

1005 Parce qu'il y a beaucoup – bien, plusieurs groupes écologistes du moins – qui disent
clairement que le REM va faire augmenter les tarifs de transport en commun et qu'il y a même
beaucoup de chance que le service de train de banlieue sur la ligne Vaudreuil-Dorion va être
annulé. Donc est-ce que les tarifs du REM vont permettre aux gens à faible revenu qui
habiteraient ce potentiel secteur de se déplacer en ville? Ça, c'est à voir. Mais nous, ce qu'on
veut réclame plus globalement en termes de transport en commun, c'est vraiment des
investissements massifs et la gratuité des tarifs pour vraiment permettre à tout le monde de se
déplacer.

1010 **M. JOSHUA WOLFE, commissaire :**

Merci.

1015 **LA PRÉSIDENTE :**

Merci beaucoup, Monsieur.

1020 **M. ALEX TYRRELL :**

Merci.

LA PRÉSIDENTE :

1025 Maintenant madame Sue Stacho? Bonsoir, Madame! Good evening.

Mme SUE STACHO :

1030 Bonsoir! Good evening!

LA PRÉSIDENTE :

Bonsoir! Good evening!

1035 **Mme SUE STACHO :**

I just want to clarify a few points before I introduce my presentation this evening. If I understood the issue in french that monsieur Alex Tyrrell was being questioned on about his political implications. I challenge that this is a political issue. I wish more politicians would stand up and speak on behalf of conservation. If more did, we would be not even having this consultation, because we would have laws and protection for these spaces like we need to. I applaud his efforts and even though we are a non partisan group and we don't subscribe to a particular political party, we need our politicians to step up.

1045 I also would like to add, again before really getting into it, that the recent floods, while we were very impacted by them and try to be very respectful to the victims of it, it is essential that those floods be seriously considered in this process. And I believe that the entire consultation process must be delayed so that we can examine flood maps, that you yourselves and the public be given time to examine flood maps and consult on them again. So, I urge you to please – I don't know if I need to make that application to the City but I believe that that's extremely important, especially given the severity of it, with all due respect to the victims.

1055 So, I'll introduce myself. My name is Sue Stacho. I'm part of the group Sauvons l'Anse-à-l'Orme. We are a group of citizens formed in May 2015 to stop the Cap Nature housing project planned in the l'Anse-à-l'Orme corridor. Our mission statement is simple: to protect 100% of the l'Anse-à-l'Orme corridor.

1060 This position comes from a deep commitment to protect the wild character and the ecological integrity of the entire l'Anse-à-l'Orme corridor, for present and future generations of Montrealers. After decades of uninterrupted urban sprawl and the destruction of most of Montreal's natural green spaces, we've reached a critical point in the battle to survive climate change. We cannot afford to lose one more square meters of green space. Any question about a compromise in our position has been, and will continue to be flatly refused.

1065 Our group is made up of citizens passionate about the protection of nature and environment. Innumerable volunteer hours have been devoted to this cause. Since our founding, we have attended 24 Pierrefonds city council meetings, 19 Montreal city council meetings, 14 agglomeration council meetings, and 10 REM open houses. We've held at least seven press conferences, although more have been added since this. We've made eight kiosks at various events to spread awareness. We guided at least 17 groups on nature tours through l'Anse-à-l'Orme, and we walked 30 kilometers from downtown to l'Anse-à-l'Orme in a symbolic pilgrimage to raise awareness.

1075 But most importantly, we've collected 18 000 signatures on a petition, and I might note that less than 5 000 of those have been done on line. So the rest of them have been collected by speaking face to face to over 13 000 people. I think that's a significant number. I think that the voices of so many people need to be considered as a strong presentation rather than the voices of the few that want this project, the developers and the politicians.

1080 Our efforts are buoyed by the support of many environmental groups such as the Green Coalition, la Fondation David Suzuki, Sierra Club Québec, Les amis du Parc Meadowbrook, CRE- Montréal, Sauvons la falaise, Projet Génération, L'association générale des étudiants du CEGEP Gérald-Godin and Le comité vert du Collège Charlemagne. All of these groups have worked tirelessly to the same end to protect l'Anse-à-l'Orme.

1090 In many of the presentations that have been presented before mine, you hear a lot about the targets that Montreal has set. What was the point of those targets? Why did they agree to protect 10%? Why did they sign on? Was this just a promise, an empty promise? Today we've only reached 5.6%. Michel Legendre clarified that the figure is actually somewhere around 17% now, because water has been added to this percentage. Let me scratch my head on that one for a second. If the City of Montreal had been counting water when they made that commitment in 2015, in fact in 2015 they raised their commitment from a protection goal of 6% to 10%, if they intended to include water, they wouldn't have had to raise those percentage because they would have had already reached them at that time.

