

MME SYLVIA OLJEMARK :

De rien. You're very welcome.

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LA PRÉSIDENTE :

Thank you. J'inviterais Madame Bond s'il vous plait.

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MME SYLVIA OLJEMARK :

May I just mention...

LA PRÉSIDENTE :

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Yes.

MME SYLVIA OLJEMARK :

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... that I did make some changes in I hadn't read my original brief for two months and I found over the weekend that I said : Oh, there's a couple of errors in one paragraph on the first page of the text and so I've sent a revision in to Mr. Vezina yesterday.

LA PRÉSIDENTE :

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Fine. Thank you.

MME SYLVIA OLJEMARK :

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Thank you.

LA PRÉSIDENTE ;

We'll have it and read it. Madame Martha Bond s'il vous plait.

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MME MARTHA BOND :

Good evening. My name is Martha Bond. I live in an historical stone farm house built about 1830 on West Gouin Boulevard in the central part of the former City of Pierrefonds.

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West Pierrefonds is the last remaining and intact significant agricultural and rural heritage neighborhood on the Island of Montreal.

1525 This area is therefore at risk and the Borough and City have an obligation to protect it from catastrophic development.

1530 Land records, news reports and documents show that the developers speculated on farm land because the lacks land used regulations which permit elected officials to transform land for residential and other purposes.

1535 I believe the area should be preserved for agriculture, natural green space and flood control to preserve the area provide local food and protect developed areas from worst flooding due to poor land used management.

Due to a high water table, low elevation, close proximity to the Rivière-des-Prairies, the area of floods nearly every year. This year the flooding of the river, the former farm land in the parks and the roads is worst and damages to the properties most costly the residences and tax payers.

1540 However, the area of floods annually due of course to the spring rains run off from up river melting snow over development and filling of the river waterfront flood plains in the Borough of Pierrefonds-Roxboro and all along the river both sides West and East.

1545 I had some slides showing the flooding in May 2017, but it was on my Mac so it was incompatible to use the Windows so I imagine a Hydro-Quebec truck with water up to the door and the L'Anse-à-l'Orme sign and a canoe paddling along. So I think you can visualize that.

1550 And then the next slide was showing the existing ditches or swales I believe is the pronunciation of the farm land where the developers want to construct nearly 6,000 dwellings. And they were over flowing. And I had two pictures showing that.

1555 Consultants for the developers presented briefs with technical plans to deal with normal run off to channel water into open ditches and also construct pipes to pipe water into the river. Proposed opened ditches for storm sewers may not be able to handle peak flow during flooding if there are not large enough or they do not cover a large enough area.

And the pictures I had is actual natural conditions.

1560 These proposed plans are just imaginary and have often not followed through to be as effective as originally proposed.

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Preserving the areas green space may prevent and provide protection from flooding. Urbanisation generally increases the size and frequency of floods and exposes the community to increasing flood hazards. Flood prone areas should be preserved for farm land, parks and play grounds as these areas tolerate well flooding.

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It is clear that that the overwhelming majority of residences and tax payers and also many elected officials oppose the high density development for important reasons including the loss of the last remaining significant natural green space adjacent to two valuable regional parks on the Island of Montreal which has a deficit of conservation areas.

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Loss of vital habitats for animals and natural vegetation. Loss of forest in cutting down many mature trees, high costs to the public as well as future residents for infrastructure in a world land block area mostly unserved.

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Serious existing problems of traffic congestion due to inadequate roads, two lane West Gouin Boulevard and feeder residential streets only, an enforced speeding, poor road conditions, poor maintenance by the borough including slow snow removal, inadequate snow storage in what's called the West Pierrefonds snow dump which was well planned to be adjacent to Pierrefonds Boulevard and the servitude for highway 440 but through zoning changes is now too close to adjacent residential zones.

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Annual flooding of low line land North along Gouin Boulevard, I better speed it up, which results in damages to existing public and private property at high cost; closure of Gouin and L'Anse-à-l'Orme Boulevard two weeks ago forcing all traffic through narrow residential streets of the Heritage Sur le Lac subdivision. Poor flood preparation and response by authorities and residents, high density urban development that will destroy the beautiful and historical rural landscape .

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More than 18,000 residents signed a petition to save the forest and wetlands for conservation and flood control.

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Residents also expressed opposition to this high density urban development. Instead it would change from a beautiful rural landscape with historic patrimonial houses to an urban wasteland with all the problems of urban areas, traffic, crime, high costs of policing, related costs, unemployment and competition for existing jobs, high costs of living, urban sprawl, overcrowding and pollution, air water and visual.

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Wide spread and on-going opposition to this project by individuals and groups including residents has been voiced at the Borough City Councils in the media and on-line for years before

1605 the Borough and City adopted the 2004 Montreal Urban Plan which proposed a project like this in the West. Nevertheless, since 2005 Pierrefonds-Roxboro Borough and the City of Montreal have held private meetings not open to the public and they've been spending tax payers' money and time planning the development.

