



OFFICE
DE CONSULTATION PUBLIQUE
DE MONTRÉAL



Annual Report

05



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DE MONTRÉAL

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Mr. Marcel Parent
President of the City Council
Ville de Montréal
Montréal, Québec

Mr. President:

In keeping with the *Charter of Ville de Montréal*, (R.S.Q., c. C-11.4), I am pleased to enclose the 2005 annual report of the Office de consultation publique de Montréal.

The report outlines the activities of the Office for the period of January 1 to December 31, 2005.

Please do not hesitate to contact me should you require further information.

Yours sincerely,

Jean-François Viau

Montréal, March 1, 2005

WORD OF THANKS

The Office de consultation publique de Montréal (OCPM) would like to thank all of its collaborators who contributed to the promotion of Office activities in 2005.

The OCPM would also like to take this opportunity to thank the groups, organizations, citizens, civil servants and developers who participated in the various public consultations.

The Office owes the success of its public consultation meetings to the involvement of borough and central department employees, professionals, management personnel and elected officials, who provided help and expertise to assist citizens and commissioners in understanding the projects and the issues involved.

Without everyone's good will and co-operation, the OCPM's public consultations would not have achieved their primary objective: to provide Montrealers with pertinent information and data on the various projects with a view to gathering their opinions and comments.

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PRESIDENT'S MESSAGE



The Office de consultation publique de Montréal (OCPM) has been in existence since 2002. The establishment of the Office is the logical result of recommendations made by the current mayor of Montréal, Mr. Gérald Tremblay, who, in 2000, chaired an advisory

board on public consultation on matters pertaining to urban planning in Montréal. This addition to the legislative framework served to reduce a democratic deficit and to allow residents of the new city to be informed and consulted about structuring projects in our metropolis.

I was appointed in May 2002, by a unanimous vote of city council, a little before the Sommet de Montréal. After having chosen my first associates and recommended to city council the appointment of full- and part-time commissioners, the OCPM received its first mandates in the fall of 2002.

Since it began operations, from September 2002 until the end of 2005, the Office de consultation publique de Montréal has held over 200 consultation sessions on 55 projects, allowing thousands of Montrealers to be informed and express their opinions on a great variety of both local and metropolitan projects. These range from amendments to the urban plan, to major projects such as the master plan for the Cimetière Notre-Dame-des-Neiges, Tennis Canada, Benny Farm and the Shriners Hospital. We have also consulted residents on draft sectional policies, such as those on heritage, natural environments and cultural development, as well as on the *Montréal Charter of Rights and Responsibilities*.

The OCPM's citizen-driven practices — public notices, distribution of flyers, local and Internet dissemination of information, public meetings held in their sectors, etc. — have also ensured that the projects entrusted to it were subjected to real public scrutiny.

The urban plan

Initially, the *Charter of Ville de Montréal* stipulated that the OCPM was to hold all public consultations provided for by law respecting amendments to the urban plan. The first few months of the Office were therefore extremely busy, as numerous meetings were held throughout Montréal territory.

In December 2003, the City Charter was amended by Bill 33. The OCPM's obligation to hold public consultations on amendments to the urban plan was removed to allow it to focus its efforts on major projects. Henceforth, these amendments would be handled by the boroughs and the consultations held by elected officials, in accordance with the provisions of the *Act respecting Land Use Planning and Urban Development*.

The city council adopted a first revised urban plan for the new City of Montréal. The new urban plan came into force on December 10, 2004. Some twenty amendments allowed, among other things, the incorporation of the borough chapters.

The Office maintains the recommendation it made last year: any new amendment to the urban plan may be initiated in the boroughs, but should be subjected to a public consultation process overseen by the Office de consultation publique de Montréal. This would ensure full adherence by the boroughs to the public consultation and participation policy recently established by city council, as well as the harmonization of practices in that area.

The agglomeration council

At the end of 2005, the Conseil des ministres issued decree 1213-2205, allowing the Montréal agglomeration council to authorize, under section 89 of the *Charter of Ville de Montréal*, the carrying out of projects relating to the exercise of its jurisdiction. The amendment provides that public consultations be held, as required, under the direction of the OCPM.

This legislative addition is partly in keeping with our recommendation last year that the agglomeration council, the reconstituted cities and the boroughs be entitled to mandate the OCPM as required. We also suggested that the pan-Montréal elements of the Montréal urban plan become the development plan for the agglomeration of Montréal, and that all subsequent amendments to the urban plan should be made according to common goals, following public consultations.

The *Act respecting Land Use Planning and Urban Development* should be amended to provide for the establishment of a control instrument for the territory of the agglomeration. Projects of the type addressed in section 89 of the *Charter of Ville de Montréal* should also, throughout the territory of the agglomeration, be submitted for public consultation by the OCPM. Moreover, the Office de consultation publique de Montréal should play a statutory role in projects involving more than one borough or reconstituted city, or emblematic, protected or strategic areas, such as Old Montréal, Downtown, and Mount Royal.

The evolution of public consultation

In that same spirit, it would be appropriate to pursue the idea of reforming consultation practices pertaining to urban planning and land use management in Québec. Our participation in symposia and discussion groups has taught us that it would be interesting to explore new avenues, such as a reform of municipal governance that, while recognizing and supporting the role and power of elected officials, would also ensure an indisputable place for citizen participation.

We believe that it would also be interesting to examine the possibility of a framework law requiring municipalities to adopt a public participation by-law. The framework law could stipulate certain minimum criteria for public consultations, notably: the dissemination and use of readily understandable language in the drafting of public notices, the procedure for calling and holding public meetings, the provision of information in laymen's terms, a summary of citizens' comments and recommendations, and the necessity of publishing a consultation report.

The public consultation policy

Montréal is one of the first cities to have adopted a public consultation policy. This policy lays down the ground rules for public consultation and participation. One of the Office's mandates consists in proposing rules to provide a framework for public consultation. In keeping with that responsibility, the OCPM contributed actively, with the Undertaking on Democracy, to drawing up the policy in question.

We strongly recommend that the boroughs adopt, within their respective jurisdictions, the application of this policy or of a public consultation policy inspired by it, to promote the advancement of democratic practices.

The Office reiterates its wish to work in close collaboration with the boroughs, the agglomeration council and the reconstituted cities to develop a framework of participatory democracy adapted to Montréal's metropolitan realities.

The OCPM also invites the legislator to amend his enabling legislation so that the island's various governing bodies — in addition to city council and the executive committee, which are already authorized to do so — such as the agglomeration council, the borough councils and the municipal councils of the reconstituted cities, can mandate us to hold public consultations on matters under their jurisdiction.

The right of initiative

The *Montréal Charter of Rights and Responsibilities* was approved by the Montréal city council in 2005, and came into force on January 1, 2006. The Charter calls for: "Defining, establishing guidelines for, and granting via by-law the right of citizens initiative regarding public consultations," within four years of its coming into force.

The Office rejoices in the fact that this right is given force of law, and would like to see the proposed by-law submitted for public consultations.

The new governance in Montréal

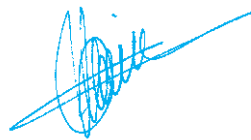
Montréal has accomplished a great deal in recent years to meet the challenges of a new governance. It has innovated by establishing a public consultation policy, a charter of citizens' rights and responsibilities, and ombudsman, a council of Montréal women, an intercultural council, a youth council, a heritage council, etc. All these institutions confirm the place of citizens in the affairs of the city, while respecting the diversity that constitutes the wealth of Montréal.

Montréal can therefore rely on an ever-developing democratic vitality. Many other concrete experiences also attest to this vitality. Among them, it is important to mention the participatory budget project, the creation of citizens committees and commissions in the boroughs, the public meetings and advisory committees on urban planning, the establishment of equipment and services users committees, and consultation in the drawing up of draft policies.

Elected officials are increasingly aware of the importance of promoting citizen participation in the decision-making process.

Much remains to be done in Montréal in order to disseminate, implement and make use of all the tools that the City has established. Elected officials and citizens must strengthen their power-sharing relationship to advance the concept of participatory democracy, which will only promote representative democracy.

By fostering citizen participation, we will develop among all residents of the city of Montréal and reconstituted cities a feeling of belonging to the new agglomeration of Montréal.



Jean-François Viau
President



MISSION AND MANDATE OF THE OFFICE

Mission

The mission of the Office de consultation publique de Montréal, created under section 75 of the *Charter of Ville de Montréal*, is to carry out public consultation mandates with regard to land-use-planning and development matters under municipal jurisdiction, and on all projects designated by the city council or executive committee.

Mandate

The Office de consultation publique de Montréal, in operation since September 2002, is an independent organization whose members are neither elected officials nor municipal employees. It receives its mandates from the city council or executive committee.


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

- to propose a regulatory framework for 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 on revisions to the city's planning program, on the complementary document referred to in section 88, and on the changes to the planning program that must be made to carry out a project referred to in the first paragraph of section 89;
- 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.

Sections 89 and 89.1 also provide that the OCPM must hold public consultations 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 recognized or classified or a historic monument designated under the *Cultural Property Act* (chapter B-4) or where the planned site of the project is a historic or natural district or heritage site within the meaning of that Act.

On December 7, 2005, the government adopted decree 1213-2005 amending the *Charter of Ville de Montréal*. This decree allows the agglomeration council, under the *Act respecting the exercise of certain municipal powers in certain urban agglomerations* (R.S.Q., c. E-20.001), to authorize projects related to its jurisdiction anywhere within its territory, and to entrust the ensuing public consultation process to the Office de consultation publique de Montréal. This provision came into force on January 1, 2006.



ORGANIZATIONAL STRUCTURE OF THE OFFICE

The office has established credible, transparent and effective mechanisms for its consultations, upon completion of which it produces a report on the opinions expressed by citizens in attendance at the hearings.

In keeping with its obligations and responsibilities, the Office oversees the commissions and manages their activities. The general secretariat is responsible for supporting commissioners in their work and for the general administration of the Office.

Physical resources

The OCPM's offices are located at 1550 Metcalfe Street, on the 14th floor. In addition to spaces for its secretarial staff, the Office also has rooms for preparatory meetings to consultations and for public hearings.

Human resources

The Office team comprises commissioners appointed by city council, administrative staff, and external collaborators hired on a contractual basis. The latter are responsible for preparing the consultations and supporting the commissioners in their work.

Commissioners

In May 2002, the city council appointed Jean-François Viau president of the Office for a four-year term. In August 2002, on the recommendation of the president of the Office, the city council appointed two full-time commissioners, Catherine Chauvin and Jean Paré, also for a four-year term. Since the creation of the Office, 26 part-time commissioners have also been appointed by city council. Commissioners may not work as City employees or municipal elected officials.

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.

Commissioners of the Office de consultation publique de Montréal

President

Jean-François Viau

Full-time commissioners

Catherine Chauvin and Jean Paré

Ad hoc commissioners

Yves Archambault, Yves G. Archambault, André Beauchamp, Jocelyne Beaudet, Jean-Claude Boisvert, Marguerite Bourgeois, Claude Corbo, Louis Dériger, Claude Fabien, Judy Gold, Alex Harper, Bernard G. Hogue, Taki Kérimian, Marcèle Lamarche, Hélène Laperrière, Myrna Lashley, Hélène Lauzon, Claude Lavoie, Michel Lemay, Marie Lessard, Marie Murphy, Antoine Moreau, Édith Mukakayumba, Louise Roy, Louise Roy and Joshua Wolfe.

Biographical notes on the commissioners can be found in Appendix I of this document.

Staff

To assist the commissioners in preparing for and holding the consultations and in drafting their reports, the Office has established a general secretariat structure.

The Office's now smaller general secretariat is composed of a general secretary, Alain Cardinal, and a director of administration and communications, Luc Doray. These employees are permanent officials of the City of Montréal, who were assigned to the Office by the executive committee in the fall of 2002. A secretary and a clerk complete the basic team of the general secretariat. As required, the Office hires contract employees to support the commissioners and general secretariat in their work.

The Office has also welcomed a political science student for a research mandate under the program Summer Career Placements 2005.

Collaborators

The Office depends on the assistance of a loyal network of collaborators to carry out its mandate. To help citizens and commissioners to understand the projects and relevant issues, the Office relies on the support and experience of borough and central department employees, professionals, officers and elected officials.

Furthermore, a good number of external resources have put their knowledge and expertise at our disposal. Without their collaboration, the Office would have been unable to disseminate relevant information to citizens in order to gather their opinions on projects submitted for public consultation.



PRACTICES OF THE OFFICE

The OCPM has drawn up a *code of professional conduct* to provide a framework for the practices of the commissioners. In addition to the general provisions, the code addresses the issue of the commissioners' independence and duty to act in a reserved manner.

COMMISSIONERS' CODE OF PROFESSIONAL CONDUCT

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

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 human, financial and physical resources management.

Independence

7. The commissioner avoids all conflicts of interest. He also avoids any situation that could lead to a conflict of interest 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 benefit municipal property or privileged information obtained in his capacity as commissioner.

Duty to act in a reserved manner

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

Public consultation

14. The commissioner has no special interest in the file 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 information as possible about the project, and completes his analysis of it within the prescribed timeframe.
16. The commissioner avoids all private meetings with those in charge and with resource persons, except in cases provided for under the rules of procedure of the Office.

17. In public meetings, the commissioner promotes the full and complete participation of all interested parties. He facilitates citizens' access to information, helps them to fully understand the projects, and encourages them to express their opinions without reservation.
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 promotes mutual respect among those who assist or participate in the work of the commission.
20. For his analysis and for the recommendations to be included in the report of the commission, the commissioner uses only documentation available to the public within the framework of the public consultation, and the information provided in or following meetings or hearings, as provided for under 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 the times the confidential nature of the proceedings of the commission. He also respects the confidentiality of the report of the commission until such time as it is made public.



SETTING UP A PUBLIC CONSULTATION

When a consultation mandate is entrusted to the Office, the president appoints a commission formed of one or several commissioners. The general secretary, for his part, forms the team that will assist the commissioners in their work.

The Office then ensures that a documentation file is compiled. The file is made available to the public at the Office, on the OCPM Web site, and in other filing offices selected according to the nature of the project involved.

Public notice

After receiving the mandate to hold a public consultation and compiling the documentation file, the Office publishes 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 consultations meeting(s);
- The location where the documentation is available to the public;
- The deadlines and procedures for filing a brief.

Communications

In some cases, other means of communication are also employed to notify the population, such as local newspapers or dailies. Moreover, the Office usually produces leaflets that are distributed door-to-door in the area affected by a project, or it may put up posters and set out flyers in municipal public buildings, such as libraries and borough and Accès Montréal offices. Using mailing lists tailored to the projects to be submitted for consultation, the Office also sends out information to interested persons, groups and organizations.

Documentation file

The documentation file varies according to the documents submitted throughout the consultation process. The original documents are kept at the Office. Following the publication of the commission's report, the documentation file remains available for consultation at the offices of the OCPM and on its Web site.

The documentation file usually includes:

- Any descriptive or explanatory document pertaining to the project, including a summary of the studies surrounding its development. The documentation 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 plan and urban planning by-laws in force;
- 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 developer and with the representatives of the borough and municipal departments who will present the project at the public meetings. Such preparatory meetings serve to ensure that the documentation files are complete, and that the presentation is well supported by audio-visual material. The commission makes sure that the commissioners have a thorough understanding of the project in question, and that all participants fully understand their respective roles as well as the procedure for the public meeting. The commission also ensures that everyone is ready to answer any relevant questions pertaining to the impact, spinoffs, and future phases of the project. The reports on these preparatory meetings are made available on the Office Web site.

Public consultation

The public consultation may take the form of a public meeting or public hearing.

Public meeting

A public meeting is a single-session public consultation involving, in succession, the communication of information, a 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 adjourn the meeting and reschedule it to another day.

Public hearing

A public hearing involves two separate meetings, the first dedicated to informing citizens and answering their questions, and the second to allowing them to express their comments and opinions. There is a variable length of time, approximately 15 days, in between to allow participants 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 submitted for public consultation and a presentation of the regulatory framework, and to ask questions about the project. During the first part, representatives of the developer and municipal departments present the various elements of the project and answer the questions of the participants and commissioners.

The second part allows participants to express their concerns, opinions and comments on the project. These may be presented in the form of a written brief or oral commentary. In the second part, 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. They 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

Following the public consultation, the commission prepares a report that is submitted to the executive committee and city council. The reports of the Office usually include a brief description of the project in question, as well as a summary of participants' concerns. The commission then completes its evaluation and makes its recommendations. The report is made public no later than 15 days following its filing with the president of the executive committee.



PUBLIC CONSULTATION MEETING PROCEDURE

1. The chair opens the public meeting and presents the mandate entrusted to the Office de consultation publique. He 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 will be held in two parts: the first dedicated to presenting the project and answering residents' questions, the second to the latter's commentary and opinions. The sessions are recorded, and the recordings are included with the documentation made available to the public. The chair states that in order to ensure a peaceful debate, no form of demonstration, disagreeable remark or defamatory comment will be tolerated.
3. At the chair's request, the person in charge presents the project and explains the legislative framework applicable thereto.
4. The chair announces that those wishing to ask questions must first sign the register, and that they may now do so. Participants may speak several times as long as they re-register.
5. The chair invites people to speak in the order in which they signed the register. Questions are addressed to the chair, who then directs them to the person in charge or to the resource people likely to be able to answer them. The chair may also ask any question that is likely to enlighten the public about the subject of the consultation.
6. The chair ensures that all questions are answered. If an answer cannot be given during the session, it must be provided in writing as expeditiously as possible. This answer will be included in the documentation file.
7. The chair closes the question period when all people registered to do so have spoken and there is no additional information to convey. He then opens the register for those wishing to express comments, suggestions or opinions on the project. A participant may present his opinions only once.
8. The chair invites people to speak in the order in which they signed the register. After each presentation, he may ask questions of those who made it, in order to ensure a thorough understanding of the opinions expressed.
9. At the end of the session, the chair may, according to the procedures he establishes, hear a person in charge or resource person who wishes to rectify facts or correct objective information.
10. As required, the chair may announce that the public consultation meeting will include another session, and set the location, date and time for that session.
11. Once all opinions and comments have been heard, the chair declares that the public meeting is closed and that he will produce a report on it in the coming days.



CONSULTATIONS

In 2005, Office commissioners held public consultations on three different projects. They chaired commissions on the heritage policy, the cultural development policy, and the construction of the McGill University Health Centre (MUHC) and Shriners Hospital.

In total, 40 meetings were held in seven boroughs, allowing some 1500 residents to attend and participate. During these consultations, more than 200 residents and groups filed briefs or came to express their views on the projects.

Montréal heritage policy

The *Montréal heritage policy* aims to organize and direct the activities of the City and its partners in order to promote the development of a common vision and shared responsibility for Montréal's heritage. It also aims to make heritage a cultural, social and economic development lever. The project announced in November 2004 revolves around the following axes: the City as a leader in setting up a system to organize heritage-related activities, and the City as an exemplary heritage owner and manager.

The public consultation drew large attendance on the part of civil society. Hundreds of people participated in the public meetings held between December 6, 2004 and February 16, 2005. Numerous citizens, organization representatives, professionals, university representatives, real estate developers and large-property managers concerned with heritage in its various forms participated in the consultations, and 69 briefs were presented before the commission.

Expectations are very high regarding the actions of the City with respect to all types of heritage: built, archeological, natural and landscape, moveable, and intangible cultural. The concerns expressed by participants focus primarily on the framework for the application of the policy by city officials, and on the establishment of action priorities and financial support measures for its implementation.

The public consultation revealed that Montréal society knows its heritage, and that it is determined to contribute to its conservation and enhancement. The citizens are ready and even eager to become involved as active partners of the City. In view of the enthusiasm the project generated with participants, the commission recommends to proceed quickly with the drawing up of action plans for the policy's implementation. In that regard, it sets forth over 60 recommendations in its report.

The commission also encourages the City to implement financial support programs for heritage organizations and to develop the Réseau patrimoine Montréal. It believes that an overall review of heritage financing — including expenditures and investments made by municipal officials, public and private partners, and governments — is in order and merits particular attention.

Moreover, the commission recommends that the City ensure that the boroughs, municipal departments and paramunicipal organizations all employ the same management approaches and standards for heritage protection and enhancement. It also recommends that a specific allotment be allocated to the Conseil du patrimoine de Montréal in order to establish an independent system at the level of the agglomeration and ensure a source of multidisciplinary expertise.

In December 2005, the City of Montréal received the Prix Orange, awarded by the organization *Sauvons Montréal*, for its heritage policy adopted last May.

Cultural development policy

This policy aims to confirm and strengthen Montréal's position as a cultural metropolis, and to identify some of the difficulties encountered by the City. The policy revolves around five separate axes: developing access to culture; improving the cultural quality of the living environment; increasing support for culture and the arts; enhancing Montréal's international reputation; and, lastly, ensuring co-operation among the various players.

During the consultation, the commission received 65 briefs, and over 500 residents and organization representatives participated in the meetings. From the start, everyone supported the policy, both for its initiative and for the hope it represents. Participants wanted elected officials to recognize what an invaluable asset cultural effervescence is to Montréal. They would therefore like the tools provided for under the policy to be implemented quickly.

The commission formulated some 50 recommendations based on participants' comments. The recommendations address the vision of the policy, universal access to culture, support for the arts, artists and culture, the improvement of the "cultural quality" of the living environment, and the implementation of the policy. The application of the plan for the updating and upgrading of Montréal libraries, the increase in the budget of the Conseil des arts de Montréal, above the \$10 million already allocated, and the development of a financing strategy for policy promises are three of the report's recommendations identified as requiring urgent implementation.

Moreover, the cultural community is prepared to rally to make Montréal a cultural metropolis of international calibre and enhance its reputation as such. At the local level, the Commission underscores the importance of Montréal's undergoing a beautification cure, focusing primarily on culture. It also notes that one of the City's cultural priorities would be to adopt a perspective of integrated development of the Montréal scene by revising the mission and operation of the municipal cultural dissemination network.

The commission recommends that ongoing communication be maintained among the City, civil society and players from the various areas. The establishment of a permanent forum on the evolution of cultural development would help to promote regular discussion on cultural matters. The commission firmly believes that the policy can be applied successfully only if the City ensures implementation of the joint-action tools provided for in the proposal.

Lastly, the commission concludes that new publics need to develop an interest in artistic production to consolidate Montréal's position as a cultural metropolis.

McGill University Hospital and Shriners Hospital

Combining five hospitals, the McGill University Health Centre (MUHC) has undertaken a consolidation and modernization of its facilities. It aims to conduct its activities on two campuses: the De la Montagne campus, and the Glen campus. The public consultation, on which a report was filed on July 22, 2005, addressed the development of the Glen campus, as the proposed concept calls for amendments to the new Montréal urban plan and the urban planning by-law. The campus would be located on the site of the old Glen railway yards, spanning the boundary between the boroughs of Côte-des-Neiges—Notre-Dame-de-Grâce and Westmount. It would house the Shriners Hospital as well as the MUHC healthcare and research centres.

Public meetings were held in the neighbourhoods of Notre-Dame-de-Grâce and Saint-Henri. Over 400 people attended the consultation sessions, and 25 briefs and opinions were presented before the commissioners. The majority of residents who participated in the consultation supported the project in view of its importance to Montréal and of its economic and social benefits.

However, numerous concerns were raised during the consultation, primarily regarding traffic and access to the site from the network of highways and secondary roads. The effects of increased traffic, congestion, parking, and vehicle, cyclist and pedestrian mobility in terms of access to the site were the main topics addressed. Matters pertaining to the neighbourhood's quality of life, environmental and socio-economic impacts, and the hospital project as a whole were also discussed during the consultation.

The commission underscores that the Glen Campus development proposal does not meet participants' expectations. In its report, it concludes that neither the MUHC nor the City have completed the necessary planning process. The most striking deficiencies involve the links between the Glen campus and adjacent urban area, notably around Vendôme station, and the road construction, which may create more problems than it solves. However, the commission points out that these deficiencies do not bring back into question the master plan for the MUHC and do not fundamentally affect the content of the draft by-laws.

Lastly, the commission believes that the City of Montréal, the people responsible for the MUHC, and the partners involved (including the Ministère des Transports, the Société de transport de Montréal, and the Agence métropolitaine de transport) must display leadership, creativity and open-mindedness, and maintain open lines of communication with residents throughout the project's planning and construction. The commission has addressed 12 recommendations to that effect to the various players involved.

Consultations

The consultation sessions were held throughout island territory on projects related either to urban planning issues or to sectional policies concerning the City as a whole.

Since its inception in 2002, the Office de consultation publique de Montréal has held consultations on 55 different projects:

Summary of consultations held by the Office de consultation publique de Montréal from September 2002 to December 31, 2005

A - Amendments to the urban plan

	Territory	By-law no.	Project	Date of the consultation
1	Saint-Laurent	P-02-194	Norgate shopping centre	10.22.2002
2	Mercier– Hochelaga-Maisonneuve	P-02-158	<i>Main dans la Main</i> housing co-operative	10.29.2002
3	Kirkland	P-02-195	Oakwood shopping centre	11.11.2002
4	Ville-Marie	P-02-217	SPAG (former Bain Mathieu)	11.26.2002
5	Le Sud-Ouest	P-02-216	Turcot yards	12.02.2002 12.04.2002
6	Côte-des-Neiges– Notre-Dame-de-Grâce	P-02-215	Buddhist temple	12.10.2002
7	Lachine	P-02-236	Groupe Romel (Solidarité 5000 Logements)	12.18.2002
8	Ville-Marie	P-02-248	Cité des Ondes	01.22.2003
9	Côte-des-Neiges– Notre-Dame-de-Grâce	P-02-247	Alkhoée Islamic community	01.27.2003
10	Villeray–Saint-Michel– Parc-Extension	P-03-012	Tennis Canada – Parc Jarry	02.24, 25, 26.2003 03.17, 18.2003
11	Ville-Marie	P-03-021	Holt Renfrew	03.18.2003
12	Villeray–Saint-Michel– Parc-Extension	P-03-024	Segment of Jarry Street	03.24.2003
13	Mercier– Hochelaga-Maisonneuve	P-03-025	Louis-H. Lafontaine	03.31.2003 04.22.2003
14	Villeray–Saint-Michel– Parc-Extension	P-03-023	House of worship – 8155 Durocher Street	04.01.2003
15	Villeray–Saint-Michel– Parc-Extension	P-03-022	Pastry shop – 750 Saint-Roch Street	04.07.2003
16	Ville-Marie	P-03-042	Residential project – Towers / du Fort	04.16.2003
17	Villeray–Saint-Michel– Parc-Extension	P-03-043	Residential project – Hutchison Street	04.22.2003
18	Pierrefonds-Senneville	P-03-045	Pierrefonds Blvd. Construction of a condominium project	04.29.2003
19	Montréal	P-03-044	Complementary document to the urban plan	05.2003: 26 consultation sessions in the boroughs 06.2003: 4 plenary sessions

20	Villeray–Saint-Michel–Parc-Extension	P-03-071	Residential project – Durocher / D'Anvers	06.02.2003
21	Le Plateau-Mont-Royal	P-03-068	Residential project – Coloniale / Marie-Anne	06.09.2003
22	Le Sud-Ouest	P-03-090	Welcome Hall Mission	06.18.2003
23	Ville-Marie	P-03-091	Hôtel Bourbon	06.19.2003
24	Lachine	P-03-120	Village Saint-Louis – 32nd Avenue	10.14.2003
25	Saint-Laurent	P-03-122	Nouveau Saint-Laurent	10.27.2003
26	Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est	P-03-119	Henri-Bourassa Boulevard East	10.30.2003
27	Mercier–Hochelaga-Maisonneuve	P-03-106	Former site of the Lavo company	11.03.2003
28	Ville-Marie	P-03-148	Wolfe block	11.19.2003
29	Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est	P-03-158	Métro Richelieu – Rodolphe-Forget Blvd.	12.10.2003
30	Côte-des-Neiges–Notre-Dame-de-Grâce	P-03-092	De Maisonneuve Boulevard, between Northcliffe and Bulmer	12.15.2003
31	Dollard-Des Ormeaux	P-03-156	Vacant lots, Saint-Jean and Des Sources Boulevards	12.15 and 16.2003
32	Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est	P-03-180	Au fil de l'eau	01.26.2004
33	Pierrefonds-Senneville	P-03-197	Square Dauville	01.27.2004
34	Pierrefonds-Senneville	P-03-196	Collège Charlemagne	02.03.2004
35	Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est	P-03-179	Hydro-Québec corridor	02.11.2004
36	Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est	P-03-178	Place Marc-Aurèle-Fortin	02.16.2004
37	L'île Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue	P-03-149	Jacques-Bizard and Gouin Boulevards	02.25.2004
38	Rosemont–La Petite-Patrie	P-03-195	Des Carrières sector	03.10.2004
39	Ville-Marie	P-03-199	Le Roc Fleuri	05.07.2004
40	Ville-Marie	P-03-198	1440 de la Montagne	05.13.2004

B - Metropolitan projects

	Territory	By-law no.	Project	Date of the consultation
41	Ville-Marie	P-02-218	École de technologie supérieure	12.16.2002
42	Ville-Marie	P-03-070 P-03-073	Decores project	05.26.2003
43	Villeray–Saint-Michel– Parc-Extension	P-03-093	Tennis Canada no. 2 – Parc Jarry	06.18 and 19.2003
44	Côte-des-Neiges– Notre-Dame-de-Grâce	and P-03-151 P-03-157	Benny Farm	11.10, 12.2003 12.01, 02, 03.2003
45	Côte-des-Neiges– Notre-Dame-de-Grâce	P-03-150	Oratoire Saint-Joseph	11.17.2003 12.08.2003
46	Côte-des-Neiges– Notre-Dame-de-Grâce	and P-03-154 P-03-155	Hôpital général Juif	11.24.2003
47	Ville-Marie	and P-03-152 P-03-153	SAQ – Porte Sainte-Marie	11.24.2003 12.08.2003
48	Côte-des-Neiges– Notre-Dame-de-Grâce	P-04-019 P-04-020	HEC – 5540 Louis-Colin Avenue	04.28.2004
49	Côte-des-Neiges– Notre-Dame-de-Grâce	P-05-35 P-04-047-2	McGill University Health Centre (MUHC) Shriners Hospital	05.11, 12, 18.2005 06.15, 16.2005

C - Designated projects

	Territory	By-law no.	Project	Date of the consultation
50	Côte-des-Neiges– Notre-Dame-de-Grâce		Master plan of the Cimetière Notre-Dame-des-Neiges	11.10, 11.2003 12.01.2003
51	Montréal		<i>Montréal Charter of Rights and Responsibilities</i>	10 consultations between 02.24.2004 and 04.05.2004
52	Montréal		<i>Draft policy respecting the protection and enhancement of the natural environment</i>	5 consultations between 03.30.2004 and 05.03.2004
53	Montréal		<i>Draft Montréal heritage policy</i>	12 consultations between 12.06.2004 and 02.16.2005
54	Montréal		<i>Draft Montréal cultural development policy</i>	10 consultations between 01.19.2005 and 03.02.2005

D - Urban plan revision

	Territory	By-law no.	Project	Date of the consultation
55	Montréal	P-04-047	Urban plan	14 consultations between 05.17.2004 and 06.29.2004



COMMUNICATIONS OVERVIEW

The OCPM informs citizens of any upcoming consultations. It begins by publishing a public notice in a daily newspaper at least 15 days before the meeting. The notice is also posted on the Office Web site.

