

2545 **LA PRÉSIDENTE :**

Oui, est-ce que vous verriez aussi que dans le développement résidentiel on prévoit des espaces spécifiquement pour ça?

2550 **MME MARIE-PIERRE DURAND :**

Bien disons qu'on peut toujours bonifier le projet, ce n'est pas quelque chose qui nous a été demandé.

2555 **LA PRÉSIDENTE :**

Explicitement.

2560 **MME MARIE-PIERRE DURAND :**

Oui, c'est ça. Mais c'est quelque chose qui peut se regarder.

LA PRÉSIDENTE :

2565 Ça va pour moi merci.

Alors merci beaucoup, Madame Durand. J'inviterais maintenant Monsieur Hayek s'il vous plait.

2570 **M. AL HAYEK :**

Bonjour.

LA PRÉSIDENTE :

2575 Bonjour.

M. AL HAYEK :

2580 My presentation today will be a taste of what was in my brief. And the theme I'll be dealing with – I deal with a number of themes in my brief but one of the main themes I have is the inconsistency of the Cap-Nature Project with, well, you'll see with many, many things.

But let's start.

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So, by theme I'm talking about now is the inconsistency of the Cap-Nature Project with start off with Montreal's international commitments and I feel it's completely inconsistent with those international commitments.

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Here is the one international commitment that Montreal made in 2010 and Montreal committed that by 2020, the extension of known threatened species has been prevented. And their conservation status particularly of those most in kind has been improved and sustained.

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Right now, we are in a crisis of biodiversity and that's why the nations got together in 2010 and they said we've got to do something about it. Okay, we're losing many species and they're declining very rapidly.

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Now, what do we find in the 185 hectares of the Cap-Nature site? The developmental sight is home to 16 plants, animals and birds species that are rare, menest, or vulnerable or susceptible to be so designated.

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And the result of this was from the David Suzuki Foundation's study completed in December 2016. So here we have Montreal committing to stop the decline in loss of biodiversity and we know that developing on this land, taking away the habitat would see that these species would further diminish.

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Now, there's one thing to understand here. The biodiversity of the fields is distinct from the biodiversity of the forest. The species are different. You have the bob link in the fields not in the forest so by building on the fields, you're really destroying half of the biodiversity of that region. You're in fact, you're destroying more than half but I'll get to that in a moment.

The Cap-Nature Project would destroy over half the biodiversity of the region.

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Now in 2015, Mayor Coderre rejoined an organization called Local Governments for Sustainability and these are cities that came together from around the world because they said: we've got to do something about this, there's a real crisis in biodiversity.

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So, Mayor Coderre joined in 2015 and this is the reason for this particular institution, Local Governments for Sustainability raison d'être. The current rate of biodiversity loss is faster than ever before. And if the trend continues one half of all species on earth will be extinct in 100 years.

So now I'm going to show other inconsistencies with the Cap-Nature Project and this is inconsistent with many of City of Montreal reports.

2625 I'll start off with the natural spaces policy report of 2004. It said that the mature wooded areas combined with the proximity of open land, the friche, the fields, favor the presence of population of birds of prey. The birds of prey feed in these fields so if we destroy the fields, we've impact the biodiversity of the forest.

2630 In the March 2005, the Technical Committee Report said this: Basically they recommended that this area be preserved. They said: the importance of the friche for the biodiversité des écosystèmes sur l'ensemble de l'île, il y a intérêt à conserver et à maintenir des friches sur le territoire de Montréal. And this committee was made up of biologists from Quebec and Montreal, made up of urban planners, there were people from the Transports Québec and there were local bureaucrats.

2635 And basically, if you read this in page 24 of the report, it says it should be preserved. The bilan of 2009 – 2013: les espaces agricoles jouent un rôle important sur le plan de biodiversité étant comme le lieu ouvert, corridor écologique à maintenir en place. These fields are corridors and there are other studies that talk about the connectivity that these fields play in the whole area.

2640 And then we have the schema of 2015, it says: les friches sont les habitats et sanctuaires de plusieurs espèces. And it's also, this project is inconsistent with what people want. Prior to the natural spaces politic in 2004, the City of Montreal did a survey and this is what they found: 80% of the population consider that it's extremely important to conserve our natural milieu.

2645 And it's inconsistent that this project that they're building on the fields is inconsistent with the City's promise to preserve 10% of the island. We have to preserve everything we have on the island there, you can't get to 10% and without preserving everything we have left and this is such a valuable ecological space.

2650 It's inconsistent with the definition of an ecoterritory. The Cap-Nature Project will be built in an ecoterritory and that's defined as an area of high ecological value or significant biodiversity.

2655 So I did a comparison of the two options: building on the fields or preserving the fields. And if we build on the fields, no one would enjoy the biodiversity of the fields, they'd be destroyed. But if we preserve it as a park, three million people in Greater Montreal could enjoy this biodiversity.

2660 And we don't need to build in an ecoterritory, the island has 32 times the housing capacity of the Cap-Nature Project and I got this from the schema if you look at Card 33, and I also picked out the, also got it from an amendment that wasn't passed but was put forward at the City of Montreal Council Meeting.

