

# ANNUAL REPORT

2006



OFFICE  
DE CONSULTATION PUBLIQUE  
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 2006 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, 2006.*

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

*Yours sincerely,*

*Louise Roy*

*Montréal, June 1, 2007*



## 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 2006.

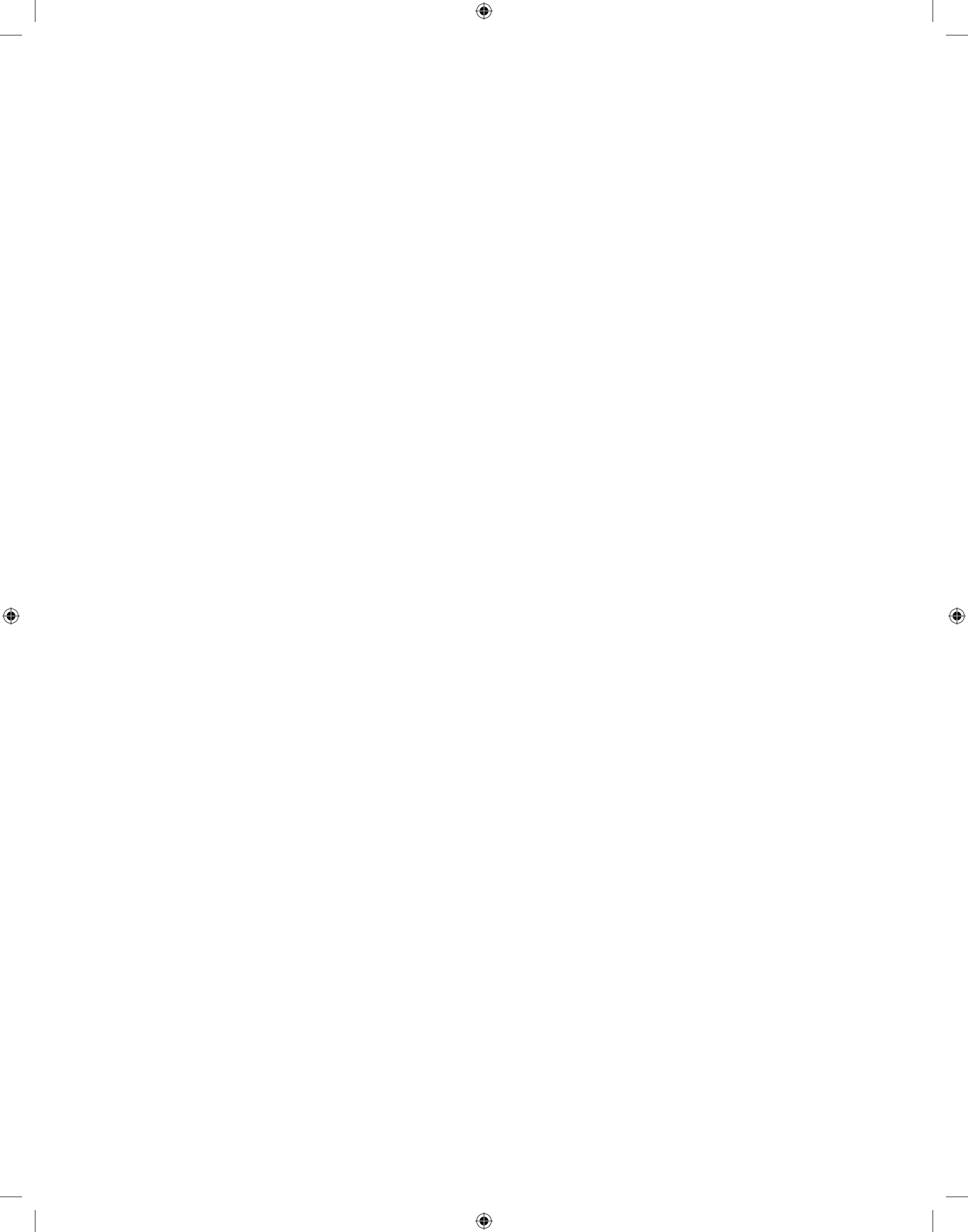
The OCPM would also like to take this opportunity to thank the groups, organizations, citizens, civil servants and developers who participated in the various public consultations.

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 underwent many changes in 2006. Firstly, I had the pleasure and honour of being named President of the Office, at the city council meeting in June, succeeding Jean-François Viau, who held the position during the first four years of our organization. I have appointed Luc Doray to the position of Secretary General, replacing Alain Cardinal.



The year 2006 was also marked by the confirmation of the public consultation vocation of the Office on major metropolitan projects, a direct result of the changes brought to the mission of the Office under the revision of the city charter. Contrary to 2005, all mandates entrusted to us this year dealt with urban planning and land use management projects.

In conducting consultations on those highly important projects, the commissions began a process of reflection on a few major recurring questions concerning land use. The commissioners focused on the reconciliation of the development and protection of natural environments, and on the use of the consultation process as a forum for discussion of the accompanying issues. This presented itself in projects located within the perimeter of the historic and natural borough of Mont Royal, but the

problem may also arise in projects near large natural environments, such as eco-territories.

