



OFFICE  
DE CONSULTATION PUBLIQUE  
DE MONTRÉAL

# Annual Report 2004



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## C R E D I T S

### **Writing co-ordination**

Nathalie Guillemette

### **Revision**

Michèle Cloutier

### **Translation**

Joanne Gibbs

### **Photographs**

Denis Labine

### **Design**

Ville de Montréal

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Mr. Marcel Parent  
President of the City Council  
Ville de Montréal  
Montréal (Québec)

Mr. President:

In keeping with the *Charter of Ville de Montréal*, (R.S.Q., c. C-11.4), I am pleased to enclose the 2004 annual report of the Office de consultation publique de Montréal.

The report outlines the activities of the Office for the period of January 1 to December 31, 2004.

Please do not hesitate to contact me should you require further information.

Yours sincerely,

Jean-François Viau  
President of the Office de consultation publique de Montréal

Montréal, May 1, 2005



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# Agglomeration, governance and public consultation

*Last year, the Office de consultation publique de Montréal (OCPM) published its first annual report for 2002 and 2003.*



Since the coming into force of Bill 33, in December 2003, the mandate of the Office has been changed significantly. The provisions of the Bill removed the obligation for the OCPM to hold public consultations on all amendments to Montréal's Urban Plan. Thereafter, such amendments have been initiated by the boroughs and consultations held by elected officials.

Moreover, the Montréal City Council has adopted a first revised Urban Plan for the new City of Montréal. The new Urban Plan, in effect since December 10, 2004, has generated a major consensus, notably among boroughs and representatives of the 15 municipalities to be reconstituted in 2006.

The Office, in keeping with the *Charter of Ville de Montréal*, held a public consultation on the revision of the Urban Plan, during which the Office Commission for the revision of the Urban Plan was made keenly aware of the concerns of citizens and various groups and organizations regarding the continuity of the Plan following the demergers. The people and organizations of civil society contributed greatly to the Urban Plan, which is essential to establishing the necessary cohesive management framework for the territory of Montréal.

Following the municipal elections and referendums prescribed by Bill No. 9, the reconstituted cities will be able to amend the Plan, under the *Act respecting land use planning and development*, as they could prior to January 1, 2002. They will not be required to comply with the current Urban Plan, and will be allowed to depart from it, their only obligation being eventual concordance with the future land-use and development plan of the Montréal Metropolitan Community.

The OCPM therefore recommends that the pan-Montréal elements of the City's current Urban Plan become the land-use plan for the Montréal agglomeration. To that end, the borough chapters of the Plan should constitute the planning programs of the reconstituted municipalities. Any and all subsequent amendments should be made based on common orientations. The legislation should be amended accordingly.

The practices of the OCPM being well established, recognized and accepted by civil society, independent public consultation should be re-introduced for amendments to the Urban Plan. The Office should be in a position to intervene, throughout current Montréal territory, after January 1, 2006, for anything pertaining to the amendment and revision of the agglomeration's future land-use plan.

Furthermore, the OCPM should play a statutory role in projects that involve several boroughs or municipalities of the agglomeration, or emblematic or strategic areas, such as Old Montréal, Downtown, Mount Royal, protected areas and sites, and strategic policies. Consequently, funding and the appointment of the OCPM president and commissioners should fall under the responsibility of the Agglomeration Council.

In 2004, we worked on the Democracy Undertaking, drawing up a first public consultation policy. This policy should lay the initial foundation for recognized, proven consultation practices for all City authorities. It will confirm the importance of providing comprehensive, relevant information for all projects, outlining their potential outcome and impact. It should allow citizens to become better informed and to ask questions. It should also provide them with an opportunity to express their opinions and offer suggestions.

The OCPM will play an accompanying role, providing resource people to boroughs and departments in order to improve practices of participatory democracy. We know that many boroughs want to involve their residents, and that the elected officials and civil servants in these boroughs recognize the citizens' positive contribution to city affairs. The residents expect to be involved in defining their living environments, and these boroughs are allowing them to be.

However, others boroughs do only the absolute minimum prescribed by law in terms of public consultation. A city's democratic practices should not be limited to holding referendums on matters pertaining to urban planning.

We applaud the willingness of the Ministère des affaires municipales to work to reform public consultation practices in the Act respecting land use planning and development. Like many citizens, we understand that these practices are often used in ways that go against the spirit of public participation.

In order for participatory democracy to work, it must be woven into the fabric of the enabling public consultation legislation. We must have statutory consultations on projects that affect our lives.



Jean-François Viau  
President of the Office



# Mission and mandate of the office

## Mission

The mission of the Office de consultation publique de Montréal, created under section 75 of the *Charter of Ville de Montréal*, is to carry out public consultation mandates with regard to land-use-planning and development matters under municipal jurisdiction, and on all projects designated by the City Council or Executive Committee.

## Mandate

The Office de consultation publique de Montréal, in operation since September 2002, is an independent organization whose members are neither elected officials nor municipal employees. It receives its mandates from the City Council or Executive Committee.

The *Charter of Ville de Montréal* defines the mandate of the OCPM as follows:

- to propose a regulatory framework for public consultations carried out by city officials so as to ensure the establishment of credible, transparent and effective consultation mechanisms;
- to hold the public consultations required under any applicable provision or requested by the city council on revisions to the city's planning program, on the complementary document referred to in section 88, and on the changes to the planning program that must be made to carry out a project referred to in the first paragraph of section 89;
- to hold public hearings, at the request of the city council or the executive committee, on any project designated by the council or the committee.

Sections 89 and 89.1 also provide that the OCPM must hold public consultations on all by-laws adopted by City Council respecting projects that involve:

- shared or institutional equipment, such as cultural equipment, a hospital, university, college, convention centre, house of detention, cemetery, regional park or botanical garden;
- major infrastructures, such as an airport, port, station, yard or shunting yard or a water treatment, filtration or purification facility;
- a residential, commercial or industrial establishment situated in the business district, or if situated outside the business district, a commercial or industrial establishment the floor area of which is greater than 25,000 m<sup>2</sup>;
- cultural property recognized or classified or a historic monument designated under the *Cultural Property Act* (chapter B-4) or where the planned site of the project is a historic or natural district or heritage site within the meaning of that Act.

On November 13, 2003, the Ministre des Affaires municipales, du Sport et du Loisir tabled in the Québec National Assembly Bill 33 amending the *Charter of Ville de Montréal* and, to a significant degree, the mandate of the Office de consultation publique de Montréal. Prior to the adoption of Bill 33, City Council was required to mandate the OCPM to hold consultations on amendments to the Urban Plan, provided for in section 83 of the *Charter of Ville de Montréal*, and on projects of citywide interest adopted pursuant to section 89 of the Charter.

Since December 18, 2003, the Charter of Ville de Montréal provides that amendments to the Urban Plan are to be initiated in the boroughs, and submitted for public consultations held by borough council members prior to their adoption by City Council. Section 89 of the Charter, as amended by Bill 33, entrenches the practice established by the Office of holding simultaneously the consultation pertaining to an amendment to the Urban Plan pursuant to section 83 and that pertaining to the realization of a project pursuant to section 89.

The consultations conducted by the Office on projects requiring an amendment to the Urban Plan have allowed thousands of citizens and organization representatives to obtain relevant information, to ask questions, to be heard, and even to improve submitted projects.



# Organizational structure of the office

*The office has established credible, transparent and effective mechanisms for its consultations, upon completion of which it produces a report on the opinions expressed by citizens in attendance at the hearings.*

**In keeping with its obligations and responsibilities, the Office oversees the commissions and manages their activities. The general secretariat is responsible for supporting commissioners in their work and for the general administration of the Office.**

## PHYSICAL RESOURCES

The OCPM's offices are located at 1550 Metcalfe Street, on the 14th floor. In addition to spaces for its secretarial staff, the Office also has rooms for preparatory meetings to consultations and for public hearings.

## HUMAN RESOURCES

The Office team comprises commissioners appointed by City Council, administrative staff, and external collaborators hired on a contractual basis. The latter are responsible for preparing the consultations and supporting the commissioners in their work.

## Commissioners

In May 2002, the City Council appointed Jean-François Viau president of the Office for a four-year term. In August 2002, on the recommendation of the president of the Office, the City Council appointed two full-time commissioners, Catherine Chauvin and Jean Paré, also for a four-year term. Since the creation of the Office, 26 part-time commissioners have also been appointed by City Council. Commissioners may not work as City employees or municipal elected officials.

The commissioners are responsible for chairing the public consultations and for producing a report to city council in which they may make any recommendations they deem appropriate.

## Commissioners of the Office de consultation publique de Montréal

### President

Jean-François Viau

### Full-time commissioners

Catherine Chauvin and Jean Paré

**Ad hoc commissioners**

Yves Archambault, Yves G. Archambault, André Beauchamp, Jocelyne Beaudet, Jean-Claude Boisvert, Marguerite Bourgeois, Claude Corbo, Louis Dériger, Claude Fabien, Judy Gold, Alex Harper, Bernard G. Hogue, Taki Kérimian, Marcèle Lamarche, Hélène Laperrière, Myrna Lashley, Hélène Lauzon, Claude Lavoie, Michel Lemay, Marie Lessard, Marie Murphy, Antoine Moreau, Édith Mukakayumba, Louise Roy, Louise Roy and Joshua Wolfe. *Biographical notes on the commissioners can be found in Appendix I of this document.*

**Staff**

To assist the commissioners in preparing for and holding the consultations and in drafting their reports, the Office has established a general secretariat structure.

The Office's now smaller general secretariat is composed of a general secretary, Alain Cardinal, and a director of administration and communications, Luc Doray. These employees are permanent officials of the City of Montréal, who were assigned to the Office by the Executive Committee in the fall of 2002. Two secretaries, a documentalist and a clerk complete the basic team of the general secretariat. As required, the Office hires contract employees to support the commissioners and general secretariat in their work.

**Collaborators**

The Office depends on the assistance of a loyal network of collaborators to carry out its mandate. To help citizens and commissioners to understand the projects and relevant issues, the Office relies on the support and experience of competent borough and central department employees, professionals, officers and elected officials.

Furthermore, a good number of external resources have put their knowledge and expertise at our disposal. Without their collaboration, the Office would not have been able to disseminate relevant information to citizens in order to gather their opinions on projects submitted for public consultation.



# Practices of the office

*The OCPM has drawn up a code of professional conduct to provide a framework for the practices of the commissioners. Any person who agrees to act as commissioner of the Office, on a full-time or ad hoc basis, must fulfil his role in the public interest and respect the values of fairness, integrity, dignity, honour and impartiality.*

**In addition to the general provisions, the code addresses the issue of the commissioners' independence and duty to act in a reserved manner.**

## COMMISSIONERS' CODE OF PROFESSIONAL CONDUCT

The Office de consultation publique de Montréal is mandated to hold credible, transparent and effective public consultations. Any person who agrees to act as commissioner of the Office, on a full-time, part-time or *ad hoc* basis, shall act in the public interest, with fairness, integrity, dignity, honour and impartiality. Each such person also agrees to respect the Code of Ethics of the Office.

### General provisions

1. The commissioner serves the public in an irreproachable manner and to the best of his abilities.
2. The commissioner avoids all activities that are incompatible with the performance of his duties or that may be harmful to the image and credibility of the Office and its commissioners.
3. The commissioner notifies the president of the Office of any situation that could tarnish his credibility or that of the Office.
4. The commissioner exercises political neutrality in the performance of his duties.
5. The commissioner does not make undue use of his title or status as commissioner.
6. The commissioner respects the law as well as the rules of procedure, policies and overall orientations of the Office. In his decisions affecting the efficient execution of a mandate, he applies the principles of sound human, financial and physical resources management.

### Independence

7. The commissioner avoids all conflicts of interest. He also avoids any situation that could lead to a conflict of interest or place him in a vulnerable position.
8. The commissioner informs the president of the Office without delay of any situation that could jeopardize his independence or impartiality.
9. The commissioner may not grant, solicit or accept, for himself or any other person, a favour or undue advantage. He may not let himself be influenced by the expectation of such an advantage, nor use to his benefit municipal property or privileged information obtained in his capacity as commissioner.

#### **Duty to act in a reserved manner**

10. The commissioner exercises discretion in publicly expressing his political opinions or thoughts about a controversial project.
11. The commissioner does not comment publicly on the reports of the Office. However, the chair of a commission or a commissioner delegated by him may present and explain the report of that commission.
12. During his mandate, the commissioner refrains from taking a public position on any project that is the subject of a mandate of the Office.
13. During his mandate, the commissioner refrains from commenting publicly on decisions relating to projects that have been the subject of an Office report. Even after the expiration of his mandate, he refrains from commenting publicly on decisions relating to projects entrusted to the Office during his mandate.

#### **Public consultation**

14. The commissioner has no special interest in the file entrusted to him. He has not participated in the development of the project, nor publicly voiced an opinion about it. He has no decision-making function in any organization participating in the consultation.
15. The commissioner acquires as much information as possible about the project, and completes his analysis of it within the prescribed timeframe.
16. The commissioner avoids all private meetings with those in charge and with resource persons, except in cases provided for under the rules of procedure of the Office.

17. In public meetings, the commissioner promotes the full and complete participation of all interested parties. He facilitates citizens' access to information, helps them to fully understand the projects, and encourages them to express their opinions without reservation.
18. The commissioner applies the procedure equitably to all participants. He acts as transparently as possible at all times.
19. The commissioner displays discretion, courtesy, composure and consideration towards all participants in a public consultation, regardless of their opinions and without discrimination. He promotes mutual respect among those who assist or participate in the work of the commission.
20. For his analysis and for the recommendations to be included in the report of the commission, the commissioner uses only documentation available to the public within the framework of the public consultation, and the information provided in or following meetings or hearings, as provided for under the rules of procedure of the Office. He may also use common knowledge of the subjects addressed and existing literature on relevant topics.
21. The commissioner respects at all the times the confidential nature of the proceedings of the commission. He also respects the confidentiality of the report of the commission until such time as it is made public.



# Setting up a public consultation

*When a consultation mandate is entrusted to the Office, the president appoints a commission formed of one or several commissioners. The general secretary, for his part, appoints the team that will assist the commissioners in their work.*

**The Office then ensures that a documentation file is compiled. The file is made available to the public at the Office, on the OCPM Web site, and in other filing offices selected according to the nature of the project involved.**

## **PUBLIC NOTICE**

After receiving the mandate to hold a public consultation and compiling the documentation file, the Office publishes a notice convening a public meeting in one or several newspapers distributed in the area surrounding the project in question. The public notice includes:

- The purpose of the public consultation;
- The date, time and location of the public consultations meeting(s);
- The location where the documentation is available to the public;
- The deadlines and procedures for filing a brief.

## **COMMUNICATIONS**

In some cases, other means of communication are also employed to notify the population, such as local newspapers, or major dailies for projects of citywide interest. Moreover, the Office usually produces leaflets that are distributed door-to-door in the area affected by a project, or it may put up posters and set out flyers in municipal public buildings, such as libraries and borough

and Accès Montréal offices. The Office also draws up mailing lists tailored to the projects to be submitted for consultation. The lists are used to disseminate information related to the projects.

## **DOCUMENTATION FILE**

The documentation file varies according to the documents submitted throughout the consultation process. The original documents are kept at the Office. Following the publication of the commission's report, the documentation file remains available for consultation at the offices of the OCPM and on its Web site.

### **The documentation file contains:**

- A document explaining the project, including a summary of the studies surrounding its development. The document presents the project's rationale, the principles and orientations surrounding its development, its main characteristics and, where applicable, the options submitted for public consultation;
- The basis for decision prepared by various City official;
- The documentation justifying the project, addressing its various aspects and impacts;

- As required, relevant extracts of the Urban Plan and urban planning by-laws in force;
- Any major plans, area maps, sketches and visual simulations required to better understand the project.

