

1515 Et c'est ça que je trouve qu'en faisant cette recherche et mon interaction avec la Ville, que je pense que ce n'est pas juste, nous qui sommes en train de vivre cette vérité. Je trouve que c'est peut-être pour tous les chantiers, il y a quelqu'un qui a souffert de ce genre d'affaires, mais il n'y avait aucune ressource pour eux. Même s'ils voulaient.

1520 Dans notre secteur, moi, je suis venu pour essayer de passer le message parce qu'il y a beaucoup dans notre secteur qui ne peuvent pas communiquer, ou ils pensent que c'est inutile parce que c'est des personnes âgées, des maisons de chambres, une coop, plusieurs coops. Il y a une maison de... comment on appelle ça, une maison de femmes? C'est pour protéger les femmes. Oui, c'est ça. Alors c'est ça la région. Et l'Hôpital chinois alors, il n'y a pas une grosse population qui va se lever contre cette construction. Ils vont juste accepter la vérité et vivre avec tout ça pendant des années, mais ils ne vont rien dire.

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LE PRÉSIDENT :

1530 Merci beaucoup pour votre contribution, votre participation. Je vous souhaite une bonne fin de soirée.

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NEXT GENERATION CITIES INSTITUTE

LE PRÉSIDENT :

On va inviter le prochain intervenant de Next Generation Cities Institute, Michael Bossert.

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M. MICHAEL BOSSERT :

Alors bonsoir, madame Sauvage, monsieur Cardinal. J'ai bougé... Je m'excuse, je préfère parler en anglais, je pense que l'autre fois, vous avez mal à la tête avec mon français.

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I'm representing the Next Generation Cities Institute from Concordia University and my name is Michael Bossert. My background is architecture and innovation management, and I would like to give some reflections of us.

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We are in the Disciplinary Research Institute, like an umbrella for everything that is concentrated on city research in Concordia. We are 14 research institutes, around 200 researchers and we are focusing on next generation cities.

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We are founded around the Canadian Excellence Research Chair for smart, sustainable, resilient cities and we are partnering with Jia Foundation and Chinatown Working Group.

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Our thoughts concerning Chinatown and this hearing is that we definitely support the propositions to expand and formalize the perimeter of Chinatown to designate a district as an area of exceptional value, to limit building heights and densities and to enhance Chinatown's distinctive character.

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As the Next Generation Cities Institute, we are very convinced that honouring our cultural and social urban history is of the highest importance. We are convinced that we can and must learn a great deal from the social and cultural achievements, architectural structures, and religious memorials of the generations before us to find answers and solutions as well for the future challenges.

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We heard from these very kind persons before a lot about heritage. We heard about sense of belonging. We heard about having a home and seeing the future coming. So, if we don't honour the past and preserve or protect such historically important places for future generations, we also delete our own history and prevent a critical discussion about current and future developments.

1575 We need those culturally important places to create identity, a sense of belonging and purpose, and create an ethical and cultural compass.

1580 Besides, historical preservation is an antidote to our fast-moving times, with disposable buildings. Renovating an existing building as well as ensembles may not always be the quickest solution at all, and they require a lot of precise planning and skill sets, but from the point of view of sustainability it is more than worthwhile.

1585 We all hear about the sustainable development goals of the UN. We hear what Canada is committing, what Montreal is committing. But where do we start? Where does heritage start? Where does the material start? What do we build? Do we continue with these disposable buildings we see in Griffintown and all around?

1590 I live in Griffintown, so... And I see all these evil foam and plastic buildings that we can just renovate after five years again, because like they are just built on five years. They need to pay back and what do they look like in 20 years? I'm not sure.

1595 Our conclusion. Cultural heritage has the function of informing about the history of society by means of tangible and sensually perceptible historical evidence, and in the field of monument protection, thus preserving a vivid picture of the architecture and way of life of past times. The preservation of historical monuments and districts, neighbourhoods, can therefore also be seen as a component of the preservation of quality of life.

1600 What I would like to offer is that we are developing currently, it's a flagship project of us. A scientific approved platform combining many open-source simulation platforms of honourable research institutes communicating with each other and together with serious gaming methodologies, engage all stakeholders. This means developers, it means citizens, it means industry. And they can create win-win situations.

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We can simulate in real time alternative scenarios and make everyone understand about what they speak and what are winning points and losing points for each other, to give a value and to allow informed decision-making.

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And as we've heard before, it does not mean heritage is a step back. It can mean as well as future developments of new material, of integrating renewable energies. Study microclimate urban heat islands in the center of Montreal.

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We would like to offer a platform to allow informed decision-making for this project, as this is a very special context in the heart of Montreal.

Thanks a lot.

LE PRÉSIDENT :

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Merci beaucoup. On a eu votre mémoire, donc nous l'avons lu également. Je me tourne vers mes collègues pour voir s'il y a des questions. Bruno-Serge, Danielle?

Mme DANIELLE SAUVAGE :

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Oui, bien, j'ai été interpellée surtout par une proposition : retrofit solutions for Chinatown. What are these retrofit solutions?

M. MICHAEL BOSSERT :

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Retrofit solutions means, in this case, to think in detail how to sensitively refurbish, to revitalize historical buildings, important buildings, to keep the sense of belonging. Working with materiality. Working with design interpretations and working with the scale. That as an ensemble, it can stay a Chinatown that people recognize, that they see what is Chinatown.

I liked a lot the story before, standing in the middle of Chinatown and don't know that it is Chinatown. But to make it visible and to refurbish it, revitalize it.

