



STOP

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Montréal, le 15 juin 2005

PAR COURRIEL remimanesse@ville.montreal.qc.ca
LETTRE ET PIÈCE JOINTE PAR TÉLÉCOPIEUR

Monsieur Jean Paré
Commissaire
Office de consultation publique de Montréal
1550 Metcalfe
Bureau 1414
Montréal (Québec) H3A 1X6

Objet : Projet de règlement P.05.035
Projet de règlement P.04.047-2

Monsieur le Commissaire,

STOP est un groupe environnemental de citoyens, fondé à Montréal il y a 35 ans. Depuis lors, STOP a été actif dans de nombreux dossiers environnementaux, y compris ceux de la qualité de l'eau et de l'air, des déchets solides et de l'énergie.

Compte tenu des liens étroits de plus en plus connus entre la qualité de l'environnement et la santé humaine, nous croyons qu'un Centre hospitalier doit donner l'exemple en ce qui concerne le respect de l'environnement. Cela est d'autant plus vrai d'un Centre hospitalier qui se voit à la fine pointe au niveau des services médicaux.

Pourtant ni les lois du Canada, du Québec ou de Montréal n'exigent une évaluation des impacts environnementaux du projet.

De fait, le promoteur du projet ne regroupe pas dans sa documentation les impacts environnementaux, ce qui aurait vraisemblablement été fait si l'ensemble du projet avait été évalué sous l'angle de ses impacts environnementaux.

Si le Québec, la Ville de Montréal et le promoteur tiennent à cœur le respect de l'environnement, une enquête publique sur les enjeux environnementaux du projet devrait être tenue avant que le projet puisse procéder.



Comme nous l'avions demandé il y a plus de six (6) ans, nous demandons au promoteur de s'engager à se soumettre à une telle enquête. En même temps, nous demandons au Comité exécutif et au Conseil de la Ville de désigner le présent projet comme projet concernant lequel l'Office de consultation publique de Montréal doit tenir des audiences publiques, plus spécialement en ce qui concerne les impacts environnementaux.

À l'occasion d'une telle enquête, les choix du promoteur pourraient être évalués à la lumière des impacts environnementaux, que ces choix concernent les dimensions des bâtiments et des aires de stationnement, les méthodes et matériaux de construction et même les procédés et équipements que le promoteur envisage utiliser et pour lesquels les immeubles doivent être adaptés.

Il nous fait plaisir de constater que le promoteur a inscrit le projet comme projet LEED. Il y a cependant lieu de souligner que cette inscription est facultative et révocable et n'inclut pas un volet de participation publique. Nous soumettons qu'une telle participation créerait l'opportunité de faire ressortir des techniques en évolution et toute autre matière dont le système LEED ne traite pas.

Veillez agréer, Monsieur le Commissaire, l'expression de nos sentiments les meilleurs.



Georges Hébert
Président



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Mr. H. Arnold Steinberg,
Chairman, MUHC,
687 Pine Avenue West,
Montreal, Qc,
H3A 1A1

February 19, 1999

Dear Sir,

As you probably know, STOP is a Montreal-based citizens' environment group which has been concerned with urban pollution, energy and waste issues for nearly three decades. Recently, we have followed your plans for a new medical facility – and the abandonment of the old.

We pass no judgment on the medical or financial validity of the project. But clearly what you are proposing is a huge transition. We are very concerned that there will be significant environmental impacts whatever scheme goes through. STOP notes MUHC statements that you seek to create a healing environment with your project, but we feel that an environmental test is required for all aspects. Additionally, it would provide an opportunity to reassure many of the parties impacted.

Consequently, we urge the Board to commit now to a full public environmental assessment, beginning with a thorough study dealing with all aspects of your proposals and alternatives considered. We ask that you submit these studies to a public hearing process hosted by an independent agency and similar to those hearings conducted on behalf of the Quebec government by the Bureau d'Audiences Publiques sur l'Environnement (BAPE). Perhaps, with government cooperation, it could be conducted by BAPE itself.

Additionally, we hope that the project will embrace advanced environmental measures. We are developing an inventory of suggestions in this regard that we hope could be considered and would welcome the opportunity of putting it before your designers once detailed planning starts

Yours sincerely,

Georges Hébert,
President.





LEED

GREEN BUILDING RATING SYSTEM

Green Building Rating System

**For New Construction &
Major Renovations
LEED® Canada-NC
Version 1.0**



December 2004



Introduction

The Canada Green Building Council (CaGBC) has been officially established as a national not-for-profit corporation and it has signed a Licensing Agreement with the U.S. Green Building Council (USGBC) for the exclusive implementation of the LEED[®] Green Building Rating System in Canada.

