

Slide 1:

I am speaking from the perspective of a resident of the borough of Ville-Marie. I love living in the city centre. Montreal is a fun, beautiful and livable city unique in North America for its appeal. However, with every development, the appealing aspects of the city needs to be preserved if not augmented.

Slide 2:

I saw in the Montreal Gazette the plans for the Projet La Baie, and was puzzled by the view from de Maisonneuve. As you can see this appears to be a dark, cavernous, tall-building canyon of an image. This does not match the current image of the street. The current situation allows for more public space at the street level, at least on the eastern corner. The future plans eliminate this option and I could not understand how this happened.

Slide 3:

After some research, I found the development plans. The very first image explained the problem. Lets take closer look.

Slide 4.

This is a close-up of the de Maisonneuve street aspect. I was quite surprized to see that these plans call for “partie du lot a acquerir de la Ville de Montreal”. This allows a massive overhang of the construction to be built over the pedestrian area. This limits natural light as well as sight lines, and creates an oppressive overbuild of the project.

Coming back to the character and appeal of our city, this is the antithesis of what we should be striving for. Boulevard De Maisonneuve is a beautiful avenue with wide pedestrian areas and terrace to the west. Meanwhile, with the development of the Quartier des spectacles, thousands of people course through this section of the street on a regular basis. What is needed is to open up, not restrict life and mobility at the street level.

Slide 5.

Fortunately, I have a solution – do the opposite!

Far from the Ville de Montreal giving away any aspect of public space, I suggest that in exchange for the authorization to extend the height restriction and allow building of many more floors of the tower, the Projet La Baie could donate a corresponding section of the western end of the block to allow a greater space for the public.

Slide 6.

This would allow a corridor of development that would benefit the public!

Slide 7.

Instead of having this oppressive and overbuilt construction, we, the citizens of Montreal, could have....

Slide 8.

A beautiful boulevard with trees offering natural shade and contributing to the green plan of the city, ample space for the multitude of visitors to the quartier des spectacles, and to promote the livable and sustainable city life that Montreal is known for around the world.

Conclusion.

When it comes to development projects there seem to be few opportunities to improve quality of life for the public, but this is one of them. If we wish to preserve and enhance quality of life, the green agenda and people friendly approach we must make every effort including this small but critical change in the development plan for Projet La Baie.

