

Dear members of the commission,

I am here today to express my shock, dismay and concern about the proposition to expropriate the Ly family from their home on 530-532 Bellechasse in connection with the possibility of a new PVM. Also, I do not accept the lack of discussion with the residents of the neighbourhood, of which I am one, about a construction project that has incredible negative impact upon us.

1. The expropriation of the Ly family home has been flawed from the beginning. They have been courted for 6 years by the STM, and more recently are on the verge of being bullied out of their home. It is clear to us residents that the STM see this family as an easy target in their hopes to secure a site for their PVM, and possibly, 60 million dollars in funding from the QC government. In 2018 the Ly family were approached and asked if they would sell their home to the STM. The Ly family refused. Then in 2020 the Ly family were approached again, and this time when they refused, they were told that the STM could expropriate their home. Then in 2022, the STM filed for expropriation. More recently, in 2024, the Ly were finally informed that their house was being expropriated, and they began to fight back against the STM.

The STM was not counting on the family being able to mount a defense against expropriation. But through their efforts in going to the media, to city council meetings and to STM budget meetings, the Ly family are showing that they will not quietly accept the STM's indefensible position that the Ly family home is the best site for the new PVM.

Our neighbours the Ly Family have been living at 530-532 Bellechasse since 1983. Chinese immigrant Ha Ly (73yrs old) and his wife Annie, were able to put aside money while working low-income jobs in order to buy this family home. They have seen the neighbourhood transform in the ensuing decades into the sought-after quartier that it has become. Their children grew up in this house in the Rosemont-La Petite-Patrie neighbourhood and continue to live with and care for their aging parents. They are a beautiful family, and part of the fabric of this community.

2. The STM has shown that they are not willing to include residents in the process of securing a site for their PVM. They have talked to the borough, the city and the province, but not to the neighbours who will be greatly impacted negatively by the extreme noise of the construction, by the horrible pollution, by the dangerous nature of living immediately next to a giant construction site with dynamite, jackhammers, cranes, excavation machines, dump trucks and construction workers that are insensitive to the pain they are inflicting on the neighbourhood that they work in. This is not the first STM consultation for a PVM in a residential neighbourhood. The recommendations by the independent commission from prior consultations have not been listened to or enacted in future consultations. The lack of information for the residents is blatant. Access to information in a timely manner has been recommended in the past, and is still not being followed by the STM. Give the residents access to all the documents concerning the entire project before the

consultation so that we are able to properly assess what we will have to endure for 4 years. By withholding that information, it demonstrates that the STM is not concerned with our rights to be included properly in the discussion. It also hints at a lack of transparency with the borough, the city and the provincial government.

At the first STM consultation meeting about this project, we were shocked to find out that there are actually five other suitable and unoccupied sites for this project - two of which belong to the provincial government and three of which already belong to the STM. The latter three sites would be significantly more removed from dense residential areas, would require no road closures, and in all five cases would not require the forced eviction of an elderly couple. We have asked for the documents that show the process of determining the best site for the PVM, that would show the criteria involved. **21** days later it is clear that either no such documents exist; that the STM is just making decisions unilaterally that best serve their interests. Or that if such documents do exist; the residents, the media, the borough council, the city and the province would clearly see that there has been a complete lack of real study into the human and environmental impact of this gigantic construction project. A project that would take place in one of Canada's most densely populated neighbourhood, at the corner of a ruelle verte, up against a bike superhighway, and forcing the closing of a city street that is vital to cross town traffic.

Currently, 26 homes are within 30 meters of the planned

site (imagine the length of a basketball court) in this neighbourhood filled with young families. This is a project that will necessitate at least four years of road closure, major excavation involving dynamite and cranes, extremely loud noise, air pollution, and an absolute disruption of daily life. Residents living with the noise and vibrations of an almost identical STM site describe the experience: “We're in pain. Every day. We just want a normal life.” ([Chantier STM et bruit: «C'est impossible de dormir» - Journaldesvoisins.com](http://Journaldesvoisins.com)) At the end of the process, the ventilation station will work 24 hours a day, emitting noise, and air from the metro which contains a concerning amount of PM2.5 particles.

We want the consultation process to include 2 recommendations outside of its scope, the expropriation of a family home and the choosing of the site of their new PVM.

These following points are of serious concern for the residents in consideration of site 5 for the PVM Bellehasse.

1. We find the offer for the house to be criminally under the actual fair real estate value. No home like this in the area has sold for under \$800k in the last year. To expropriate a duplex with parking spaces for \$569K is immoral

2. We want the STM to clearly show the necessity of a new PVM for 60 million dollars. There is an existing PVM. It is working well. It can be upgraded, like the Chabanel site.

3. Concerning noise, we would like to see a report from the PVM Chabanel that includes the testimony from neighbours. How it impacted their lives in their homes. For landlords, how it affected their ability to rent out their properties and how they were affected financially. This will give us a clear picture of how our lives will be affected for 4 years. Remember that we have lived through the construction of the Plaza St. Hubert, the replacement of aqueducts, lead pipes, hydro lines, gas metropolitan lines on Bellechasse, the renovation of the Rosemont overpass, the construction of the STM bus depot. We are fed up.

4. Concerning dust pollution, we would like to see a study of the nature of the contaminants released into the air during construction and the risk of carbon monoxide poisoning during the dynamiting. We would like to see a model that shows potential dispersion throughout the neighbourhood.

5. Concerning the small businesses, we would like to see a study that shows how much money will be lost by Le Chiroposture, Le Cafe Les Oubliettes, the soon to be opened cafe at 6089 Chateaubriand and the many businesses on the Plaza St. Hubert, especially those in the blocks between Rosemont and Beaubien. Please remember the incredible hardship that business owners on the Plaza St. Hubert went through during all of those years of construction. Countless businesses closed before the construction started, knowing full well that they couldn't survive that many years of disturbance to the commercial district. Others closed during, having not realized the

extent of the construction, the many delays and the decrease in customers due to the many inconveniences in accessing the business. Finally, many closed after the construction was finished, not able to climb out of the debt incurred after many years of disruption due to the construction.

6. We need to see how the incredible amount of trucks will flow in and out of the neighbourhood, and especially in the tiny Ruelle vert, and what the real impact of that will be.

In conclusion, I think that the STM must reconsider using site 7,8 and 9. This would end the need to expropriate the Ly family home. It would mitigate noise pollution as it would be away from a residential neighbourhood and on the grounds of an abandoned STM bus depot. It would eliminate traffic issues as the construction could take place entirely on the grounds of the soon to be inactive STM bus depot. It would allow for residents to live in peace and the small businesses to continue to flourish.