1610 According to the media and documents, the Borough and City hired expensive private consultants when they were experts on staff and other options to evaluate the project expanded the Pierrefonds Water Treatment Plant and upgraded sewer and water pipes.

1615 According to the Borough information document, page 9, the Borough permitted the development of more than 200 residential units in recent years in the West sector along Gouin Boulevard without proper planning road, traffic control or other improvements.

1620 The Borough and City's poor track record undermines their credibility and the public's trust that the proposed plan or an amended version and the promises will solve existing and prevent future problems created by such a project.

1625 There is too much information to consult and too shorted time for citizens, most evolved the documents posted on the OCPM website were available to the City and to the Borough and yet not to the public and since before 2016 if people had had access to these documents, it would have made it possible to review and be better informed during the public consultation.

1630 The public was limited to question periods at two public information sessions, March 26 and April 4th and while the Borough City OCPM and promoters as well as other interested parties have had an unfair advantage of having access to more of this information and unknown information sooner, possibly influencing the information and consultation process.

1635 Along with this, there is inadequate time that I said to consult the documents, most documents are not bilingual making difficult for people who are not fluently bilingual to understand complex and possibly biased information.

1640 At best the information provided by the Borough is general in nature and I find it lacks references.

1645 According to the OCPM's own document, the follow-up, the City of Montreal and the by-law which establishes the OCPM has no mechanism of follow-up to hold the City, Borough, promoters or OCPM accountable for proper and good management of proper development. This confirms that the public consultation is primarily a public relations process which allows the City and promoters too much control and too little responsibility.

To date, the elected officials of the City of Montreal have not reform the process to include a binding consultation so this shows the current administration does not plan to.

1645 The legal framework of the OCPM is a non-binding public meeting rather than a true consultation. It does not give residents or tax payers any legal right to oppose any part of the projects such as referendum for zoning changes. This is undemocratic and unjust as the public and residents are property owners and renters who have rights and who will also bare the financial and environmental consequences.

1650 The public objected too many of the land use in development plans proposed in the 2015 Montreal Urban Agglomeration land use and development plan, approved by the City Council which also makes up the majority of the Agglomeration Council. While this plan is in effect, it is conceptual and it is changeable.

1655 West Pierrefonds and the remaining agricultural areas, Senneville and Île Bizard are the last remaining farm land within the territory of the Greater Montreal. These areas should be retained for agriculture, recreational, conservation, thereby protecting historic, vital, irreplaceable lands for area residents, the entire population and future generations.

1660 The information document refers to the integration of urban agriculture on page 18, same document, which supports preserving agriculture in West Pierrefonds. I support this integration but only if activities are properly managed for example: bee keeping should only be permitted in agriculturally zoned areas. The document also mentions preserving swales, agricultural ditches for drainage and water irrigation for drainage and as agricultural features or land marks.

1665 Most of these swales served a purposed and landscape and also are landscape heritage and should be preserved, should all be preserved and maintained by property owners.

1670 There is no mention in the document of preserving other land marks or agricultural landscape such as old stone walls.

1675 During the OCPM meeting held on Wednesday May 31st, a consulting architect for the developers proposed instead of preserving any remaining stone walls *in situ* which means in its original place, that possibly some of the original stones could be used to create possibly only one sculpture in one park as a souvenir. It is clear from this proposal of a consultant paid by the promoters that they do not value or wish to save any landmark or vestige of the agriculture landscape unless it serves some financial purpose such as the proposed swales.

1680 I doubt that any significant proposed preservation of built or natural heritage will in the end

remain.

1685 I also want to review what the consultant said in fact stonewalls and other architectural historic features can very well be protected legally through existing zoning and other by-laws which are in effect. And the City and Borough Council have that legal right.

1690 Agricultural West Pierrefonds remains remarkably intact as an agricultural zone and rural area adjacent to West Gouin and Gouin serves as a direct route to markets for produce and services.

1695 Recently the City of Laval established an agricultural development plan in order to rehabilitate valuable fallow agricultural land, it's called an agricultural park plan. And it encourages agricultural business and serves as an incubator for local firms and Laval companies participating in a local buying program and at local super markets. Laval is supporting a signage and agro tourism initiative to help boost farm activities.

1700 Such practices, best practices is another plan or another proposal by Laval to make this available to agro food businesses on the island. Such a program could work in Pierrefonds and succeed for interested property owners with the help of the Borough with the City in negotiating preferential rates for electricity from Hydro-Quebec for green houses.

1705 Such a dense development project as Cap-Nature, with few details, of actual dwelling types or costs seems planned to maximize promoters' profit rather than served families or keep families on the Island of Montreal. Recent news reports based on the census figures confirmed that young families and others continue to move off the Island of Montreal in search of more affordable housing, better services and lower taxes which would not be the case in Cap-Nature.