A second consideration concerned the place reserved for the automobile in new developments near subway stations. The Urban Plan provides for a densification of those areas as a means of implementing the desired increase in public transit use. On what, then, does one base discussions on the parking requirements of future occupants? On the place reserved for green spaces, often competing with parking spaces on limited territory? Two of the projects studied by the Office this year opened that debate.

The OCPM quite often deals with the construction or conversion of residential buildings. This was especially true in 2006, in projects involving the development of the site of the former Rosemont municipal yards and the conversion of the building Le Nordelec. In all cases, social mix is a consideration: what are the conditions of a good social mix; what percentage of the buildings should be reserved for social or affordable housing; what are the governance options to be considered; the part to be reserved for coops, for non-profit organizations, and for the private sector?

The CHUM 2010 project established the foundations for a reflection on conditions surrounding the insertion of a major institutional complex in a very dense urban environment, in downtown Montréal. It is a highly complex issue, involving elements linked to the preservation of the oldest built heritage, the phasing of work, the effect on the neighbourhood housing stock, notably in terms of rental costs, commercial life, public health for residents while the work is in progress and, lastly, automobile circulation in the area surrounding the project. The traffic issue allowed us to examine the larger issues of managing transportation to downtown and reconstituting the urban fabric between Old Montréal and the Quartier Latin.

The scope and complexity of projects entrusted to the Office compelled us to go beyond our usual consultation procedures. On some projects, it became evident that consultation meetings using the question-and-answer formula would not allow an adequate review of information required by the commission and citizens. In those cases, the Office organized workshops on specific subjects meriting a more thorough examination, and invited experts to speak briefly, initiating a period of discussion among participants, developers and City representatives. This exercise allowed a more in-depth analysis and understanding of the main issues of the project, thereby helping citizens and groups to draft even more pertinent briefs. The new formula was used several times.

The Office also tackled other aspects of its mandate in 2006. We have begun to compile examples of past and present public consultation practices in Montréal boroughs and central departments. They display a great variety of often very innovative experiences. The first publication of this compilation was released in early 2007. At the request of the Mayor, we also concentrated on a training process for elected officials on the principles and practices of public consultation and participation. The product of our reflection on this matter has been submitted to political authorities of the city for comment. Further action should follow in 2007.

If 2006 was a year of change, 2007 will be a milestone year: the Office was created five years ago. A first update will be in order in light of the evolution of the role of the Office and the importance of the consultation process in Montréal municipal life.



Louise Roy  
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, such an establishment the floor area of which is greater than 25,000 m<sup>2</sup>;
- cultural property recognized or classified or a historic monument designated under the Cultural Property Act (R.S.Q., c. 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.



# CONSULTATIONS



In 2006, Office commissioners held public consultations on six different projects. Two other mandates were entrusted to the Office, but the consultations on those were held in early 2007. They chaired commissions on the **McGill University Percival Molson Stadium expansion project**, the **residential conversion of a building located at 265 Mont-Royal Avenue West**, the **development of the site of the former Rosemont municipal yards**, the **project Le Nordelec**, the **establishment of the Centre hospitalier de l'Université de Montréal (CHUM 2010) downtown**, and the **Bleury-Mayor real estate project**. These consultations involved 22 sessions, allowing some 1500 citizens to attend and present their views. During the consultations, over 100 citizens and groups filed briefs or expressed their opinions. Incidentally, on March 1, the Office was given the mandate to proceed with the consultation on the preliminary draft social development policy. That mandate was removed before hearings could begin.



At the request of the Montreal Alouettes football team, McGill University would like to increase the capacity of Percival Molson Stadium by 25%, bringing the number of seats to 25,000. The proposal is not in compliance with the urban planning by-law of the borough of Ville-Marie and from the by-law governing the development of the University. Moreover, the stadium is located within the boundaries of the historic and natural borough of Mont Royal.

The hearing brought to light the wealth of goodwill most participants, including those who opposed the project, have for the Alouettes. They recognize the openness of the sports team and its commitment to the community. However, no consensus was reached regarding the stadium expansion, and numerous questions were raised with respect to peace and quiet in the neighbourhood and the preservation of Mont Royal.

The Office commission recommended that the city amends its draft by-law to ensure that the prescribed shrub plantings form an unbroken, year-round landscape screen, and re-establish a strong, massive wooded area over the entire section of McGill campus along the flank of Mont Royal. The commission also suggested that The Alouettes find a less invasive solution for the planned permanent screen. Lastly, the commission proposed that a vigilance committee, made up of residents, the City, the Alouettes and McGill University, be formed to recommend measures to mitigate the inconveniences experienced by residents during games.



This project concerns a building constructed in 1929 for the Young Men's Hebrew Association (YMHA), which occupied it until 1963. It was then acquired by the Université de Montréal, to be used as a teaching facility until 2002. Vacant since that time, it was purchased by private interests in 2004, with a view to converting it into a housing complex. It is slated for the construction of 22 condominium-type housing units. The original swimming pool in the basement would also be preserved, following restoration. Also planned are pool-related services partially available to neighbourhood residents. The project was favourably received by the neighbourhood, which approved of rehabilitating an inopportune abandoned quality building.