## **PREPARATORY MEETINGS OF THE COMMISSION**

The commission usually meets with the developer and with the representatives of the borough and municipal departments who will present the project at the public meetings. Such preparatory meetings serve to ensure that the documentation files are complete, and that the presentation is well supported by audio-visual material. The commission makes sure that the commissioners have a thorough understanding of the project in question, and that all participants fully understand their respective roles as well as the procedure for the public meeting. The commission also ensures that everyone is ready to answer any relevant questions pertaining to the impact, spinoffs, and future phases of the project. The reports on these preparatory meetings are available on the Office Web site.

## **PUBLIC CONSULTATION**

The public consultation may take the form of a public meeting or public hearing

### **Public meeting**

A public meeting is a single-session public consultation involving, in succession, the communication of information, a public question period, and the expression of the participants' opinions. The public meeting begins and ends on the same day, unless the chair decides to adjourn the meeting and reschedule it for a later date.

### **Public hearing**

A public hearing involves two separate meetings, the first dedicated to informing citizens and answering their questions, and the second to allowing them to express their comments and opinions. There is a variable length of time in between to allow participants to prepare their briefs and opinion statements.

Regardless of its format, the consultation always comprises two distinct parts: the question period, and the statement of opinions.

The first part allows participants and the commission to hear a description of the project and a presentation of the regulatory framework, and to ask questions about the project that is the subject of the public consultation. During the first part, representatives of the developer and municipal departments present the various components of the project and answer participants' questions. The commissioners may also ask clarification questions.

The second part allows participants to express their concerns, opinions and comments on the project. These may be presented in the form of a brief, or orally.

During the second part, participants address their comments to the commissioners. The representatives of the developer and municipal departments no longer participate, although they may be present in the hall. At the end of the second part, any participant may exercise his right of rectification, to bring a correction or add to factual information.

All consultation sessions are public. They must be held in an appropriate and accessible location. The sessions are recorded and, in some cases, the discussions are taken down in shorthand and made public with the documentation.

## **ANALYSIS AND REPORT OF THE COMMISSION**

Following the public consultation, the commission prepares a report that is submitted to the Executive Committee and City Council. The reports of the Office usually include a description of the project in question, as well as a summary of participants' concerns, expressed verbally during a session, or in written form, as a brief. The commission then completes its evaluation and makes its recommendations. In all cases, the president of the Office transmits the report to the mayor and the president of the Executive Committee. The report is made public no later than 15 days following its submission.



# Public consultation meeting procedure

1. The chair opens the public meeting and presents the mandate entrusted to the Office de consultation publique. He introduces the people assigned to the commission, and invites the person in charge and resource people to introduce themselves.
2. The chair explains the procedure for the meeting, which will be held in two parts: the first dedicated to presenting the project and answering residents' questions, the second to the latter's commentary and opinions. The sessions are recorded, and the recordings are included with the documentation made available to the public. The chair states that in order to ensure a peaceful debate, no form of demonstration, disagreeable remark or defamatory comment will be tolerated.
3. At the chair's request, the person in charge presents the project and explains the legislative framework applicable thereto.
4. The chair announces that those wishing to ask questions must first sign the register, and that they may now do so. Participants may speak several times as long as they re-register.
5. The chair invites people to speak in the order in which they signed the register. Questions are addressed to the chair, who then directs them to the person in charge or to the resource people likely to be able to answer them. The chair may also ask any question that is likely to enlighten the public about the subject of the consultation.
6. The chair ensures that all questions are answered. If an answer cannot be given during the session, it must be provided in writing as expeditiously as possible. This answer will be included in the documentation file.
7. The chair closes the question period when all people registered to do so have spoken and there is no additional information to convey. He then opens the register for those wishing to express comments, suggestions or opinions on the project. A participant may present his opinions only once.
8. The chair invites people to speak in the order in which they signed the register. After each presentation, he may ask questions of those who made it, in order to ensure a thorough understanding of the opinions expressed.

9. At the end of the session, the chair may, according to the procedures he establishes, hear a person in charge or resource person who wishes to rectify facts or correct objective information.
10. As required, the chair may announce that the public consultation meeting will include another session, and set the location, date and time for that session.
11. Once all opinions and comments have been heard, the chair declares that the public meeting is closed and that he will produce a report on it in the coming days.



# Consultations

*In 2004, the commissioners of the Office held public consultations on 12 different projects, involving 42 meetings throughout the island, allowing some 3,000 citizens to attend and participate.*

**The meetings are held year-round, except in the summer months. During the consultations, more than 350 citizens and groups filed briefs or came to presents their point of view.**

The OCPM also held 10 public hearing sessions on Montréal territory on the City's Urban Plan revision. The sessions attracted over 1,500 people. Some 200 briefs and statements were heard over the course of the 10 sessions.

In 2004, the OCPM conducted its first two consultations on policy projects: the *Montréal Charter of Rights and Responsibilities*, and protection and enhancement of the natural environment in Montréal.

The Office also carried out important mandates on the City of Montréal Urban Plan, the Benny Farm project, the master plan of the Cimetière Notre-Dame-des-Neiges, the redevelopment of the site of the Oratoire Saint-Joseph, the "Porte Sainte-Marie" SAQ, the Montréal Charter of Rights and Responsibilities, and the draft natural environment policy. The principal conclusions of these hearings are as follows:

## **City of Montreal Urban Plan**

The new Urban Plan was well received by citizens and group and association representatives. However, these people would like to know what the final orientations of the policies will be, and how they will be implemented.

The plan's orientation, favouring public transportation, was very well received, and residents asked that specific objectives be established to reduce automobile use in the city. Many spoke about housing, especially housing for low- and modest-income families. The subject of natural and built heritage enhancement also generated a great deal of interest. The residents value heritage areas and buildings, and are concerned with the issue of green space protection.

The commission drew up a number of recommendations following the consultations. The first deals with the importance that should be accorded to social housing and with the necessity of weaving this type of housing into the urban fabric. Universal access to public buildings and areas, particularly for people with functional limitations, is also among the commission's concerns and the subjects of its recommendations.



The commission believes that housing should be kept separate from offensive uses, such as railway yards and tracks, major corridor roads, industrial zones and areas under the noise footprint of the Pierre Elliott Trudeau International Airport.

### **Benny Farm project**

Following its consultation, the commission concluded that the master plan for the redevelopment of Benny Farm enjoyed great support in the Notre-Dame-de-Grâce sector, and that the project presented by the Canada Lands Company (CLC) should be carried out without delay.

Among the factors gathering significant support for the project, the commission cites its predominantly residential vocation, the urgency of initiating its implementation, and the opportunity to redevelop part of the site for the CLSC N.D.G./Montréal-Ouest and a community and sports centre.

The commission recommended that the draft by-law amending the Urban Plan be adopted to allow the execution of the redevelopment plan. It is important to ensure housing affordability and accessibility, as well as long-term integrated management of Benny Farm as a whole, including the buildings constructed on the southwest part of the site in the late 1990s.



## **Master Plan of the Cimetière Notre-Dame-des-Neiges**



In its report on the master plan of the Cimetière Notre-Dame-des-Neiges, the commission concluded that a good deal of information would have to be added and updated to make it an actual planning tool for the prioritization and follow-up of proposed interventions. While underscoring the cemetery management's efforts in drawing up the master plan, the commission noted that additional information was required to assess the overall funeral function. To that end, the operational life of the cemetery is a determining factor that should henceforth be considered in the planning of burial activities. The master plan should determine to what extent and at what point in time the Fabrique should consider expanding beyond the borders of its property to pursue its mission under the best possible conditions.

Many participants recommended that a heritage management framework be developed for the historical and natural borough of Mont Royal. This management framework should be prepared in co-operation with the Ministère de la Culture et des Communications and all stakeholders concerned for the future of the mountain.

The commission concluded that the status of historical and natural borough entails the obligation to consider all heritage aspects in planning interventions on cemetery

property. These heritage aspects include the built environment, landscape, ecology, archaeology, and commemoration.

## **Oratoire Saint-Joseph development plan**

Following the consultation, the commission concluded that the large majority of participants was in favour of the Oratoire's development plan, pointing out that the proposal for the new buildings had been carefully drawn up to maintain the basilica's reigning position over the shrine site.



However, the commission found that the location and design of entrances to the property could still be improved.

Furthermore, the commission underscored the importance that should be accorded to the original chapel, and suggested that the development of its immediate surroundings be reviewed as soon as possible.

The commission also supports participants' suggestions concerning the establishment of a heritage management framework for the execution of the work. The commission believes that Mont Royal's status as a historical and natural borough entails the obligation to formalize requirements pertaining to the evaluation and authorization of proposed interventions in the sector.

Overall, interventions should be evaluated on the basis of five heritage considerations: the built environment, landscape, ecology, archaeology, and commemoration.

The commission also recommends that the legislative framework for the Mont Royal sector include topographic criteria, in order to fully recognize the landscape value of the mountain.

### **"SAQ Porte Sainte-Marie" residential and commercial development project**

This residential development project, submitted to the City of Montréal by the company "Les nouveaux ensembles urbains Itée" and the Société des Alcools du Québec (SAQ), proposes a major development that includes: a rental residential component with almost 1,000 units; a commercial component comprising shops on the ground floor and an SAQ office building; and 2,000 parking spaces.

All agree that spinoffs must benefit the neighbourhood, both in terms of employment and housing. The borough's planning program should therefore be amended accordingly.

However, the commission found that the project itself contains too many uncertainties and contradictions concerning the objectives. The commission recommended that the draft by-law taken into account the following:

- The Fullum site social housing project;
- A minimum percentage of social housing (25%);
- The completion of the residential component;
- The type of housing;
- The use of parking spaces;
- The respect of archaeological follow-up specifications;
- The standards for noise levels.

Furthermore, the commission recommended that a complementary traffic and parking study be conducted. The commission also hopes that the project will meet general sustainable development criteria, both in form and purpose.

### **Montréal Charter of Rights and Responsibilities**

The draft *Montréal Charter of Citizen Rights and Responsibilities* was positively received by the large



majority of participants. It is perceived as innovative, and many of the opinions expressed by citizens and groups who spoke at the meetings leaned towards its being strengthened and the clarification of its mandate and scope.

The commission noted that certain questions were raised and merit clarification. Citizens wondered about the scope of the Charter and would like it to be entrenched in the City's Charter to give it precedence over City Council by-laws. It was also pointed out that the boroughs should be subject to the Charter. The commission agrees with that opinion.

The question of the Charter's implementation also raises other questions. The commission believes that the City will have to re-evaluated the status of the ombudsman and the means at his disposal to respond to citizens' requests.

The commission therefore submitted 11 recommendations to the municipal authorities:

- The continuation of work on the Charter;
- The entrenchment of the Charter to ensure its precedence;
- The applicability to the boroughs;
- The protection of existing rights;
- The strengthening of the institution of ombudsman;
- The legal remedies and enforcement of rights recognized by the Charter;
- The resources required to implement the draft Charter;
- The issue of Montréal's linguistic and cultural identity;
- The promotion of harmonious co-habitation among the diverse groups;
- The redrafting of the second part pertaining to rights, responsibilities and commitments;
- The revision of the French and English versions.

To that end, the commission recommends making the most of the meticulous, exhaustive and generous work done by citizens to define and enhance the project.

### **Policy Respecting the Protection and Enhancement of the Natural Environment**

This draft policy aims to improve living environments in Montréal, for the benefit of Montréal residents.



It focuses on three major objectives:

- To maximize biodiversity and expand protected natural environments in Montréal ;
- To ensure natural environment sustainability in parks and foster the consolidation and viability of existing ecosystems;
- To promote better integration of ecosystems and natural landscapes in living environments.

With this policy, the City seeks to contribute to the development of a concerted approach mobilizing corporate departments, boroughs, environmental groups and developers in a common land-use-planning project.

The commission found that the preliminary draft policy was eagerly awaited and widely supported with respect to its main principles. The citizens' questions focused primarily on the implementation of the preliminary draft and its continuity.

According to the commission, one way to allay citizens' concerns regarding the policy's implementation would be to ensure the document's entrenchment in the Urban Plan and future major policies, such as those respecting trees, heritage or green and blue spaces. The commission believes that a real comprehensive policy on the issue of green and blue spaces is needed to complement the present policy. To reduce current pressures on certain areas targeted by the policy, the commission recognized the necessity of imposing a moratorium on all development projects in the ecoterritories' natural spaces and buffer zones.

The commission would like the City to follow up as soon as possible on this preliminary draft policy that is widely awaited by the population.

## CONSULTATION SESSIONS IN 2004

The consultation sessions were held throughout island territory on projects related either to urban planning issues or to sectoral policies concerning the city as a whole. The distribution of sessions by borough was as follows:

### **Ville-Marie**

7 sessions

### **Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est**

5 sessions

### **Côte-des-Neiges–Notre-Dame-de-Grâce**

4 sessions

### **Mercier–Hochelaga–Maisonnette, Pierrefonds–Senneville, L'Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue, Rosemont–La Petite-Patrie**

3 sessions

### **Dorval, Sud-Ouest, Villeray–Saint-Michel–Parc-Extension, Dollard-Des Ormeaux–Roxboro**

2 sessions

### **Ahuntsic–Cartierville, Plateau-Mont-Royal, Montréal-Nord, Saint-Laurent, Lachine, Pointe-Claire**

1 session

## SUMMARY OF OCPM CONSULTATIONS

January 1, 2004 to December 31, 2004

### A - Amendments to the Urban Plan

| Borough                                                   | By-law no. | Projet                                                | Date of the consultation |
|-----------------------------------------------------------|------------|-------------------------------------------------------|--------------------------|
| Rivière-des-Prairies–Pointe-aux-Trembles                  | P-03-180   | Gouin Boulevard                                       | 01.26.2004               |
| Pierrefonds–Senneville                                    | P-03-197   | Square Dauville                                       | 01.27.2004               |
| Rivière-des-Prairies–Pointe-aux-Trembles                  | P-03-179   | Hydro-Québec corridor                                 | 01.31.2004               |
| Pierrefonds–Senneville                                    | P-03-196   | Collège Charlemagne                                   | 02.03.2004               |
| Rivière-des-Prairies–Pointe-aux-Trembles                  | P-03-178   | Place Marc-Aurèle-Fortin                              | 02.16.2004               |
| L'Île Bizard–Sainte-Geneviève–<br>Sainte-Anne-de-Bellevue | P-03-143   | Jacques-Bizard Boulevard,<br>south of Gouin Boulevard | 02.25.2004               |
| Rosemont–La Petite-Patrie                                 | P-03-195   | Secteur des Carrières                                 | 03.10.2004               |
| Ville-Marie                                               | P-03-199   | Le Roc Fleuri                                         | 05.07.2004               |
| Ville-Marie                                               | P-03-198   | Hôtel de la Montagne                                  | 05.13.2004               |

