

**LA PRÉSIDENTE :**

635 Ça ne presse pas ce soir. Si vous aviez la gentillesse de prendre une note et de nous la déposer, la documentation, ça serait mis également au dossier.

**M. ÉRIC MICHAUD :**

640 Oui. En fait, on a participé à un forum où la responsable en a fait état. Je pense que ça nous a été... On devrait arriver à mettre la main dessus.

**LA PRÉSIDENTE :**

645 Quelque référence que ce soit. S'il vous plaît. Puisque c'est mentionné à votre mémoire et je vous laisserais aller avec ça.

**M. ÉRIC MICHAUD :**

650 Je vais juste vous laisser une copie de l'article qui fait état de l'étude de l'INRS.

**LA PRÉSIDENTE :**

Merci. Je vous laisserais aller.

655 **M. ÉRIC MICHAUD :**

Je vous remercie.

**LA PRÉSIDENTE :**

660 Merci à vous. J'inviterais maintenant monsieur Hajaly. Robert Hajaly, s'il vous plaît.  
Mr Hajaly, good evening.

**M. ROBERT HAJALY :**

665 Good evening everyone. You got my brief ? You've read it.

**LA PRÉSIDENTE :**

670 I would ask you to talk very slowly for madame Philibert, she has to translate it.

**M. ROBERT HAJALY :**

O.K.

675 **LA PRÉSIDENTE :**

Thank you.

**M. ROBERT HAJALY :**

680 I'm not sure I can get through it in that case, but I'll do my best. It's actually the first four points that are the most important. I'll try to go through them and if I can get any further that's all right.

685 Good evening, my name is Robert Hajaly. I live and work in the Peter Mc Gill district, and am interested in this project because it has a great impact on the local community.

690 First, I welcome the proposed redevelopment insofar as it will increase the number of people living downtown, and provide a community centre, recreational green space and social housing for local residents. These are longtime demands of the local community. However, I have a number of comments and suggestions to improve this project.

695 First, it is desirable that a major portion, say a half, of the 15% affordable housing provided by this project be suitable for families. It is expensive for families to live downtown, and, contrary to what some developers think, there are many attractions for children, as will for their parents, to live downtown.

700 Moreover, families create a demand for desirable city services, and it's preferable for the city that they live downtown if otherwise they would live in the suburbs outside Montreal. By units suitable for families, I mean units that can qualify for city subsidies for such housing, specifically to have 3 closed bedrooms, at least 96 square metres or floor space, and to be on the first five floors of buildings. Let me just qualify that, it might be acceptable to have units of 2 bedrooms so long that they still qualify for the subsidies. But most of them should be for 3 and not less than 2.

705 It is up to developers to make publicly known the many downtown attractions for families and to promote these to prospective buyers.

As for social housing, I understand that 18 of 180 such units are planned by this project for families. If this is correct, I might be corrected, I believe this figure of 18 family units is too low. 710 The city and the developer together should research the proportion of local residents qualifying for social housing who have children, and so determine the proportion of social housing for families accordingly.

715 Second, I would like to see the size of the proposed Henr-Dunatn Park increased, if possible, to allow more room for recreational sporting activities. There are now no public facilities for such activities in the area of this development. More specifically, the Jardin de l'Hôpital, proposed by the PPU for this area and on which the expanded Henri-Dunant Park is based, extended further down south to Hope Avenue and Hector-Toe-Blake Park.

720 To achieve this lengthening, even partway, of the Henri-Dunant Park, the length of towers 4 and 5, especially 5, of this project would have to be shortened somewhat. To maintain the floor area of the community centre beneath these towers, the community centre should be extended westward along René-Levesque Boulevard.

725 Also, I would like to support the city's assurance, given at the information meeting for this project, that Henri-Dunant Park will be controlled by the city and arranged flexibly for sporting activity, preferably, in my view, as a mini soccer/football field. As well, I think there should also be a mini basketball court, also under city control, in a considerable ground space in the centre of this redeveloped site, between towers 2 and 3 and 6 and 4. As I said above, there is a completely unsatisfied need for sporting facilities in this area, and soccer and basketball are 730 popular sports to allow and encourage people to be physically active.

735 Third, I believe it would be desirable to have a local public primary school on the site, if possible. There is now no such school now in all of Peter McGill district, and this puts off some families with young children from staying here. A school located in this project would have the advantage of being next to a community centre with a public library and next to a green space that could be played on by students. This school could be located in the space now intended for shops below towers 1, 2 and, 3. It should, if possible, include local students studying under the English Montreal School Board as well as those studying under the French CSDM, so that all local students can equally attend a local public school. And, I point out that 44% of Peter McGill 740 residents do speak English at home while 22 % speak French. This is already the practice at the FACE school on University Street downtown, to have both school boards in one school

745 Fourth, and more critically, I think the buildings of this project are too high and this height should be reduced. First, their height is way out of scale with the height of the neighbouring buildings to the east and south, whose maximum permitted height is 14 meters. They are considerably higher than any buildings now around Cabot Square. But of greater practical significance, their great heights puts Cabot Square mostly in shade in the morning, Hector-Toe-Blake Park in the afternoon, and the expanded Henri-Dunant Park throughout the day. Throughout the day it's mostly in shadow because of the surroundings towers. And that's 750 according to the architect's own presentation on page 1661.