Located right next to the Rosemont subway station, the site, which once housed the maintenance vehicles of the Ville de Montréal, has been slated for redevelopment. The product of concerted joint action among the borough of Rosemont – La Petite-Patrie, the City and local players, the project aims to convert the industrial sector into a predominantly residential one.

The commission observed the citizens' support for a residential development with a substantial social housing component on the site, and recognized the urgency of proceeding with the development of the land. It is seen as a unique opportunity to realize a model urban restructuring project, involving social and community objectives consistent with sustainable development. However, much arbitration is still required.

No consensus was reached as to the density of the project. Some are worried that the densification will be too great, while others believe that there should be greater densification to take full advantage of subway access on the site, in accordance with the orientations of the Urban Plan. The place of the automobile was also brought into question. The commission believes that parking should be located inside the buildings, in both the community and private sections of the project. The participants underscored the importance of developing community activities in the building at 700 Rosemont Boulevard.





Le Nordelec is a large eight-storey building located in Pointe Saint-Charles in the Sud-Ouest Borough. Since 2003, it has belonged to the Goupe El-Ad, which also owns other properties and buildings in the area. The group has submitted a proposal to the borough regarding the expansion and conversion of the Nordelec. The proposal, which also calls for the development of several neighbouring lots, involves the creation of some 1200 housing units.

According to the majority of public consultation participants, the development project under review promises improvements for the Sud-Ouest borough in general and for the Pointe Saint-Charles sector in particular. The project seems attractive because it significantly increases the sector's housing stock, notably by reserving almost one third of the projected units for affordable or social housing. Local economic activity, green spaces and the quality of the environment are also likely to benefit from the project.

However, certain features were brought into question during the consultation. The density of certain areas was challenged, as some participants felt that it should be lowered to provide for constructions whose height would better fit in with the height of existing buildings in Pointe Saint-Charles. The commission also believes that the borough should have paid more attention to traffic, parking and public transit problems, as it did with social housing.



In 2005, the Québec Government decided to establish the future Centre hospitalier de l'Université de Montréal on the site of the existing Hôpital Saint-Luc, at 1000 Saint-Denis Street, between René-Lévesque Boulevard to the north, Saint-Antoine Street to the south, Saint-Denis Street to the east, and Sainte-Élisabeth Street to the west. The chosen site is therefore in the East end of downtown, near the Quartier des spectacles, the Quartier international, the Quartier latin, and the Université du Québec à Montréal. It is located at the limits of the historic borough of Vieux-Montréal, in one of the oldest areas of the city. It constitutes a major project that would more than double the hospital's number of workers, and increase its number of rooms from 237 to 700.

The commission that examined the project first found that it was definitely welcome and expected in downtown. It is seen not only as an opportunity to improve public health services, but also to continue the development of downtown and consolidate Montréal's life sciences sector. All three aspects seemed important. The project is also perceived as an opportunity to increase public transit use and to mend the tear in the urban fabric caused by Autoroute A-720.

