



Warren Baer

MONTREAL, April 14, 2011

M.Gilles Vézina
Office de consultation publique de Montréal
1550 rue Metcalfe, bureau 1414
Montréal (Québec) H3A 1X6

Re: Revitalisation de l'ouest du centre-ville - PPU Quartier des grands jardins

Dear Sir:

As a property owner in the area concerned by the PPU, I am taking the liberty of writing to you in order to express my opinion.

In principle I am in favour of the desire to improve the area and in particular the preservation of heritage buildings. I likewise totally support the goal of revitalizing this area of Ste-Catherine Street and supporting economic activity as this will benefit property owners, tenants, and the general public.

I would suggest that a good start in this direction would be taking all possible measures to eliminate the graffiti problem. This would cost a minimal amount of money and would bring an immediate and significant improvement to the area.

However that having been said, I take great exception to the proposal to change the Master Plan to increase the allowable height from 25 to 44 meters on Ste-Catherine between Lambert-Closse and Towers and to maintain the existing height limitations to the east.

This change smacks of spot zoning to favour the property owners in the Lambert-Closse and Towers area to the detriment of the owners of buildings further east. Furthermore in my opinion it is completely illogical. Given the height of the Concordia buildings corner Guy and those corner de Maisonneuve, it is only logical to increase the height limitations from Guy to the west before changing the zoning between Lambert-Closse and Towers. I believe that density should follow density and as such it makes little sense to increase the height restrictions to the west and then to maintain a pocket of 3 storey buildings until you reach the sky-scrappers of Ste-Catherine and Guy.

I thank you in advance for your consideration of my letter, and I remain,

Yours Truly,

WARREN BAER

WB/pp

