

605 On a des programmes de collaboration qui mettent ensemble les jeunes avec les personnes âgées. Nous avons auparavant le *Montreal Children Library* qui était dans nos locaux, mais qui a déménagé il y a quelques années. Notre clientèle est surtout une clientèle âgée ou de 50 et plus.

**M. ARLINDO VIEIRA, commissaire :**

610 O.K. Merci.

**LA PRÉSIDENTE :**

615 Merci. Ça fait le tour des questions. Merci pour votre présentation, Madame également.

**M. JOHN AYLEN :**

Merci.

620 **Mme LYNN VERGE :**

Merci.

**LA PRÉSIDENTE :**

625 J'inviterais maintenant monsieur Lawrence Angel, s'il vous plaît. Monsieur Angel, bonjour.

**M. LAWRENCE ANGEL:**

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So, before I begin, I'm just going to deposit what I'm going to say today.

**LA PRÉSIDENTE:**

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You just have to use the microphone, if you don't mind just for the record.

**M. LAWRENCE ANGEL:**

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For the records, I just deposited what I'm going to say today. The remarks, you received earlier were those of my parents.

**LA PRÉSIDENTE:**

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O.K.

**M. LAWRENCE ANGEL:**

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So, good afternoon Ladies and Gentlemen. My name is Lawrence Angel. I have the privilege of waking up every day for the past 25 years directly across the street. My parents have owned the building for the past 40 years. So this is something that I see on a daily basis and will be impacting for quite some time.

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We are very concerned about the scope of the project that is being envisaged on the location of the former Children's Hospital and by the disappearance of a good part of Lambert Closse and Parc Henri Dunant. The last two are freebies to the developer who already purchased the site for an amount 25 million dollars, half of its market value.

660 The developer is proposing 7 buildings, 6 of the towers would have about thirty-two (32) floors, up to one thousand four hundred units (1,400), housing possibly some four thousand two hundred people (4,200) in addition to a hotel, commerce, a community center and only five hundred and fifty (550) underground parking spaces that have been planned. This, by my calculation, is about six thousands (6,000) people per day on this tiny footprint.

665 All of this on approximately one hundred and seventy eight thousand square feet. This exceeds by sixty-six times (66) the highest density levels reported by Statistics Canada in the 2016 Census. Vancouver was determined to be the highest density city in Canada, with some five thousand four hundred and ninety two (5,492) people per square kilometer and Westmount came in second with five thousand four hundred and twenty-four (5,024) people per kilometer.

670 The number of people, the noise, the littering, the traffic, the damage to the surrounding properties, the fact that even by the developer's own admission and it was spoken to you yesterday, the fact that there will be a lack of sunlight, not to mention potential impact on the wind patterns, will have a negative impact on the immediate area both in terms of quality of life and decreased property value.

675 Furthermore, the most recent projects on the corner of the Franciscan project and also the former civil site and the former Shell gas station, we anticipate, based on these projects, a high number of units will have absentee landlords and will end up as seasonal or short-term rentals, possibly even Airbnb's. So, we talk about opening hotel on this project.

680 There's already a great deal of Airbnb's. If this hotel is like a boutique hotel, there's a possibility again that this hotel may not always be full. Right? This is the risk we can talk to people about, hotel occupations and all that – that's a separate issue, but you're putting a hotel here, not sure who would want to come and stay at that hotel.

690 The plans and the materials proposed for the towers remind me of the projects in  
Chicago and Baltimore some fifty (50) years ago, which have either been abandoned or  
became slums long after developers and city councillors have lost interest and moved on. I  
mean no disrespect to the developers when I say this about the project, but the idea of housing  
and subsidized housing is fantastic. I'm all in favor of it. But putting people in towers and  
putting families in towers, this has been done before and the success, we could argue, in some  
places it has worked and a lot of places it hasn't worked.

695 I suggest that the city of Ville-Marie look to the INTERNATIONAL MAKING CITIES  
LIVEABLE MOVEMENT that seeks to make cities, particularly downtown areas, more liveable  
through mixed use developments. The forty-fifth conference is taking place this October in  
Santa Fee, Mexico, gathering architects, city officials and urban planners. The Movement  
addresses issues with this project that should be concerned and have not been studied in  
700 depth.

The APPROPRIATE HUMAN SCALE ARCHITECTURE of this project, the possibility  
of maybe including mix use of townhouses, condos, apartments and shops, and most of all  
measuring the livability of the area for families, small children and older persons.

705 In regards to the social housing, I understand that there are very few family units and  
they would be mostly units for older people. There is already a great deal of units for older  
individuals in the area. Yesterday, when I was here, I learned that there would be even the  
possibility of services for these older individuals. I'm all for it. Our population is getting older.  
710 However, I do believe that family units should be made a priority on this project and that 32  
units is not enough family housing on the site.

The glossy plans and diorama with long historical documentation as background to this  
project do not address issues that I have mentioned.

720 Montreal, Ville-Marie and the Province seem to have abandoned their concerns to preserve the unique richness of this area's patrimoine. Keeping the Nurses building is not a solution. The negative impact of the huge towers on a small parcel of land, with a high volume of individuals, on a daily basis, usurping a park, blocking light from another park and light from housing in front of it and around the project does not complete the urban fabric. It rather destroys it.

725 I think that the towers should be much smaller. And I understand the developer says that decreasing the height of the towers would be taking away green space. I disagree. I think you can decrease the height of the towers. You don't need to expand the footprint. You just have fewer number of units, you make them larger. I know a lot of condos and some of them are being targeted to people in my age, and professionals and all of that. The demographics... a lot of my peers and such, said they should prefer larger spaces. Shoebox condominiums, shoebox family housing is not the solution. Thank you.

730 **LA PRÉSIDENTE:**

O.K. You mentioned in your brief the risk for renting on...

735 **M. LAWRENCE ANGEL:**

Airbnb...

740 **LA PRÉSIDENTE:**

...units on short-term or...

**M. LAWRENCE ANGEL:**

745 ...and absentee...

**LA PRÉSIDENTE:**

... not to name it, Airbnb...

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**M. LAWRENCE ANGEL:**

...yeah, absentee landlords, unit rentals and all of that. Yeah.

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**LA PRÉSIDENTE:**

And you've indicated that family units are for elderly people?

**M. LAWRENCE ANGEL:**

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I was thinking the more of the... for profit side but I guess that could be a possibility on the social housing side, depending how it's administered.

**LA PRÉSIDENTE:**

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Is this your experience? I mean, could you tell us a bit more of...

**M. LAWRENCE ANGEL:**

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My experience in the area is you see a variety of rental units on the market, of different sizes, even in some cases small houses which are entire houses that are on the market.

**LA PRÉSIDENTE:**

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O.K. but we're talking about family units in a social housing?

**M. LAWRENCE ANGEL:**

O.K. So, I don't have an experience for that. So I can't comment on that...

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**LA PRÉSIDENTE:**

You are having in mind the private flat or whatever...

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**M. LAWRENCE ANGEL:**

Exact. The private...

**LA PRÉSIDENTE:**

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On the market?

**M. LAWRENCE ANGEL:**

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I believe there was a mention of condominiums and apartments, regular apartments.

**LA PRÉSIDENTE:**

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O.K. I won't have any other questions. Questions? O.K. Thank you Sir.

**M. LAWRENCE ANGEL:**

Thank you very much.