### B - Metropolitan projects

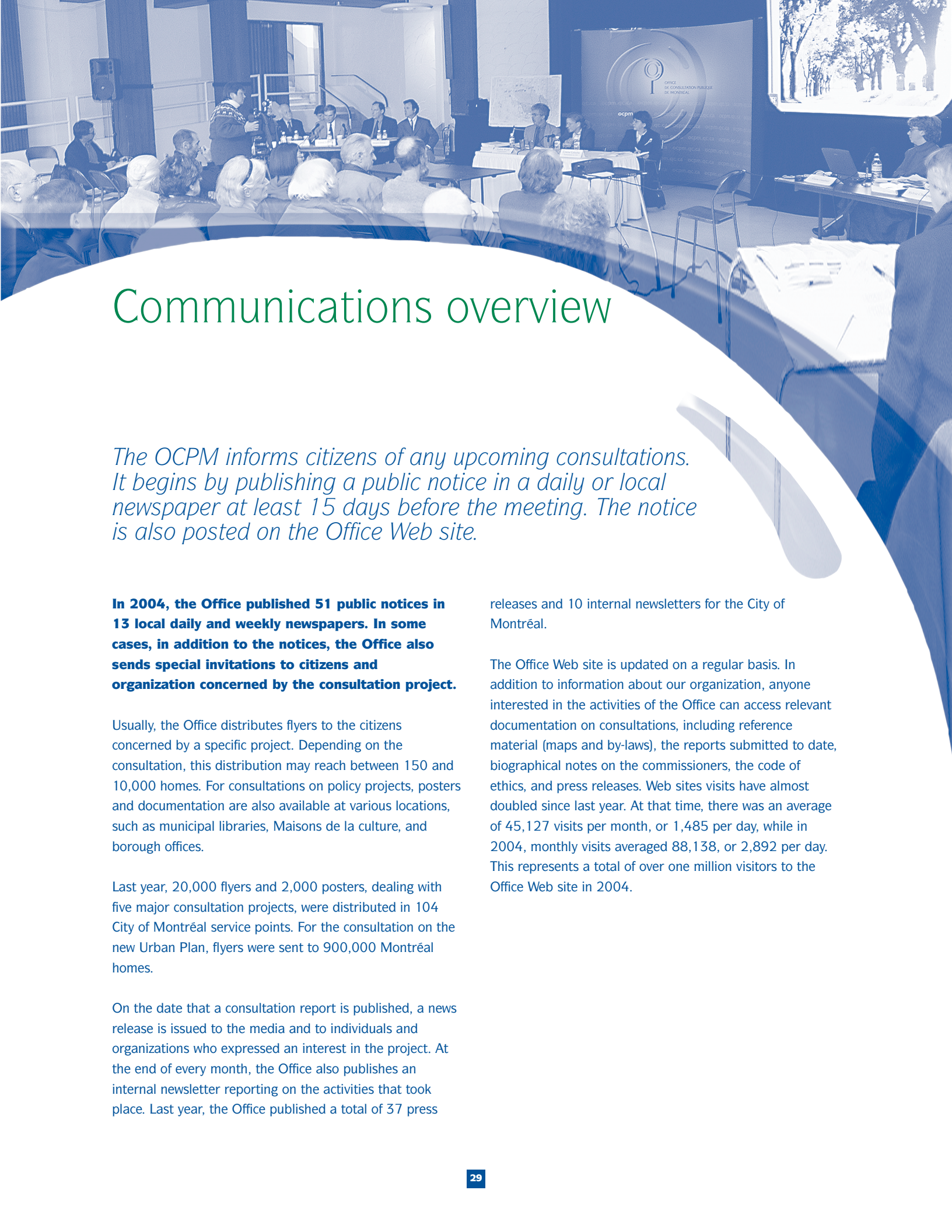
|                                         |                      |                           |            |
|-----------------------------------------|----------------------|---------------------------|------------|
| Côte-des-Neiges–<br>Notre-Dame-de-Grâce | P-04-019<br>P-04-020 | 5540 Louis-Colin Ave./HEC | 04.28.2004 |
|-----------------------------------------|----------------------|---------------------------|------------|

### C - Designated projects

|          |     |                                                   |                                                                 |
|----------|-----|---------------------------------------------------|-----------------------------------------------------------------|
| Montréal | N/A | <i>Charter of Rights<br/>and Responsibilities</i> | 02.24.2004<br>03.08,10,15,16.2004<br>04.05,07,08,<br>13,15.2004 |
| Montréal | N/A | Natural environment                               | 03.30.2004<br>04.05, 06, 27, 29.2004<br>05.03.2004              |
| Montréal | N/A | Heritage Policy                                   | 12.07,08,12,13.2004                                             |

### D - Urban Plan revision

|          |     |            |                                                                           |
|----------|-----|------------|---------------------------------------------------------------------------|
| Montréal | N/A | Urban Plan | 05.17, 19, 25, 26, 31.2004<br>6.02, 07, 09, 14, 16, 21<br>22, 23, 29.2004 |
|----------|-----|------------|---------------------------------------------------------------------------|



## Communications overview

*The OCPM informs citizens of any upcoming consultations. It begins by publishing a public notice in a daily or local newspaper at least 15 days before the meeting. The notice is also posted on the Office Web site.*

**In 2004, the Office published 51 public notices in 13 local daily and weekly newspapers. In some cases, in addition to the notices, the Office also sends special invitations to citizens and organization concerned by the consultation project.**

Usually, the Office distributes flyers to the citizens concerned by a specific project. Depending on the consultation, this distribution may reach between 150 and 10,000 homes. For consultations on policy projects, posters and documentation are also available at various locations, such as municipal libraries, Maisons de la culture, and borough offices.

Last year, 20,000 flyers and 2,000 posters, dealing with five major consultation projects, were distributed in 104 City of Montréal service points. For the consultation on the new Urban Plan, flyers were sent to 900,000 Montréal homes.

On the date that a consultation report is published, a news release is issued to the media and to individuals and organizations who expressed an interest in the project. At the end of every month, the Office also publishes an internal newsletter reporting on the activities that took place. Last year, the Office published a total of 37 press

releases and 10 internal newsletters for the City of Montréal.

The Office Web site is updated on a regular basis. In addition to information about our organization, anyone interested in the activities of the Office can access relevant documentation on consultations, including reference material (maps and by-laws), the reports submitted to date, biographical notes on the commissioners, the code of ethics, and press releases. Web sites visits have almost doubled since last year. At that time, there was an average of 45,127 visits per month, or 1,485 per day, while in 2004, monthly visits averaged 88,138, or 2,892 per day. This represents a total of over one million visitors to the Office Web site in 2004.

### WEB SITE VISIT STATISTICS

| Month           | Number of visits | Daily average |
|-----------------|------------------|---------------|
| January         | 81,523           | 2,629         |
| February        | 74,859           | 2,581         |
| March           | 85,224           | 2,749         |
| April           | 91,816           | 3,060         |
| May             | 117,176          | 3,779         |
| June            | 111,082          | 3,702         |
| July            | 79,187           | 2,554         |
| August          | 99,452           | 3,208         |
| September       | 82,063           | 2,753         |
| October         | 76,394           | 2,464         |
| November        | 97,989           | 3,266         |
| December        | 60,898           | 1,964         |
| <b>Total:</b>   | <b>1,057,667</b> |               |
| <b>Average:</b> | <b>88,138</b>    | <b>2,892</b>  |

*Web site: [www.ocpm.qc.ca](http://www.ocpm.qc.ca)*

A photograph of three individuals seated at a long table during a formal meeting or press conference. From left to right: a woman with blonde hair and glasses, a woman with dark hair and glasses, and a man with white hair and glasses. Each has a microphone and a nameplate in front of them. The background is a blue wall with a repeating pattern of the text 'ocpm.qc.ca'.

## External Relations of the Office

*Since its establishment in 2002, the Office has developed a network of contacts with organizations with similar missions.*

**These contacts have made it possible to improve ways of doing things specific to Montréal's reality. The network also provides inspiration in terms of best practices from Montréal and other areas of the world. The external activities of the Office promote the dissemination of knowledge, as well as the development and sharing of Montréal experience. The Office has also been actively involved with the work of the Democracy Undertaking, stemming from the Sommet de Montréal, notably with the public consultation policy project.**

It is also important to mention the participation of many collaborators of the Office in the SODECEM's Troisième sommet des citoyens, in the Action Jeunes Citoyens (AJC) meeting, and in information activities for community officials. Lastly, a commissioner of the Office spoke at the meeting of the Union des municipalités du Québec on the phenomenon of groups of citizens rejecting certain projects (the "not-in-my-backyard" syndrome).

In terms of international activities, the Office will be working with the following three associations:

### **International Association for Public Participation (IAP2)**

The IAP2 is an association of public consultation managers, specialists and practitioners. It aims to promote and improve public participation practices among individuals, governments, institutions and other publicly influential organizations.

The president of the Office is a member of the IAP2 board of directors, while the Office is an active member of the Saint-Laurent Chapter. Moreover, Montréal will be hosting the IAP2 International Conference in the fall of 2006.

### **International Observatory of Participatory Democracy (IOPD)**

The IOPD is an organization open to the cities of the world wishing to acquire, exchange or apply experience in matters pertaining to participatory democracy on a local level.

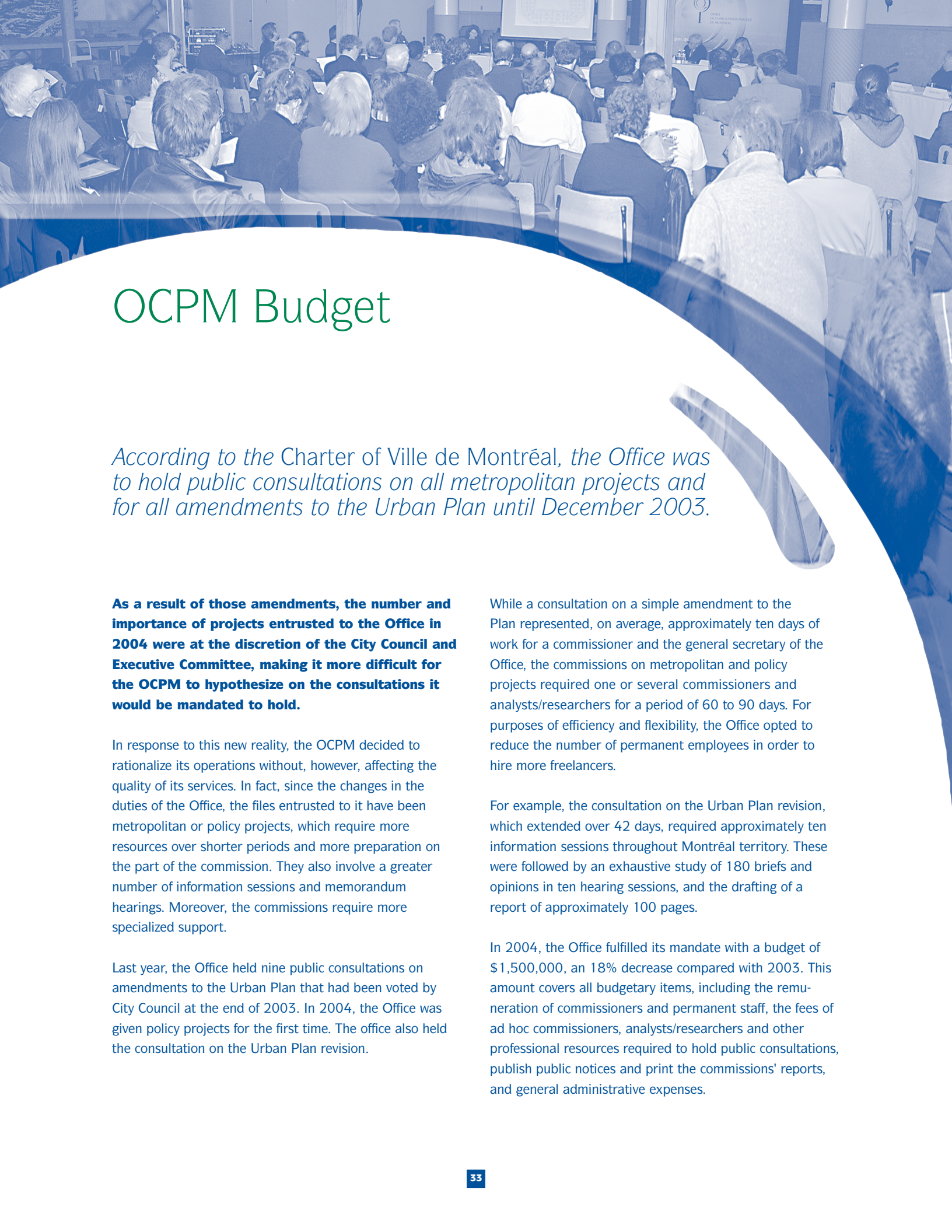
The current IOPD membership is comprised primarily of European and Latin American cities. The president of the Office participated in the annual conference in 2004, where he spoke on several occasions.

**World Association of the Major Metropolises  
(Metropolis)**

The City of Montréal has been a member of this organization for many years. The latter is composed of some 50 metropolises spread out over the five continents. The Office has a special interest in the International Institute for the Management of Major Metropolises, one of the network's agencies that dispenses information to managers and elected officials of member cities. A commissioner of the Office acted as a resource-person in a seminar given by the Institute in 2004.

**Conclusion**

The activities of the OCPM will contribute to enhancing Montréal reputation in its fields of endeavour by fostering a good number of contact with partners to share practices and experience, in addition to promoting meetings and conferences dealing with issues related to its mandate.



# OCPM Budget

*According to the Charter of Ville de Montréal, the Office was to hold public consultations on all metropolitan projects and for all amendments to the Urban Plan until December 2003.*

**As a result of those amendments, the number and importance of projects entrusted to the Office in 2004 were at the discretion of the City Council and Executive Committee, making it more difficult for the OCPM to hypothesize on the consultations it would be mandated to hold.**

In response to this new reality, the OCPM decided to rationalize its operations without, however, affecting the quality of its services. In fact, since the changes in the duties of the Office, the files entrusted to it have been metropolitan or policy projects, which require more resources over shorter periods and more preparation on the part of the commission. They also involve a greater number of information sessions and memorandum hearings. Moreover, the commissions require more specialized support.

Last year, the Office held nine public consultations on amendments to the Urban Plan that had been voted by City Council at the end of 2003. In 2004, the Office was given policy projects for the first time. The office also held the consultation on the Urban Plan revision.

While a consultation on a simple amendment to the Plan represented, on average, approximately ten days of work for a commissioner and the general secretary of the Office, the commissions on metropolitan and policy projects required one or several commissioners and analysts/researchers for a period of 60 to 90 days. For purposes of efficiency and flexibility, the Office opted to reduce the number of permanent employees in order to hire more freelancers.

For example, the consultation on the Urban Plan revision, which extended over 42 days, required approximately ten information sessions throughout Montréal territory. These were followed by an exhaustive study of 180 briefs and opinions in ten hearing sessions, and the drafting of a report of approximately 100 pages.

In 2004, the Office fulfilled its mandate with a budget of \$1,500,000, an 18% decrease compared with 2003. This amount covers all budgetary items, including the remuneration of commissioners and permanent staff, the fees of ad hoc commissioners, analysts/researchers and other professional resources required to hold public consultations, publish public notices and print the commissions' reports, and general administrative expenses.

## Biographical notes on the president and commissioners



### **JEAN-FRANÇOIS VIAU**

**PRESIDENT OF THE OFFICE DE  
CONSULTATION PUBLIQUE DE MONTRÉAL**

Having studied political science and economics at McGill University, native Montrealer Jean-François Viau was elected member of the Québec National Assembly for Saint-Jacques in a partial election in November 1984, and named senior advisor to the secretary general of the province's Conseil exécutif in 1985. He held the position of executive vice-president of the Chambre de commerce de la Rive-Sud and its branches from 1987 to 1989, and acted as president and director general of the Association de la distribution alimentaire du Québec (ADA) and its branches from 1989 to 1991. In that capacity, Mr. Viau sat on and chaired a number of the industry's committees in North America.

In 1992, he founded his strategic communication agency, leading him to carry out government mandates, notably for the Canada Privy Council, Communications Canada and the ACCT. He also participated in various joint mandates and in public consultation planning.

Active in business associations, he established the Conseil québécois des gens d'affaires pour le Canada. Recently, he was also appointed to the board of directors of the International Association for Public Participation (IAP2). In the private sector, Mr. Viau has advised leaders of business associations, private and public enterprise, and groups of companies in matters pertaining to international relations and reputation management.

In May 2002, Mr. Viau was appointed president of the Office for a four-year term.

## FULL-TIME COMMISSIONERS



### **CATHERINE CHAUVIN**

#### COMMISSIONER

Catherine Chauvin holds a Bachelor's degree in Engineering Physics from the École polytechnique as well as a Master's in Applied Science from the Université de Montréal.

An additional commissioner at the Bureau d'audiences publiques sur l'environnement (BAPE) since 1990, Ms. Chauvin has extensive experience in public consultation. She has also reviewed many industrial projects in various areas of Québec. In 1998-1999, she participated in the work of the Commission scientifique et technique sur la crise du verglas de janvier 1998. She then filed a sector report on the advantages and inconveniences involved in developing underground electrical systems in an urban environment.

