

Montréal, December 10, 2009.

Mr. Gilles Vezina
Office de consultation publique de Montréal
1550 Metcalfe Street
Suite 1414
Montréal, Québec
H3A 1X6

MEMORANDUM FOR Office de consultation publique de Montréal,
ATTN : Mr. Gilles Vezina.

SUBJECT: Redevelopment of Namur – Jean Talon Ouest Area.

Executive Summary:

Special requirements outside the Amended *Municipal By-law 01-276* to lease 5000-5010 de la Savanne and 4998 Place de la Savanne to new tenants while we are in the process of evaluating the potential of our properties in accordance with the Borough's 5-10 year Objectives.
Montréal, December 10, 2009.

Rudolf Komsic

Montréal, December 10, 2009.

Mr. Gilles Vezina
Office de consultation publique de Montréal
1550 Metcalfe Street
Suite 1414
Montréal, Québec
H3A 1X6

MEMORANDUM FOR Office de consultation publique de Montréal,
ATTN : Mr. Gilles Vezina.

SUBJECT: Redevelopment of Namur – Jean Talon Ouest Area.

Dear Mr. Gilles Vezina,

I, Rudolf Komsic, am the owner of two commercial properties in the Namur – Jean Talon Ouest area considered for redevelopment by the Borough of Côte-des-Neiges / Notre-Dame-de-Grâce.

As a property owner and diligent taxpayer in the area for over 25 years, I would like to inform you of my concerns with the Redevelopment of Namur – Jean-Talon Area project as I have already been adversely affected due to changes in zoning to the area in anticipation of the proposed redevelopment.

On April 4th, 2007, the Borough amended the *RÈGLEMENT D'URBANISME DE L'ARRONDISSEMENT DE CÔTE-DES-NEIGES—NOTRE-DAME-DE-GRÂCE (01-276)* to change the zoning for zones 0034 and 0842 as per RCA07 17115, a.1, 04-04-2007 (Borough of Côte-des-Neiges / Notre-Dame-de-Grâce, 2007).

The amendment to *Municipal By-law 01-276*, restricted existing buildings with less than four stories in the said zones from obtaining Occupation Permits for future tenants as the buildings do not conform to *section 174.1 (01-276, 19 novembre 2008, p. 57)*. Furthermore, the majority of buildings in these zones are less than four stories and their future viability relies solely on the grandfather clause in transferring Occupation Permits.

The numerous offers to lease my commercial spaces could not materialize due to the said amendment. The Borough clerks refused to provide our potential tenants with Occupation Permits based solely on a standard template as defined by the Municipal Bylaw; in other words, by the characteristics of my building and not by the type of business

The said amendment has negatively affected our business at 5000-5010 de la Savanne, 4998 Place de la Savanne and 4996 Place de la Savanne since 2007 (Please see Exhibit 1) resulting in a loss of income, despite the fact that we are paying our taxes.

For the short-term, I strongly recommend that a solution be provided by the City of Montreal to sustain the economic viability of property owners and to encourage businesses to come into the area. It is clear that in the long-term, property owners are interested in redeveloping but this takes time and that existing contracts with local businesses need to be respected. Further, any redevelopment cannot be done if property owners are restricted from making profits to finance future projects in the area.

The Borough, in its efforts to redevelop the area, which I strongly encourage, should not do so at the detriment of property owners and businesses. The much needed revitalization to the

area is one that I commend and hope that the Borough does harmoniously with property owners, local businesses and local community.

As a whole, the Redevelopment of the Namur – Jean-Talon Area project is one that I believe to be beneficial to the local community and to Montréal in the long-term. I commend the efforts of the Borough to revitalise the area and look forward to working with the Borough and the local community in this project.

We need the Borough to allow us to lease the properties to new tenants to generate the needed revenue. With this revenue, it will enable us to develop our properties in line with the Borough's five to ten-year objectives for the area.

Respectfully Yours,

Rudolf Komsic

EXHIBIT 1: Location of buildings.