In 2005, the Office published 33 public notices in 13 local daily and weekly newspapers. In some cases, in addition to the notices, the Office also sends special invitations to citizens and organization concerned by the consultation project.

Usually, the Office distributes flyers to the citizens concerned by a specific project. Depending on the consultation, this distribution may reach between 150 and 10,000 homes. For consultations on policy projects, posters and documentation are also available at various locations, such as municipal libraries, Maisons de la culture, and borough offices.

Last year, 15,000 flyers and 2,000 posters, dealing with three major consultation projects, were distributed in 104 City of Montréal service points.

When a consultation report is produced, a news release is issued to the media and to individuals and organizations who expressed an interest in the project. At the end of every month, the Office also publishes an internal newsletter reporting on the activities that took place. Last year, the Office published a total 13 press releases and 7 internal newsletters for the City of Montréal.

The Office Web site is updated on a regular basis. In addition to information about our organization, anyone interested in the activities of the Office can access documentation on the consultations, including reference material (maps, research studies and by-laws), the reports filed to date, biographical notes on the commissioners, the code of ethics, and press releases. Since it came on-line in the fall of 2002, visits to the Office Web site have quickly and steadily increased. In 2003, the first full year of operation, there were over 500,000 visitors. This figure more than doubled in 2005, reaching 1,240,069, for monthly and daily averages of 103,384 and 3,407 respectively. These numbers speak volumes about the role of the Internet site in the dissemination of information on the consultations of the Office, and about the interest of Montrealers in the work of the OCPM.

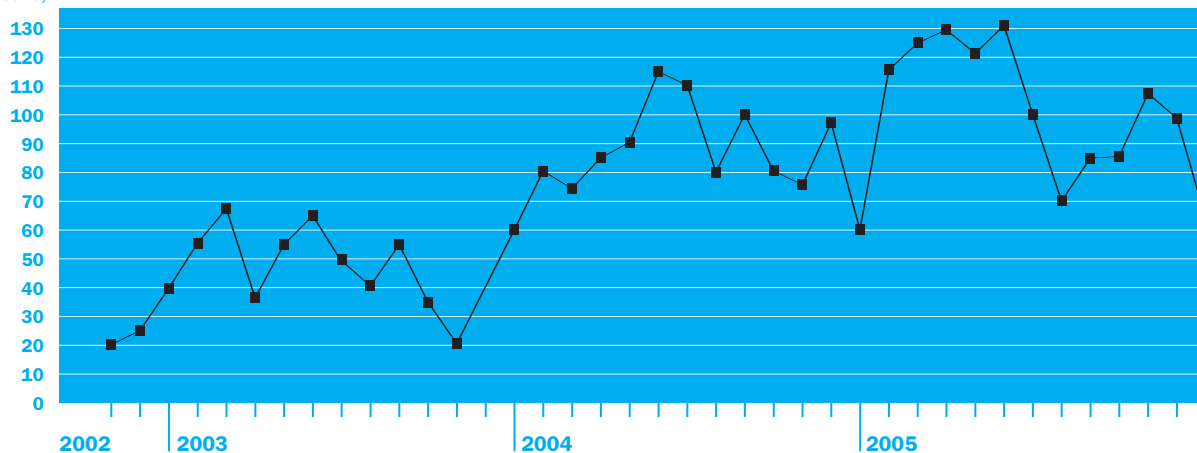
Web site visit statistics (2005)

Month	Number of visits	Daily average
January	116 462	3 756
February	125 381	4 477
March	129 259	4 169
April	123 901	4 130
May	131 623	4 245
June	99 492	3 316
July	70 597	2 277
August	85 545	2 759
September	86 159	2 871
October	108 983	3 515
November	98 393	3 279
December	64 814	2 090
Yearly total:	1 240 609	
Average:	103 384	3 407

Web site: www.ocpm.qc.ca

Web site visit statistics between October 2002 and December 2005

Number of visits (thousand)





OTHER ACTIVITIES OF THE OFFICE

Table de concertation du Mont-Royal

On September 30, 2005, at a meeting of the Table de concertation du Mont-Royal, composed of institutional, association and municipal representatives, a consensus was reached to the effect that all decision-makers have a duty to take precautions in project approvals to ensure that their decisions do not compromise future plans for the protection and enhancement of Mount Royal.

Consequently, the City of Montréal, the four boroughs whose borders encompass part of Mount Royal, and the reconstituted City of Westmount were asked to submit, until the coming into force of the Plan de mise en valeur du Mont-Royal, all master plans and major development projects located in the protected area of the historic and natural borough of Mont-Royal to the public evaluation procedures of the OCPM. The Office immediately offered its co-operation, and agreed, provided that it be given a mandate by the relevant governing bodies, to play a statutory role in the management of this emblematic area.

Participative budget – borough of Plateau-Mont-Royal

The municipal authorities of the borough of Plateau-Mont-Royal are seeking to develop a model for budgetary consultation promoting citizen participation in the drawing up of a participative budget for Plateau-Mont-Royal.

The Office participated in several work sessions with borough officials to propose certain models.

On October 5, 2005, the executive committee adopted a resolution mandating "the Office the consultation publique de Montréal to assist the borough of Plateau-Mont-Royal in holding public consultations to be conducted on the borough's participative budget process, the costs associated with the consultation to be fully assumed by the borough."

The Office rejoices in this collaboration with a borough, and reiterates its willingness to share its expertise, informally or in a more precise framework, with the various authorities of the City of Montréal.



EXTERNAL RELATIONS OF THE OFFICE

Since its establishment in 2002, the Office has developed a network of contacts with organizations with similar missions. These contacts have made it possible to improve ways of doing things specific to Montréal's reality.

The network also provides inspiration in terms of best practices in Montréal and other areas of the world. The external activities of the Office promote the dissemination of knowledge, as well as the development and sharing of Montréal experience. The Office has also been closely involved with the work of the Democracy Undertaking, stemming from the Sommet de Montréal, notably in formulating the draft public consultation and participation policy, and in the discussions on electoral reform.

The Office attended a number of forums throughout the year. At the Congrès international Urbistique Montréal 2005, the OCPM was responsible for a workshop on public consultation in the genesis and carrying out of major projects. Moderated by the President of the Office, the workshop presented three speakers: Mr. Joshua Wolf, part-time commissioner with the OCPM, Mr. Ludwig Desjardins, doctorandus in urban planning at the École nationale des Ponts et Chaussées de Paris, and Mr. Roger Nicolet, who has led many public consultations in Québec.

Mr. Jean Paré, full-time commissioner, gave a presentation at the conference of the *Association francophone pour le savoir* (ACFAS), in Saguenay in May 2005. He spoke on public consultation in the decision-making process, the experience of the OCPM, and the outlook for citizen participation. The text of his speech is available on the Office Web site.

Mr. Jean-François Viau and Ms. Catherine Chauvin also made presentations at the Forum International de Montréal (F.I.M.) in June. The meeting, bringing together hundreds of social actors, focused on civil society's visions and strategies for global democracy. The contribution of the Office underscored the connection between global and local issues.

The OCPM also attended the joint conference of the Ordre des urbanistes du Québec (OUQ) and the Association Québécoise pour l'évaluation des impacts (AQEI). The president and the two full-time commissioners participated in the event. Mr. Viau made a presentation during a plenary on participatory democracy, while Mr. Paré compared the public consultation experiences of the cities of Montréal and Gatineau.

At the June meeting of the board of directors of the International Association for Public Participation (IAP2) in Montréal, the OCPM organized a mini-workshop on public participation practices, opened by Ms. Helen Fotopoulos, member of the executive committee of the City of Montréal and mayor of the borough of Le Plateau Mont-Royal. Over 75 people attended the meeting. Lastly, the Office received a visit from the deputy mayor of Nanterre to exchange public consultation practices, and from two Belgian journalists as part of a visit organized by the Ministère des Relations internationales du Québec.

In terms of international activities, the Office works within three associations.

International Association for Public Participation (IAP2)

The IAP2 is an association of public consultation managers, specialists and practitioners. It aims to promote and improve public participation practices among individuals, governments, institutions and other publicly influential organizations.

The president of the Office is a member of the IAP2 board of directors, while the Office is an active member of the Saint-Laurent Chapter. Moreover, Montréal will be hosting the IAP2 International Conference, from November 10 to 15, 2006. Representatives of the Office attended the 2005 international conference held in Portland, Oregon, in order to promote attendance at the Montréal conference.

International Observatory of Participatory Democracy (IOPD)

The IOPD is an organization open to the cities of the world wishing to acquire, exchange or apply experience in matters pertaining to participatory democracy on a local level.

The Office is an active member of the International Observatory on participatory Democracy. Among other things, the IOPD promotes the establishment of democracy observatories in cities.

A democracy observatory is an independent group of citizens and representatives of civil society organizations that, based on various criteria, evaluates, in a non-partisan fashion, the development of the City's democratic practices. The observatory also makes recommendations to the relevant governing bodies to improve those practices.

We are currently talking with representatives of Montréal civil society who wish to join us in further exploring the possibility of establishing such an observatory in Montréal.

The current IOPD membership is comprised primarily of European and Latin American cities. The Office is an active member of this organization. The president of the Office participated in the annual conference in 2005, where he gave several talks.

World Association of the Major Metropolises (Metropolis)

The City of Montréal has been a member of this organization for many years. The latter is composed of some 50 metropolises spread out over the five continents. The Office has a special interest in the International Institute for the Management of Major Metropolises, one of the network's agencies that provides information to managers and elected officials of member cities. A commissioner of the Office acted as a resource-person in a seminar given by the Institute in 2005.

Conclusion

The activities of the OCPM will contribute to enhancing Montréal's reputation in its fields of endeavour by fostering a good number of contacts with partners to share practices and experience, in addition to promoting the organization of meetings and conferences dealing with issues related to its mandate.



OCPM BUDGET

According to the *Charter of Ville de Montréal*, the Office was to hold public consultations on all metropolitan projects and for all amendments to the urban plan until the amendments made to the *Charter* in December 2003 by Bill 33.

As a result of those amendments, the number and importance of projects entrusted to the Office in 2005 were at the discretion of the city council and executive committee, making it more difficult for the OCPM to develop budgetary assumptions on the consultation mandates it would receive.

In response to this new reality, the OCPM decided to rationalize its operations without, however, affecting the quality of its services. In fact, since the changes in the duties of the Office, the files entrusted to it have been metropolitan or policy projects, which require more resources over shorter periods and more preparation on the part of the commission. They also involve a greater number of information sessions and hearings of briefs. Moreover, the commissions require more specialized support.

While a consultation on a simple amendment to the urban plan represented, on average, approximately ten days of work for a commissioner and the general secretariat of the Office, commissions on metropolitan and policy projects require one or several commissioners and analysts/researchers for a period of 60 to 90 days. For purposes of efficiency and flexibility, the Office opted to reduce the number of permanent employees in order to hire more freelancers.

In 2005, the Office was allocated a budget corresponding to the 2004 figure of \$1.5 million, in addition to the contribution from the Fonds des immeubles. The Office was able to conduct its operations using only 93% of the resources at its disposal. This amount covered all budgetary items, including the remuneration of commissioners and permanent staff, the fees of *ad hoc* commissioners, analysts/researchers and other professional resources required to hold public consultations, the publication of public notices, the printing of the commissioners' reports, rent for the offices, and general administrative expenses.



OFFICE
DE CONSULTATION PUBLIQUE
DE MONTRÉAL

ocpm.qc.ca



Catherine Chauvin
Présidente

Appendix 1



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. He 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, Mr. Viau 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. Recently, he was also appointed to the board of directors of the International Association for Public Participation (IAP2). In the private sector, Mr. Viau has advised leaders of business associations, private and public enterprises, and groups of companies in matters pertaining to international relations and reputation management.

In May 2002, Mr. Viau was appointed president of the Office for a four-year term.

Full-time commissioners



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 public consultation experience. She has also 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. She then 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 project management experience by working with firms of consulting engineers and environmental consultants. She also headed characterization and follow-up studies in aquatic environments, directed characterization and rehabilitation studies for contaminated sites, and developed quality control programs for hazardous materials treatment processes.

Having sat as an independent on the Council of the City of Verdun from 1997 to 2001, Ms. Chauvin has hands-on municipal affairs management experience. She has worked on 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.

Since August 2002, Catherine Chauvin has worked as a full-time commissioner at the Office de consultation publique de Montréal. Her appointment is for a four-year term.



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 practised law 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 Montréal Coopers & Lybrand Consulting Group. In 1986, he established the strategic planning department of Raymond Chabot Grant Thornton. He then founded his own firm, Jean Paré & Associés, in 1988.

A part-time additional commissioner at the Bureau d'audiences publiques sur l'environnement (BAPE) since 1990, Jean Paré has been involved in 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 portant sur la crise du verglas de janvier 1998. In 2000, he worked as a government assistant in Outaouais for the municipal reorganization, and was later named secretary of the Outaouais Transition Committee.

Since August 2002, Mr. Paré has been a full-time commissioner at the Office de consultation publique de Montréal. His mandate is for a four-year term.

Part-time and *ad hoc* commissioners

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 leads him to speak at conferences in Québec and other parts of Canada.

He has worked primarily in education, as a teacher, primary and secondary school principal, school board executive, and director general of the Commission scolaire de Saint-Jérôme and the Commission scolaire de Montréal (CECM and CSDM). He retired from his administrative duties in education in July 2001.

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

Yves Archambault 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 expertise in urban planning and the environment, at both the municipal and regional levels, as well as in transportation and management. He has also worked as 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 environmental public consultation, notably as an additional commissioner for the Bureau d'audiences publiques sur l'environnement (BAPE). He also worked on various projects, including the Champlain Bridge ice control structure, the Indeck cogeneration plant in Hull, and the hydroelectric station in Grand-Mère.

Moreover, he has conducted studies for several municipalities in both urban and rural environments.

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.

ANDRÉ BEAUCHAMP COMMISSIONER

André Beauchamp has been an environmental theologian and specialist for over 20 years. From 1978 to 1983, he acted as secretary of the Ministère de l'Environnement, deputy regional director (Montréal region), and chief of staff and special advisor to the minister. He also chaired the Conseil consultatif de l'environnement and the BAPE for four years.

Since 1990, André Beauchamp has worked as a consultant in environmental and social mediation, and in environmental public consultation. He participated in the work of the Chaire de recherche en éthique de l'environnement Hydro-Québec/McGill. He headed the BAPE's Commission sur la gestion de l'eau au Québec, and participated in the Commission sur le développement durable de la production porcine. Thus, he has developed solid expertise in environmental ethics and the integration of values.

André Beauchamp, an expert in public consultation, has written several publications: *Environnement et consensus social*, *Gérer le risque*, *Vaincre la peur* and *Introduction à l'éthique de l'environnement*.

JOCELYNE BEAUDET COMMISSIONER

In addition to a Bachelor's degree in Physical Anthropology from the Université de Montréal, Jocelyne Beaudet holds a Master's in Cultural Anthropology from McGill University. She has over 20 years' experience in various areas related to public participation and environmental communication.

From 1985 to 1989, Jocelyne Beaudet was part of the initial implementation team of a new Ministry of the Environment in the Sultanate of Oman, the first in an Arab country, as section chief for environmental planning. She also participated in a dozen different hearing and mediation mandates as an analyst with the Bureau d'audiences publiques sur l'environnement (BAPE), between 1990 and 1995. In 1995, she joined the TecSult inc. team as senior environmental communication consultant until 1999, and then worked as project director in the company's department of communications and public affairs from 2002 to 2004. Between 1996 and 1998, Jocelyne Beaudet held the position of policy development consultant with the National Round Table on the Environment and the Economy (NRTEE). In July 1998, she sat on the Comité d'information et de consultation publique for Hydro-Québec's Hertel project.

Jocelyne Beaudet was, from 1995 to 1998, and has been from 1999 to this day, a part-time additional member at the Bureau d'audiences publiques sur l'environnement du Québec (BAPE). During that time, she served as commissioner on two public hearings and also led five investigating and public hearing commissions. She is currently a commissioner on the federal commission for the environmental review and assessment of the Eastmain-1-A and Hydro-Québec Rupert diversion project. Since April 2004, Jocelyne Beaudet has worked as an environmental public participation consultant.

JEAN-CLAUDE BOISVERT **COMMISSIONER**

Jean-Claude Boisvert is a native of Trois-Rivières. He completed his collegiate studies at the Collège Mont-Saint-Louis, prior to obtaining a Bachelor's of Architecture from the Université de Montréal in 1968.

From 1991 to 1993, he held the position of planning director for the project "Le Quartier des Écluses inc." Prior to that, he acted as director of planning and architecture for the Société de la Maison des sciences et des techniques du Québec, and worked for the Ministère du Transport du Québec.

Mr. Boisvert has been associated with various architectural and urban planning firms, notably architects Bédard et Charbonneau and the Société La Haye-Ouellet, urban planners and architects. He also participated in several committees, including the Commission Jacques-Viger, from 1996 to 2001.

A member of the Ordre des architectes since 1973, Jean-Claude Boisvert has devoted most of his energies to the practice of architecture and urban planning in Montréal.

MARGUERITE BOURGEOIS **COMMISSIONER**

Marguerite Bourgeois was born in Montréal, and studied mathematics and law at McGill University.

She worked as a lawyer for Alcan, and then as vice-president of corporate affairs at Loto-Québec, where she managed the company's international development activities. Returning to the private sector, she joined the team of Fonorola 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 as a strategic consultant for rapid-growth companies. Her areas of intervention include legal and regulatory affairs, start-up activities, strategic planning, business development, and the negotiation and establishment of partnerships.

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.

CLAUDE CORBO **COMMISSIONER**

Claude Corbo holds a Ph.D. in Philosophy from the Université de Montréal. He has worked in several administrative positions at the UQAM since he began his career in 1969. He held the position of dean of resource management, vice-president for the president's office, and vice-president for education and research, before exercising the duties of president of the Université between 1986 and 1996. Mr. Corbo has also carried out research and consultation mandates for various Québec government ministries and organizations. He headed the work group of the Ministre de la Sécurité publique on relations between the police department and CUM and the black communities. He carried out study mandates for the Ministère de la Sécurité publique that contributed to the amendment of police legislation, and has chaired the Conseil de surveillance des activités de la Sûreté du Québec since 2001.

He has also headed the Groupe de travail sur l'éthique en recherche et en innovation created by the Ministre de la Recherche, de la Science et de la Technologie.

Claude Corbo is a full professor with the UQAM's Département de science politique, and the author of several works.

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 expertise in project planning, design and management, as well as in environmental evaluation and public participation.

Since 2001, Mr. Dériger has worked as an environmental consultant. Over the course of his career, he has held positions as project manager and director for firms of consultants in landscape architecture, urban planning, engineering and the environment. He also directed his own consultation company from 1984 to 1994. From 2003 to 2005, he was a lecturer in urban studies for the UQAM-INRS Master's program in urban studies (urbanization, culture and society).

A part-time additional member of the Bureau d'audiences publiques sur l'environnement (BAPE) since September 1999, Mr. Dériger acted as commissioner for the public hearings on various types of projects: the construction of a substation, hydro-electric planning, planning of road construction projects, and the dredging of a channel. Among others, he reviewed the establishment of the 315-230 kV Outaouais substation, the hydroelectric project on the Peribonka River, the construction of the McConnell-Laramée axis in Hull, and the modernization of Notre-Dame Street in Montréal. An *ad hoc* commissioner with the Office de consultation publique de Montréal since March 2003, he sat on the public consultation concerning the draft cultural development policy for the City of Montréal.

CLAUDE FABIEN **COMMISSIONER**

Claude Fabien holds a Bachelor of Arts, a Licentiate in Laws from the Université de Montréal, and a Master of Laws from McGill University. A lawyer and member of the Barreau du Québec since 1966, he is a full professor with the Université de Montréal's Faculté de droit. He has worked as a law professor and researcher, first at the Université de Sherbrooke and then at the Université de Montréal, since 1979. He teaches and publishes primarily in the area of civil law (contracts, civil responsibility, evidence, and civil law reform).

Early in his career, he practised law in a Montréal law firm. From 1995 to 2000, he was dean of the Faculté de droit, after serving as vice-dean and secretary. He also worked with many university and professional organizations. He has been president of the Association des professeurs de droit du Québec, the Canadian Law Information Council, the Canadian Association of Law Professors, the Canadian Association of Law Teachers, and the Canadian Council of Law Deans.

Mr. Fabien currently sits on the board of the Fondation du Barreau du Québec, and is both a grievance arbitrator certified by the Ministère du Travail and a mediator certified by the Barreau du Québec.

JUDY GOLD **COMMISSIONER**

Judy Gold studied anthropology at McGill University and social services at the University of Montréal. For over 20 years, she has worked in the field of human rights, notably in matters pertaining to cultural diversity, social inclusion and community development, in the areas of organization management, program development and government policy analysis.

Ms. Gold currently manages her own diversity management and intercultural relations consulting and training company. She also does volunteer work for various community and public organizations. She is vice-chairman of the board of directors of the PROMIS organization, and a member of the executive committee of the Canadian Jewish Congress in Québec and the partners' committee of the Ministère de l'Immigration et des Communautés culturelles, Immigration-Québec Montérégie. She works in concert with government authorities and non-governmental organizations on programs related to immigration, integration, and intercultural relations.

Judy Gold participated as a commissioner in the public consultation on the draft *cultural development policy* for the City of Montréal. Also a part-time member of the Bureau d'audiences publiques sur l'environnement, she sat on the project commissions for the extension of the Du Vallon axis in Québec City and, more recently, for the improvement of ground transportation infrastructure near the Pierre Trudeau International Airport in Montréal.

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 creation of the Board of Trade of Metropolitan Montréal, 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. He also acted as general manager of the Chamber of Commerce of Saint-Laurent and of the Saint-James Club of Montréal.

In cooperation with representatives of the Kahnawake Chamber of Commerce, he participated in a project of the Business Development Bank of Canada aimed at developing action plans and creating a structure to meet the needs of the community.

Alex Harper is currently secretary-executive director of Info-Crime Montréal. He sits on the boards of MMRM inc., the Fondation du Centre de référence du Grand Montréal and of Les Scouts du Québec.

BERNARD HOGUE **COMMISSIONER**

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

Over the course of his career, Mr. Hogue held the positions of political advisor, director of communications, parliamentary affairs officer, and director of the Cabinet of the Québec Vice-Premier. In those capacities, he participated in several parliamentary commissions, including one on the setting of Hydro-Québec electricity rates in 1990. He was also legislation director and senior political advisor to the Cabinet of Heritage Canada from 1993 to 1996.

Between 1997 and 2001, Bernard Hogue was director of the marketing communications department at Bell. In 2002, he founded his marketing communications consulting firm. He was also a member of the Comité consultatif d'urbanisme of the City of Montréal's borough of Ville-Marie from 2002 to 2004. Mr. Hogue is currently vice-president of public affairs at the Fédération des chambres de commerce du Québec.

TAKI KÉRIMIAN **COMMISSIONER**

Taki Kérimian completed doctoral studies in plant biology (algology and aquatic environments) at the Université des Sciences et Techniques du Languedoc in France, and in education at UQUAM.

In 1975, she began her career as a teacher and researcher in a university environment in Lebanon. In 1990, she left Lebanon to come to Montréal, where she worked as a researcher at the Université de Montréal. In addition to her university career, she also carries out research and consultation mandates in private laboratories in Québec.

Ms. Kérimian has held the position of school commissioner for the Commission scolaire Marguerite-Bourgeoys, where she oversaw various committees, such as those on culture, student places, school transportation, and disadvantaged neighbourhoods. Moreover, the Office des professions du Québec appointed her as public representative for the Ordre des dentistes du Québec (2000-2004).

Taki Kérimian has been a member of several boards of directors, including those of the Collège Bois-de-Boulogne, CARI Saint-Laurent, the Carrefour Jeunesse-Emploi Saint-Laurent and L'Unité.

MARCÈLE LAMARCHE **COMMISSIONER**

Marcèle Lamarche is a graduate of the École des Relations industrielles of the Université de Montréal. She has carried out consultation mandates in humanitarian and community organizations for over 20 years. Specializing in project management, organizational development, partnership consolidation and negotiation, she also works as a communications and philanthropy consultant.

From 1995 to 2000, Ms. Lamarche acted as director general of the Moisson Montréal organization. Previously, she managed all humanitarian programs dispensed by the Québec Division of the Canadian Red Cross Society, throughout a territory comprising some 60% of the Québec population living in the Montréal Greater Area.

As chair of the board of directors and co-founder of The Missing Children's Network Canada, Marcèle Lamarche actively participated in starting up this organization dedicated to finding missing children, between 1985 and 1994. She also worked as a union representative with the United Food and Commercial Workers International Union from 1979 to 1985.

HÉLÈNE LAPERRIÈRE **COMMISSIONER**

Hélène Laperrière holds a Bachelor's degree in Geography and Economics from the Université Laval, as well as a Master's in Urban Planning and a PhD in Planning from the Université de Montréal. She has also received post-doctoral fellowships from the SSHRC and the INRS-Urbanisation.

Ms. Laperrière was a member of the architectural jury and construction committee of the Bibliothèque nationale du Québec.

Combining research and practice, she has accumulated 25 years' experience in both the public and private sectors. She currently manages the urban planning department of Aménatech Inc., a division of the Groupe S.M., in addition to conducting regional and urban planning studies and policy and program evaluations. She manages various thematic projects, including urban signalization and university campus planning.

Hélène Laperrière has written numerous articles and a series of cultural guides on the regions of Québec. She is a member of the boards of directors of various organizations, and is often asked to speak, both in Québec and abroad.

MYRNA LASHLEY **COMMISSIONER**

Myrna Lashley holds a PhD in Counselling Psychology from McGill University, and has worked as a psychologist for 14 years. She is a member of the Psychology Department at John Abbott College, where she has acted as director of the Correctional Intervention Program for the past nine years.

Ms. Lashley conducts research on cultural adaptation and racial integration. She is a member of the transcultural psychiatric research team at the Montreal Jewish General Hospital and at the Montreal Children's Hospital. She also teaches within McGill University's international Transcultural Psychiatry Program.

She held the position of director of the Employee Assistance Program at the Montreal Children's Hospital for nine years, and worked for two years as dean of the Arts and Letters Program at John Abbott College. She is also vice-chair of the board of directors of the École de police du Québec.

Myrna Lashley works with those less fortunate and has invested herself in a number of boards at the local, provincial and federal levels. In 2004, she received the Martin Luther King Legacy Award.

HÉLÈNE LAUZON COMMISSIONER

A law graduate of the Université de Montréal, Hélène Lauzon was admitted to the Barreau du Québec in 1985. She has been a partner with the firm of Lavery, de Billy since 1995, and a member of its Environment, Energy and Natural Resources Law Group for more than 15 years. Throughout the course of her career, Me Lauzon has acquired vast experience in environmental law, advising many businesses on preventive and restorative matters pertaining to project authorizations, the application of the environmental impact and assessment procedure, and the management of contaminated soil, surface water, ground water, residual materials, hazardous waste, and atmospheric emissions.