Between 1989 and 1997, Catherine Chauvin acquired broad and varied project management experience by working with firms of environmental consultants and consulting engineers. She also headed characterization and follow-up studies in aquatic environments, directed characterization and rehabilitation studies for contaminated sites, and developed quality control programs for hazardous materials treatment processes.

Having sat as an independent on the Council of the City of Verdun from 1997 to 2001, Ms. Chauvin has hands-on municipal affairs management experience. She has worked on committees involved in the revision of the Urban Plan and planning by-laws, local roads management, housing development project follow-up, and natural habitat protection.

Since August 2002, Catherine Chauvin has worked as a full-time commissioner at the Office de consultation publique de Montréal. Her appointment is for a four-year term.

## **JEAN PARÉ**

### **COMMISSIONER**

Jean Paré holds a Bachelor of Arts, a Licence in Law, and a Master's in Urban Planning from the Université de Montréal. He attended specialized courses in public law, political science and land-use planning at the University of Paris, and received complementary training in international development, project management and geomatics.

Before beginning his studies in urban planning, Mr. Paré practised law as an assistant in the legal department of Expo '67. In 1970, he was hired by the land-use planning consultants firm of Jean-Claude La Haye et Associés. He became director of planning for the Société d'aménagement de l'Outaouais in 1974, and its director of development in 1978.

In 1980, he joined the Montréal Coopers & Lybrand Consulting Group. In 1986, he established the strategic planning department of Raymond Chabot Grant Thornton. He then founded his own firm, Jean Paré & Associés, in 1988.

A part-time additional commissioner at the Bureau d'audiences publiques sur l'environnement (BAPE) since 1990, Jean Paré has been involved in major projects. In 1992-1993, he was assistant secretary of the Groupe de travail sur Montréal et sa région. In 1998-1999, he coordinated social and environmental projects for the Commission scientifique et technique portant sur la crise du verglas de janvier 1998. In 2000, he worked as a government assistant in the Outaouais for the municipal reorganization, and was later named secretary of the Outaouais Transition Committee.

Since August 2002, Mr. Paré has been a full-time commissioner at the Office de consultation publique de Montréal. His mandate is for a four-year term.



## PART-TIME OR AD HOC COMMISSIONERS

### **YVES ARCHAMBAULT**

#### COMMISSIONER

Yves Archambault holds a Bachelor's degree and a Licencié in Education, as well as a Master of Arts in School Administration. He is currently completing a PhD in Education Management at the Université de Montréal. His thesis leads him to speak at conferences in Québec and other parts of Canada.

He has worked primarily in education, as a teacher, primary and secondary school principal, school board executive, and director general of the Commission scolaire de Saint-Jérôme and the Commission scolaire de Montréal (CECM and CSDM). He retired from his administrative duties in education in July 2001.

Mr. Archambault has also been involved in numerous boards of directors of caisses populaires, unions, professional associations and charitable organizations, such as SEVEC, The Arthritis Society, Centraide, and the Fonds de développement de l'Université de Montréal.

Yves Archambault currently lectures at the Université de Montréal.

### **YVES G. ARCHAMBAULT**

#### COMMISSIONER

Yves G. Archambault holds a Master's of Urban Planning from the Université de Montréal and has accumulated over 30 years' experience in the private and public sectors. He has extensive expertise in urban planning and the environment, at both the municipal and regional levels, as well as in transportation and management. He has also worked as a part-time professor at UQÀM's Département d'études urbaines et touristiques since 1979.

Over the past few years, Mr. Archambault has focused primarily on environmental public consultation, notably as an additional commissioner for the Bureau d'audiences publiques sur l'environnement (BAPE). He also worked on various projects, including the Champlain Bridge ice control structure, the Indeck cogeneration plant in Hull, and the hydroelectric station in Grand-Mère.

Moreover, he has conducted studies for several municipalities in both urban and rural environments.

Yves G. Archambault is a member of the Ordre des urbanistes du Québec and sits on the board of directors of UQÀM's Institut des sciences de l'environnement.

### **ANDRÉ BEAUCHAMP**

#### COMMISSIONER

André Beauchamp has been an environmental theologian and specialist for over 20 years. From 1978 to 1983, he acted as secretary of the Ministère de l'Environnement, deputy regional director (Montréal region), and chief of staff and special advisor to the minister. He also chaired the Conseil consultatif de l'environnement and the BAPE for four years.

Since 1990, André Beauchamp has worked as a consultant in environmental and social mediation, and in environmental public consultation. He participated in the work of the Chaire de recherche en éthique de l'environnement Hydro-Québec/McGill. He headed the BAPE's Commission sur la gestion de l'eau au Québec, and participated in the Commission sur le développement durable de la production porcine. In short, he has developed solid expertise in environmental ethics and the integration of values.

André Beauchamp, an expert in public consultation, has written several publications: *Environnement et consensus social*, *Gérer le risque, vaincre la peur* and *Introduction à l'éthique de l'environnement*.

### **JOCELYNE BEAUDET**

#### COMMISSIONER

In addition to a Bachelor's degree in Physical Anthropology from the Université de Montréal, Jocelyne Beaudet also holds a Master's in Cultural Anthropology from McGill University. She has over 20 years' experience in various areas related to public participation and environmental communication.

Ms. Beaudet contributed to the establishment of the Ministry of the Environment in the Sultanate of Oman. She also participated in a dozen different hearing and mediation mandates as a BAPE analyst, before being appointed

senior environmental communication consultant at Tecsalt Inc., where she later became project director in the department of communications and public affairs. Jocelyne Beaudet held the position of policy development consultant with the National Round Table on the Environment and the Economy (NRTEE), and was a member of the Comité d'information et de consultation publique for Hydro-Québec's Hertel project. She was appointed commissioner for public hearings and has headed investigative and public consultation commissions.

Since April 2004, Jocelyne Beaudet has worked as an environmental public participation consultant.

#### **JEAN-CLAUDE BOISVERT**

##### **COMMISSIONER**

Jean-Claude Boisvert is a native of Trois-Rivières. He completed his collegiate studies at the Collège Mont-Saint-Louis, prior to obtaining a Bachelor's of Architecture from the Université de Montréal in 1968.

From 1991 to 1993, he held the position of planning director for the project "Le Quartier des Écluses inc." Prior to that, he acted as director of planning and architecture for the Société de la Maison des sciences et des techniques du Québec, and worked for the Ministère du Transport du Québec.

Mr. Boisvert has been associated with various architectural and urban planning firms, notably architects Bédard et Charbonneau and the Société La Haye-Ouellet, urban planners and architects. He also participated in several committees, including the Commission Jacques-Viger, from 1996 to 2001.

A member of the Ordre des architectes since 1973, Jean-Claude Boisvert has devoted most of his energies to the practice of architecture and urban planning in Montréal.

#### **MARGUERITE BOURGEOIS**

##### **COMMISSIONER**

Marguerite Bourgeois was born in Montréal, and studied mathematics and law at McGill University.

She worked as a lawyer for Alcan, and then as vice-president of corporate affairs at Loto-Québec, where she managed the company's international development activities. Returning to the private sector, she joined the team of Fonorola at a time when the telecommunications industry was in full development. In 1998, she was involved in starting up a new company, Olameter, which she represented on various regulatory committees in the United States and England.

Since 2002, she has worked as a lawyer and as a strategic consultant for rapid-growth companies. Her areas of intervention include legal and regulatory affairs, start-up activities, strategic planning, business development, and the negotiation and establishment of partnerships.

Marguerite Bourgeois has always been active in professional and community circles. A member of business networks in the areas of law, finance and technology, she is also involved in the promotion of women in business.

#### **CLAUDE CORBO**

##### **COMMISSIONER**

Claude Corbo holds a Ph.D. in Philosophy from the Université de Montréal. He has worked in several administrative positions at the UQÀM since he began his career in 1969. He held the position of dean of resource management, vice-president for the president's office, and vice-president for education and research, before exercising the duties of president of the Université between 1986 and 1996.

Mr. Corbo has also carried out research and consultation mandates for various Québec government ministries and organizations. He headed the work group of the Ministre de la Sécurité publique on relations between the police department and CUM and the black communities. He carried out study mandates for the Ministère de la Sécurité publique that contributed to the amendment of police legislation, and has chaired the Conseil de surveillance des activités de la Sûreté du Québec since 2001.

He has also headed the Groupe de travail sur l'éthique en recherche et en innovation created by the Ministre de la Recherche, de la Science et de la Technologie.

Claude Corbo is a full professor with the UQÀM's Département de Science politique, and the author of several works.

### **LOUIS DÉRIGER**

#### **COMMISSIONER**

Louis Dériger holds a Master's degree in Civil Engineering, specializing in the environment, from the École Polytechnique de Montréal, as well as a Bachelor's in Landscape Architecture from the Université de Montréal. Specializing in planning since 1981, he has expertise in the planning and design of urban, environmental, recreotourism, institutional, industrial and commercial projects, as well as in environmental evaluation.

Mr. Dériger is an environmental consultant and lecturer in urban studies at the Master's level at the UQÀM. He has worked as a project manager and director for firms of landscape architects, urban planners, and engineering consultants.

An additional member of the BAPE since September 1999, he acted as commissioner for the public hearings on Hydro-Québec's construction of the 315-230 kV Outaouais substation and Peribonka Hydroelectric Development Project. He participated in the hearings on the construction of the McConnell-Laramée axis in Hull, the modernization of Notre-Dame Street in Montréal, and the diversion of Route 117 to L'Annonciation and Labelle.

### **CLAUDE FABIEN**

#### **COMMISSIONER**

Claude Fabien holds a Bachelor of Arts, a Licentiate in Laws from the Université de Montréal, and a Master of Laws from McGill University. A lawyer and member of the Barreau du Québec since 1966, he is a full professor with the Université de Montréal's Faculté de droit. He has worked as a law professor and researcher, first at the Université de Sherbrooke and then at the Université de Montréal, since 1979. He teaches and publishes primarily in the area of civil law (contracts, civil responsibility, evidence, and civil law reform).

Early in his career, he practised law in a Montréal law firm. From 1995 to 2000, he was dean of the Faculté de droit, after serving as vice-dean and secretary. He also worked with many university and professional organizations. He has been president of the Association des professeurs de droit du Québec, the Canadian Law Information Council, the Canadian Association of Law Professors, the Canadian Association of Law Teachers, and the Canadian Council of Law Deans.

He currently sits on the board of the Fondation du Barreau du Québec, and is both a grievance arbitrator certified by the Ministre du Travail and a mediator certified by the Barreau du Québec.

### **JUDY GOLD**

#### **COMMISSIONER**

Judy Gold studied anthropology at McGill University and social services at the University of Montréal. For over 20 years, she has worked in the field of human rights, notably in matters pertaining to cultural diversity, social inclusion and community development, in the areas of organization management, program development and government policy analysis.

She currently manages her own diversity management and intercultural relations consulting and training company. Ms. Gold is also involved on a volunteer basis in various community and public organizations. She sits as vice-chairman on the board of directors of the PROMIS organization, on the executive committee of the

Canadian Jewish Congress in Québec, and on the Comité des partenaires of the Ministère des Relations avec les citoyens et de l'Immigration in the Montérégie. She works in concert with government authorities and non-governmental agencies on programs related to immigration, integration, and intercultural relations.

Judy Gold has been a part-time commissioner with the Bureau d'audiences publiques sur l'environnement since September 2003.

#### **ALEX HARPER**

##### **COMMISSIONER**

Alex Harper worked for the Montreal Board of Trade, now the Board of Trade of Metropolitan Montréal, from 1963 to 1994. Following the creation of the Board of Trade of Metropolitan Montréal, he acted as executive vice-president of the new organization until January 1994.

Mr. Harper contributed to the publishing of several publications for business people, and was editor in chief of a newsletter for Board of Trade members. He co-founded a publishing company for association directories and guides. He also acted as general manager of the Chamber of Commerce of Saint-Laurent and of the Saint-James Club of Montréal.

In cooperation with representatives of the Kahnawake Chamber of Commerce, he participated in a project of the Business Development Bank of Canada aimed at developing action plans and creating a structure to meet the needs of the community.

Alex Harper is also chairman of the Forum énergie pour l'Île de Montréal, and secretary-executive director of Info-Crime Montréal. He sits on the boards of the Fondation du Centre de référence du Grand Montréal and of Les Scouts du Québec.

#### **BERNARD HOGUE**

##### **COMMISSIONER**

Bernard G. Hogue completed studies in advertising at the Université de Montréal, in political science at McGill University, and in second language instruction at UQÀM. In 1982, he began his career as a teacher in a correctional facility. He eventually left teaching to become a strategic communications consultant.

Over the course of his career, he held the positions of political advisor, director of communications, parliamentary affairs officer, and director of the Cabinet of the Québec Vice-Premier. In those capacities, he participated in several parliamentary commissions, including one on the setting of Hydro-Québec electricity rates in 1990. He was also legislation director and senior political advisor to the Cabinet of Heritage Canada from 1993 to 1996.

Between 1997 and 2001, Bernard Hogue held the position of director of the marketing communications department at Bell. In 2002, he founded his marketing communications consulting firm. He was also a member of the Comité consultatif d'urbanisme of the borough of Ville-Marie from 2002 to 2004.

He is actually vice-president public affairs at the *Fédération des chambres de commerce du Québec*.

### **TAKI KÉRIMIAN**

#### **COMMISSIONER**

Taki Kérimian completed doctoral studies in plant biology (algology and aquatic environments) at the Université des Sciences et Techniques du Languedoc in France, and in education at UQAM.

In 1975, she began her career as a teacher and researcher in a university environment in Lebanon. In 1990, she left Lebanon to come to Montréal, where she worked as a researcher at the Université de Montréal. In addition to her university career, she also carries out research and consultation mandates in private laboratories in Québec.

Ms. Kérimian has held the position of school commissioner for the Commission scolaire Marguerite-Bourgeoys, where she oversaw various committees, such as those on culture, student places, school transportation, and disadvantaged neighbourhoods. Moreover, the Office des professions du Québec appointed her as public representative for the Ordre des dentistes du Québec (2000-2004).

Taki Kérimian has been a member of several boards of directors, including those of the Collège Bois-de-Boulogne, CARI Saint-Laurent, the Carrefour Jeunesse-Emploi Saint-Laurent and L'Unité.

### **MARCÈLE LAMARCHE**

#### **COMMISSIONER**

Marcèle Lamarche is a graduate of the École des Relations industrielles of the Université de Montréal. She has carried out consultation mandates in humanitarian and community organizations for over 20 years. Specializing in project management, organizational development, partnership consolidation and negotiation, she also works as a communications and philanthropy consultant.

From 1995 to 2000, Ms. Lamarche acted as director general of the Moisson Montréal organization. Previously, she managed all humanitarian programs dispensed by the Québec Division of the Canadian Red Cross Society, throughout a territory comprising some 60% of the Québec population living in the Montréal Greater Area.

As chair of the board of directors and co-founder of The Missing Children's Network Canada, Marcèle Lamarche actively participated in starting up this organization dedicated to finding missing children, between 1985 and 1994. She also worked as a union representative with the United Food and Commercial Workers International Union from 1979 to 1985.

### **HÉLÈNE LAPERRIÈRE**

#### **COMMISSIONER**

Hélène Laperrière holds a Bachelor's degree in Geography and Economics from the Université Laval, as well as a Master's in Urban Planning and a PhD in Planning from the Université de Montréal. She has also received post-doctoral fellowships from the SSHRC and the INRS-Urbanisation.

Ms. Laperrière was a member of the architectural jury and construction committee of the Bibliothèque nationale du Québec.

Combining research and practice, she has accumulated 25 years' experience in both the public and private sectors. She currently manages the urban planning department of Aménatech Inc., a division of the Groupe S.M., in addition to conducting regional and urban planning studies and policy and program evaluations. She manages various thematic projects, including urban signalization and university campus planning.

Hélène Laperrière has written numerous articles and a series of cultural guides on the regions of Québec. She is a member of the boards of directors of various organizations, and is often asked to speak, both in Québec and abroad.

