

1550 **MME ANN BEER :**

Merci beaucoup.

1555 **LA PRÉSIDENTE :**

Merci beaucoup Madame. Alors on va prendre 15 minutes et on devrait revenir vers 20 h 45.  
Merci.

**PAUSE**

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**LA PRÉSIDENTE :**

1565 Bonsoir, on reprendrait si vous voulez vous asseoir. Et j'inviterais monsieur Irwin Rapoport please, s'il vous plait.

**MR. IRWIN RAPOPORT :**

1570 Sure. I didn't know I was next.

**LA PRÉSIDENTE :**

Fine. You are welcome.

1575 **MR. IRWIN RAPOPORT**

Should I start right now?

**LA PRÉSIDENTE :**

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Yes. Well.

**MR. IRWIN RAPOPORT**

1585 Okay. I'm ready to go.

1590 **LA PRÉSIDENTE :**

Yes.

1595 **MR. IRWIN RAPOPORT**

Before I begin, I would like to address a few points that I've been raised at the hearings. Firstly, David Cliche, spoke some words about the developers, it's called Environmentalist that I want to protect all L'Anse-à-l'Orme, les opposants. Sorry.

1600 I am proud to be one of them because protecting the environment protects all including Mr. Cliche, a former Environment Minister, who is promoting the destruction of wilderness.

1605 Secondly, Cliche accuses the opponents of given you false information. He was essentially accusing us of lying. This is reprehensible in the service to those, to these important hearings.

Thirdly you had a representative of the Home Builders Association, supporting the development cause it would create jobs. The alternative development fine but I would suggest would create jobs for thousands of construction workers.

1610 Fourthly, a City Parks Department representative told you that 17% of the Island is protected as wilderness green space. The number he used is based on including aquatic areas and cemeteries.

1615 This is a serious red hearing, I mean he knows full well that around 5.6% of the Island is protected as wilderness green space and to achieve the 10% goal of 2,000 hectares need to be protected.

Protecting aquatic areas is crucial but let's not mix apples and oranges.

1620 I am here tonight to make one essential plea that you recommend to the City of Montreal that 185 hectares of L'Anse-à-l'Orme stated for development be protected all 365 hectares of wilderness be converted into urban nature park and is given an immediate and full protective status.

1625 By taking such an action you will be expressing the concerns of many Montrealers and for the wild life and plants that will be destroyed by development.

In a major sense, you are the voice of reason that many people are counting on.

1630 I am personally a member of Les Amis du Parc Meadowbrook, a group dedicated to preserving the 57 hectares Meadowbrook Golf Course in Lachine – Cote St. Luke and its conversion into a nature park. And I along with 17,500 people who signed a petition to stop the proposed development of L'Anse-à-l'Orme are calling for the complete preservation of L'Anse-à-l'Orme.

1635 Currently, developers supported by the City want to destroy these 185 hectares to build 5,500 homes.

1640 This wilderness area must be protected from development and be the Federal, Provincial or Municipal Park or all together that's fine with us.

1645 A key element of Les Amis du Parc Meadowbrook and of other environmental groups is protecting threatened green spaces across the Island. The protection of L'Anse-à-l'Orme is critical to all Montrealers and environmental groups along with the protection of wilderness and green spaces of nearly 25 hectares of threatened wetlands forest fields, of the Techno Park in Montreal, not exactly Montreal, in St. Laurent.

1650 I know the current plan: woods, wetlands, fields and former farm lands is saved for construction of homes, schools, small roads, parks and businesses.

1655 This area is pristine and home to many threatened and endangered species of birds, reptiles, mammals, herd of 40 deers, variety of wetlands and small rivers. It is a thriving and self-sustaining wilderness has escaped development and streaming so. It's a flood plains so the building there is kind of insane as well.

1660 When added to the wilderness area that is being retained, it will make an excellent nature park for all to enjoy year around.

1665 It also ensures the net protection of biodiversity on the Island which is under serious threat. Non-stop development is resulting in the loss of vast tracks of wilderness wetlands, green space, farm land, et cetera.

1665 There are many calling for L'Anse-à-l'Orme to be protected and we're calling on the Federal, Provincial and Municipal Governments to work together. They definitely we can and this park as Projet Montréal noted in its brief should go from Angell Woods, all L'Anse-à-l'Orme, threatened area in Ste-Anne-de-Bellevue, Morgan Arboretum, and I would add the Techno Park which is being lost now to development.

1670 So by protecting this area, you're sending a strong message to all Montrealers that green space protection wilderness, biodiversity is important, that we need to conserve what we have and develop elsewhere. And many people have made that point.

1675 A recent example, Mr. Stuart brought it up earlier, is creation of the urban national park wild life refuge Rouge National Urban Park in Toronto which protects some vital wilderness in the Greater Toronto area. This included Federal support via the passages of a Bill in the House of Commons. It sent a strong message for all to hear. If they can do it in Toronto with all the groups and individuals, we could do it in Montreal. It's not that hard. It requires stakeholders to work together. And I know that thousands of Montrealers, Les Amis du Parc Meadowbrook, Sauvons L'Anse-à-l'Orme, the Green Coalition and other groups are going to work with all people of goodwill to make this a reality.

