

MEMORANDUM

Submission to Ville de Montréal – December 10, 2009

Redevelopment of Namur – Jean-Talon Ouest Area

Submitting Entity

This submission is made by Adlexco Management Ltd. (Adlexco), a locally based, mid-size full-service property manager of commercial, industrial, and residential properties. Adlexco has been in the property management field for over 34 years covering numerous jurisdictions including Quebec, Ontario, Alberta, and Nova Scotia.

Adlexco represents the ownership of Complexe Jean-Talon Ouest Inc, the owner of the properties at 4900 & 5000 Jean-Talon Ouest. These properties, located on the southwest portion of the proposed redevelopment area, represent the largest commercial land/building holding in the affected area (The whole as outlined in red on “schedule A” attached hereto).

4900 & 5000 Jean-Talon Ouest comprise two (2) 152,000 sf buildings for a total 304,000 sf, located on approx. 10.5 acres of land. The buildings enjoy 99% occupancy, for commercial, office, warehouse, showroom, and light industrial uses. Our buildings and site are very well maintained and our leaseable areas are in demand. The property is leased to well establish tenants including software developers, legal, accounting, and engineering professionals, regional head offices, as well as national & international retailers. Some tenants have been in occupancy for over 25 years.

Over the course of the past 4 years we have made significant phased improvements to the properties and to the quality of tenancy, transforming warehouse premises to more valuable commercial enterprises.

Concerns and Impact of Proposed Redevelopment

Adlexco is generally concerned that the proposed project will;

- i) Negatively affect circulation and access to 4900 & 5000 Jean-Talon Ouest,
- ii) Restricting the ongoing releasing and development of the properties with unworkable construction/zoning modifications/qualifications;
- iii) Create a state of uncertainty (throughout its 5-10 year horizon) insofar as what the ultimate result of the city’s plans on the area, given that city’s plan is not based on economic realities, and may ultimately be modified as time moves forward by virtue of economic realities as well as political motivations.

Specific Concerns

Public Park and Green Areas - The current redevelopment plan indicates park and green space. This park and green space area (as depicted on the redevelopment plan) envisages the demolition of the 5000 Jean-Talon Ouest building (a 153,000 sf property with current occupancy at 100%). The property is well maintained, well leased, and a valuable source of revenue for its owners.

Of greater concern is that this portion of the land together with the adjacent property at 4900 Jean-Talon represents a valuable land assembly. Converting this significant portion of the site into a park and roadways would severely marginalize the value and potential for the remainder of our site. The idea of taking one of the most valued and most economically viable property in the area, to be demolished for a park, fails to make any sense, and is prejudicial to the owners. (See proposed park and roadway on “schedule B” attached hereto)

Parking – All properties requires reasonable parking facilities. While public transport facilities (Metro/Bus) are also leasing features, the ability to maintain high occupancy rates is directly correlated to the ability to offer easy and sufficient parking to tenants and visitors.

The redevelopment plans call for the significant reduction of street parking (by eliminating and reducing secondary roads in the development area) and by further permitting the construction of residential housing without sufficient parking provisions.

Currently, we deal with continuous unauthorized use of our parking facilities by the users and visitors of adjacent properties. This situation exists while the north side of Jean-Talon (opposite to our parking lots) is currently undeveloped land. It is obvious that if the project for the north side of Jean-Talon (3,500 housing units without adequate parking provision) is realized, the situation will worsen.

Proposed Elimination of Secondary Arteries

The proposed elimination of Victoria Avenue north of Jean-Talon would add volume and cause extensive rush hour traffic congestion to an already intolerably congested and unsafe traffic/pedestrian situation on Jean-Talon. Currently access from our properties onto westbound Jean-Talon is very dangerous. Access to our property is also severely limited as Jean-Talon westbound is very slow and congested at evening rush hour. Traffic accidents on Jean-Talon between Victoria Ave and Mountain Sights Ave are a daily occurrence (occasionally requiring ambulances). We have previously approached the city with several proposals for traffic signals to be put in place along this stretch of

Jean-Talon, and were surprised that the cities current plan does not include such vehicular/ pedestrian friendly facilities like traffic crossing signals.

We believe that this important main artery is already over burdened and to expect that it could handle the additional volume after the closure of northbound Victoria is not realistic. There have been no traffic studies presented by the city supporting the traffic circulation viability of closing Victoria north of Jean-Talon. Further, the city is also working on redeveloping the Hippodrome land for commercial used and low-density housing. How is this already heavily overburdened intersection supposed to support this potential added traffic?

Closing Comments

In closing, we would like to commend the city for its interest, focus and efforts in the redevelopment and renewal of this very important section of the city. However, we feel that it's of primary importance that the needs, requirements, and economics of the existing area constituencies, be they individuals or businesses, be taken into account.

The proposal for the Redevelopment of the Namur-Jean-Talon Ouest area represents a bold and ambitious plan, which unfortunately focuses exclusively on low-income housing. While the general concept of transforming the area has merit, the overall theme of the plan, which is preoccupied with the elimination of roadways, parking, and proper traffic control is detrimental to the commercial needs of the area, and in particular the established commercial nature (100%) on both sides of Jean-Talon between Decarie and Victoria.

