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OFFICE DE CONSULTATION PUBLIQUE DE MONTRÉAL



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1st
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The OCPM would like to thank the participants, groups, organizations, citizens, officials and developers who contributed to the various public consultations.

PDF version available on the Web site

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Version française format PDF disponible sur le site Internet

ocpm.qc.ca





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The Office de consultation publique de Montréal: a new institution

At the same time as it created the new Ville de Montréal, the Québec Government also instituted the Office de consultation publique de Montréal, one of the main democratic tools of the new municipal structure.

A little over two years ago, in May 2002, as prescribed under the *Charter of Ville de Montréal*, the first president of the Office was appointed by city council.

The first months of his presidency were devoted to basic architecture: designing the organizational structure; hiring commissioners and staff; locating and setting up premises; instituting rules of operation; and drawing up a code of professional ethics to ensure the commissioners' independence and neutrality. Methods of operation were established to provide transparent, quality information to citizens, such as making consultation-related documents available at various locations, including a Web site. Lastly, we needed to ensure that communication methods accomplished their primary goals: making a maximum number of citizens affected by a project feel that their input was important; and notifying them about upcoming consultations.

Links have been established with our counterparts in the municipal administration, both at the central and borough levels, with public and elected officials, in order to explain the mandates, as they are entrusted to us by the *Charter of Ville de Montréal*. This has allowed us to get to know each other, to listen to each other's needs, and to develop an open and effective collaborative relationship.

First and foremost, it was essential to establish a credible, transparent and effective organization serving Montréal's new democracy. Montrealers now have access to a solid democratic instrument that allows them to give their opinions and to be heard by city council on all changes to the Urban Plan and any major city project submitted for consultation.

The Office received its first consultation mandates in September 2002. By December 31, 2003, we had already conducted consultations on 39 different projects and held 84 public meetings in the boroughs. These consultation mandates dealt, for the large part, with requests for building constructions or alterations involving amendments

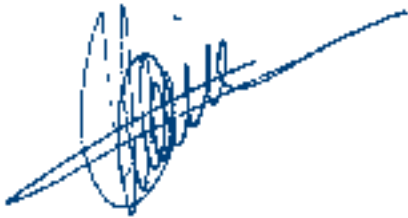


to the Urban Plan. The construction of a housing co-operative, expansion of a hotel complex, and renovation of a house of worship are just some of the requests on which the citizens have been given the opportunity to express an opinion in their borough.

The Office has also held citywide consultations, such as the consultation on the expansion of Tennis Canada's facilities at Parc Jarry, and the major consultation on the complementary document to the City's Urban Plan. The latter alone necessitated four plenary meetings and 26 consultation sessions in the boroughs.

Over its first 18 months of existence, the Office has become one of the City's major democratic instruments. In several cases, the reports it has submitted to city council have led to amendments to the initial projects in response to concerns expressed by participants.

The Office's now smaller team is in place, and we are well equipped to face the new challenges that await us and to continue to play a central role in serving Montrealers. I would like to thank everyone on the Office team for this promising beginning. I would also like to thank the municipal professionals and officials as well as the citizens who participated in great numbers in our consultations.



Jean-François Viau
President of the Office





MISSION AND MANDATE OF THE OFFICE

The mission of the Office, which was created under section 75 of the *Charter of Ville de Montréal*, is to carry out public consultation mandates relating to matters under the jurisdiction of the Ville de Montréal, notably urban planning and development projects and all projects designated by the council or executive committee.

Mandate

The *Charter of Ville de Montréal* defined the mandate of the Office, in 2002 and 2003, as follows:

- to propose a regulatory framework for the 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, respecting amendments and revisions of the city's planning program;
- 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.

(Charter of Ville de Montréal, s. 83)

The *Charter of Ville de Montréal* also provides that the Office must hold public hearings 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 m²;
- cultural property or a historical district within the meaning of the *Cultural Property Act*.

(Charter of Ville de Montréal, s. 89)

It should be noted that, at the end of 2003, this mandate was changed pursuant to amendments brought to the *Charter of Ville de Montréal*.





ESTABLISHMENT OF ORGANIZATIONAL STRUCTURES

In the first few months of operation of the Office, the president established its organizational structures. The summer of 2002 was devoted to preparing the operational framework, defining responsibilities, and hiring staff.



The president also visited central and borough departments, where he met with directors and elected officials. This helped to establish important collaborative relationships, resulting in the boroughs' participation in several steps of the consulta-

tions, notably in the preparation of documentation files and even, in the case of the complementary document to the Urban Plan, in the organization of the consultation meetings.



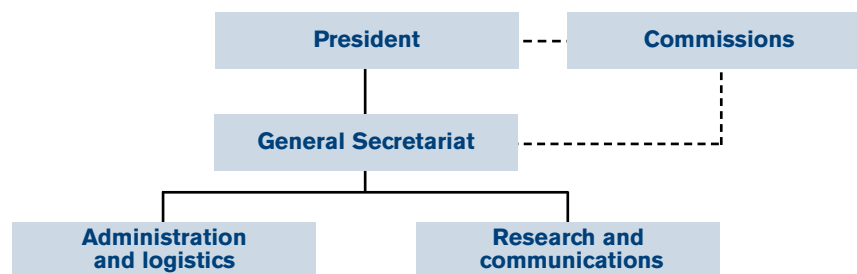
ORGANIZATION OF RESOURCES

Physical resources

In 2002, the Office began its operations in temporary premises, located at 333 Saint-Antoine Street East. In spring 2003, to rationalize office space left vacant by the former Communauté urbaine de Montréal (C.U.M.), the Office moved to its permanent location on the 14th floor of 1550 Metcalfe Street, where, in addition to its administrative offices, it also has access to a hall for public meetings and hearings.

Human resources

The Office team is composed, on the one hand, of commissioners appointed by city council, in accordance with the *Charter of Ville de Montréal* and, on the other, of permanent and contract staff responsible for preparing the consultations and supporting the commissioners in their work.





Commissioners

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. The commissioners are appointed, on

a full- or part-time basis, by city council, and may not work as city employees or municipal elected officials.

On May 27, 2002, city council appointed Jean-François Viau president of the Office for a four-year term. Then, on the recommendation of the president of the Office, city council appointed two full-time commissioners, Catherine Chauvin and Jean Paré, in August 2002, and 12 part-time commissioners, in fall 2002 and winter 2003, also for a four-year term.

Commissioners of the Office de consultation publique de Montréal

Président

Jean-François Viau

Full-time commissioners

Catherine Chauvin, Jean Paré

Ad hoc commissioners

Yves Archambault, Yves G. Archambault, Jocelyne Beaudet, Marguerite Bourgeois, Louis Déryger, Alex Harper, Bernard G. Hogue, Marcèle Lamarche, Hélène Lauzon, Édith Mukakayumba, Louise Roy, Joshua Wolfe

Biographical notes on Commissioners are presented in Appendix I.

Staff

To support the commissioners' work, the Office has established a general secretariat responsible, on the one hand, for preparing the consultations (documentation file, logistics, public notices and information) and, on the other, for ensuring that the consultations run smoothly and providing drafting support for the commissioners' reports.

The Office's now smaller general secretariat is composed of a general secretary, Alain Cardinal, who is assisted by a director of administration and logistics, Luc Doray, and a director of research and communications, Marie-Claire Dumas. These three employees are permanent officials of the Ville de Montréal, who were assigned to the Office by the executive committee in the fall of 2002, as was Gilles Gosselin, the Office's only permanent analyst. Two executive assistants, a documentalist and a clerk complete the basic team of the general secretariat. Other analysts are hired to



assist the commissioners as required. For example, during the consultation on the complementary document to the Urban Plan, the support team for the commissioners was composed of three contract analysts.

Collaborators

The operations of the Office and the public consultation sessions were conducted thanks to the collaboration of employees, professionals, and central and borough department executives and elected officials, who lent us their support and expertise to help citizens and commissioners understand the projects and the issues involved.

It is also important to underscore the contribution of external resources: professionals and developers who made their knowledge and expertise available to us.

Without the good faith of everyone involved, the public consultations held by the Office could not have achieved their primary objective: to provide Montrealers with relevant information about the projects, in order to gather their comments and opinions.



WORK METHODS OF THE OFFICE

Once the basic organizational structures were in place, work methods and procedures had to be established for the Office.

The team began by drawing up a code of professional conduct (presented in Appendix II) to provide a framework for the work of the commissioners. Thus, any person who agrees to act as a commissioner of the Office, on a full-time or *ad hoc* basis, must act in the public interest, with fairness, integrity, dignity, honour and impartiality. Each such person must also agree to respect the code of ethics of the Office. In addition to the general provisions, the 21-section code addresses, among other things, the question of the commissioners' independence and obligation of discretion.



ORGANIZATION AND HOLDING OF A PUBLIC CONSULTATION

The public consultation process begins with the executive committee or city council entrusting such a mandate to the Office. Usually, the executive committee or city council will also have adopted a draft by-law or a project about which they would like more information. In 2002 and 2003, the *Charter of Ville de Montréal* stipulated that a public consultation led by the Office was mandatory in cases of amendments to the Urban Plan.





Once the Office has been given the mandate, the president appoints a commission formed of one or several commissioners, while the general secretary appoints a team to assist the commissioners. The Office then ensures that a documentation file explaining the project is compiled for the public. This file is available at the Office, as well as in other locations chosen according to the nature of the project. The documentation is also accessible on the Office Web site.

Public notice

After receiving the mandate to hold a public consultation and compiling a comprehensive documentation file, the Office publishes, at least 15 days prior to the first session, 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 consultation session(s),
- the locations where documentation is available to the public,
- the deadlines and procedures for filing a brief.

Communications

Other means are also employed, in certain cases, to notify the population. The Office usually uses local newspapers and major dailies for major city projects. Moreover, the Office usually produces leaflets that are distributed door-to-door in the area affected by a project, and uses available resources such as the network of libraries and Accès Montréal and borough offices.

Documentation file

The documentation file will be supplemented with documents submitted as the process unfolds and in public meetings, with session recordings and, where applicable, transcripts of stenographic notes, and with any other document that the commission believes should be made public. The original file documents are kept at the Office. After the publication of the commission's report, the documentation file remains available at the offices of the Office.



The documentation file contains, among other things:

- a document describing and explaining the project, with a summary of the studies surrounding its development. Depending on the nature of the project, 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 officials;
- the documentation justifying the project, addressing its various aspects and impacts;
- as required, relevant extracts of the Urban Plan and by-laws in force;
- where applicable, 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 developers and representatives of the municipal or borough departments, depending on the case, who will be presenting the project in the public meetings. Such preparatory meetings serve to ensure that the documentation files are complete, and that the presentation is clear and well

supported by audio-visual material. The commission also makes sure that all participants fully understand the procedure for the public meetings as well as their respective roles, that they are ready to answer any relevant questions, notably on the impact and future phases of the project, and that the commissioners have a good understanding of the project under consideration. The reports on these preparatory meetings are available to the public on the Office Web site.



Public consultation

The public consultation may be held as a public meeting or public hearing.

Public meeting: A public consultation held in a single session involving, in succession, the communication of information, the 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 add an extra session scheduled for a convenient time in the near future.

Public hearing: A public consultation involving two distinct series of meetings, the first devoted to citizens' information and questions, and the second to the expression of their comments and opinions, with a variable length of time in between to allow them 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 relating to the purpose of the public consultation. During the first part, representatives of the project's developer and municipal departments present the various components of the project and answer participants' questions. The commissioners may also ask questions as required to obtain clarifications.

The second part allows participants to express their concerns, opinions and comments on the project. All sessions are recorded, so comments can be presented orally. Individuals and organizations may also submit written briefs.

During the second part, the 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 and 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

After the public consultation, the commissioner(s) prepare a report that is later submitted to the executive committee and, as required, to city council. The reports of the Office usually include a description of the project under consideration, as well as a summary of the participants' concerns, expressed verbally during a session or in a brief. The commission then completes its evaluation and makes its recommendations. In all cases, it is the president of the Office who transmits the report to the mayor and to the chair of the executive committee. The report is made public no later than 15 days following its submission to the mayor and chair of the executive committee.

CONSULTATIONS

In December 2003, the Office de consultation publique de Montréal ended its first 18 months of operation. Based on initial forecasts, the number and importance of consultations entrusted to the Office by city council have largely surpassed expectations.

The city council gave the Office its first consultation mandate during the September 2002 meeting. Some 40 projects have since been submitted for public consultation, between October 2002 and December 2003. The months of July and August have been excluded from the consultation calendar, owing to the public's unavailability at that time of year.



In the months of activity, Office commissioners have held public consultations on 39 different projects, in 84 sessions throughout the island, allowing over 3,400 citizens to attend and participate. The consultation on the complementary document to the Urban Plan alone necessitated 26 public sessions in the borough and four plenary meetings.

In addition to this major citywide consultation, projects were submitted for consultation in 12 different boroughs. The largest number of consultations during that period was held in the borough of Ville-Marie with nine, followed by the boroughs of Villeray–Saint-Michel–Parc-Extension and Côte-des-Neiges–Notre-Dame-de-Grâce, with seven each. Three consultations were held in the borough of Mercier–Hochelaga-Maisonneuve, two in each of the boroughs of Sud-Ouest,





Saint-Laurent, Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est and Lachine, and one in each of the following boroughs: Kirkland, Pierrefonds-Senneville, Plateau-Mont-Royal and Dollard-Des Ormeaux–Roxboro.

The Office has established a protocol (please see Appendix V) with the Conseil du Patrimoine de Montréal for holding joint consultation meetings on the projects of the Cimetière Notre-Dame-des-Neiges and the Oratoire Saint-Joseph du mont Royal, in order to facilitate public participation and avoid unnecessary duplications and delays.