In 2005, she set up her firm's climatic change team to provide interested clients with a full range of services in the area of climatic change. In that capacity, she was invited to speak in a number of venues on the legal consequences of the Kyoto Protocol.

Me Lauzon is regularly consulted on matters pertaining to questions of federal, provincial and municipal legislation and regulations respecting the environment. She is also called to intervene with various government bodies to obtain authorizations for her clients or to comment on the content of bills and draft by-laws.

Her expertise is often sought in commercial transactions involving building acquisitions, sales or financing, in terms of analysing the environmental aspects of the transaction.

Me Lauzon has conducted many environmental legal compliance reviews. She regularly works with businesses to implement ISO 14000 standards or other environmental management systems. She co-chaired the work group responsible for the environmental management system of the Centre patronal de l'environnement du Québec. The group published a reference guide on the implementation of an environmental management system.

Me Lauzon has also developed first-rate expertise in matters pertaining to land-use management and agricultural zoning. She works as a commissioner for public consultations held by the Office de consultation publique de la Ville de Montréal.

Me Lauzon was president of the Environment Section, Québec Division, of the Canadian Bar Association from 1994 to 1996. She sits on the boards of various environmental associations, and regularly speaks on environmental topics, as well as providing training in that area.

CLAUDE LAVOIE COMMISSIONER

Claude Lavoie holds a Bachelor's degree in Sociology and a Master's in Urban Planning from the Institut d'urbanisme of the Université de Montréal.

He has been in private practice for over 35 years, and has worked in all areas of the discipline, including design, municipal legislation, management, redevelopment, development, consultation and dissemination, in large cities as well as in small agglomerations and rural environments. In 1996, he completed a training course at the Institut d'arbitrage et de médiation du Québec.

Mr. Lavoie is the author of *Initiation en urbanisme*, a book written in laymen's terms that is used in city halls and lecture halls alike. He also collaborated in the writing of the book *Développement et aménagement du territoire*. He taught urban planning at the Université de Montréal and the UQUAM for eight years, and at the Association d'immeuble du Québec for four years.

Claude Lavoie is very active in continuing education programs at the Ordre des urbanistes du Québec, where he has also acted as a syndic since 2003.

MICHEL LEMAY COMMISSIONER

A graduate of the Université de Montréal, Michel Lemay founded his consulting and professional training services company in 1983, prior to which he managed student community services at the Collège de Rosemont. A specialist in continuing education, he manages GTL Formation and carries out numerous mandates for Québec education networks.

From 1980 to 1982, he acted as commissioner for the Commission d'études sur la formation des adultes (Commission Jean). This Commission was mandated by the Québec government to draw up an overall adult education policy.

He served as municipal councillor for Rosemont from 1986 to 1994. He also chaired the special commission of the Montréal city council responsible for holding the consultation on the City's consultation policy. From 1990 to 1994, he headed the Commission administration et finance for the executive committee of the Communauté urbaine de Montréal.

Mr. Lemay is involved in his community, and sits on a number of boards of directors, including those of the Collège de Rosemont, the Fondation Montréal Natation, and the Société de développement Angus.

MARIE LESSARD **COMMISSIONER**

Urban planner Marie Lessard holds a Bachelor's degree in Architecture from the Université de Montréal and an M. Phil. in Urban Planning from the University of London.

She is a full professor with the Institut d'urbanisme of the Faculté de l'aménagement of the Université de Montréal, as well as a researcher for the Chaire en paysage et environnement at that same university. She teaches and conducts research, in both Québec and Mexico, in the areas of urban design and planning, serviceability of urban features, and urban heritage management.

Ms. Lessard has expertise in the planning and evaluation of architectural and urban planning projects. Since 1991, she has taught and conducted research in developing countries with the Montréal inter-university group "Ville et développement," which is funded by the Canadian International Development Agency (CIDA).

Over the course of her career, she has sat on a number of boards and committees. Ms. Lessard is currently a member of the board and of the executive committee of the Société du Havre de Montréal, and of the board of Heritage Montreal, where she chairs the heritage and planning committee.

ANTOINE MOREAU **COMMISSIONER**

Sociologist Antoine Moreau holds a Master's in Sociology from the Université de Montréal, and pursued doctoral studies at McGill University. Specializing in environmental and risk perception, he has expertise in social impact evaluation.

He has worked as a specialist for engineering firms and public and private companies for 20 years. He joined the Nove Environnement team in 2005.

Over the course of his career, Mr. Moreau conducted impact studies and evaluations on numerous projects, including the refurbishment of the Gentilly-2 nuclear power plant, the high-tension Saint-Césaire-Hertel power transmission line, and the Forêt de l'Aigle community forestry project.

For the past four years, Antoine Moreau has moderated joint-action tables of public forest users. These mechanisms serve to develop framework agreements among forestland users in order to reduce conflicts in usage.

From 1997 to 2001, he chaired the board of directors of the Association québécoise pour l'évaluation d'impact (A.Q.E.I.).

ÉDITH MUKAKAYUMBA **COMMISSIONER**

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

Since 1975, Ms. Mukakayumba has essentially worked in research and teaching at the university level. She has also participated in various consultation and joint-action projects with work groups for United Nations advisory boards. She has mobilized and organized discussion groups, and drafted opinion and discussion documents for the Montréal Transition Committee.

Édith Mukakayumba has extensive experience in organizing special events, such as conferences and seminars.

She also writes articles for scientific magazines and collective works.

MARIE MURPHY **COMMISSIONER**

A lawyer by profession, Marie Murphy has extensive experience in the area of cultural diversity and human rights. She worked in legal research at the Commission québécoise des droits de la personne for ten years. Since 1989, she has taught law at John Abbott CEGEP's Police Technology Department in Sainte-Anne-de-Bellevue.

In private practice, she worked in civil, family, personal, immigration and administrative law. She chaired the Comité consultatif sur les relations interculturelles et interraciales (CCRII) for the executive committee of the Communauté urbaine de Montréal. She also headed a committee in charge of drawing up an action plan with the police and black communities following the death of Marcellus François.

Ms. Murphy chaired the sub-committee on affirmative action of the Comité pédagogique provincial des Cégeps en techniques policières. She was responsible for implementing these programs in three Montréal CEGEPs offering a police technology program.

LOUISE ROY COMMISSIONER

A graduate of the Faculté des Lettres of the Université de Montréal, Louise Roy has worked as an independent public consultation, participatory 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. She collaborated in the implementation of the Plan Saint-Laurent and the establishment of the Zones d'intervention prioritaires (ZIP). She also managed a number of consultations on major urban and metropolitan issues.

Louise Roy has many years' 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. As a commissioner, she participated in the federal public consultation commission on nuclear waste storage.

Ms. Roy is a member of the National Advisory Committee formed in accordance with NAFTA's parallel agreement on the environment.

LOUISE ROY COMMISSIONER

Since June 2003, Louise Roy has been a Fellow of the Centre for Interuniversity Research and Analysis on Organizations, a centre for the liaison and transfer of knowledge between corporations and universities. She chairs its Forum sur le leadership d'avenir, a discussion group on topics relating to leadership and governance that brings together major corporations and university researchers.

She is also an administrator with a number of companies, and works as an international consultant. From 2000 to 2002, she was senior vice-president, marketing and commercial services, of the International Air Transport Association (IATA).

From 1997 to 2000, she held the position of president and chief executive officer of Télémédia Communications Inc. She was also vice-président for the Americas and executive vice-président, global marketing for Air France, in Paris, between 1994 and 1997.

From 1985 to 1992, she acted as chief executive officer of the Société de Transport of the Communauté Urbaine de Montréal.

JOSHUA WOLFE COMMISSIONER

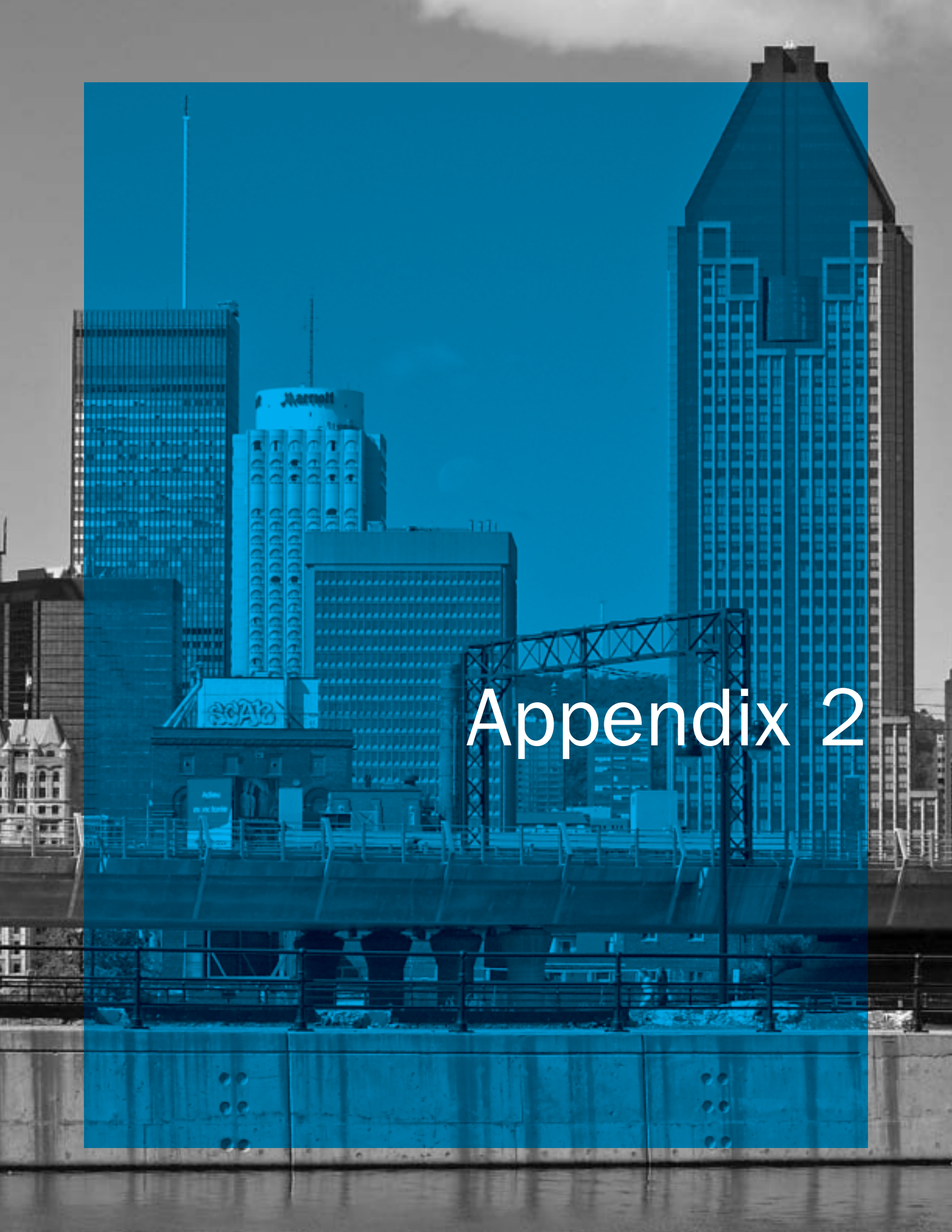
Joshua Wolfe holds a Bachelor's degree in Science and Human Affairs from Concordia University and a Master's in Urban Planning from the Université de Montréal. He has extensive experience in heritage preservation, urban design and urban environmental legislation.

A native Montrealer, Mr. Wolfe spent over five years in California, where he prepared planning programs and conducted environmental impact studies for various municipalities and other public organizations in the regions of San Francisco and San Diego. In Montréal, he had been executive director of the Fondation Héritage Montréal and taught urban studies at Concordia University.

He has been a regular contributor to the architecture and urban planning feature of *The Gazette*. With Cécile Grenier, he co-authored the book *Explorer Montréal*, published by Libre Expression. He has also written some 50 articles, book chapters and academic papers.

Mr. Wolfe established the Jewish Built Heritage committee and sits on the board of the Fondation du patrimoine religieux du Québec. He is currently a member of the national board of directors of the Canadian Parks and Wilderness Society (CPAWS).

He is also 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 American publication *Marquis Who's Who*.



Appendix 2



LAND USE DESIGNATION OF THE COMMERCIAL NORGATE CENTRE

Designation	Commercial re-designation, Saint-Germain Street and De la Côte-Vertu Boulevard in Saint-Laurent Projet de règlement P-02-194 modifiant le plan d'urbanisme de l'ancienne ville de Saint-Laurent	
Key dates	Public notice	2002-10-06
	Public meeting, Parts 1 and 2	2002-10-22
	Report filing	2002-10-31
	Report dissemination	2002-11-15
Territory	Borough of Saint-Laurent	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “résidentielle et bureaux” with a “commerciale” designation for the properties located at 1020 Saint-Germain Street and 1405 De la Côte-Vertu Boulevard, in the land use area associated with the Norgate shopping centre. This amendment would allow the two properties concerned, which currently hold automobile repair shops, to accommodate retail businesses and services.

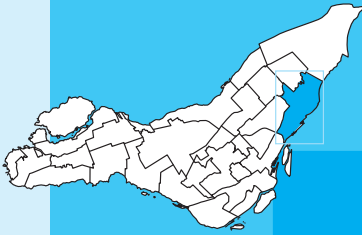
Summary of the commission's report

The commission found that the amendment to the urban plan would be beneficial as the establishment of retail businesses at this location is in keeping with the orientations of the urban plan and of the *programme particulier* developed for the Vieux Saint-Laurent sector. It also recommends that the architectural integrity of any future buildings be ensured.

Subsequent steps

2002-11-13	Resolution CE02 2009 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-02-194 without amendment
2002-11-25	Resolution CM02 0947 of the city council noting the report and adopting By-law 02-194.
2002-12-03	Resolution CA02 080760 of the Saint-Laurent borough council adopting concordance By-law 1051-301 amending the zoning by-law.
2002-12-12	Coming into force of By-law 02-194.
2003-01-15	Resolution CE03 0067 of the executive committee approving By-law 1051-301.

“MAIN DANS LA MAIN” HOUSING CO-OPERATIVE



Designation	Land use designation change for a housing co-operative Projet de règlement P-02-158 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Mercier–Hochelaga-Maisonneuve.
Key dates	Public notice 2002-10-09 Public meeting, Parts 1 and 2 2002-10-29 Report filing 2002-11-18 Report dissemination 2002-12-03
Territory	Borough of Mercier–Hochelaga-Maisonneuve

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “industrie” with the designation “habitation” for a lot situated on the north-east corner of De Rouen and Théodore streets. This amendment would allow the construction of a housing project by the “Main dans la Main” housing co-operative.

Summary of the commission's report

The commission found that draft By-law P-02-158 had gained social acceptance. It suggests that the borough review the height and density parameters rather than maintain the limits applicable to current industrial uses. It also suggests that the borough review the design of the project to better harmonize it with the surrounding neighbourhood.

Subsequent steps

2002-12-04	Resolution CE02 2184 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-02-158 without amendment.
2002-12-16	Resolution CM02 1051 of the city council noting the report and adopting By-law 02-158.
2002-12-23	Coming into force of By-law 02-158.
2003-03-11	Resolution CA03 270075 of the borough council of Mercier–Hochelaga-Maisonneuve adopting concordance By-law 01-275-10 creating zone 0588 with a “habitation” designation.
2003-05-28	Resolution CE03 1123 of the executive committee approving By-law 01-275-10.
2003-08-26	Resolution CM03 0671 of the city council adopting, under section 89, first paragraph, sub-paragraph 4 of the <i>Charter of Ville de Montréal</i> , the “Règlement autorisant la démolition du bâtiment portant le numéro 4821, rue de Rouen, et la construction d'un immeuble résidentiel de trois étages sur un emplacement situé à l'angle nord-est des rues de Rouen et Théodore,” which includes derogations from the borough's urban planning by-law.

Additional information

The “Main dans la Main” housing co-operative has been completed and occupied since spring 2005.

CENTRE COMMERCIAL ST-CHARLES–OAKWOOD



Designation	Commercial designation for a Kirkland lot bordering a Pierrefonds shopping centre Projet de règlement P-02-195 modifiant le règlement du plan d'urbanisme de l'ancienne ville de Kirkland (no 90-54).	
Key dates	Public notice	2002-10-20
	Public meeting, Parts 1 and 2	2002-11-11
	Report filing	2002-11-22
	Report dissemination	2002-12-09
Territory	Borough of Kirkland, at the border of the borough of Pierrefonds-Senneville	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “résidentielle unifamiliale détachée” with the designation “commerciale” for a Kirkland lot adjoining a shopping centre located in the borough of Pierrefonds-Senneville. The amendment, comprising new minimum and maximum land use ratios of 0.2 and 1.0 respectively, would allow the expansion of the shopping centre onto Kirkland territory.

Summary of the commission's report

Although none of the residents spoke during the public meeting, the commission concluded that it would be appropriate to adopt draft By-law P-02-195.

Subsequent steps

2002-12-04	Resolution CE02 2185 of the executive committee recommending that the city council take note of the public consultation report and adopt draft By-law P-02-195 without amendment.
2002-12-16	Resolution CM02 1052 of the city council noting the report and adopting By-law 02-195.
2002-12-23	Coming into force of By-law 02-195.
2003-02-12	Resolutions CE03 0249 and CE03 0250 of the executive committee approving urban planning By-laws 90-58-CA05 and 90-59-9 adopted by the Kirkland borough council on October 7, 2002.

SOCIÉTÉ POUR LA PROMOTION DES ARTS GIGANTESQUES



Designation	Re-designation of the old Bain Mathieu building for commercial uses Projet de règlement P-02-217 modifiant le plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal-Centre-Sud (arrondissement de Ville-Marie).	
Key dates	Public notice	2002-11-09
	Public meeting, Parts 1 and 2	2002-11-26
	Report filing	2002-12-03
	Report dissemination	2002-12-18
Territory	Borough of Ville-Marie	

Purpose of the consultation

The consultation pertained to the expansion of a “commerce/habitation” land use area in the urban plan, to include the land bordering Ontario Street between Lespérance and Florian streets, on the site of the old Bain Mathieu. The amendment would allow the Société pour la promotion des arts gigantesques (SPAM) to expand its range of activities and to offer space to hold receptions.

Summary of the commission's report

Without finding that draft By-law 02-217 has gained social acceptance, as no residents attended the public meeting, the commission believes that the proposed amendment to the urban plan will have no visible impact, as it would give the land in question a designation and height and density limits similar to those of neighbouring properties. Moreover, any work on the building of the old Bain Mathieu will require City approval.

Subsequent steps

2002-12-16	Resolution CE02 2347 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-02-217 without amendment.
2003-01-27	Resolution CM03 0054 of the city council noting the report and adopting By-law 02-217.
2003-02-07	Coming into force of By-law 02-217.
2003-04-16	Resolution CE03 0811 of the executive committee approving By-law CA-24-282.7 adopted by the Ville-Marie borough council on August 6, 2002, amending the urban planning by-law.



Designation	Industrial re-designation of the western portion of the Turcot rail yards Projet de règlement P-02-216 modifiant le plan d'urbanisme, plan directeur de l'arrondissement du Sud-Ouest.	
Key dates	Public notice	2002-11-10
	Public meeting, Parts 1 and 2	2002-12-02 and 04
	Report filing	2002-12-23
	Report dissemination	2003-01-17
Territory	Borough of Sud-Ouest, at the border of the borough of Côte-Saint-Luc–Hampstead–Montréal-Ouest	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “grande emprise et infrastructure” with the designation “industrie” for the part of Turcot yards to the west of Angrignon Boulevard.

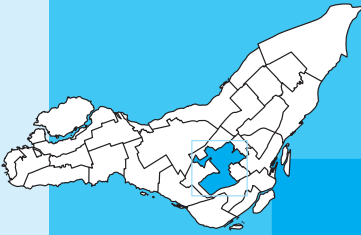
Summary of the commission's report

The draft By-law received the support of all participants who spoke at the public meeting. In the eyes of the commission, it represents an opportunity to stimulate the socio-economic development of the borough of Sud-Ouest.

Subsequent steps

2003-01-15	Resolution CE03 0070 of the executive committee recommending that the city council take note of the public consultation report and adopt draft By-law P-02-016 without amendment.
2003-01-27	Resolution CM03 0055 of the city council noting the report and adopting By-law 02-216.
2003-02-07	Coming into force of By-law 02-216.
2003-04-15	Resolution CA03 220107 of the Sud-Ouest borough council adopting by-law 01-280-6 amending the urban planning by-law.
2003-05-14	Resolution CE03 1008 of the executive committee approving By-law 01-280-6.

SOCIÉTÉ KHMÈRE BOUDDHISTE, DE NANCY STREET



Designation	Expansion and occupation of a building for purposes of worship Projet de règlement P-02-215 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce.	
Key dates	Public notice	2002-11-13
	Public meeting, Parts 1 and 2	2002-12-10
	Report filing	2002-12-23
	Report dissemination	2003-01-17
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce	

Purpose of the consultation

The consultation pertained to the creation of an “équipement collectif et institutionnel” land use area in the urban plan, for the properties from 7140 to 7190 De Nancy Street, near the intersection of De la Côte-des-Neiges Road and Jean-Talon Street, within a “commerce lourd” land use area. This amendment would allow the expansion and occupation as a place of worship of the buildings of the Société khmère bouddhiste.

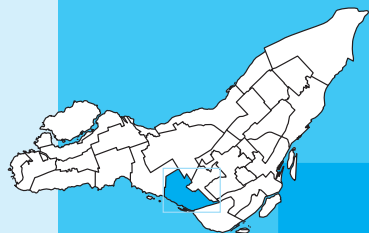
Summary of the commission's report

In the eyes of the commission, the amendment to the urban plan proposed under draft By-law P-02-215 is justified. In addition to confirming the occupation of the premises by the Société bouddhiste khmère, which has been in an acquired rights situation since 1992, it would allow the expansion of the temple to better meet the needs of the community without creating specific nuisances in the neighbourhood.

Subsequent steps

2003-01-15	Resolution CE03 0071 of the executive committee recommending that the city council take note of the public consultation report and adopt By-law 02-215 without amendment.
2003-01-27	Resolution CM03 0056 of the city council noting the report and adopting By-law 02-215.
2003-02-07	Coming into force of By-law 02-215.
2003-05-05	Resolution CA03 170134 of the council of the borough of Côte-des-Neiges–Notre-Dame-de-Grâce adopting draft By-law RCA03 17022 amending the urban planning by-law to ensure its concordance with By-law 02-215.
2003-06-11	Resolution CE03 1276 of the executive committee approving By-law RCA03 17022.

“CHÂTEAU DES ÉRABLES” CO-OPERATIVE – GROUPE ROMEL



Designation	Residential project on the land of the former Saint-Pierre municipal works yard in Lachine Projet de règlement P-02-236 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Lachine.	
Key dates	Public notice	2002-12-01
	Public meeting, Parts 1 and 2	2002-12-18
	Report filing	2003-01-09
	Report dissemination	2003-01-24
Territory	Borough of Lachine	

Purpose of the consultation

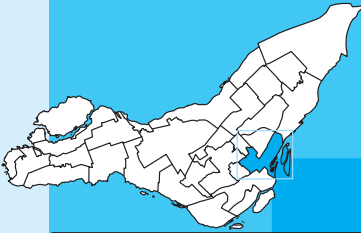
The consultation pertained to the replacement, in the urban plan, of the designation “institutionnelle et administrative” with the designation “résidentielle” for the land of the old Saint-Pierre municipal works yard, at the corner of Des Érables Street and Duranceau Avenue. The amendment would allow the Groupe ROMEL (Regroupement des organismes de Montréal-Ethnique pour le logement) and the housing co-op “Château des Érables” to erect a residential building on the site.

Summary of the commission's report

Although no residents participated in the public meeting, the commission concludes that it would be appropriate to adopt draft By-law P-02-236 amending the planning program of the former Ville de Saint-Pierre, with a view to social development and enhancement and development of a municipal property that is no longer in use.

Subsequent steps

2003-01-15	Resolution CE03 0072 of the executive committee recommending that city council take note of the public consultation report and adopt By-law P-02-236 without amendment.
2003-01-27	Resolution CM03 0057 of the city council noting the report and adopting By-law 02-236.
2003-02-07	Coming into force of By-law 02-236.
2003-07-07	Resolution CA03 190177 of the Lachine borough council adopting By-law 641-19 amending the zoning by-law for the purpose of building a housing co-operative.
2003-08-13	Resolution CE03 1757 of the executive committee approving By-law 641-19.



Designation	Residential designation for part of the <i>Cité des Ondes</i> sector Projet de règlement P-02-248 modifiant le plan d'urbanisme, plan directeur de l'arrondissement du Plateau Mont-Royal–Centre-Sud (arrondissement de Ville-Marie).	
Key dates	Public notice	2003-01-04
	Public meeting, Parts 1 and 2	2003-01-22
	Report filing	2003-02-05
	Report dissemination	2003-02-20
Territory	Borough of Ville-Marie	

Purpose of the consultation

The consultation pertained to an amendment to the urban plan aiming to transfer part of the “industrie légère” land use area of the *Cité des Ondes* sector to the neighbouring “habitation” land use area, with a view to reflecting the residential vocation around Falardeau Street and René-Lévesque Boulevard between Dorion Street and the Jacques-Cartier Bridge.

Summary of the commission's report

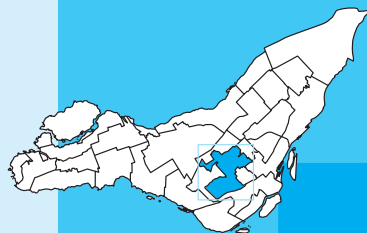
The residents who spoke at the public meeting are in favour of draft By-law P-02-248, which would transfer to the neighbouring land use area a section of the *Cité des Ondes*, initially devoted to the development of broadcasting and telecommunications companies. In addition to reflecting current realities, this re-designation is in keeping with housing consolidation and development objectives in the Centre-Sud area.

The sector in question is part of a neighbourhood where uses and infrastructures co-exist, notably the Jacques-Cartier Bridge and Notre-Dame Street, which both have major impacts on their surroundings. The housing consolidation and development should be accompanied by measures to lessen the impact of traffic and ensure heritage preservation and enhancement.

Subsequent steps

2003-02-12	Resolution CE03 0257 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-02-048 without amendment.
2003-02-24	Resolution CM03 0142 of the city council noting the report and adopting By-law 02-248.
2003-03-06	Coming into force of By-law 02-248.
2003-04-16	Resolution CE03 0812 of the executive committee approving By-law CA-24-282.14, adopted by the Ville-Marie borough council on November 5, 2002, amending the zoning by-law.

FONDATION ISLAMIQUE CHARITABLE ALKHOÉE, FROBISHER STREET



Designation	Re-designation allowing the occupation of a building for purposes of education and worship Projet de règlement P-02-247 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce.	
Key dates	Public notice	2003-01-08
	Public meeting, Parts 1 and 2	2003-01-27
	Report filing	2003-02-03
	Report dissemination	2003-02-18
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce	

Purpose of the consultation

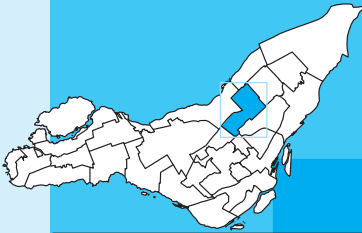
The consultation pertained to an amendment to the urban plan replacing the designation “commerce lourd” with the designation “activités multiples” for an area between Frobisher Street and the Canadian Pacific right-of-way, near the intersection of De la Côte-des-Neiges Road and Jean-Talon Street. The amendment would allow the Fondation islamique charitable Alkhoée to occupy the building as a school and pre-school, and place of worship.

Summary of the commission's report

The commission finds that the proposed amendment is in keeping with the goals and orientations of the urban plan, and would allow the Fondation to implement a project begun more than ten years ago.

Subsequent steps

2003-02-12	Resolution CE03 0258 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-02-247 without amendment.
2003-02-24	Resolution CM03 0143 of the city council noting the report and adopting By-law 02-247.
2003-03-06	Coming into force of By-law 02-247.
2003-05-05	Resolution CA03 170133 of the borough council of Côte-des-Neiges–Notre-Dame-de-Grâce adopting By-law RCA02 17012 amending the urban planning by-law by adding uses as a primary school, pre-school and place of worship in the sector addressed under By-law 02-247.
2003-06-11	Resolution CE03 1275 of the executive committee approving By-law RCA02 17012.



