

To the North Hatley Town Council

Although I am unable to attend municipal meetings, I wish to make several comments regarding the development project submitted by Mr. Laliberte.

From 1981 to 2010 my wife and I owned property in North Hatley, and we still spend one month per summer there. I was an architect, and carried out a few projects in the village, including the library expansion and the design concept of the Maison Lucien Vachon. These personal facts are mentioned to assure you that the following comments are not made lightly.

1 – This project, which comprises 230 dwelling units (plus 270 parking spaces), will have too high a density for the available land, this level of concentration is better suited to a small city. Also, a five-storey building will overpower its much lower neighbours, due to its height and proximity. The intended number of dwellings could house between 460 and 700 people, virtually doubling North Hatley's permanent population, all within a tight area located at the centre of the village.

2 – Will the existing public services (water mains, sewers, electrical lines, etc.) be adequate to satisfy the needs of the project, or will the Town have to carry out major changes? at whose expense? Also, the pressing matter of flood-zones will have to be resolved.

3 – A new development project will undoubtedly increase the economic and social well-being of the inhabitants, but such a project must not be carried out to the detriment of one of Quebec's most beautiful villages. Quite the contrary, it must allow for a measured growth while enhancing its qualities. It will be imperative to find a happy balance between the natural and man-made environments, and the benefits of a thoughtfully paced economic growth.

4 – Since the scope and the quality of the project will be of crucial importance, the design professionals (architect, town planner, etc.) should be highly experienced and particularly sensitive to the existing context; it would also be beneficial if the developer were to carry out the project in distinct phases, in order to better evaluate its impact and reduce risks.

5 – With major development projects, it is good practice to clearly define the necessary steps with respect to design review and assessment, modifications, public consultations and official approvals, along with a time schedule; these should be prepared and made public in good time.

This is a crucial project for North Hatley, all means must be brought to bear to ensure that, in all respects, it's a total success.

Yours respectfully, Jean-Eudes Guy

14.08.2014