SUMMARY OF CONSULTATIONS CONDUCTED BY THE OFFICE DE CONSULTATION PUBLIQUE DE MONTRÉAL

from September 1, 2002 to December 31, 2003

A – Amendments of the Urban Plan

BOROUGH	BY-LAW NO.	PROJECT	DATE OF THE CONSULTATION
Saint-Laurent	P-02-194	Norgate shopping centre	October 22, 2002
Mercier– Hochelaga-Maisonneuve	P-02-158	Main dans la Main housing co-operative	October 29, 2002
Kirkland	P-02-195	Oakwood shopping centre	November 11, 2002
Ville-Marie	P-02-217	SPAG (former Bain Mathieu)	November 26, 2002
Sud-Ouest	P-02-216	Turcot yards	December 2, 2002 December 4, 2002
Côte-des-Neiges– Notre-Dame-de-Grâce	P-02-215	Buddhist temple	December 10, 2002
Lachine	P-02-236	Groupe Romel (Solidarité 5000 Logements)	December 18, 2002
Ville-Marie	P-02-248	Cité des Ondes	January 22, 2003
Côte-des-Neiges– Notre-Dame-de-Grâce	P-02-247	Alkhoée Islamic community – Côte-des-Neiges Road	January 27, 2003
Villeray–Saint-Michel– Parc-Extension	P-03-012	Tennis Canada – Parc Jarry	February 24, 25 and 26, 2003 March 17 and 18, 2003
Ville-Marie	P-03-021	Holt Renfrew	March 18, 2003
Villeray–Saint-Michel– Parc-Extension	P-03-024	Segment of Jarry Street	March 24 2003
Mercier– Hochelaga-Maisonneuve	P-03-025	Louis-H. Lafontaine	March 31, 2003 April 22, 2003
Villeray–Saint-Michel– Parc-Extension	P-03-023	House of worship – 8155 Durocher Street	April 1, 2003
Villeray–Saint-Michel– Parc-Extension	P-03-022	Pastry shop – 750 Saint-Roch Street	April 7, 2003
Ville-Marie	P-03-042	Residential project – Towers / du Fort	April 16, 2003
Villeray–Saint-Michel– Parc-Extension	P-03-043	Residential project – Hutchison Street	April 22, 2003
Pierrefonds-Senneville	P-03-045	Pierrefonds Blvd. – Construction of a condominium project	April 29, 2003
Montréal	P-03-044	Complementary document to the Urban Plan	May 2003: 26 consultation meetings in the boroughs June 2003: 4 plenary sessions
Villeray–Saint-Michel– Parc-Extension	P-03-071	Residential project – Durocher / D'Anvers	June 2, 2003
Plateau-Mont-Royal	P-03-068	Residential project – Coloniale / Marie-Anne	June 9, 2003
Sud-Ouest	P-03-090	Welcome Hall Missionl	June 18, 2003
Ville-Marie	P-03-091	Hôtel Bourbon	June 19, 2003
Lachine	P-03-120	Village Saint-Louis – 32nd Avenue	October 14, 2003
Saint-Laurent	P-03-122	Nouveau Saint-Laurent	October 27, 2003
Rivière-des-Prairies– Pointe-aux-Trembles– Montréal-Est	P-03-119	Henri-Bourassa Boulevard	October 30, 2003
Mercier–Hochelaga- Maisonneuve	P-03-106	Former site of the Lavo company	November 3, 2003
Ville-Marie	P-03-148	Wolfe block	November 19, 2003
Rivière-des-Prairies– Pointe-aux-Trembles– Montréal-Est	P-03-158	Métro Richelieu – Rodolphe-Forget Boulevard	December 10, 2003
Côte-des-Neiges– Notre-Dame-de-Grâce	P-03-092	Maisonneuve Boulevard, between Northcliffe and Bulmer	December 15, 2003
Dollard-Des Ormeaux– Roxboro	P-03-156	Vacant lots, Saint-Jean and des Sources boulevards	December 15 and 16, 2003

SUMMARY OF CONSULTATIONS CONDUCTED BY THE OFFICE DE CONSULTATION PUBLIQUE DE MONTRÉAL (CONT'D)

from September 1, 2002 to December 31, 2003

B – City projects

BOROUGH	BY-LAW NO.	PROJECT	DATE OF THE CONSULTATION
Ville-Marie	P-02-218	École de technologie supérieure	December 16, 2002
Ville-Marie	P-03-070 P-03-073	Décores project (René-Lévesque / Amherst / De La Gauchetière / Saint-Timothée)	May 26, 2003
Villeray–Saint-Michel– Parc-Extension	P-03-093	Tennis Canada – Parc Jarry	June 18 and 19, 2003
Côte-des-Neiges– Notre-Dame-de-Grâce	P-03-151 and P-03-157	Benny Farm project	November 10 and 12, 2003 December 1, 2 and 3, 2003
Côte-des-Neiges– Notre-Dame-de-Grâce	P-03-150	Oratoire Saint-Joseph	November 17, 2003 December 8, 2003
Côte-des-Neiges– Notre-Dame-de-Grâce	P-03-154 and P-03-155	Hôpital juif	November 24, 2003
Ville-Marie	P-03-152 and P-03-153	SAQ – Porte Sainte-Marie	November 24, 2003 December 8, 2003

C – Designated project

Côte-des-Neiges– Notre-Dame-de-Grâce	N/A	Master plan of the Cimetière Notre-Dame-des-Neiges	November 10 and 11, 2003 December 1, 2003
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COMMUNICATIONS OVERVIEW

Every public consultation conducted by the Office requires communication with citizens. At the outset, the Office issues a public notice officially announcing the public consultation. The notice is published in a local newspaper or major daily, no later than 15 days before the date of the meeting, and posted on the Office Web site. In total, the Office published 75 public notices, between October 6, 2002 and December 10, 2003, in 18 different newspapers, dailies and local weeklies.

Furthermore, the Office distributes flyers door-to-door to the citizens most directly affected by the project. Depending on the consultations, these distributions can reach from 150 to 10,000 homes.

As required, posters and documentation are also available, according to the nature of the consultation, at the city clerk's office of the Ville de Montréal, in borough offices, and throughout the network of libraries and Maisons de la culture.

On the date that a consultation report is made public, a news release is issued to the media and to individuals and organizations having requested to be included on the distribution list. The office also publishes, at the end of each month, a release of activities held over the course of the month. In total, the Office has issued over



40 releases over the past year and a half.

Information on ongoing consultations and report submissions are also sent to the City's communications department, which ensures its transmission to the staff.

Lastly, the Internet site of the Office, ocpm.qc.ca, came online in the fall of 2002, and is constantly updated. Thus, anyone interested in the activities of the Office can access information about the organization, as well as relevant documentation on ongoing consultations, reference material (maps, by-laws, etc.), submitted reports, biographical notes on the commissioners, their code of professional conduct, and news releases issued to date. Since October 2002, the Web site ocpm.qc.ca has received between 20,000 and 69,000 visitors per month.



VISIT STATISTICS FOR INTERNET SITE

Month	Number of visits	Daily average
October 2002	20,927	675
November 2002	25,226	840
Décember 2002	38,953	1,256
January 2003	57,358	1,850
Fabruary 2003	68,549	2,448
March 2003	37,362	1,205
April 2003	55,720	1,857
May 2003	64,888	2,093
June 2003	49,682	1,656
July 2003	41,150	1,327
August 2003	55,239	1,781
September 2003	34,616	1,153
October 2003	22,232	717
November 2003	N/A	N/A
Décember 2003	59,871	1,931
Total	631,773	20,789
Average	45,127	1,485

ocpm.qc.ca





EXTERNAL RELATIONS OF THE OFFICE

The Office team has taken every opportunity to establish an expanded network of collaboration, granting it a voice in major discussions on the promotion of democratic life and, at the same time, allowing it to evaluate its methods of operation against experiences and practices developed in other parts of the world. Thus, the president of the Office participated in the Sommet de Montréal in June 2002, primarily in the discussions dealing with democracy. Afterwards, the mayor of Montréal established a number of undertakings gathering Montréal partners around the priorities stemming from the Sommet. There are approximately ten Montréal administration and community representatives working on the undertaking on democracy. In accordance with legislation in force, the president and a commissioner of the Office sit on this committee on democracy and oversee the production of guides to promote the participation of citizens, developers and municipal administration representatives in the public consultation process. Representatives of the Office, in co-operation with members of the undertaking, are also actively working to develop a public consultation policy for Montréal.

On an international note, the International Association for Public Participation (IAP2) appointed the president of the Office to its board of directors, at the Association's last annual conference held in Ottawa on May 19 to 23, 2003. This association, bringing together specialists and managers of processes for public participation in decision-making, is present on all continents and has hundreds of members.

The IAP2 annual conference was also the birthplace of a network of major Canadian cities on public consultation, in which the Office is also involved. This network will make it possible, between international conferences and meetings, to continue discussions on public consultation and best-practices development among Canadian cities that have long-standing traditions of public participation in local decision-making, such as Montréal, Toronto and Ottawa, which hold hundreds of varied activities involving public participation in local decision-making.

The Office de consultation publique de Montréal is also an affiliate member of the International Observatory of Participatory Democracy, the International Association for Impact Assessment, the Union des municipalités du Québec (UMQ), and the Federation of Canadian Municipalities (FCM).





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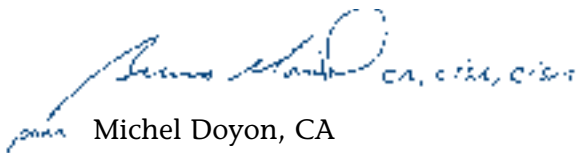
Auditor's Report

To the Mayor,
the Chairman and the Members of the Executive Committee
and the members of the Council of the Ville de Montréal

I have audited the balance sheet of the Office de consultation publique de Montréal as at December 31, 2003, and the statement of financial activities for the year then ended. These financial statements are the responsibility of the management of the Office. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I plan and perform an audit to obtain reasonable assurance that the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statement presentation.

In my opinion, these financial statements present fairly, in all material respects, the financial position of the Office as at December 31, 2003, and of the results for its operations for the year then ended in accordance with the accounting principles described in Note 2 to the financial statements.



Michel Doyon, CA
Auditor General of Montréal

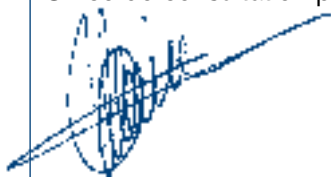
Montréal, July 21, 2004



Balance sheet
As at December 31, 2003

	<u>2003</u>	<u>2002</u>
	\$	\$
ASSETS		
Current		
Contribution to be received – Ville de Montréal	93,046	94,711
LIABILITIES		
Current		
Accounts payable	93,046	94,711

Office de consultation publique de Montréal,



President

Statement of financial activities
Year ended December 31, 2003

	<u>2003</u>	<u>2002</u>
	\$	(4 months) \$
REVENUES		
Contribution from the Ville de Montréal	1,676,354	453,844
EXPENDITURES		
Salaries	805,663	175,772
Employee benefits	199,066	27,793
Transportation and communications	75,621	28,601
Professionnal, administrative et other services	250,915	70,566
Rental and maintenance	186,366	54,765
Non durable goods	158,723	93,242
Other		3,105
	<u>1,676,354</u>	<u>453,844</u>
SURPLUS FOR THE YEAR		
	—	—



Notes to financial statements

December 31, 2003

1. Constituting statutes and nature of activities

The Office de consultation publique de Montréal (the Office) was created under section 75 of the Charter of Ville de Montréal.

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

- to propose a regulatory framework for the 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, respecting amendments and revisions of the city's planning program;
- 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.

2. Summary of significant accounting policies and practices

The financial statements of the Office are presented in accordance with generally accepted municipal accounting principles in Québec, and with the particulars outlined in the financial statements of the Ville de Montréal.

The significant accounting policies and practices are as follows:

A) Accounting method

Office transactions are recorded using the accrual basis of accounting. Under this method, revenues and expenditures are recognized in the period in which they occur.

B) Use of estimates

The preparation of financial statements in conformity with generally accepted municipal accounting principles in Québec requires the Office administration to make estimates and assumptions that affect the reported amounts of revenues, expenditures, assets, liabilities, commitments and contingent assets and liabilities. Actual results could differ from those estimates.

3. Related party transactions

The city council appoints the president of the Office as well as the commissioners, and sets their salaries. It makes available to the Office the amounts required for its operations. By way of a by-law, it prescribes the minimum amounts to be made available to the Office annually. For 2003, the authorized amount is \$1,719,353 (2002: \$1,000,000). The actual contribution of the Ville de Montréal for 2003 amounts to \$1,676,354 (2002: \$453,844).

The Office accounts to city council for its activities at least once a year.

4. Commitments

The Office occupies premises under an agreement with the Direction des immeubles de la Ville de Montréal. The annual rent, including operating expenses for the space occupied, is \$130,000, and the lease ends on March 14, 2008.





THE FUTURE OF PUBLIC CONSULTATION IN MONTRÉAL

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, in a significant manner, the mandate of the Office de consultation publique de Montréal.

Prior to the adoption of Bill 33 by the National Assembly, city council was required to mandate the Office de consultation publique de Montréal 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 initiated in the borough, where they are the subject of public consultations held by borough council members, and are then adopted 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. Examples include files such as Tennis Canada, the Lavo project, Nouveau Saint-Laurent, Village Saint-Louis in Lachine, the Turcot yards, the surplus land of the Hôpital Louis-H. Lafontaine, and the expansion of the Holt Renfrew store and of houses of worship.

The Office consultations inform Montrealers, through an impartial process, of major city projects and of those that could have a direct impact on their quality of life, in their immediate neighbourhood.

The reduction, if not the elimination, of mandates that must be entrusted to the Office threatens its relevance. An independent organization such as the Office should not receive all of its mandates discretionarily, but should be considered a natural step in the participation of Montrealers in decisions dealing with issues that affect their natural and living environments.

The Office de consultation publique de Montréal would like to continue to hold the position it has carved out for itself through its practices and credibility, notably by holding the consultations provided for in sections 109 and following of the *Act respecting land use planning and development* on all amendments to the Urban Plan.



