

Teresa Glawdecki

Brief on Schéma D'Aménagement et de Développement de L'Agglomération de Montréal

Submitted by Teresa Glawdecki

I wish to submit this brief with regards to the Urban Plan that the City of Montreal is changing in the hopes that the changes incorporated will better meet the requirements and wishes of citizens in affected areas. I live in Dorval and our Council has approved the construction of approximately 270 condo units (and 3 single family units) on land the size of a soccer field. Citizens were very opposed to this construction, and yet Council was able to change the Urban Plan, and vote for this project and also passed laws which did not allow for a referendum. These are very contentious issues and should not be allowed to happen as citizens should have a bigger say in what goes on in the borough.

It should take more than just a change to the Urban Plan to be allowed to build on certain areas of land. If enough citizens oppose something, it should automatically go to a referendum. Dorval in our area was able to enforce changes by changing the Urban Plan and citizens were unable to stop them with the upcoming development of Queen of Angels land. We were blocked by the city in every way. I also believe that the areas presently used as parks including shoreline and Lakeshore Drive/Bord de Lac should be protected from development. As Dorval has so little green space left, it should automatically go to a referendum and not just a change to the Urban Plan if the city plans to develop it. Areas on Lakeshore/Bord de Lac are being built with huge condo towers and these areas should also be restricted to lower storied buildings to protect the integrity of the area. This would follow the idea of the Schema where there would be protection of scenic views, portions of the shoreline road and protect river views.

There should also be protection of Lake Saint Louis and its shores. There are habitats for water birds, fish and reptiles. Fish also reproduce between Dixie Island and Dorval Island. Water courses and ditches totaling more than 23,842 linear meters run in Dorval and this includes Denis Creek, Bertrand Creek, Bouchard Creek, and Smith Ditch. These areas should all be indicated on the map as at least a "milieu naturel" and steps should be taken to protect them. The actual shore line left should be protected and subject to a referendum if the city wishes to develop it or any of our designated park areas. The Schema indicates that protected areas should be expanded from 5.8 to 8% and including these areas might help do that for Dorval.

An important green place to remember is the ecoterritoire de la coulée verte du ruisseau Bertrand. This area is partially in Dorval and the city should have to protect and include this land in the ecoterritory being developed. There is another public consultation being done at present on this. This area in Dorval harbours a mature forest and several at-risk species such as the black maple and sharp leaved sedge and is connected to the Bertrand Creek ravine. This sector, which is to be the site of a future nature park, is characterized by wetlands and young woodlands. This area borders the southeast part of Dorval golf course adjacent to the airport. The golf course should be protected and maybe eventually included as part of this park if the city decides to develop it.

Patrimoine bâti should be protected and held in valour. This should include both the buildings and land. We see how the Queen of Angels Academy was allowed to sell the land which is now to have approximately 270 new condos next to an architecturally interesting historical building. This should not have been allowed to happen and the new urban plan should take this into consideration.

In the Schema, the city of Montreal indicates land use for a section of territory near the junction of Highway 20 and Cote de Liesse Road. (Autoroute 520) In the draft, you propose that this area be designated for industrial use. I know that the city of Dorval proposes that this should be mixed zoning, but I agree that it should stay as industrial use. It is very close to the airport and should stay industrial to encourage businesses to set up there. Moving it to mixed zoning would allow the city of Dorval to let builders build condos there and force businesses to move out.

It would be good to allow some senior residences to be built and to have housing built that is family oriented. It is good in your Schema that you now know that small condos are not the way to go in terms of the PMAD and that family housing should be encouraged. Condos are way too numerous on the market and suburbs should be encouraged to examine other family friendly forms of housing. Green housing should also be encouraged in terms of energy efficiency and products used in housing. Trees and shrubbery that is low maintenance but attractive to birds and butterflies should also be encouraged.

Reduction of urban heat islands is important and suburbs with them should be made into looking at ways to reduce them. These above ideas are all recommendations that I have for the Schema. Dorval has very little land left to be developed, but there have to be controls put in place so that our suburb doesn't become full of condos. The PMAD calls for more dense housing to be built, but our city is doing it to the extreme. There also has to be greenery and protection of many of our water courses and natural milieus.