Designation	Centre de tennis du parc Jarry – Tennis Canada Projet de règlement P-03-012 modifiant le plan d'urbanisme, plan directeur de Villeray–Saint-Michel–Parc-Extension.
Key dates	Public notice 2003-02-09 Public meeting, Part 1 2003-02-24, 25 and 26 Public meeting, Part 2 2003-03-17 and 18 Report filing 2003-04-16 Report dissemination 2003-04-16
Territory	Borough of Villeray–Saint-Michel–Parc-Extension

Purpose of the consultation

The consultation pertained to the expansion, in Parc Jarry, of the “équipement collectif et institutionnel” land use area, at the expense of the “parc et lieu public” land use area. The expansion would allow the redevelopment and development of Tennis Canada's facilities, involving the addition of four indoor courts, five outdoor courts, and a permanent secondary stadium, as well as the redevelopment of the public area.

The designation changes would accompany an increase in superficies ceded to Tennis Canada by the City.

Summary of the commission's report

Most of the consultation participants are in favour of expanding the buildings and constructing a second stadium. However, park users and environmental organizations believe that the expansion of Tennis Canada's superficies would reduce the open spaces accessible to the public. The commission believes that the planning proposal could be improved. Parc Jarry serves densely urbanized neighbourhoods with very few local parks, hence the necessity of ensuring a better balance between the protection of public green spaces and the needs of Tennis Canada.

The commission recommends that the city council not adopt the draft by-law as proposed. However, to allow rapid completion of expansion and construction projects located within existing property boundaries, the city council could confirm the latter in a by-law amending the urban plan, including, as required, a parcel along the CP railway right-of-way.

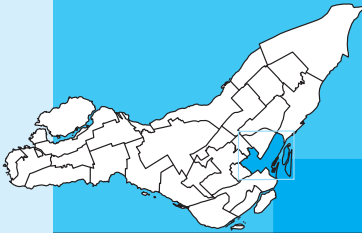
With respect to nuisances related to traffic and parking during major events, the commission suggests that public authorities and Tennis Canada explore solutions promoting public transit, such as a direct pedestrian link to the Metro and commuter train. Lastly, the commission urges Tennis Canada to involve residents in following events held at the Parc Jarry Tennis Centre.

Subsequent steps

2003-04-30	Resolution CE03 0903 of the executive committee recommending that city council take note of the public consultation report.
2003-05-26	Resolution CM03 0450 of the city council noting the report and adopting revised By-law 03-012. The decision summary lists the main changes made to the planning proposal. It states that the amendment to the borough's urban planning by-laws for the Tennis Canada project will be made according to section 89 of the city charter. The draft by-law will be submitted for public consultation by the OCPM, as prescribed under section 89.1.
2003-06-04	Coming into force of By-law 03-012.

Additional information

See Project No. 43 TENNIS CANADA 2.



Designation	Expansion of the Holt Renfrew store, corner of Sherbrooke and De la Montagne Projet de règlement P-03-021 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie.	
Key dates	Public notice	2003-02-28
	Public meeting, Parts 1 and 2	2003-03-18
	Report filing	2003-04-07
	Report dissemination	2003-04-22
Territory	Borough of Ville-Marie	

Purpose of the consultation

The consultation pertained to an amendment to the urban plan to raise the maximum height from 25 m to 44 m and the maximum density from 3.0 to 6.0 on a property situated in the south-west quadrant of the intersection of Sherbrooke and De la Montagne streets. This amendment would allow the expansion of the Holt Renfrew store.

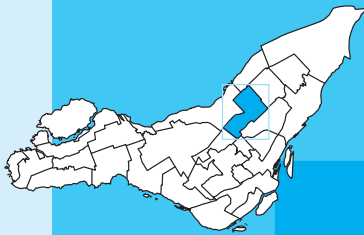
Summary of the commission's report

The citizens who spoke at the public meeting were mostly in favour of the Holt Renfrew expansion project. As to the urban landscape and heritage character of Sherbrooke Street, the concerns of citizens, requirements of the City and commitments of Holt Renfrew converge.

The commission finds that the amendments to the urban plan provided for under draft By-law P-03-021 are justified, as long as the work is carried out in accordance with Holt Renfrew's 2002-2008 development plan and with the recommendations of the borough's advisory committee on planning.

Subsequent steps

2003-04-16	Resolution CE03 0818 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-021 without amendment.
2003-04-28	Resolution CM03 0367 of the city council noting the report and adopting By-law 03-021.
2003-06-03	Resolution CA03 240437 of the Ville-Marie borough council, granting, under the <i>Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble</i> , the authorization to expand the store, stipulating certain conditions, such as the filing, with the permit application, of an architectural integration study.



SEGMENT OF JARRY BETWEEN SAINT-HUBERT AND CHRISTOPHE-COLOMB

Designation	Change in commercial intensity on a section of Jarry Street Projet de règlement P-03-024 modifiant le plan d'urbanisme, plan directeur de Villeray–Saint-Michel–Parc-Extension.	
Key dates	Public notice	2003-03-09
	Public meeting, Parts 1 and 2	2003-03-24
	Report filing	2003-04-09
	Report dissemination	2003-04-24
Territory	Borough of Villeray–Saint-Michel–Parc-Extension	

Purpose of the consultation

The consultation pertained to the easing of requirements for commercial uses on the segment of Jarry Street running from the rear boundary of the properties along the west side of Saint-Hubert Street to the rear boundary of the properties along the east side of Christophe-Colomb Avenue.

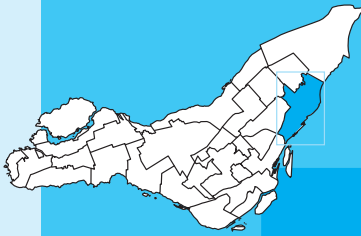
Under the draft by-law, the segment's commercial intensity would pass from “moyenne” to “faible.” Jarry Street would no longer have the status of “main commercial street in the neighbourhood,” “commercial continuity” would no longer be obligatory, and commercial occupation would not longer be permitted on upper floors. These amendments would allow the development of dwellings on the ground floor of the residential building planned for the south-west corner of Jarry and Saint-Hubert streets.

Subsequent steps

2003-04-16	Resolution CE03 0819 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-024 without amendment.
2003-04-28	Resolution CM03 0368 of the city council noting the report and adopting By-law 03-024.
2003-07-02	Resolution CA03 140182 of the borough council of Villeray–Saint-Michel–Parc-Extension adopting By-law 01-283-13 amending the zoning by-law, in order to lower the level of commercial intensity on the segment of Jarry Street between Saint-Hubert Street and Christophe-Colomb Avenue.
2003-07-30	Resolution CE03 1644 of the executive committee approving By-law 01-283-13.

Summary of the commission's report

Commercial activity on this segment of Jarry Street has remained precarious, despite urban plan provisions aimed at stimulating its growth. The commission believes that the amendments proposed under draft By-law P-03-024 are beneficial, notably by freeing properties that front onto the street from the obligation of operating a business on the ground floor. It also notes that residents support the residential project on the corner of Jarry and Saint-Hubert that would be authorized through the by-law's adoption.



Designation	Development of the property of the Hôpital Louis-H. Lafontaine Projet de règlement P-03-025 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Mercier–Hochelaga-Maisonneuve.	
Key dates	Public notice	2003-03-12
	Public meeting, Part 1	2003-03-31 and 04-01
	Public meeting, Part 2	2003-04-22
	Report filing	2003-06-06
	Report dissemination	2003-06-13
Territory	Borough of Mercier–Hochelaga-Maisonneuve	

Purpose of the consultation

The consultation pertained to a draft by-law containing various amendments to the urban plan with respect to the property of the Hôpital Louis-H. Lafontaine, in order to allow the sale and development of certain portions for residential purposes. The proposed amendments were as follows:

- The replacement of the designation “équipement collectif et institutionnel” with a combination of “habitation,” “commerce / habitation” and “parc et lieu public;”
- The establishment of height and density limits in the “habitation” and “commerce / habitation” land use areas;
- The incorporation, in the urban plan, of a chapter on the Programmes particuliers d'urbanisme (PPU);
- The inclusion, in that new chapter, of a PPU for the hospital site.

Summary of the commission's report

The development project for the property of the Hôpital Louis-H. Lafontaine holds undeniable advantages, but also certain deficiencies with respect to various socio-economic issues that impede its social acceptance and harmonious integration.

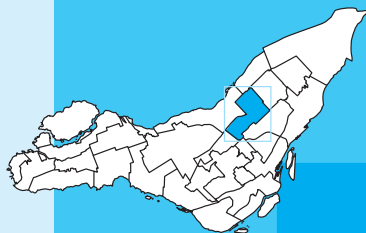
The commission believes that the draft by-law could still be adopted, on the condition that the PPU is amended to provide for the community and service functions. Moreover, since the PPU provides for affordable and social housing units, this orientation should be reflected in the residential development proposal and implemented as of the first phase.

The commission believes that Trianon Street should be open as soon as the work begins to relieve traffic problems. Furthermore, the move of the Buanderie centrale de Montréal does not seem necessary to the completion of the project. Lastly, interested partners should define the use of the right-of-way for Hydro-Québec's aerial lines, and include a bicycle path. The right-of-way for the underground lines behind the properties on Beauclerk Street should also be taken into consideration, in cooperation with the residents concerned.

Subsequent steps

2003-06-11	Resolution CE03 1287 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-025 without amendment.
2003-06-16	Resolution CM03 0555 of the city council noting the report and adopting By-law 03-025.
2003-06-26	Coming into force of By-law 03-025.
2003-09-16	Resolution CA03 270329 of the borough council of Mercier–Hochelaga-Maisonneuve adopting concordance By-law 01-275-11 amending the urban planning by-law.
2003-12-10	Resolution CE03 2663 of the executive committee approving By-law 01-275-11.

TEMPLE SHREE RAMJI MANDHATA, DUROCHER STREET



Designation	Legislation of the occupation of places of worship and expansion of a temple Projet de règlement P-03-023 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Villeray–Saint-Michel–Parc-Extension.	
Key dates	Public notice	2003-03-16
	Public meeting, Parts 1 and 2	2003-04-01
	Report filing	2003-05-23
	Report dissemination	2003-06-09
Territory	Borough of Villeray–Saint-Michel–Parc-Extension	

Purpose of the consultation

The consultation pertained to an amendment to the urban plan that would replace the designation “industrie légère” with the designation “équipement collectif et institutionnel” for an area bounded by D'Anvers Avenue, Durocher Street, Jarry Street, and the Canadian Pacific railway tracks. The amendment would bring into compliance the occupation of two existing places of worship, and allow the expansion of one of them, the temple Shree Ramji Mandhata, located at 8155 Durocher Street.

Summary of the commission's report

In the eyes of the commission, the expansion project for the temple Shree Ramji Mandhata reflect the ethnocultural evolution of the neighbourhood. This place of worship being occupied under acquired rights, it would be difficult for members of the community to expand the temple while the building derogates from the zoning by-laws. The commission therefore recommends the adoption of draft By-law P-03-023 amending the urban plan.

The commission also invites the borough to focus on the management of local services on Hutchison Street, so that the mix of uses does not create too many nuisance in the residential neighbourhood.

Subsequent steps

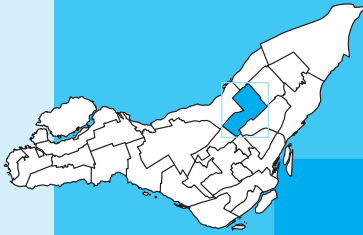
2003-06-04 Resolution CE03 1210 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-023 without amendment.

2003-06-16 Resolution CM03 0552 of the city council noting the report and adopting By-law 03-023.

2003-06-26 Coming into force of By-law 03-023.

2003-07-02 Resolution CA03 140184 of the borough council of Villeray-Saint-Michel-Parc-Extension adopting By-law 01-283-14 amending the zoning by-law in the area addressed under By-law 03-1-023.

2003-07-30 Resolution CE03 1645 of the executive committee approving By-law 01-283-14.



PÂTISSERIE-BOULANGERIE AFRODITI

Designation	Expansion of a “commerce / habitation” land use area, Saint-Roch Street Projet de règlement P-03-022 modifiant le plan d'urbanisme, plan directeur de Villeray–Saint-Michel–Parc-Extension.	
Key dates	Public notice	2003-03-22
	Public meeting, Parts 1 and 2	2003-04-07
	Report filing	2003-05-02
	Report dissemination	2003-05-20
Territory	Borough of Villeray–Saint-Michel–Parc-Extension	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “habitation” with the designation “commerce / habitation” to include the Pâtisserie-boulangerie Afroditi, on Saint-Roch Street at the south-west corner of Champagneur Avenue.

Summary of the commission's report

The bakery/pastry shop at 750 Saint-Roch Street has derogated from the urban plan and planning by-law of the former City of Montréal since their adoption. The urban plan must be amended to bring the occupation and siting of the building into compliance with the legislation.

By incorporating into the “commerce / habitation” land use area on Saint-Roch Street a building that had been forgotten or excluded, the amendment to the urban plan would support an activity that has been going on for over 20 years. The commission recommends that the draft by-law be adopted.

Subsequent steps

2003-05-14	Resolution CE03 1014 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-022 without amendment.
2003-05-26	Resolution CM03 0449 of the city council noting the report and adopting By-law 03-022.
2003-06-04	Coming into force of By-law 03-022.
2003-12-02	Resolution CA03 140318 of the borough council of Villeray–Saint-Michel–Parc-Extension adopting By-law 01-283-7 amending the zoning by-law to include 750 Saint-Roch Street in the “commerce / habitation” land use area.
2004-01-21	Resolution CE04 0154 of the executive committee approving By-law 01-283-7.



RESIDENTIAL PROJECT – 1455 TOWERS STREET

Designation	Land use densification for the purposes of a residential project, Towers Street Projet de règlement P-03-042 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie.	
Key dates	Public notice	2003-03-30
	Public meeting, Parts 1 and 2	2003-04-16
	Report filing	2003-06-10
	Report dissemination	2003-06-13
Territory	Borough of Ville-Marie	

Purpose of the consultation

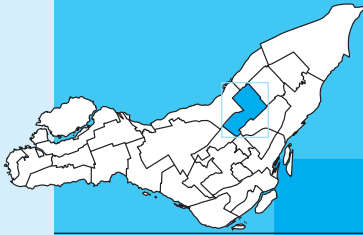
The consultation pertained to raising from 3 to 6 the density index for an area covering Towers Street to the north of Sainte-Catherine Street. This amendment to the urban plan would allow the construction of a residential project and bring into compliance certain buildings that derogate from it.

Summary of the commission's report

By bringing into compliance with the urban plan certain buildings that derogate from it, and allowing a densification of the sector, draft By-law P-03-042 will foster the development of two vacant lots while preserving a Victorian-style residence. However, the commission agrees with public consultation participants that the establishment of the new construction on De Maisonneuve Boulevard should be reviewed to better integrate it with the neighbourhood's Victorian character.

Subsequent steps

2003-06-11	Resolution CE03 1288 of the executive committee recommending that the city council take note of the public consultation report and adopt draft By-law P-03-042 without amendment.
2003-06-16	Resolution CM03 0556 of the city council noting the report and adopting By-law 03-042.
2003-06-26	Coming into force of By-law 03-042.



Designation	Re-designation of an industrial sector for a residential project, Hutchison Street Projet de règlement P-03-043 modifiant le plan d'urbanisme, plan directeur de Villeray–Saint-Michel–Parc-Extension.	
Key dates	Public notice	2003-04-05
	Public meeting, Parts 1 and 2	2003-04-22
	Report filing	2003-05-23
	Report dissemination	2003-06-09
Territory	Borough of Villeray–Saint-Michel–Parc-Extension	

Purpose of the consultation

The consultation pertained to the transfer of part of the “industrie légère” land use area to the neighbouring “habitation” land use area. The area in question runs along the west side of Hutchison Street, south of Jean-Talon Street. The draft by-law also proposes an increase in the sector's height and density limits.

These amendments would allow the conversion of industrial buildings into condominiums and the construction of a seniors' residence.

Summary of the commission's report

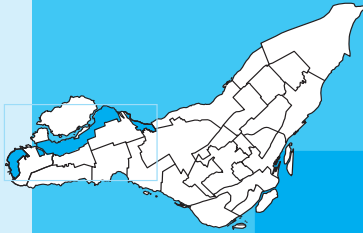
According to the commission, the conversion of the industrial buildings is in keeping with municipal priorities: increase in the number of dwellings, including affordable housing and others for seniors; land use densification near services and public transit; and enhancement of building with interesting windows. The project would not lead to any job losses, but would promote restructuring, as the occupants of commercial spaces could relocate to comparable premises within the borough.

The commission recommends that the draft by-law be adopted as submitted.

Subsequent steps

2003-06-04	Resolution CE03 1211 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-043 without amendment.
2003-06-16	Resolution CM03 0553 of the city council noting the report and adopting By-law 03-043.
2003-06-26	Coming into force of By-law 03-043.
2003-07-02	Resolution CA03 140183 of the borough council of Villeray–Saint-Michel–Parc-Extension adopting By-law 01-283-16 amending the zoning by-law to create a new zone and provide a framework for the conversion of industrial buildings and the construction of a retirement home.
2003-07-30	Resolution CE03 1642 of the executive committee approving By-law 01-283-16.

MAISONS TOP PROJECT, DE PIERREFONDS BOULEVARD



Designation	Densification of a residential sector for a condominium project Projet de règlement P-03-045 modifiant le plan d'urbanisme de l'ancienne ville de Pierrefonds.	
Key dates	Public notice	2003-04-06
	Public meeting, Parts 1 and 2	2003-04-29
	Report filing	2003-05-26
	Report dissemination	2003-06-10
Territory	Borough of Pierrefonds-Senneville	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “habitation faible densité” with the designation “habitation moyenne haute densité” for the properties along the south side of De Pierrefonds Boulevard, between Richmond and Aragon streets. This amendment would allow the construction of a condominium project and bring into compliance certain situations that derogate from the plan.

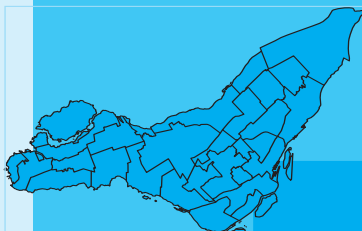
Summary of the commission's report

By increasing the occupation density, the draft by-law opens the door to a planning concept initiating a transition between the existing residential fabric and the adjacent institutional sector. In the order of 0.95, the average density of the residential project would remain below the 2.0 limit established by the amendment to the urban plan.

The commission notes that borough authorities will have the opportunity to refine the planning concept before amending the urban planning by-law. It recommends that the draft by-law be adopted.

Subsequent steps

2003-06-04	Resolution CM03 1212 of the executive committee recommending that the city council take note of the public consultation report and adopt draft By-law P-03-045 without amendment.
2003-06-16	Resolution CM03 0554 of the city council noting the report and adopting By-law 03-045.
2003-26-06	Coming into force of By-law 03-045.
2003-10-06	Resolution CA03 020334 of the Pierrefonds-Senneville borough council adopting By-law 1047-178 amending the zoning by-law for the sector addressed under By-law 03-045.
2003-11-19	Resolution CE03 2447 of the executive committee approving By-law 1047-178.



Designation	Incorporation of a complementary document into the Montréal urban plan Projet de règlement P-03-044 modifiant le Plan d'urbanisme de la Ville de Montréal afin d'y incorporer un document complémentaire.	
Key dates	Public notice	2003-05-19
	Public meeting, Part 1	2003-05-05 to 29: 26 sessions in the boroughs, headed by one of the three members of the commission
	Public meeting, Part 2	2003-06-09, 11, 16 and 17: plenary sessions before the commission
	Report filing	2003-09-05
	Report dissemination	2003-09-12
Territory	City of Montréal	

Purpose of the consultation

The consultation pertained to a proposed complementary document to the urban plan. Prescribed by the City Charter (section 88), the complementary document aims to preserve, until the revision of the urban plan, fundamental elements of the urban landscape and visual attributes that define Montréal's identity. To that end, it establishes rules and criteria to be taken into account by the boroughs, by amending as required their urban planning by-laws so as to make them at least as stringent.

Under seven themes, the complementary document addresses:

- The preservation of Mount Royal, within defined application perimeters;
- The views onto natural sites, including Mount Royal and waterways surrounding Montréal;
- Heritage preservation, focusing on the architectural features of buildings and sectors;
- Plant life, meaning trees and landscaping in front yards;
- Building facings;
- Impact and integration of buildings, taking into account sunlight and visual harmony;
- Impact and integration of uses, regarding nuisances, billboards, and commercial vitality.

For each theme, the document presents the targeted *objective*, then the *criteria* or *rules* that must be taken into account in the borough's urban planning by-laws. Three maps referring to the provisions of one or several themes are an integral part of the complementary document.

Summary of the commission's report

The public consultation showed that the complementary document met a genuine need. In many respects, the concerns and expectations of participants were greater than the content of the draft by-law. Nonetheless, 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.

The commission submits 16 specific recommendations with respect to the themes. Some would justify amendments or additions to the complementary document that can be made without delay. Subject to those amendments and additions, the commission recommends the adoption of the complementary document. To make it a relevant, coherent and effective tool, the boroughs must comply with it and be unable to circumvent it through minor derogations, or through individual building construction, modification or occupation projects.

Drawing on the concerns expressed in the consultation, the commission submits considerations for the implementation of the complementary documents and the revision of the urban plan. In the name of the most important, dubbed "inter-rondissementalité," the commission recommends notably that for referendary approval of planning by-law amendments, the rules of adjoining zones should be applicable irrespective of borough boundaries.

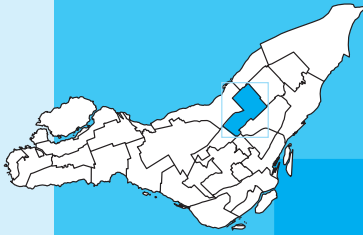
Subsequent steps

- 2003-09-17 Resolutions CE03 1995 and CE03 1999 of the executive committee recommending that city council take note of the public consultation report and adopt revised draft By-law P-03-044.
- 2003-10-27 Resolution CM03 0859 of city council adopting revised By-law 03-044. The decision summary outlines the recommendations of the consultation report and proposes amendments to draft By-law 03-044.
- 2003-11-15 Coming into force of the complementary document (By-law 03-044).

Additional information

On December 10, 2004, the complementary document addressed under By-law 03-044 was replaced with the complementary document of the new Montréal urban plan.

Previously, some of the boroughs had adopted concordance by-laws in order to bring their urban-planning by-laws into compliance with the provisions of the complementary document.



DUROCHER-D'ANVERS COMMUNITY HOUSING PROJECT

Designation	Designation of a vacant lot for housing purposes, Parc-Extension Projet de règlement P-03-071 modifiant le plan d'urbanisme, plan directeur de Villeray–Saint-Michel–Parc-Extension.	
Key dates	Public notice	2003-05-17
	Public meeting, Parts 1 and 2	2003-06-02
	Report filing	2003-08-29
	Report dissemination	2003-09-12
Territory	Borough of Villeray–Saint-Michel–Parc-Extension	

Purpose of the consultation

The consultation pertained to the inclusion in the neighbouring “habitation” land use area of part of a vacant lot formerly designated as “parc et lieu public.” This municipal lot is bounded by De Liège Street, the CP railway tracks, and the back of the properties fronting onto Querbes Avenue. The maximum height allowed there would be three stories, and the maximum density 2.0.

This amendment would allow the construction of 60 affordable housing units and a childcare centre.

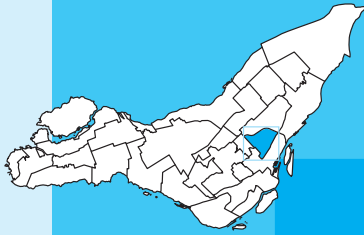
Summary of the commission's report

The commission found that the proposed designation change had gained social acceptance, despite opposition on the part of several Querbes Avenue residents. In response to their concerns, the commission recommends that the good neighbour committee proposed by one of the community organizations promoting the housing project be established without delay.

In the eyes of the commission, it is also important to clarify the status of the alley along the back of the residences on Querbes Avenue, to extend the minimum setback, and to ensure pedestrian safety along the railway tracks.

Subsequent steps

2003-09-10	Resolution CE03 1959 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-071 without amendment.
2003-09-22	Resolution CM03 0788 of the city council noting the report and adopting By-law 03-071.
2003-10-07	Resolution CA03 140261 of the borough council of Villeray–Saint-Michel–Parc-Extension adopting By-law 01-283-19 amending the urban planning by-law and establishing a register for referendary approval purposes.
2003-12-02	Resolution CA03 140322 of the borough council adopting By-law 01-283-19-1 amending the urban planning by-law for purposes of concordance.
2004-01-14	Resolutions CE04 0077 and CE04 0078 of the executive committee approving By-laws 01-283-19 and 01 283-19-1.



MARIE-ANNE-COLONIALE PUBLIC WORKS YARD

Designation	Re-designation of a public works yard for the construction of affordable housing Projet de règlement P-03-068 modifiant le plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal.	
Key dates	Public notice	2003-05-18
	Public meeting, Parts 1 and 2	2003-06-09
	Report filing	2003-09-18
	Report dissemination	2003-10-02
Territory	Borough of Plateau-Mont-Royal	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “grande emprise et infrastructure” with the designation “habitation” for municipal land bounded by Marie-Anne Street to the north, Coloniale Avenue to the west, and De Bullion Street to the east (lots 2 575 652 and 2 575 653 of the cadaster of Québec. The height and density would remain unchanged.

The amendment would allow the construction of approximately 60 affordable housing units under the operation *Solidarité 5000 logements*.

Summary of the commission's report

The commission and residents agree that the re-designation of the public works yard at Marie-Anne and Coloniale for residential purposes is well founded, inasmuch as it involves social and community housing. However, public consultation participants were shown no development proposal or concrete solution to problems surrounding the relocation of the public work yard's operations. In terms of the parameters prescribed under the urban planning by-law, they should better reflect the present character of the built environment.

Noting that in the absence of a concrete proposal the by-law amendment process is perceived as lacking transparency, the commission recommends that draft By-law P-03-068 not be adopted until an actual housing project can be presented in public consultation.

Subsequent steps

- 2003-10-15 Resolution CE03 2191 of the executive committee recommending that city council take note of the public consultation report.
- 2003-10-27 Resolution CM03 0856 of the city council noting the report.

Additional information

In spring 2004, the borough council of Plateau-Mont-Royal initiated a process aimed at having city council authorize, pursuant to the city charter (s. 89, first paragraph, sub-paragraph 4, and 89.1, fourth paragraph), a housing co-operative project on the south part (lot 2 575 653) of the land addressed under draft By-law P-03-068. The borough council also requested that city council adopt revised draft By-law P-03-068 to cover only lot 2 575 653.

Various resolutions approving the by-laws and land transfers required for the co-operative housing project were adopted between June 2004 and March 2005.



Designation	Re-designation of a Sud-Ouest building as a shelter and social services centre Projet de règlement P-03-090 modifiant le plan d'urbanisme, plan directeur de l'arrondissement du Sud-Ouest.	
Key dates	Public notice	2003-06-01
	Public meeting, Parts 1 and 2	2003-06-18
	Report filing	2003-08-05
	Report dissemination	2003-08-15
Territory	Borough of Sud-Ouest	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “industrie légère” with the designation “équipement collectif et institutionnel” for the part of the land bounded by Acorn, Saint-Rémi and De Courcelle streets and the CN railway tracks. Since the height and density limits in the urban plan would no longer apply to the new designation, it is provided that the urban planning by-law would maintain the features of the existing building.

The amendments would allow the Mission Bon Accueil to offer shelter and other services to those in need.

Summary of the commission's report

The commission finds that the Mission Bon Accueil project gained the support of the majority of public consultation participants. However, the commission would have liked the City's Service du développement social et communautaire to intervene in the project, and suggests that this be the case for future social and community projects.

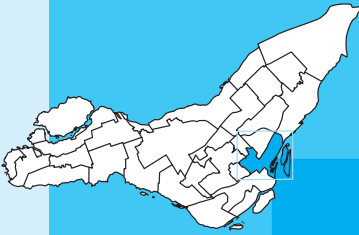
Being of the opinion that it would be appropriate to adopt draft By-law P-03-090 as submitted, the commission suggests that the Mission Bon Accueil bring together residents and community organizations on an implementation committee to promote joint-action with the community and facilitate the project's insertion into the neighbourhood.

Subsequent steps

2003-08-13	Resolution CE03 1767 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-090 without amendment.
2003-08-25	Resolution CM03 0684 of the city council noting the report and adopting By-law 03-090.
2003-09-03	Coming into force of By-law 03-090.

Additional information

Following the coming into force of By-law 03-090, the borough of Sud-Ouest proceeded to amend its urban planning by-law accordingly and to have city council authorize, pursuant to the city charter (s. 89, first paragraph, sub-paragraph 4 and 89.1, fourth paragraph), the occupation of the building as a shelter.



Designation	Commercial re-designation for the expansion of Hôtel Bourbon, corner of Sainte-Catherine and Champlain Projet de règlement P-03-091 modifiant le plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal-Centre-Sud (arrondissement de Ville-Marie).	
Key dates	Public notice	2003-06-01
	Public meeting, Parts 1 and 2	2003-06-19
	Report filing	2003-08-01
	Report dissemination	2003-08-15
Territory	Borough of Ville-Marie	

Purpose of the consultation

The consultation pertained to amendments to the urban plan, one establishing the “commerce” designation of the lot located on the south-west corner of Sainte-Catherine and De Champlain streets, the other replacing the designation “parc et lieu public” with a “commerce” designation for the lots occupied by Gareau Street and a three-metre-wide strip of land that is part of the Parc Charles-S.-Campbell. The new designation would be accompanied by a maximum height of four storeys and a density of 3.5.