A major public consultation pertaining to the Urban Plan revision was held in May and June 2004, and the revised Plan is to be adopted before the end of 2004. The Office strongly recommends that it be entrusted with all subsequent amendments to the Plan in order to hold the consultation provided for by legislation.

Furthermore, to simplify the process and avoid unnecessary duplication, the Office suggests a simple approach: a borough council, the executive committee or the city council should be able to give the Office de consultation publique de Montréal a mandate to hold, simultaneously, consultations pertaining to an amendment to the City's Urban Plan and to the amendments stemming from it to borough planning by-laws (zoning, construction and subdivision), or to any planning project it deems appropriate to entrust to the Office.

Conclusion

At the end of its first 18 months of operation, the Office has implemented practices and procedures that have already allowed over 3,400 people and organizations to express their opinions on some 40 neighbourhood and city projects, ranging from the opening of a new business in a borough to the adoption of the master development plan for a major institution.

The Office has made it a point of honour to establish the best possible conditions to offer Montrealers a place where their ideas can be heard and transmitted to elected officials before they finalize their decisions.

The public consultation is an opportunity to inform citizens, groups and organizations about a proposed project, to record their concerns and comments, and to allow elected officials to broaden their reach.

The establishment of the Office has allowed its team to define upcoming challenges and issues for the year ahead. In addition to the major consultations that have already been announced, this year will provide an opportunity to further improve the processes that will allow the Office to continue to fully play its role in the organization of institutions of Montréal's democratic life.





APPENDIX I



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.



Mr. Viau 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, he 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. 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 began a four-year mandate as president of the Office de consultation publique de Montréal. Recently, he was also appointed to the board of directors of the International Association for Public Participation (IAP2).





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 and has 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, and 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 management experience by working with firms of environmental consultants and consulting engineers. She headed characterization and follow-up studies on the aquatic environment, directed characterization and rehabilitation studies for contaminated sites, and developed quality control programs for hazardous materials treatment processes.

Catherine Chauvin has hands-on municipal affairs management experience, having sat as an independent on the Council of the City of Verdun from 1997 to 2001. She has participated in the work of 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.

In August 2002, Ms. Chauvin began a four year mandate as full-time commissioner at the Office de consultation publique de Montréal.



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 worked 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 Coopers & Lybrand Consulting group in Montréal. In 1986, he established the strategic planning department of Raymond Chabot Grant Thornton and, in 1988, he founded his own firm, Jean Paré & Associés.

He has been a part-time additional commissioner at the Bureau d'audiences publiques sur l'environnement (BAPE) since 1990, and is co-responsible for the processing of 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 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.

In August 2002, Mr. Paré began a four year mandate as full-time commissioner at the Office de consultation publique de Montréal.





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 focuses on primary school organization and on its effects on boys' education. This research leads him to speak at conferences in Québec

and other areas of Canada.

He has worked primarily in education, first as a teacher (six years) and primary and secondary school principal (seven years), then as a school board executive (four years) and director general at the Commission scolaire de Saint-Jérôme (nine years), and lastly at the Commission scolaire de Montréal (CECM and CSDM) (nine years). He retired from his administrative duties in education in July 2001.

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

He 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 experience in urban planning and the environment at both the municipal and regional levels, as well as in transportation and management. In addition to running his private practice, he has also been a part-time professor at UQAM's Département d'Études urbaines et touristiques since 1979.



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

He has carried out various practical mandates at the municipal and regional levels, in addition to pursuing more specialized studies, both in urban environments and more rural areas for several tourism-oriented municipalities.

Yves G. Archambault is a member of the Ordre des urbanistes du Québec and sits on the board of directors of UQAM's Institut des Sciences 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 communication pertaining to the environment.

From 1985 to 1989, Jocelyne Beaudet was part of the start-up team to establish the new Ministry of the Environment in the Sultanate of Oman, the first in an Arab country, as section chief for environmental planning. As an analyst at the Bureau d'audiences publiques sur l'environnement (BAPE), from 1990 to 1995, she participated in a dozen or so hearing and mediation mandates. In 1995, she joined Tecsuit Inc. as a consultant, remaining with the firm until 1999 and then from 2002 to 2004 as project director of communications and public affairs. From 1996 to 1998, she worked as a consultant for policy development with the National Round Table on the Environment and the Economy (NRTEE). In July 1998, she became a member of the Comité d'information et de consultation publiques for the Hydro-Québec Hertel-Des Cantons project.

Ms. Beaudet is a part-time additional member of the Bureau d'audiences publiques sur l'environnement du Québec (BAPE) (1995-1998, 1999-today). In that capacity, she has acted as commissioner of two public hearings and chaired three investigative and hearing commissions. Since April 2004, Jocelyne Beaudet acts as consultant in environmental public participation matters.



MARGUERITE BOURGEOIS COMMISSIONER

Marguerite Bourgeois was born in Montréal and studied mathematics and law at McGill University. Starting out as a lawyer with Alcan, she then moved to Loto-Québec, where, in addition to her management responsibilities, she was vice-president of corporate affairs. She also participated in the company's significant growth, and directed its international development activities. Returning to the private sector, she joined the Fonorola team 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 strategic consultant for rapid-growth companies. Her areas of intervention include legal and regulatory affairs, start-up activities, strategic planning and business development, negotiation, and the establishment of partnerships and alliances.



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. She is vice-president of the Duke of Edinburgh's Award (Young Canadians Challenge), and member of a Centraide allocations committee. She sat for many years on the board of directors of the Institut de réadaptation de Montréal.





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 solid expertise in the areas of environmental management and assessment, as well as in the planning and design of urban, environmental, recreotourism, institutional, industrial and commercial projects.

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

A part-time member of the BAPE since September 1999, he acted as commissioner for the public hearings on the construction of the 315-230 kV Outaouais substation by Hydro-Québec and of the McConnell-Laramée axis in Hull, on the modernization of Rue Notre-Dame in Montréal, and on the diversion of Route 117 to L'Annonciation and Labelle by the Ministère des Transports du Québec.



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 merger with the Board of Trade of Metropolitan Montréal in March 1992, 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, and acted as general manager of the Chamber of Commerce of Saint-Laurent from 1994 to 2000, and general manager of the Saint-James Club of Montréal from 1995 to December 2001.

Among his various activities, from January to July 1995, he carried out a mandate for the Business Development Bank of Canada. He devoted a few hours each week, with representatives of the Kahnawake Chamber of Commerce, to developing action plans and creating a structure to meet the needs of their community.

Alex Harper is also a member of the board of directors of MRRM Inc., chairman of the Forum énergie – Île de Montréal, secretary-executive director of Info-Crime Montréal, a member of the board of the Fondation du Centre de référence du Grand Montréal, and a member of the board of Les Scouts du Québec.





BERNARD G. HOGUE
COMMISSIONER

Having studied advertising at the Université de Montréal, political science at McGill University, and second language instruction at UQAM, Bernard Hogue began his career in 1982 as a teacher in a correctional facility. In 1985, he left teaching to become a strategic communications consultant.

Over the following years, he held the positions of political advisor, director of communications, responsible for parliamentary affairs, and director of the Cabinet of the Québec Vice-Premier. In those capacities, he contributed to the work of several parliamentary commissions, including that on the setting of Hydro-Québec electricity rates (1990). From 1993 to 1996, he was legislation director and senior political advisor to the Cabinet of Heritage Canada.

From 1997 to 2001, Bernard Hogue held the position of director of communications and marketing at Bell, at a time when the Canadian telecommunications leader was turning to new information technologies. In 2002, he founded his marketing communications consulting firm offering brand creation, strategic planning, corporate and internal communications, and media relations services.

Bernard Hogue was a member of the Comité consultatif d'urbanisme of the borough of Ville-Marie from 2002 to 2004.



MARCÈLE LAMARCHE COMMISSIONER

Marcèle Lamarche is a graduate of the École des Relations industrielles of the Université de Montréal, and a management, communications and philanthropy consultant. In that capacity, she carries out mandates drawing on her more than 20 years' experience in senior management, primarily within humanitarian and community organizations. She specializes in project management, organizational development, partnership consolidation and negotiation.



From 1995 to 2000, Marcèle Lamarche acted as director general of the Moisson Montréal organization. Previously, for almost two years, she managed all humanitarian programs dispensed by the Québec Division of the Canadian Red Cross Society. Her territory at that time comprised some 60% of the Québec population living in the Montréal Greater Area and surrounding municipalities.

Co-founder of The Missing Children's Network Canada, Marcèle Lamarche actively participated, from 1985 to 1994, in the creation and start-up of this organization dedicated to finding missing children. Between 1979 and 1985, she worked as a union representative with the United Food and Commercial Workers International Union.

Ms. Lamarche is chair of the board of directors of The Missing Children's Network Canada.





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. M^e Lauzon has gained vast experience in environmental law, advising many businesses and municipalities on preventive and restorative matters involving prior authorization for projects, the applicability of the environmental impact and assessment procedure, management of contaminated soil, monitoring of surface water, groundwater and waste water discharge, residual materials and hazardous waste management, and the control of atmospheric emissions.

M^e Lauzon sits on the boards of various associations operating in the environment sector. She is a regular speaker on environmental topics and also provides training in environmental matters.

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

M^e Lauzon is regularly consulted on matters pertaining to agricultural zoning.



ÉDITH MUKAKAYUMBA COMMISSIONER

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



Since 1975, Édith Mukakayumba has worked at the university level, primarily in the areas of research and education. She has also participated in various consultation and joint-action projects with work groups specializing in micro-territories and transnational groups involved in United Nations advisory boards. She has mobilized groups, organized discussion and public debate groups, and drafted discussion and advice documents for the Montréal Transition Committee. She was also actively involved in the planning and organization of the Sommet de Montréal.

Ms. Mukakayumba is a member of several multicultural groups, and has organized numerous special events such as conferences, seminars and round-table and luncheon discussions. Her articles are published in scientific magazines and collective works.





LOUISE ROY COMMISSIONER

Louise Roy is a graduate of the Faculté des Lettres of the Université de Montréal. She has worked as an independent public consultation, participative 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. Later, she was closely involved in the implementation of the Plan Saint-Laurent and the establishment of the Zones d'intervention prioritaires (ZIP) on both shores of the River. Throughout her career, Ms. Roy has had the opportunity to manage a number of consultations on major urban and metropolitan issues, including the water treatment project of the Communauté urbaine de Québec and, recently, the Plan métropolitain de gestion des matières résiduelles of the Communauté métropolitaine de Montréal.

Louise Roy has extensive 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. She also participated as a commissioner in the federal public consultation commission on nuclear waste storage.

Ms. Roy currently sits on the National Advisory Committee formed in accordance with NAFTA's parallel agreement on the environment.



JOSHUA WOLFE COMMISSIONER

Joshua Wolfe returned from California, where he conducted environmental impact studies and prepared plans for various municipalities and other public bodies in San Francisco, to Montréal, where he worked as executive director of the Fondation Héritage Montréal, taught urban studies at Concordia University, and was a regular contributor to the architecture and urban planning feature of the newspaper *The Gazette*. The book *Découvrir Montréal*, published by Libre Expression, was co-authored by Joshua Wolfe and Cécile Grenier. He also established the Jewish Built Heritage Committee and sat on the board of the Fondation du patrimoine religieux du Québec. He was one of the founders of the housing cooperative Les Tourelles, in Milton-Parc, where he lived for over 15 years.



Mr. Wolfe holds a Master's degree in Urban Planning from the Université de Montréal, as well as a Bachelor's in Science and Human Affairs from Concordia University. He has extensive experience in heritage preservation, urban design and urban environmental legislation, and 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 2000 edition of the American publication *Marquis Who's Who*.

Currently, Joshua Wolfe is doing research for a treatise on the sustainable development of cities.





APPENDIX II



CODE OF ETHICS OF THE COMMISSIONERS

The Office de consultation publique de Montréal is mandated to hold credible, transparent and efficient public consultations. Any person who agrees to act as commissioner of the Office, on a full-time, part-time or *ad hoc* basis, fulfills his role 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's commissioners.

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 management of human, financial and physical resources.

Independence

7. The commissioner avoids all conflicts of interests. He also avoids situations that could lead to a conflict of interests 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 profit municipal property or privileged information obtained in his capacity as commissioner.

Obligation of discretion

10. The commissioner exercises discretion in publicly expressing his political opinions or his 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 abstains from taking position publicly on any project that is the subject of a mandate of the Office.
13. During his mandate, the commissioner abstains 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 abstains from commenting publicly on decisions relating to projects entrusted to the Office during his mandate.

Public consultation

14. The commissioner has no personal interest in the project 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 knowledge as possible about the project, and completes his analysis of it within the prescribed timeframe.
16. The commissioner avoids all private meetings with the people in charge of the project and with resource persons, except as provided for in the rules of procedure of the Office.
17. During public consultations, the commissioner encourages the full participation of all interested parties. He facilitates access to information for the citizens, helps them to fully understand the projects, and urges them to express their opinions without constraint.
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 solicits mutual respect from all who assist or participate in the work of the commission.
20. For his analysis and for the opinion to be included in the report of the commission, the commissioner uses only the documentation available to the public within the framework of the public consultation, and the information provided during the public hearing meetings, or after the meetings as provided for in 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 times the confidential nature of the debates of the commission. He also respects the confidentiality of the report of the commission until it is made public.