### **MYRNA LASHLEY**

#### **COMMISSIONER**

Myrna Lashley holds a PhD in Counselling Psychology from McGill University, and has worked as a psychologist for 14 years. She is a member of the Psychology Department at John Abbott College, where she has acted as director of the Correctional Intervention Program for the past nine years.

Myrna Lashley conducts research on cultural adaptation and racial integration. She is a member of the transcultural psychiatric research team at the Montreal Jewish General Hospital and at the Montreal Children's Hospital. She also teaches within McGill University's international Transcultural Psychiatry Program.

She held the position of director of the Employee Assistance Program at the Montreal Children's Hospital for nine years, and worked for two years as dean of the Arts and Letters Program at John Abbott College. She is also vice-chair of the board of directors of the École de police du Québec.

Myrna Lashley works with those less fortunate and has invested herself in a number of boards at the local, provincial and federal levels. In 2004, she received the Martin Luther King Legacy Award.

#### **HÉLÈNE LAUZON**

##### **COMMISSIONER**

Hélène Lauzon is a law graduate of the Université de Montréal. She is a partner in the firm of Lavery, de Billy, and has been a member of its Environment, Energy, Natural Resources and Land-Use Planning Law Group for over 15 years. Me Lauzon has gained vast experience in environmental law, advising many businesses and municipalities on preventive and restorative matters. Her range of expertise includes: prior authorization for projects, applicability of the environmental impact and assessment procedure, and contaminated soil, residual materials and hazardous waste management.

She sits on the boards of various associations operating in the environmental sector, and is a regular speaker on environmental topics.

Me Lauzon has also acquired extensive experience in land-use management and agricultural zoning matters. She has been called to advise municipalities and businesses on the application of the *Act respecting land use planning and development*, urban planning by-laws, and the *Act respecting elections and referendums in municipalities*.

#### **CLAUDE LAVOIE**

##### **COMMISSIONER**

Urbanist Claude Lavoie holds a Bachelor's degree in Sociology and a Master's in Urban Planning from the Institut d'urbanisme of the Université de Montréal.

He has been in private practice for over 35 years, and has worked in all areas of the discipline, including design, municipal legislation, management, redevelopment, development, consultation and dissemination, in large cities as well as in small agglomerations and rural environments. In 1996, he completed a training course at the Institut d'arbitrage et de médiation du Québec.

Mr. Lavoie is the author of *"Initiation en urbanisme,"* a book written in laymen's terms that is used in city halls and lecture halls alike. He also collaborated in the writing of the book *"Développement et aménagement du territoire."* He taught urban planning at the Université de Montréal and the UQAM for eight years, and at the Association d'immeuble du Québec for four years.

Claude Lavoie is very active in continuing education programs at the Ordre des urbanistes du Québec, where he has also acted as a syndic since 2003.

#### **MICHEL LEMAY**

##### **COMMISSIONER**

A graduate of the Université de Montréal, Michel Lemay founded his consulting and professional training services company in 1983, prior to which he managed student community services at the Collège de Rosemont. A specialist in continuing education, he manages GTL Formation and carries out numerous mandates for Québec education networks.

From 1980 to 1982, he acted as commissioner for the Commission d'études sur la formation des adultes (Commission Jean). This Commission was mandated by the Québec government to draw up an overall adult education policy.

He served as municipal councillor for Rosemont from 1986 to 1994. He also chaired the special commission of the Montréal City Council responsible for holding the consultation on the City's consultation policy. From 1990 to 1994, he headed the Commission administration et finance for the Executive Committee of the Communauté urbaine de Montréal.

He is involved in his community, and sits on a number of boards of directors, including those of the Collège de Rosemont, the Fondation Montréal Natation, and the Société de développement Angus.

#### **MARIE LESSARD**

##### **COMMISSIONER**

Urban planner Marie Lessard holds a Bachelor's degree in Architecture from the Université de Montréal and an M. Phil. in Urban Planning from the University of London.

She is a full professor with the Institut d'urbanisme of the Faculté de l'aménagement of the Université de Montréal, as well as a researcher for the Chaire en paysage et environnement at that same university. She teaches and conducts research, in both Québec and Mexico, in the areas of urban design and planning, serviceability of urban features, and urban heritage management.

Ms. Lessard has expertise in the planning and evaluation of architectural and urban planning projects. Since 1991, she has taught and conducted research in developing countries with the Montréal inter-university group "Ville et développement," which is funded by the Canadian International Development Agency (CIDA).

Over the course of her career, she has sat on a number of boards and committees. She is currently a member of the board and of the executive committee of the Société du Havre de Montréal, and of the board of Heritage Montreal, where she chairs the heritage and planning committee.

#### **ANTOINE MOREAU**

##### **COMMISSIONER**

Sociologist Antoine Moreau holds a Master's in Sociology from the Université de Montréal, and pursued doctoral studies at McGill University. Specializing in environmental and risk perception, he has expertise in social impact evaluation.

He has worked as a specialist for engineering firms and public and private companies for 20 years. He joined the Nove Environnement team in 2005.

Over the course of his career, Mr. Moreau conducted impact studies and evaluations on numerous projects, including the refurbishment of the Gentilly-2 nuclear power plant, the high-tension Saint-Césaire-Hertel power transmission line, and the Forêt de l'Aigle community forestry project.

For the past four years, Antoine Moreau has moderated joint-action tables of public forest users. These mechanisms serve to develop framework agreements among forestland users in order to reduce conflicts in usage.

From 1997 to 2001, he chaired the board of directors of the Association québécoise pour l'évaluation d'impact (A.Q.E.I.).

#### **ÉDITH MUKAKAYUMBA**

##### **COMMISSIONER**

Born in Rwanda, Édith Mukakayumba is also a Canadian citizen. She holds a Bachelor's degree in Geography from Rwanda National University, as well as a Master's and a PhD in Geography from the Université Laval. She has over 20 years' experience in urban, community, regional and international development, as well as in intercultural development and conflict resolution.

Since 1975, Ms. Mukakayumba has essentially worked in research and teaching at the university level. She has also participated in various consultation and joint-action projects with work groups for United Nations advisory boards. She has mobilized and organized

discussion groups, and drafted opinion and discussion documents for the Montréal Transition Committee.

Édith Mukakayumba has extensive experience in organizing special events, such as conferences and seminars. She also writes articles for scientific magazines and collective works..

#### **MARIE MURPHY**

##### **COMMISSIONER**

A lawyer by profession, Marie Murphy has extensive experience in the area of cultural diversity and human rights. She worked in legal research at the Commission québécoise des droits de la personne for ten years. Since 1989, she has taught law at John Abbott CEGEP's Police Technology Department in Sainte-Anne-de-Bellevue.

In private practice, she worked in civil, family, personal, immigration and administrative law. She chaired the Comité consultatif sur les relations interculturelles et interraciales (CCRII) for the Executive Committee of the Communauté urbaine de Montréal. She also headed a committee in charge of drawing up an action plan with the police and black communities following the death of Marcellus François.

Ms. Murphy chaired the sub-committee on affirmative action of the Comité pédagogique provincial des Cégeps en techniques policières. She was responsible for implementing these programs in three Montréal CEGEPs offering a police technology program.

#### **LOUISE ROY**

##### **COMMISSIONER**

A graduate of the Faculté des Lettres of the Université de Montréal, Louise Roy has worked as an independent public consultation, participatory management and problem resolution expert for over 25 years.

From 1981 to 1986, Ms. Roy held the positions of commissioner and then of vice-president of the BAPE. She collaborated in the implementation of the Plan Saint-Laurent and the establishment of the Zones d'intervention prioritaires (ZIP). She also managed a number of consultations on major urban and metropolitan issues.

Louise Roy has many years' experience in public consultation pertaining to energy issues. She was vice-chair of the Commission scientifique et technique sur la gestion des barrages, as well as a member of the group of experts that presided at the Débat sur l'énergie. As a commissioner, she participated in the federal public consultation commission on nuclear waste storage.

Ms. Roy is a member of the National Advisory Committee formed in accordance with NAFTA's parallel agreement on the environment.

#### **LOUISE ROY**

##### **COMMISSIONER**

Since June 2003, Louise Roy has been a Fellow of the Centre for Interuniversity Research and Analysis on Organizations, a centre for the liaison and transfer of knowledge between corporations and universities. She chairs its Forum sur le leadership d'avenir, a discussion group on topics relating to leadership and governance that brings together major corporations and university researchers.

She is also an administrator with a number of companies, and works as an international consultant. From 2000 to 2002, she was senior vice-president, marketing and commercial services, of the International Air Transport Association (IATA).

From 1997 to 2000, she held the position of president and chief executive officer of Télémédia Communications Inc. She was also vice-président for the Americas and executive vice-président, global marketing for Air France, in Paris, between 1994 and 1997.

From 1985 to 1992, she acted as chief executive officer of the Société de Transport of the Communauté Urbaine de Montréal.

### **JOSHUA WOLFE** COMMISSSIONER

Joshua Wolfe holds a Bachelor's degree in Science and Human Affairs from Concordia University and a Master's in Urban Planning from the Université de Montréal. He has extensive experience in heritage preservation, urban design and urban environmental legislation.

Mr. Wolfe conducted environmental impact studies and prepared plans for various municipalities and public organizations in San Francisco. After returning to Montréal, he worked as executive director of the Fondation Héritage Montréal, prior to teaching urban studies at Concordia University.

He has been a regular contributor to the architecture and urban planning feature of the newspaper *The Gazette*, in addition to having written, in collaboration with Cécile Grenier, the book *Découvrir Montréal*, published by Libre Expression.

He also established the Jewish Built Heritage Committee and sat on the board of the Fondation du patrimoine religieux du Québec.

Joshua Wolfe is a member of the American Institute of Certified Planners. His name appears in the *Canadian Who's Who* for his urban planning accomplishments, as well as in the American publication *Marquis Who's Who*.



**DESIGNATION**

Projet de règlement P-03-150 concernant le site de l'oratoire Saint-Joseph du mont Royal.

**DOSSIER OCPM**

PM 03-003

**SOURCE OF THE CONSULTATION MANDATE**

The Charter of Ville de Montréal provides that the draft version of a city council by-law enabling the carrying out of a project that relates to shared or institutional equipment must be submitted to public consultation conducted by the OCPM (a. 89, a. 89.1).

**KEY DATES**

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2003-10-31 |
| <b>Public meeting - Part 1</b> | 2003-11-17 |
| <b>Public meeting - Part 2</b> | 2003-12-08 |
| <b>Report submission</b>       | 2004-03-11 |
| <b>Report dissemination</b>    | 2004-03-24 |

**TERRITORY CONCERNED**

Borough of Côte-des-Neiges–Notre-Dame-de-Grâce

**PURPOSE OF THE CONSULTATION**

The consultation deals with a draft by-law that derogates from certain provisions of the Urban Plan and that aims to authorize the work described in the Oratoire's development plan pertaining to the redevelopment of the site, the demolition of some of the outbuildings, and the expansion of existing buildings.

**SUBSEQUENT STEPS**

**2004-06-22**

Resolution CM04 0516 of the city council adopting By-law 03-150 without amendment.

**SUMMARY OF THE COMMISSION'S REPORT**

The commission is in favour of the realization of the Oratoire's development plan, but suggests that amendments be made to the draft by-law with respect to the following problems:

- The massing of the buildings and the topography of the site;
- The use of the new entrance from Cedar Crescent;
- The redevelopment of the public area on Queen Mary Road;
- The lighting and urban furniture on the site;
- The Cahier des charges establishing the rules for site activities;
- The development of exterior storage spaces;
- The landscape architecture;
- The division of the conservation area into two sectors.

Moreover, the commission notes that participants requested that a heritage management structure be developed for the historic and natural borough of Mont Royal, where the Oratoire is located.

### DÉSIGNATION

Projet de règlement P-03-153 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie.

Projet de règlement P-03-152 autorisant la construction et l'occupation d'un complexe résidentiel et commercial dans le quadrilatère délimité par le boulevard René-Lévesque, l'avenue De Lorimier et les rues Sainte-Catherine et Parthenais.

### OCPM FILE

PM 03-004

### SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

The Charter of Ville de Montréal provides that the draft version of a city council by-law enabling the carrying out of a project related to shared or institutional equipment must be submitted to public consultation conducted by the OCPM (a. 89, a. 89.1).

### KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2003-11-07 |
| <b>Public meeting - Part 1</b> | 2003-11-24 |
| <b>Public meeting - Part 2</b> | 2003-12-08 |
| <b>Report submission</b>       | 2004-02-20 |
| <b>Report dissemination</b>    | 2004-03-05 |

### TERRITORY CONCERNED

Borough of Ville-Marie

### PURPOSE OF THE CONSULTATION

The consultation deals, with respect to By-law P-03-153, with replacing the "industrielle" land use designation with the designation "activités multiples" for a vacant lot bounded by René-Lévesque Boulevard, De Lorimier Avenue, and Sainte-Catherine and Parthenais Streets. The change of designation entails an increase in maximum height from 23 to 30 metres.

The consultation also deals with the provisions of By-law P-03-152 relating to uses and the construction of new buildings that derogate in many respects from the borough's urban planning by-law. The draft by-law also prescribes development, architectural and design criteria.

The two by-laws will allow the construction of a residential, commercial and office complex to be co-developed by "Les Nouveaux ensembles urbains Ltée" and the Société des alcools du Québec. It should be noted that city council is imposing on the promoters the obligation to build 200 affordable housing units. The latter are proposing the construction of 192 affordable units on Fullum Street, at the rim of the project.

### SUMMARY OF THE COMMISSION'S REPORT

The commission finds that the people support draft By-law P-03-153 amending the Urban Plan. With respect to draft By-law P-03-152, the commission believes that certain uncertainties exist, and therefore recommends that the following conditions be included in the final version of the draft by-law:

- Ensuring that the Fullum site social housing project is carried out concomitantly with the rest of the project;
- Ensuring a minimum percentage of social housing in the project, a percentage that the CCU had set at 25%;
- Ensuring that the residential component of the project is fully completed, after each phase of the construction;
- Determining housing types;
- Determining the location of parking spaces, and authorizing them according to the standards applicable to each type of use;
- Outlining the conditions for archaeological follow-up;
- Establishing standards for noise levels.

The commission also recommends that city departments conduct a complementary study on traffic and parking.

### SUBSEQUENT STEPS

#### 2004-03-10

Resolution CE04 0487 of the executive committee referring the report of the commission to the borough council for analysis and comment.

#### 2004-03-23

Resolution CM04 0218 of the city council adopting revised By-law 03-152 and By-law 03-153 without amendment.

**DESIGNATION**

Projet de règlement P-03-151 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce.

Projet de règlement P-03-157 sur la transformation, la construction, la démolition et l'occupation d'immeubles sur un emplacement situé de part et d'autre du boulevard Cavendish, au nord de la rue Sherbrooke et au sud de l'avenue Monkland.

**OCPM FILE**

PM 03-005

**SOURCE OF THE CONSULTATION MANDATE**

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

The Charter of Ville de Montréal provides that the draft version of a city council by-law enabling the carrying out of a project related to shared or residential equipment must be submitted to public consultation conducted by the OCPM (a. 89, a. 89.1).

**KEY DATES**

|                                |                      |
|--------------------------------|----------------------|
| <b>Public notice</b>           | 2003-10-26           |
| <b>Public meeting - Part 1</b> | 2003-11-10 et 12     |
| <b>Public meeting - Part 2</b> | 2003-12-01, 02 et 03 |
| <b>Report submission</b>       | 2004-01-23           |
| <b>Report dissemination</b>    | 2004-02-10           |

**TERRITORY CONCERNED**

Borough of Côte-des-Neiges/Notre-Dame-de-Grâce

**OBJET DE LA CONSULTATION**

The consultation deals, with respect to By-law P-03-151, with replacing the land use designation "équipement collectif et institutionnel" for part of the Benny Farm site located between Cavendish Boulevard and Benny Avenue, along Monkland Avenue. This will allow the relocation of the Notre-Dame-de-Grâce CLSC and the construction of a community sports centre. This designation change involves an increase in maximum density, from 2 to 3.5, for the Benny Farm site bounded by Sherbrooke Street West and Walkley, Monkland and Benny Avenues. This will allow a denser grouping of new or renovated residential buildings.

