

Dear members of the council of the OCPM,

Let me introduce myself, I am an urban planning student at Concordia University. I am a former resident of downtown Montreal and currently work in the area. In my studies I have got to know this city better along with being introduced to case studies of urban developments all over the world.

In the final stages of my degree I am required to complete an internship in which I have been volunteering for the Peter-McGill community council. It is through this organization in which I've been introduced to the Franciscan development.

When I first heard of the proposition of having a park on the Franciscan site I was a skeptic, much like Denis Coderre who views this site as a space not suitable for a public park. Over time as I immersed myself in research of this area, my opinion has changed and I fully support the addition of a park with features such as a soccer field, and community gardens.

The Franciscan site is a unique opportunity for the creation of more public green space. There are approximately 2800 families and thousands of young adults who could utilize this space. There is currently no soccer field in the downtown region, and there is considerable interest for one.

The legacy of this plot of land should be one that the public has full access to. The Franciscans as a church are an establishment who are supposed to cater to the community and serve the public, how is it possible after not paying taxes, that this organization can make massive profits through a partnership with a private developer? This seems fundamentally wrong to me and this land should be claimed by the city for usage that would benefit society as a whole.

These condo towers will be highly invasive in regards to the surrounding architecture. The city of Montreal has a vision of densification of Rene Levesque Boulevard; however this block has great historical architecture that is not compatible with higher elevations or modern design. This areas architecture should be preserved and not infringed upon with such developments. The historical richness of this area is slowly being erased by cookie cutter condo developments.

The falaise St.Jaques in the back of this lot is a green space like no other in Montreal. It has the potential of being a greenbelt that can be used by the public for a possible bike path or dog walking corridor. The privatization of this space would be a huge blow to potential projects that could reap all the benefits of this green area for all the citizens of Montreal.

As my closing statement I would just like to say that it is through urban planning that the city of Montreal is to improve the quality of life of its residents. The city functioning as an entrepreneur is destroying the city's livelihood and aesthetic beauty.

In hopes that the city is able to move forward with this project democratically,

Brian Barratt