PUBLIC MEETINGS

APPENDIX III



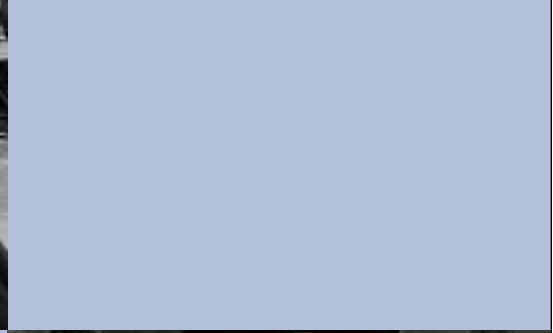
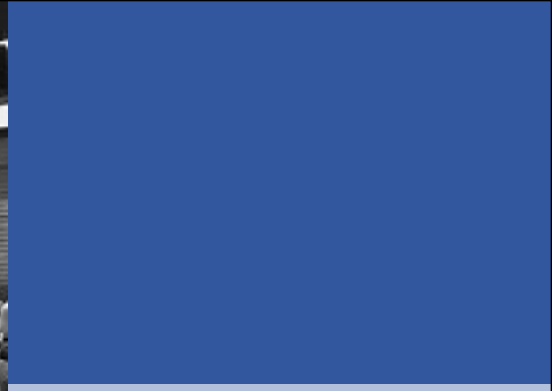
THE PROCEEDING OF A PUBLIC CONSULTATION MEETING

1. The person chairing the consultation opens the meeting and presents the mandate entrusted to the Office de consultation publique de Montréal. The chair 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 is to be held in two parts. In the first part, the project is presented to the citizens, who may then ask questions. In the second part, the citizens are invited to express their comments and opinion. The meeting will be recorded and the recordings will be added to the documentation available to the public. The chair also points out that, in order to ensure a peaceful debate, no form of demonstration, disagreeable remark or defamatory comment will be tolerated.
3. The chair invites the person in charge to present the project and to explain the legislative and regulatory framework that applies to it.
4. The chair announces that citizens wishing to ask questions first must register. A participant may intervene several times by registering again.
5. The chair invites the citizens in the order in which they registered. All questions are addressed to the chair, who directs them to the person in charge or to the resource people most likely to answer them. The chair may also ask any question that is likely to enlighten the public on the topic of the consultation.
6. The chair ensures that all questions are answered. If an answer can not be given during the meeting, it must be provided in writing as soon as possible. This answer will be included in the documentation available to the public.
7. When there are no more people registered and no additional information to obtain, the chair closes the question period. Those wishing to express comments, opinions or suggestions on the project must register. Participants may give their opinion only once.
8. Again, the chair invites the citizens in their order of registration. After each presentation, the chair may ask questions to the people who have made it, in order to ensure a good understanding of the opinions expressed.
9. At the end of the meeting, with the chair's permission and according to the rules he or she fixes, the person in charge or a resource person who wishes to do so may rectify facts or correct information given during the meeting.

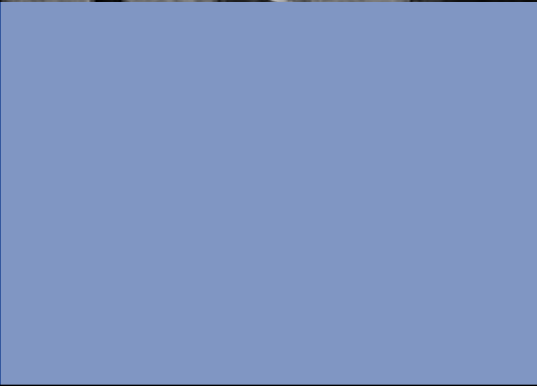


10. If necessary, the chair may decide that the public consultation will be continued another day, and set the place, date and time the meeting will resume.
11. Once all opinions and comments have been heard, the chair declares that the public meeting is closed and that his report will be filed in the coming days.





*A*PPENDIX IV



Borough of Saint-Laurent

Projet de règlement P-02-194 modifiant le Plan d'urbanisme de l'arrondissement Saint-Laurent (1020 Saint-Germain Street and 1405 Côte-Vertu Boulevard)

Date of the consultation: October 22, 2002

Commission: Catherine Chauvin

Purpose of the consultation

The draft by-law amends the planning program of the borough of Saint-Laurent and the special planning program for the Vieux Saint-Laurent sector, by replacing the "Service commercial et habitation" designation for commercial land use area MU-01 with the designation "Commerciale et service." This expands the MU-04 commercial land use area of the neighbouring Centre commercial Norgate, including the properties at 1020 Saint-Germain Street and 1045 Côte-Vertu Boulevard.

The amendment is proposed at the request of the owner of 1020 Saint-Germain Street, in order to transform an automobile repair garage into a florist's shop.

The draft by-law must be submitted for public consultation, as the proposed commercial use does not comply with the planning program of the borough. The proposed amendment to the planning program consists in expanding the commercial land use area MU-01 within land use area MU-04, so as to authorize retail and service activities in the two buildings in question.

Findings of the commission

At the end of its mandate, the commission concludes that the opportunity to amend the planning program and zoning by-law of the former City of Saint-Laurent presents many advantages for the sector's residents and workers. However, the commission recommends that particular attention be paid to the architectural assimilation and integration of the new buildings, to ensure that they blend in with the built heritage of the Vieux Saint-Laurent sector.

Made public > November 15, 2002



Borough of Mercier-Hochelaga-Maisonneuve

Projet de règlement P-02-158 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Mercier-Hochelaga-Maisonneuve ("Main dans la Main" housing co-operative)

Date of the consultation: October 29, 2002

Commission: Jean Paré

Purpose of the consultation

Draft By-law P-02-158 amends the planning program of the borough of Mercier-Hochelaga-Maisonneuve by replacing the "Industrie" land use designation for lot 1879611 with the designation "Habitation."

The amendment is proposed at the request of the Groupe de ressources techniques "Bâtir son quartier," on behalf of the housing co-operative "Main dans la Main," which wishes to build a housing co-op on lot 1 879 611, located on the north-east corner of De Rouen and Théodore in the borough of Mercier-Hochelaga-Maisonneuve.

The draft by-law must be submitted for public consultation, as the proposed residential use does not comply with the planning program of the borough of Mercier-Hochelaga-Maisonneuve. The location in question is situated in a sector with an "Industrie" land use designation, and the draft by-law replaces this designation with "Habitation."

Findings of the commission

At the end of its mandate, the commission concludes that it is appropriate to amend the planning program of the borough of Mercier-Hochelaga-Maisonneuve to redesignate, for residential purposes, the industrial site forming the north-east corner of De Rouen and Théodore. This modification, followed by an amendment to the borough's planning by-law 01-275, would allow the housing co-operative "Main dans la Main" to build a 24-unit residential development on the site.

The commission also finds that the citizens' concerns regarding the project's integration are, in part, well founded. For that reason, it recommends that the design of the residential project be reviewed so as to better blend in with the surrounding neighbourhood and that, wherever possible, the parameters of this revision be incorporated into the amendment to the urban planning by-law of the borough of Mercier-Hochelaga-Maisonneuve.

Made public > December 3, 2002



Borough of Kirkland

Projet de règlement P-02-195 modifiant le Plan d'urbanisme de l'ancienne ville de Kirkland (Shopping centre – Saint-Charles Boulevard)

Date of the consultation: November 11, 2002

Commission: Catherine Chauvin

Purpose of the consultation

The draft by-law amends the planning program of the borough of Kirkland by replacing the "Résidentiel unifamilial détaché" land use designation for lot 1071149-002 with a "Commercial et service" designation.

The amendment is proposed to allow the establishment of a new shopping centre, one-third of which is to be located in the borough of Kirkland, and two-thirds in the borough of Pierrefonds-Senneville.

The draft by-law must be submitted for public consultation, as the proposed commercial use does not comply with the planning program of the borough. The proposed amendment to the planning program consists in replacing the designation "Résidentiel unifamilial détaché" with a "Commercial et service" designation, and in adding minimum and maximum land occupation densities of 0.2 and 1 respectively, applicable to the new "Commercial" land use area.

Findings of the commission

At the end of its mandate, the commission concludes that the proposed amendment to the planning program of the former Town of Kirkland is advantageous, as it would allow the development of a currently vacant 30,000-square-metre lot straddling the boroughs of Kirkland and Pierrefonds-Senneville. Moreover, subsequent amendments to the zoning by-law would provide a framework for implementing the project without affecting the quality of life of neighbouring residents.

Made public > December 9, 2002



Borough of Ville-Marie

Projet de règlement P-02-217 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal-Centre-Sud (Former Bain Mathieu)

Date of the consultation: November 26, 2002

Commission: Jean Paré

Purpose of the consultation

Draft By-law P-02-217 amends the planning program of the borough of Ville-Marie by expanding the "Commerce/habitation" land use area on the north side of Ontario Street, between Lespérance and Florian streets. This amendment also expands the land use area with category 5A height and density limits on lots 148-2002 to 148-2008, to replace the "équipement collectif et institutionnel" land use area.

The amendment is proposed at the request of the Société pour la promotion des arts gigantesques (SPAG), the owner of the building, which wishes to lease its premises as corporate offices or reception halls.

The draft by-law must be submitted for consultation, as the proposed "Commerce/habitation" use does not comply with the planning program of the borough of Ville-Marie. The site in question is located in an "Équipement collectif et institutionnel" land use area. The draft by-law replaces this designation with "Commerce/habitation".

Findings of the commission

According to documents and answers provided to the commission, the amendments to the planning program and planning by-law will have no visible or tangible impact. The draft by-law would give the lots in question a designation and height and density limits similar to those of neighbouring properties. As to the project's social acceptability and the citizens' concerns, the commission can draw no conclusion. Lastly, the commission notes that any significant changes to the old Bain Mathieu building must receive the explicit approval of the Ville de Montréal.

Made public > December 18, 2002



Borough of Sud-Ouest

Projet de règlement P-02-216 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement du Sud-Ouest (cour de triage Turcot)

Dates of the consultation: December 2 and 4, 2002

Commission: Catherine Chauvin

Purpose of the consultation

Draft By-law P-02-216 amends the planning program of the borough of Sud-Ouest by replacing the land use designation "Grande emprise et infrastructure" with "Industrie" for the western part of the Turcot yards, in an area bounded by Autoroute 20, the boundary of the borough of Sud-Ouest, Pullman Street and Angrignon Boulevard.

The amendment follows a request to authorize category I.4 uses of the "Industrie" type, as well as category C.6 and C.7 uses of the "Commerce" type, in that part of the Turcot yards.

The draft by-law must be submitted for consultation, as the proposed "Industrie" use does not comply with the planning program of the borough of Sud-Ouest. The site in question is located in a sector designated as "Grande emprise et infrastructure," and the draft by-law replaces this designation with "Industrie."

Findings of the commission

The draft by-law gained the support of all participants in the public consultation, as it would signal the development of a new industrial park in the Turcot yards, which are a gateway to the borough. Furthermore, subsequent amendments to the planning by-law would aim to establish quality objectives with respect to architecture and landscaping, which addresses the concerns expressed by area stakeholders.

Made public > January 17, 2003



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

Projet de règlement P-02-215 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce (Expansion of a house of worship – 7140 to 7190 De Nancy Street)

Date of the consultation: December 10, 2002

Commission: Catherine Chauvin

Purpose of the consultation

The draft by-law must be submitted for public consultation, as the proposed "Équipement collectif et institutionnel" use does not comply with the planning program of the borough of Côte-des-Neiges–Notre-Dame-de-Grâce. The site in question is located in a sector with a "Commerce lourd" designation, and the draft by-law replaces that designation with "Équipement collectif et institutionnel."

Draft By-law P-02-215 amends the planning program of the borough of Côte-des-Neiges–Notre-Dame-de-Grâce by creating, within a "Commercial lourd" land use area located between Jean-Talon Street and the CN railway tracks, on the west side of De Nancy Street, an "Équipement collectif et institutionnel" land use area for lots 101-363 to 101-366 of the Paroisse cadastrale du village de Côte-des-Neiges.

The amendment is proposed in order to expand, at the request of the Société bouddhiste khmère, the house of worship located at 7190 De Nancy Street.

Findings of the commission

At the end of its mandate, the commission concludes that the proposed project is justified. It would confirm the occupation of the premises by the Société bouddhiste khmère, which has been by acquired rights since 1992. Moreover, the expansion of the temple would meet the needs of the religious community, without affecting the quality of life of local residents.

Made public > January 17, 2003



Borough of Ville-Marie

Projet de règlement P-02-218 relatif à un nouveau pavillon de l'École de technologie supérieure à l'intersection des rues Notre-Dame et Peel dans l'arrondissement de Ville-Marie (École de technologie supérieure)

Date of the consultation: December 16, 2002

Commission: Jean Paré et Joshua Wolfe

Purpose of the consultation

The École de technologie supérieure (ÉTS) is planning to build a new pavilion on a lot situated north-east of the intersection of Peel and Notre-Dame streets. The 20,000-square-metre pavilion would house classrooms, a daycare centre, a restaurant, gymnasiums and a parking facility.

The construction does not comply with the use and alignment provisions of the planning by-law of the borough of Ville-Marie, nor with the by-law authorizing the demolition of the buildings located between 550 and 640 Peel and the construction and occupation of buildings on a lot bounded by Saint-Jacques, Peel, Notre-Dame and De la Montagne streets (01-316).

Findings of the commission

The location in question is part of a quadrangle earmarked for a major real estate project. Its proposed use as a university was favourably received by the citizens attending the public consultation, as long as its impact would be taken into account and its insertion carefully planned. Two aspects of the project drew particular attention: the construction of a protected walkway to the main pavilion, and the indoor parking.

To go from the new pavilion to the main pavilion of the ÉTS, on the south-east corner of Peel and Notre-Dame streets, the commission favours an underground passage, as outlined in the plans. The reasons stated in support of an aerial walkway do not justify a departure from Montréal's practice of giving preference to underground networks between buildings. Moreover, the main entrance to the new pavilion, located near the Peel-Notre-Dame intersection, should be the only crossing point on Notre-Dame Street.

As to the parking units, draft By-law P-02-218 provides an exception to the planning by-law. It would be advisable to set the number of units through an agreement between the ÉTS and the City, focused on promoting alternate modes of transportation to the automobile, in keeping with the City's strategic orientations.