This project benefits from the proximity of these parks, and yet it is spoiling other people's enjoyment of them, many of whom are already disadvantaged.

755 In my view, this is not right. At the information meeting for this project we were told by the  
developer's side that they could reduce building heights only by reducing the amount of green  
space made available by this project. This assumes that the developer would have to build the  
same number of units, but spread over a greater ground area, to cover his costs and make a  
profit. But maybe these costs could be reduced, with the help of government, requiring fewer  
760 units to be built. For example, the city could pay the developer for the portion of the developer's  
land that the developer is effectively cedind to the city to make up the expanded Henri-Dunant  
Park. And the provincial and federal governments can bear at least some, if not all, of the cost of  
the developer building non profit social housing.

765 Financing such housing should after all be primarily the governments's responsibility.

**LA PRÉSIDENTE :**

Two minutes.

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**M. ROBERT HAJALY :**

Ok. I'll just finish.

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**LA PRÉSIDENTE :**

Please. Thank you.

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**M. ROBERT HAJALY :**

Also, a small point, the height of the two commercial floors under towers 1, 2 and 3 could  
be reduced from the proposed 7 metres (34 feet), appropriate only for very large stores, to about  
4 metres (13 feet), reducing the total height of these building by 6 metres or 20 feet.

785 In any case, I believe that the permissible height for this project should remain at 80 metres, with  
all the buildings other than tower 1, and especially towers 3 and 5 next to Henri-Dunant and  
Hector-Toe-Blake Parks, being considerably less than this – say, 65 metres for towers 2, 4 and  
6, and 45 metres for towers 3 and 5. It should be noted that 45 metres is the increased height of  
790 buildings now permitted on the portion of St. Catherine Street near Cabot Square, to prevent this  
pedestrian friendly street from being unduly shaded by the buildings along this street.

I think I will probably stop here, I don't know how much time I have left.

**LA PRÉSIDENTE :**

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30 seconds.

**M. ROBERT HAJALY :**

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30 seconds. OK.

**LA PRÉSIDENTE :**

If you can resume in one minute...

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**M. ROBERT HAJALY :**

I rather definitively can but I can just continue with the 5<sup>th</sup> point.

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Fifth, the proposed tower 6 for social housing overwhelms and to the extent diminishes the  
adjacent former nurses's residence at the corner of Rene-Levesque and Atwater because of the  
social housing building's much greater height, 20 storeys, as against 3 storeys for the former  
nurses's residence. The effect is magnified by the social housing building being immediately  
next to the former nurses's residence, with no space between these buildings.

815 Therefore, to reduce this negative effect the social housing building should be moved eastward at  
least about 9 metres (30 feet) to separate it visually from the former nurses's residence. There is  
room for this move as there is now about 27 metres (89 feet) between the social housing building  
and tower 4 to the east of it. I believe that this move was one of the conditions that the Comité  
820 Consultatif d'Urbanisme specified for its approval of the project (page 4 of the sommaire  
décisionnel of the City of Montréal), but this condition has not been respected by the developer.

**LA PRÉSIDENTE :**

825 Mr Hajaly, if you don't mind, if you want to keep a few minutes for questions.

**M. ROBERT HAJALY :**

That's fine. I hope you do have questions.

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**LA PRÉSIDENTE :**

We have read everything in your brief.

835 **M. ROBERT HAJALY :**

OK. Excellent.

**LA PRÉSIDENTE :**

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So, a few questions. You mentioned on page 1, *attractions*, there is... *Contrary to what  
some developers think, there are many attractions for children to live downtown.* What do you  
mean exactly about this...

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**M. ROBERT HAJALY :**

850 Let me give you some examples. -That's a good question. For example, several of the  
museums like the Fine Art museum, and McCord museum and Redpath museum, they all have  
programs especially for children. The university, like McGill has sport programs especially for  
855 children, you don't have to be, need any connection with them. There is the YMCA and YWCA,  
there is skating under 1000 La Gauchetière, there's two cinemas which play family movies,  
there's Bank Scotia and Atwater cinema. There's skating under 1000 La Gauchetière, I think I  
mentioned that. So, these are a number of attractions which actually you would not find  
anywhere else. The truth is, what is missing are public facilities: school, community centres,  
860 public library. There's a wealth of other things that are interesting for children. It's the public  
facilities that have to be provided.

**LA PRÉSIDENTE :**

860 Clear. OK. Thank you.

**M. ARLINDO VIEIRA, commissaire :**

865 You say you would like to see the size of the proposed Henri-Dunant Park increased to  
allow more room for sporting activity. Can you give us an idea how do you that, increase the size  
of that park?

**M. ROBERT HAJALY :**

870 The only conceivable way that I can see is that the lengths of towers 4 and 5, or their  
depths, if you want to see it visually, has to be a little bit diminished. Right?