The amendments would allow the expansion of the Hôtel Bourbon complex, which may, after the transfer of Gareau Street and of the strip of the park by the city, use the space for a café-terrace.

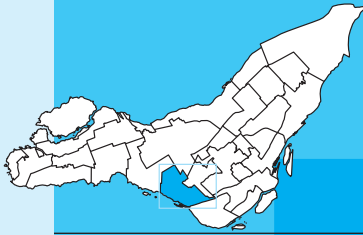
Summary of the commission's report

The commission believes that it would be appropriate to amend the urban plan to bring into compliance the zoning of the lot at the corner of Sainte-Catherine and De Champlain streets. In view of the concerns expressed by neighbours, the commission also asks that the borough ensure the compliance of the project, notably regarding the mezzanines and the windows looking onto De Champlain Street.

The commission also supports the surrender of Gareau Street, but does not believe that it requires an amendment to the land use plan. However, in the commission's opinion, it is not in the interest of either the city or the residents to transfer a three-metre strip of Parc Charles-S.-Campbell to the Bourbon complex. No construction should be permitted there for the latter's use, and the park fence should be moved to avoid having commercial activities spill over into the park.

Subsequent steps

2003-08-13	Resolution CE03 1768 of the executive committee recommending that city council take note of the public consultation report.
2003-08-25	Resolution CM03 0685 of the city council noting the report.
2004-03-03	Resolution CE04 0419 of the executive committee recommending that the city council not adopt draft By-law P-03-091.
2004-03-22	Resolution CM04 0215 of the city council to return draft By-law P 03-091 to the executive committee for further study.



PROJECT 24 VILLAGE SAINT-LOUIS

Designation	Residential re-designation of the undeveloped sector of Village Saint-Louis in Lachine Projet de règlement P-03-120 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Lachine.	
Key dates	Public notice	2003-09-28
	Public meeting, Parts 1 and 2	2003-10-14
	Report filing	2003-11-28
	Report dissemination	2003-12-12
Territory	Borough of Lachine	

Purpose of the consultation

The consultation pertained to the replacement of the designation “commerce et service” with the designations “résidentielle moyenne densité” and “résidentielle haute densité” for the lots along 32nd Avenue between Highway 20 and Provost Street. The minimum density would drop from 1.5 to 0.5 for the designation “résidentielle haute densité,” and from 0.5 to 0.4 for the designation “résidentielle moyenne densité.”

The amendments would allow the carrying out of a real estate project on lots along 32nd Avenue, and consolidate the residential vocation of Village Saint-Louis as a whole.

Summary of the commission's report

The commission finds that the project has gained social acceptance, and believes that it should be approved. However, as the residents were of two minds on the issues of accessibility and traffic, this approval should be conditional on the borough of Lachine making two commitments prior to amending its urban planning by-laws: to publicize the findings of the ongoing traffic study, and to re-evaluate the question of access to the new residential sector and its links with the rest of Village Saint-Louis.

Subsequent steps

2003-12-03	Resolution CE03 2617 of the executive recommending that city council take note of the public consultation report and adopt draft By-law 03-120 without amendment, provided that the borough agree to carry out the interventions listed in the report prior to amending its urban planning by-laws.
2003-12-23	Resolution CA03 190349 of the Lachine borough council asking to remove the borough's obligation to carry out the interventions listed in the report prior to amending the urban planning by-laws.
2004-01-26	Resolution CM04 0051 of the city council noting the report, except for the conditions listed therein, and adopting By-law 03-120.
2004-02-18	Resolutions CE04 0332, CE04 0333 and CE04 0334 of the executive committee approving By-laws 2550-215, 2561-3 and 2560-1 adopted on December 8, 2003, and January 19, 2004, by the Lachine borough council.



Designation	Amendment to the Plan particulier d'urbanisme of a developing sector Projet de règlement P-03-122 modifiant le plan d'urbanisme de l'ancienne ville de Saint-Laurent.	
Key dates	Public notice	2003-10-12
	Public meeting, Parts 1 and 2	2003-10-27
	Report filing	2003-11-28
	Report dissemination	2003-12-12
Territory	Borough of Saint-Laurent	

Purpose of the consultation

The consultation pertained to a draft by-law amending the Programme particulier d'urbanisme (PPU) of the Nouveau Saint-Laurent. The proposed amendments aim to confirm the sector's residential vocation by adding higher density land use areas and by redeveloping the network of green spaces and the road network. The borough will thereby protect wooded areas, protect the peace and tranquility of residents, and facilitate the transfer of the parks and streets to the City. The PPU also provides for the protection of the integrity of a heritage house.

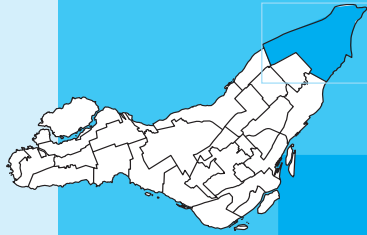
Summary of the commission's report

The commission finds that the draft by-law has gained social acceptance, and recommends its adoption. It also suggests that the City pay particular attention to the problems associated with turning onto major traffic lanes, and with the accumulation of water along Henri-Bourassa Boulevard, at the entrance of a small public area near Félix-Leclerc Avenue.

With respect to the heritage house on Du Bois-Franc Road, the commission suggests that the Ministère de la Culture et des Communications be consulted as soon as possible to determine its value and establish conservation conditions. According to the commission, this house and its wooded lot would be a welcome addition to the park network provided for in the PPU.

Subsequent steps

2003-12-03	Resolution CE03 2618 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-122 without amendment.
2003-12-15	Resolution CM03 1025 of the city council noting the report and adopting By-law 03-122.
2004-02-03	Resolutions CA04 08011 and CA04 080112 of the borough council of Saint-Laurent adopting By-laws 1052-30 and 1051-310 amending the urban planning by-laws.
2004-03-03	Resolutions CE04 0411 and CE04 0412 of the executive committee approving By-laws 1052-30 and 1051-310.



LOTS ON HENRI-BOURASSA BOULEVARD IN RIVIÈRE-DES-PRAIRIES

Designation	Revised designations and urban planning parameters along Henri-Bourassa Boulevard Projet de règlement P-03-119 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles.	
Key dates	Public notice	2003-10-15
	Public meeting, Parts 1 and 2	2003-10-30
	Report filing	2003-12-11
	Report dissemination	2004-01-05
Territory	Borough of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est, along the boroughs of Montréal-Nord and Anjou	

Purpose of the consultation

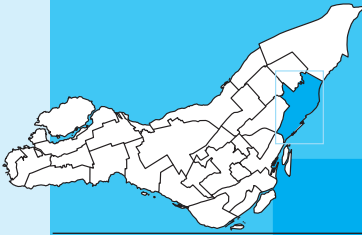
The draft by-law submitted for public consultation proposed to replace the designation “habitation” with the designation “commerce lourd” for land located at the extreme west of the borough and to establish new height and density limits, to harmonize the parameters of the urban plan with those of the adjoining boroughs of Montréal-Nord and Anjou. It also proposed to attribute land use classes and height and density limits to certain lots along Henri-Bourassa Boulevard. These land use classes include “industrie,” “industrie légère,” “industrie lourde” and “grande emprise et infrastructure.”

Subsequent steps

2004-01-12	Resolution CE04 0087 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-119 without amendment.
2004-01-26	Resolution CM04 0053 of the city council noting the report and adopting By-law 03-119.

Summary of the commission's report

Although no residents spoke at the public meeting, the commission believes that the proposed land use classes and height and density limits are appropriate, given the fact that the sectors in question are located in commercial and industrial zones crossed by aerial power lines and railway tracks.



PROJECT 27 OLD LAVO FACTORY

Designation	Re-designation for housing purposes of an industrial location in Hochelaga-Maisonneuve Projet de règlement P-03-106 modifiant le plan d'urbanisme, plan directeur de l'arrondissement Mercier–Hochelaga-Maisonneuve.	
Key dates	Public notice	2003-10-15
	Public meeting, Parts 1 and 2	2003-11-03
	Report filing	2003-11-28
	Report dissemination	2003-12-12
Territory	Borough of Mercier–Hochelaga-Maisonneuve	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of the designation “industrie légère” with the designation “habitation” for the site of the old Lavo factory, between Ontario, Lafontaine, Joliette and Nicolet streets.

The re-designation will give the location a residential vocation and allow for housing projects on the site, including the Jolie-Fontaine Hochelaga housing co-operative.

Summary of the commission's report

The amendment to the urban plan for the site of the old Lavo factory obtained the support of residents. The commission suggests that the borough follow up on the recommendations of the ad hoc committee on architecture and urban planning regarding the housing co-operative project, notably with respect to the relation of the building with the alley. It would also be good to ensure appropriate landscaping of the alley right-of-way. Lastly, the commission recommends that decontamination of the site begin, as soon as possible, with the western portion that is to hold the housing co-operative.

Subsequent steps

2003-12-03	Resolution CE03 2616 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-106 without amendment.
2003-12-15	Resolution CM03 1026 of the city council noting the report and adopting By-law 03-106.
2004-04-20	Resolution CA04 270172 of the borough council of Mercier–Hochelaga-Maisonneuve adopting By-law 01-275-19 amending the urban planning by-law.
2004-05-19	Resolution CE04 0986 of the executive committee approving By-law 01-275-19.

Additional information

The housing co-operative project Jolie-Fontaine Hochelaga is under construction.



Designation	Height and density changes for a residential project, René-Lévesque Boulevard Projet de règlement P-03-148 modifiant le plan d'urbanisme, plan directeur de l'arrondissement du Plateau-Mont-Royal-Centre-Sud (arrondissement de Ville-Marie).	
Key dates	Public notice	2003-11-03
	Public meeting, Parts 1 and 2	2003-11-19
	Report filing	2003-12-11
	Report dissemination	2004-01-05
Territory	Borough of Ville-Marie	

Purpose of the consultation

The land addressed under the draft by-law submitted for consultation is located on the south side of René-Lévesque Boulevard between Amherst and Wolfe streets. By raising the elevation to 23 metres and the density to 6, the borough's urban planning by-law could be amended to authorize the construction of a six-storey residential building.

Summary of the commission's report

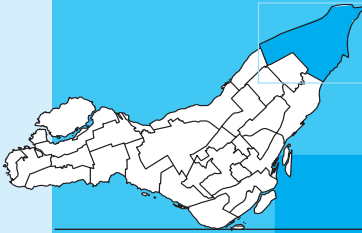
The commission found that the project had gained social acceptance. However, based on residents' comments, it recommends that the proposed building's architectural program be reviewed as follows: elimination of one of the two indoor parking entrances; arrangement of volumes in keeping with neighbouring buildings; and 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.

Subsequent steps

2004-01-14	Resolution CE04 0086 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law 03-148 without amendment.
2004-01-26	Resolution CM04 0052 of the city council noting the report and adopting By-law 03-148.
2004-02-04	Coming into force of By-law 03-148.

Additional information

Following the adoption of By-law 03-148, the borough of Ville-Marie amended its urban planning by-law for the land addressed under this by-law, as well as for the land addressed under By-laws 03-070 et 03-070, on the other side of Amherst Street. See project No. 42, DECORES REAL ESTATE PROJECT.



Designation	Commercial re-designation of lots on Rodolphe-Forget Boulevard in Rivière-des-Prairies Projet de règlement P-03-158 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles.	
Key dates	Public notice	2003-11-24
	Public meeting, Parts 1 and 2	2003-12-10
	Report filing	2004-02-05
	Report dissemination	2004-02-20
Territory	Borough of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est	

Purpose of the consultation

The consultation pertained to the replacement of the designations “habitation” and “commerce-habitation” with the designation “commerce” for lots situated between Rodolphe-Forget and Perras Boulevards, the Notre-Dame-de-Fatima primary school, and the residences fronting onto René-Masson Avenue, in Rivière-des-Prairies. For the lots situated in the current “habitation” land use area, the draft by-law provides for land use ratios of 1.3 to 1.5 rather than 0.8 to 3.

The amendments would allow the construction of three commercial buildings, including a supermarket, and their respective parking lots.

Summary of the commission's report

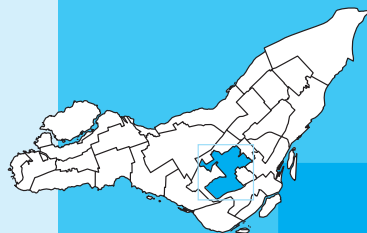
According to the commission, the developer of the commercial development project has not demonstrated that the project would incorporate measures to substantially reduce the inconvenience inherent in having parking lots behind the residences on René-Masson Avenue. Notably, the type of vegetation screen planned should be defined. The commission is also of the opinion that the green space planned for the end of the pedestrian link, on the corner of René-Masson Avenue, is essential. The very few details provided by the developer about the layout of that space justify residents' concerns.

The commission recommends that the adoption of draft By-law P-03-158 be conditional on the borough's requiring the developer to submit an impact mitigation plan for the commercial project on the quality of life of residents and the peace and tranquility of the École Notre-Dame-de-Fatima, as well as a detailed development map of the triangular green space crossed by the pedestrian link towards René-Masson Avenue.

Subsequent steps

2004-02-18	Resolution CE04 0336 of the executive committee referring the public consultation report to the borough council of Rivière-des-Prairies-Pointe-aux-Trembles-Montréal-Est for analysis and comment and recommending that city council take note of the report.
2004-02-23	Resolution CM04 0137 of the city council noting the report.
2004-03-10	Resolution CE04 0484 of the executive committee recommending that city council take note of the borough's comments and adopt draft By-law 03-158 without amendment. The decision summary states that the borough's Direction de l'aménagement urbain et des services aux entreprises will ensure that the developer files the required development maps.
2004-03-23	Resolution CM04 0216 of the city council noting the comments of the borough and adopting By-law 03-158.

NORTHCLIFFE-BULMER SEGMENT OF DE MAISONNEUVE BOULEVARD



Designation	Densification of a segment of De Maisonneuve Boulevard in 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.	
Key dates	Public notice	2003-11-24
	Public meeting, Parts 1 and 2	2003-12-15
	Report filing	2004-02-05
	Report dissemination	2004-02-19
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce	

Purpose of the consultation

The consultation pertained to the densification of the sector along the north side of De Maisonneuve Boulevard between Northcliffe and Bulmer avenues. In the urban plan, this 2A density and height sector would become a 5A sector. The maximum height would be raised from 9 to 12.5 metres, and the maximum density from 1.5 to 2.0.

The amendment aims to allow the construction of a three-storey residential building.

Subsequent steps

2004-02-18 Resolution CE04 0335 of the executive committee referring the public consultation report to the borough council of Côte-des-Neiges–Notre-Dame-de-Grâce for analysis and comment and recommending that city council take note of it.

2004-02-23 Resolution CM04 0136 of the city council noting the report.

2004-04-15 Resolution CA04 170137 of the borough council of Côte-des-Neiges–Notre-Dame-de-Grâce asking the executive committee to recommend that city council refuse draft By-law 03-092.

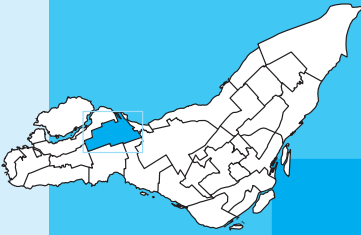
2004-05-05 Resolution CE04 0870 of the executive committee recommending that city council not adopt By-law 03-092.

Summary of the commission's report

The commission believes that the urgency of amending the urban plan has not been demonstrated, in view of the urban plan revision process to be completed in 2004. The commission also believes that the provisions of the plan regarding commercial continuity along De Maisonneuve Boulevard are still applicable and that the proposed residential project would still not be in compliance with the plan were the latter to be amended pursuant to draft By-law P-03-092.

The commission recommends that the amendment to the urban plan be postponed in view of the ongoing overall revision. It also invites the borough to focus its attentions on the impact of further developing De Maisonneuve Boulevard on the surrounding residential neighbourhood.

RE-DESIGNATION OF LOTS IN DOLLARD-DES-ORMEAUX



Designation	Re-designation of eight sectors along Saint-Jean and Des Sources boulevards Projet de règlement P-03-156 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Dollard-Des Ormeaux–Roxboro.	
Key dates	Public notice	2003-11-29
	Public meeting, Part 1	2003-12-15 and 16
	Public meeting, Part 2	2004-01-21
	Report filing	2004-02-16
	Report dissemination	2004-03-01
Territory	Borough of Dollard-Des Ormeaux–Roxboro	

Purpose of the consultation

The consultation pertained to designation replacements for eight sectors in Dollard-des-Ormeaux, five located near Des Sources Boulevard, two near Saint-Jean Boulevard, and one on Anselme-Lavigne Avenue. These sectors correspond to partially vacant land, except for 241 Anselme-Lavigne Street, which is occupied by the Centre islamique canadien Al Jamieh and used for community and cultural purposes.

The designation replacements aimed to densify areas around Saint-Jean and Des Sources boulevards to protect their residential character, to consolidate commercial centres to better position them regionally, and to create, for 241 Anselme-Lavigne Street, an institutional land use area for educational purposes.

Summary of the commission's report

For seven of the eight sectors addressed under draft By-law P-03-156, the proposed amendments elicited no comments. The commission therefore concludes that it would be appropriate to adopt the provisions pertaining to the sectors neighbouring Saint-Jean and Des Sources boulevards.

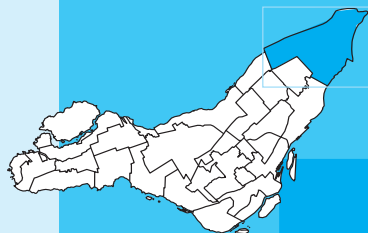
As to 241 Anselme-Lavigne Street, the proposed institutional designation would translate, in the zoning by-law, into the exclusion of the use “édifice culturel.” All those who spoke at the public meeting were opposed to the changes. The reasons stated bring to light different concerns: those of residents, who fear that uses other than religious may create nuisances in the neighbourhood, and those of the Muslim community, who fear having to abandon the cultural function of 241 Anselme-Lavigne Street. Although their interests may seem divergent, both groups claimed to prefer the status quo to the designation change and its consequences.

The commission and residents agree that the appropriateness of removing the religious use from 241 Anselme-Lavigne has not been demonstrated. For that reason, draft By-law P-03-156 should be amended by removing the sub-paragraph pertaining to 241 Anselme-Lavigne Street. With respect to the building's long-term vocation, the public consultation has opened avenues that could lead to a solution developed in co-operation with residents and the Muslim community.

Subsequent steps

2004-03-10	Resolution CE04 0488 of the executive committee referring the public consultation report to the borough council of Dollard-Des Ormeaux–Roxboro for analysis and comment and recommending that city council take note of the report.
2004-03-22	Resolution CM04 0219 of the city council noting the report.
2004-03-24	Resolution CE04 0589 of the executive committee recommending that city council take note of the borough's comments and adopt revised draft By-law P-03-156.
2004-04-26	Resolution CM04 0326 of the city council adopting revised draft By-law P-03-156. According to the decision summary, the draft by-law was amended by deleting the sub-paragraph pertaining to 241 Anselme-Lavigne.

AU FIL DE L'EAU PROJECT IN RIVIÈRE-DES-PRAIRIES



Designation	Height and density increase, pensioner residence, 7015 Gouin Boulevard East Projet de règlement P-03-180 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles.	
Key dates	Public notice	2004-01-07
	Public meeting, Parts 1 and 2	2004-01-26
	Report filing	2004-03-04
	Report dissemination	2004-03-18
Territory	Borough of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est along the border of the borough of Montréal-Nord	

Purpose of the consultation

The consultation pertained to an increase in height to 20 storeys (maximum 75 metres) instead of 12, and in density to 4.0 instead of 3.0 for the housing project *Au fil de l'eau*, located on Gouin Boulevard along the Rivière des Prairies.

The amendment would allow the addition of eight storeys to a 12-storey residential tower under construction.

Summary of the commission's report

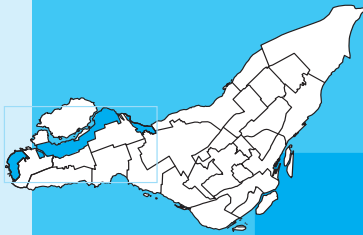
Following the public consultation, the commission notes a lack of consensus surrounding the expanded real estate project and subscribes to the public's concerns regarding its potential impact. Moreover, the amendment proposed under draft By-law P-03-180 does not seem to respect the harmonization requirement established by the complementary document to the urban plan for land along borough boundaries.

The commission concludes that draft By-law P-03-180 is not appropriate. In its estimation, the problem in this sector comprising a concentration of seniors' residences deserves special attention in the context of the revision of the City's urban plan.

Subsequent steps

2004-03-17	Resolution CE04 0542 of the executive committee referring the public consultation report to the borough council of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est for analysis and comment and recommending that city council take note of the report.
2004-03-23	Resolution CM04 0223 of the city council noting the report.
2004-05-12	Resolution CE04 0932 of the executive committee recommending that city council take note of the borough's comments and adopt draft By-law P-03-180. The decision summary relates the comments of the borough, requesting that draft By-law 03-180 be adopted without amendment.
2004-05-17	Resolution CM04 0415 of the city council noting the borough's comments and adopting By-law 03-180.
2004-07-06	Resolution CA04 11 07 0202 of the borough council of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est authorizing the addition of eight storeys to the tower at 7015 Gouin Boulevard East.

LE SQUARE DAUVILLE PROJECT



Designation	Designation change for a residential project in Pierrefonds	
	Projet de règlement P-03-197 modifiant le plan d'urbanisme de l'ancienne ville de Pierrefonds.	
Key dates	Public notice	2004-01-10
	Public meeting, Parts 1 and 2	2004-01-27
	Report filing	2004-02-26
	Report dissemination	2004-03-12
Territory	Borough of Pierrefonds-Senneville	

Purpose of the consultation

The consultation pertained to a designation change for land situated between Gouin and Pierrefonds Boulevards and Des Cageux Street. The designation “commerce de voisinage” would be replaced with “habitation moyenne densité” and the designation “habitation moyenne densité” with “habitation faible densité” and “parc urbain.” The new designations would reduce land use density.

The amendments aim to allow the completion of Phase III of the project *Le Square Dauville*, consisting of 94 single-family houses and four multi-family buildings.

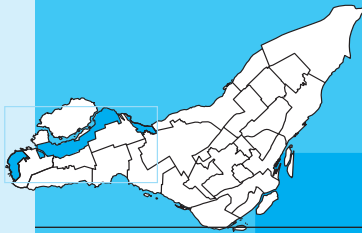
Summary of the commission's report

Concluding that it would be appropriate to adopt draft By-law 03-197, the commission notes that the public consultation brought to light certain issues that should be taken into consideration in the urban plan revision:

- A more direct correlation between housing development on the West Island and the expansion of transportation infrastructures;
- The balance between development on the remaining farmlands and their conservation;
- The different types of housing, notably medium- and high-density housing, according to needs.

Subsequent steps

2004-03-10	Resolutions CE04 0485 and CE04 0489 of the executive committee recommending that city council take note of the consultation report and adopt revised draft By-law 03-197.
2004-03-22	Resolution CM04 0217 of the city council noting the report and adopting revised By-law 03-197. According to a WHEREAS of the resolution, the revision addressed under the draft by-law preceded the public consultation.
2004-05-03	Resolution CA04 020161 of the borough council of Pierrefonds-Senneville adopting By-law 1047-183 amending the zoning by-law.
2004-06-16	Resolution CE04 1223 of the executive committee approving By-law 1047-183.
2004-07-05	Resolution CA04 020235 of the borough council of Pierrefonds-Senneville adopting By-law 1109-36 amending the by-law pertaining to the layout and architectural integration plans for the project Le Square Dauville.
2004-08-18	Resolution CE04 1628 of the executive committee approving By-law 1109-36.



Designation	Land re-designation for the expansion of Collège Charlemagne in Pierrefonds Projet de règlement P-03-196 modifiant le plan d'urbanisme de l'ancienne ville de Pierrefonds.	
Key dates	Public notice	2004-01-17
	Public meeting, Parts 1 and 2	2004-02-03
	Report filing	2004-03-04
	Report dissemination	2004-03-19
Territory	Borough of Pierrefonds-Senneville	

Purpose of the consultation

The consultation pertained to the replacement of the designation “rurale” with the designation “institutionnelle” for a piece of land neighbouring the Collège Charlemagne in the western end of the former municipality of Pierrefonds. The amendment would allow the college to build a parking lot and playing fields along Gouin Boulevard.

Summary of the commission's report

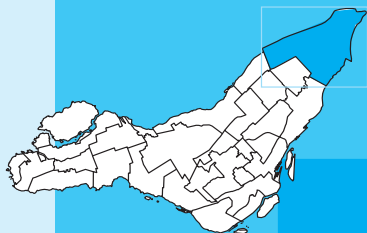
The proposed designation change having elicited no objection, it would be appropriate to adopt draft By-law P-03-196. The public consultation raised certain improvements to consider:

- The increase of the setback of the parking lot facing Gouin Boulevard;
- The preservation of the stream and swamp located in the undeveloped portion of the property in question;
- The co-ordination of the parking spaces of the college and neighbouring nature park;
- The possible move of the automobile entrance to a street other than Gouin Boulevard.

Subsequent steps

2004-03-17	Resolution CE04 0541 of the executive committee recommending that city council take note of the consultation report and adopt draft By-law P-03-196 without amendment.
2004-03-22	Resolution CM04 0221 of the city council noting the report and adopting By-law 03-196.
2004-06-07	Resolution CA04 020207 of the borough council of Pierrefonds-Senneville adopting By-law 1047-182 amending the zoning by-law.
2004-07-28	Resolution CE04 1439 of the executive approving By-law 1047-182. The decision summary indicates that By-law 1047-182 prescribes certain improvements raised in public consultation, notably the increase in the setback facing Gouin Boulevard.

HYDRO-QUÉBEC CORRIDOR IN POINTE-AUX-TREMBLES



Designation	Re-designation of a Hydro-Québec right-of-way for commercial occupation purposes Projet de règlement P-03-179 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies-Pointe-aux-Trembles.	
Key dates	Public notice	2004-01-27
	Public meeting, Parts 1 and 2	2004-02-11
	Report filing	2004-03-11
	Report dissemination	2004-03-26
Territory	Borough of Rivière-des-Prairies-Pointe-aux-Trembles-Montréal-Est	

Purpose of the consultation

The consultation pertained to the replacement of the designation “habitation” with the designation “activités multiples” for lots located in the Hydro-Québec electrical right-of-way between 36th and 39th avenues, from Notre-Dame to Sherbrooke streets.

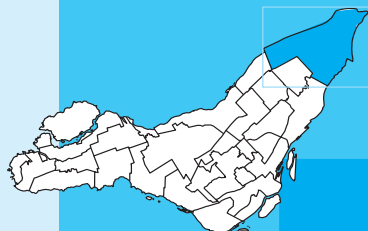
The amendment would legalize the commercial occupation of a nursery on Notre-Dame Street. Another business, a mini-golf, sits at the other end of the corridor in question, on Sherbrooke Street.

Summary of the commission's report

The commission notes the public consultation participants' opposition to the re-designation of the corridor as a whole, and finds that its necessity has not been demonstrated. It recommends that the by-law not be adopted as presented, believing that it would be sufficient to change the designation for the lots occupied by businesses at each end of the corridor.

Subsequent steps

2004-03-17	Resolution CE04 0543 of the executive committee referring the public consultation report to the borough council of Rivière-des-Prairies-Pointe-aux-Trembles-Montréal-Est for analysis and comment and recommending that city council take note of the report.
2004-01-19	Resolution CM04 0224 of the city council noting the report.
2004-04-14	Resolution CE04 0743 of the executive committee recommending that city council take note of the borough's comments and adopt revised draft By-law P-03-179. The decision summary indicates that the draft By-law has been amended to apply only to the lots occupied by businesses at each end of the corridor, in keeping with the suggestion made in the public consultation report.
2004-04-27	Resolution CM04 0328 of the city council noting the borough's comments and adopting revised By-law 03-179.
2004-10-05	Resolution CA04 11 10 0334 of the borough council of Rivière-des-Prairies-Pointe-aux-Trembles-Montréal-Est authorizing the Notre-Dame Street nursery as a Project particulier.



Designation	Designation, height and density for the site of a former complex in Rivière-des-Prairies Projet de règlement P-03-178 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rivière-des-Prairies–Pointe-aux-Trembles.	
Key dates	Public notice	2004-01-31
	Public meeting, Parts 1 and 2	2004-02-16
	Report filing	2004-03-01
	Report dissemination	2004-03-15
Territory	Borough of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est	

Purpose of the consultation

The consultation pertained to the replacement of the designation “activités multiples” with the designation “commerce” with heights of one to three storeys instead of six to 12, and densities of 0.3 to 1.5 instead of 1.0 to 3.0, for a piece of land along Maurice-Duplessis Boulevard between Gilbert-Barbier and Fernand-Gauthier streets.

