

Submission of Julian F. Woods to the Public Consultation on the Proposed By-law on the Percival Molson Stadium, Ville-Marie Borough

Introduction

I am a resident of a single family dwelling located on Aylmer Street approximately 150 metres from the Southern entrance to the Percival Molson Stadium. I represent myself and my wife, but I also have the support of other residents of Aylmer Street below Pine Avenue West.

Interest in the Project

Our interest in the project relates to the potential for noise, and rowdy and unseemly behaviour before, during, and after Alouette games at the Stadium.

Opinion and Concerns regarding the project.

We are strongly against any expansion of the Molson Stadium for the following reasons:

- 1) We currently experience a tremendous volume of noise emanating from the Stadium during and after an Alouette game. Particularly on conclusion of the game we have to endure hordes of rowdy fans streaming down our street, shouting, singing, blowing horns etc. as they stream out of the South entrance to the Stadium and proceed to Sherbooke Street buses, and the McGill Metro station.
- 2) After this is over and we emerge from our homes again, we typically have to clear empty beer bottles that have been left at our steps or even thrown into our yards.
- 3) Fans are often drunk, and we are fearful for damage to our property. We have already experienced one broken window on our street, and one door that was smashed.
- 4) During the game male fans leave the Stadium to relieve themselves at various points down Aylmer Street, notably at the side of the Bell Canada building, and in the Alleyway opposite, as well as in the Cul de sac of Lorne Crescent. Residents who have remonstrated with them have been the object of abuse and even threats.
- 5) The Police are not able to adequately control any of this, given the sheer volume of fans involved.
- 6) We have little confidence in the assurances made by the Alouettes organization that the proposed expansion will actually reduce the crowds, noise etc.

- 7) Neither do we believe that a sufficient number of washrooms will be available to avoid the problem mentioned in point 4 above.

Other Concerns

We are also concerned about the proposed financing of this project. We understand that the Alouettes will be asking for an estimated \$37 million from the three levels of government, leaving only about \$3 million to be financed by themselves. Commercial projects of this nature should be self-financed and make no call on the public purse, particularly when they create such negative impacts on residential neighbourhoods.

Comments and Suggestions

The Percival Molson Stadium is too close to residential neighbourhoods to be used for a large and noisy commercial football enterprise. We have no quarrel with the use of the Stadium as such, since McGill activities are much less intrusive than Alouette games. We therefore demand that before any further expansion of the stadium is contemplated, the City of Montreal should fund a thorough and independent **Social Impact Study** of the proposed expansion, to get detailed input from residents, and to determine its long-term impact on nearby streets, including not only the above concerns but impact on property values etc. This impact area should include all of Milton Park (at least the area between University Street and Jeanne Mance and down to Sherbrooke Street).

We would also suggest that no alcohol should be allowed in the Stadium.

Furthermore, the Police should explore the possibility of closing off Aylmer Street during a game so that fans use the Stadium washrooms and not our streets.

Thank you for giving us an opportunity to express our views.

Memorandum submitted by:

Dr. Julian F. Woods

Julian Wood
woodsjf@sympatico.ca

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Pour : ocpm@ville.montreal.qc.ca
Cc : Hélène Fotopoulos

I was pleased to note from your web site that—"Vous avez des questions ou des commentaires sur cette consultation publique, écrivez-nous à ocpm@ville.montreal.qc.ca—and I thus take this opportunity to share with you what I have learned from the hearings, and from a bit of personal research I undertook in our neighborhood during the recent Alouette game of last week end (June 16th, 2006).

These experiences have made it abundantly clear to me that the greatest residential impact of Alouette games and other large-scale public events at the stadium AT THE PRESENT TIME, are restricted to four main streets—Pine, Aylmer, Lorne and Université. This is partly due to the existence of the existing barriers to crossing Pine at Durocher and Hutchison streets, which forces people using the southern gate to use the light at Aylmer to cross south to public transit (McGill metro, Sherbrooke buses etc.). Thus we—residents of upper Aylmer street, get the QUASI TOTALITY of pedestrian traffic south from the southern entrance to the stadium. The problem is restricted to the hour or hour-and-a-half period AFTER the game. The police conveniently closed off Milton Street at University prior to the game last week-end, which reduced the before-game traffic on our street to a minimum.

AFTER the game, however, we get a flood of humanity down our street, which filters south towards Lorne Avenue, (much less down Aylmer below Prince Arthur), and Milton to join up with the second flood moving down University towards Sherbrooke. (I show the flows in red on the map below). I stationed myself at the bottom of (upper) Aylmer in an attempt to count this traffic, but it was impossible. When I tried to mount the street back to my home (a matter of some 50 meters), it took me almost ten minutes—such was the flood down our street. I subsequently walked back through an alley to Durocher and Hutchison streets, and they were virtually empty of Alouette traffic. This confirmed the intervention of a resident of Durocher/Milton who was able to say during the hearings that "Le quartier peut bien vivre avec les Alouettes." Lucky man!

The main problem is thus shown to be the Aylmer Street BOTTLENECK which forces people moving south to use our street (they could also cross further west at University, but have no incentive to do so). Thus, whether or not this project goes ahead (which I am still against), SOMETHING HAS TO BE DONE TO CHANNEL TRAFFIC FROM THE SOUTHERN ENTRANCE AWAY FROM A SINGLE STREET (i.e. Aylmer).

I do not buy the argument of the Alouettes that, because the main gate will be at Fletcher's Field, there will be less traffic at the southern gate. The fact that they are planning to substantially increase the number of "gradins" in the south will obviously induce those sitting there to use the nearest exit, i.e. the southern gate at Aylmer. No

wonder that three of the sixteen memoirs shown on your site come from residents of Upper Aylmer street.

In answer to a question from the President of your Office (who asked for my suggestions), I could only say then, that Aylmer street (like Durocher and Hutchison now) should be blocked off during and after games, and some method found to channel this traffic towards Park Avenue—which is a commercial street much better equipped to handle these huge flows. Having witnessed the deployment of busses last weekend (who currently line up on Pine between Aylmer and Durocher), I am now in a better position to venture the following suggestion:

- 1) Place a police barrier across the top of Aylmer Street before termination of a game (to discourage pedestrian movement).
- 2) Allow the waiting busses to park from west of Aylmer, ACROSS Aylmer street (thus forming a second psychological barrier) and as far down towards Durocher and Hutchison as needed.

This would have the effect of discouraging pedestrian traffic down Aylmer by further encouraging the use of busses (since at least one bus would act as a second barrier across our street). **BUS TRAFFIC SHOULD BE ENCOURAGED AT ALL COSTS.**

I am not a traffic engineer or urban planner, but I believe that this could be a partial solution to our immediate problem (during the current pre-enlargement situation). Should the enlargement project go ahead, the engineers and planners should seriously study other methods of directing pedestrian traffic away from Aylmer, and other small residential streets. Something **MUST** be done on this, if the gradual decline of our neighbourhood is to be avoided.

I thank you for giving us the opportunity to state our views, and wish you success in your further deliberations.

Yours truly

Julian F. Woods
3651 Aylmer Street



AlouetteTrafficFlows.jp

X - Entrées