1680 I just pointed out, once you destroy these wilderness areas, there are lost forever. We lost so much already to rapacious and unnecessary development that we can't afford to lose a single hectare.

1685 Sadly the City of Montreal is pursuing policy that is putting nearly all wilderness areas under threat of destruction particularly with its support of the proposed REM commuter train that will eliminate vast tracts of farmlands, wilderness, green spaces in South Shore of Montreal and the West Island and it should be noted there's two REM stations planned for the L'Anse-à-l'Orme area and there's no homes there but they are counting on the people who will be moving there to use the train.

1690 So, what do we do to have development and save l'Anse-à-l'Orme, it's very easy. There's lots of urban sprawl in Pierrefonds, low density, commercial and industrial, we're talking what maybe 70% parking lots, 30% one story buildings and there are all on major arteries.

1695 Those areas can be redeveloped to 10 to 12 story-buildings, two-floors of commercial so you don't lose any of the commercial that you have, underground parking 3 or 4 floors, 10 to 12 stories of residential.

1700 You know that can be two-story units, one story units, three bedrooms, two bedrooms, dining room, living room young families, couples, singles. The land is there, we can do it. All you got to do is have the City create an office where you have, where you bring together developers, and the land owners.

1705 Everyone benefits. No one has to buy each other out, all they got to do is make an arrangement, 60, 40 whatever, that way you retain the businesses, every tax revenues from that, you get the new revenue from the new residential. You create new consumers for the businesses

1710 and it's all long existing commercial arteries that have bus service, gas, electrical, municipal infrastructure that can be connected too, you don't have to build anything new. Everyone wins.

1715 And you create thousands of jobs for construction companies including the home builders, they could do the work inside, carpentry, et cetera. Everyone, we will get development and good development, you know if it's towers, it's fine. They've got the green spaces there which makes their homes valuable cause they can use it year around. They've got their nature park.

1720 Now, I'd like to note that Russell Coleman, the City of Montreal Executive Committee Member responsible for urban planning claims that l'Anse-à-l'Orme Development is near to retain, people and young families on the Island. Both he, Coleman Mayor of NDG Côte-des-Neiges and Mayor Coderre have stressed that sustainable development means developing some green spaces and saving the rest. This is a false promise, and a dangerous one considering how good the remaining green space and wilderness we have left.

1725 We don't have the luxury. We know that luxury destroying L'Anse-à-l'Orme if we want to achieve that 10% level under the PMAD and 17% of the CMM. We've just witnessed how the City of Montreal killed 1,061 trees at Jean-Drapeau Park to build a 73 million dollar amphitheatre, concrete mess.

1730 A needless act on the environment was quite serious.

1735 Coleman as publicly stated that 10%, that 10% goal can be reached by destroying l'Anse-à-l'Orme which is incorrect. Declaring cemeteries as green space is a serious ruse and will not only be done for the City of Montreal proper refer those in the West Island and the municipalities.

1740 Recently the CDN/NDG Bureau approved the redevelopment of the Wilderton Shopping Center to a residential/commercial designation. This solid move shouldn't be applauded because it used up a green space, used up a brown field, to develop space and it sends a message that we could do this across the Island.

1745 We have many examples of converting brown fields into housing institutions and commercial space. Borough Lachine is working with developers to build 6,500 homes primarily townhouses over the next 10 years on brown fields which comprise 10% of the Island of Montreal. And you also have 15 to 20% of the Island that's parking lots and low density, commercial sprawl and industrial sprawl. Cote St. Luke converted half of the Cavendish Mall site into a mixture of single family homes and townhouses and the MUHC is built on a brown field that has been cleaned up. You know if we could clean up Glenn Yards which were a horrible mess, we could clean up other areas.

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As noted, by building these towers, they could be tasteful towers. There's plenty of excellent architects that could create something nice and retain value that we'll get the tax revenues and we'll take on urban sprawl by redeveloping it cause there's too much of it in the City and the developer himself said that there is urban sprawl. The problem he doesn't like it. Well redevelop it, save the green space, offer him a tax benefit for his land.

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So, basically the suggestion I put forward to develop urban sprawl and brown fields is followed up, we could do it other boroughs, they could help deal with abandoned buildings and you know Montreal is known across the globe for being ing... for its creativity, well let's put our people to the test show we can do and tell others.

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Now, also these hearings bring up an important point of me to complete moratorium on the development of green spaces, wilderness, wetlands and farm lands on the Island and the Greater Montreal area and only permit development on brown fields and sprawl.

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This call for the City of Montreal proper for the Island of Montreal is put forward by the Sierra Club, the Green Coalition, and the Group on the Green Charter.

It's essential for all municipalities on the Island and off Island to agree to such a moratorium as soon as possible so that we could protect green space and biodiversity.

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When we do this, everybody wins because when you look at land in other cities they have a green belt, they realize protecting and New York City especially, they have a program where they protect farmland outside of the city from development and the food grown in there is sold in the city at markets that the City provides for the farmers. So it's self contained system.

