

INFORMATION SESSION FEEDBACK

SIGHT LINES AND PROJECT HEIGHT

- Concerns regarding loss of privacy due to the lines of sight from the 3rd and 4th floor.
- View of the project from the upper levels of the surrounding homes.
- Views across Lucerne and the impact to the human scale process.

PROCESS WITH TMR ADMIN

- Lack of communication and disclosure of project details.
- Excessive delays.
- Lack of project priority.

TRAFFIC

- Significant existing issue.
- Negative impact on property values.
- Requirement for traffic calming measures construction mitigation.
- Need for control of construction disturbances.
- Duration of project construction to be controlled – between 24 – 30 months.

CONSTRUCTION MITIGATION

- Need for control of construction disturbances.
- Duration of project construction to be controlled – between 24 – 30 months.
- Work hours and impact on daily life.

PROPERTY VALUES

- Vacant site has a significant impact on property values.

PUBLIC PARK AND SITE INTEGRATION

- Need for more green spaces on the west side of TMR – park seems as being essential.
- Impact on human scale and the traffic issue.
- Need for more green area at the site economic viability information session feedback.

ECONOMIC VIABILITY

- Need to achieve economic so as to produce a viable project capable of supporting the provision of a 12,000 sq.ft public park .



INFORMATION SESSION RESPONSE

SIGHT LINES AND PROJECT HEIGHT

- Issues stemming from the possible loss of privacy created by the 3rd and 4th floors. Have been addressed by the dramatic recessing of the 4th floor (101' from Lucerne) and the presence of a high parapet.
- 3RD Floor also recessed from original design.
- The creation of green elements on the terrace decking will create additional view angle obstructions

APPROVAL PROCESS

- Arranging of transparent meetings with neighbors whereby their thoughts and concerns would be placed at the forefront of the discussions.
- Demonstrating of a willingness to address the concerns raised.
- Presenting of project modifications for the receipt of resident endorsement.

TRAFFIC

- Lucerne is an intermunicipal road for which the ability to make adjustments depends on the collaboration of Montreal.
- TMR is well aware of the problem and is working on addressing it accordingly.
- Our project will reduce the impact to existing traffic through the change to a residential usage.

CONSTRUCTION MITIGATION

- Construction mitigation program in place. Work hours set at 7:30am to 5:30pm – mon. – Fri.
- Dust barriers to be installed along all property lines with weekend clean-up services to be provided during summer months.
- Site is large enough for independent staging which will dramatically reduce the occupation of the public domain.

PROPERTY VALUES

- The approval of a development will remove the speculation on what the future will hold
- A residential development, one that will provide for the greening of the site, a public park and a reduction of traffic will have a positive effect on property values

PUBLIC PARK AND SITE INTEGRATION

- Need for more green spaces on the west side of TMR
- Impact on human scale and the traffic issue
- Need for more green area at the site

ECONOMIC VIABILITY

- With the changes made, economic viability exists. Reductions to the current proposal would render the project not feasible

