

Mémo de M. Arnold Free

As a resident of Shaughnessy Village and a neighbour of the proposed development at 1800 Rene-Levesque West I would like to voice my strong opposition to the proposed 20 storey residential towers. This project is far beyond the scale of the surrounding buildings. The city of Montreal claims to want to preserve our downtown neighbourhoods and promote families living downtown. This project is in direction opposition to that objective for many reasons:

- 1) The physical dimensions and height of the buildings far exceeds zoning regulations and the surrounding buildings
- 2) The proposed buildings border on blocks of low-rise historic greystone buildings and are adjacent to one of the few historic buildings in the west end of Ville-Marie, the O'Shaughnessy Mansion that has been beautifully restored by the CCA.
- 3) It will dramatically increase the density and traffic in the area - we already face terrible problems with traffic and congestion.
- 4) The development plan completely lacks public green space - we have so little green space in the west end of Ville-Marie, it should be a requirement, perhaps thru the application of set-backs from the street.
- 5) Building materials bear no resemblance to neighbouring buildings (historic graystones).

It is completely unacceptable for the city to simply abandon it's principles stated in the master plan, to reduce traffic and congestion, to provide integrated and sustainable development, to provide family friendly communities. It is unacceptable for the city to disregard zoning bylaws and height restrictions simply for the convenience of any developer with a plan. This is how we ended up with towers built in the 1950's and 60's, replacing heritage buildings and destroying beautiful neighbourhoods. Why does the city adopt plans and create zoning bylaws if only to abandon them? Once we start building towers on the west end of Rene Levesque we will soon have a canyon of buildings casting shadows on a historic area from Atwater to downtown. It is insulting to the residents and surrounding businesses and the taxpayers of Montreal. It should not be allowed to proceed as planned and a very least the building heights should be no more than neighbouring buildings.

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