

Hi,

I would like to voice my opinion in regards to the project **2175 Saint-Patrick**. I went through most of the documentation online to understand the scope of the project. I am AGAINST the project - as it is now.

I am one of the co-owners of the Myst next door, and I would like to voice a few concerns:

This is a HUGE scale project for this area, the Myst has 140 or so units, this is 270 which is almost double! It is great on one hand to revitalize the neighbourhood & create more housing but the scale is immense compared to the rest of the area, bringing in all sorts of people which can have a positive and negative effect. I am not against a project being there, I am against the scale and distribution of parts.

Increase in population, low income housing, harmony

25% of the project will be devoted for low income housing. As much as I am all for this and believe in social good and work, the area is still in gentrification and I am worried about what kind of the quality of tenants this will attract & their surroundings of people, the increased noise levels and circulation.

25% low income public + 5% low income private means 1/3 of the project is devoted to low income housing, I'm not sure how it normally is but this seems high. Is this because of the scale of the building? Other condos (Myst, Nordelec) do not have this requirement, would like to understand.

How will the tenants be vetted (I'm assuming these low income units will be rented not owned)? Is it "revenue modest" or "revenue faible" or seniors? The area as it stands is very calm and quiet, which I enjoy, my building is a mix of retirees and young professionals who are respectful of noise levels without loitering – it's not much of a "party condo" like Lowney for example, and if they do – they don't do it in the Myst condos they go elsewhere outside of the residence.

How do you plan on making sure this project is a good mix and in harmony with the new area that is growing and gentrifying? I am aware there is already crime in the area, some dodgy areas with some dodgy people and cars being broken into, bicycles being stolen, there were a few attempts of kayaks on our docks being stolen, etc. and only wish for this to diminish, not increase.

Sewer infrastructure

Sewers were re-done Summer 2016 Saint-Patrick. I'm not sure if what was done was in anticipation of possible increase of residential units - adding 270 mixed use units on Saint-Patrick would be an incredible strain on the infrastructure - if it was not designed and built to be handled this way.

CIRCULATION

Most ppl who live in Myst are retirees or entrepreneur. As in they aren't out the door during rush hour. A lot are also gone during the week or weekends or gone for several weeks at a time tie to business, holiday, second home. That means the saint Patrick artery hasn't blocked that much more from Myst owners (my educated guess).

I'm not sure this will be applicable to the new development which isn't the same market and demographic as those targeted and inhabited by Myst. Not to mention 270 units + all its tenants would mean an increase of people and driving.

HUGE PROJECT

The current project is even taller and larger than the current building that sits on the lot. 270 units seems to be more of a scale of project to suit downtown or densely populated areas of Griffintown, it doesn't really fit with the neighbourhood we live in now that is on a smaller scale – a more human scale.

Also, this would be blocking many people's views on both the Myst side and on the St-Patrick side and create massive amounts of shade (I saw the document "ensoleillement". Not only that but that would actually be the best sun façade (South West) for the new 2155/2175 Rue St-Patrick project, wouldn't it be in their best interest to have it be less obstructed by having it be pushed further from Myst? To have it be at an angle? See next point.