Made public > February 6, 2003



Borough of Lachine

Projet de règlement P-02-236 modifiant le Plan d'urbanisme de l'ancienne ville de Saint-Pierre (Housing co-op – former municipal garage)

Date of the consultation: December 18, 2002

Commission: Catherine Chauvin

Purpose of the consultation

Draft by-law P-02-236 amends the Urban Plan of the former Town of Saint-Pierre to allow the implementation of a housing co-op on a site formerly occupied by a municipal garage.

The draft by-law must be submitted for public consultation, as the proposed "Résidentiel" use does not comply with the planning program of the borough of Lachine, since the location in question is situated in an area designated for "Institutionnelle et administrative" use.

Findings of the commission

At the end of its mandate, the commission concludes that the opportunity to amend the planning program and zoning by-law of the former Town of Saint-Pierre is consistent with a vision for social development. It would also contribute to improving the quality of life of a number of Lachine residents. The proposed project would help to alleviate the rental housing shortage in the Saint-Pierre neighbourhood by meeting the needs of low- and modest-income clientele. Moreover, it would allow the development of a municipal property that has fallen into disuse, which seems highly advantageous given the fact that the territory of this residential borough is more than 90% urbanized.

Made public > January 24, 2003



Borough of Ville-Marie

Projet de règlement P-02-248 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal–Centre-Sud dans l'arrondissement de Ville-Marie (Cité des Ondes)

Date of the consultation: January 22, 2003

Commission: Jean Paré

Purpose of the consultation

Draft By-law P-02-248 adds part of the "Industrie légère" land use area, located between Dorion Street and the Jacques-Cartier Bridge, to the neighbouring "Habitation" land use area.

Findings of the commission

The citizens are in favour of the change. However, if the area's residential vocation is to be developed, measures will have to be implemented to improve the quality of the living environment. These should address traffic and trucking, as well as heritage preservation and enhancement.

Made public > February 20, 2003



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

Projet de règlement P-02-247 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce (School and house of worship – 7085 Côte-des-Neiges and 3660 Frobisher Street)

Date of the consultation: January 27, 2003

Commission: Catherine Chauvin

Purpose of the consultation

The draft by-law must be submitted for public consultation, as the "Activités multiples" use does not comply with the planning program of the borough of Côte-des-Neiges–Notre-Dame-de-Grâce, since the location in question is situated in an area designated for "Commerce lourd" use.

Findings of the commission

At the end of its mandate, the commission concludes that the proposed project is justified. The amendment is in keeping with the objectives and orientations of the planning program, and would allow the Fondation islamique charitable Alkhoée to implement an educational establishment project initiated more than ten years ago. Moreover, the change in land use class would not affect the quality of life in the neighbourhood and would provide more flexibility in terms of uses that could be authorized in the sector.

Made public > February 18, 2003



Borough of Villeray–Saint-Michel–Parc-Extension

Projet de règlement P-03-012 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Villeray–Saint-Michel–Parc-Extension (Parc Jarry tennis centre – Tennis Canada)

Dates of the consultation: February 24, 25 and 26 and March 17 and 18, 2003

Commission: Catherine Chauvin et Jocelyne Beaudet

Purpose of the consultation

The draft by-law amending the Urban Plan aims to establish new boundaries for the surface rights granted to Tennis Canada on 84,374 square metres of land, in order to redefine the shape and size of Parc Jarry's "Équipement collectif et institutionnel" land use area. These new boundaries require an exchange of 4,270 square metres of land between the public and private sectors.

Findings of the commission

The commission recommends that the city council do not adopt the draft by-law as proposed, as it would lead to a net loss of green spaces accessible to the public at Parc Jarry. In view of this, the municipal council should encourage representatives of Tennis Canada and municipal departments to reach a better compromise between the protection of green spaces and the need for space for service areas and courts during international tennis tournaments.

Moreover, plans to expand indoor tennis facilities and to build a permanent secondary stadium, which constitute important elements of Tennis Canada's project, should be authorized as soon as possible. The work would be carried out within the boundaries of the existing surface rights, except for a small parcel along the railway right of way.

Made public > April 16, 2003



Borough of Ville-Marie

Projet de règlement P-03-021 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie (Expansion of the Holt Renfrew store)

Date of the consultation: March 18, 2003

Commission: Jean Paré

Purpose of the consultation

Draft By-law P-03-021 amends the Urban Plan of the Ville de Montréal for the borough of Ville-Marie by creating a land use area with a height limit of 44 metres on the west side of De la Montagne Street for the Holt Renfrew building and its extension, within land use areas with current height limits of 16 and 25 metres respectively.

The successive expansions of the Holt Renfrew store have already been authorized under Règlement de programme de développement no 9361 of the former Ville de Montréal. However, Holt Renfrew wishes to reposition the last authorized extension, reducing the height allowed on Sherbrooke Street and expanding on the De la Montagne side instead.

The planned extension would occupy the east portion of the alley along the south side of the store, as well as the property at 2180 De la Montagne (formerly the restaurant Chez Fouquet's). This expansion would add 3,000 square metres of floor space, divided over eight storeys, including one below street level. The first five floors would be used as retail sales areas, and the top three as offices.

Findings of the commission

Generally in favour of a seven-storey addition to the Holt Renfrew store, the citizens expect that the development by-laws and agreements surrounding the project will respect the parameters and characteristics as presented.

In the eyes of the commission, the amendments to the Urban Plan provided for under draft By-law P-03-021 are justified, as long as the expansion work is in keeping with Holt Renfrew's 2002-2008 development plan and with the recommendations of the borough's Comité consultatif d'urbanisme.

Made public > April 22, 2003



Borough of Villeray–Saint-Michel–Parc-Extension

Projet de règlement P-03-024 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Villeray–Saint-Michel–Parc-Extension (Segment of Jarry Street between Saint-Hubert and Christophe-Colomb)

Date of the consultation: March 24, 2003

Commission: Jean Paré

Purpose of the consultation

The draft by-law would free the properties on Jarry Street, between Saint-Hubert and Christophe-Colomb, from the obligation of operating businesses only at street level, thereby allowing the construction of a residential building at the corner of Jarry and Saint-Hubert streets.

Findings of the commission

The citizens in attendance said that they were satisfied with the information provided on the draft by-law and its possible impact. They think that the projected building would be a beneficial addition to the neighbourhood. The commission recommends the adoption of draft By-law P-03-024.

Made public > April 24, 2003



Borough of Mercier–Hochelaga–Maisonneuve

Projet de règlement P-03-025 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement Mercier–Hochelaga–Maisonneuve (Louis-H. Lafontaine)

Dates of the consultation: March 31 and April 1 and 22, 2003

Commission: Jean Paré et Joshua Wolfe

Purpose of the consultation

Draft By-law P-03-025 amends the land use plans and height and density limits of the Urban Plan of Ville de Montréal for the borough of Mercier–Hochelaga–Maisonneuve and adds to it a special planning program pertaining to the site of the Hôpital Louis-H. Lafontaine. The properties in question are located east of Beauclerk Street and south of Sherbrooke Street. The amendment to the Urban Plan would allow the development of land adjacent to the Hôpital Louis-H. Lafontaine for residential purposes. The special planning program will establish the planning concept and the principles and orientations guiding the implementation of the legislative framework surrounding the site's development.

Findings of the commission

At the end of its mandate, the commission finds that the draft by-law can be adopted. However, the "PPU" section of the draft by-law should be amended to further espouse the possibilities available under the *Land Use Planning and Development Act*, in anticipation of community and service functions that may be required to meet the needs of existing and future residents.

Furthermore, as the PPU calls for affordable housing and social housing units, this orientation should be reflected in the residential project and implemented at the outset. It will be left to the borough, the City and Groupe Axxco to determine what proportion of the project is to be reserved for such housing units, and to establish their type according to the clientele and ensure their distribution throughout the urban network.

As to the traffic problems, the commission does not believe that they will increase significantly if Du Trianon Street is open from the time that the work begins. It would, however, be advisable for the borough's traffic committee to conduct a preliminary evaluation of the situation and to ensure follow-up. Moreover, the move of the Buanderie centrale de Montréal does not seem to be required in order to carry out the project.

Lastly, the project's main partners should define the use of the right-of-way for Hydro-Québec's aerial lines, and build a bicycle path along it connected to the rest of the network. The status of the right-of-way for Hydro-Québec's underground line, backing onto the properties on Beauclerk Street, and the area's long-term management should be defined jointly with the citizens concerned.

Made public > June 13, 2003



Borough of Villeray–Saint-Michel–Parc-Extension

Projet de règlement P-03-023 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement Villeray–Saint-Michel–Parc Extension (House of worship – 8155 Durocher Street)

Date of the consultation: April 1, 2003

Commission: Catherine Chauvin

Purpose of the consultation

Draft By-law P03-023 amending the Urban Plan was proposed by the borough of Villeray–Saint-Michel–Parc-Extension, following a zoning amendment request made by representatives of the Temple Shree Ramji Mandhata for the expansion of the house of worship located at 8155 Durocher Street.

Findings of the commission

The commission finds that draft By-law P-03-023 respecting the expansion of Temple Shree Ramji Mandhata, located at 8155 Durocher, reflects the evolution of the surrounding neighbourhood, which is home to an ever-increasing number of people of Indo-Pakistani origin. The proposed temple expansion would meet a need expressed by the local religious community and allow its members residing in the Parc-Extension neighbourhood to walk to their house of worship.

The commission also finds that the temple building in question is currently occupied by acquired rights, and that it would be difficult for members of the community to commit to expanding the temple while the building is not in compliance with the borough's zoning by-laws.

The commission therefore recommends that city council adopt proposed draft By-law P-03-023 amending the Urban Plan.

Made public > June 9, 2003



Borough of Villeray–Saint-Michel–Parc-Extension

Projet de règlement P-03-022 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Villeray–Saint-Michel–Parc-Extension (Pastry shop, 750 Saint-Roch Street)

Date of the consultation: April 7, 2003

Commission: Catherine Chauvin

Purpose of the consultation

Draft By-law P-03-022 amends the Urban Plan of the Ville de Montréal for the borough of Villeray–Saint-Michel–Parc-Extension, by expanding the "commerce/habitation" land use area within the "habitation" land use area where 750 Saint-Roch Street is currently located.

This amendment is required to accede to the request of the owner of the building located at 750 Saint-Roch Street, who would like the zoning on his property changed to commercial and residential.

The draft by-law must be submitted for public consultation, as the proposed "Commerce/habitation" use does not comply with the Urban Plan, since the location in question is in a sector with a "Habitation" designation.

Findings of the commission

This draft by-law will not lead to any change in the type or nature of commercial activities conducted for over 20 years in the building occupied by the Pâtisserie-boulangerie Afroditi, located at 750 Saint-Roch Street. The planned amendments would help to support existing activities by including the commercial building in the "Commerce/Habitation" land use area on Saint-Roch Street. The commission therefore recommends that the municipal council adopt draft By-law P03-022 as submitted.

Made public > May 20, 2003



Borough of Ville-Marie

Projet de règlement P-03-042 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie (Towers Street and De Maisonneuve Boulevard)

Date of the consultation: April 16, 2003

Commission: Catherine Chauvin

Purpose of the consultation

Draft By-law P-03-042 amends the Urban Plan of the Ville de Montréal for the borough of Ville-Marie by changing the density limits applicable to an area bounded by Sainte-Catherine Street and the alley bordering the south side of De Maisonneuve Boulevard, between Saint-Marc and Fort streets.

This amendment stems from a request submitted by the Groupe immobilier TRIAA Inc., in accordance with the Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (CA-24-011). The company plans to modify the three-storey building located at 1455 Towers Street by adding a five-storey extension with mezzanine on the adjoining lots on Towers Street and De Maisonneuve Boulevard.

The draft by-law must be submitted for public consultation as the planned amendment does not comply with the Urban Plan and changes the density limits of the location in question.

Findings of the commission

At the end of its mandate, the commission recommends that the city council adopt draft By-law P-03-042 aiming to bring into compliance with the Urban Plan a number of buildings constructed in the 1950s. This by-law would allow a densification of the sector for the site of the proposed project, while preserving the existing Victorian-style residence and occupying two vacant lots.

With respect to the proposed real estate development project, which would be approved by borough council resolution, the commission believes that the establishment of the new construction on De Maisonneuve Boulevard should be reviewed. The commission agrees with consultation participants that a contemporary-style building set close to the sidewalk would contrast significantly with the neighbourhood's Victorian surroundings.

Made public > June 13, 2003



Borough of Villeray–Saint-Michel–Parc-Extension

Projet de règlement P-03-043 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Villeray–Saint-Michel–Parc-Extension (Residential project – Hutchison Street)

Date of the consultation: April 22, 2003

Commission: Catherine Chauvin

Purpose of the consultation

Draft By-law P-03-043 amends the Urban Plan of the Ville de Montréal for the borough of Villeray–Saint-Michel–Parc-Extension by expanding the "habitation" land use area and increasing the height and density limits for the segment of Hutchison Street located between Jean-Talon Street and Beaumont Avenue, on the north-east side. This amendment is required to allow the construction of three housing projects. The first consists in developing 80 housing units, including the addition of a mezzanine on the top floor of 7060 Hutchison Street. The second involves 95 housing units at 7080 Hutchison, while the third consists in erecting an additional adjoining seven-storey residential building, including 60 units for autonomous seniors.

Findings of the commission

In terms of land use and planning, the commission finds that the project would increase the number of housing units in the borough, which is experiencing a housing shortage. It would include affordable units for seniors with limited autonomy, as part of the program "Opération solidarité 5000 logements," and lead to a densification around services and public transit.

In terms of architecture and heritage, the project would enhance two buildings with interesting windows, located at the junction of a residential neighbourhood and a commercial and light industrial zone. The new retirement homes' tiered construction would ensure a transition between the residential project and existing industrial buildings.

In terms of economics, commercial tenants would be given the opportunity to relocate, under the same conditions and in similar premises within the borough. The project would therefore not lead to job losses. Rather, it would favour a reorganization of industrial and commercial buildings constructed in the borough during the 1950s and traditionally occupied by textile companies.