The consultation also deals with the provisions of draft By-law P-03-157 relating to the uses, development and construction that derogate in many respects from the borough's urban planning by-law. The by-law, accompanied by an overall development plan, will allow development of the site by the Canada Lands Company. The latter promises that the project will be carried out in accordance with three objectives: availability of affordable residential units, accessibility of health, recreational and community services, and harmonious integration of the site into the surrounding neighbourhood.

In addition to the issues relating to by-law amendments, the redevelopment of Benny Farm raises problems of a more general nature concerning the fate of the original buildings, the social and community ramifications of the housing project, and site management.

Other problem areas include parking, vehicular traffic, and the impact of the redevelopment on the surrounding neighbourhood.

**SUMMARY OF THE COMMISSION'S REPORT**

The commission recommends that By-law 03-151 be adopted as proposed. With respect to draft By-law P-03-157, the commission recommends that the paragraph authorizing the use "centre d'activité physique," which would allow the operation of a sports-related commercial establishment, be removed. The citizens have clearly demonstrated that such an establishment would not be a welcomed addition to the neighbourhood.

Moreover, adoption of the two by-laws should be dependant on two conditions:

- A memorandum of understanding between the City and the Canada Lands Company should be drawn up, providing for status reports on the relocation of the CLSC and the construction of the community sports centre;

- The chapter of the proposal dealing with parking should be revised to reduce the size of exterior parking lots. In more general terms, the commission recommends close scrutiny of the notion of permanent affordability of the proposed housing units, and maintenance of the integrated community management that characterizes Benny Farm.

#### **SUBSEQUENT STEPS**

##### **2004-02-24**

Resolutions CM04 0134 and CM04 0135 of the city council noting the report of the commission and adopting revised By-laws 03-151 and 03-157.

##### **2004-10-12**

Resolution CA04 170364 of the borough council approving, pursuant to the Règlement sur les plans d'intégration et d'implantation architecturale and for permit issuance purposes, work on three residential projects on the Benny Farm site.

## DESIGNATION

Projet de règlement P-03-155 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce.

Projet de règlement P-03-154 concernant l'agrandissement et l'occupation du pavillon " E " de l'Hôpital Général Juif portant le numéro 3755, chemin de la Côte-Sainte-Catherine.

## OCPM FILE

PM 03-006

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

The Charter of Ville de Montréal provides that the draft version of a city council by-law enabling the carrying out of a project related to shared or institutional equipment must be submitted to public consultation conducted by the OCPM (a. 89, a. 89.1).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2003-11-07 |
| <b>Public meeting - Part 1</b> | 2003-11-24 |
| <b>Public meeting - Part 2</b> | 2003-11-24 |
| <b>Report submission</b>       | 2004-01-29 |
| <b>Report dissemination</b>    | 2004-01-23 |

## TERRITORY CONCERNED

Borough of Côte-des-Neiges–Notre-Dame-de-Grâce

### PURPOSE OF THE CONSULTATION

The consultation deals with amendments made to the Urban Plan by draft By-law P-03-155, involving increases from 44.4 to 58.8 metres in the prescribed height limit, and from 3.56 to 4.1 in the prescribed density limit. These amendments would allow the raising of the "E" pavilion of the Hôpital Juif from five to 13 stories.

The consultation also deals with the derogatory provisions of draft By-law P-03-154 that would allow the construction and occupation of a building on a site located at the south-west intersection of Légaré Street and Bourret Avenue.

### SUMMARY OF THE COMMISSION'S REPORT

The commission finds that the draft by-law is acceptable to the community. Nevertheless, it recommends that the Hôpital Juif work with the borough to find a solution to the lack of parking spaces resulting from the expected traffic increase.

### SUBSEQUENT STEPS

#### 2004-01-26

esolutions CM04 0054 and CM04 0055 of the city council noting the report of the commission and adopting By-laws 03-154 et 03-155, suggesting however that the borough council draw up solutions to the parking problem.

#### 2004-03-01

Resolution CA04 170086 of the city council approving, pursuant to the borough's urban planning by-law, for construction permit purposes, the work presented in plans (...) concerning the expansion of the E pavilion of the Hôpital Général Juif (...).

**DESIGNATION**

Projet de règlement P-04-019 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce.

Projet de règlement P-04-020 sur l'occupation du bâtiment situé au 5540 de l'avenue Louis-Colin.

**OCPM FILE**

PM 04-001

**SOURCE OF THE CONSULTATION MANDATE**

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

The Charter of Ville de Montréal provides that the draft version of a city council by-law enabling the carrying out of a project related to shared or institutional equipment must be submitted to public consultation conducted by the OCPM (a. 89, a. 89.1).

**KEY DATES**

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-04-13 |
| <b>Public meeting - Part 1</b> | 2004-04-28 |
| <b>Public meeting - Part 2</b> | 2004-04-28 |
| <b>Report submission</b>       | 2004-05-14 |
| <b>Report dissemination</b>    | 2004-05-28 |

**TERRITORY CONCERNED**

Borough of Côte-des-Neiges–Notre-Dame-de-Grâce

**PURPOSE OF THE CONSULTATION**

The consultation deals, with respect to draft By-law P-04-019, with replacing the "résidentielle" land use designation with the designation "équipement collectif et institutionnel" for two buildings located near the HEC.

This would allow the institution to house university research chairs in the building located at 5540 Louis-Colin Avenue, and would also confirm the "service the garde" use for the building located at 5550 of the same Avenue.

The consultation also deals with the provisions of draft By-law P-04-020 pertaining to the occupation of the building located at 5540 Louis-Colin Avenue. The By-law allows derogation from certain provisions of the urban planning by-law and outlines new authorized uses. It aims to provide a framework for the HEC with respect to the building in question.

**SUMMARY OF THE COMMISSION'S REPORT**

Taking into account the favourable opinions submitted by those involved in the project, and the lack of opposition on the part of local residents who participated in the public consultation, the commission recommends that the municipal council adopt the by-laws as presented.

The commission also subscribes to the objective raised by professionals and participants in the public consultation to the effect of no longer authorizing the conversion of residential buildings for institutional uses in the area surrounding the Université de Montréal and affiliated schools.

**SUBSEQUENT STEPS****2004-06-21**

Resolution CM04 0510 of the city council noting the report of the commission and adopting By-law 04-019 without amendment.

**2004-09-28**

Resolution CM04 0510 of the city council noting the report of the commission and adopting By-law 04-020 without amendment.

## DESIGNATION

Plan directeur d'aménagement du cimetière Notre-Dame-des-Neiges

## OCPM FILE

PR-03-001

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that public hearings may be held on any project designated by city council (s. 83, first paragraph, subparagraph 3).

## KEY DATES

|                                |                  |
|--------------------------------|------------------|
| <b>Public notice</b>           | 2003-10-26       |
| <b>Public meeting - Part 1</b> | 2003-11-10 et 11 |
| <b>Public meeting - Part 2</b> | 2003-12-01 et 02 |
| <b>Report submission</b>       | 2004-03-10       |
| <b>Report dissemination</b>    | 2004-03-23       |

## TERRITORY CONCERNED

Borough of Côte-des-Neiges–Notre-Dame-de-Grâce

### PURPOSE OF THE CONSULTATION

The consultation deals with the master development plan of the Cimetière Notre-Dame-des-Neiges, which provides for the development and enhancement of the cemetery. It is part of an agreement process between the Fabrique de la paroisse Notre-Dame and the City of Montréal, aiming to allow the construction of non-vehicular road circling and crossing Mont-Royal.

### SUMMARY OF THE COMMISSION'S REPORT

The commission finds that the master plan as presented in the consultation has not gained social acceptance. Moreover, based on the comments of citizens, the commission recommends:

- That particular attention be paid to the problems related to funeral service demand and the operational life of the cemetery;
- That particular attention also be paid to the cemetery's built, archaeological, commemorative and ecological heritage;
- That the projects involving belt roads and cross roads in the Plan de mise en valeur du mont Royal be re-evaluated;
- That alternative sites located at the edges of the property be proposed for the construction of the mausoleums, on the site of the unused greenhouses for example. For reasons of heritage protection, the sites of the east and central wooded areas are not suitable for the construction.

### SUBSEQUENT STEPS

#### 2004-05-18

The city council removes from its agenda the executive committee's recommendation to take note of the report of the commission on the master plan of the Cimetière Notre-Dame-des-Neiges (resolution CM04 0417).

#### 2004-08-02

Resolution CA04 170292 of the city council proposing the adoption of a Projet particulier (PP-9) aiming to allow the demolition of accessory buildings and the construction and occupation of a new mausoleum in the crematorium sector.

# PROJECT MONTRÉAL CHARTER OF RIGHTS AND RESPONSIBILITIES

## DESIGNATION

Draft *Montréal Charter of Rights and Responsibilities*

## OCPM FILE

PR-03-002

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that public hearings may be held on any project designated by city council (s. 83, first paragraph, subparagraph 3).

## KEY DATES

|                                |                                 |
|--------------------------------|---------------------------------|
| <b>Public notice</b>           | 2004-02-09                      |
| <b>Public meeting - Part 1</b> | 2004-02-24, 03-08, 10, 15 et 16 |
| <b>Public meeting - Part 2</b> | 2004-04-05, 07, 08, 13 et 15    |
| <b>Report submission</b>       | 2004-05-31                      |
| <b>Report dissemination</b>    | 2004-06-15                      |

## TERRITORY CONCERNED

City of Montréal

### PURPOSE OF THE CONSULTATION

The consultation deals with the content of the proposed Montréal Charter of Rights and Responsibilities. Two major orientations arise from the proposal. Firstly, the Charter aims to promote the values shared by Montrealers. Secondly, it aims to put forward a neutral agency to which citizens can turn when they feel they have been wronged.

- The promotion of harmonious co-habitation among the diverse groups;
- The redrafting of the section pertaining to rights, responsibilities and commitments;
- The revision of the French and English versions.

### SUBSEQUENT STEPS

To come.

### SUMMARY OF THE COMMISSION'S REPORT

It is very clear to the commission that the city's proposal to adopt a charter is very well received. However, the commission notes that the public consultation showed that participants in the consultation would like this tool to be more solid and effective than the current proposal.

Consequently, the commission recommends that the project be reworked to satisfy the main points arising from the public consultation process. To that end, it has drawn up 11 recommendations pertaining to the following issues:

- The continuation of work on the Charter;
- The entrenchment of the Charter of Rights and Responsibilities into the Charter of Ville de Montréal;
- The applicability to the boroughs;
- The protection of existing rights
- The strengthening of the institution of ombudsman;
- The completion of the legal analysis of the draft Charter;
- The resources required to implement the draft Charter;
- The linguistic and cultural identity of Montréal;

**DESIGNATION**

Preliminary draft policy on the protection and enhancement of the natural environment.

**OCPM FILE**

PR-04-001

**SOURCE OF THE CONSULTATION MANDATE**

The Charter of Ville de Montréal provides that public hearings may be held on any project designated by city council (s. 83, first paragraph, subparagraph 3).

**KEY DATES**

|                                |                         |
|--------------------------------|-------------------------|
| <b>Public notice</b>           | 2004-03-15              |
| <b>Public meeting - Part 1</b> | 2004-03-30, 04-05 et 06 |
| <b>Public meeting - Part 2</b> | 2004-04-27,29 et 05-03  |
| <b>Report submission</b>       | 2004-05-31              |
| <b>Report dissemination</b>    | 2004-06-14              |

**TERRITORY CONCERNED**

City of Montréal

**PURPOSE OF THE CONSULTATION**

The consultation deals with the content of the preliminary draft Policy Respecting the Protection and Enhancement of the Natural Environment. This policy aims to optimize both the ecological and economic value of the natural environment. It will more specifically target large urban wooded areas of over 15 hectares. With this policy, the city aims to attain its conservation goal of 8% of its territory, including 6% on land. The policy is based on a concerted approach to and integrated management of the natural environment, ensuring that its provisions are taken into account prior to development.

**SUMMARY OF THE COMMISSION'S REPORT**

The idea of a natural environment policy was very well received by public consultation participants. Nevertheless, the commission recommends that the city take into account the following problems in order to improve the content of the preliminary draft:

- The linking of the policy with the Urban Plan, the other policies of the city, the development plan of the CMM, and provincial legislation respecting shore and littoral protection;
- The establishment of a complementary policy on green and blue spaces;
- The designation as ecoterritories of all nature parks, all islands surrounding Montréal, and the Meadowbrook golf course;

- The protection of Angell woods and Mont-Royal;
- The moratorium on real estate development projects in ecoterritories and their buffer zones;
- The rehabilitation, restoration and strengthening of natural or ecological features;
- The educational function of ecoterritories;
- The acquisition of natural spaces by the city;
- The establishment of a central organization dedicated to applying the policy's regulatory framework;
- The implementation of a joint-action structure promoting participatory democracy.

**SUBSEQUENT STEPS****2004-06-16**

Resolution CE04 1234 of the executive committee noting the report of the commission and referring it to the Service de développement culturel et de la qualité du milieu de vie for comment.

**2004-12-14**

Resolution CM04 0861 of the city council adopting the final version of the Policy respecting the protection and enhancement of the natural environment.

## DESIGNATION

Projet de règlement P-04-047 révisant le plan d'urbanisme de la Ville de Montréal.

## OCPM FILE

PR 04-002

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |                                                 |
|--------------------------------|-------------------------------------------------|
| <b>Public notice</b>           | 2004-05-01                                      |
| <b>Public meeting - Part 1</b> | 2004-05-17, 19, 25,26, 31, 06-02,07,09,14 et 16 |
| <b>Public meeting - Part 2</b> | 2004-06-21, 22, 23 et 29                        |
| <b>Report submission</b>       | 2004-09-23                                      |
| <b>Report dissemination</b>    | 2004-10-12                                      |

## TERRITORY CONCERNED

City of Montréal

## PURPOSE OF THE CONSULTATION

The consultation deals with the content of Montréal's new Urban Plan, which outlines major development orientations relating to the living environment, transportation, the development of the city core, the vitality of employment sectors, the quality of the architecture and urban landscape, the enhancement of the built, archaeological and natural heritage, and environmental quality.

The Urban Plan is in keeping with sustainable development principles. It proposes a balanced approach to developing Montréal territory, based on economic vitality, social equity, environmental conservation, and respect for the needs of future generations.

The implementation of the Urban Plan's major orientations will be carried out through municipal regulatory measures and public and private investment, often realized in cooperation with the Québec and Canadian governments. Furthermore, the City of Montréal will submit a yearly means-of-implementation update for public review by a city council commission.

Certain sectors presenting complex citywide development problems require highly detailed planning. Furthermore, each borough is provided with a document outlining the elements specifically related to it.

A complementary document is included in the Plan. It aims to ensure consistent urban development throughout the city.

## SUMMARY OF THE COMMISSION'S REPORT

The commission notes that the overall Urban Plan has the support of public consultation participants. However, citizens are concerned about the follow-up to its adoption, specifically regarding:

- The implementation of policies and strategies set forth in the Plan;
- The allocation of the financial resources required for the Plan's implementation;
- The development of indicators as a basis for the yearly means-of-implementation updates;
- The importance of the pan-Montréal character of the plan;
- The implementation of the development course of action based on the notion of sustainable development;
- The city's central role in low-income housing, the preservation of the housing stock, the conservation and enhancement of the built and natural heritage, and the integrated revitalization of living environments;
- The importance of citizen participation, transparency, inclusion principles and universal access.

## SUBSEQUENT STEPS

**2004-11-23**

Resolution CM04 0835 of the city council adopting revised By-law 03-147.

## DESIGNATION

Projet de règlement P-03-092 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce.

