

To: Office de consultation publique de Montreal
Subject: Redevelopment of the Montreal Children's Hospital Site – Devimco Proposal
Date: February 21, 2017

I would like to see an impact study for the Montreal Children's Hospital redevelopment project beyond the area bordered by Atwater Avenue, Tupper Street, Sussex Street and Rene-Levesque Blvd. The plans are in isolation of the neighbourhood in which it will be embedded and we need to be shown the impact on the residences within a one-block radius. Where is the study showing the impact on residents living south, east and north of this new project? We need to evaluate Devimco's plans in comparison to the recent condo towers built in the neighbourhood.

I am a resident of the downtown Peter-McGill district and have been dutifully paying property and school taxes for almost two decades. I live approx. 25 metres south of the hospital site and purchased my property for its location and views. Today, when I look south, I enjoy a view of the Atwater Market and looking north, I enjoy a panoramic view of Mont-Royal. This will change with the addition of Devimco's six condo towers ranging from 65 m to 120 m in height. I will lose my view of Mont-Royal!

To put this in perspective, compare the height of Devimco's new condo towers to the condo towers at the neighbouring projects: Le Seville, S sur Square, O'Nessy, La Catherine. Devimco's tower heights will be far and above higher than the average building height in the neighbourhood. Why is the city permitting this favouritism?

The Devimco project will not only obstruct views for current residents, but the height of the new towers will cast shadows over residences within a one-block radius. I take particular exception to the tallest tower of 120 m that Devimco is proposing on the Atwater Ave. side of its site. Since the Montreal Children's Hospital occupies the northeast corner of Atwater and Rene-Levesque, it receives bountiful daylight from sunrise to sunset. The site is perfectly oriented to get itself the most sunlight from the east, south and west. But what about people living adjacent to the site?

If the condo towers proposed by Devimco are built, they will effectively block out sunlight to the detriment of residents living south and east of the site (along Sussex, Hope and Rene-Levesque). That radius would include my property, so not only will I lose my view of Mont-Royal, I stand to also lose a certain amount of natural daylight.

The effect of diminished daylight and sightlines must already be felt by residents of Le Seville since the S sur Square tower has been built south of it. Other examples: One has only to walk on Rene-Levesque Blvd. between Fort and Drummond to see how a lack of vision can negatively impact the whole neighbourhood. Where once Le Crystal and Icone stood tall on the north side of Rene-Levesque, now the newest condo towers on the south side of Rene-Levesque (O'Nessy, YUL, Roccabella) have cast those north side neighbours in shadow. Goodbye blue skies, goodbye daylight.

We cannot just evaluate the Devimco proposal as a stand alone project. Can Devimco show us a 3D modeling of how much the six towers will affect the view and sunlight for nearby residents? Has Devimco worked with a building engineer in addition to an architect? Has Devimco considered reconfiguring the height and orientation of the six towers to mitigate the loss of view and sunlight for nearby residents?

The city needs to pay attention to how new development projects fit into the context of the neighbourhood and how it will affect existing residents. That is what I expect and what I demand as a taxpayer.

Sincerely,
Helen Wong