The commission therefore recommends that city council adopt the draft by-law as submitted.

Made public > June 9, 2003



Borough of Pierrefonds-Senneville

Projet de règlement P-03-045 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Pierrefonds-Senneville (Condominium project – Pierrefonds Boulevard)

Date of the consultation: April 29, 2003

Commission: Catherine Chauvin

Purpose of the consultation

Draft By-law P-03-045 amends the Urban Plan of the Ville de Montréal, for the former City of Pierrefonds, to create a "Moyenne-haute densité" residential land use area, within a "Faible densité" residential land use area located on Pierrefonds Boulevard between Richmond and Aragon streets and on a section of Aragon.

This amendment stems from a zoning change request by a real estate developer. It will allow him to build a 65-unit condominium project, divided among small two- to three-storey structures comprising 5 to 11 units each, with indoor parking.

Findings of the commission

The commission finds that the project evaluation procedure in the borough of Pierrefonds-Senneville is open to citizen participation. In fact, the borough's urban planning advisory committee had already conducted a public study on the proposed project on January 20, 2003.

The commission also finds that the designation of the land to be used for the proposed project, which is currently zoned commercial and residential, has been given careful consideration. The commission believes that a residential designation is appropriate, as it allows consolidation of an existing residential area and prevents nuisances associated with consumer traffic to stores in residential areas.

The commission notes that several adjustments have been made to the project. The present proposal involves a slight densification and allows the construction of multi-family buildings with underground garages. This would ensure a transition between the existing residential network and adjacent institutional sector.

Neighbourhood residents expressed concerns regarding the density increase proposed in draft By-law P-03-045. The commission notes that the average density for the overall project would be 0.95, which is lower than the 2.0 limit provided for in the Urban Plan. The commission also notes that borough professionals and members of the architectural committee would have the opportunity to further refine the proposed development concept prior to amending the zoning by-law, with a view to facilitating neighbourhood integration.

Made public > June 10, 2003



In the 27 boroughs of the Ville de Montréal – complementary document

Projet de règlement P-03-044 modifiant le Plan d'urbanisme de la Ville de Montréal afin d'y incorporer un document complémentaire

Dates of the consultation: May 5 to 29, 2003

Commission: Jean Paré, Yves G. Archambault et Joshua Wolfe

Purpose of the consultation

In the charter of the new city, the legislator prescribed the adoption in the short term of a complementary document to the Urban Plan. Its purpose is to preserve, until the plan's revision, fundamental elements of the urban landscape and visual attributes that define Montréal's identity. Once the complementary document is in force, the boroughs will have to adjust their planning by-laws in accordance with the rules and criteria established therein.

Findings of the commission

The draft by-law was submitted for public consultation, in which over 350 citizens participated. This consultation showed that the complementary document met a genuine need and should be adopted and implemented without delay. Concerns and expectations were, however, larger than the content of the draft by-law. In great numbers, citizens and organizations asked that its scope be expanded, and that it be made more comprehensive and stringent.

The commission believes that a concise document applicable in the short-term is preferable to a more elaborate document whose adoption would be a lengthier process. This is why it only proposes essential changes that can be made quickly. Subject to these changes, the commission supports the objectives, rules and criteria set forth for each subject of the complementary document, and recommends that city council adopt the draft by-law.

The complementary document is designed to be a relevant, coherent and effective tool, and must therefore contain provisions with which the boroughs must comply. Moreover, it should not be easy to circumvent through minor exemptions, nor through individual construction or building modification or occupation projects.

Drawing on the concerns expressed by citizens and organizations, the commission submits a series of considerations to be taken into account in implementing the complementary document and revising the Urban Plan. The most important, "interarrondissementalité," recognizes that Montrealers and their municipal institutions can benefit from increased co-ordination based on co-operation. It calls for balance, complementarity and collaboration among the City, boroughs, and residents. With this in mind, the commission believes that, in matters pertaining to referendary approval of planning by-law amendments, the rules of adjoining zones should be applicable irrespective of boundaries.

Made public > September 12, 2003



Borough of Ville-Marie

Projets de règlement P-03-070 et P-03-73 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie et autorisant la construction et l'occupation d'un complexe résidentiel et commercial (Décores project – René-Lévesque, Amherst and De La Gauchetière)

Date of the consultation: May 26, 2003

Commission: Catherine Chauvin et Yves Archambault

Purpose of the consultation

Draft By-law P-03-070 amends the Urban Plan of the Ville de Montréal for the borough of Ville-Marie, to replace the land use area with category 3 density limits, located along the south side of René-Lévesque Boulevard, between Amherst and Saint-Timothée streets, with a category 6 area. This amendment is required to allow the construction of a residential project comprising 154 housing units, shops on the ground floor on René-Lévesque and Amherst, an indoor courtyard, and two underground parking levels.

The buildings in question do not comply with the provisions pertaining to height (in metres and floors) and density of the planning by-law of the borough of Ville-Marie. The mechanisms provided for in section 89 of the charter empower city council to approve a project of this nature, as it involves a residential and commercial development of over 25,000 square metres located outside the business district (draft By-law P-03-073).

Findings of the commission

At the end of its mandate, the commission finds that the real estate project proposed by the petitioner, "Les immeubles Décores Limitée," meets several planning objectives defined in the Urban Plan: the densification of the built environment, the development of vacant land and of the residential potential in this part of the city, and the preservation of views onto the river and downtown. Moreover, overall, public consultation participants said that they supported the project, as it would revitalize and help to improve the quality of the neighbourhood. However, some participants were opposed to the proposed building heights owing to their impact on their homes' and properties' views and natural lighting.

The commission therefore recommends that city council adopt these two draft by-laws, believing, however, that the borough should see to certain implementation provisions: establishing permit issuance parameters to allow the entire construction of the eight-storey building facing onto René-Lévesque Boulevard; defining the conditions that would allow the planting of trees on the street, along the right-of-way of public roads, and around the periphery of the quadrangle earmarked for the project; and ensuring that there is at least one underground parking space per housing unit.

Made public > August 3, 2003



Borough of Villeray–Saint-Michel–Parc-Extension

Projet de règlement P-03-071 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Villeray–Saint-Michel–Parc-Extension (Residential project – Durocher Street and D'Anvers Avenue)

Date of the consultation: June 2, 2003

Commission: Catherine Chauvin

Objet de la consultation Purpose of the consultation

Draft By-law P-03-071 amends the Urban Plan of the Ville de Montréal for the borough of Villeray–Saint-Michel–Parc-Extension by expanding the "Habitation" land use area in the northern section of the site, currently designated "Parc et lieu public," and changing the height and density limits.

This amendment is based upon the submission, by the Groupe conseil en développement de l'habitation (Groupe CDH), of a plan to subdivide the land and build on it a new street, as well as eight residential buildings (60 units) and a childcare centre that can accommodate 80 children. This project is part of the *Programme Accès-Logis* and of the operation "Solidarité 5000 logements."

Findings of the commission

At the end of its mandate, the commission finds that the construction of community housing and of a childcare centre is in keeping with the borough's long-standing objectives to develop its residential potential. The borough had to choose between two sites: one near Parc Saint-Roch, and the Durocher/d'Anvers site. The commission believes that maintaining the community gardens and playing field near Parc Saint-Roch is justified. However, building a park on the Durocher/d'Anvers site would not be appropriate, given its proximity to an industrial zone. The commission therefore recommends that city council adopt the draft by-law authorizing the construction of community housing and a childcare centre on the Durocher/d'Anvers land.

The commission was made aware, during the public assembly, of the great contribution of Parc-Extension socio-community organizations to the project's development, through their support of citizens involved in starting up a housing co-op, among others. The commission believes that this kind of commitment is essential for successful community housing projects.

Querbes Street residents raised a great deal of opposition to the project. During the public meeting, the chair of the board of one of the project's developers, Les Habitations populaires de Parc-Extension, suggested that a "good neighbour committee" be established, bringing together surrounding residents and tenants of the two rental buildings. The commission recommends that this committee be formed without delay.

Made public > September 19, 2003



Borough of Plateau-Mont-Royal

Projet de règlement P-03-068 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal (Residential project – De Bullion and Marie-Anne streets)

Date of the consultation: June 9, 2003

Commission: Catherine Chauvin

Purpose of the consultation

Draft By-law P-03-068 amends the Urban Plan of the Ville de Montréal for the borough of Plateau-Mont-Royal by creating an "Habitation" land use area within a "Grande emprise et infrastructure" land use area located south of Marie-Anne Street East, between Coloniale Avenue and De Bullion Street.

Findings of the commission

The commission believes that social acceptance is high for a social and community housing project on this site. Participants also expressed their agreement on the choice of a clientele consisting of families with children. However, residents attending the consultation insisted on the fact that they not only want to be heard about the legislative amendment, but also about the construction project itself.

Consequently, the commission recommends that the adoption of the Urban Plan amendment be postponed until a consultation on both the legislative aspects and planned construction project has been completed.

Made public > October 2, 2003



Borough of Sud-Ouest

Projet de règlement P-03-090 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement du Sud-Ouest (Welcome Hall Mission – De Courcelle Street)

Date of the consultation: June 18, 2003

Commission: Joshua Wolfe

Purpose of the consultation

Draft By-law P-03-090 amends the Urban Plan of the Ville de Montréal for the borough of Sud-Ouest by replacing the "Industrie légère" land use designation on the eastern portion of the block, bounded by Acorn, Saint-Rémi and De Courcelle streets and the CN railway tracks, with an "Équipement collectif et institutionnel" designation.

This amendment stems from a request by the Welcome Hall Mission (Mission Bon Accueil), which has acquired the building at 606 De Courcelle. This would allow it to offer short and long-term sheltering, support, and food, clothing and domestic appliance distribution services to individuals and families in need.

The draft by-law must be submitted for public consultation, as the amendment in question does not comply with the Urban Plan in that it replaces the designation "Industrie légère" with the designation "Équipement collectif et institutionnel."

Findings of the commission

The commission finds that the project gathered the support of a large majority of public consultation participants, as it would allow a community organization to expand its efforts to help people in need without affecting the quality of the neighbourhood. The facilities and services that the Welcome Hall Mission will be in a position to provide to shelter occupants seem appropriate. However, many residents and people affiliated with other community organizations in Saint-Henri would like to have the opportunity to participate in the planning and implementation of this sheltering service project. Moreover, the commission notes the valuable expertise of several community organizations that participated in the public consultation.

The commission would have liked to see included in the file a brief or recommendations from the Service du développement social et communautaire, and suggests that this be the case in future evaluations of social and community projects of this kind.

Lastly, to facilitate community insertion and social acceptance of this project in the Saint-Henri neighbourhood of the borough of Sud-Ouest, the Welcome Hall Mission should form an implementation committee bringing together neighbourhood residents and community organizations. This would promote discussion and joint-action among the various players with respect to the service offering, dissemination of information concerning the mandate, and the Mission's programs.

Made public > August 15, 2003



Borough of Villeray–Saint-Michel–Parc-Extension

Projet de règlement P-03-093 autorisant la transformation et l'occupation du centre de tennis du parc Jarry dans l'arrondissement de Villeray–Saint-Michel–Parc-Extension (Tennis Canada)

Dates of the consultation: June 18 and 19, 2003

Commission: Louise Roy et Bernard Hogue

Purpose of the consultation

The consultation pertained to a draft by-law providing authorized uses and standards for construction, building alterations, and landscaping on the Tennis Canada site at Parc Jarry.

Findings of the commission

The commission recommends that section 1 of By-law P-03-093 exclude the grassy area, near Faillon Street, from the perimeter under consideration and the surface rights. Section 5, dealing with temporary parking facilities, should also be revoked. The commission also recommends that the specific and complementary uses outlined in the by-law proposal be approved, except for the uses "Musée, bibliothèque, salle d'exposition, garderie, épicerie." The latter should be removed as they could create competition for existing services in neighbouring areas. The provisions pertaining to the built environment were reviewed and do not present any problems. They should be retained, along with the planning criteria outlined in the draft by-law.

The fences are a major irritant for neighbourhood residents and Parc Jarry users. The commission believes that the first step in the site transformation and redevelopment project should be to take down the fences and move the electric facilities, and make the entire area accessible to the public by next summer. The commission recommends that the terms of the access easement be included in By-law P-03-093, and that severe penalties be provided for in cases of non-compliance.

In conclusion, the commission believes that tennis has been a part of Parc Jarry for a long time, and that the players involved will have to peacefully co-exist in the future. The commission recommends that the Ville de Montréal and Tennis Canada make all necessary efforts to establish a relationship of trust among all neighbourhood stakeholders, including park users. To that end, the commission recommends that a Parc Jarry users committee be created as soon as possible, and that a few representatives of neighbourhood organizations be appointed to the Comité conjoint Tennis Canada - Ville de Montréal. The discussions will allow everyone to better understand each other's needs and to agree on annual requests, including those pertaining to the use of an eventual supplementary section on park grounds for event tents.

Made public > August 20, 2003



Borough of Ville-Marie

Projet de règlement P-03-091 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal dans l'arrondissement de Ville-Marie (Hôtel Bourbon – De Champlain Street)

Date of the consultation: June 19, 2003

Commission: Yves G. Archambault

Purpose of the consultation

Draft By-law P-03-091 amends the Urban Plan of the Ville de Montréal for the borough of Plateau-Mont-Royal–Centre-Sud by establishing a "Commerce" land use designation for the site located on the south-west corner of Sainte-Catherine and De Champlain streets. It also aims to replace the designation "Parc et lieu public" on Gareau Street and a strip of Parc Charles-S.-Campbell with the designation "Commerce," and to change the property's height and density limits.

This amendment is required to allow the expansion of the Hôtel Bourbon complex on the site located on the south-west corner of Sainte-Catherine and De Champlain streets, as well as the redevelopment of Gareau Street and a strip of Parc Charles-S.-Campbell.

