

LA PRÉSIDENTE :

1090 Si vous étiez d'accord, il reste trois personnes qui doivent intervenir, on filerait sans prendre de pause. Est-ce que vous avez des réserves? On est collectivement d'accord? (tout le monde est d'accord.) Bien. Alors, on essaie d'être démocratique.

Monsieur Greg Wildman, s'il vous plaît.

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M. GREG WILDMAN :

I don't have any presentation, but I'm going to be using the map from the book here, hopefully doing it a couple of times, twice.

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LA PRÉSIDENTE :

Yes.

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M. GREG WILDMAN :

Hello, thank you all for taking the time today. My name is Greg, I am not here on behalf of any organization or committee, I'm just a regular guy that has been a citizen of Pierrefonds for most of my life. I am quite nervous and I am not a very good public speaker but I thought it was important to come and voice my opinion. It will not take too much of your time.

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I am for the development in this area and thing the proposal by the city is pretty good.

I grew up west of St-Charles and it has always bothered me that the Pierrefonds boulevard just stops at Château Pierrefonds. It feels as if Pierrefonds starts to fizzle past St-Charles and then stops short. There is so much potential in that portion of the city but it has always felt to me as a dead end. I am excited at the prospect of this area finally being developed.

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1120 I am tired of losing potential citizens to Vaudreuil, Ile Perrot, Laval or the South Shore, etc. If you are a young growing family looking to purchase an affordable home in Pierrefonds or the West Island, you can forget about it.

1125 I grew up here, I love it here and think it's a wonderful place to raise children. It saddens me that people are having to move off island to be able to afford their first homes. But I am excited at the prospect of affordable homes in this new area of the city being able to retain some of those home buyers. Pierrefonds is a wonderful city and I believe everyone should have the opportunity to live here and enjoy it.

1130 I also understand that this land has been owned for many years by private owners and developers that would like to develop this area, but I do not think that gives them *carte blanche* to do whatever they wish.

1135 Any development in this area will greatly benefit the pockets of the developers, which is fine, but I believe it must also greatly benefit the citizens and City of Pierrefonds. The developers would like to build their buildings and cash out, whereas the citizens and the city are in this for the long-term and should see long-term benefits from any development.

1140 Based on the proposal outlined by the map in the documentation, I am mostly happy. I was happy to see the focus on preserving important ecological areas and creating buffer zones separating those important areas, but I would to see more.

1145 I would like to see more effort on the part of the developers to preserve more of the local wildlife. I understand concessions have been made on both sides to get us to the map that has been proposed here, but even a small reduction on the proposed territory could have a large positive affect on the area.

Two great examples of this are: the portion of land owned by Ducks Unlimited and Timberlea forest. Its right here.

1150 **LA PRÉSIDENTE :**

Oui.

1155 **M. GREG WILDMAN :**

Oui. Au coin, ici...

LA PRÉSIDENTE :

1160 Up here?

M. GREG WILDMAN :

Yes. And here, at the bottom, where the little tongue thing...

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LA PRÉSIDENTE :

Oui.

1170 **M. GREG WILDMAN :**

If you look at the portion of the Ducks Unlimited land, the development is planned to push right up against it. For Timberlea forest, there is a small divide between the forest and the little tongue that sticks out the bottom of the map.

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I believe more should be done to give a wider birth to these areas separating them from the new development. Pushing back the overall border by a few hundred meters, increasing the buffer zones around the entrances to l'Anse-à-l'Orme and the river could have a great impact on the area.

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I am not going to make an actual counter proposal as I am no expert in this field, but as a citizen of this area, I feel like we could and should do more.

1185 I have great confidence in the City of Pierrefonds and their very capable parks department and I believe they are well-suited to make sure any area that is developed is environmentally responsible and rich with green spaces. I would like to see this area full of trees and various greenery.

1190 The houses built in Pierrefonds during the 70's and 80's with a single maple or other tree on their property was fine for the time, but I believe any new development can do better and should be rich with all sorts of greenery.

1195 I encourage the City of Pierrefonds to really aim high, to be ambitious and try to make this something truly special and unique in Montreal. A place where the environment is celebrated and not just a cosmetic afterthought.

1200 While I am for development in this area, I do not believe this project should even be considered if certain conditions are not met. I believe the borough mayor has been very clear that this project should not event be considered without the construction of the urban boulevard and I strongly agree.

1205 I would also add that without the new REM train located in Kirkland, where the new urban boulevard meets highway 40, this project should be shelved. The current traffic situation in that area is awful and adding this many dwellings and cars without an adequate increase to the current infrastructure would greatly impact not only the citizens of Pierrefonds but also neighbouring municipalities.

1210 As I mentioned, I do support this project and believe it will great for the community. But it should be done responsibly and it should not come at too great a cost to the current local citizens or any future generations.

I know there is a middle ground that can be met by the developers, the City, as well as the citizens, and any and all local organizations.

1215 Working together I believe there is a great potential to create a new vibrant neighbourhood full of trees, parks and greenery, while preserving the absolute maximum amount of the current environment in that area.

1220 Thank you very much, and I'll answer any questions that you probably have.

LA PRÉSIDENTE :

Well, finally it was that easy.

