

## Revalorisation du site des anciens garages du M.T.Q.

As a resident of Ahunstic for over 20 years, this project is of particular interest as it will affect not only the social and physical well being of the community but as well as the physiological well being. The impact of such a project cannot and must not be underestimated as the impact will be irreversible.

As with all communities, the development is an important aspect and must be a well thought out process which must not be taken lightly by either the city or its citizens. Any and all changes will have an important impact on both parties.

Each arrondissement is different and has its own character and particularities which makes it unique and is why the residents choose that particular area. In the case of Ahunstic, it is because of its residential architecture of duplexes and tranquility with a city. Any change to this characteristic will affect not only the visual face of this arrondissement but the environmental harmonization that already exists.

Everyone is in agreement that this area should be developed, however in a way which respects the character and enhances the community. As presented, this project does not continue in the same environmental flow of the existing community. It will however create a completely opposite environment with a completely different character which has taken decades to make Ahunstic the community which exists today.

The main preoccupations with this project include the effects that such a high density population will have on a residential community, transforming it into a centreville with all the problems that come with such a transformation. As well documented, can we not learn from the American cities or even from Toronto which approved the same type of projects? Looking closely at those cities today, the residents have abandoned the city to move to the suburbs and how those cities are now facing the problems of ghettos and crime.

Another area of consideration is impact on the traffic. All the residents of Ahunstic are well aware that the lights on Henri-Bourassa are not synchronized. In the morning it is next to impossible to have two green lights together which require everyone to stop at each intersection between St-Laurent and L'Acadie. The traffic emerging from this project in such a small area will no doubt cause more problems than those that already exist.

As well please consider that the majority of parents with children in primary school drive their children to school, it is impossible to imagine that the traffic will only increase by four to six cars. Why was there no study completed on the effect of the traffic on a street with the flow of traffic south from Henri-Bourassa to Prieur in the morning? It would also be more beneficial to have an assessment on more than one street that runs south from Grouin to Henri-Bourassa in the evening.

The social impact will be enormous, taking into account the population density of this project in such a restricted area. The impact on schools has not been studied or documented, neither by the promoter nor by the city. Since there was no study completed on crime, we can only go by past experience where

a densely populated area is a beckon of crime. As this area of development is already known to the local police for drug usage and prostitutes, it is hard to imagine that these events will not continue. In other areas of Montreal where there are small parks in an enclave of buildings with little access and visibility from the main artery, the crime rate has only increased.

The psychological impact on the existing residents will be enormous, witnessing a metropolitan area being constructed literally in the backyard. The quiet, serene neighbourhood that we have come to enjoy and love will be transformed into a city centre. To have someone's lifestyle completely changed in a short period of time is strenuous.

The impact on the already strained medical system, the waiting time at the emergencies as well as the clinics will increase even more expansionably. The health system is already overwhelmed as is and the additional impact of such a project should be studied prior, not after.

Not to mention the fragility of the existing infrastructure, how will it be able to handle the impact of the addition of such a large project? The promoter is responsible for the infrastructure of the project however the water and sewage must be connected to the main system which is already strained to the limit.

There are already completed projects not only in Ahunstic but in nearby neighborhoods that take into account the existing residential characteristics and without having to change the zoning. Take into consideration Bois-Franc which also had to be decontaminated and where they constructed high end homes. Even here in Ahunstic, there was the project that was constructed at Henri-Bourassa and Meunier which use to be a Petro gas station and where they managed to construct a three storey apartment building. In Ville St-Laurent, the corner of Henri-Bourassa and O'Brien, again on an old gas station site, they constructed two story single duelling homes that stay in harmony with the existing residential environment.

Another option would be to build the apartment buildings on the site beside the AMT Du Ruisseau station which already has 10 storey apartment buildings. This would make that project an even better attraction as a TOD project as the Du Ruisseau station is a fully functional train station with service all week and connected directly with downtown.

This area of Ahunstic could be developed in the same way as the rest of the community. This would enhance the community, leaving the character untouched and beneficial to all.