2665 Jean-François Girard, lawyer biologist, said that: municipalities have all the powers necessary for the protection of natural areas on their territory and to protect quality of life. So my wish is that the entire area be preserved.

Thank you.

2670 **LA PRÉSIDENTE :**

Merci beaucoup, Monsieur. Thank you very much. Questions.

2675 **LE COMMISSAIRE WOLFE :**

In your brief on page 14 you have a table where you state on the left, do you have the brief with you?

2680 **M. AL HAYEK :**

I don't but I know it pretty well.

LE COMMISSAIRE WOLFE :

2685 Okay. For example you say, The sale: il est assez exceptionnel de procéder au dévoilement d'un projet de protection de milieu and then you responded in a column of your own opinion but can you tell us the source of the statement on the left?

2690 **M. AL HAYEK :**

Okay.

LE COMMISSAIRE WOLFE :

2695 Is it different documents somewhere in here.

M. AL HAYEK :

2700 Yes it would be, I think what you're referring to is a communiqué that Montreal put forward in 2015.

2705 **LE COMMISSAIRE WOLFE :**

Okay. Yes, it's true that right above you do have a paragraph that says: Finally, okay. The City of Montreal News Release?

2710 **M. AL HAYEK :**

Yes.

2715 **LE COMMISSAIRE WOLFE :**

Alright, I just want to clarify that and I think... could you talk a bit about the wet meadows ecology. First of all, this is prairie humid is this something that – are wet meadows recognized by the Minister of Environment in terms of a habitat, type of habitat to be preserved?

2720 **M. AL HAYEK :**

Well the wetlands are recognized, but I believe what usually happens, they get a derogation so they do build on, there something like over 50 wetlands in the friche but I think only two of them will be preserved.

2725 **LE COMMISSAIRE WOLFE :**

2730 So okay, because I thought wet meadows were different from wetlands because the documents that have been submitted with, part of the dossier includes analysis by the Provincial Government of wetlands and there's a map with several wetlands in the developing zone that yes, would be developed but that there is compensation.

2735 **M. AL HAYEK :**

Yes.

2740 **LE COMMISSAIRE WOLFE :**

So you said a derogation is an exemption but this is compensation that there will be the same amount of wetlands will be, that additional wetlands will be mises en valeur et will be extended in compensation for the loss of wetlands.

2745 **M. AL HAYEK :**

Well, the compensation will be enforced around the Marais Lauzon. So, it won't be, as I understand it, the same type of compensation, it will not be wetlands compensated for with wetlands. We have another problem with the recommendation of the technical committee was that there should be buffer zones of 30 meters on each side of the rivers and around all the wet zones, the Marais, okay, 30 meters the project calls for only 10 meter buffers around the rivers and around the Marshes.

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LE COMMISSAIRE WOLFE:

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Which technical committee recommended 30 meter buffers?

M. AL HAYEK :

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It would be the technical committee in 2005. I have the reference in my brief there.

LE COMMISSAIRE WOLFE:

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Okay.

M. AL HAYEK :

Yes.

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LE COMMISSAIRE WOLFE:

I'll find it. Thank you.

M. AL HAYEK :

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Okay.

LA PRÉSIDENTE :

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On page 9 of your brief, on a chapter called "The Cap-Nature Project is inconsistent" is being part of the L'Anse-à-l'Orme eco territory, you relate to the removal of boundaries.

2785 **M. AL HAYEK :**

Yes.

2790 **LA PRÉSIDENTE :**

Would you explain that a little bit more?

M. AL HAYEK :

2795 Yes I will. Yes I will. If you look at a map prior to January 1st, 2015, a good portion of the development zone was defined as an ecoterritory. Now in the new schema of 2015, the boundaries were redefined to exclude the development area.

LA PRÉSIDENTE :

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Okay.

M. AL HAYEK :

2805 Okay. So now, one can say: Oh, we're not building an ecoterritory but the area is still an ecoterritory. I mean you can call me a girl but I'm still a guy, you know, you can call me what I want so really this area still has a rich biodiversity. So whether you redefine the boundaries or not it's still an ecoterritory. It's still rich in biodiversity and, but of course that was changed with the schema of 2015.

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LA PRÉSIDENTE :

Thank you.

2815 **LE COMMISSAIRE WOLFE :**

I'm trying to find the reference to the 2005 technical committee and so far i haven't seen in 2005 and I need your references.

2820 **M. AL HAYEK :**

I can send you that I think I put it in there but I can send you that. It's a technical report March 2005, there were about 20 people.

2825 **LA PRÉSIDENTE :**

Fine, if you find references.

2830 **M. AL HAYEK :**

Pardon.

LA PRÉSIDENTE :

2835 You'll send it to us.

M. AL HAYEK :

For sure I can send you the whole document. I will do that.

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LA PRÉSIDENTE :

Well, okay, we probably have it on the site.

2845 **M. AL HAYEK :**

I will send you the reference.

2850 **LA PRÉSIDENTE :**

On the site of the OCPM.

M. AL HAYEK :

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I will send you the reference. Okay.

LA PRÉSIDENTE :

2860 So thank you very much.