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Mme DANIELLE SAUVAGE :

Si je comprends bien, ça veut dire qu'au lieu de démolir, on essaie de réparer, rénover, et on utilise les matériaux d'origine dans la mesure du possible?

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M. MICHAEL BOSSERT :

Oui, c'est ça. Exactement. In the meaning of circular economy as well, to reuse material, but as well to think: what kind of materials. Do we need plastic materials close to stone? Or can we use stone again from another place just to keep the same look and feel, and to make it authentic?

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Mme DANIELLE SAUVAGE :

Vous vous êtes penchés sur le projet du Quartier chinois, mais est-ce que vous avez d'autres analyses semblables que vous avez faites sur d'autres lieux, d'autres espaces à Montréal?

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M. MICHAEL BOSSERT :

Oui, oui. We worked together with some developers in Montreal and we worked on heritage sites as well. We worked on the reinventing cities and 4000 rue Saint-Patrick, reinventing cities. We worked with Quo Vadis, for example, who just announced zero carbon real estate in Montreal, so it's possible to make these kind of heritage buildings and to transform them in future buildings.

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Mme DANIELLE SAUVAGE :

1665 But it must be more expensive? I'm just asking, I don't know.

M. MICHAEL BOSSERT :

1670 No. In some cases yes, but it depends, it does not need to be. But it's not... it's not turning
back in five years. It needs a different calculation, in 15 years or 20 years, but the revenue is not
coming after five years. But a building is not supposed to be for five years, it's standing longer.
And the max part, the big costs are the lifetime costs. And if we can reuse and save already the
demolition, it's already a big reduction. And then, if we can reduce as well the operational costs
while maintaining it properly, then it comes back very fast. But it's not five years.

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Mme DANIELLE SAUVAGE :

Merci.

1680 **LE PRÉSIDENT :**

Bruno-Serge?

M. BRUNO-SERGE BOUCHER :

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Bonsoir.

M. MICHAEL BOSSERT :

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Bonsoir.

M. BRUNO-SERGE BOUCHER :

1695 Si on fait le développement du Quartier chinois à travers une grille de préservation du
patrimoine comme vous le proposez là, que chaque action est passée à travers cette grille-là pour
s'assurer qu'on respecte, est-ce qu'on ne risque pas, à terme, dans quelques années, de se
retrouver avec un musée à ciel ouvert? Un quadrilatère où les choses ne changent pas et ne
peuvent pas changer. Et intégrer des nouvelles façons de développer, qui sont des choses sur
1700 lesquelles vous travaillez sans doute comme *think tank*, là, alors que tout ça est tellement figé
qu'on y a plus d'intervention possible?

M. MICHAEL BOSSERT :

1705 I don't think that this will be a museum. I think exactly this is the challenge: to make it to
preserve, but not to have it just as a museum, but to allow it, this development, this future
development, to integrate, as well, new technologies, and to use this sense of belonging of the
persons that they have the possibility to create it as well, to co-create solutions for it and not just to
follow some plans of short-term thinking. But to take the history and to develop as well a future
1710 together with the persons there because it's an ethical community and it gives the sense of
belonging.

M. BRUNO-SERGE BOUCHER :

1715 Merci.

LE PRÉSIDENT :

1720 Dans votre mémoire, vous parlez de monuments à préserver, de façon permanente, est
ce que vous pouvez... est-ce que vous avez identifié les monuments, ou c'est de façon générale,
ou il y a vraiment des monuments spécifiques à absolument préserver?

M. MICHAEL BOSSERT :

1725 I think we didn't identify it. It needs to be identified by the persons who live there, who saw
it this many, many decades growth and describing what makes Chinatown this Chinatown. What
gives this purpose? Or what are the key elements of it? And I think this needs to be identified by
those persons who lived there for decades. And I don't dare as a greenhorn to say something
about this.

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LE PRÉSIDENT :

1735 Ma dernière question : les hauteurs des édifices, si je comprends bien ce que vous dites,
c'est que ça fait partie intégrante du patrimoine également du Quartier chinois. Est-ce que je me
trompe?

M. MICHAEL BOSSERT :

1740 I think it should be preserved in some places and in others, where a person say it could be
changed, it can be changed. But I doubt that it should be very high against very low. There needs
to be a healthy scale and that's what I meant. It should not be a museum. It should be something
where persons agree that it keeps the character, but it could change as well.

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LE PRÉSIDENT :

Et puis, donc, si je comprends bien aussi, c'est la relation avec les citoyens, les résidents
du quartier qui ont leur mot à dire sur le type de construction ou d'aménagement?

M. MICHAEL BOSSERT :

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Oui, oui.

LE PRÉSIDENT :

1755 Merci beaucoup, merci de votre participation.

1760 **Mme RACHAEL THOMAS**

LE PRÉSIDENT :

1765 Prochaine intervenante, madame Thomas.

1765 Donc, 10 minutes de présentation suivies de 10 minutes d'échanges.

M. RACHAEL THOMAS :

1770 D'accord. I'm going to start. I'm going to do this in English. I'm going to say hello to everyone. Today is the 13th of June, and I'm here to express my support for the proposed building height limits by the city of Montreal. I'm just going to take a couple of words from my previous presenter.

1775 I also support the proposition to expand and formalize the perimeter of Chinatown and enhance the distinctive character of Chinatown. I really liked that part.

1780 I would be remiss to continue without acknowledging that this is all happening on Tiohtià:ke, the unceded territory of the Kanien'kehá:ka nation.

As we discuss decisions and changes to the built environment and the impacts those changes and decisions have on the cultural experience of those that currently inhabit the space, I