## OCPM FILE

PU 03-015

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2003-11-24 |
| <b>Public meeting - Part 1</b> | 2003-12-15 |
| <b>Public meeting - Part 2</b> | 2003-12-15 |
| <b>Report submission</b>       | 2004-02-05 |
| <b>Report dissemination</b>    | 2004-02-19 |

## TERRITORY CONCERNED

Borough of Côte-des-Neiges–Notre-Dame-de-Grâce

### PURPOSE OF THE CONSULTATION

The consultation deals with an increase in the height limit, from two to three floors, and density limit, from 1.5 to 2.0, for a site located on the north side of De Maisonneuve Boulevard, between Northcliffe and Bulmer Avenues. It would allow the construction of a three-storey residential building between Vendôme and Bulmer Avenues, a section of De Maisonneuve Boulevard for which the Urban Plan provides provisions pertaining to commercial continuity.

### SUMMARY OF THE COMMISSION'S REPORT

The commission recommends that the city postpone the adoption of By-law 03-092, as it doesn't ensure the compliance of the real estate project with the provisions of the Urban Plan, notably those pertaining to commercial continuity on De Maisonneuve Boulevard.

### SUBSEQUENT STEPS

#### 2004-02-18

Resolution CE04 0628 of the executive committee referring the report of the commission to the borough council for analysis and comment

#### 2004-04-15

Résolution CA04 170137 du conseil d'arrondissement recommandant au conseil municipal de ne pas approuver le règlement 03-092 conformément à l'avis de la commission.

#### 2004-05-05

Resolution CE04 0870 of the executive committee recommending to the city council that it not adopt By-law 03-092.

## DESIGNATION

Projet de règlement P-03-149 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de L'Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue.

## OCPM FILE

PU 03-021

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-02-08 |
| <b>Public meeting - Part 1</b> | 2004-02-25 |
| <b>Public meeting - Part 2</b> | 2004-02-25 |
| <b>Report submission</b>       | 2004-03-16 |
| <b>Report dissemination</b>    | 2004-03-31 |

## TERRITORY CONCERNED

Borough of L'Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue

## PURPOSE OF THE CONSULTATION

The consultation deals with a change in land use designation, from "commerce" to "résidentiel moyenne densité," and with an increase in land occupation density for a large vacant lot located near the intersection of Gouin and Jacques-Bizard Boulevards. This would allow the borough to promote residential development in the area and to concentrate commercial activities in Sainte-Geneviève's "Latin Quarter." It is important to note that the amendments to the borough's zoning by-law have already been adopted, and that the area targeted for the change in land use designation is located in what is considered a high-density zone.

## SUMMARY OF THE COMMISSION'S REPORT

The commission recommends that city council not adopt By-law 03-149 because, although the new "habitation" designation has been well received by residents, they are concerned about the possibility of high-density development in the neighbourhood. The adoption of By-law 03-149 would entail the coming into force of the new zoning provisions that are at the heart of the citizens' concerns.

## SUBSEQUENT STEPS

### 2004-03-31

Resolution CE04 0628 of the executive committee referring the report of the commission to the borough council for analysis and comment.

### 2004-05-03

Resolution CA04 010214 of the borough council opposing the recommendation of the commission and requesting that By-law 03-149 be adopted without amendment.

### 2004-06-22

Resolution CM04 0508 of the city council noting the comments of the borough council and adopting By-law 03-149 without amendment.

### 2004-08-02

Resolution CA04 010349 adopting By-law 385-34 amending the zoning by-law in order to promote residential development in the area around the intersection of Gouin and Jacques-Bizard Boulevards.

### 2004-08-25

Resolution CE04 1679 of the executive committee approving By-law 385-34, as it is in conformity with the Urban Plan.

# PROJECT VACANT LAND – SAINT-JEAN AND DES SOURCES BOULEVARDS

## DESIGNATION

Projet de règlement P-03-156 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Dollard-Des Ormeaux–Roxboro.

## OCPM FILE

PU 03-022

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |                  |
|--------------------------------|------------------|
| <b>Public notice</b>           | 2003-11-29       |
| <b>Public meeting - Part 1</b> | 2003-12-15 et 16 |
| <b>Public meeting - Part 2</b> | 2004-01-21       |
| <b>Report submission</b>       | 2004-02-16       |
| <b>Report dissemination</b>    | 2004-03-01       |

## TERRITORY CONCERNED

Borough of Dollard-Des Ormeaux–Roxboro

### PURPOSE OF THE CONSULTATION

The consultation deals with the replacement, in the Urban Plan, of the land use designations for eight sectors, five of which are located near Des Sources Boulevard, two near Saint-Jean Boulevard, and one on Anselme-Lavigne Avenue. Most of these sectors are composed of partially vacant lots, except the one for 241 Anselme-Lavigne, which holds a building belonging to the Centre islamique canadien Al Jamieh and used for various community and cultural activities

The general objectives of these designation changes are threefold:

- Residential: to increase density along Saint-Jean and Des Source Boulevards to protect the areas' residential character;
- Commercial: to consolidate commercial centres to better position them regionally;
- Institutional: to create an institutional land use area for an educational building, rather than a community and cultural building, as is now the case with the one located at 241 Anselme-Lavigne.

### SUMMARY OF THE COMMISSION'S REPORT

The commission finds that the draft by-law is acceptable to the community, for seven of the eight sectors slated for designation changes. However, the commission notes that citizens are opposed to the change in designation for 241 Anselme-Lavigne Avenue. Some feel that it would threaten the peace and tranquility of the neighbourhood, while others are concerned that it may prohibit religious services.

The commission therefore recommends that the draft by-law be amended by removing the paragraph concerning the change in designation for the land situated at 241 Anselme-Lavigne Avenue.

### SUBSEQUENT STEPS

#### 2004-03-10

Resolution CE04 0488 of the executive committee referring the report of the commission to the borough council for analysis and comment.

#### 2004-04-26

Resolution CM04 0415 of the city council noting the comments of the borough concerning the recommendation of the commission and adopting By-law 03-156 without amendment.

**DESIGNATION**

Projet de règlement P-03-158 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies-Pointe-aux-Trembles—Montréal-Est.

**OCPM FILE**

PU 03-023

**SOURCE OF THE CONSULTATION MANDATE**

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

**KEY DATES**

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2003-11-24 |
| <b>Public meeting - Part 1</b> | 2003-12-10 |
| <b>Public meeting - Part 2</b> | 2003-12-10 |
| <b>Report submission</b>       | 2004-02-05 |
| <b>Report dissemination</b>    | 2004-02-26 |

**TERRITORY CONCERNED**

Borough of Rivière-des-Prairies—Pointe-aux-Trembles—Montréal-Est

**PURPOSE OF THE CONSULTATION**

The consultation deals with the replacement in the Urban Plan of the land use designations "habitation" and "commerce-habitation" with the designation "commerce," for vacant lots situated on the east side of Rodolphe-Forget Boulevard, between Perras Boulevard, the École primaire Notre-Dame-de-Fatima, and the residences facing onto Masson Avenue.

The consultation also deals with a decrease in maximum density from 3 to 1.5 and with an increase in maximum density from 0.8 to 1.3 for the portion of the lots in question currently located within the "habitation" land use area.

These amendments would allow the construction of three commercial buildings, including a supermarket, and of their respective parking lots.

**SUMMARY OF THE COMMISSION'S REPORT**

The commission notes that the developer could not show residents that his project would be carried out in such a way as to lessen the negative impact of the construction of commercial buildings and adjoining parking lots on the neighbourhood.

The commission recommends that the city council adopt the by-law on the condition that it obtain assurance from the borough that, prior to amending its by-laws, it will require the developer to file:

- A detailed development plan describing the solutions he intends to implement to effectively reduce the impact of his project on the quality of life of Masson Street residents and on the peace of the École Notre-Dame-de-Fatima.
- A detailed development plan of the triangular-shaped section of land located at the northeastern edge of the land in question, which will serve as a pedestrian link between the residential area and the future mall.

**SUBSEQUENT STEPS****2004-02-18**

Resolution CE04 0336 of the executive committee referring the report of the commission to the borough council for analysis and comment.

**2004-02-25**

Intervention of the borough's Direction de l'aménagement urbain et des services aux entreprises conveying that it is in favour of the recommendations of the commission and that it will require the developer to file a plan outlining solutions to mitigate the impact of his project on the surrounding neighbourhood.

**2004-03-10**

Resolution CM04 0216 of the city council noting the comments of the borough and adopting By-law 03-158 without amendment.

**2004-09-07**

Resolution CA04 11 09 0258 of the borough council authorizing, pursuant to the Règlement sur les projets particuliers de construction (...), the construction of three commercial buildings.

## DESIGNATION

Projet de règlement P-03-178 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est.

## OCPM FILE

PU 03-024

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-01-31 |
| <b>Public meeting - Part 1</b> | 2004-02-16 |
| <b>Public meeting - Part 2</b> | 2004-02-16 |
| <b>Report submission</b>       | 2004-03-01 |
| <b>Report dissemination</b>    | 2004-03-15 |

## TERRITORY CONCERNED

Borough of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est

### PURPOSE OF THE CONSULTATION

The consultation deals with the replacement of the designation "activités multiples" with the designation "commerce" and with a reduction in maximum height, from one to three floors instead of 6 to 12 floors, and in density, from 0.3 to 1.5 instead of 1.0 to 3.0, for a piece of land occupied by a shopping centre located along Maurice-Duplessis Boulevard, between Louis-H.-Lafontaine and Armand-Bombardier Boulevards. This will allow the borough to revise the development program for the land in question by adopting a Projet particulier that would reflect the substance of the former by-law and add provisions with no adverse effects on the neighbourhood.

### SUMMARY OF THE COMMISSION'S REPORT

The commission concludes that the by-law can be adopted as proposed, thereby allowing the implementation of the Projet particulier initiated by the borough.

### SUBSEQUENT STEPS

#### 2004-03-23

Resolution CM04 0220 of the city council noting the report of the commission and adopting By-law 03-178 without amendment.

#### 2004-05-04

Resolution CA04 11 05 0136 of the borough council adopting the Projet particulier de construction [...] pertaining to the land occupied by the shopping centre located along Maurice-Duplessis Boulevard.

**DESIGNATION**

Projet de règlement P-03-179 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est.

**OCPM FILE**

PU 03-025

**SOURCE OF THE CONSULTATION MANDATE**

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

**KEY DATES**

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-01-27 |
| <b>Public meeting - Part 1</b> | 2004-02-11 |
| <b>Public meeting - Part 2</b> | 2004-02-11 |
| <b>Report submission</b>       | 2004-03-11 |
| <b>Report dissemination</b>    | 2004-03-26 |

**TERRITORY CONCERNED**

Borough of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est

**PURPOSE OF THE CONSULTATION**

The consultation deals with the replacement of the land use designation "habitation" with the designation "activités multiples" for lots located within the Hydro-Québec electrical right-of-way between Notre-Dame Street East and Sherbrooke Street, between 36th and 39th Avenues. This will allow the owner of a nursery located at the edge of the site in question along Notre-Dame Street East to make a request for a *Projet particulier* aimed at confirming his building's commercial occupation. It is important to note that there is also a mini-golf at the other end of the site, along Sherbrooke Street East.

**SUMMARY OF THE COMMISSION'S REPORT**

The commission recommends that the municipal council not adopt the by-law as presented, as it does not see the necessity to change the land use designation for the entire zone in question. The commission believes that the borough could remedy the situation by changing only the designations of the commercial areas located at the extremities of the site targeted by the amendment to the Urban Plan.

**SUBSEQUENT STEPS****2004-03-17**

Resolution CE04 0543 of the executive committee referring the report of the commission to the borough council for analysis and comment.

**2004-04-02**

Intervention of the borough's Direction de l'aménagement urbain et des services aux entreprises requesting that By-law P-03-179 be amended according to the recommendations of the commission.

**2004-04-27**

Resolution CM04 0328 of the city council noting the comments of the borough and adopting By-law 03-179 without amendment.

**2004-10-05**

Resolution CA04 11 10 0334 of the borough council authorizing, pursuant to the *Règlement sur les projets particuliers [...] d'occupation [...]*, the occupation of a set of buildings by a nursery-type business.

## DESIGNATION

Projet de règlement P-03-180 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est.

## OCPM FILE

PU 03-026

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (S. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-01-07 |
| <b>Public meeting - Part 1</b> | 2004-01-26 |
| <b>Public meeting - Part 2</b> | 2004-01-26 |
| <b>Report submission</b>       | 2004-03-04 |
| <b>Report dissemination</b>    | 2004-03-18 |

## TERRITORY CONCERNED

Borough of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est

### PURPOSE OF THE CONSULTATION

The consultation deals with an increase in maximum height from 12 to 20 floors, and in maximum density from 3.0 to 4.0, for the property located at 7015 Gouin Boulevard East, at the boundary of the borough of Montréal Nord. This would allow the addition of 8 floors to a 12-storey residential tower under construction as part of the "Au fil de l'eau" real estate project. It is important to note that the project neighbours an 11-storey residential building located within the borough of Montréal-Nord.

### SUMMARY OF THE COMMISSION'S REPORT

The commission concludes that the proposed draft by-law is inappropriate. In fact, the commission believes that the draft by-law does not respect the spirit of the complementary document to the Urban Plan in terms of the compatibility of constructions with borough height and density limits. Furthermore, the commission finds that the borough has not taken into account the full impact of the new construction on the surrounding area.

### SUBSEQUENT STEPS

#### 2004-03-17

Resolution CE04 0542 of the executive committee referring the report of the commission to the borough council for analysis and comment.

#### 2004-04-06

Resolution CA04 11 04 116 of the borough council recommending to the city council that it adopt By-law 03-180 without amendment.

#### 2004-05-18

Resolution CM04 0415 of the city council noting the comments of the borough and adopting By-law 03-180 without amendment.

#### 2004-07-06

Resolution CA04 11 07 0202 of the borough council authorizing, pursuant to the Règlement sur les projets particuliers de construction (...), the addition of eight floors to the 12-storey residential tower at 7015 Gouin Boulevard East.

## DESIGNATION

Projet de règlement P-03-195 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rosemont–La Petite-Patrie.

## OCPM FILE

PU 03-027

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-02-23 |
| <b>Public meeting - Part 1</b> | 2004-03-10 |
| <b>Public meeting - Part 2</b> | 2004-03-10 |
| <b>Report submission</b>       | 2004-04-08 |
| <b>Report dissemination</b>    | 2004-04-18 |

## TERRITORY CONCERNED

Borough of Rosemont–La Petite-Patrie

## PURPOSE OF THE CONSULTATION

The consultation deals with the replacement of the land use designations "commerce lourd," "industrie légère" and "industrie" with the designations "activités multiples" and "commerce - habitation" for an area bounded by Christophe-Colomb Avenue, Rosemont Boulevard, and Garnier and Des Carrières Streets. These changes would entail an increase in height and density limits. It is important to note that the new designation "commerce - habitation" would be limited to the properties fronting onto Rosemont Boulevard. This would make it possible to plan the change of vocation of the Des Carrières sector.

## SUMMARY OF THE COMMISSION'S REPORT

The commission notes that the draft by-law is acceptable to the community, and therefore recommends its adoption. The citizens see this amendment as part of the redesignation process aimed at replacing the current industrial and commercial land use areas with residential ones. Furthermore, in keeping with a citizen's request, the commission stresses to the city and the borough the necessity of deciding on whether or not to extend the "commerce - habitation" land use area to 5669 Chambord Street and to a vacant lot on De Lanaudière Street.

## SUBSEQUENT STEPS

### 2004-04-23

Intervention of the borough's Direction de l'aménagement urbain et des services aux entreprises requesting that draft By-law P-03-195 be amended according to the recommendations of the commission.

### 2004-04-27

Resolution CM04 0331 of the city council noting the comments of the borough and adopting By-law 03-195 without amendment

### 2004-07-05

Resolution CA04 260284 of the borough council adopting By-law 01-279-13 amending the urban planning by-law to authorize the change of vocation of the Des Carrières sector.