The proposed amendments would allow the revision of the development program for this land holding commercial buildings.

Summary of the commission's report

The amendment to the urban plan and the Projet particulier it would allow elicited no objection. The commission concludes that it would be appropriate to adopt draft By-law P-03-178.

Subsequent steps

2004-03-10	Resolution CE04 0490 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-178 without amendment.
2004-03-22	Resolution CM04 0220 of the city council noting the report and adopting By-law 03-178.
2004-05-04	Resolution CA04 11 05 0136 of the borough council of Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est adopting the Projet particulier de construction pertaining to the land addressed under By-law 03-178.

RESIDENTIAL RE-DESIGNATION IN SAINTE-GENEVIÈVE



Designation	Re-designation of a vacant lot at the intersection of Gouin and Jacques-Bizard boulevards Projet de règlement P-03-149 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de L'Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue.
Key dates	Public notice 2004-02-08 Public meeting, Parts 1 and 2 2004-02-25 Report filing 2004-03-16 Report dissemination 2004-03-31
Territory	Borough of L'Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue

Purpose of the consultation

The consultation pertained to the replacement of the designation “commerce” with the designation “résidentiel moyenne densité” and to an increase in land use density for a vacant lot near the intersection of Gouin and Jacques-Bizard Boulevards. The amendments aimed to promote residential development in the sector.

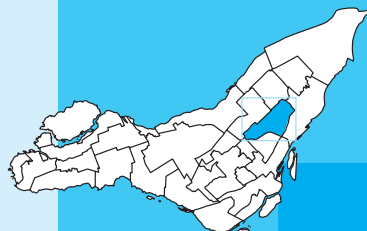
Summary of the commission's report

Without objecting to the residential re-designation of a commercial land use area, residents fear that it may open the door for high density residential projects that would be out of keeping with the surrounding urban fabric and character. The commission notes that the borough council amended the zoning by-law almost one year before to create a high-density sector for multi-family housing. The adoption of the amendment to the urban plan would lead to the coming into force of new zoning provisions, despite residents' reservations

The commission recommends that draft By-law PU-03-021 not be approved. The coming into force of the zoning change would be suspended until the upcoming urban plan revision.

Subsequent steps

2004-03-31	Resolution CE04 0628 of the executive committee referring the public consultation report to the borough council of L'Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue for analysis and comment and recommending that city council take note of the report.
2004-04-26	Resolution CM04 0327 of the city council noting the report.
2004-05-03	Resolution CA04 010214 of the borough council of L'Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue requesting that draft By-law P-03-149 be adopted without amendment.
2004-05-26	Resolution CE04 1020 of the executive committee recommending that city council take note of the borough council's comments and adopt draft By-law P-03-149 without amendment.
2004-06-22	Resolution CM04 0508 of the city council adopting By-law 03-149.
2004-08-02	Resolution CA04 010349 of the borough council of L'Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue adopting By-law 385-34 amending the zoning by-law.
2004-08-25	Resolution CE04 1679 of the executive committee approving By-law 385-34.



Designation	Re-designation of a sector of La Petite-Patrie in transition towards a residential vocation Projet de règlement P-03-195 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Rosemont–La Petite-Patrie.	
Key dates	Public notice	2004-02-23
	Public meeting, Parts 1 and 2	2004-03-10
	Report filing	2004-04-08
	Report dissemination	2004-04-18
Territory	Borough of Rosemont–La Petite-Patrie	

Purpose of the consultation

The consultation pertained to the replacement of the designations “commerce lourd,” “industrie légère” and “industrie” with the designations “activités multiples” and “commerce/habitation” for a sector bounded by Christophe-Colomb Avenue, Rosemont Boulevard, and Garnier and Des Carrières Streets. The height and density limits would also be raised.

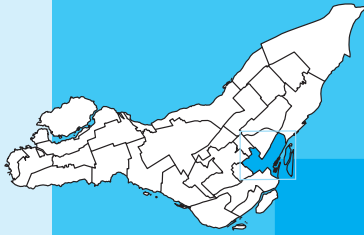
The amendments would allow planning of the re-designation of the Des Carrières sector, where housing is taking on ever greater importance, and to amend the urban planning by-law accordingly.

Summary of the commission's report

In public meetings, draft By-law P-03-195 gained the support of participants, who see it as part of the re-designation process aimed at promoting a residential vocation. The commission supports the adoption of the draft By-law, and suggests that the City and borough decide beforehand on the opportunity to expand the “commerce/habitation” land use area to 5669 Chambord and to a vacant lot on De Lanaudière Street.

Subsequent steps

2004-04-21	Resolution CE04 0792 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-195 without amendment. The decision summary indicates that the borough of Rosemont–La Petite-Patrie revised the boundary of the “commerce/habitation” land use area on the maps appended to the draft by-law without extending it.
2004-04-27	Resolution CM04 0331 of the city council noting the borough's comments and adopting By-law 03-195, with revised maps appended.
2004-07-05	Resolution CA04 260284 of the borough council of Rosemont–La Petite-Patrie adopting By-law 01-279-13 amending the urban planning by-law for purposes of concordance.
2004-08-09	Resolution CA04 260336 of the borough council adopting By-law 01-279-14 amending the urban planning by-law with regard to uses, density and various planning provisions.
2004-08-18	Resolution CE04 1624 of the executive committee approving By-law 01-279-13.
2004-09-22	Resolution CE04 1842 of the executive committee approving By-law 01-279-14.



Designation	Incorporation of a downtown lot in a land use area with a height limit of 120 metres and a density limit of 12 Projet de règlement P-03-199 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie.	
Key dates	Public notice	2004-03-22
	Public meeting, Parts 1 and 2	2004-05-07
	Report filing	2004-05-20
	Report dissemination	2004-06-04
Territory	Borough of Ville-Marie	

Purpose of the consultation

The consultation pertained to an increase in maximum height (120 metres instead of 60) and density (12.0 instead of 9.0) for the land located on the north-west corner of Drummond Street and De Maisonneuve Boulevard.

The amendment aims to allow a residential tower, the *Roc Fleuri*, to exceed the 60-metre height already authorized in a permit that complies with existing by-laws.

Summary of the commission's report

The residents who expressed an opinion regarding draft By-law P-03-199 in the public meeting asked that it be rejected and that the provisions of the plan and urban planning by-laws be maintained. The commission recommends that the draft by-law not be adopted.

The public consultation also brought to light the lack of urban planning instruments for sensitive sectors such as downtown and the Bishop-Crescent sector. The urban plan revision will be a perfect opportunity to improve this situation, with clear rules and precise evaluation and management tools.

Subsequent steps

- 2004-06-02 Resolution CE04 1082 of the executive committee recommending that city council take note of the consultation report and adopt draft By-law P-03-199 without amendment.
- 2004-06-21 Resolution CM04 0512 of the city council noting the report and adopting By-law 03-199.
- 2004-08-03 Resolution CA04 240706 of the borough council of Ville-Marie authorizing, pursuant to the Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble, the construction of the project *Le Roc Fleuri* with the increased height and density requested.



Designation	Specific land use area with a height of 60 metres for a downtown lot Projet de règlement P-03-198 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie.	
Key dates	Public notice	2004-03-22
	Public meeting, Parts 1 and 2	2004-04-13
	Report filing	2004-05-20
	Report dissemination	2004-06-04
Territory	Borough of Ville-Marie	

Purpose of the consultation

The consultation pertained to an increase in maximum height (60 metres instead of 44) and in maximum density (12.0 instead of 6.0) for the vacant lot at 1440 de la Montagne, adjacent to the hotel of the same name.

The amendment aims to allow the construction of a project comprising condominiums, offices, a hotel, and a shopping gallery.

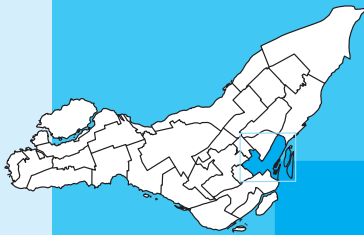
Summary of the commission's report

No one objected to the development of the vacant lot at 1440 de la Montagne, but the architectural program as proposed and the draft by-law that would allow its realization do not meet participants' expectations. To make the real estate project acceptable, it should comply with the provisions of the plan and urban planning by-laws and fashioned after the fabric of the Bishop-Crescent sector.

The commission recommends that draft By-law P-03-198 not be adopted.

Subsequent steps

2004-06-02	Resolution CE04 1083 of the executive committee recommending that city council take note of the consultation report and adopt draft By-law P-03-198 without amendment.
2004-06-21	Resolution CM04 0513 of the city council noting the report and adopting By-law 03-198.
2004-08-03	Resolution CA04 240707 of the borough council of Ville-Marie authorizing, pursuant to the Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble, the construction of a real estate project at 1440 de la Montagne.



Designation	New ÉTS pavilion on the north-west corner of Notre-Dame and Peel Projet de règlement P-02-218 concernant la construction et l'occupation d'un pavillon de l'École de technologie supérieure au nord-est de l'intersection des rues Notre-Dame et Peel.
Key dates	Public notice 2002-11-29 Public meeting, Parts 1 and 2 2002-12-16 Report filing 2003-01-22 Report dissemination 2003-02-06
Territory	Borough of Ville-Marie along the borough of Sud-Ouest

Purpose of the consultation

The public consultation pertained to a draft by-law aimed at allowing the construction of a new ÉTS pavilion, facing the existing pavilion, in the borough of Sud-Ouest. The 20,000-square-metre pavilion would house classrooms, a daycare centre, a restaurant, gymnasiums and an underground parking. The pavilion as presented derogates from the use and setback provisions of the borough's planning by-laws and from By-law 01-136 pertaining to the quadrangle in question.

Draft By-law P-02-218 contains provisions pertaining to:

- The addition of a new use as a university;
- The siting of the pavilion, its setback and the location of the entrance to the underground parking;
- The permission to derogate from the prescribed number of parking spaces;
- The allocation of a separate cadastral designation;
- Specific requirements regarding the new pavilion's architectural design and urban integration.

Summary of the commission's report

The proposed use as a university was favourably received, as long as its impact would be taken into account and its insertion carefully planned. The commission finds that the draft by-law has gained social acceptance.

Although pedestrians will need a protected passage between the proposed pavilion and the main pavilion, on the south-east corner of Peel and Notre-Dame, the reasons invoked by some participants for its being an aerial walkway do not justify a departure from Montréal's practice of giving preference to underground networks. The passage should be underground, as provided for in the plans. The main entrance of the

pavilion, near the intersection, should be the only entry point from Notre-Dame Street. The Peel-Notre-Dame intersection should also be completely redeveloped, as part of a traffic management revision process.

In terms of parking, the ÉTS and the City should agree on a set number of spaces, and promote other modes of transportation besides the automobile.

The commission also favours:

- A review of Notre-Dame Street's vocation as an access route to the Ville-Marie Expressway;
- Traffic reduction measures;
- A plan to make Peel Street safe and welcoming from the Bonaventure metro station to the Lachine Canal;
- The development of the pedestrian vocation of Notre-Dame Street, west of Peel Street.

Subsequent steps

2003-02-05	Resolution CE03 0194 of the executive committee recommending that city council take note of the public consultation report, with a view to adopting draft By-law P-02-018 without amendment.
2003-02-25	Resolution CM03 0141 of the city council noting the report of the commission and adopting By-law 02-218, whose title has been corrected to read north-west instead of north-east.
2003-05-06	Resolution CA03 240343 of the borough council of Ville-Marie approving the construction plans for the pavilion, prepared in compliance with the provisions of By-law 02-218.

Additional information

The new ÉTS pavilion is now completed and occupied.



Designation	Residential and commercial complex on René-Lévesque Boulevard Projet de règlement P-03-070 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie. Projet de règlement P-03-073 autorisant la construction et l'occupation d'un complexe résidentiel et commercial sur le quadrilatère délimité par le boulevard René-Lévesque et les rues Amherst, De La Gauchetière et Saint-Timothée.	
Key dates	Public notice	2003-05-09
	Public meeting, Parts 1 and 2	2003-05-26
	Report filing	2003-08-01
	Report dissemination	2003-08-15
Territory	Borough of Ville-Marie	

Purpose of the consultation

The public consultation pertained to two draft by-laws aiming to allow the construction of a residential and commercial complex in the quadrangle bounded by René-Lévesque Boulevard and Amherst, De La Gauchetière and Saint-Timothée streets. The project's construction would entail the demolition of a commercial building and of two semi-industrial buildings.

Draft By-law P-03-070 changes the maximum density from 3 to 6 for a band of land 33 metres deep along the south side of René-Lévesque Boulevard, between Amherst and Saint-Timothée streets.

Draft By-law P-03-073 contains derogations from the borough's urban planning by-law concerning uses, building height and land use ratio. The residential use would cover the complex as a whole, while the commercial use would be restricted to the ground floor. The maximum height would increase from 3 to 8 storeys, and the density from 3 to 4.2.

Summary of the commission's report

Public consultation participants were generally in favour of the real estate project, which would revitalize the sector and improve the quality of the neighbourhood. However, some were concerned that the higher buildings would block their views and natural light.

The commission recommends that the building permit for the building fronting onto René-Lévesque Boulevard prescribe that it be constructed all at once instead of in phases, to avoid the juxtaposition of discordant buildings. It also recommends that the borough ask that trees be planted around the quadrangle on public

rights-of-way. The borough should also ensure that the underground parking garage provides at least one space per housing unit.

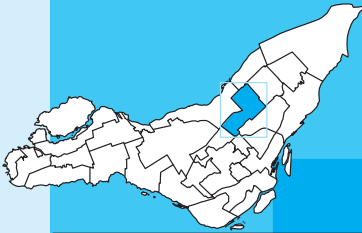
The commission identified a number of corrections to be made to the two draft by-laws to bring the complex into compliance with the urban plan and allow the issuance of construction permits. Being of a technical order, the corrections would not modify the real estate project presented in the public consultation, but they should be incorporated into the draft by-laws prior to their adoption.

Subsequent steps

- 2003-08-13 Resolutions CE03 1752 and CE03 1766 of the executive committee recommending that city council take note of the public consultation report and adopt amended draft By-laws 03-070 and 03-073.
- 2003-08-25 Resolutions CM03 0682 and CM03 0683 of the city council noting the consultation report and adopting revised By-laws 03-070 and 03-073. The decision summary indicates that the technical corrections suggested by the commission were incorporated into the draft by-laws.
- 2003-09-03 Coming into force of By-laws 03-070 and 03-073.

Additional information

In the spring of 2004, the borough of Ville-Marie amended its urban planning by-law for the land addressed under these by-laws, and for the land addressed under By-law 03-148, on the other side of Amherst Street. See Project No. 28 WOLFE PROPERTY.



PROJECT 43 TENNIS CANADA 2

Designation	Centre de tennis du parc Jarry – Tennis Canada Projet de règlement P-03-093 autorisant la construction, la transformation et l'occupation du centre de tennis du parc Jarry.	
Key dates	Public notice	2003-06-02
	Public meeting, Part 1	2003-06-18
	Public meeting, Part 2	2003-06-19
	Report filing	2003-08-19
	Report dissemination	2003-08-20
Territory	Borough of Villeray–Saint-Michel–Parc-Extension	

Purpose of the consultation

Draft By-law P-03-093 follows the adoption, in May 2003, of By-law 03-012 amending the urban plan by expanding the “équipement collectif et institutionnel” land use area housing the Centre de tennis du parc Jarry (CTPJ). Draft By-law 03-012 had been submitted for public consultation, following which it was amended in light of the consultation report prior to being adopted.

Draft By-law P-03-093 defines the planning conditions, uses and standards that will provide a framework for the construction and conversion of the Tennis Canada buildings and their occupation for tennis purposes, in Parc Jarry’s “équipement collectif et institutionnel” land use area as redefined under By-law 03-012. Among others, it contains various derogations from the borough’s zoning by-law.

Summary of the commission’s report

Underscoring the importance of the Tennis Internationals and their popularity, the commission points out that the Centre de tennis du Parc Jarry occupies nearly 19 % of the area of the park, the only facility of such magnitude in one of Montréal’s most populated boroughs. Furthermore, for over six years, there has been no public access to the site because of the fence permanently surrounding the public area. The commission believes that the needs of residents and users must be given the same consideration as those of tennis fans. Tennis Canada should demonstrate with more open gestures its intention to harmoniously integrate its activities into this public green space.

The expansion proposal for the CTPJ is justified primarily as a way of keeping Montréal in the Tennis Internationals competition. Even though Tennis Canada has reduced the expansion area of its surface rights, the project would still encroach on an additional 6.5 metres of park space. Tennis Canada would also like to add a 3300-square-metre set-up and take-down zone outside its surface property. This zone is not part of the territory covered under draft By-law P-03-093. The commission believes that it should not be included in the authorization, and that the main pathway should remain where it is.

With respect to parking, Tennis Canada should review its approach and return to the park the grassy area serving as a temporary parking lot near Faillon Street. The commission recommends that this area be excluded from the territory covered under By-law P-03-093. Moreover, the complementary uses included in the draft by-law should be accepted, with the exception of uses as a museum, library, exhibition hall, daycare centre or grocery store, which might compete with existing local services.

The fences being a major irritant to users and residents, their removal and the move of electrical facilities should be carried out first in order to make the whole field accessible to the public by next summer. In addition, to allow residents longer access to the site, the set-up and take-down time for the temporary fences should be reduced. Similarly, access to the paved parking lot near Faillon Street should be allowed only during tournaments.

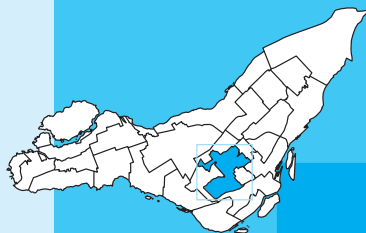
The City and Tennis Canada must combine their efforts to re-establish trust with all players concerned, including park users. This is why it recommends the rapid formation of a committee of Parc Jarry users, and the appointment of neighbourhood organization representatives to the Comité conjoint Tennis Canada – Ville de Montréal.

Subsequent steps

2003-08-20	Resolutions CE03 1829 and 1830 of the executive committee recommending that city council adopt revised By-law P-03-093 and take note of the public consultation report. The decision summary indicates that the draft by-law has undergone the amendments corresponding to the information provided by borough officials in the first part of the public meeting.
2003-08-25	Resolution CM03 0686 of the city council noting the consultation report and adopting revised By-law 03-093.
2003-09-03	Coming into force of By-law 03-093.
2003-09-18	Resolution CA03 140241 of the borough council authorizing the layout and architectural integration plan for permit issuance purposes for the Centre de tennis du parc Jarry.
2004-07-06	Resolution CA04 140204 of the borough council authorizing a PIIA for the posting of signs at the CTPJ.

Additional information

See Project No. 10, TENNIS CANADA 1.



Designation	Redevelopment of the Benny Farm site Projet de règlement P-03-151 modifiant le plan d'urbanisme, plan directeur de l'arrondissement Côte-des-Neiges–Notre-Dame-de-Grâce. Projet de règlement P-03-157 sur la transformation, la construction, la démolition et l'occupation d'immeubles sur un emplacement situé de part et d'autre du boulevard Cavendish, au nord de la rue Sherbrooke et au sud de l'avenue de Monkland.	
Key dates	Public notice	2003-10-26
	Public meeting, Part 1	2003-11-10 and 12
	Public meeting, Part 2	2003-12-01, 02 and 03
	Report filing	2004-01-26
	Report dissemination	2004-02-10
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce	

Purpose of the consultation

The consultation pertained to two draft by-laws aimed at allowing the redevelopment of the Benny Farm residential complex. The redevelopment proposal provides for the demolition, replacement or renovation of residential buildings, the construction of new units, and the installation of community facilities.

Draft By-law P-03-151 would amend the urban plan by giving part of the site an “équipement collectif et institutionnel” designation, allowing it to hold a CLSC and community sports centre. It also raises the site’s maximum density to 3.5, with a view to increasing the number of rental units.

Draft By-law P-03-157 contains various derogations from the borough’s urban planning by-laws. Those provisions involve the overall plan produced by the Canada Lands Company (CLC), the owner of Benny Farm, and would provide a framework for the site’s redevelopment.

Summary of the commission’s report

The Benny Farm redevelopment plan is largely supported. The predominance of the residential vocation, the preservation of its social scope through affordable housing for a varied clientele, and the planned community facilities earned the support of participants, who believe that the plan should be implemented urgently. The commission concludes that the plan presented by the CLC is acceptable and should be implemented without delay.

The commission recommends that draft By-law P-03-151 amending the planning program of the borough be adopted as proposed. Draft By-law P-03-157 aiming to provide a framework for carrying out the overall plan should also be adopted with a special amendment preventing commercial use of the sports and community centre.

The commission recommends that the City and the CLC sign a protocol agreeing to report on the community facility projects one year following the coming into force of the by-laws. The protocol should provide that, should it become impossible to carry them out within a reasonable timeframe, that portion of the site would return to its residential designation.

Furthermore, the outdoor parking lots should be less spread out. The CLC, the City and the CLSC should agree on a more limited number of parking spaces and provide more indoor parking.

The commission suggests that formulas aimed at preserving housing affordability, notably co-operative housing, should be further developed. To ensure integrated management of Benny Farm and preserve its community spirit, the already completed Phases I, II and III should be made part of the whole. Lastly, residents should be involved in the planning of the sports and community centre's activities.

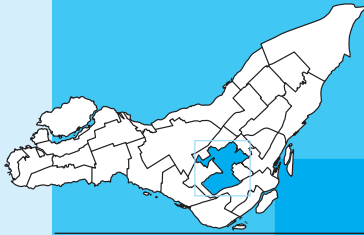
Subsequent steps

- 2004-02-11 Resolutions CE04 0291 and CE04 0300 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-law P-03-151 without amendment and amended By-law P-03-157.
The decision summary describes the amendments made to draft By-law 03-157 following the consultation report.
- 2004-02-23 Resolutions CM04 0134 and CM04 0135 of the city council noting the consultation report and adopting By-law 03-151 and revised By-law 03-157.

Additional information

As of March 1, 2004, the borough council of Côte-des-Neiges–Notre-Dame-de-Grâce adopted various resolutions adopting the PIAs required for the renovation, expansion or construction of various buildings and approving the projected work, for permit issuance purposes.

The demolition, renovation and construction work on the residential buildings at Benny Farm is underway.



Designation	Development plan of the site of the Oratoire Saint-Joseph Projet de règlement P-03-150 concernant le site de l'Oratoire Saint-Joseph du Mont-Royal.	
Key dates	Public notice	2003-10-31
	Public meeting, Part 1	2003-11-17
	Public meeting, Part 2	2003-12-08
	Report filing	2004-03-11
	Report dissemination	2004-03-24
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce	

Purpose of the consultation

The consultation pertained to a draft by-law that derogates from the borough’s urban planning by-law, with a view to allowing the work described in the development plan for the Oratoire.

Among other things, the plan proposes to eliminate the intersection of various walkways and roads. A new system of traffic lights would be installed at the site’s main entrance from Queen Mary Road. The winding road would be replaced by a ramp with a safer design and slope. The parking lots would be redeveloped.

The Pavillon des Pèlerins would be replaced by a more functional building, connected to a new reception pavilion. The various buildings would be accessed from the crypt level. The landscaping is developed along three separate axes: the sacred axis of the basilica, the service axis, and the natural axis, which includes an original wooded area on the rocky escarpment.

Lastly, the plan proposes to open Kingston Road, giving onto Cedar Crescent, to delivery and service vehicles. This road would also serve as a vehicular exit during major events.

Summary of the commission’s report

Consultation participants support the objectives of the Oratoire’s development plan. The new constructions respect the predominance of the basilica. However, the area immediately surrounding the original chapel should be redeveloped. The internal vehicle circulation network and entrances could also be improved.

Draft By-law P-03-150 should be enhanced or amended on certain points:

- The setback of the new constructions with respect to the facades of the crypt and basilica;
- The Cedar Crescent entrance, which should be used only for exiting the site;
- The traffic light on Queen Mary Road, part of the redevelopment of the Oratoire and Collège Notre-Dame accesses;
- Lighting and urban furniture, determining landscape integration factors;
- The Cahier des charges on management of the worksite, to be filed with the permit application and made available to the public;
- The exterior storage areas;
- The treatment of the site fronting onto Queen Mary Road, to define and structure the entrance to the sacred area.

The conservation zone defined in the plans provides a framework for interventions in wooded areas. However, two sections of that zone (the mountain side and the road leading to the cross) should be addressed by two separate provisions.

The historic and natural borough of Mont Royal should have a management structure, complete with follow-up mechanisms that are open to the public for projects involving major institutions. The preliminary evaluation of projects, taking into account five different elements (built environment, landscape, ecology, archaeology and commemoration), should also include topographical criteria.

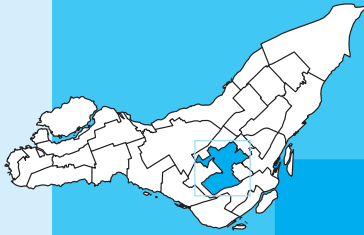
The studies and work carried out on the landscape, ecology and archaeology should continue. The excavation and fill work should be regulated to take into account archaeological potential.

Subsequent steps

2004-03-17	Resolution CE04 0544 of the executive committee recommending that city council take note of the public consultation report and include on its agenda the adoption of draft By-law 03-150 without amendment.
2004-03-22	Resolution CM04 0222 of the city council noting the report and adopting By-law 03-150 without amendment, subject, as required, to referendary approval and to the approval of the Ministre de la Culture et des Communications.
2004-06-09	Resolution CE04 1157 of the executive committee, which, in the absence of a request for referendary approval, recommends that city council adopt By-law 03-150.
2004-06-21	Resolution CM04 0516 of the city council adopting By-law 03-150.

Additional information

Major redevelopment work is underway at the Oratoire.



HÔPITAL GÉNÉRAL JUIF – “E” PAVILION

Designation	Expansion of the “E” pavilion of the Hôpital Général Juif Projet de règlement P-03-155 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce. Projet de règlement P-03-154 concernant l'agrandissement et l'occupation du pavillon « E » de l'Hôpital Général Juif portant le numéro 3755, chemin de la Côte-Sainte-Catherine.	
Key dates	Public notice	2003-11-07
	Public meeting, Parts 1 and 2	2003-11-24
	Report filing	2004-01-09
	Report dissemination	2004-01-23
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce	

Purpose of the consultation

The consultation pertained to amendments to the urban plan proposed under draft By-law P-03-155, involving an increase from 44.4 to 58.5 metres in maximum height and from 3.56 to 4.1 in maximum density. The amendments would allow the Hôpital Général Juif to raise the height of the “E” pavilion from five to 13 storeys.

The consultation also pertained to draft By-law P-03-154, which would authorize derogations from various city and borough by-laws and provide a framework for the expansion of the “E” pavilion.

Summary of the commission’s report

The commission notes that residents are not opposed to the two draft by-laws aimed at allowing the expansion of the “E” pavilion of the Hôpital Général Juif. In its opinion, the pavilion’s increased height should not have a major impact on residents’ quality of life. It recommends the adoption of draft By-laws P-03-154 and P-03-155.

However, the commission believes that the lack of parking spaces, which would only worsen with the pavilion’s expansion, could become a major irritant to residents. It recommends that Hospital and borough officials try to resolve the situation before the expansion work is completed.

The commission is satisfied with the attention paid to safety around the site. It suggests that the hospital contact neighbouring primary schools to inform them of the work schedule. This information should then be transmitted to parents to allow them to plan another route for their children during the construction work.

Subsequent steps

2004-01-21	Resolution CE04 0155 of the executive committee recommending that city council take note of the public consultation report and adopt draft By-laws P-03-154 and P-03-155. The resolution also suggests that the borough council of Côte-des-Neiges–Notre-Dame-de-Grâce develop solutions to the parking problem.
2004-01-26	Resolution CM04 0054 of the city council noting the public consultation report and adopting By-law 03-154. Resolution CM04 0055 of the city council noting the public consultation report and adopting By-law 03-155.

Additional information

2004-03-01	Resolution CA04 170086 of the borough council of Côte-des-Neiges–Notre-Dame-de-Grâce approving the expansion work on the “E” pavilion of the Hôpital Général Juif, for permit issuance purposes.
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Designation	Residential and commercial complex of the SAQ and the Nouveaux Ensembles Urbains Ltée Projet de règlement P-03-153 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Ville-Marie. Projet de règlement P-03-152 autorisant la construction et l'occupation d'un complexe résidentiel et commercial dans le quadrilatère délimité par le boulevard René-Lévesque, l'avenue De Lorimier et les rues Sainte-Catherine et Parthenais.	
Key dates	Public notice	2003-11-07
	Public meeting, Part 1	2003-11-24
	Public meeting, Part 2	2003-12-08
	Report filing	2004-02-20
	Report dissemination	2004-03-05
Territory	Borough of Ville-Marie	

Purpose of the consultation

The public consultation pertained to two draft by-laws respecting a real estate project on the vacant lot of an old industrial complex, next to the SAQ headquarters.