1095 Obviously, they meant land at that time, and they still do. And they're misinforming us now. It would appear that the City is deliberately playing with the language used in the Nagoya agreement that they signed on to. And I repeat again, why set targets? At this point, every remaining natural unbuilt space needs to be held in protection and as a moratorium the Sierra Club stated. We should not be measuring developments against natural spaces. There should not even be a conflict there.

1105 It's also pointed out to us many times that this project has gone through years and years of planning by the land owners, and they want answers. They're tired of waiting. I'd like to point out though that the wet meadows, the river and stream courses, the century's old forest and the marshes have also been working for years. They have been cleaning and cooling our air filtering our water, providing habitat to wildlife, and trying to survive despite our careless and disrespectful treatment of them.

1110 As for our vision of the l'Anse-à-l'Orme corridor, once it's protected, we can use examples like the Rouge Park in Toronto, Mont Saint-Hilaire biosphere reserve, Greenbelts of Ottawa, Edmonton and Vancouver, and use those plans to create an area that addresses conservation and public access to nature.

1115 This vast wild area is unique in Montreal. There is nothing like it here, so we cannot use plans that we've already used to develop our nature parks. We need new ideas.

1120 The fact that l'Anse-à-l'Orme is located in the West Island, does not make it any more accessible to residents in central or east Montreal any more than Mount Royal is not accessible to West Islanders. We're willing to drive there. People will find their way to l'Anse-à-l'Orme, especially if it gains a designation of a world biosphere or a national park. School field trips would be feasible having an urban park in Montreal, this ground would provide families of all economic levels the opportunity to experience outdoor activities within city limits.

1125 And while we appreciate the monumental task you have ahead of you, given the amount of documentation and participation in this consultation, we feel you're missing one extremely important step in becoming informed. You need to go to l'Anse-à-l'Orme.

LA PRÉSIDENTE :

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We did.

Mme SUE STACHO :

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I'd be happy to pick you up.

LA PRÉSIDENTE :

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We were there this afternoon.

Mme SUE STACHO :

Oh! Fantastic.

1145 **LA PRÉSIDENTE :**

And it wasn't the first time.

1150 **Mme SUE STACHO :**

Oh!

LA PRÉSIDENTE :

1155 We went in winter time.

Mme SUE STACHO :

1160 I am extremely pleased to hear that. So then, perhaps you know what it feels like to stand in the vast open fields with the grass swinging in the wind. Did you may be bend down by one of the creeks just to watch the water go through the moss covered rocks? Maybe the sunlight was showering through the leaves in the forest? Or did you hear the birds singing their love songs? I can't submit that kind of brief. I'm very happy someone has and that you've been there, that's extremely... that's extremely important. I have some pictures of it though, but since you've
1165 already seen it, should we go on to that, or should we go on to questions?

LA PRÉSIDENTE :

O.K.

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Mme SUE STACHO :

O.K. so now, I would need the sound... You say, we don't have the internet , right? We don't. O.K.

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PRÉSENTATION D'UN VIDÉO

M. JOSHUA WOLFE, commissaire:

1180 I was hoping for birds songs.

Mme SUE STACHO :

1185 Those are on some of my other videos.

M. JOSHUA WOLFE, commissaire:

With respect, really, I was hoping for natural sounds, not human made music.

1190 **Mme SUE STACHO :**

O.K. next time. I can send you some of the videos. Actually, I think they're part of the documentation that we've sent.

1195 **LA PRÉSIDENTE :**

C'est fini?

Mme SUE STACHO :

1200 I'm finished. Yes. Yes.

LA PRÉSIDENTE :

1205 C'est très bien. I want to thank you for your comments on the principles, the consultation document. They will be very useful.

1210 First question - maybe something un peu pointu – on page 6 of your brief, in the middle of the page, you note that you witness a lifeless lac or retention basin that was installed in the nearby Héritage, and... *Héritage, housing project to maintain the water level in the former wetland and that was built over human intervention... has negative effects.* What are these effects?

Mme SUE STACHO :

1215 Well, the lake is no longer viable. There's nothing that's living in it. It used to be a viable wetland and what we see there is you can't duplicate those kinds of things. You can't move, you can't fill and you can't improve a wetland. A wetland is from every... it's from the sky, from the air, from the underground. You can't make a man-made wetland as viable as it once was. And Héritage sur le lac has become that example. Maybe more scientists has come since then, but it's really doing a good job in the way it's sitting right now.

LA PRÉSIDENTE :

1225 What do you mean?

Mme SUE STACHO :

1230 The wetlands there, the wetlands that are in l'Anse-à-l'Orme that they want to manage.

LA PRÉSIDENTE :

O.K.

Mme SUE STACHO :

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Those will not remain as viable.

LA PRÉSIDENTE :

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Fine. O.K. thank you.

M. JOSHUA WOLFE, commissaire:

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On one of your other pages under the principle, you talk about a recently approved dump site. I infer it's on Gouin Blvd?