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Yes, I mentioned a little bit earlier, according to the schema d'aménagement en développement, the Agglomeration, Montreal requires 10% of its territory to 5,000 hectares to be protected, 6% so far has only been saved and another 2,000 is needed.

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Also, see here. Yes, it's going cost a lot of money to develop the services there. You know we could do it by doing sprawl.

Mr. Campbell brought up some issues about the OCPM and how much to deal with green space development, I support him on that as well.

1785

I also would like to add a few – I have a quick more points. As mentioned, more than 18,000 people signed the petition to save L'Anse-à-l'Orme, all of it.

1790 And the Suzuki Foundation put forward in February 2016 a study which showed there's 270 species of flora and fauna and Russell Coleman has probably stated: "there are no threatened species or endangered species at L'Anse-à-l'Orme, as City Counsellor and he knows that's incorrect.

1795 And you know, you ask the question earlier on why do you care about L'Anse-à-l'Orme if you don't live there. It's because it's for the environment. I care about protecting orangutans in Indonesia, in Malaysia because if we lose them and lose the forest, we all lose when we lose the rain forest in Brazil it's a disaster for all.

1800 And we've seen what the flooding, the recent flooding, the wetlands at l'Anse-à-l'Orme absorbed a lot of water and a lot of melting snow. If those were lost, I can only imagine what would happened. I'm not trying to fume hunger but that area is known for what it's doing, there are wetlands. You really can't walk on them until mid-July because it's just wet, you'll sink in there. It's a flood plain and we also know that it's kind of surrounded by high grounds so if you build there, the water is going to come and sink in like a ball. In the floods in New Orleans in 2005, the areas that weren't affected were the actual areas developed by the French initially cause they knew it was a flood plain.

1805 So you know we can't change the mistake of the past but we can avoid mistakes in the future.

1810 And so, I'd like to conclude with a couple of also quick points and it won't take long. So as mentioned 18,000 people have signed the petition to save L'Anse-à-l'Orme. We want to protect it now and for the future for our generation and for future generations.

1815 We can't afford to lose this pristine wilderness that is key for the protection of wilderness and biodiversity. Not just for L'Anse-à-l'Orme but others threatened areas in the Greater Montreal area.

We can stop this development and redeveloped urban sprawl as an alternative. We will have won a major victory for the environment, and environmental awareness responsibility.

1820 That is why we beseech this Commission to recommend that the proposed development of L'Anse-à-l'Orme be scrapped and that all L'Anse-à-l'Orme be protected and converted into a natural park wild life refuge.

1825 The rejection of this development proposal will keep so many of the hope they are looking for to reverse the environmental tragedies that have marked residential commercial and industrial developments on the Island.

Just look at the disaster that is Nuns Island, once a pristine wilderness area and now a perfect example of rampant and rapacious development.

1830 And I want to thank you again for hearing this and the others and it's very important that this message gets through.

**LA PRÉSIDENTE :**

1835 Thank you very much. Question?

**LE COMMISSAIRE WOLFE :**

1840 Yes. Mr. Rapoport, you talked about Lachine, the project in Lachine to build the 6,500 homes on brown fields site, do you have details about that? Is this City-owned land?

**MR. IRWIN RAPOPORT**

1845 It's private land. It was, I forget the industry that was there, but the plan is to clean it up, built homes, and what's going to happen is that you can get young families living closer to the downtown core. There's already existing bus service and adding a little bit more will be very easy.

1850 And when I look at the area of the West Island, where we can see development it's just not Pierrefonds. When you drive down Sources, Saint-Charles, and Saint-Jean, there's so much urban sprawl there.

1855 I would say it's criminal to destroy wilderness when you have these areas that can still be easily redeveloped. Everyone wins and as mentioned, we put up the towers, you get the new shoppers but essentially, I don't know about the details I can find out from the City of Lachine.

**LE COMMISSAIRE WOLFE :**

Do you know the name of the area or any, in Lachine.

1860 **MR. IRWIN RAPOPORT**

I can find that out from the borough of Lachine and send it to Miss Wells. It will certainly be my pleasure to do so.

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**LE COMMISSAIRE WOLFE :**

1870 All right thank you.

**LA PRÉSIDENTE :**

1875 So thank you very much.

**MR. IRWIN RAPOPORT**

Okay. Thank you.

1880 **LA PRÉSIDENTE :**

J'inviterais maintenant madame Johnston please. Would you help me with your first name.

**MME SHAEN JOHNSTON:**

1885 Shaen.

**LA PRÉSIDENTE :**

1890 Shaen. We were asking ourselves. Thank you. So, welcome.

**MME SHAEN JOHNSTON:**

1895 Thank you. Good evening Commissioners. From the promoters of the protection of L'Anse-à-l'Orme. I'm with Coalition Climat Montréal. I'm an ecologist and I want to start out with reading briefly the essence of a declaration that we've been circulating amongst our members and at large to which many people have signed.

1900 And then speak about the reference to L'Anse-à-l'Orme and how it's affecting it.

So part of the declaration it's going to be fran-glais my presentation. C'est adopter un budget carbone rigoureux systématique basé sur la science et visant la décarbonisation rapide de l'économie.

1905 Where is that budget?