Draft By-law P-03-153 aims to replace the site's "industrielle" designation with an "activités multiples" designation, and raises its maximum height from 23 to 30 metres.

Draft By-law P-03-152 contains provisions pertaining to the uses and siting of the buildings that derogate from the borough's urban planning by-laws. It also establishes criteria for layout, architecture and design.

The adoption of the two by-laws would allow the construction of a residential, commercial and office complex by the developers "Les Nouveaux Ensembles Urbains Ltée" and the SAQ. The projected buildings range in height from five to 11 floors, and would house offices and sales and storage spaces for the SAQ, commercial spaces, 1800 parking spaces, and 1000 housing units, including 200 affordable housing units.

Summary of the commission's report

The commission finds that the people support the residential, commercial and office development project for the quadrangle, as well as the amendment to the urban plan contained in draft By-law P-03-153.

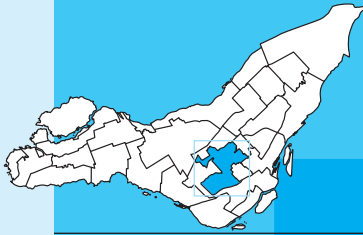
As to draft By-law P-03-152, regarding the real estate complex proposal, the commission detected concerns and contradictions with respect to the number of parking spaces and housing units, and the layout of the commercial spaces, among others. As presented, the draft by-law does not provide any assurances that the real estate complex will be in keeping with the wishes of residents and the borough. The commission also notes that, with respect to the lack of social housing underscored by participants, the affordable housing proposal is far from meeting needs. It recommends that draft By-law P-03-152 include the following conditions:

- That the social housing units on Fullum Street be constructed in conjunction with the rest of the project;
- A minimum percentage (established by the CCU at 25 %) of social housing units;
- That the residential portion be fully completed, following each phase of the construction;
- A definition of residence types;
- Parking spaces allocated to specific uses, authorized according to norms for each type of use;
- Archaeological follow-up;
- Noise standards.

The commission recommends a complementary study on traffic and parking, focusing specifically on parking entrances and loading docks. It would also like the real estate project to meet sustainable development criteria.

Subsequent steps

- 2004-03-10 Resolution CE04 0487 of the executive committee referring the public consultation report to the borough council for analysis and comment and recommending that city council take note of the report.
The decision summary contains an analysis of the consultation report and proposed amendments to draft By-law P-03-152.
- 2004-03-17 Resolution CE04 0546 of the executive committee recommending that city council adopt revised By-law 03-152 and By-law 03-153.
- 2004-03-22 Resolution CM04 0218 of the city council noting the public consultation report and adopting revised By-law 03-152 and By-law 03-153.



Designation	Conversion of residential buildings for institutional uses by the École des hautes études commerciales Projet de règlement P-04-019 modifiant le plan d'urbanisme, plan directeur de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce. Projet de règlement P-04-020 sur l'occupation du bâtiment situé au 5540 de l'avenue Louis-Colin.	
Key dates	Public notice	2004-04-13
	Public meeting, Parts 1 and 2	2004-04-28
	Report filing	2004-05-14
	Report dissemination	2004-05-28
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce	

Purpose of the consultation

The consultation pertained to the replacement, in the urban plan, of a “résidentielle” designation for two buildings neighbouring the École des hautes études commerciales with an “équipement collectif et institutionnel” designation (draft By-law P-04-019). This would allow the HEC to house university research chairs at 5540 Louis-Colin Avenue, and to confirm 5550’s use as a daycare centre.

By extension, the consultation also pertained to the occupation of 5540 Louis-Colin Avenue. Draft By-law P-04-020 would allow derogations from certain provisions of the urban planning by-law and authorize new uses, with a view to providing a framework for the HEC’s plans for the building.

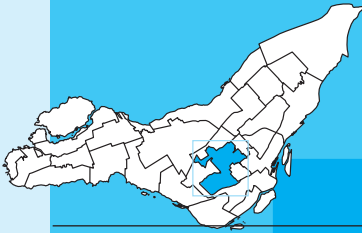
Summary of the commission’s report

Residents who participated in the public consultation are concerned by nuisances associated with vehicular and pedestrian traffic and would like to see it reduced, but no one opposed the draft by-laws. The commission therefore concludes that their adoption would have no significant negative impact on the urban fabric and neighbourhood life, while allowing the consolidation of the HEC institutional area.

The commission also subscribes to the recommendation of officials and residents that no other residential building conversions be authorized for institutional purposes in the area surrounding the Université de Montréal and affiliated schools.

Subsequent steps

- 2004-06-02 Resolution CE04 1081 of the executive committee recommending that the city council take note of the public consultation report and adopt draft By-laws 04-019 and 04-020 without amendment.
- 2004-06-21 Resolution CM04 0510 of the city council noting the public consultation report and adopting draft By-law 04-019.
- 2004-06-21 Resolution CM04 0511 of the city council noting the public consultation report and adopting draft By-law 04-020.



Designation	Development of the Glen campus – McGill University Health Centre and Shriners Hospital Projet de règlement P-05-035 modifiant le règlement d'urbanisme de l'arrondissement de Côte-des-Neiges–Notre-Dame-de-Grâce. Projet de règlement P-04-047-2 modifiant le plan d'urbanisme.	
Key dates	Public notice	2005-04-23
	Public meeting, Part 1	2005-05-11, 12 and 18
	Public meeting, Part 2	2005-06-15 and 16
	Report filing	2005-07-25
	Report dissemination	2005-08-09
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce at the Westmount border	

Purpose of the consultation

The McGill University Health Centre (MUHC) plans to consolidate its activities on two campuses, the *De la Montagne campus*, and the *Glen campus*. The latter would occupy the land of the old rail yard by the same name, sitting on the border of the boroughs of Côte-des-Neiges–Notre-Dame-de-Grâce (CDN-NDG) and Westmount.

The MUHC proposal involves the development of the CDN-NDG portion, and provides for the occupation of part of the land by the Shriners Hospital. The proposal derogates from the City's urban plan by providing for a land use ratio above the authorized maximum of 2.0. It also derogates from several provisions of the borough's urban planning by-law. The draft by-laws submitted for public consultation amend the urban plan and urban planning by-law.

Summary of the commission's report

Most of the residents who participated in the public consultation support the construction of the MUHC and Shriners Hospital in the Glen yard. They also expect the project to be carried out in exemplary fashion.

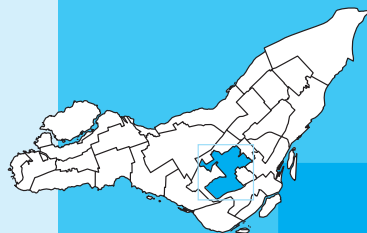
The project represents an exceptional opportunity to resolve the problems associated with the development and urban reintegration of the Glen yards. It calls for an integrated vision and concerted planning approach for the site and its surrounding area. However, in that respect, the development proposal does not meet expectations. The most striking deficiencies involve the links between the Glen campus and adjacent urban area, and the road development, which may create more problems than it solves if it proceeds as planned.

Without bringing back into question the master plan for the MUHC or the content of the draft by-law, the deficiencies to be addressed call for the co-operation of the City, the MUHC and their partners. According to the commission, the City should be responsible for ensuring the leadership of the planning process to follow. The commission made 12 recommendations aimed at promoting the harmonious and efficient integration of the hospital project. It also believes that the MUHC and its partners would benefit from maintaining open lines of communication and joint action with residents throughout the project's planning and construction.

Subsequent steps

2005-08-29 Resolution CM05 0492 of the city council noting the public consultation report.

CIMETIÈRE NOTRE-DAME-DES-NEIGES



Designation	Master development plan of the Cimetière Notre-Dame-des-Neiges	
Key dates	Public notice	2003-10-26
	Public meeting, Part 1	2003-11-10 and 11
	Public meeting, Part 2	2003-12-01 and 02
	Report filing	2004-03-10
	Report dissemination	2004-03-23
Territory	Borough of Côte-des-Neiges–Notre-Dame-de-Grâce	

Purpose of the consultation

The consultation pertained to the master development plan of the Cimetière Notre-Dame-des-Neiges drawn up by the Fabrique Notre-Dame de Montréal. The master plan aims to structure the development and enhancement of the cemetery.

The plan's implementation may call for amendments to by-laws of the borough of Côte-des-Neiges–Notre-Dame-de-Grâce, but possible future draft by-laws were not the subject of the consultation.

Summary of the commission's report

The consultation confirmed that Montrealers are attached to their mountain. It also revealed that the integration of new mausoleums presents major difficulties. Projects targeting the eastern and central woods would never receive the majority assent of civil society, which gives precedence to the use value of the mountain's green core over the architectural quality of any proposed building.

Mount Royal's status as a historic and natural borough obliges the cemetery management to take into account all heritage aspects. In that respect, burials in wooded areas do not ensure the maintenance of their ecological integrity. As to the Saint-Jean-Baptiste woods, a rare vestige of the original forest, it should be integrally preserved. Lastly, in view of the concerns they raise, municipal projects involving belt and cross roads should be re-evaluated in concert with relevant organizations.

In sectors adjacent to the Parc du Mont-Royal and neighbouring cemetery, the management should limit itself to burial grounds. Future mausoleums should be built instead near the Université de Montréal, replacing, for example, the greenhouses that are no longer in use.

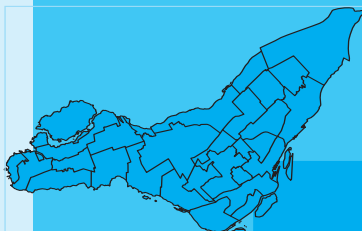
A heritage reference structure, developed by officials with all players concerned for the future of the mountain, should ensure the protection of the green core and involve the public with the projects' implementation. It would also lead to agreements with major peripheral institutions.

The commission underscores the efforts required to draw up the master plan. However, the information will have to be kept up to date or completed to make it a useful planning and management tool. The life expectancy of the cemetery must also be taken into account.

Subsequent steps

2005-04-07	Resolution CE04 0679 of the executive recommending that city council take note of the public consultation report.	2005-01-17	Resolution CA05 170015 (second draft) authorizing <i>Projet particulier</i> PP-12.
2004-05-18	Resolution CM04 0417 of the city council removing the filing of the report from its agenda.	2005-01-26	Public notice pertaining to the right of citizens to request the opening of a register for purposes of referendary approval.
2004-08-02	Resolution CA04 170292 of the borough council of Côte-des-Neiges–Notre-Dame-de-Grâce pursuant to the <i>Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble</i> (<i>Projet particulier</i> PP-9) to authorize the demolition of accessory buildings, allow the construction and occupation of a new mausoleum in the crematorium section, and establish guidelines for future interventions in the cemetery.	2005-02-07	Resolution CA05 170059 authorizing <i>Projet</i> PP-12 and opening the referendary approval register.
2004-11-08	New resolution (CA04 170403) authorizing <i>Projet particulier</i> PP-12 pertaining to the demolition of accessory buildings, the construction and occupation of two new mausoleums in the crematorium section, and acknowledgement of the basics of the interventions proposed in the master plan.	2005-02-16	Public notice pertaining to the holding of a referendary approval register on February 23, 2005.
2004-12-16	Public consultation session on Resolution CA04 170403.	2005-03-16	Public notice of the passage and coming into force of Resolution CA05 170059.
		2005-08-29	Release by the Ministère de la Culture et des Communications announcing that the minister has authorized the construction of Phase I of the project, with conditions relating to the establishment of a mausoleum, the protection of trees, and the planting of a vegetation screen.

MONTRÉAL CHARTER OF RIGHTS AND RESPONSIBILITIES



Designation	Proposed <i>Montréal Charter of Rights and Responsibilities</i>	
Key dates	Public notice	2004-02-09
	Public meeting, Part 1	2004-02-24, 03-08, 10, 15 and 16
	Public meeting, Part 2	2004-04-05, 07, 08, 13 and 15
	Report filing	2004-05-31
	Report dissemination	2004-06-15
Territory	City of Montréal	

Purpose of the consultation

The consultation pertained to the proposed *Montréal Charter of Rights and Responsibilities* made public by the mayor of Montréal in December 2003. The Charter is to serve as a tool to promote the values shared by Montrealers. It outlines citizens' rights and responsibilities and the City's commitments, and institutes recourse mechanisms with a neutral agency, the City ombudsman, to whom citizens can turn in situations where they feel they have been wronged.

The proposed *Charter* includes a preamble and 35 articles divided into four parts.

Summary of the commission's report

Although it is innovative and gained the support of most of those who spoke during the public consultation, the draft *Charter* is seen as incomplete. Participants would like the City's *Charter* to be more solid and effective than the proposal. In view of the extent of public participation and of the efforts put forth by citizens, the commission invites the City to make the most of the results of the consultation.

The commission addressed 11 recommendations to the City:

1. Take note of the draft *Charter*'s favourable reception, and continue to adjust it in light of the recommendations;
2. Take note that the nature, status and scope of the *Charter* should be reviewed. To meet expectations expressed in consultation, it must be entrenched in the *Charter of Ville de Montréal* to ensure its precedence over other municipal by-laws;
3. Take the necessary means to ensure that the *Charter* is applicable to the boroughs, and thereby to local services;
4. Add a provision stipulating that the *Charter* may not be interpreted in such a way as to exclude or narrow the scope of existing citizen rights, even if those rights are not explicitly mentioned in the *Charter*;
5. Strengthen the institution of ombudsman by entrenching it in the *Charter of Ville de Montréal* to ensure its existence, its independence, its effectiveness and its accessibility. It would define the method of appointment and dismissal of the ombudsman, the term of his mandate, the location of his offices, and his availability to citizens.
6. Make sure, from a legal standpoint, that the intention to limit the scope of the *Charter* to the jurisdiction of the ombudsman, to the exclusion of the courts, is adequately ensured in the texts and, if not, evaluate the legal and budgetary impact of sanctioning rights recognized by the courts;
7. Provide for measures and resources to ensure that citizens receive the necessary oversight and assistance in drafting their complaints, and that they adopt the *Charter* as their own;
8. Note that the draft *Charter*'s silence about Montréal's linguistic and cultural identity is seen as a problem by many participants. The commission urges the City to review its position on the issue and to amend the *Charter* as required, notably the preamble and Part I, taking into account the legislation in force and comments received;
9. Redraft article 10 on diversity, with a view to highlighting shared values in the promotion of "living together" and harmonious co-habitation of the various groups that make up Montréal society;
10. Redraft, in clearer language, Part II on rights, responsibilities and commitments based on the City's fields of jurisdiction, outlining citizens' rights and responsibilities and outlining and completing as required its own commitments, in light of the additions and changes suggested by participants;
11. Continue the revision and drafting of the French and English versions of the *Charter*, with a view to making the two versions concordant, clear and accessible to the general public.

Subsequent steps

2004-08-23	Filing of the public consultation report with city council.
2005-05-25	Resolution CE05 1008 of the executive committee recommending that city council adopt the <i>Charter</i> .
2005-06-20	Resolution CM05 0476 of the city council adopting the <i>Règlement sur la Charte montréalaise des droits et responsabilités</i> .

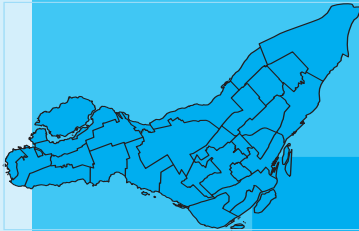
The decision summary indicates that the public consultation report and participants' interventions were examined as part of the *Charter's* revision and final drafting process.

Additional information

The *Charter* came into force on January 1, 2006. Certain provisions include legislative references:

- The right of initiative (Art. 16, par. h) must be the subject of a by-law within four years of the coming into force of the *Charter*;
- The interventions of the ombudsman (Art. 32 and following) are regulated by the *Charter* and the *Règlement 02-146 sur l'ombudsman*.

Within four years of its coming into force, the *Charter* must be evaluated by public consultation.



Designation	Preliminary draft <i>Policy on the Protection and Enhancement of Natural Habitats of the City of Montréal</i>	
Key dates	Public notice	2004-03-15
	Public meeting, Part 1	2004-03-30, 04-05 and 06
	Public meeting, Part 2	2004-04-27, 29 and 05-03
	Report filing	2004-05-31
	Report dissemination	2004-06-14
Territory	City of Montréal	

Purpose of the consultation

The preliminary draft Policy on the Protection and Enhancement of Natural Habitats aims to optimize both the ecological and economic value of natural habitats. The Policy will focus more specifically on urban woods with high ecological value covering more than 15 hectares. With this policy, the City aims to attain its conservation goal of 8 % of its territory, including 6 % on land.

The Policy targets three objectives:

- To maximize biodiversity and increase aggregate hectareage of protected natural spaces in Montréal;
- To ensure sustainability of natural habitats in City parks, and promote the consolidation and viability of park ecosystems;
- To foster enhanced integration of ecosystems and natural landscapes in built-up areas.

It is founded on sixfold strategy for action:

- Concerted action to sustain viable ecosystems;
- Regulatory framework, policies and municipal action to support protection of natural habitats;
- Ecological management of natural habitats in City parks;
- Land use strategy;
- Partner support programs;
- Citizen participation.

Lastly, the preliminary draft proposes the recognition as ecoterritories of 10 territories comprising existing protected areas and natural habitats to be protected.

Summary of the commission's report

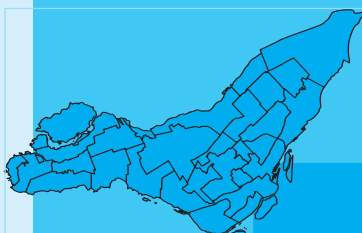
While supporting the idea of a policy on natural habitats, public consultation participants had certain concerns regarding its implementation. The commission hopes that the City will follow up on them promptly, and recommends:

- With a view to consistency, the entrenchment of the Policy in the urban plan, the other policies of the City, the planning goals of the CMM, and government legislation respecting the protection of the shoreline and aquatic environments;
- The adoption of a complementary policy on green and blue spaces;
- The designation as ecoterritories of nature parks, the islands surrounding Montréal, and the Meadowbrook golf course;
- The short-term protection of the Angell woods;
- The harmonization of Mount Royal's protection and its status as a historic and natural borough;
- A moratorium on all real estate development in the natural habitats of ecoterritories and their buffer zones;
- The rehabilitation, restoration and enhancement of natural and ecological elements of the ecoterritories, and well as the acknowledgement of their educational vocation.

The commission believes that the City should not renounce the acquisition of natural habitats. It should also establish a two-tiered joint-action structure promoting participatory democracy. Lastly, the regulatory framework of the Policy should stem from a central body, with provisions aimed at harmonizing its implementation and follow up by local officials.

Subsequent steps

- 2004-06-16 Resolution CE04 1234 of the executive committee noting the public consultation report and referring it to the Service de développement culturel et de la qualité du milieu de vie for comment.
- 2004-12-14 Resolution CM04 0861 of the city council adopting the *Policy on the Protection and Enhancement of Natural Habitats* with a mandate to the Service du développement culturel et de la qualité du milieu de vie to co-ordinate its application and to provide yearly updates on its implementation. According to the decision summary, the Direction des sports, des parcs et espaces verts of the Service du développement culturel et de la qualité du milieu de vie reviewed the recommendation of the commission, which led to a redrafting of the Policy text.
- 2004-12-16 City release announcing the adoption of the *Policy on the Protection and Enhancement of Natural Habitats*.



Designation	Draft Heritage Policy of the City of Montréal	
Key dates	Public notice	2004-11-13
	Public meeting, Part 1	2004-12-06 to 09 and 13
	Public meeting, Part 2	2005-01-31 and 02-01, 07, 08, 10, 11 and 16
	Report filing	2005-04-22
	Report dissemination	2005-05-06
Territory	City of Montréal	

Purpose of the consultation

The City's *Draft Heritage Policy*, made public in 2004, aims to provide a frame of reference for municipal intervention, with a view to integrated planning and management. The City will thereby affirm its leadership to promote the development of a common vision and shared responsibility for Montréal's heritage.

The *Policy* deals with all facets of heritage, as defined by the UNESCO, including material, immaterial and natural heritage. It proposes the following categories: built and landscaped heritage, natural heritage, archeological heritage, artistic heritage, moveable heritage, commemoration, and intangible cultural heritage.

The *Policy* divides municipal activities under three axes: the establishment of a system of organization for action on heritage, the actions of the City in its role as a heritage owner, and the actions of the City as a manager in the broad sense of the word, in areas ranging from territorial planning to by-laws and citizen support.

With respect to the heritage watch system, the commission recommends that specific resources be assigned to the Conseil du patrimoine de Montréal as an agglomeration-wide independent source of multi-disciplinary expertise.

The harmonization of practices among city governing bodies supposes that the boroughs, municipal departments and para-municipal organizations employ the same management approaches and standards in matters pertaining to heritage protection and enhancement.

The annual update on the *Policy's* progress should coincide with that of the urban plan.

The public consultation brought to light the fact that Montréal society knows its heritage and is determined to contribute to its protection and enhancement. Residents are prepared to act as City partners. Their enthusiasm is key to the success of the *Heritage Policy's* implementation, as long as the intentions it outlines are accompanied by firm political assurances and commitments.

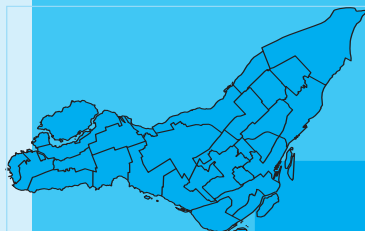
Summary of the commission's report

The commission recommends that the City adopt the *Policy*, taking into account participants' concerns and its recommendations, and quickly draw up action plans.

The commission urges the City to develop financial support programs for heritage organizations, allowing them to continue their watch and awareness raising activities. It endorses the City's willingness to support the development of the Réseau patrimoine Montréal, and invites it to draw up actions plans and to follow up on them with its members.

Subsequent steps

2005-05-30	Resolution CE05 1010 of the executive committee recommending that city council adopt the <i>Heritage Policy</i> . According to the decision summary, the <i>Policy</i> was adjusted in light of the recommendations of the commission and briefs filed during the public consultation process.
2005-05-30	Filing of the public consultation report with city council.
2005-05-30	Resolution CM05 0356 of the city council adopting the <i>Heritage Policy</i> .
2005-05-31	City release announcing the adoption of the <i>Heritage Policy</i> .



Designation	Draft Cultural Development Policy for the City of Montréal	
Key dates	Public notice	2004-12-08
	Public meeting, Part 1	2005-01-19, 24, 25 and 26;
	Thematic workshops:	2005-01-31, 02-01 and 02-02
	Public meeting, Part 2	2005-02-21 to 25, 28 and 03-02
	Report filing	2005-05-09
	Report dissemination	2005-05-24
Territory	City of Montréal	

Purpose of the consultation

The draft *Cultural Development Policy*, made public in November 2004, associates the future of the City to cultural growth. It outlines four major issues: access to culture for all residents, cultural quality of the living environment, support for the arts and culture, and Montréal's reach and reputation.

The proposed *Policy* is drawn up around five axes. The first four correspond to the major issues. The fifth aims to develop co-operation among the players, which is indispensable to the implementation of such a policy.

Summary of the commission's report

Public consultation participants applauded the City's initiative in developing a *Cultural Development Policy*. The cultural community is prepared to mobilize to make Montréal a cultural metropolis of international calibre and ensure its reach and reputation.

Among the suggestions and recommendations put forth, three should be implemented urgently: the application of the plan for the updating and upgrading of Montréal libraries with a view to providing access to culture for all; the increase in the budget of the Conseil des arts de Montréal with a view to supporting artistic creation; and the drawing up of a financing strategy for *Policy* commitments. Montréal also needs a beautification treatment aimed primarily at culture. The review of the mission and operation of the municipal cultural dissemination network, with a view to integrated development of the Montréal scene, should also be among the City's priorities.

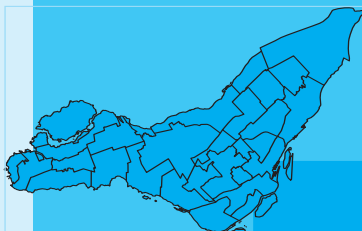
The commission firmly believes that Montréal can only strengthen its reputation as a cultural metropolis if new publics develop an interest in artistic productions and attend them on a regular basis. In that respect, the City can act as a catalyst for a vast operation.

Lastly, the *Policy* can only be successfully applied if the City ensures the implementation of the planned joint-action tools. It must maintain constant communication with all partners and open a permanent forum on the evolution of cultural development so that, in the exercise of its decision-making powers, it draws on the current thinking of civil society and the players of the various milieux.

The commission formulated 49 recommendations, divided under five themes: vision; access to culture for all residents; support for the arts, artists and culture; improvement of the cultural quality of the living environment; and, lastly, implementation of the policy.

Subsequent steps

2005-06-20	Filing of the public consultation report with city council.
2005-08-29	Resolution CE05 1736 of the executive committee recommending that city council adopt Montréal's <i>Cultural Development Policy</i> , entitled "Montréal, cultural metropolis".
2005-08-29	Resolution CM05 0557 of the city council adopting "Montréal, cultural metropolis".
2005-08-31	City release announcing the adoption of "Montréal, cultural metropolis".
2005-10-07	Public launch of "Montréal, cultural metropolis".



Designation	The urban plan of the City of Montréal as created by the mergers on January 1, 2002 Projet de règlement P-04-047 révisant le plan d'urbanisme de la ville de Montréal.	
Key dates	Public notice	2004-05-01
	Public meeting, Part 1	2004-05-17, 19, 25, 26 and 31, 06-02, 07, 09, 14 and 16
	Public meeting, Part 2	2004-06-21, 22, 23 and 29
	Report filing	2004-09-23
	Report dissemination	2004-10-12
Territory	City of Montréal	

Purpose of the consultation

The consultation pertained to the preliminary version of Montréal's new urban plan, developed pursuant to the *Act respecting Land Use Planning and Urban Development*. The provisions with which the planning by-laws of the 27 boroughs must comply focus primarily on land use designations, providing guidelines for uses and construction density, expressed in land use ratios, height limits, and siting parameters.

The planning proposal is founded on the principle of sustainable development. It addresses seven pan-Montréal orientations with respect to the living environment, transportation, the development of the city core, the vitality of employment sectors, the quality of the architecture and urban landscape, the enhancement of the built, archaeological and natural heritage, and environmental quality. Twenty-six sectors involving complex issues will be the subject of detailed planning. For each of them, the plan proposes general orientations, a statement of problems, and planning guidelines.

Twenty-seven *borough documents* take up the elements of the plan again, but at the borough level. Each borough will have to draw up a more comprehensive *borough chapter*, which will be adopted by city council and become an integral part of the urban plan. The urban plan also contains a *complementary document*, aiming to ensure urban development consistency throughout the city. The boroughs will have one year following the coming into force of the urban plan to make their by-laws compliant.

The implementation of the urban plan entails regulatory measures and public and private investment. The City plans to file a yearly update on the plan's implementation, for public study by a city council commission.

Summary of the commission's report

The public consultation participants were in favour of the sustainable-development-driven planning provisions of the urban plan, and with its orientations and goals. The annual update that the City has committed itself to producing is important in their eyes. The commission believes that it should be based on indicators reflecting the objectives, steps involved, and resources utilized.

The citizens are uncertain about the plan's implementation, which rests on yet-to-be-defined policies and strategies that will require considerable financial resources and policy debates. The implementation presents a challenge in terms of effectiveness, consistency and continuity. Taking up this challenge will require the same level of co-operation and joint-action as the plan's formulation.

The residents are also asking that the City set precise action objectives, notably to limit automobile use and to increase the share of public transit and other modes of transportation. They would like a housing policy focused on the needs of those less fortunate, and on the preservation of the housing stock and of the natural and built heritage, as well as the integrated revitalization of living environments.

The development and enhancement of Montréal territory will increasingly involve the city's reconstruction upon itself. Consequently, the administration has a fiduciary obligation towards residents. They want to be active partners of the City, hence the importance they place on participation, transparency, and the principles of inclusion and universal access.

The commission put forth some 40 recommendations, based on consultation participants' concerns, expectations and suggestions. Some pertain to the urban plan, while others have to do with its implementation.

Subsequent steps

- 2004-10-06 Resolution CE04 1912 of the executive committee recommending that city council take note of the public consultation report.
- 2004-10-25 Resolution CM04 0761 of the city council noting the public consultation report.
- 2004-11-03 Resolution CE04 2118 of the executive committee recommending that city council adopt revised draft By-law P-04-047.
The decision summary lists the changes made to the preliminary version of the urban plan following the public consultation.
- 2004-11-23 Resolution CM04 0835 of the city council adopting revised By-law 04-047.
- 2004-12-10 Coming into force of the new urban plan (By-law 04-047).

Additional information

Between its coming into force and the latest update on this project, 27 amendments have been made to the urban plan.

Nineteen by-laws amending the plan served to incorporate the *borough chapters* with, on occasion, various modifications or clarifications. The other eight changed the land use ratio or construction density for specific sectors.