LEED[®] Canada-NC 1.0 is a Derivative Work of the USGBC's LEED[®] Green Building Rating System'. LEED Canada-NC 1.0 and its companion LEED Canada Reference Guide are intended to facilitate the use of the LEED Green Building Rating System in Canada. LEED Canada-NC 1.0 and the LEED Canada Reference Guide serve two distinct roles:

1. Where appropriate, they provide the set of equivalent Canadian LEED prerequisite and credit requirements, and references to relevant Canadian standards and resource material.
2. They provide the basis for any jurisdictions in Canada who may be interested in creating Supplements that would provide a further level of refinement and specificity.

This version of LEED Canada-NC 1.0 includes clarifications that arose during creation and review of the LEED Canada-NC 1.0 Reference Guide. Prerequisite and credit Submittal documentation requirements developed in Reference Guide creation have been incorporated; and several Requirements have been clarified, but neither balloted Intents nor the substance of balloted Requirements have changed. Changes are highlighted by bar at the side of the page.

LEED Canada-NC 1.0 is modeled on USGBC's LEED[®]-NC 2.1, along with the incorporation of some material from the changes contemplated by the USGBC for LEED-2.2, and is specifically applicable to new designs and major renovations of new commercial buildings; institutional buildings; and high-rise residential buildings.

Through its use as a design guideline and third-party certification tool, LEED aims to improve occupant well-being, environmental performance and economic returns of buildings using established and innovative practices, standards and technologies. It provides one definition, widely accepted by industry, for what currently constitutes a "green building." LEED Canada-NC 1.0 consists of an explicit set of environmental performance criteria, organized within five key performance categories: Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources, and Indoor Environmental Quality. A sixth category, Innovation and Design Process, rewards exceptional environmental performance or innovation over and above that explicitly covered in the basic LEED credits.

LEED Canada-NC 1.0 states the basic intent, requirements and documentation submittals that are necessary to achieve each prerequisite and voluntary "credit." Projects earn one or more points toward certification by meeting or exceeding each credit's technical requirements. All prerequisites must be achieved in order to qualify



for certification. Points add up to a final score that relates to one of four possible levels of certification: LEED[®] CERTIFIED, SILVER, GOLD or PLATINUM. See the LEED Checklist for a summary of credit topics and point values.

A short description of technologies and strategies is included for each credit to briefly inform those who are unfamiliar with the particular topic. The LEED Canada Reference Guide for Version 1.0—the technical companion to the Rating System and Letter Template—provides further background, explanations and instructions, including more detailed submittal requirements if back-up documentation is requested to substantiate the Letter Templates. The Letter Templates are documents that, when completed, form the initial submittal and declaration by the project teams that the requirements of the prerequisites or credits have been achieved.

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¹Leadership in Energy and Environmental Design – Rating System Version 2.1, U.S. Green Building Council, June 2001, U.S. Green Building Council, Washington DC
www.usgbc.org



Project Checklist

Sustainable Sites		14 Possible Points
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Prereq 1 Erosion & Sedimentation Control	Required
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 1 Site Selection	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 2 Development Density	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 3 Redevelopment of Contaminated Sites	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 4.1 Alternative Transportation, Public Transportation Access	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 4.3 Alternative Transportation, Alternative Fuel Vehicles	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 4.4 Alternative Transportation, Parking Capacity	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 5.1 Reduced Site Disturbance, Protect or Restore Open Space	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 5.2 Reduced Site Disturbance, Development Footprint	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 6.1 Stormwater Management, Rate and Quantity	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 6.2 Stormwater Management, Treatment	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 7.1 Heat Island Effect, Non-Roof	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 7.2 Heat Island Effect, Roof	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 8 Light Pollution Reduction	1
 Water Efficiency		 5 Possible Points
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 1.1 Water Efficient Landscaping, Reduce by 50%	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 2 Innovative Wastewater Technologies	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 3.1 Water Use Reduction, 20% Reduction	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 3.2 Water Use Reduction, 30% Reduction	1
 Energy & Atmosphere		 17 Possible Points
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Prereq 1 Fundamental Building Systems Commissioning	Required
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Prereq 2 Minimum Energy Performance	Required
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Prereq 3 CFC Reduction in HVAC&R Equipment	Required
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 1 Optimize Energy Performance	1 - 10
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 2.1 Renewable Energy, 5%	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 2.2 Renewable Energy, 10%	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 2.3 Renewable Energy, 20%	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 3 Best Practice Commissioning	1
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Credit 4 Ozone Protection	1