Mme SUE STACHO :

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Hum, hum.

M. JOSHUA WOLFE, commissaire:

Can you explain a bit about... this is within Pierrefonds/Roxboro?

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Mme SUE STACHO :

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Hum, hum. Yes. They're good to go there, they're going to dump all the construction materials. They say it's a temporary holding site for construction materials. I don't know where those construction materials are coming from, but I have my ideas... I don't find that that matches a "*caractère champêtre de Gouin boulevard*".

M. JOSHUA WOLFE, commissaire:

So, the arrondissement Pierrefonds/Roxboro has approved...

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Mme SUE STACHO :

Yes.

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M. JOSHUA WOLFE, commissaire:

...what is considered, what is called – you actually have the expression in French, that would be a country ...

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Mme SUE STACHO :

No...

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M. JOSHUA WOLFE, commissaire:

...follow the information but you're saying it's built as a temporary construction/demolition site...

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Mme SUE STACHO :

Site. Which they claim will make their construction project cheaper because they won't have to ship the stuff so far away.

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M. JOSHUA WOLFE, commissaire:

When you say "they"?

Mme SUE STACHO :

1295 The City of Pierrefonds.

M. JOSHUA WOLFE, commissaire:

1300 O.K.

Mme SUE STACHO :

1305 It's also right beside residents and again I just think that that's really poor planning and when we are in, I think that in principle 4, the character of Gouin boulevard. I don't hold a lot of faith in that principle, given what they have allowed on Gouin boulevard up until now. And so, I don't see why this project would be any more reassuring that we would keep our country character of that road.

M. JOSHUA WOLFE, commissaire:

1310 And which part of Gouin boulevard is that located?

Mme SUE STACHO :

1315 Pretty much the whole length of it from...

M. JOSHUA WOLFE, commissaire:

1320 No, no, no, I mean the site? The construction, the demolition site?

Mme SUE STACHO :

The site is just east of St-Charles, or just west of St-Charles boulevard.

M. ROSS STITT: (DANS LA SALLE)

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West of Château Pierrefonds, the fire station is on the north...

Mme SUE STACHO :

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And it extents between Pierrefonds boulevard and Gouin boulevard.

M. JOSHUA WOLFE, commissaire:

Thank you.

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Mme SUE STACHO :

You're welcome. Thank you.

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Mme NADJA RAPHAËL, commissaire:

Je peux vous adresser la question en français? O.K.

Mme SUE STACHO :

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Oui.

Mme NADJA RAPHAËL, commissaire:

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O.K. Vous parlez d'échange de terrain comme option viable pour toutes les parties, finalement. Est-ce que vous avez des exemples d'endroit où ça s'est fait, puis de la façon dont on procède?

Mme SUE STACHO :

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An example would have been in the planning stages for the Rapide du Cheval Blanc project, there was a land exchange, a land given to the promoter in exchange for conservation there. And I might want to add that just recently I read an article today that an island just beside Ile-aux-Tourtes bridge has been donated by the owners for a conservation site. I think we need to explore more of those options too, that the owners be given plenty of incentives to make larger donations than what they are offering, exchanges the project can be put somewhere else. I think that they should be given a land somewhere else. I don't think the City of Montreal should have to buy the land at the cost that the developers say they would earn if they were allowed to develop. I think that the land should remain at the same value that they paid for it and that they be given a land somewhere else.

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Mme NADJA RAPHAËL, commissaire:

Et vous parlez d'incitatifs. Quel type d'incitatifs en gros?

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Mme SUE STACHO :

Like tax breaks... I'm not sure how the government does it, but there's a viable program in place to encourage that, land trust agreements.

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Mme NADJA RAPHAËL, commissaire:

Merci.

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LA PRÉSIDENTE :

Merci beaucoup, Madame.

1385 **Mme SUE STACHO :**

Thank you.

1390 **LA PRÉSIDENTE :**

Alors on va prendre une pause d'une dizaine de minutes et on va recommencer plus tard. Merci beaucoup.

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SÉANCE SUSPENDUE QUELQUES MINUTES

REPRISE DE LA SÉANCE

1400 **LA PRÉSIDENTE :**

Monsieur Normand Marinacci et madame Justine McIntyre. Alors on vous écoute.

1405 **Mme JUSTINE McINTYRE :**

Merci. Merci de nous accueillir. Je vais partir la présentation et ensuite je laisserai quelques minutes à monsieur Marinacci. Ensuite, je ferai une brève conclusion. Alors pendant le processus d'élaboration de notre mémoire, nous nous sommes posé les questions suivantes.

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La première, c'est comment réconcilier la transformation d'un terrain qui est présentement vert en développement résidentiel avec l'objectif de protéger 10 % des milieux naturels sur le territoire de l'agglomération? Nous avons trouvé cela irréconciliable.