5.4 VUE AÉRIENNE NORD-EST

Annexe B

VILLE DE MONTRÉAL
ARRONDISSEMENT DE VILLE-MARIE

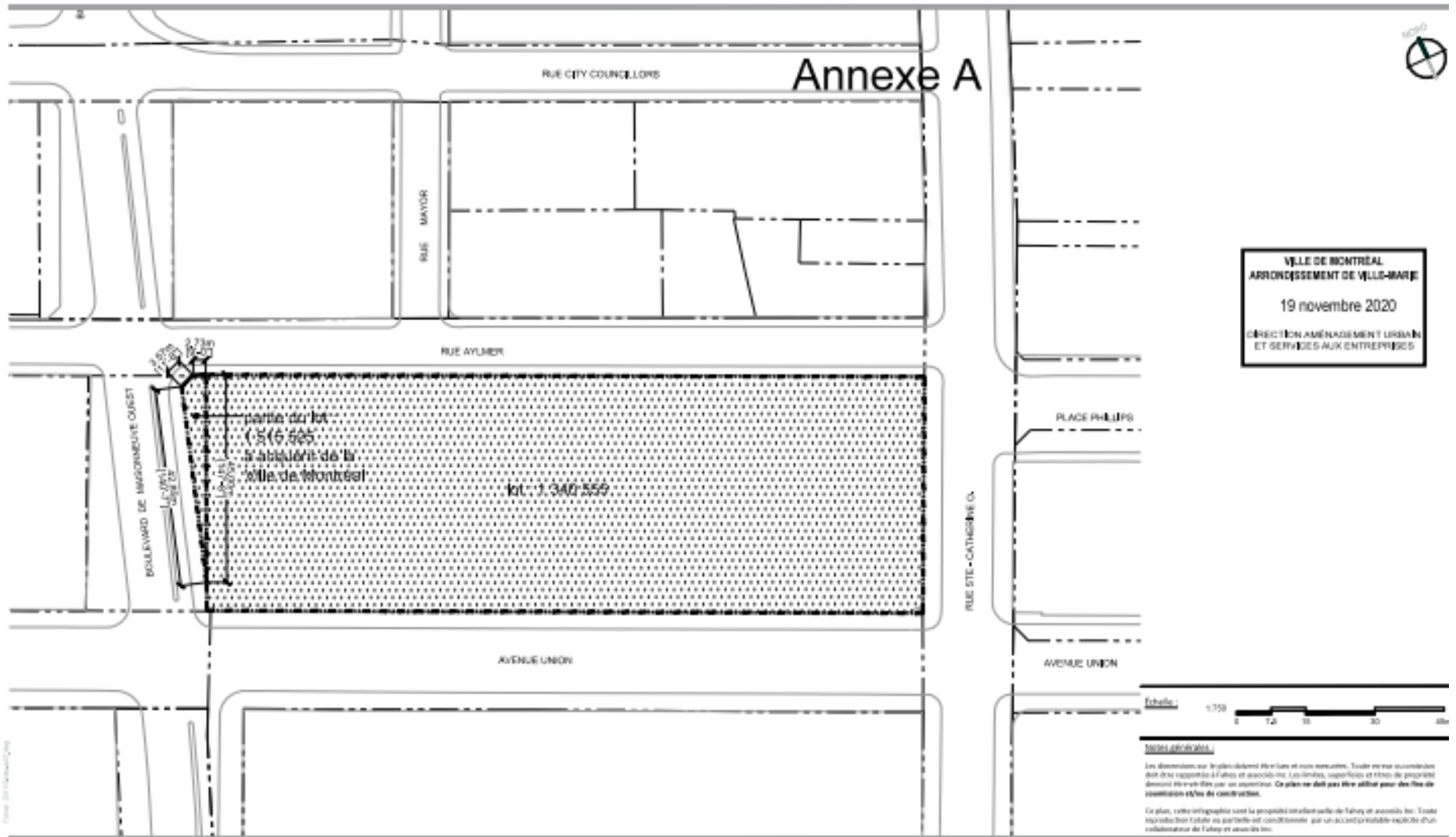
19 novembre 2020

DIRECTION AMÉNAGEMENT URBAIN
ET SERVICES AUX ENTREPRISES

DESCRIPTI







VILLE DE MONTRÉAL
ARRONDISSEMENT DE VILLE-MARIE
19 novembre 2020
DIRECTION AMÉNAGEMENT URBAIN
ET SERVICES AUX ENTREPRISES

Échelle : 1:750
0 10 20 30 40 m

Notes générales
Les dimensions sur les plans doivent être lues et non mesurées. Toute erreur ou omission doit être rapportée à Fahey et associés inc. Les limites, superficies et titres de propriété doivent être vérifiés par un arpenteur. Ce plan ne doit pas être utilisé pour des fins de construction et/ou de construction.