- Credit 5 Measurement & Verification 1
- Credit 6 Green Power 1

Materials & Resources

14 Possible Points

- Prereq 1 Storage & Collection of Recyclables Required
- Credit 1.1 Building Reuse:
 - Maintain 75% of Existing Walls, Floors, and Roof
- Credit 1.2 Building Reuse:
 - Maintain 95% of Existing Walls, Floors, and Roof 1
- Credit 1.3 Building Reuse:
 - Maintain 50% of Interior Non-Structural Elements
- Credit 2.1 Construction Waste Management:
 - Divert 50% From Landfill
- Credit 2.2 Construction Waste Management:
 - Divert 75% From Landfill 1
- Credit 3.1 Resource Reuse: 5% 1
- Credit 3.2 Resource Reuse: 10% 1
- Credit 4.1 Recycled Content:
 - 7.5% (post-consumer + ½ post-industrial)
- Credit 4.2 Recycled Content:
 - 15% (post-consumer + ½ post-industrial)
- Credit 5.1 Regional Materials:
 - 10% Extracted and Manufactured Regionally
- Credit 5.2 Regional Materials:
 - 20% Extracted and Manufactured Regionally 1
- Credit 6 Rapidly Renewable Materials 1
- Credit 7 Certified Wood 1
- Credit 8 Durable Building 1

Indoor Environmental Quality

15 Possible Points

- Prereq 1 Minimum IAQ Performance Required
- Prereq 2 Environmental Tobacco Smoke (ETS) Control Required
- Credit 1 Carbon Dioxide (CO₂) Monitoring 1
- Credit 2 Ventilation Effectiveness 1
- Credit 3.1 Construction IAQ Management Plan:
 - During Construction 1
- Credit 3.2 Construction IAQ Management Plan:
 - Testing Before Occupancy 1
- Credit 4.1 Low-Emitting Materials: Adhesives & Sealants 1
- Credit 4.2 Low-Emitting Materials: Paints and Coating 1
- Credit 4.3 Low-Emitting Materials: Carpet 1



- Credit 4.1 Low-Emitting Materials:
Composite Wood and Laminate Adhesives
- Credit 5 Indoor Chemical & Pollutant Source Control
- Credit 6.1 Controllability of Systems: Perimeter Spaces
- Credit 6.2 Controllability of Systems: Non-Perimeter Spaces
- Credit 7.1 Thermal Comfort: Compliance
- Credit 7.2 Thermal Comfort: Monitoring
- Credit 8.1 Daylight & Views: Daylight 75% of Spaces
- Credit 8.2 Daylight & Views: Views 90% of Spaces

Innovation & Design Process

5 Possible Points

- Credit 1.1 Innovation in Design 1
- Credit 1.2 Innovation in Design 1
- Credit 1.3 Innovation in Design 1
- Credit 1.4 Innovation in Design 1
- Credit 2.1 LEED Accredited Professional 1

Project Totals

70 Possible Points

- Certified** 26 - 32 points
- Silver** 33 - 38 points
- Gold** 39 - 51 points
- Platinum** 52 - 70 points

Sustainable Sites

SS	WE	EA	MR	EQ	ID
Prerequisite 1					

Erosion & Sedimentation Control

Required

Intent

Control erosion to reduce negative impacts on water and air quality.

Requirements

Design a sediment and erosion control plan, specific to the site that conforms to United States Environmental Protection Agency (EPA) Document No. EPA 832/R-92-005 (September 1992), Storm Water Management for Construction Activities, Chapter 3, OR local erosion and sedimentation control standards and codes, whichever is more stringent. The plan shall meet the following objectives:

- Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.
- Prevent sedimentation of storm sewer or receiving streams.
- Prevent polluting the air with dust and particulate matter.

Submittals

- Provide the LEED Letter Template, signed by the civil engineer or responsible party, declaring whether the project follows local erosion and sedimentation control standards or the referenced EPA standard. Provide a brief list of the measures implemented. If local standards and codes are followed, describe how they meet or exceed the referenced EPA standard.

If an audit of this Credit is requested during the certification process:

- Provide the erosion control plan (or drawings and specifications) with the sediment and erosion control measures highlighted.

Potential Technologies & Strategies

Adopt an erosion and sediment control plan for the project site during construction. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins.