

The site was sold for half market value at \$25 million + city gave away part of rue Lambert Closse and Parc Henri Dunnant.

With 7 towers and up to 32 floors each tower + hotel + commerce+ community centre this represents 66% highest density per sq ft in an urban area. Higher than Vancouver which was ranked #1 and Westmount ranked #2 by Statistics Canada 2016 Census

With approximately 4,200 residents +hotel + commerce + community centre about 6000 persons daily on a small patch of land. 550 underground parking spaces.....1 space per 11 persons. Insufficient thus will create problems adding to already insufficient parking in area. High density will result in excessive noise, littering, damage to surrounding property. This will diminish property values around the project. It ignores the fact that CABOT Parc and adjacent area will not see the sun for 6 months of the year!

The high density and type of architecture for the towers will produce an eyesore similar to the Chicago projects of the 1950's which 50 years later had to be demolished. Modern developments across North America in the last decades favour low rise mix of town houses, condos, apartments, shops and offices with variety of street layouts and facades.

They are habitable and walkable thus attractive to families which this project is not. In fact this project will have many absentee owners who will rent the units on short term and/or seasonal basis as is occurring more and more in Ville-Marie, undermining the stability of the community.

The City of Montreal should return the 25 million to the developer, simply demolish the hospital, grass over the land to create a breathable open area which future generations will be thankful for.

Don & Daniele Angel