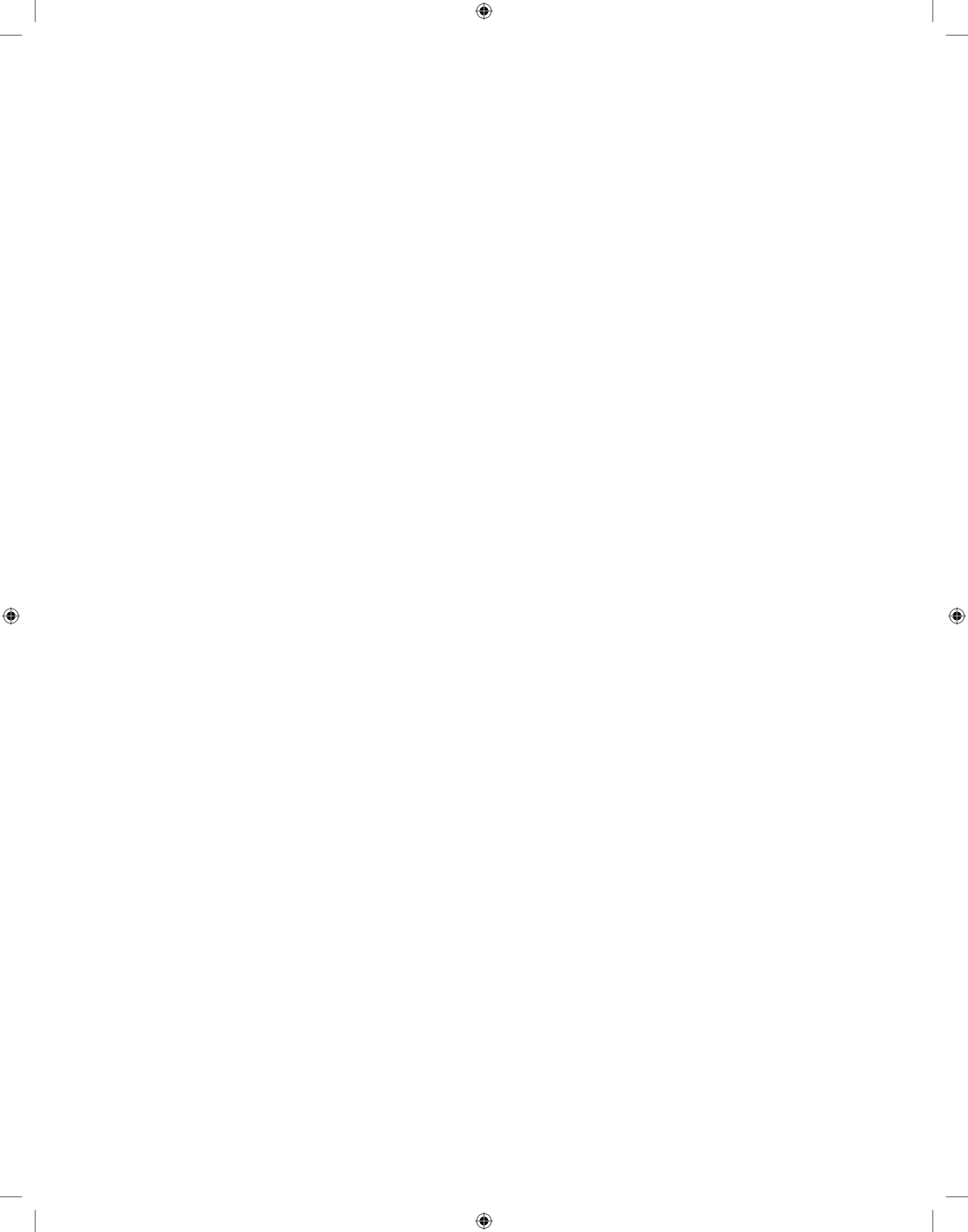
The commission found that adjustments should be made to the current version of the project at various levels. The first concerns traffic, where measures should be taken to mitigate anticipated problems. Those measures include closing or relocating access ramps, reducing available parking, and increasing public and active transportation. The second is linked to the conservation of heritage elements such as Saint-Denis Street, where the commission considers additional efforts should be made. The third is the mural effect that the complex could create between downtown and Old Montréal. The commission proposes measures allowing a different volume distribution between the various planned buildings.



The residential complex under consultation would be built on land occupied by a street level commercial parking lot and advertising billboards. It is bounded to the east by Bleury Street and the Îlot Balmoral, to the west by City Councillors Street, to the south by Mayor Street, and to the north by De Maisonneuve Boulevard. The site is located at the junction of the business centre and the Quartier des spectacles.

The proposed project would comprise two housing towers with stores at street level. Two hundred and ninety housing units are also planned, divided between the two towers, one with 14 floors fronting onto Bleury, and the other with 27 floors fronting onto De Maisonneuve Boulevard. There would be a garden between the two towers, and an underground parking garage with approximately 300 spaces. The project is not in compliance with the urban plan by-laws, notably with respect to heights.

The consultation allowed people to express their concerns regarding the co-existence of the planned residential function and the festival activities that are held in summer on the Îlot Balmoral in front of the project. Moreover, the commission believes, as do the central departments of the city, that heights on Mayor and De Maisonneuve should be reduced. Lastly, the location of the project, at the site of an entrance to the Place-des-Arts subway station, should lead authorities and the developer to reduce available parking with a view to promoting public transit use.



# COMMUNICATIONS OVERVIEW



The OCPM informs citizens of any upcoming public consultation. 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.

En 2006, the Office published 31 public notices in 12 local daily and weekly newspapers. In some cases, in addition to the notices, the Office also sends special invitations to citizens and organizations concerned by the ongoing consultation project. Moreover, messages from the Office announcing certain consultations have appeared on the electronic marquee system on subway trains.

Usually, the Office distributes flyers to the citizens concerned by a specific project. Depending on the consultation, this distribution may reach between 150 and 30,000 homes. The flyer is also available at various locations, such as municipal libraries, Maisons de la culture, and borough offices.

Last year, 60,000 flyers were distributed in sectors neighbouring projects that were the subject of consultations. The flyers were also made available in 104 City of Montréal service points.