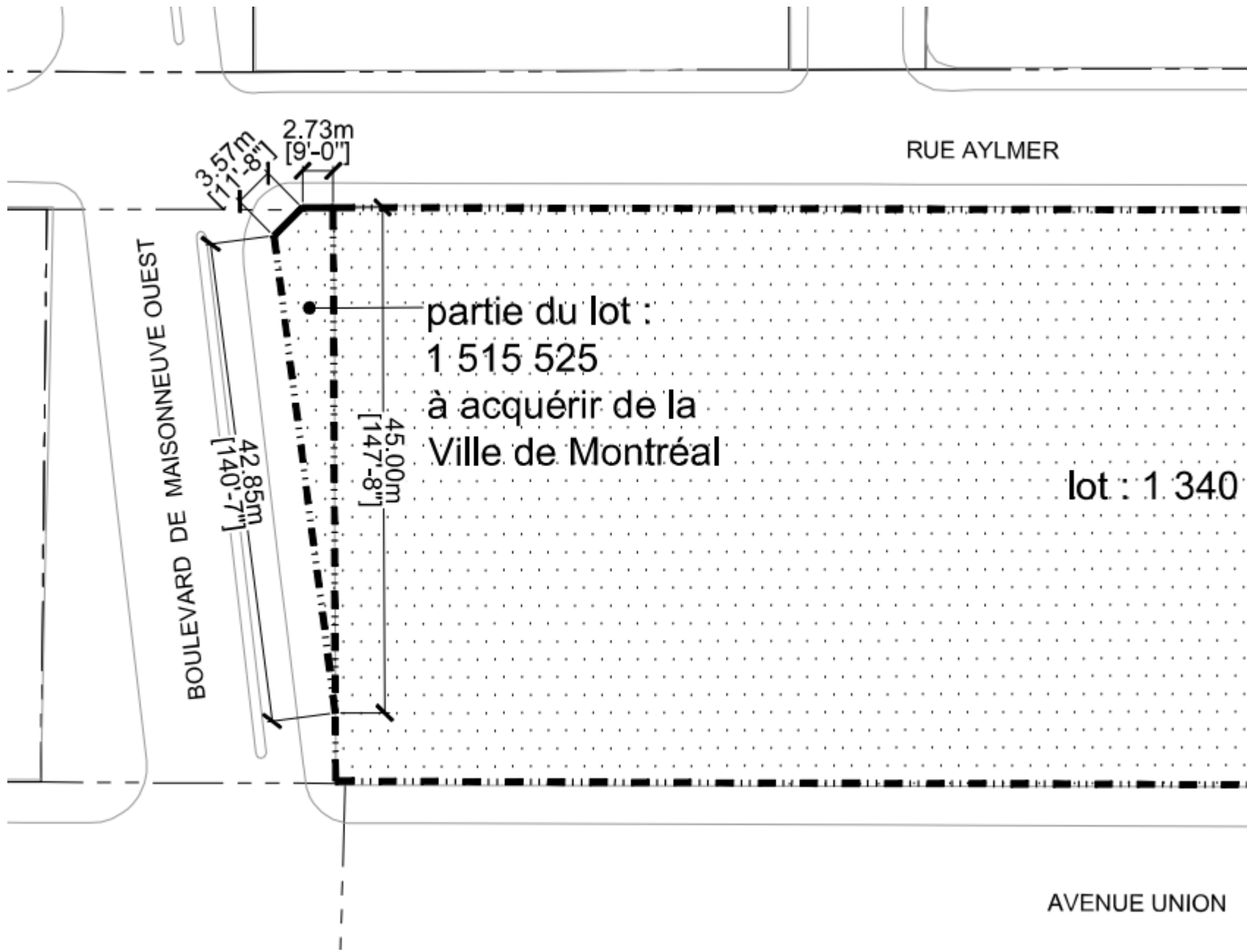
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HBC / La Rabe
Limite du territoire d'application

Photo: Shutterstock.com



Directeur de projet: B. Fahey
Chargé de projet: N. Richer
Émis pour discussion
Préparé par: M.
Vérifié par: M.