875 Because, it is that witch is preventing the lenghtening of Henri-Dunant Park southward. If you  
compare the original PPU for this area, which then had a, they call it Jardin de l'Hôpital, before  
the hospital was got rid of. That Jardin went down Hope Avenue and Hector-Toe-Blake Park, it  
went that far south. Now, I'm not sure that we can go all the way down, that would be nice but...  
there should be an attempt to go further down. It should be a bit bigger. Right now, it's a bit  
mean, you know, for the purpose of let's say a mimi soccer field that sort of thing.

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To answer your question, the only conceivable way that I can see, is that towers 4 and 5,  
and especially 5, which is right directly in line with Henri-Dunant Park would have to be shortened  
somewhat. I don't see how else it could be done.

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**M. ARLINDO VIEIRA, commissaire :**

O.k. Another point is that you propose a mini basketball court, that would be inside,  
interior of the... and a sort of partnership for the administration between the City and the  
owners...

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**M. ROBERT HAJALY :**

It would primarily be under the City. Just as Henri-Dunant Park is. It would be a public  
space, not a private space. And I believe that the development plan itself allows for the...

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**M. ARLINDO VIEIRA, commissaire :**

But you propose a mini basketball court on the...

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**LA PRÉSIDENTE :**

... within the private property. How do you conciliate this mini basketball court that you  
are proposing right inside of the private property but under public control ? How do you  
conciliate that?

905 **M. ROBERT HAJALY :**

It would be ceded, it would be ceded. It would be ceded by the developers to the City. The control of it would be ceded. Just as... Look at Henri-Dunant Park, some of it is actually the developer's property, some of it is the developer's land, and they ceded the control, if I've understood Mr Monet from the information meeting session, he said...

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**LA PRÉSIDENTE :**

But the north tower...

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**M. ROBERT HAJALY :**

They have ceded part of their property to the City. And in the same way, this interior property, the considerable space between the 4 towers, the control of it would be ceded to the City. That's the answer. It would be ceded to the City, that means... The City has to allow us to go through, right? They have to change the zoning of it, they don't have to do that. Everything is up for negotiation. And the City should use its power to the maximum to serve the public.

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925 **M. ARLINDO VIEIRA, commissaire :**

I see.

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**Mme DANIELLE LANDRY, commissaire :**

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Good evening, Mr Hajaly. You talk about of the school, if we were to have a school in the project, to be located under the tower number 1, 2 and 3. Could you comment a little bit on the advantages that we would have to have a school there?

935 **M. ROBERT HAJALY :**

Well, first of all, they can make use of the community centre and the public library after school is closed, they can make use of the green space, for example, the children need, you know, to do physical stuff, they have got a green space there which can be used for certain periods. There's no other site in Peter McGill, a part from the Sulpicien's property, that could be investigated, there's no other site that has these properties. We have been looking for this... I have been involved with the Peter McGill community council for 12 years now. We have been looking for sites, this is the only site that has these, that would have these advantages.

945 **Mme DANIELLE LANDRY, commissaire :**

You specified that the school could be located on the tower number 1, 2 and 3, so I am asking you to comment on that location.

950 **M. ROBERT HAJALY :**

Very specifically?

**Mme DANIELLE LANDRY, commissaire :**

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Yes. Right.

**M. ROBERT HAJALY :**

960 Well, let me put it this way. It's close to the ground, in fact, it's right on the ground, it's not... it's not above people's residences, it's below people's residences. So, it tends to sort of minimize the interaction, not completely of course, the interaction between the residences and the school, and the amount of floor space that is under towers 1, 2, and 3, two floors, would be, I think, more than adequate for any conceivable primary school. It's about, it's over 70, 000 square feet.

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**LA PRÉSIDENTE :**

You suggested it in place of shops.

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**M. ROBERT HAJALY :**

In place of shops, that's right.

**LA PRÉSIDENTE :**

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Where do you put the shops?

**M. ROBERT HAJALY :**

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You don't put the shops.

**LA PRÉSIDENTE :**

OK. No shops.

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**M. ROBERT HAJALY :**

We dont need the shops. There's a lot of shops on St.Catherine Street, this is out of the way frankly for shops.

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**LA PRÉSIDENTE :**

OK. That's clear. Because it was not mentioned in you brief.

995 **M. ROBERT HAJALY :**

Yes. Beside which, it gives the devopers a steady income. Once you have a school there, they are not going to go bankrupt on you. Like a store might.

1000 **LA PRÉSIDENTE :**

OK. Thank you.

1005 **M. ROBERT HAJALY :**

Is that it?

**LA PRÉSIDENTE :**

1010 Yes. Thank you.

**M. ROBERT HAJALY :**

You're welcome.

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**Mme DANIELLE LANDRY, commissaire :**

Thank you.

1020 **LA PRÉSIDENTE :**

Héritage Montréal, madame Mary Leslie et monsieur Dinu Bumbaru. On va vous demander de vous tirer une bûche supplémentaire.