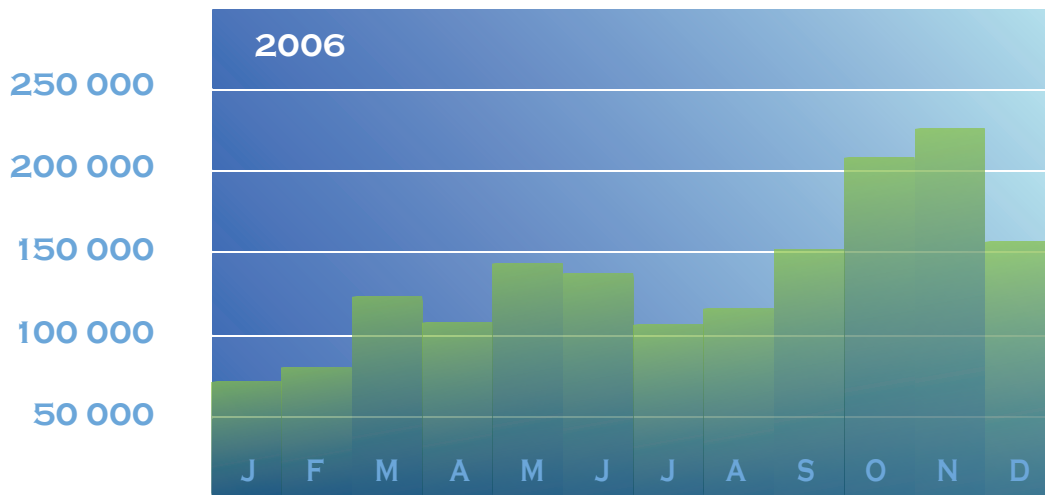
When a consultation report is produced, a news release is issued to the media and to individuals and organizations that expressed an interest in the project. At the end of every month, the Office also publishes an internal newsletter reporting activities that took place. Last year, the Office published a total of 19 press releases.

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 may access documentation relating to the consultations, including reference material (maps, research studies and by-laws), 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, its first full year of operation, it had already attracted over 500,000 visitors, a considerable number. That number had almost tripled in 2006, for a total of 1,591,610, or monthly and daily averages of 132,643 and 4,355 respectively. Those figures speak volumes about the role of the Web site in the dissemination of information on Office consultations, and about Montrealers' interest in the work of the OCPM.