In our efforts to ameliorate and improve our property we have engaged the services of Mr. Christien Thiffault, a noted urbanist, and our architects Turcot-Pilon to conceptualize our future plans and phases. We have met on several occasions with the city's urban planning personnel to discuss potentials for our site and in every instance they have been very helpful and informative. Once our plans have been completed, we look forward to working with the city to see that these potentials become a reality.

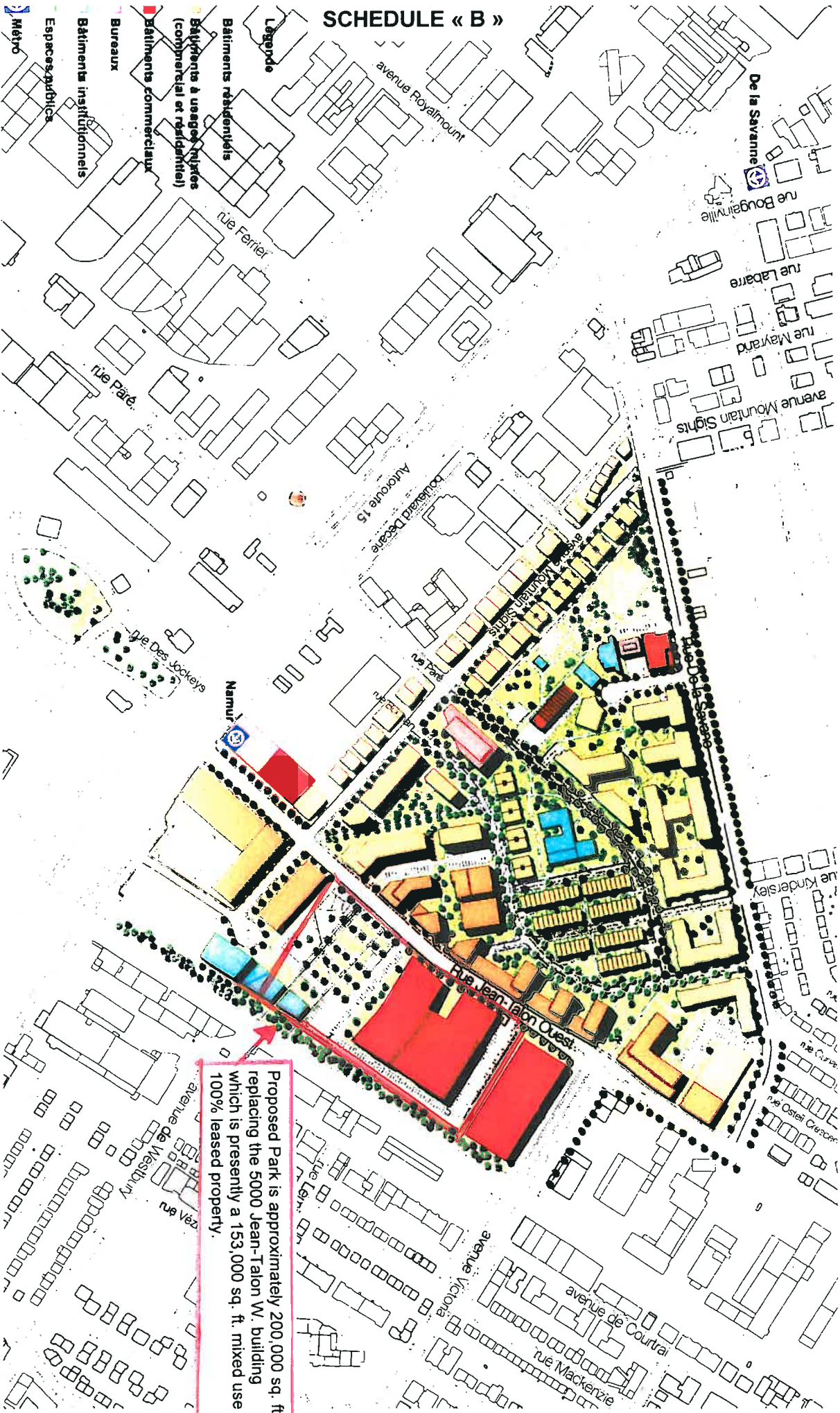
Redevelopment of the area can provide significant opportunity to all involved. Since the city is taking this initiative, we plan to moving forward in a spirit of partnership and co-operation, to realise everyone's objectives for viable and sustainable development.

Thank You

Adlexco Management Ltd.

Per: Barry Gurman - President

SCHEDULE « B »



Proposed Park is approximately 200,000 sq. ft. replacing the 5000 Jean-Talon W. building which is presently a 153,000 sq. ft. mixed use 100% leased property.

- Legende
- Batiments résidentiels
- Bâtiments à usages mixtes (commercial et résidentiels)
- Bâtiments commerciaux
- Bureaux
- Bâtiments institutionnels
- Espaces publics
- Métro