1710 This development plan and the proposed urban boulevard threatens the remaining historic buildings, landscapes and beautiful water and pastoral views along West Gouin Boulevard.

1715 While the information document mentions the importance of preserving heritage Gouin Boulevard, the legal framework is weak and recent development shows that the Borough does not protect built or natural heritage. Unless the West Pierrefonds Project is scaled back drastically or rejected, the remaining heritage buildings are at risk for demolition and inappropriate urbanization entirely replacing this rural road.

1720 One of the oldest remaining stone farm houses, Maison Augustin Brisebois located at 18,639 West Gouin Boulevard is no longer inhabited and maybe at risk. While the building is listed as a building of heritage value in the Chapter of Pierrefonds –Roxboro of the Montreal Urban Plan, the

Borough and City have allowed the building to remain unoccupied which shows a deplorable lack of responsibility or vision.

1725 The Quebec Government recently announced the public new electric light rail in private, private, okay, announcement to the public of this new private electric rail integrated transit project called Réseau Électrique Métropolitain in 2016. It will privatize major public transit infrastructure including the AMT, Deux-Montagnes train line and the Mont-Royal Tunnel.

1730 The public continues to express oppositions supported by experts and the report by the Quebec Environmental Review Board in French, le BAPE, about the high cost at more than six billion, the technical problems of an elevated train, the financial risk from the sale of public assets to a private company and serious environmental impacts including loss of green spaces and farm land.

1735 I mentioned the REM Project because it is mentioned in the information document on page 15. As is mentioned in the document, no train station for the REM will be located in West Pierrefonds. So new residents and tax payers will not be able to use it, this light rail but they will be obliged to pay for this.

1740 It is possible that bus service will be added to connect to the proposed station on Highway 40 in Kirkland although there is already frequent and underused bus service on Gouin Boulevard, that would be the more likely bus to take which I use quite frequently.

1745 The additional public cost, distance time and possibly increased user fees of the REM may actually discourage public transit rather than encourage it. Instead new residents will most likely drive to the REM Station adding to already congested rush hour traffic, and increasing the demand for limited available parking spaces at the planned REM station.

1750 I do not support the proposal to build an urban boulevard in the servitude for Highway 440 as this will encourage development of West Pierrefonds, costs many times the original estimate, create a nuisance to adjacent residential zones, and pass on promoter costs to tax payers. I will personally not benefit from the road as I do not live in West Pierrefonds.

1755 In the news article in the suburban newspaper last week, the promoters stated that preserving the land they own as a park is not for the City to decide as the land is already zoned for residential development. I questioned this claim as the area is largely unserved along Gouin Boulevard and so it cannot be developed without infrastructure which is under the jurisdiction of the City.

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1765 In fact, some of the properties was owned by other developers and known as the former Pliscott Development which was not developed because the City of Pierrefonds at the time would not approve the infrastructure.

1770 The property is actually, I'll point it to you on the map, is actually now promised as some of the land transfer if the Cap-Nature is approved and it shown in the light green area, at the bottom of the map, North of Kirkland and it's known I think as the 100 year woods or there is a number for the woods – 100th year woods.

MME SYLVIA OLJEMARK :

Forêt centenaire.

1775 **MME MARTHA BOND :**

100 year woods. According to a news article I have from 2005, the City Council of Montreal planned to give the developers a gift of 1.2 million dollars on Antoine-Faucon Road extension to construct 80 homes in the ecoterritory.

1780 The 2.5 million artificial lake in the Heritage sur le Lac Development is another example of misused of public taxes.

1785 Several historic buildings and at least one barn were demolished and I observed this before more than 500 houses and condominiums were built. The original developers plan proposed more 700 dwellings. Tax analysis and public opinion clearly opposed the proposed West Pierrefonds Development Plan as being too vague, too dense and too urban. Such a development would destroy the ecosystem and biodiversity of the areas as well as the built-in and natural rural heritage.

1790 Such a project would impose financial liabilities and hardship for tax payers and permanently lower the quality of life for residents during and after construction. Therefore, the OCPM should not recommend the proposed project. Instead, the OCPM should recommend conservation of the area for preservation of biodiversity, flood control, and job creation and tax revenue as an agricultural park plus rural residential permitting local or home-based business. This is win win win. The tax payers' benefit, the government's benefits, the owners' benefit.

1800 The OCPM should also recommend that the Borough proceed by holding additional public information and discussion meetings including detailed costs benefit analysis. After this, the Borough should proceed with a proposed detailed zoning plan for the area that will be subject to a

register and referendum.

1805 Only after this should the promoters propose a detailed site development plan that conforms to by-laws and preserves the area in an imaginative way that leaves a legacy for future generations.