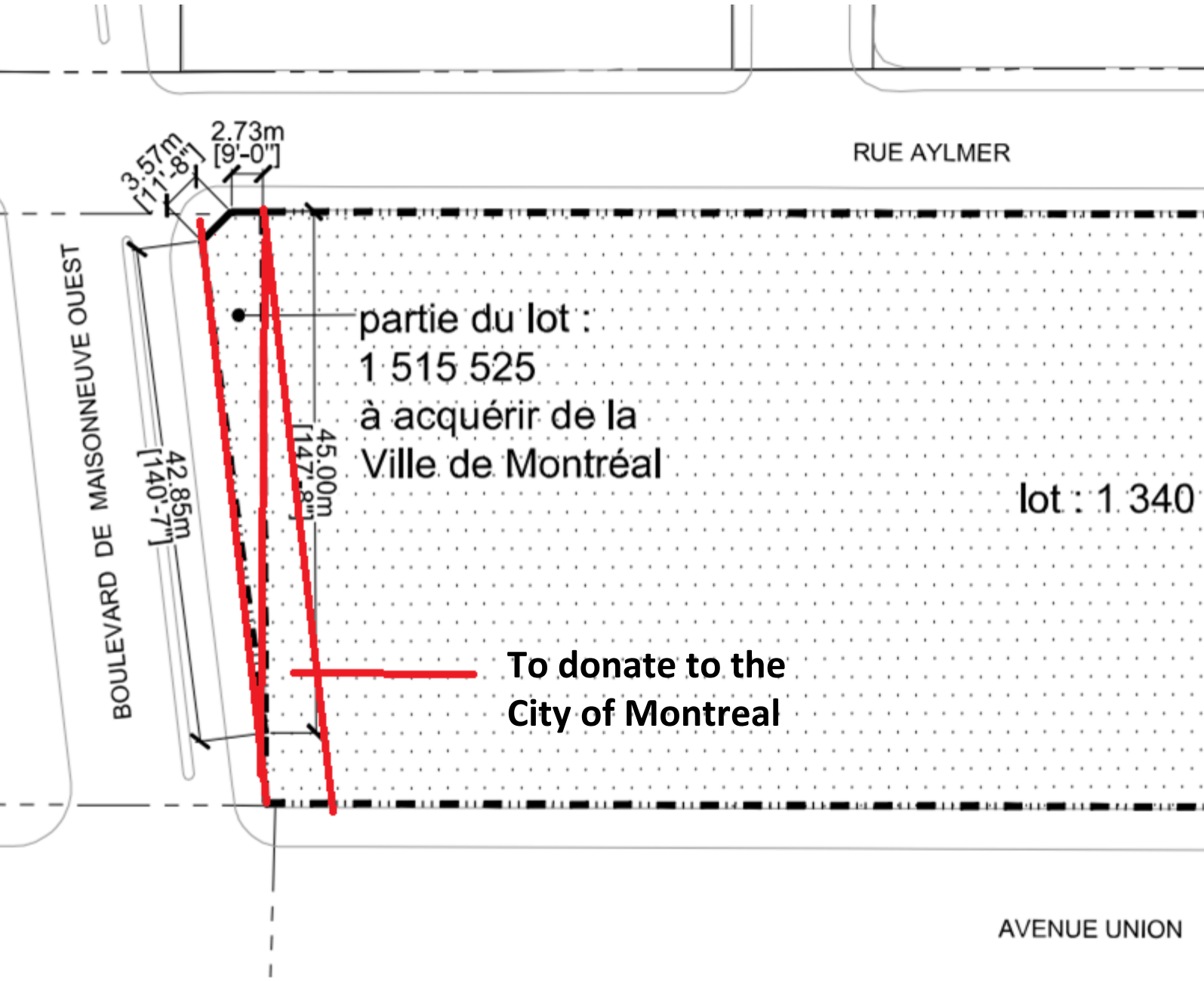
RUE AYLMEY

BOULEVARD DE MAISONNEUVE OUEST

partie du lot :
1 515 525
à acquérir de la
Ville de Montréal

lot : 1.340

AVENUE UNION



RUE AYLMER

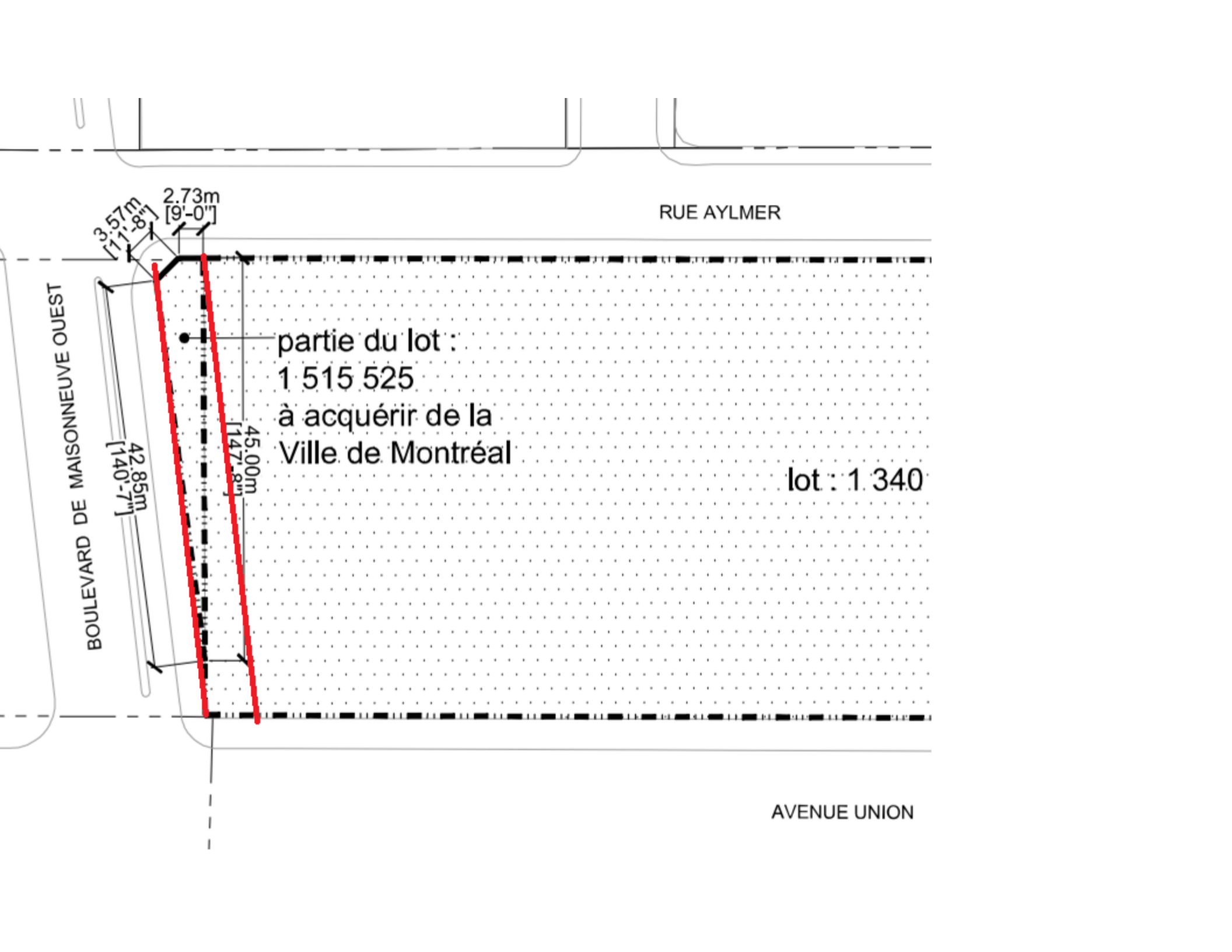
BOULEVARD DE MAISONNEUVE OUEST

partie du lot :
1 515 525
à acquérir de la
Ville de Montréal

lot : 1 340

To donate to the
City of Montreal

AVENUE UNION



RUE AYLNER

BOULEVARD DE MAISONNEUVE OUEST

3.57m
[11'-8"]
2.73m
[9'-0"]