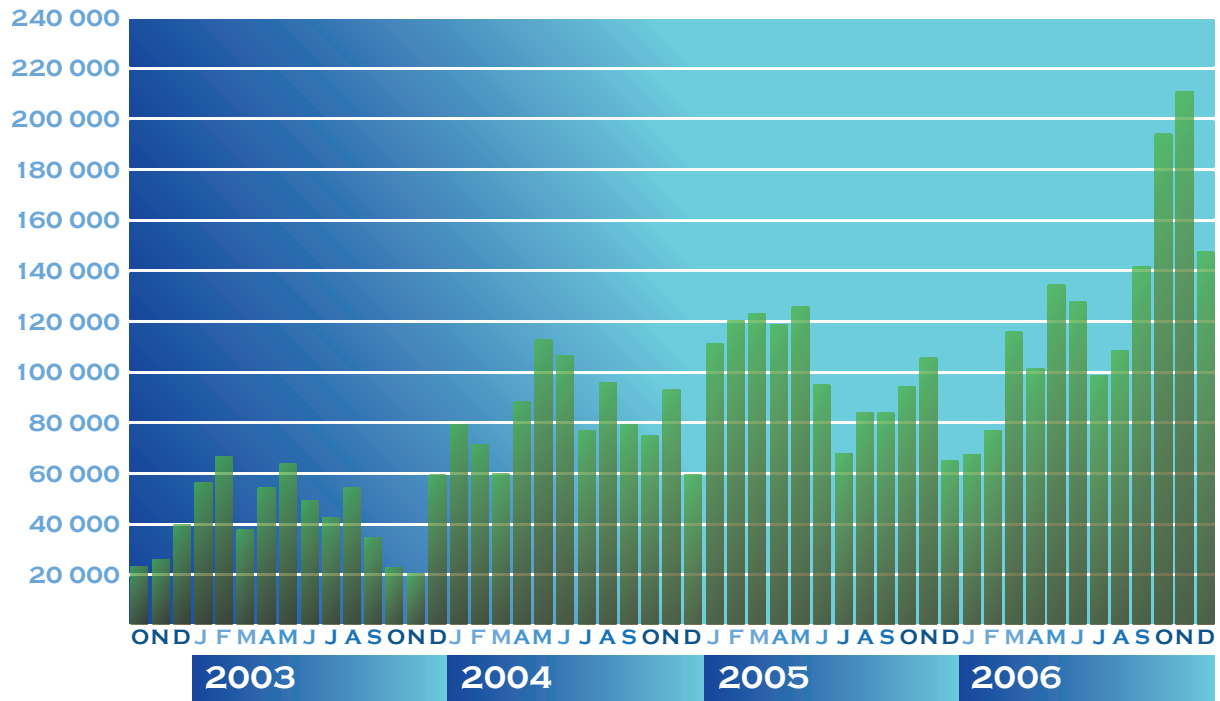
## WEB SITE ACCESS STATISTICS FOR 2006

| Month            | Total number of visits | Daily average   |
|------------------|------------------------|-----------------|
| <b>January</b>   | <b>69 152,00</b>       | <b>2 230,00</b> |
| <b>February</b>  | <b>77 940,00</b>       | <b>2 783,00</b> |
| <b>March</b>     | <b>120 773,00</b>      | <b>3 895,00</b> |
| <b>April</b>     | <b>104 263,00</b>      | <b>3 475,00</b> |
| <b>May</b>       | <b>140 658,00</b>      | <b>4 537,00</b> |
| <b>June</b>      | <b>134 034,00</b>      | <b>4 467,00</b> |
| <b>July</b>      | <b>103 217,00</b>      | <b>3 329,00</b> |
| <b>August</b>    | <b>113 203,00</b>      | <b>3 651,00</b> |
| <b>September</b> | <b>149 048,00</b>      | <b>4 968,00</b> |
| <b>October</b>   | <b>204 167,00</b>      | <b>6 586,00</b> |
| <b>November</b>  | <b>221 752,00</b>      | <b>7 391,00</b> |
| <b>December</b>  | <b>153 403,00</b>      | <b>4 948,00</b> |
| <b>Total</b>     | <b>1 591 610,00</b>    |                 |
| <b>Average</b>   | <b>132 634,17</b>      | <b>4 355,00</b> |





## WEB SITE ACCESS STATISTICS FROM OCTOBER 2002 TO DECEMBER 2006





## OTHER ACTIVITIES OF THE OFFICE

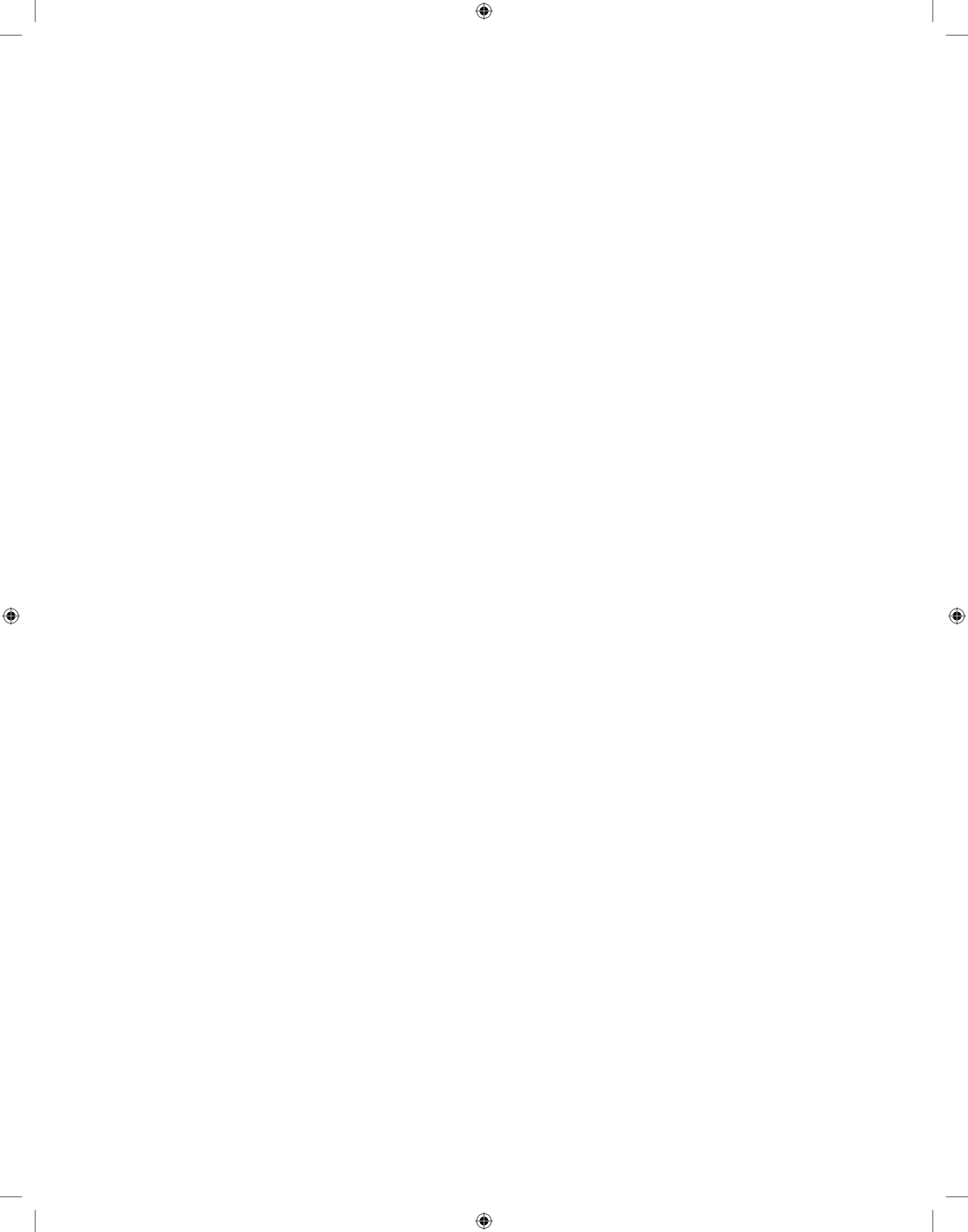


### **Table de concertation du Mont-Royal**

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 exercise caution 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 to OCPM public evaluation procedures, 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. The Office immediately offered its co-operation and agreed to play a statutory role in the management of this emblematic area, provided that it be given an official mandate by the relevant governing bodies.