1810 As this is an election year, the Borough Council should postpone such meetings until after the next election at which time elected officials may put forth a new plan which is subject to a register and referendum.

Thank you.

LA PRÉSIDENTE :

1815 Thank you very much.

LE COMMISSAIRE WOLFE :

1820 Thank you. My first question actually is my colleague's question but I'll ask it to you in English. In your first paragraph you talked about the best project combining agriculture conservation recreation and small business. Can you give us some details as how much you would allocate to the different uses?

1825 **MME MARTHA BOND :**

I think the owners can make that choice.

LE COMMISSAIRE WOLFE :

1830 Okay.

MME MARTHA BOND :

1835 Depending on market and so forth. The recreational would be also the needs of the public and people who are going to use the recreational facilities.

LE COMMISSAIRE WOLFE :

1840 Okay. You're finished cause I thought you were finished and then you went on.

MME MARTHA BOND :

Well you ask kind of three questions.

1845

LE COMMISSAIRE WOLFE :

I know, I know but I just was now afraid to ask my next question.

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MME MARTHA BOND :

Is it going to be three questions?

LE COMMISSAIRE WOLFE :

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Okay, my next question is just one question. You're talking about the farm swales, can you tell us a bit about your idea about the purpose, you say that they are part of the landscape heritage, talk a bit about what you mean by landscape heritage?

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MME MARTHA BOND :

Well, it would be the progression of development and the farming history, I would say.

LE COMMISSAIRE WOLFE :

1865

Okay.

MME MARTHA BOND :

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And I don't think I know the farming industry.

LE COMMISSAIRE WOLFE :

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Okay. Thank you. And then a couple of times yes, couple of times you talked about Gouin Boulevard, lacking proper planning road traffic control improvements and then, but I think that the question is more when you talk about Augustin Brisebois the building is no – no I'm sorry. In the previous paragraph, you said that the legal framework is weak and recent development shows that the Borough does not protect built or natural heritage, can you expand about that?

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MME MARTHA BOND :

Okay. Well I mentioned the house.

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LE COMMISSAIRE WOLFE :

Yes.

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MME MARTHA BOND :

But it is in a deteriorating condition. Okay. And it was magnificent and actually I have a newspaper article showing the picture. It was in the Cités Nouvelles.

1895

And there's no - they've densified and increased the height of retirement homes there. They've also sold off and moved some older buildings - they were probably after 1940 - but they looked traditionally like architecture and that was good to keep it but this way they moved it so they can put a high rise price there. It's Manoir Pierrefonds.

1900

LE COMMISSAIRE WOLFE :

I'm sorry they put what there? A high rise?

1905

MME MARTHA BOND :

Hum, hum.

LE COMMISSAIRE WOLFE :

1910

Oh. Okay.

MME MARTHA BOND :

In fact, two are planned for the same lot. You know, it was kind of in the middle.

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LE COMMISSAIRE WOLFE :

The house the 1940's house was in the middle so they moved it.

1920

MME MARTHA BOND :

1925 They actually donated to a couple, a family that had a terrible fire and so then it was moved down the road. And I was at all the meetings you know when these changes and developments went through in the past 10 years.

LE COMMISSAIRE WOLFE :

1930 Okay. Thank you

MME MARTHA BOND :

1935 There's also no, like the road is deteriorating you know the extra 200 units that have gone on in there, you know, there's no buffer zone, there's no sidewalks, there is a bike path along the Heritage sur le Lac but it's, you know, the road is very narrow and compared to the traffic, you know, it's just insufficient capacity.

LE COMMISSAIRE WOLFE :

1940 Okay. And you're talking about Gouin Boulevard?

MME MARTHA BOND :

1945 Right.

LE COMMISSAIRE WOLFE :

1950 Okay.

MME MARTHA BOND :

1955 And because you have this residential development between there, you do have maybe kind of a boulevard, I forgot the name of it, but anyway it's, you know, horrific traffic in the morning as everyone speeds down to there and then on to Pierrefonds Boulevard headed East.

LE COMMISSAIRE WOLFE:

1960 Okay. Thank you.

MME MARTHA BOND :

Poor planning basically.

1965

LA PRÉSIDENTE :

Alors je vous remercie beaucoup Madame. On prendrait une quinzaine de minutes de pause avant de revenir avec Madame MacDonell s'il vous plaît.

1970

PAUSE ET REPRISE

LA PRÉSIDENTE :

J'appellerais maintenant Madame MacDonell s'il vous plaît. Bonjour Madame.

1975

MME JANICE MACDONELL :

Hi.

1980

LA PRÉSIDENTE :

Hi, How are you.

1985

MME JANICE MACDONELL :

Très nerveuse.

1990

LA PRÉSIDENTE :

Well, there's no need.

1995

MME JANICE MACDONELL :

I'm going to be very brief.

2000