Findings of the commission

At the end of its mandate, the commission finds that the appropriateness of amending the planning program, master plan of the borough of Plateau-Mont-Royal–Centre-Sud (CO92 03386) has not been fully demonstrated. Furthermore, it is not in the interest of the city or of its citizens to change the designation "Parc et lieu public" of the three-metre-wide strip of Parc Charles-S.-Campbell. However, the planning program should be amended to bring into conformity the zoning change previously approved for the site located at the corner of Sainte-Catherine and De Champlain streets.

Made public > August 15, 2003



Borough of Lachine

Projet de règlement P-03-120 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Lachine (Village Saint-Louis residential project)

Date of the consultation: October 14, 2003

Commission: Jean Paré

Purpose of the consultation

Draft By-law P-03-120 aims to allow a residential project of approximately 230 units, as an extension to the existing residential area known as Village Saint-Louis. The project requires an amendment to the planning program for the land running along the west side of 32nd Avenue, between Autoroute 20 and Provost Street. This area would receive an exclusively residential land use designation, instead of the commercial designation currently covering most of it.

Findings of the commission

At the end of the consultation, the commission finds that the residential designation and reduced density limit for the parcel of land running along the west side of 32nd Avenue seem acceptable to participants. Nevertheless, the project still raises concerns on the part of a number of Village Saint-Louis residents, mainly about traffic issues.

The commission finds that the by-law amending the planning program can be approved, under certain conditions, such as providing citizens with information on the ongoing traffic study's conclusions and recommendations. This would leave the appropriateness of the proposed solutions, their impact, and the consequences of not implementing them open for debate. The commission also recommends an integrated review of the issue of access to and from Village Saint-Louis and of the proposed service road, with a view to facilitating the Village's overall integration, while maintaining its quality of life.

Made public > December 12, 2003



Borough of Saint-Laurent

Projet de règlement P-03-122 modifiant le Plan d'urbanisme de l'ancienne ville de Saint-Laurent dans l'arrondissement de Saint-Laurent (Amendment to the Nouveau Saint-Laurent special planning program)

Date of the consultation: October 27, 2003

Commission: Bernard Hogue

Purpose of the consultation

Draft By-law P-03-122 aims to amend By-law no. 1050 of the former City of Saint-Laurent and to confirm the essentially residential vocation of the Nouveau Saint-Laurent sector, bounded by Henri-Bourassa Boulevard to the north, Raymond-Lasnier Street to the south, Guénette Street to the west, and Cavendish Boulevard to the east.

The amendment's purpose is to ensure that the development of the Nouveau Saint-Laurent project is carried out with a level of quality similar to that of the surroundings, and to offer maximum protection for the wooded areas while facilitating the transfer of parks and streets to the City.

Findings of the commission

At the end of the consultation, the commission finds that the changes in density and the changes to the network of parks and streets made by the Nouveau Saint-Laurent special planning program seem to suit the citizens in attendance.

As to the heritage house on Bois-Franc, the commission suggests that experts of the Ministère de la Culture et des Communications du Québec be consulted, in order to assess the actual value of this monument and the best conditions to ensure the preservation and enhancement of this historic residence. In the eyes of the commission, this heritage stone house, as well as the 5,300 square metres of wooded land that surround it, could be a valuable addition to the project's network of parks.

The commission recommends that city council adopt the by-law amending the Nouveau Saint-Laurent special planning program. However, the commission draws the attention of the council to the need to proceed rapidly if it decides to ensure the protection and preservation of this heritage house and of the grounds planted with mature trees surrounding it.

Made public > December 12, 2003



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

Projet de règlement P-03-119 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles dans l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est (Henri-Bourassa Boulevard)

Date of the consultation: October 30, 2003

Commission: Catherine Chauvin

Purpose of the consultation

Draft By-law P-03-119 was proposed by the borough with a view to harmonizing the parameters of the planning program with those prescribed in Montréal-Nord and Anjou, for a site located at the western boundary of the borough. The draft also aims to establish a land use control framework for sites exchanged in 1995 among the former municipalities of Montréal, Anjou and Montréal-Est, as part of the redevelopment of Henri-Bourassa Boulevard.

Findings of the commission

The commission notes that draft By-law P-03-119 is primarily prescriptive in nature, as it aims, for various areas, to harmonize the parameters of the planning program with those prescribed for neighbouring properties.

The commission paid particular attention to the project's impact on the development of the Marc-Aurèle Fortin sector, which includes the Ruisseau de Montigny and its surroundings. During the public meeting, borough professionals confirmed that this sector is the subject of detailed planning in the revision of the Urban Plan. Planning and development objectives and criteria will be adopted in order to preserve natural spaces and provide increased protection for the stream's banks.

The commission visited the sites targeted by the draft by-law and noted that all are located in commercial or industrial zones, divided by major infrastructures such as artery roads, power lines or CN railway tracks. In that context, the commission believes that the proposed land use classes and height and density limits are appropriate.

Made public > January 5, 2004



Borough of Mercier–Hochelaga-Maisonneuve

Projet de règlement P-03-106 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Mercier–Hochelaga-Maisonneuve (Former site of the Lavo company)

Date of the consultation: November 3, 2003

Commission: Yves G. Archambault

Purpose of the consultation

Draft by-law P-03-106 amends the planning program, master plan of the borough of Mercier–Hochelaga-Maisonneuve, with a view to an amendment to the land use designation plan. The draft by-law provides that the designation "Industrie légère" will be replaced by the designation "Habitation" for the polygon formed by the alley of the Hospice-Bourget, backing onto Ontario Street, Nicolet, La Fontaine and De Chambly streets, alley number 23-108, and Joliette Street, constituting the former site of the Lavo company.

Findings of the commission

At the end of the public consultation, the commission concludes that the appropriateness of amending the Plan d'urbanisme, plan directeur de l'arrondissement Mercier–Hochelaga-Maisonneuve (CO92 03386) has been fully demonstrated. This amendment to the planning program is not only acceptable, it also has the support of the population, which is the ultimate goal of the consultation.

The commission also addresses to the borough comments related to the co-op project filed in support of the amendment request. The commission hopes that the borough will follow up on the recommendations of the ad hoc architectural and planning committee pertaining to the development of units giving onto the alley, notably:

"[...] to review the relationship of the built environment with the alley, favouring a less urban look and a reduction in the scale of the building [...]. The committee cannot insist enough on the care to be taken with this facade, since the appeal of its composition will have a marked influence on the quality of the alley and on its potential for appropriation by the community." (Recommendations of the Comité ad hoc d'architecture et d'urbanisme, meeting on May 23, 2003).

Furthermore, firm commitments should be made to ensure appropriate landscaping of the alley right-of-way.

Lastly, the commission recommends that the decontamination begin with the western portion of the site, which is earmarked for the co-op project, and that it be undertaken as soon as possible so as not to delay the construction of this co-operative.

Made public > December 12, 2003



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

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

Dates of the consultation: November 10 and 11 and December 1 and 2, 2003

Commission: Catherine Chauvin et Joshua Wolfe

Purpose of the consultation

The aim of the master development plan is the development and enhancement of the cemetery. It is in compliance with the planning program, but not with the planning by-laws. It is part of a development agreement process between the Fabrique de la paroisse Notre-Dame and the Ville de Montréal, to allow the construction of non-vehicular roads circling and crossing Mont Royal.

Findings of the commission

The commission concludes that a good deal of information will have to be added and updated to make the master development plan of the Cimetière Notre-Dame-des-Neiges an actual planning tool for the prioritization and follow-up of proposed interventions.

While commending the cemetery management's efforts in drawing up the master plan, the commission notes, for example, that additional information is required to assess demand with respect to the overall funeral function. To that end, the operational life of the cemetery should be considered a determining factor to be examined in the planning of burial activities. The master plan should determine in what measure and at what point in time the Fabrique will need to consider expanding beyond the borders of its property in order to pursue its mission under the best possible conditions.

The commission also finds 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.

In terms of ecological considerations, numerous participants stressed that every effort should be made to ensure conservation of the Saint-Jean-Baptiste woods, which are especially important as a rare vestige of the original forest on Mont Royal.

Lastly, the projects for belt roads and cross roads provided for in the Plan de mise en valeur du Mont-Royal have raised several concerns. The commission believes that the proposed projects, including the construction of a bicycle path, do not meet users' needs and should be re-evaluated with the appropriate organizations.



Borough of Côte-des-Neiges–Notre-Dame-de-Grâce (Cont'd)

Construction of mausoleums

The consultation led to the unequivocal conclusion that the mausoleum project for the Boisé de l'Est will never receive the approval of a majority of citizens and representatives of civil society, regardless of the efforts devoted to integrating the buildings into the local topography. In fact, the use value accorded to the green core of Mont Royal would have precedence over the architectural qualities of any building proposed in this sector.

In that respect, the commission believes that the landscape value of the cemetery supports the development of burial gardens near the park and the neighbouring cemetery, as well as the construction of buildings near the university. It is of the opinion that the construction of mausoleums to replace the greenhouses that are no longer in use would be an option of lesser impact, both on the landscape and in terms of economics and heritage.

It is important to note that many participants recommended that a heritage management framework be developed for the historical and natural borough of Mont Royal, prior to authorizing any intervention on cemetery property. 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.

In conclusion, the commission believes that the updates and additional information mentioned in its report are required should the City decide to recognize the cemetery's master development plan, as part of a development agreement, for example.

Made public > March 23, 2004



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

Projets de règlement P-03-151 et P-03-157 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie (Redevelopment of the Benny Farm site)

Dates of the consultation: November 10 and 12 and December 1, 2 and 3, 2003

Commission: Jean Paré et Hélène Lauzon

Purpose of the consultation

Draft By-law P-03-151 departs from the planning program in that it provides for the construction of community facilities that Benny Farm's current "Habitation" designation does not allow. As to draft By-law P-03-157, the addition of housing units would densify the property beyond the authorized density limit of 2.

Findings of the commission

The commission finds that the general plan for the redevelopment of Benny Farm has a great deal of support in Notre-Dame-de-Grâce, and that it should be possible to carry out the project presented by the Canada Lands Company (CLC) without delay.

Among the factors that have gathered 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 recreational and community centre. There are, however, reservations about certain aspects of the project. The most important relates to the timeframe for the CLSC and recreational and community centre projects, as commitments pertaining to these facilities are not as specific as those for the residential project.

The commission recommends that the draft by-law amending the planning program be adopted to allow the execution of the redevelopment plan.

Furthermore, to allay concerns regarding the CLSC and recreational and community centre, the commission suggests that the Ville de Montréal and the CLC establish an agreement stipulating that they provide a progress report on the projects no later than one year after the by-laws pertaining to Benny Farm come into force. The commission also believes that it is important to confirm the public character of the recreational and community centre. To that end, the by-law governing the project should be amended by removing the use "Centre d'activités physiques," to prevent commercial use of the land or building.

The commission also recommends that the proposal concerning parking be reviewed to reduce the size of the exterior parking lots.

Lastly, the commission believes that 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 south-west part of the site in the late 1990s.

Made public > February 10, 2004



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

Projet de règlement P-03-150 concernant le site de l'Oratoire Saint-Joseph du mont Royal dans l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce

Dates of the consultation: November 17 and December 8, 2003

Commission: Catherine Chauvin et Joshua Wolfe

Purpose of the consultation

Draft By-law P-03-150 aims to authorize work described in the Oratoire's development plan involving the redevelopment of the site, the demolition of some of the outbuildings, and the expansion of existing buildings. This work is in compliance with the planning program, but not with the planning by-law of the borough of Côte-des-Neiges–Notre-Dame-de-Grâce.

Findings of the commission

Following the consultation, the commission notes that the large majority of participants is in favour of the development plan for the Oratoire, and that the proposal for the new buildings has been carefully drawn up, in such a way as to maintain the basilica's reigning position over the shrine site. However, the commission believes that the internal road network and the location and design of entrances to the property could still be improved. Furthermore, the commission stresses the importance that should be accorded to the original chapel, and suggests that the development of its immediate surroundings should be reviewed in the near future.

In its report, the commission also recommends that certain changes be made to the draft by-law, including that the new entrance on Cedar Crescent be used only for outgoing traffic. Moreover, the draft by-law should be amended to provide for a complete redevelopment of the intersection on both sides of Queen Mary Road.

Heritage management framework

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 standardize requirements pertaining to the evaluation and authorization of proposed interventions in the sector. Overall, interventions should be evaluated on the basis of five heritage aspects: the built environment, landscape, ecology, archaeology, and commemoration. Moreover, the commission recommends that the legislative framework for the Mont-Royal sector include topography-related criteria, in order to fully recognize the landscape value of the mountain.

Made public > March 24, 2004



Borough of Ville-Marie

Projet de règlement P-03-148 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal dans l'arrondissement de Ville-Marie (Wolfe block)

Date of the consultation: November 19, 2003

Commission: Jean Paré

Purpose of the consultation

The land that is the subject of the amendment contained in draft By-law P-03-148 is situated at the top end of a block bounded by Wolfe, De La Gauchetière and Amherst streets and René-Lévesque Boulevard. The owner would like to build a six-storey residential project on this vacant 571-square-metre lot that is approximately 17 metres deep.

Draft By-law P-03-148 would amend the planning program in such a way as to authorize, only on the land in question, a height limit of 23 metres and a maximum density of 6. Once the by-law is adopted, the borough of Ville-Marie would amend its planning by-law to authorize a height limit of 23 metres and three to six floors. In the public meeting, the borough spokesperson added that the authorized land coverage would increase from 85% to 100%. As to the residential project proposed for the site, it involves one six-storey building that would take up the entire lot.

