

M. BRUNO-SERGE BOUCHER, commissaire :

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Merci.

LA PRÉSIDENTE :

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Monsieur Moretti, merci pour votre expertise en immobilier commercial. Ça va être tout, je vous remercie. Notre dernier interlocuteur ce soir, s'il vous plaît, monsieur Lloyd Daniels. Monsieur Daniels, bonsoir!

M. LLOYD DANIELS :

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Good evening!

LA PRÉSIDENTE :

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Nous vous écoutons.

M. LLOYD DANIELS :

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I don't have the Powerpoint presentation. It's short, it's based on spot zoning. I do have some visuals I'll show you afterwards, if that's O.K. with you.

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Well, good evening, I would like to introduce myself. My name is Lloyd Daniels. I'm a commercial real estate broker. My specialization is residential development, regions of expertise includes Griffintown, Saint-Henri and the downtown core. I'm here this evening to question the logistics behind the proposed spot zoning for two properties that are located on Saint-Ambroise Street.

2820 The first spot zoning in question is the Canada Malting complex located at 5022 Saint-Ambroise, corner of Saint-Rémi. And the second proposed spot zoning is located at 4700 Saint-Ambroise. 4700 Saint-Ambroise presently has a zoning for 6 stories residential development, which in my opinion makes complete sense.

2825 If you take a look at – I don't know if you can see my diagram over here – in red, you have the proposed building of 4700 square feet. Right across the street, you have the Gédéon Park. Gédéon Park runs along the canal. Across from Gédéon Park, you have *Parc Sir Georges-Étienne* which runs two blocks down and in front you have a church, you have family style restaurants running along Notre-Dame Street. Across from the tennis courts, you have a daycare, you have a swimming pool, tennis courts. This property that we have of 4700 Saint-Ambroise is ideal for a residential development.

2830 Now, and on April 12th, 2017, there was a report suggesting that the zoning be modified into a spot zoning for a commercial activity. I don't understand the logic why you would have a spot zoning for this, where you have a wonderful place for a development for a good residential property.

2835 Now, if you go down the street, on the corner of Saint-Rémi and Saint-Ambroise, you have the concrete silo project – it's right on the corner here – and this project here is a heritage building and, based on the report, there is a spot zoning for mixed-use zoning. Now, mixed-use zoning for this property would include a residential element here. But what you have here are these silos that are deemed heritage that cannot be demolished. And on the other side of this, you have the brewery. So I cannot see how it would be beneficial to have a mix zoning for this development.

2845 So, I think that, to have a mixed zone use here, I don't think for the spot zoning that you're suggesting, I think it's ridiculous and I think that to keep this as a residential sector... as an industrial sector, makes complete sense.

2850 Now to go back to 4700 Saint-Ambroise, this sector here is ideal for residential development. So, for you to have a... to propose this for spot zoning for a commercial development, it does not make any sense. This is fully logical for it to be a residential project. Thank you.

LA PRÉSIDENTE :

2855 So you are committed quite similar to the mixed...

M. LLOYD DANIELS :

2860 It's the spot zoning which I just don't understand. It just doesn't make any sense.

LA PRÉSIDENTE :

O.K. C'était très clair. It's quite clear.

2865 **M. LLOYD DANIELS :**

Thank you very much.

LA PRÉSIDENTE :

2870 Thank you, Mr. Daniels. Droit de rectification ou de précision?

M. LOUIS-HENRI BOURQUE :

2875 Quelques rectifications. Évidemment, on ne commentera pas les commentaires qui ont été faits, c'est vraiment des rectifications factuelles.