### 2004-08-09

Resolution CA04 260336 of the borough council adopting By-law 01-279-14 amending the urban planning by-law to authorize the change of vocation of the Des Carrières sector.

### 2004-08-18

Resolution CE04 1624 of the executive committee approving By-law 01-279-13 as it is in conformity with the Urban Plan.

### 2004-09-22

Resolution CE04 1842 of the executive committee approving By-law 01-279-14 as it is in conformity with the Urban Plan.

## DESIGNATION

Projet de règlement P-03-196 modifiant le plan d'urbanisme de l'ancienne ville de Pierrefonds.

## OCPM FILE

PU 03-028

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-01-17 |
| <b>Public meeting - Part 1</b> | 2004-02-03 |
| <b>Public meeting - Part 2</b> | 2004-02-03 |
| <b>Report submission</b>       | 2004-03-04 |
| <b>Report dissemination</b>    | 2004-03-19 |

## TERRITORY CONCERNED

Borough of Pierrefonds–Senneville

### PURPOSE OF THE CONSULTATION

The consultation deals with the replacement of a "rurale" designation with an "institutionnelle" designation for a piece of land located to the west of the site of Collège Charlemagne in the western end of the former municipality of Pierrefonds. This would allow the college to build an outdoor parking lot and playing fields along Gouin Boulevard.

### SUMMARY OF THE COMMISSION'S REPORT

The commission recommends that city council adopt the by-law as presented. The commission also notes that the public consultation brought to light certain factors that should be taken into consideration by the borough in subsequent steps of the process:

- The increase of the setback of the parking lot from Gouin Boulevard in order to preserve the latter's rural character;
- The preservation of the stream and swamp located in the yet-to-be-developed portion of the property in question;
- The possibility of using the parking lot for the neighbouring nature park;
- The possibility of building the entrance to the college on Pierrefonds Boulevard, if it were to be extended, rather than on Gouin Boulevard.

### SUBSEQUENT STEPS

#### 2004-03-23

Resolution CM04 0221 of the city council noting the report of the commission and adopting By-law 03-196 without amendment.

#### 2004-06-07

Resolution CA04 020207 of the city council adopting By-law 1047-182 amending the zoning by-law to allow the development of the Collège Charlemagne project.

#### 2004-07-28

Resolution CE04 1439 of the executive committee approving By-law 1047-182 as it is in conformity with the Urban Plan.

**DESIGNATION**

Projet de règlement P-03-197 modifiant le plan d'urbanisme de l'ancienne ville de Pierrefonds.

**OCPM FILE**

PU 03-029

**SOURCE OF THE CONSULTATION MANDATE**

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

**KEY DATES**

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-01-10 |
| <b>Public meeting - Part 1</b> | 2004-01-27 |
| <b>Public meeting - Part 2</b> | 2004-01-27 |
| <b>Report submission</b>       | 2004-02-26 |
| <b>Report dissemination</b>    | 2004-03-12 |

**TERRITORY CONCERNED**

Borough of Pierrefonds–Senneville

**PURPOSE OF THE CONSULTATION**

The consultation deals with designation changes for lots located between Gouin Boulevard West and Pierrefonds Boulevard, and Cageux and Giverny Streets. More specifically, it involves replacing the designation "commerce de voisinage" with the designation "habitation moyenne densité," and the designation "habitation moyenne densité" with the designations "habitation faible densité" and "parc urbain." Overall, the proposed new designations would lower the land occupation density. It is important to note that one of the lots in question has lost its permanent agricultural land designation to the urban boundaries. These amendments would allow the construction of a residential complex comprising 94 single-family homes and four multifamily buildings.

**SUMMARY OF THE COMMISSION'S REPORT**

The commission believes that By-law 03-197 should be adopted by city council. Moreover, the commission notes that the public consultation brought to light general planning issues that should be considered both by the borough and the city during the Urban Plan revision:

- A more direct correlation between housing development in West Island boroughs and the expansion of road and public transit infrastructures,
- A balance between housing development on the remaining farmlands, and their conservation for purposes of biodiversity and recreational potential,
- A review of the needs for the various types housing, notably medium- and high-density housing.

**SUBSEQUENT STEPS****2004-03-23**

Resolution CM04 0217 of the city council noting the report of the commission and adopting By-law 03-197 without amendment.

**2004-05-03**

Resolution CA04 020161 of the borough council adopting By-law 1047-183 amending the zoning by-law to bring it into compliance with the amendments to the Urban Plan.

**2004-06-16**

Resolution CE04 1223 of the executive committee approving By-law 1047-183 as it is in conformity with the Urban Plan.

## DESIGNATION

Projet de règlement P-03-198 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie.

## OCPM FILE

PU 03-030

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-03-22 |
| <b>Public meeting - Part 1</b> | 2004-05-13 |
| <b>Public meeting - Part 2</b> | 2004-05-13 |
| <b>Report submission</b>       | 2004-05-20 |
| <b>Report dissemination</b>    | 2004-06-04 |

## TERRITORY CONCERNED

Borough of Ville-Marie, within the Bishop-Crescent heritage sector

## PURPOSE OF THE CONSULTATION

The consultation deals with an increase in maximum height, from 44m to 60m, and in maximum density, from 6.0 to 12.0, for the vacant lot located at 1440 de la Montagne, contiguous to the hotel of the same name. These amendments would allow the construction of a real estate project comprising condominiums, offices, a hotel, and a shopping gallery.

## SUMMARY OF THE COMMISSION'S REPORT

The commission recommends that the city council not adopt By-law 03-198, as the citizens attending the consultation were unanimously against the project as presented. In fact, they seem prepared to defend the heritage character of the area where the construction project is planned, and are concerned about the negative impact of the height and density increases on the neighbourhood's quality of life.

## SUBSEQUENT STEPS

### 2004-06-22

Resolution CM04 0513 of the city council noting the report of the commission and adopting By-law 03-198 without amendment.

### 2004-08-03

Resolution CA04 240707 of the borough council authorizing, pursuant to the Règlement sur les projets particuliers de construction (...), the construction of the real estate project at 1440 rue de la Montagne.

## DESIGNATION

Projet de règlement P-03-199 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie.

## OCPM FILE

PU 03-031

## SOURCE OF THE CONSULTATION MANDATE

The Charter of Ville de Montréal provides that a draft by-law amending the Urban Plan must be submitted to public consultation conducted by the OCPM (s. 83, first paragraph, subparagraph 2).

## KEY DATES

|                                |            |
|--------------------------------|------------|
| <b>Public notice</b>           | 2004-03-22 |
| <b>Public meeting - Part 1</b> | 2004-05-07 |
| <b>Public meeting - Part 2</b> | 2004-05-07 |
| <b>Report submission</b>       | 2004-05-20 |
| <b>Report dissemination</b>    | 2004-06-04 |

## TERRITORY CONCERNED

Borough of Ville-Marie, between downtown and the Bishop-Crescent heritage sector

## PURPOSE OF THE CONSULTATION

The consultation deals with an increase in maximum height, from 60m to 120m, and in maximum density, from 9.0 to 12.0, for a lot located at the intersection of Drummond Street and De Maisonneuve Boulevard.

These amendments would allow the construction of Le Roc Fleuri, an 80-metre-high residential tower with a density of 11.8. It is important to note that in a version that complies with existing by-laws, the project has already obtained a permit authorizing a 60-metre-high residential tower.

## SUMMARY OF THE COMMISSION'S REPORT

The commission recommends that the city council not adopt By-law 03-199, as citizens are against the project. In fact, they seem prepared to defend the heritage character of the area where the construction project is planned, and are concerned about the negative impact of the height increase on the neighbourhood's quality of life.

## SUBSEQUENT STEPS

### 2004-06-22

Resolution CM04 051 of the city council noting the report of the commission and adopting By-law 03-199 without amendment.

### 2004-08-03

Resolution CA04 240706 of the borough council authorizing, pursuant to the Règlement sur les projets particuliers de construction [...], the construction of the real estate project "Le Roc Fleuri."

Excerpts of the *Charte de la Ville de Montréal*

# Excerpts

## OFFICE DE CONSULTATION PUBLIQUE

### 75. Public consultation office

An Office to be known as "Office de consultation publique de Montréal" is hereby established.

### 76. President

The council shall designate, by a decision made by two-thirds of the members having voted, a president of the Office from among the candidates having special competence as regards public consultation, and may designate commissioners. The council may, in the same resolution, determine their remuneration and other conditions of employment, subject, where applicable, to a by-law made under section 79.

#### Term of office

The president shall be appointed for a term not exceeding four years. The office of president is a full-time position.

#### Term of office

The term of office of a commissioner shall be specified in the resolution appointing the commissioner and shall not exceed four years. Where the term is not mentioned in the resolution, it shall be four years.

### 77. Additional commissioner

The city council may, at the request of the president of the Office and by a decision made by two-thirds of the votes cast, appoint, for the period determined in the resolution, any additional commissioner chosen from a list prepared by the executive committee, and determine the president's remuneration and other conditions of employment.

#### List

The president may, annually, propose a list to the executive committee.

#### Candidates

Only persons having special competence as regards public consultation may be entered on a list referred to in the first or second paragraph.

### 78. Disqualification

The members of the city council or of a borough council and the officers and employees of the city are disqualified from exercising the functions of president or commissioner.

### 79. Remuneration and expenses

The city council may, by a by-law adopted by two-thirds of the votes cast, fix the remuneration of the president and the commissioners. The president and the commissioners are entitled to reimbursement by the Office of authorized expenses incurred in the exercise of their functions.

## **80. Personnel**

The president may retain the services of the personnel the president requires for the exercise of the functions of the Office and fix their remuneration. Employees of the Office are not city employees.

### **Assignment of city employee**

The city council may also assign any employee of the city it designates to the functions of the Office.

### **Treasurer**

The treasurer of the city or the assistant designated by the treasurer is by virtue of office treasurer of the Office.

## **81. Fiscal year**

The fiscal year of the Office coincides with the fiscal year of the city, and the auditor of the city shall audit the financial statements of the Office, and, within 120 days after the end of the fiscal year, make a report of his or her audit to the council.

## **82. Sums made available**

The council shall put the sums necessary for the exercise of the Office's functions at its disposal.

### **Minimum amount**

The council shall, by by-law, prescribe the minimum amount of the sums that are to be put at the Office's disposal each year. The treasurer of the city must include the amount so prescribed in the certificate the treasurer prepares in accordance with section 474 of the *Cities and Town Act* (chapter C-19).

## **83. Functions of Office**

The functions of the Office shall be

- 1° to propose a regulatory framework for the public consultations carried out by the official of the city in charge of such consultations pursuant to any applicable provision so as to ensure the establishment of credible, transparent and effective consultation mechanisms;

- 2° to hold the public consultations required under any applicable provision or requested by the city council on revisions to the city's planning program, on the complementary document referred to in section 88, and on the changes to the planning program that must be made to carry out a project referred to in the first paragraph of section 89;

- 3° to hold public hearings in the territory of the city, at the request of the city council or the executive committee, on any project designated by the council or the committee.

### **Provisions not applicable**

However, subparagraph 2 of the first paragraph and sections 109.2 to 109.4 of the *Act respecting land use planning and development* (chapter A-19.1) do not apply to a draft by-law whose sole purpose is to amend the city's planning program in order to authorize the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89.

### **Report on activities**

The Office shall report on its activities to the council at the request of the council or of the executive committee and in any case at least once a year. On that occasion, the Office may make any recommendation to the council.

## **DIVISION II**

### **SPECIAL FIELDS OF JURISDICTION OF THE CITY**

#### **1.**

##### **88. General provisions**

The city's planning program must include, in addition to the elements mentioned in section 83 of the Act respecting land use planning and development (chapter A-19.1), a document establishing the rules and criteria to be taken into account, in any by-law referred to in section 131, by the borough councils and requiring the borough councils to provide in such a by-law for rules at least as restrictive as those as those established in the complementary document.

##### **Complementary document**

The complementary document may include, in addition to the elements mentioned in the Act respecting land use planning and development, in relation to the whole or part of the city's territory, rules to ensure harmonization with any by-laws that may be adopted by a borough council under section 131 or to ensure consistency with the development of the city.

##### **89. By-law**

The city council may, by by-law, enable the carrying out of a project, notwithstanding any by-law adopted by a borough council, where the project relates to:

- 1 ° shared or institutional equipment, such as cultural equipment, a hospital, university, college, convention centre, house of detention, cemetery, regional park or botanical garden;
- 2 ° major infrastructures, such as an airport, port, station, yard or shunting yard or a water treatment, filtration or purification facility;

- 3 ° a residential, commercial or industrial establishment situated in the business district, or if situated outside the business district, a commercial or industrial establishment the floor area of which is greater than 25,000 m<sup>2</sup>;
- 4 ° housing intended for persons requiring assistance, protection, care or lodging, particularly within the framework of a social housing program implemented under the Act respecting the Société d'habitation du Québec (chapter S-8);
- 5 ° cultural property recognized or classified or a historic monument designated under the Cultural Property Act (chapter B-4) or where the planned site of the project is a historic or natural district or heritage site within the meaning of that Act.

##### **Business district**

For the purposes of subparagraph 3 of the first paragraph, the business district comprises the part of the territory of the city bounded by Saint-Urbain street, from Sherbrooke Ouest street to Sainte-Catherine Ouest street, by Sainte-Catherine Ouest street to Clark street, by Clark street to René-Lévesque Ouest boulevard, by René-Lévesque Ouest boulevard to Saint-Urbain street, by Saint-Urbain street to Place d'Armes hill, by Place d'Armes hill to Place d'Armes, from Place d'Armes to Notre-Dame Ouest street, by Notre-Dame Ouest street to De La Montagne street, by De La Montagne street to Saint-Antoine Ouest street, by Saint-Antoine Ouest street to Lucien-Lallier street, by Lucien-Lallier street to René-Lévesque Ouest boulevard, by René-Lévesque Ouest boulevard to De La Montagne street, by De La Montagne street to the land fronting the north side of René-Lévesque boulevard, from the land fronting the north side of René-Lévesque boulevard to Drummond street, from Drummond street to Sherbrooke Ouest street and from Sherbrooke Ouest street to Saint-Urbain street.

**Content of by-law**

The by-law referred to in the first paragraph may contain only the land planning rules necessary for the project to be carried out. The extent to which it amends any by-law in force adopted by the borough council must be set out clearly and specifically.

**89.1. Approval by referendum**

Notwithstanding the third paragraph of section 123 of the Act respecting land use planning and development (chapter A-19.1), the by-law adopted by the city council under section 89 is not subject to approval by referendum, except in the case of a by-law authorizing the carrying out of a project referred to in subparagraph 5 of the first paragraph of that section.

**Public consultation**

The draft version of a by-law referred to in the first paragraph of section 89 must be submitted to public consultation conducted by the Office de consultation publique de Montréal, which for that purpose must hold public hearings and report on the consultation in a report in which it may make

**Public consultation**

The public consultation under the second paragraph replaces the public consultation provided for in sections 125 to 127 of the Act respecting land use planning and development. In the case of a by-law subject to approval by referendum, the filing with the council of the report of the Office de consultation publique replaces, for the purposes of section 128 of the Act respecting land use planning and development, the public meeting to be held pursuant to section 125 of that Act.

**Applicability**

However, the second paragraph and sections 125 to 127 of the Act respecting land use planning and development do not apply to the draft version of a by-law whose sole purpose is to authorize the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89.



## **LIST OF EMPLOYEES AND COLLABORATORS IN 2004**

Valérie Aubin  
Michèle Bertrand  
Alain Cardinal  
Isabelle Charlebois  
Steve Couture  
Stéphane Doré  
Luc Doray  
Marie-Claire Dumas  
Stéphanie Espach  
Gilles Gosselin  
Sophie Hamel-Dufour  
Renée Lescop  
Jean-François Lévesque  
Étienne Lyrette  
Rémi Manesse  
Catherine Moreau  
Faustin Nsabimana  
Benjamin Olivier  
Sylvain Provost  
Lucie Ramsay  
Ginette Tessier  
Pauline Truax