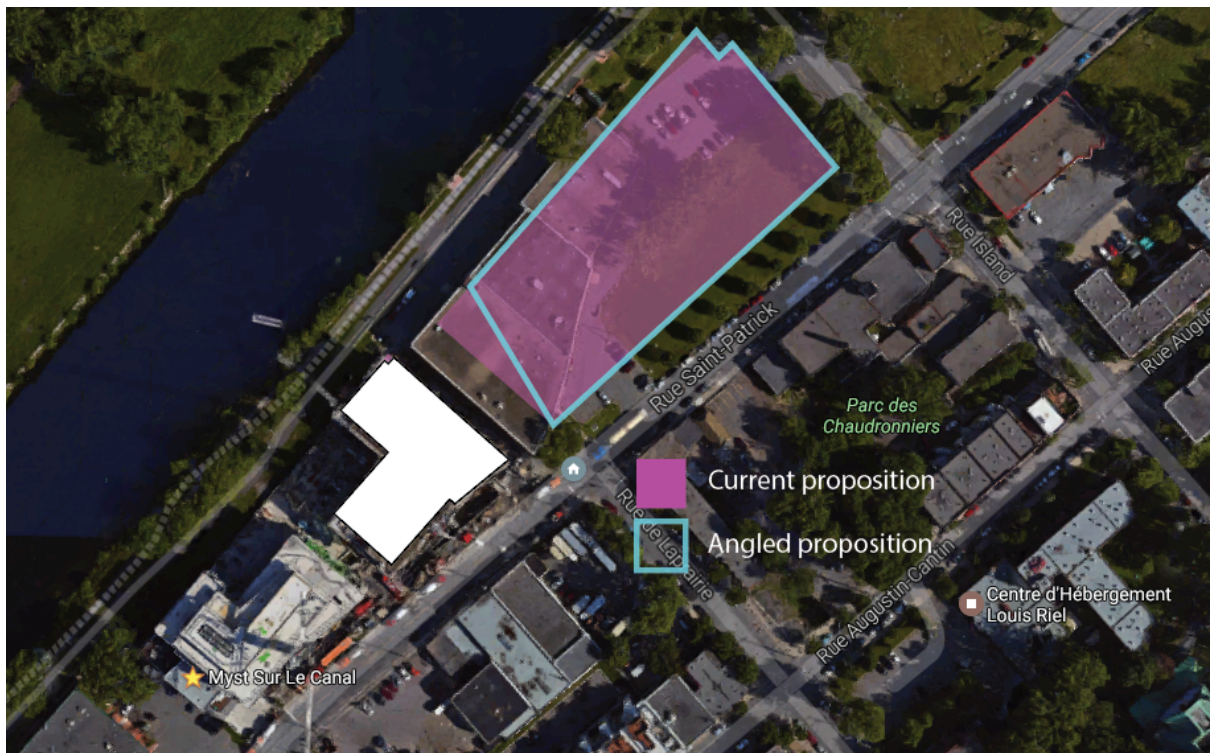
Marge latéral/Lateral setback between Myst & new project: larger?

The Laprairie side (2155 saint-patrick that had plans to be demolished and rebuilt) of the Myst will be neighbouring this building.

By law, I was told the minimum distance between 2 residential units is 24ft which is what it looks like on plan. Talks at the time (Summer of 2015-2016) from the engineers at Myst and from my neighbours, mentioned that the Laprairie side would be at an angle so that it would be at about 40ft distance between both buildings towards the Canal side - which certainly doesn't look like the case at the moment based off plans and seeing as they are both running parallel. I found that angle to be a good idea for BOTH buildings for view and lighting.

I understand maximizing the use of the land to maximize the investment, but this seems to be at the expense of the neighbourhood, the current neighbours who are established here now, creating a much denser living space and building. Seeing as the entire land is large and there is a lot more room on the Island street side, can plans be revised to create more room and privacy for both Myst owners who's views will now be blocked and for the 2155/2175 residents who would like to have a better view themselves?

There is nothing on the Island street side, the entire project could shift over to that side and/or reintegrate the angle on the Laprairie side to open up everybody's views/protect real estate investments and perhaps scale down the entire project even slightly, just a thought/concern/suggestion as someone invested in living here long term.



Parking issues (street, residents)

As mentioned previously, this project is huge. Guests of the Myst already have a hard time finding street parking (not to mention some people who were not able to purchase parking spots such as myself who may use street parking), having 270 extra tenants + their cars + their guests in the area will make parking a nightmare if not impossible, especially in the Winter months.

In the document "étude d'impacts sur le déplacements" it actually mentions to remove more street parking which would be the opposite of what we need. "Élimination du stationnement sur rue à proximité de certaines intersections. p.7" If anything, we should keep and restrict some of the street parking for residents only who do not own a parking spot such as myself. I see a lot of initiative for public transit but my job and family requires driving for distance, logistics and my job is difficult to access (Laval) via public transit. Logistically, this project seems to bring on a few problems as outlined above.

There were less parking spots than units, I understand not everyone will have a car but some will have 2 or even 3 cars. In the case of the Myst, there was a shortage of parking which forces some tenants to park on the street – which does not have vignette for the time being. The street in front of Teo Taxi as well has a no parking sign, I've personally called the city to put in an inquiry to change this signage as it is probably an old sign dating back to when there were more trucks parked on that side of the street – which is not the case now with the current businesses.

Thank you for your consideration and I hope there is a good medium and solution for all parties to find harmony and peace,

-Jessica