

## **Submission to the Committee on Economic and Urban Development and Housing**

Presenter: **Daniel Wise**

Capacity: Citizen

Occupation: CEO, CroJack Capital Inc.

Place of residence: Westmount, Qc

### **Position**

The Royalmount project promises to be a world-class real estate development that will change the face of Montreal and usher in a new era in commercial and residential construction and design. By creating a new "Midtown" district, the project will in effect bring Montreal up to par with other major cities that have iconic neighbourhoods such as New York's Highline and London's High Street.

The Royalmount project is inspired by the Transit-oriented Development (TOD) approach where urban infrastructure and services, public transportation, quality housing and the environment are connected in a harmonious whole.

Moreover, the residential component of the project will provide an attractive alternative to downtown or Griffintown for any resident looking for a quality condo environment, complete with entertainment, nightlife, public transit, cycle paths and other services, all available within a stone's throw.

The benefits of the project will far outweigh the few drawbacks. In my view, the Royalmount project will:

- convert an industrial wasteland into a stellar TOD
- create a new entertainment and cultural hub in Montreal
- foster an attractive living environment with access to traffic routes, public transit, and active commuting
- reverse retail outflow by keeping consumers on the island
- create tens of thousands of jobs
- become a world-class tourist destination
- reduce heat islands
- generate major tax windfalls for the city

All this using mainly private funding. This is an absolute no-brainer and it would make me proud to see a project of this stature and importance come to fruition in our city.

For these reasons, I support the Royalmount project wholeheartedly.



Daniel Wise