1225 **M. GREG WILDMAN :**

Yeah... right. I'm not good at that sort of thing.

LA PRÉSIDENTE :

1230 Well, thank you for your courage and taking the time to write your paper. I will begin with one question. Regarding the land – the two portions of land – the one owned by Ducks Unlimited and the Timberlea forest, why are you asking that these two sections of the project remain undeveloped?

1235 **M. GREG WILDMAN :**

1240 Well, I mean Timberlea forest is already very segregated and preserved for its nature. Kirkland is very good with that. So nothing goes near Timberlea forest. And this is quite close to that, a lot of things... Timberlea forest is really important.

1245 I grew up near Kirkland, they have bats there, control mosquitoes. There's a lot of good stuff that goes on there. Lots of people here can tell how great it is. And I just feel like, and as well as Ducks Unlimited, there's a reason I'm sure they presented or told you why they have purchased that land. And it's right up against it, it's like the backdoor neighbour. So it seems like... if they just back off just a little bit, give it a little bit more room, it would benefit what actually lives there currently.

1250 **LA PRÉSIDENTE :**

That's O.K. for me. D'autres questions?

Mme NADJA RAPHAËL, commissaire:

1255 Oui. Est-ce que je peux la poser en français?

M. GREG WILDMAN :

Oui. Je vais essayer mon meilleur.

1260 **Mme NADJA RAPHAËL, commissaire:**

Vous parlez de faire de ce projet un projet unique à Montréal.

1265 **M. GREG WILDMAN :**

Oui.

1270 **Mme NADJA RAPHAËL, commissaire:**

Qu'est-ce qui rendrait le projet... quels sont les critères pour vous pour qu'il soit unique?

1275 **M. GREG WILDMAN :**

Juste vraiment beaucoup d'arbres, puis des *shrubs*, puis des parcs, puis... vraiment beaucoup, beaucoup de *greenery*.

1280 **Mme NADJA RAPHAËL, commissaire:**

De la verdure?

M. GREG WILDMAN :

1285 Oui, toutes sortes de choses. What they proposed is a lot of green spaces as well. I mean the pictures they have, they seem to be looking to have a lot of that already. So, I want them to do more. More green, more, nice, new, fresh.

1290 **Mme NADJA RAPHAËL, commissaire:**

Merci.

LA PRÉSIDENTE :

1295 D'autres questions?

M. JOSHUA WOLFE, commissaire:

1300 Yes. I have a question because I want to make sure I understand. You're talking – because I am not familiar with City of Kirkland and Timberlea forest – when you were using the word “tongue”, are you referring to this area?

M. GREG WILDMAN :

1305 Absolutely. So that border line is right at...

M. JOSHUA WOLFE, commissaire:

1310 This area.

M. GREG WILDMAN :

Yeah, right on the other side of that border is Timberlea forest, right there.

1315 **M. JOSHUA WOLFE, commissaire:**

O.K. This is Ste-Anne-de-Bellevue, that's what the confusion... Is Kimberlea forest in Ste-Anne-de-Bellevue?

1320 **M. GREG WILDMAN :**

I don't know if that's... it's right there. I promise you it's right there.

M. JOSHUA WOLFE, commissaire:

1325 O.K. that's the area you are concerned, that's one of the areas you're concerned of?

M. GREG WILDMAN :

1330 Yes.

M. JOSHUA WOLFE, commissaire:

1335 And where is the other area?

M. GREG WILDMAN :

It's in the little – I mean that's a bad map...

1340 **M. JOSHUA WOLFE, commissaire:**

Here? Here?

M. GREG WILDMAN :

1345 No. A little lower down, the little pocket there...

M. JOSHUA WOLFE, commissaire:

1350 Here?

M. GREG WILDMAN :

1355 Right there, yeah... the little cut-outs circle part is a land that they own. So they just went kind of around it for the development.

M. JOSHUA WOLFE, commissaire:

O.K. So you're saying a buffer area here and here, a larger buffer area?

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M. GREG WILDMAN :

Yes and just in general. Just a little bit more.

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M. JOSHUA WOLFE, commissaire:

O.K. You just added a different thing: in general or just these two places?

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M. GREG WILDMAN :

Both.

M. JOSHUA WOLFE, commissaire:

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O.K. so you're saying...

LA PRÉSIDENTE :

The more you...

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M. GREG WILDMAN :

Yes, yes, a general reduction of what is proposed, as well as – I was just using those as an example.

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M. JOSHUA WOLFE, commissaire:

Just as examples.

1390 **M. GREG WILDMAN :**

Yes.

M. JOSHUA WOLFE, commissaire:

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But in general, you are calling our attention to these two because you're saying it's so close to, for example, Timberlea forest, and then you're saying in general you'd like to see more of a set back?

1400 **M. GREG WILDMAN :**

Correct. So if you backed up the entire border, it would benefit those areas in particular, but everything in general.

1405 **M. JOSHUA WOLFE, commissaire:**

Now I understand. Thank you.

M. GREG WILDMAN :

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It's not a problem. I probably was not very clear.

M. JOSHUA WOLFE, commissaire:

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That's O.K.