In 2006, two consultation projects were entrusted to the Office under that heading: the Percival Molson Stadium expansion project, and the residential conversion of 265 Mont-Royal Street West. Furthermore, the OCPM attended, as an observer, an exploratory meeting for an upcoming consultation on the development of Parc Jeanne-Mance. The Office reiterates its interest in collaborating with relevant authorities in matters pertaining to public consultation within the perimeter of the historic and natural borough of Mont-Royal.





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 tailored to Montréal's reality. The network also provides inspiration in terms of best practices in Montréal and other parts of the world. The external activities of the Office promote the dissemination of knowledge, as well as the enhancement and sharing of Montréal experiences. The Office has also been closely involved with the work of the Democracy Undertaking, stemming from the Sommet de Montréal.

In 2006, the OCPM contacted representatives of foreign organizations and governments who wanted to know more about the practices of the Office. They were also involved in the annual conference of the International Association for Public Participation (IAP2), held in Montréal in November 2006.

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 Office facilitated the attendance at the conference of many urban planning students from Montréal universities, after the McConnell Foundation offered bursaries to defray a good part of the registration fees.

Montréal Mayor Gérald Tremblay and Office President Louise Roy opened the conference on November 13, while Mr. André Lavallée, a member of Montréal's executive committee, spoke at the gala evening where the prizes were awarded.

The OCPM was present throughout the event. Its booth allowed participants from many countries to familiarize themselves with its work.

Representative of many delegations also visited the Office: the Vice-President of the Conseil régional de la Région Rhône-Alpes, Mr. François Auguste; Ms. Danielle Faysse and Mr. Jean-Michel Haye, representing France's *Conférence nationale des commissaires-enquêteurs (CNCE)*; a delegation from the Costa Rican ministry of the environment; collaborators of the Secretariat of the Standing committees of China's National People's Congress. That visit was made possible by the Parliamentary Centre, an organization attached to the Parliament of Canada.

Lastly, representatives of the Netherlands ministry of transportation and public works, accompanied by a representative of the consulate general of that country in Montréal, asked to have the Office's public consultation procedure explained to them.

The president and the secretary general of the Office also attended an important working session with a delegation of France's Commission nationale du débat public (CNDP), comprised of Mr. Georges Mercadal, vice-president, Mr. Philippe Marzolf, also vice-president, and Mr. Jean-François Béraud, secretary general. This working session was made possible through the kind consideration of Mr. William Cosgrove, president of the Bureau d'audiences publiques en environnement (BAPE), who attended the session with Mr. René Beaudet, BAPE's director of environmental expertise and coordination.

The work of the OCPM helps to enhance Montréal's international reputation in matters pertaining to public consultation. It facilitates a good number of contacts with partners, promoting the sharing of experiences and practices, as well as the organization of meetings and conventions addressing topics related to its mandate.







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.

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 commissioners 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.