Appendix 3

CHARTER OF VILLE DE MONTRÉAL

R.S.Q., c. C-11.4

OFFICE DE CONSULTATION PUBLIQUE

Public consultation office.

75. An Office to be known as "Office de consultation publique de Montréal" is hereby established.

2000, c. 56, Sch. I, s. 75.

President.

76. The council shall designate, by a decision made by two-thirds of the members having voted, a president of the Office from among the candidates having special competence as regards public consultation, and may designate commissioners. The council may, in the same resolution, determine their remuneration and other conditions of employment, subject, where applicable, to a by-law made under section 79.

Term of office.

The president shall be appointed for a term not exceeding four years. The office of president is a full-time position.

Term of office.

The term of office of a commissioner shall be specified in the resolution appointing the commissioner and shall not exceed four years. Where the term is not mentioned in the resolution, it shall be four years.

2000, c. 56, Sch. I, s. 76; 2001, c. 25, s. 257.

Additional commissioner.

77. The city council may, at the request of the president of the Office and by a decision made by two-thirds of the votes cast, appoint, for the period determined in the resolution, any additional commissioner chosen from a list prepared by the executive committee, and determine the president's remuneration and other conditions of employment.

List.

The president may, annually, propose a list to the executive committee.

Candidates.

Only persons having special competence as regards public consultation may be entered on a list referred to in the first or second paragraph.

2000, c. 56, Sch. I, s. 77; 2001, c. 25, s. 258.

Disqualification.

78. The members of the city council or of a borough council and the officers and employees of the city are disqualified from exercising the functions of president or commissioner.

2000, c. 56, Sch. I, s. 78.

Remuneration and expenses.

79. The city council may, by a by-law adopted by two-thirds of the votes cast, fix the remuneration of the president and the commissioners. The president and the commissioners are entitled to reimbursement by the Office of authorized expenses incurred in the exercise of their functions.

2000, c. 56, Sch. I, s. 79; 2001, c. 25, s. 259.

Personnel.

80. The president may retain the services of the personnel the president requires for the exercise of the functions of the Office and fix their remuneration. Employees of the Office are not city employees.

Assignment of city employee.

The city council may also assign any employee of the city it designates to the functions of the Office.

Treasurer.

The treasurer of the city or the assistant designated by the treasurer is by virtue of office treasurer of the Office.

2000, c. 56, Sch. I, s. 80.

Fiscal year.

81. The fiscal year of the Office coincides with the fiscal year of the city, and the auditor of the city shall audit the financial statements of the Office, and, within 120 days after the end of the fiscal year, make a report of his or her audit to the council.

2000, c. 56, Sch. I, s. 81.

Sums made available.

82. The council shall put the sums necessary for the exercise of the Office's functions at its disposal.

Minimum amount.

The council shall, by by-law, prescribe the minimum amount of the sums that are to be put at the Office's disposal each year. The treasurer of the city must include the amount so prescribed in the certificate the treasurer prepares in accordance with section 474 of the Cities and Town Act (chapter C-19).

2000, c. 56, Sch. I, s. 82.

Functions of Office.

83. The functions of the Office shall be

1° to propose a regulatory framework for the public consultations carried out by the official of the city in charge of such consultations pursuant to any applicable provision so as to ensure the establishment of credible, transparent and effective consultation mechanisms;

2° to hold the public consultations required under any applicable provision or requested by the city council on revisions to the city's planning program, on the complementary document referred to in section 88, and on the changes to the planning program that must be made to carry out a project referred to in the first paragraph of section 89;

3° to hold public hearings in the territory of the city, at the request of the city council or the executive committee, on any project designated by the council or the committee.

Provisions not applicable.

However, subparagraph 2 of the first paragraph and sections 109.2 to 109.4 of the land use planning and development (chapter A-19.1) do not apply to a draft by-law whose sole purpose is to amend the city's planning program in order to authorize the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89.

Report on activities.

The Office shall report on its activities to the council at the request of the council or of the executive committee and in any case at least once a year. On that occasion, the Office may make any recommendation to the council.

2000, c. 56, Sch. I, s. 83; 2003, c. 19, s. 61; 2003, c. 28, s. 23.

(...)

DIVISION II

SPECIAL FIELDS OF JURISDICTION OF THE CITY

1. - General provisions

88. The city's planning program must include, in addition to the elements mentioned in section 83 of the Act respecting land use planning and development (chapter A-19.1), a document establishing the rules and criteria to be taken into account, in any by-law referred to in section 131, by the borough councils and requiring the borough councils to provide in such a by-law for rules at least as restrictive as those as those established in the complementary document.

Complementary document.

The complementary document may include, in addition to the elements mentioned in the Act respecting land use planning and development, in relation to the whole or part of the city's territory, rules to ensure harmonization with any by-laws that may be adopted by a borough council under section 131 or to ensure consistency with the development of the city.

2000, c. 56, Sch. I, s. 88; 2001, c. 25, s. 265.

By-law.

89. The city council may, by by-law, enable the carrying out of a project, notwithstanding any by-law adopted by a borough council, where the project relates to

1° shared or institutional equipment, such as cultural equipment, a hospital, university, college, convention centre, house of detention, cemetery, regional park or botanical garden;

2° major infrastructures, such as an airport, port, station, yard or shunting yard or a water treatment, filtration or purification facility;

3° 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;

4° housing intended for persons requiring assistance, protection, care or lodging, particularly within the framework of a social housing program implemented under the Act respecting the Société d'habitation du Québec (chapter S-8);

5° cultural property recognized or classified or a historic monument designated under the Cultural Property Act (chapter B-4) or where the planned site of the project is a historic or natural district or heritage site within the meaning of that Act.

Business district.

For the purposes of subparagraph 3 of the first paragraph, the business district comprises the part of the territory of the city bounded by Saint-Urbain street, from Sherbrooke Ouest street to Sainte-Catherine Ouest street, by Sainte-Catherine Ouest street to Clark street, by Clark street to René-Lévesque Ouest boulevard, by René-Lévesque Ouest boulevard to Saint-Urbain street, by Saint-Urbain street to Place d'Armes hill, by Place d'Armes hill to Place d'Armes, from Place d'Armes to Notre-Dame Ouest street, by Notre-Dame Ouest street to De La Montagne street, by De La Montagne street to Saint-Antoine Ouest street, by Saint-Antoine Ouest street to Lucien-Lallier street, by Lucien-Lallier street to René-Lévesque Ouest boulevard, by René-Lévesque Ouest boulevard to De La Montagne street, by De La Montagne street to the land fronting the north side of René-Lévesque boulevard, from the land fronting the north side of René-Lévesque boulevard to Drummond street, from Drummond street to Sherbrooke Ouest street and from Sherbrooke Ouest street to Saint-Urbain street.

Content of by-law.

The by-law referred to in the first paragraph may contain only the land planning rules necessary for the project to be carried out. The extent to which it amends any by-law in force adopted by the borough council must be set out clearly and specifically.

2000, c. 56, Sch. I, s. 89; 2001, c. 25, s. 265; 2002, c. 77, s. 13; 2003, c. 19, s. 62.

Approval by referendum.

89.1. Notwithstanding the third paragraph of section 123 of the Act respecting land use planning and development (chapter A-19.1), the by-law adopted by the city council under section 89 is not subject to approval by referendum, except in the case of a by-law authorizing the carrying out of a project referred to in subparagraph 5 of the first paragraph of that section.

Public consultation.

The draft version of a by-law referred to in the first paragraph of section 89 must be submitted to public consultation conducted by the Office de consultation publique de Montréal, which for that purpose must hold public hearings and report on the consultation in a report in which it may make recommendations.

Public consultation.

The public consultation under the second paragraph replaces the public consultation provided for in sections 125 to 127 of the Act respecting land use planning and development. In the case of a by-law subject to approval by referendum, the filing with the council of the report of the Office de consultation publique replaces, for the purposes of section 128 of the Act respecting land use planning and development, the public meeting to be held pursuant to section 125 of that Act.

Applicability.

However, the second paragraph and sections 125 to 127 of the Act respecting land use planning and development do not apply to the draft version of a by-law whose sole purpose is to authorize the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89.

2001, c. 25, s. 265; O.C. 1308-2001, s. 11; 2003, c. 19, s. 63.

89.1.1. For the purposes of sections 89 and 89.1, if the decision to carry out a project referred to in the first paragraph of section 89 or to authorize its carrying out, subject to the applicable planning rules, is part of the exercise of an urban agglomeration power provided for in the Act respecting the exercise of certain municipal powers in certain urban agglomerations (c. E-20.001), the reference to a by-law adopted by a borough council also includes a by-law adopted by the council of a municipality mentioned in section 4 of that Act.

The modification provided for in the first paragraph also applies to any other modification incidental to that Act, in particular the modifications whereby the reference to the city council is a reference to the urban agglomeration council and the reference to the territory of the city is a reference to the urban agglomeration. The latter modification applies in particular, in the case referred to in the first paragraph, for the purposes of the jurisdiction of the Office de consultation publique de Montréal referred to in the second paragraph of section 89.1.

O.C. 1213-2005, s. 7 (In force January 1st 2006)

Table summarizing amendments made to sections of the *Charter of Ville de Montréal* concerning the OCPM 2000-2005

LQ 2000, c. 56, Sch. I (Bill 170)		Updated to January, 1st 2006
<p>75. An Office to be known as "Office de consultation publique de Montréal" is hereby established.</p>	<p>LQ 2001, c. 25 (Bill 29)</p>	<p>75. An Office to be known as "Office de consultation publique de Montréal" is hereby established.</p>
<p>76. The council shall designate, by a decision made by two-thirds of the members having voted, a president of the Office from among the candidates having special competence as regards public consultation, and shall determine the president's remuneration and other conditions of employment.</p> <p>The president shall be appointed for a term not exceeding four years. The office of president is a full-time position.</p>	<p>76. The council shall designate, by a decision made by two-thirds of the members having voted, a president of the Office from among the candidates having special competence as regards public consultation, <i>and may designate commissioners. The council may, in the same resolution, determine their remuneration and other conditions of employment, subject, where applicable, to a by-law made under section 79.</i></p> <p><i>The term of office of a commissioner shall be specified in the resolution appointing the commissioner and shall not exceed four years. Where the term is not mentioned in the resolution, it shall be four years</i></p>	<p>76. The council shall designate, by a decision made by two-thirds of the members having voted, a president of the Office from among the candidates having special competence as regards public consultation, and may designate commissioners. The council may, in the same resolution, determine their remuneration and other conditions of employment, subject, where applicable, to a by-law made under section 79.</p> <p>The president shall be appointed for a term not exceeding four years. The office of president is a full-time position.</p> <p>The term of office of a commissioner shall be specified in the resolution appointing the commissioner and shall not exceed four years. Where the term is not mentioned in the resolution, it shall be four years.</p>

LQ 2000, c. 56, Sch. I
(Bill 170)

77. The president shall retain, as the need arises and for the period determined by the president, one or more commissioners chosen from a list prepared by the municipal council on the recommendation of the executive committee.

The president may, annually, propose a list to the executive committee.

Only persons having special competence as regards public consultation may be entered on the list.

LQ 2001, c. 25
(Bill 29)

77. *The city council may, at the request of the president of the Office and by a decision made by two-thirds of the votes cast, appoint, for the period determined in the resolution, any additional commissioner chosen from a list prepared by the executive committee, and determine the president's remuneration and other conditions of employment.*

Only persons having special competence as regards public consultation may be entered on a list referred to in the first or second paragraph.

Updated to January, 1st 2006

77. The city council may, at the request of the president of the Office and by a decision made by two-thirds of the votes cast, appoint, for the period determined in the resolution, any additional commissioner chosen from a list prepared by the executive committee, and determine the president's remuneration and other conditions of employment.

The president may, annually, propose a list to the executive committee.

Only persons having special competence as regards public consultation may be entered on a list referred to in the first or second paragraph.

78. The members of the city council or of a borough council and the officers and employees of the city are disqualified from exercising the functions of president or commissioner.

LQ 2001, c. 25
(Bill 29)

78. The members of the city council or of a borough council and the officers and employees of the city are disqualified from exercising the functions of president or commissioner.

79. Commissioners may be remunerated in accordance with a by-law made by the city council. They are entitled to reimbursement by the Office of expenses incurred in the exercise of their functions.

79. *The city council may, by a by-law adopted by two-thirds of the votes cast, fix the remuneration of the president and the commissioners. The president and the commissioners are entitled to reimbursement by the Office of authorized expenses incurred in the exercise of their functions.*

79. The city council may, by a by-law adopted by two-thirds of the votes cast, fix the remuneration of the president and the commissioners. The president and the commissioners are entitled to reimbursement by the Office of authorized expenses incurred in the exercise of their functions.

LQ 2000, c. 56, Sch. I
(Bill 170)

Updated to January, 1st 2006

80. The president may retain the services of the personnel the president requires for the exercise of the functions of the Office and fix their remuneration. Employees of the Office are not city employees.

The city council may also assign any employee of the city it designates to the functions of the Office.

The treasurer of the city or the assistant designated by the treasurer is by virtue of office treasurer of the Office.

80. The president may retain the services of the personnel the president requires for the exercise of the functions of the Office and fix their remuneration. Employees of the Office are not city employees.

The city council may also assign any employee of the city it designates to the functions of the Office.

The treasurer of the city or the assistant designated by the treasurer is by virtue of office treasurer of the Office.

81. The fiscal year of the Office coincides with the fiscal year of the city, and the auditor of the city shall audit the financial statements of the Office, and, within 120 days after the end of the fiscal year, make a report of his or her audit to the council.

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82. The council shall put the sums necessary for the exercise of the Office's functions at its disposal.

The council shall, by by-law, prescribe the minimum amount of the sums that are to be put at the Office's disposal each year. The treasurer of the city must include the amount so prescribed in the certificate the treasurer prepares in accordance with section 474 of the *Cities and Towns Act* (chapter C-19).

82. The council shall put the sums necessary for the exercise of the Office's functions at its disposal.

The council shall, by by-law, prescribe the minimum amount of the sums that are to be put at the Office's disposal each year. The treasurer of the city must include the amount so prescribed in the certificate the treasurer prepares in accordance with section 474 of the *Cities and Towns Act* (chapter C-19).

- 83.** The functions of the Office shall be:
- 1° to propose a regulatory framework for the public consultations carried out by the official of the city in charge of such consultations pursuant to any applicable provision so as to ensure the establishment of credible, transparent and effective consultation mechanisms;
 - 2° 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;
 - 3° to hold public hearings in the territory of the city, at the request of the city council or the executive committee, on any project designated by the council or the committee.

The council shall determine, by by-law and according to categories established on the basis of the type and size of the projects that may be considered in the territory of the city, those projects which may be designated pursuant to subparagraph 3 of the first paragraph.

- 2° *to hold the public consultations required under an applicable provision or requested by the city council on revisions to the city's planning program, on the complementary document referred to in section 88, and on the changes to the planning program that must be made to carry out a project referred to in the first paragraph of section 89;*

(Deleted)

Section 54. Any public consultation begun by the Office de consultation publique de Montréal before 18 December 2003 in accordance with subparagraph 2 of the first paragraph of section 83 of the *Charter of Ville de Montréal* (R.S.Q., chapter C-11.4) shall be continued by the Office despite the amendment made to that subparagraph by section 23 of this Act.

Section 56. Any planning program amendment process begun by the council of Ville de Montréal and in progress on 18 December 2003 shall be continued by the council despite the coming into force of section 33 of this Act.

- 83.** The functions of the Office shall be:
- 1° to propose a regulatory framework for the public consultations carried out by the official of the city in charge of such consultations pursuant to any applicable provision so as to ensure the establishment of credible, transparent and effective consultation mechanisms;
 - 2° to hold the public consultations required under an applicable provision or requested by the city council on revisions to the city's planning program, on the complementary document referred to in section 88, and on the changes to the planning program that must be made to carry out a project referred to in the first paragraph of section 89;
 - 3° to hold public hearings in the territory of the city, at the request of the city council or the executive committee, on any project designated by the council or the committee.

LQ 2000, c. 56, Sch. I (Bill 170)	LQ 2003, c. 19 (Bill 23)	Updated to January, 1st 2006
<p>The Office shall report on its activities to the council at the request of the council or of the executive committee and in any case at least once a year. On that occasion, the Office may make any recommendation to the council.</p>	<p><i>However, subparagraph 2 of the first paragraph and sections 109.2 to 109.4 of the Act respecting land use planning and development (chapter A-19.1) do not apply to a draft by-law whose sole purpose is to amend the city's planning program in order to authorize the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89.</i></p>	<p>However, subparagraph 2 of the first paragraph and sections 109.2 to 109.4 of the <i>Act respecting land use planning and development</i> (chapter A-19.1) do not apply to a draft by-law whose sole purpose is to amend the city's planning program in order to authorize the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89. The Office shall report on its activities to the council at the request of the council or of the executive committee and in any case at least once a year. On that occasion, the Office may make any recommendation to the council.</p>
<p>(...)</p>	<p>(...)</p>	<p>(...)</p>
<p>88. The city shall determine, by by-law, from among the provisions concerning a matter referred to in subparagraph 1 of the third paragraph of section 123 of the <i>Act respecting land use planning and development</i> (chapter A-19.1) and that are applicable in the borough of Ville-Marie, the provisions of the by-laws of the city that are subject to approval by way of referendum for the purposes of Division V of Chapter IV of Title I of that Act.</p>	<p>88. <i>The city's planning program must include, in addition to the elements mentioned in section 83 of the Act respecting land use planning and development (chapter A-19.1), a document establishing the rules and criteria to be taken into account, in any by-law referred to in section 131, by the borough councils and requiring the borough councils to provide in such a by-law for rules at least as restrictive as those established in the complementary document.</i></p>	<p>88. The city's planning program must include, in addition to the elements mentioned in section 83 of the <i>Act respecting land use planning and development</i> (chapter A-19.1), a document establishing the rules and criteria to be taken into account, in any by-law referred to in section 131, by the borough councils and requiring the borough councils to provide in such a by-law for rules at least as restrictive as those established in the complementary document.</p>

LQ 2000, c. 56, Sch. I
(Bill 170)

LQ 2001, c. 25
(Bill 29)

Updated to January, 1st 2006

The complementary document may include, in addition to the elements mentioned in the Act respecting land use planning and development, in relation to the whole or part of the city's territory, rules to ensure harmonization with any by-laws that may be adopted by a borough council under section 131 or to ensure consistency with the development of the city.

The complementary document may include, in addition to the elements mentioned in the Act respecting land use planning and development, in relation to the whole or part of the city's territory, rules to ensure harmonization with any by-laws that may be adopted by a borough council under section 131 or to ensure consistency with the development of the city.

LQ 2001, c. 25
(Bill 29)

89. For the purposes of sections 123 to 137 of the Act respecting land use planning and development (chapter A-19.1), and notwithstanding the third paragraph of section 123 of that Act, a provision likely to lead to the adoption of a separate by-law which, by reason of section 136.1 of that Act, must be submitted for approval to the qualified voters of the whole territory of the city is not a provision making the by-law a by-law subject to approval by way of referendum.

89. *The city council may, by by-law, enable the carrying out of a project, notwithstanding any by-law adopted by a borough council, where the project relates to:*

- 1° shared or institutional equipment, such as cultural equipment, a hospital, university, college, convention centre, house of detention, cemetery, regional park or botanical garden;*
- 2° major infrastructures such as an airport, port, station, yard or shunting yard or a water treatment, filtration or purification facility;*
- 3° 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*

89. The city council may, by by-law, enable the carrying out of a project, notwithstanding any by-law adopted by a borough council, where the project relates to:

- 1° shared or institutional equipment, such as cultural equipment, a hospital, university, college, convention centre, house of detention, cemetery, regional park or botanical garden;
- 2° major infrastructures such as an airport, port, station, yard or shunting yard or a water treatment, filtration or purification facility;
- 3° 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;

LQ 2001, c. 25
(Bill 29)

4° *housing intended for persons requiring assistance, protection, care or lodging;*

5° *cultural property or a historical district within the meaning of the Cultural Property Act (chapter B-4).*

LQ 2002, c. 77
(Bill 137)

4° housing intended for persons requiring assistance, protection, care or lodging, particularly *within the framework of a social housing program implemented under the Act respecting the Société d'habitation du Québec* (chapter S-8);

LQ 2003, c. 19
(Bill 23)

5° *cultural property recognized or classified or a historic monument designated under the Cultural Property Act (chapter B-4) or where the planned site of the project is a historic or natural district or heritage site within the meaning of that Act.*

Updated to January, 1st 2006

4° housing intended for persons requiring assistance, protection, care or lodging, particularly within the framework of a social housing program implemented under the *Act respecting the Société d'habitation du Québec* (chapter S-8);

5° cultural property recognized or classified or a historic monument designated under the *Cultural Property Act* (chapter B-4) or where the planned site of the project is a historic or natural district or heritage site within the meaning of that Act.

For the purposes of subparagraph 3 of the first paragraph, the business district comprises the part of the territory of the city bounded by Saint-Urbain street, from Sherbrooke Ouest street to Sainte-Catherine Ouest street, by Sainte-Catherine Ouest street to Clark street, by Clark street to René-Lévesque Ouest boulevard, by René-Lévesque Ouest boulevard to Saint-Urbain street, by Saint-Urbain street to Place d'Armes hill, by Place d'Armes hill to Place d'Armes, from Place d'Armes to Notre-Dame Ouest street, by Notre-Dame Ouest street to De La Montagne street, by De la Montagne street to Saint-Antoine Ouest street, by Saint-Antoine Ouest street to Lucien-Lallier street, by Lucien-Lallier street to René-Lévesque Ouest boulevard, by René-Lévesque Ouest boulevard to De La Montagne street, by De La Montagne street to the land fronting the north side of René-Lévesque boulevard, from the land fronting the north side of René-Lévesque boulevard to Drummond street, from Drummond street to Sherbrooke Ouest street and from Sherbrooke Ouest street to Saint-Urbain street.

The by-law referred to in the first paragraph may contain only the land planning rules necessary for the project to be carried out. The extent to which it amends any by-law in force adopted by the borough council must be set out clearly and specifically.

For the purposes of subparagraph 3 of the first paragraph, the business district comprises the part of the territory of the city bounded by Saint-Urbain street, from Sherbrooke Ouest street to Sainte-Catherine Ouest street, by Sainte-Catherine Ouest street to Clark street, by Clark street to René-Lévesque Ouest boulevard, by René-Lévesque Ouest boulevard to Saint-Urbain street, by Saint-Urbain street to Place d'Armes hill, by Place d'Armes hill to Place d'Armes, from Place d'Armes to Notre-Dame Ouest street, by Notre-Dame Ouest street to De La Montagne street, by De la Montagne street to Saint-Antoine Ouest street, by Saint-Antoine Ouest street to Lucien-Lallier street, by Lucien-Lallier street to René-Lévesque Ouest boulevard, by René-Lévesque Ouest boulevard to De La Montagne street, by De La Montagne street to the land fronting the north side of René-Lévesque boulevard, from the land fronting the north side of René-Lévesque boulevard to Drummond street, from Drummond street to Sherbrooke Ouest street and from Sherbrooke Ouest street to Saint-Urbain street.

The by-law referred to in the first paragraph may contain only the land planning rules necessary for the project to be carried out. The extent to which it amends any by-law in force adopted by the borough council must be set out clearly and specifically.

LQ 2001, c. 25
(Bill 29)

Decree 1308-2001

Updated to January, 1st 2006

89.1 *Notwithstanding the third paragraph of section 123 of the Act respecting land use planning and development (chapter A-19.1), the by-law adopted by the city council under section 89 is not subject to approval by referendum, except in the case of a by-law authorizing the carrying out of a project, referred to in subparagraph 3 of the first paragraph of section 89, relates to 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 or a project referred to in subparagraph 5 of the first paragraph of that section.*

A by-law adopted pursuant to the first paragraph of section 89 must be submitted to public consultation conducted by the Office de consultation publique de Montréal, which for that purpose must hold public hearings and report on the consultation in a report in which it may make recommendations.

89.1 *Notwithstanding the third paragraph of section 123 of the Act respecting land use planning and development (chapter A-19.1), the by-law adopted by the city council under section 89 is not subject to approval by referendum, except in the case of a by-law authorizing the carrying out of a project referred to in subparagraph 5 of the first paragraph of that section.*

LQ 2003, c. 19
(Bill 23)

The draft version of a by-law referred to in the first paragraph of section 89 must be submitted to public consultation conducted by the Office de consultation publique de Montréal, which for that purpose must hold public hearings and report on the consultation in a report in which it may make recommendations.

89.1 *Notwithstanding the third paragraph of section 123 of the Act respecting land use planning and development (chapter A-19.1), the by-law adopted by the city council under section 89 is not subject to approval by referendum, except in the case of a by-law authorizing the carrying out of a project referred to in subparagraph 5 of the first paragraph of that section.*

The draft version of a by-law referred to in the first paragraph of section 89 must be submitted to public consultation conducted by the Office de consultation publique de Montréal, which for that purpose must hold public hearings and report on the consultation in a report in which it may make recommendations.

LQ 2001, c. 25
(Bill 29)

The public consultation under the second paragraph replaces the public consultation provided for in sections 125 to 127 of the Act respecting land use planning and development. In the case of a by-law subject to approval by referendum, the filing with the council of the report of the Office de consultation publique replaces, for the purposes of section 128 of the Act respecting land use planning and development, the public meeting to be held pursuant to section 125 of that Act.

However, the second paragraph and sections 125 to 127 of the Act respecting land use planning and development do not apply to a by-law authorizing the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89.

LQ 2003, c. 19
(Bill 23)

However, the second paragraph and sections 125 to 127 of the *Act respecting land use planning and development* do not apply to the draft version of a by-law whose sole purpose is to authorize the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89.

Updated to January, 1st 2006

The public consultation under the second paragraph replaces the public consultation provided for in sections 125 to 127 of the *Act respecting land use planning and development*. In the case of a by-law subject to approval by referendum, the filing with the council of the report of the Office de consultation publique replaces, for the purposes of section 128 of the *Act respecting land use planning and development*, the public meeting to be held pursuant to section 125 of that Act.

However, the second paragraph and sections 125 to 127 of the *Act respecting land use planning and development* do not apply to the draft version of a by-law whose sole purpose is to authorize the carrying out of a project referred to in subparagraph 4 of the first paragraph of section 89.

89.1.1.

For the purposes of sections 89 and 89.1, if the decision to carry out a project referred to in the first paragraph of section 89 or to authorize its carrying out, subject to the applicable planning rules, is part of the exercise of an urban agglomeration power provided for in the Act respecting the exercise of certain municipal powers in certain urban agglomerations (c. E-20.001), the reference to a by-law adopted by a borough council also includes a by-law adopted by the council of a municipality mentioned in section 4 of that Act.

The modification provided for in the first paragraph also applies to any other modification incidental to that Act, in particular the modifications whereby the reference to the city council is a reference to the urban agglomeration council and the reference to the territory of the city is a reference to the urban agglomeration. The latter modification applies in particular, in the case referred to in the first paragraph, for the purposes of the jurisdiction of the Office de consultation publique de Montréal referred to in the second paragraph of section 89.1.

89.1.1.

For the purposes of sections 89 and 89.1, if the decision to carry out a project referred to in the first paragraph of section 89 or to authorize its carrying out, subject to the applicable planning rules, is part of the exercise of an urban agglomeration power provided for in the Act *respecting the exercise of certain municipal powers in certain urban agglomerations* (c. E-20.001), the reference to a by-law adopted by a borough council also includes a by-law adopted by the council of a municipality mentioned in section 4 of that Act.

The modification provided for in the first paragraph also applies to any other modification incidental to that Act, in particular the modifications whereby the reference to the city council is a reference to the urban agglomeration council and the reference to the territory of the city is a reference to the urban agglomeration. The latter modification applies in particular, in the case referred to in the first paragraph, for the purposes of the jurisdiction of the Office de consultation publique de Montréal referred to in the second paragraph of section 89.1.

LQ 2003, c. 19
(Bill 23)

Updated to January, 1st 2006

89.2. *The city council may, by by-law, determine in which cases a by-law adopted by a borough council and that is not a concordance by-law within the meaning of any of sections 59.5, 110.4 and 110.5 of the Act respecting land use planning and development (chapter A-19.1) need not be examined for conformity with the city's planning program.*

89.2. The city council may, by by-law, determine in which cases a by-law adopted by a borough council and that is not a concordance by-law within the meaning of any of sections 59.5, 110.4 and 110.5 of the Act *respecting land use planning and development* (chapter A-19.1) need not be examined for conformity with the city's planning program.



Appendix 4

LIST OF EMPLOYEES AND COLLABORATORS IN 2005

Employees

Valérie Aubin
Estelle Beaudry
Alain Cardinal
Luc Doray
Stéphanie Espach
Chantal Guertin
Catherine Moreau
Alexis Musanganya
Faustin Nsabimana
Pauline Truax

Collaborators

Henri Goulet
Jean Lafontant
René Lescop
Benjamin Olivier
Léa Prince-Duthel
Michèle Bertrand
Rémi Manesse
Sylvain Provost
Ginette Tessier