

## Grands Jardins -- Projet Particuliare d'Urbanisme—April 2011

### 1) Densifying Development:

- i) The Ste-Catherine Street Basilaire height, page 49, should be reduced from 15m to 10 m, to match the 3-floor height of existing buildings, and to provide a human scale. This height should be for a distance of a minimum of 20' from the front of the building. This leaves 100' remainder for a highrise behind the Ste-Catherine low-rise commercial continuum.
- ii) Heritage Buildings: The 5 greystones opposite the Seville Project should be protected. The Art Deco buildings and heritage stone buildings on the north side between Chomedey and Towers should be protected too.
- iii) The plans for the 44m maximum height should be submitted to the CCU for comments.

### 2) Ste-Catherine Street facades grants should be available again for renovating facades.

### 3) Quartier 21 Park, off DeMaisonneuve :

A new park would be very difficult to keep secure. Parking is required, and underground parking would lose many spaces due to entrance and exit ramps. An elevated park would block light from lower windows, and would be even more difficult to secure.

#### Possible Solutions:

- i) Green space is important for a Quartier 21 area. Increase the borders of the Quartier 21 area to include the Grey Nuns and Norman Bethune Square. DeMaisonneuve-Bishop-ReneLevesque- St-Marc. There is space around Victoria School for café seating, vegetable gardens, green roofs.
- ii) Apply the law requiring 1 tree per 200m<sup>2</sup>, Ville-Marie 01-282 Article 456, so that the parking lot owners will plant the trees.

### 4) Cabot Square:

- i) Rent the Vespasian for a reduced price, so an ice-cream, fruit, coffee, flower shop can survive. Their contract should specify that they be open at least 5 hours per day, at least 6 days per week.
- ii) Talk to the STM to share the expense of lowered rent in the Entrance to the Metro, for a job-search office, police post, internet café, month-old magazine distribution, etc. Their contract should specify that they be open at least 5 hours per day, at least 6 days per week.
- iii) Use some of the \$5.5 million for ongoing maintenance, and a full-time park maintenance blue collar to clean and to animate the park.

### 5) Development on Rene-Levesque at Lambert-Closse: 3-storey to 10-storey residential above commercial and office use, with a view provided along the line of Lambert Closse to the mountain.

### 6) Childrens' Hospital will make an excellent home for retired older persons, daycare, CSSS, community theatre and speaker presentations, art shows, etc.

### 7) Participatory Planning: Often vision and time is lost when too many people become planners. Consultation is better.