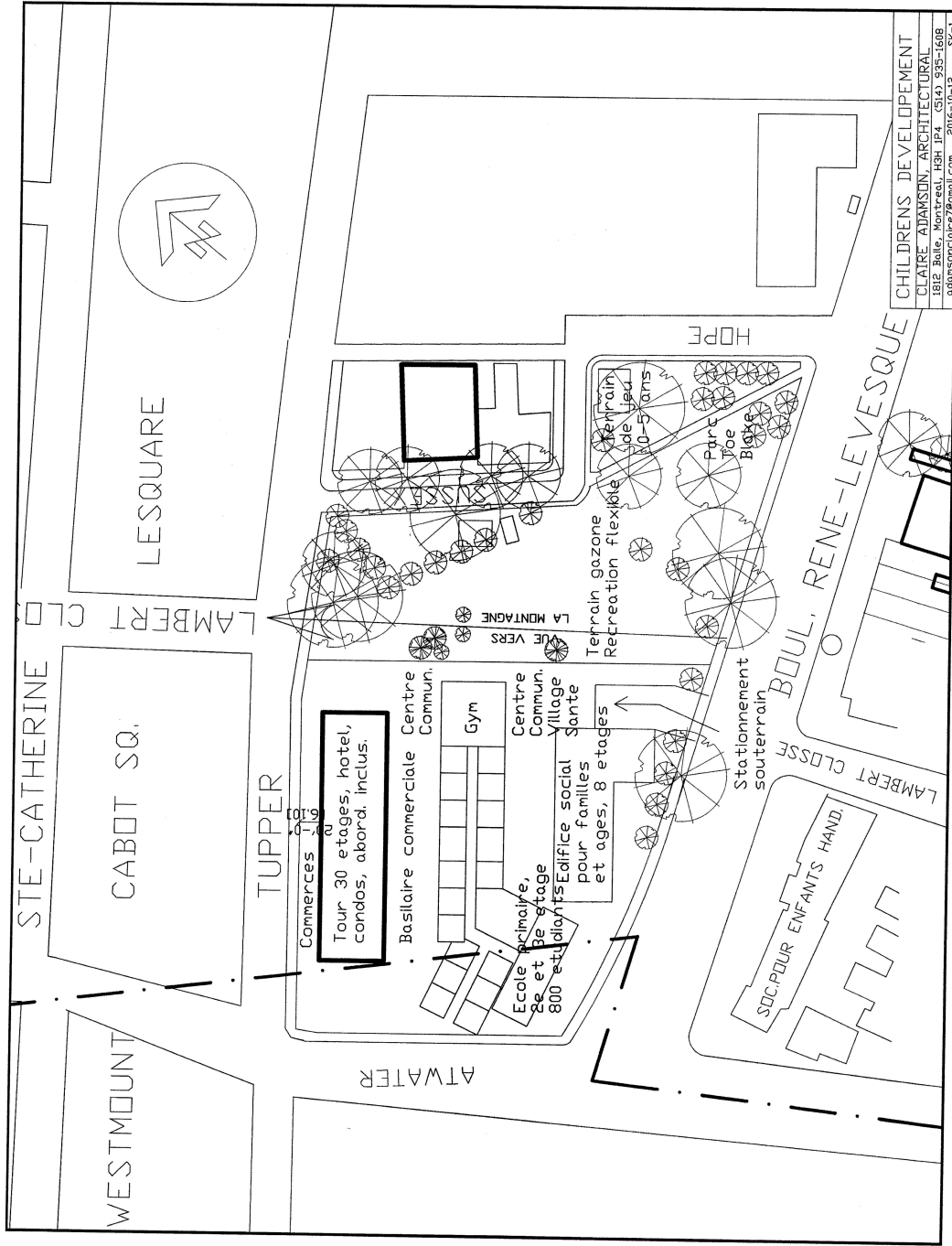
Set up a virtual democratic Chamber of Commerce. Reduce Commercial Tax to equal residential Tax, similar to Toronto. Provide a buffer space between commercial and residential zoning. Reduce the noise limit from 90dB? to 70dB?, and provide police with noise meters, and inspectors to enforce the law.

Provide a Community Centre in Childrens with at least these facilities:

- Carrefour communautaire;
- C.S.S.S. Centre de santé et services sociaux de la Montagne, première ligne;
- Dispensaire diététique de Montréal;
- Sante complémentaire et alternative;
- Maison de la toxicomanie et de l'itinérance;
- Maison pour la gestion des maladies chroniques;
- S.I.M. Subscriber Identity Module;
- GMI-UMI services de premier ligne; thérapie de musique;
- Services spécialises de 2^e ligne;
- Centre de recherche et formation du C.S.S.S.;
- Maison de naissance et Maison Bleue pour mères et familles;
- G.M.F. Groupe de Médecine de Famille;
- Maison pour le développement de l'enfant (incluant la pédiatrie)
- Centre du jour pour les aînés vulnérables et marginalisés;
- Groupe Harmonie pour aînés avec des problèmes d'alcool, etc.;
- Ressources intermédiaire;
- Centre d'action bénévole de Montréal;
- Makivik pour protéger les droits des 1e Nations; Katimavik,
- Éco-quartier Peter-McGill;
- S.A.E.S.E.M. Société pour l'Action, l'Education et la Sensibilisation Environnementale de Montréal
- Y des femmes de Montréal;
- RESEAU admission/ billets;
- Innovation Jeunes, pour l'enseignement des élèves en risque;
- Bibliothèque des jeunes de Montréal/ Montreal Children's Library;
- Destination Centreville;
- Logements sociaux;
- Logements abordable;
- Logements Co-opératifs;
- Commerces de proximité;
- Kiosques d'innovation;
- Ecole Primaire, specialise, e.g. Montessori, or Bilingual Elementary School;
- Centre de Petites Enfances;
- Salles de Conditionnement physique, de danse, et de loisirs;
- Salles d'audience et des spectacles;
- Salles polyvalentes; Salles de réunion

Provide a concert hall and large venue event space at St-Jax Church, 1439 Ste-Catherine West

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