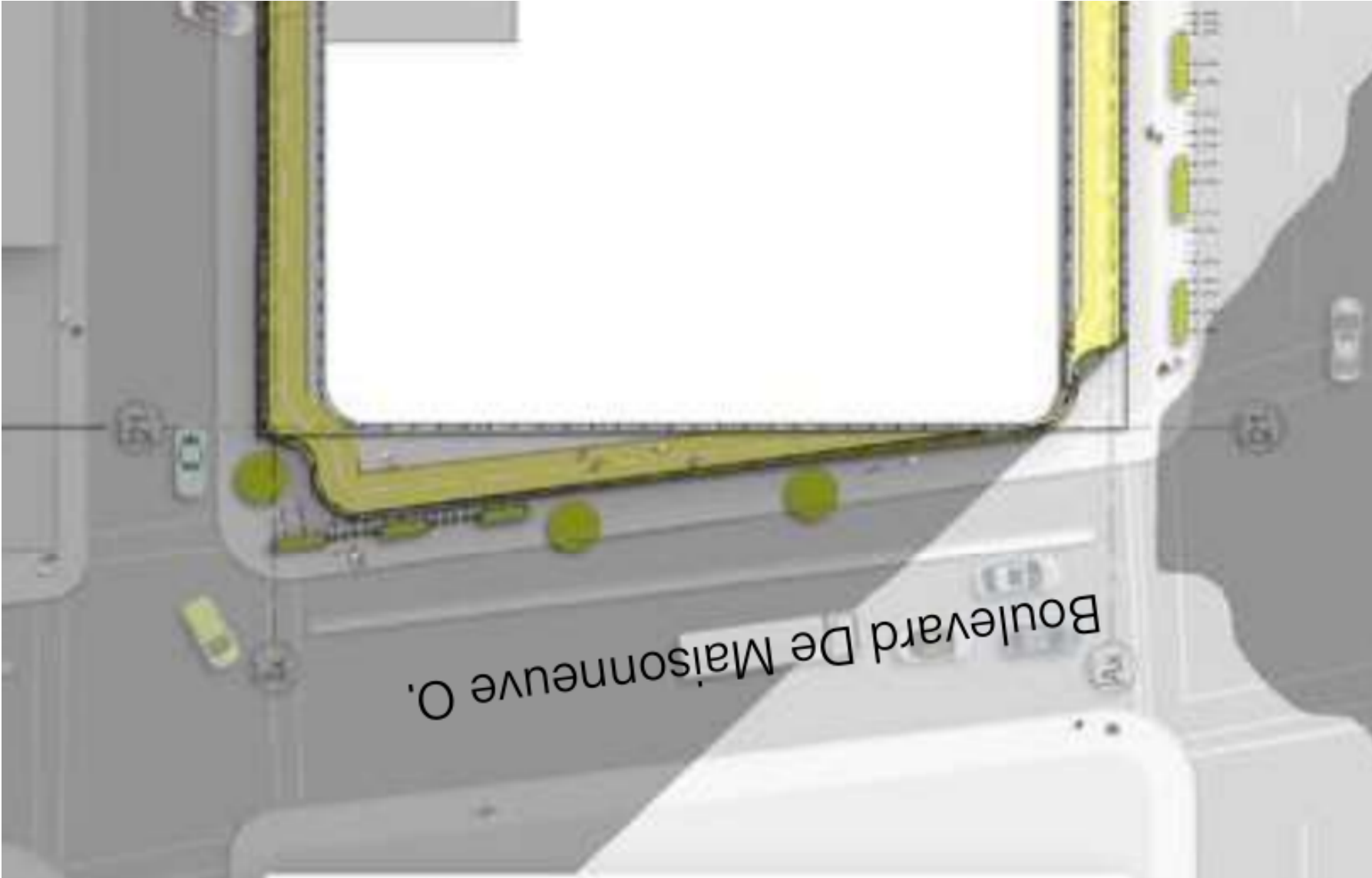
partie du lot :
1 515 525
à acquérir de la
Ville de Montréal

45.00m
[147'-8"]

42.85m
[140'-7"]

lot : 1 340

AVENUE UNION



Boulevard De Maisonneuve O.



Boulevard De Maisonneuve O.