Findings of the commission

The commission concludes, with the citizens attending the public consultation, that the amendments proposed by draft By-law P03-148 are justified and acceptable. It agrees with most of these same citizens' comments, including those of the borough's Comité consultatif d'urbanisme. It therefore recommends that the architectural program of the building proposed for René-Lévesque Boulevard, between Amherst and Wolfe streets, be reviewed as follows:

elimination of one of the two indoor parking entrances;

arrangement of volumes in keeping with existing buildings on Amherst and Wolfe streets so as to soften the transition;

construction on Wolfe and Amherst streets so that the facades of the new building help to frame the views of these streets, and blend in with the existing buildings.

Made public > January 5, 2004



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

Projets de règlement P-03-154 et P-03-155 modifiant le Plan d'urbanisme et autorisant l'agrandissement et l'occupation du pavillon " E " de l'Hôpital Général Juif dans l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce

Date of the consultation: November 24, 2003

Commission: Bernard Hogue et Marcèle Lamarche

Purpose of the consultation

Draft By-law P-03-155 amends the Urban Plan of Montréal for the borough of Côte-des-Neiges–Notre-Dame-de-Grâce, while draft By-law P-03-154 authorizes the creation of an area with unusual height and density limits on a site located on the north-east corner of Légaré Street and Bourret Avenue, to the south of the property of the Congrégation des Sœurs de Sainte-Croix.

Findings of the commission

In light of the documentation it has read and of what it heard during the public meeting, the commission finds that the citizens are not opposed to the two draft by-laws whose purpose is to allow the expansion of the "E" pavilion of the Hôpital Général Juif.

The commission does not believe that raising the height of the "E" pavilion of the Hôpital Général Juif will have any significant impact on the quality of life of residents on neighbouring streets and in the surrounding area.

However, the commission does believe that the parking shortage, currently estimated at 310 spaces, will only worsen once the expansion of the "E" pavilion has been completed, and may become a major irritant to residents of neighbouring streets. The commission therefore recommends that officials of the Hôpital Général Juif seek out, with officials of the borough of Côte-des-Neiges–Notre-Dame-de-Grâce, a permanent solution to the shortage of parking spaces.

The commission is pleased to note that the developer plans to pay particular attention to construction site security. The commission suggests, however, that Hôpital Général Juif officials contact the authorities of neighbouring primary schools to inform them of the work schedule. This will enable the schools to transmit the information to the parents of students who walk past the site on their way to and from school, allowing them to plan a different route for their children during the expansion work.

Made public > January 23, 2004



Borough of Ville-Marie

Projets de règlement P-03-152 et P-03-153 modifiant le Plan d'urbanisme, dans l'arrondissement de Ville-Marie et autorisant la construction et l'occupation d'un complexe résidentiel et commercial sur le quadrilatère délimité par le boulevard René-Lévesque, l'avenue De Lorimier et les rues Sainte-Catherine et Parthenais (SAQ – Porte Sainte-Marie)

Dates of the consultation: November 24 and December 8, 2003

Commission: Yves G. Archambault et Marguerite Bourgeois

Purpose of the consultation

Draft By-law P-03-153 amends the Urban Plan of Montréal, for the borough of Plateau-Mont-Royal–Centre-Sud, while draft By-law P-03-152 provides the standards and exceptions to the planning by-law that will allow the completion of the project.

Findings of the commission

The commission finds that the people have expressed their support for plans to develop this quadrangle as per the project, i.e. a residential component, a commercial component, and the SAQ. The idea of finally seeing a project on the site is very well received. All also agree that it is important that spinoffs benefit the neighbourhood, both in terms of employment and housing.

The commission believes that the project itself contains too many uncertainties and contradictions concerning the objectives. It believes that city council cannot approve the project as presented, and that the latter will have to be thoroughly revised and re-submitted for consultation. The commission recommends that the draft by-law in its final form at least provide for:

- Ensuring that the Fullum site social housing project be carried out concomitantly with the rest of the project;

- Ensuring a minimum percentage of social housing in the project, i.e. the 25% established by the CCU;

- 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 follow-up on archaeology;

- Establishing standards for noise levels.

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

Made public > March 5, 2004



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

Projet de règlement P-03-158 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies-Pointe-aux-Trembles dans l'arrondissement de Rivière-des-Prairies-Pointe-aux-Trembles-Montréal-Est (Métro Richelieu – Rodolphe-Forget Boulevard)

Date of the consultation: December 10, 2003

Commission: Bernard Hogue

Purpose of the consultation

Draft By-law P-03-158 amends the land use plan and height and density limits plan for the lots owned by Métro Richelieu Inc., located on the east side of Rodolphe-Forget Boulevard, between Perras Boulevard and the École primaire Notre-Dame-de-Fatima.

Findings of the commission

At the end of the consultation, the commission finds that the developer has not demonstrated to residents that his project incorporates the necessary measures to significantly reduce the inconveniences related to having parking lots that give directly onto the backyards of residences on René-Masson Avenue.

However, with respect to the section of the parking lot at the northern extremity of the project, near Perras Boulevard, the commission believes that, contrary to the currently prevailing situation, the construction of building A and adjacent facilities (pedestrian link, parking, screen planting, etc.) will lead to increased surveillance of the area's new parking lots. This should reduce the risk of illicit activity.

The commission therefore recommends that city council adopt draft By-law P-03-158, on the condition that it obtain assurances that the borough, prior to amending its planning by-law, will require that the developer submit:

- a detailed development plan, describing the solutions that he intends to bring to effectively alleviate the project's impact on the quality of life of René-Masson Street residents;

- a detailed development plan, describing the solution that he intends to bring to effectively alleviate the project's impact on the peace and quiet of the École Notre-Dame-de-Fatima;

- a detailed development plan of the triangular area located at the extremity of the "north block," which will be crossed by the pedestrian link leading to René-Masson Avenue.

Made public > February 26, 2004



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

Projet de règlement P-03-092 modifiant le Plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce (De Maisonneuve Boulevard West)

Date of the consultation: December 15, 2003

Commission: Yves G. Archambault

Purpose of the consultation

The draft by-law amending the planning program relates to a project for the construction of a three-storey building between Vendôme and Bulmer avenues, on the north side of De Maisonneuve Boulevard. The residential project proposes the establishment of a complex of residential condos, comprising a total of 18 units over three floors, or six units per floor, with underground parking. The project does not include any commercial space, although the zoning allows a mix of commercial-residential uses and the planning program provides for the obligation of commercial continuity.

Findings of the commission

The commission finds that the draft amendment to its planning program is motivated solely by the borough's desire to adjust its zoning by-law to authorize a non-compliant project, which could be compared with "spot zoning." Moreover, the borough has not demonstrated the urgency of amending its planning program, given the fact that the revision of the Urban Plan is to be completed this year.

Furthermore, the commission considers that the provisions of the planning program pertaining to commercial continuity are still fully applicable, and that the residential project as submitted would still not be in compliance were the planning program to be amended pursuant to the draft by-law under consideration.

Consequently, the commission recommends that the City postpone this amendment to its Urban Plan and include it in the ongoing Urban Plan revision. To that end, the borough is invited to focus its attentions on the impact of further developing De Maisonneuve Boulevard on the surrounding residential neighbourhood.

Made public > February 19, 2004



Borough of Dollard-Des Ormeaux–Roxboro

Projet de règlement P-03-156 modifiant le Plan d'urbanisme de l'ancienne ville de Dollard-des-Ormeaux (Saint-Jean and Des Sources Boulevards)

Dates of the consultation: December 15 and 16, 2003 and January 21, 2004

Commission: Jean Paré

Purpose of the consultation

Draft By-law P-03-156 proposes to amend the planning program of the former Ville de Dollard-des-Ormeaux in eight sectors. In seven of those sectors, the proposed amendments have elicited no comments. The commission therefore concludes that the provisions of draft By-law P-03-156 pertaining to those sectors, i.e. subparagraphs 1 to 6 and sub-paragraph 8 of the 1st paragraph of section 1, are not contested.

For the sector corresponding to 241 Anselme-Lavigne, the adoption of draft By-law P-03-156 in its current form would give this property, used as a community centre and house of worship by the Centre Islamique Canadien Al-Jamieh, an institutional land use designation. It would also allow the coming into force of By-law RCA06-2002-704-142, which authorizes educational and childcare uses, but not a house of worship.

Findings of the commission

In the eyes of the commission and of all citizens who participated in the public consultation, the borough of Dollard-Des Ormeaux–Roxboro did not show just cause for disallowing the use of 241 Anselme-Lavigne as a religious building. It also failed to justify the list of uses authorized under By-law RCA06-2002-704-142, and to reassure local residents concerned about the implications of such uses.

The commission believes that draft By-law P-03-156 should be amended by removing subparagraph 7 of the 1st paragraph of section 1. Thus amended, draft By-law P-03-156 could be adopted by city council.

However, this will not resolve the issue of the long-term vocation of 241 Anselme-Lavigne. The concerns of the Muslim community will remain as long as its rights have not been clarified, and those of local residents until the property's uses have been defined, taking into account their impact on traffic and parking.

The public consultation has nonetheless opened new pathways to an agreeable and lasting solution. The designation and uses authorized for 241 Anselme-Lavigne should be determined transparently, with the participation of residents and the Muslim community. The urban revision process would be well suited for this exercise owing to the public consultation framework it imposes.

Made public > March 1, 2004





APPENDIX V



**Protocol for public consultation meetings concerning
the master plan for the Cimetière Notre-Dame-des-Neiges and
draft By-law No. P-03-150 pertaining to the redevelopment work
on the site of the Oratoire Saint-Joseph**

BETWEEN

the Office de consultation publique de Montréal (the Office)

- AND -

the Conseil du patrimoine de Montréal

Preamble

Whereas:

- The Montréal city council has given the Office the mandate to hold a public consultation on the master plan of the Cimetière Notre-Dame-des-Neiges, and to hold a public consultation on the draft by-law pertaining to the redevelopment work on the site of the Oratoire Saint-Joseph;
- The Cimetière Notre-Dame-des-Neiges and the Oratoire Saint-Joseph are part of the historical borough of Mont Royal;
- The Conseil du patrimoine de Montréal must make recommendations on any project involving the site of the historical and natural borough of Mont Royal and may, under section 13, sub-paragraph 3 of By-law 02-136 on the Conseil du patrimoine de Montréal, solicit opinions, and receive and hear representations by any person or group on matters pertaining to heritage protection and enhancement;
- It is in the public interest to agree on the holding of joint consultation meetings between the Office and the Conseil du patrimoine de Montréal to facilitate public participation and avoid repetition and unnecessary delays.

The above-mentioned public consultation meetings will be conducted according to the present protocol:

1. Purpose of the protocol

- 1.1 The purpose of the present protocol is to allow the Office and the Conseil du patrimoine de Montréal to combine their efforts and hold joint public consultation meetings concerning the master plan for the Cimetière Notre-Dame-des-Neiges and draft By-law No. P-03-150 authorizing the redevelopment work on the site of the Oratoire Saint-Joseph.

2. The Commission

- 2.1 The Commission responsible for holding the public consultation meetings (the Commission) is composed of two commissioners appointed by the president of the Office, Catherine Chauvin, acting as chair, and Joshua Wolfe.



- 2.2 The president of the Conseil du patrimoine de Montréal, Louise Letocha, is mandated under Resolution No. 4, adopted by the members of the Conseil du patrimoine de Montréal, to participate in the work of the Commission and sit in as a representative of the Conseil du patrimoine de Montréal.
- 2.3 The representative of the Conseil du patrimoine de Montréal receives a copy of the documentation and briefs filed, and may intervene, as authorized by the chair of the Commission, during public meetings to ask questions or obtain additional information.
- 2.4 The representative of the Conseil du patrimoine de Montréal agrees to respect the Code of Professional Conduct for Office Commissioners.

3. Commission mandate

- 3.1 The Commission holds the public consultation meetings provided for under the *Charter of Ville de Montréal* and *Règlement n° 03-144 permettant de confier des audiences publiques à l'Office de consultation publique de Montréal*.

4. Project examination procedures

- 4.1 The work of the Commission begins on October 16, 2003. The public consultation meetings begin on November 10, 2003, and end no later than December 19, 2003.
- 4.2 The public meetings are held in accordance with the rules of the Office concerning public consultation meetings, as authorized by the chair of the Commission.
- 4.3 The representative of the Conseil du patrimoine de Montréal participates in the work of the Commission involving the preparation and holding of the public consultation meetings.
- 4.4 The recommendations, comments and opinions of the members of the Conseil du patrimoine de Montréal will be included in the latter's recommendations. The members shall therefore refrain from intervening at public meetings.

5. Reports

- 5.1 For each of the two projects to which this protocol applies, the Commission files a report signed by the commissioners of the Office. The reports are transmitted by the president of the Office to the mayor and chair of the executive committee.
- 5.2 The representative of the Conseil du patrimoine de Montréal does not participate in the drafting of Commission reports.



5.3 The reports of the Commission are not and shall not be considered as joint reports between the Office and the Conseil du patrimoine de Montréal.

6. Recommendations

6.1 The Conseil du patrimoine de Montréal issues its recommendations concerning the projects under public consultation to the borough council or city council or executive committee.

7. Costs

7.1 The Office assumes the costs of the public consultation meetings.

8. Application

8.1 This protocol applies only to the above-mentioned public consultations and may not be used as precedent for any other project, public session or consultation involving the Office, the Conseil du patrimoine de Montréal or any other organization.

Montréal, October 17, 2003



APPENDIX VI



LIST OF EMPLOYEES AND COLLABORATORS OF THE OFFICE
DE CONSULTATION PUBLIQUE IN 2002-2003

Valérie Aubin	Sophie Hamel-Dufour	Sylvain Provost
Mélissa Bourdeau	Jean-François Lévêque	Lucie Ramsay
Alain Cardinal	Pierre Lizotte	Ginette Tessier
Isabelle Charlebois	Étienne Lyrette	Noëlla Thériault
Steve Couture	Hermine Louis	Pauline Truax
Luc Doray	Rémi Manesse	Chantal Vézina
Marie-Claire Dumas	Vanessa Millette	
Gilles Gosselin	Benjamin Olivier	