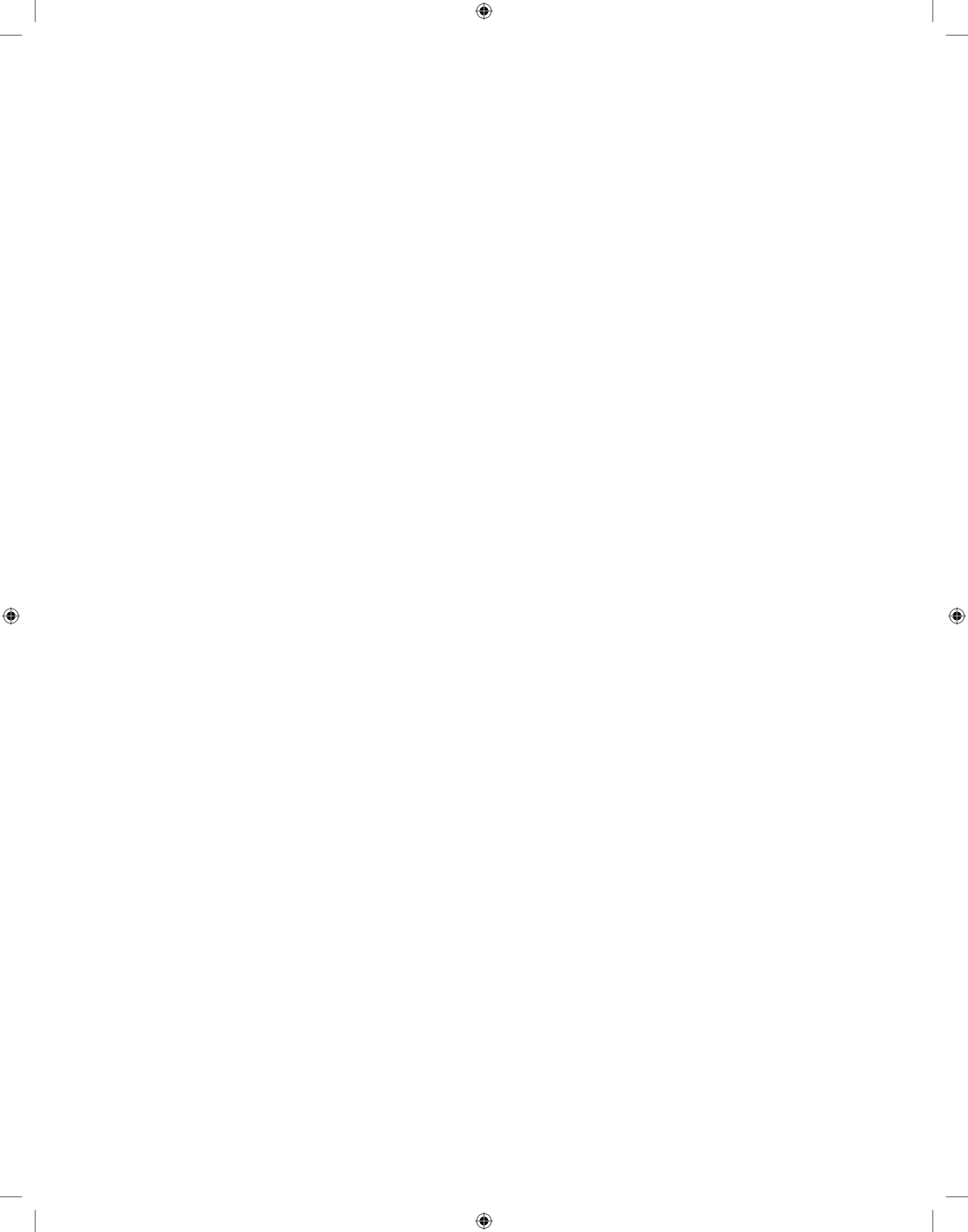
In 2006, the Office was allocated a budget corresponding to the 2004 and 2003 figure of \$1.5 million, in addition to the contribution from the Fonds des immeubles. The Office was able to conduct its operations using only 83% of the resources at its disposal. This amount covered all budgetary items, 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.



# APPENDIX I

## Biographical notes on the president and commissioners





**LOUISE ROY**  
**President**

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 vicechair 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.

## PART TIME COMMISSIONNERS

### 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*.





## PART TIME COMMISSIONNERS

### 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.

## PART TIME COMMISSIONNERS

### 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.

### 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.



## PART TIME COMMISSIONNERS

### 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 UQÀMINRS 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 Ministre du Travail and a mediator certified by the Barreau du Québec.

## PART TIME COMMISSIONNERS

### 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.

### PETER JACOBS commissioner

Peter Jacobs is Professor of Landscape Architecture, *École d'architecture de paysage, Faculté de l'aménagement*, Université de Montréal; he has served as Professor at the Graduate School of Design, Harvard University on three occasions and has lectured widely in North America, Europe and Latin America. He is the recipient of the A.H. Tammsaare Environment Prize, the President's Prize of the Canadian Society of Landscape Architects, and the Governor General's medal on the occasion of the 125<sup>e</sup> Anniversary of the Confederation of Canada. Following his early practice in architecture, he has focussed on landscape planning and urban design.

He is a Fellow and Past president of the Canadian Society of Landscape Architects (CSLA), Canada's senior delegate to the International Federation of Landscape Architects (IFLA), and a Fellow of the American Society of Landscape Architects (ASLA). He is an Honorary Fellow of the Columbian Society of Landscape Architects, and has served as the Chair of the College of Senior Fellows, Landscape and Garden Studies at Dumbarton Oaks, Washington, D.C.

He has served as Chairman of the Environmental Planning Commission, International Union for Conservation of Nature and Natural Resources (IUCN); Chairman of the Kativik environmental Quality Commission for Nunavik Northern Quebec (KEQC); and Chairman of the Public Advisory Committee on Canada's State of Environmental Report, and has been nominated to numerous Canadian Committees, Commissions and public hearings concerned with environmental issues and sustainable development.



## PART TIME COMMISSIONNERS

He is a member of numerous scientific and professional editorial advisory committees, has written and edited publications related to landscape perception, planning theory and methods, and to sustainable and equitable development. Current studies focus on the histories of the idea of landscape, the meanings assigned to landscape in different cultural settings and how these inform management strategies and actions over time.

He has served as chairman and member of numerous design juries. He is consultant to the City of Montreal for the development of urban open space systems, including the restoration of Mount-Royal Park, originally designed by F.L. Olmsted; the re-design of the St. Helen's and Notre Dame Islands, the former site of Expo '67; and the design of a new urban square in downtown Montreal, Place Berri. He has collaborated on numerous urban design projects throughout the country and a number of his projects have received professional planning and design awards.

### **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*.

### **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.



## PART TIME COMMISSIONNERS

### 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.





## PART TIME COMMISSIONERS

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*.

## PART TIME COMMISSIONERS

### 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.).

### 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.



## PART TIME COMMISSIONERS

### 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.

### 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.

## PART TIME COMMISSIONERS

### 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).

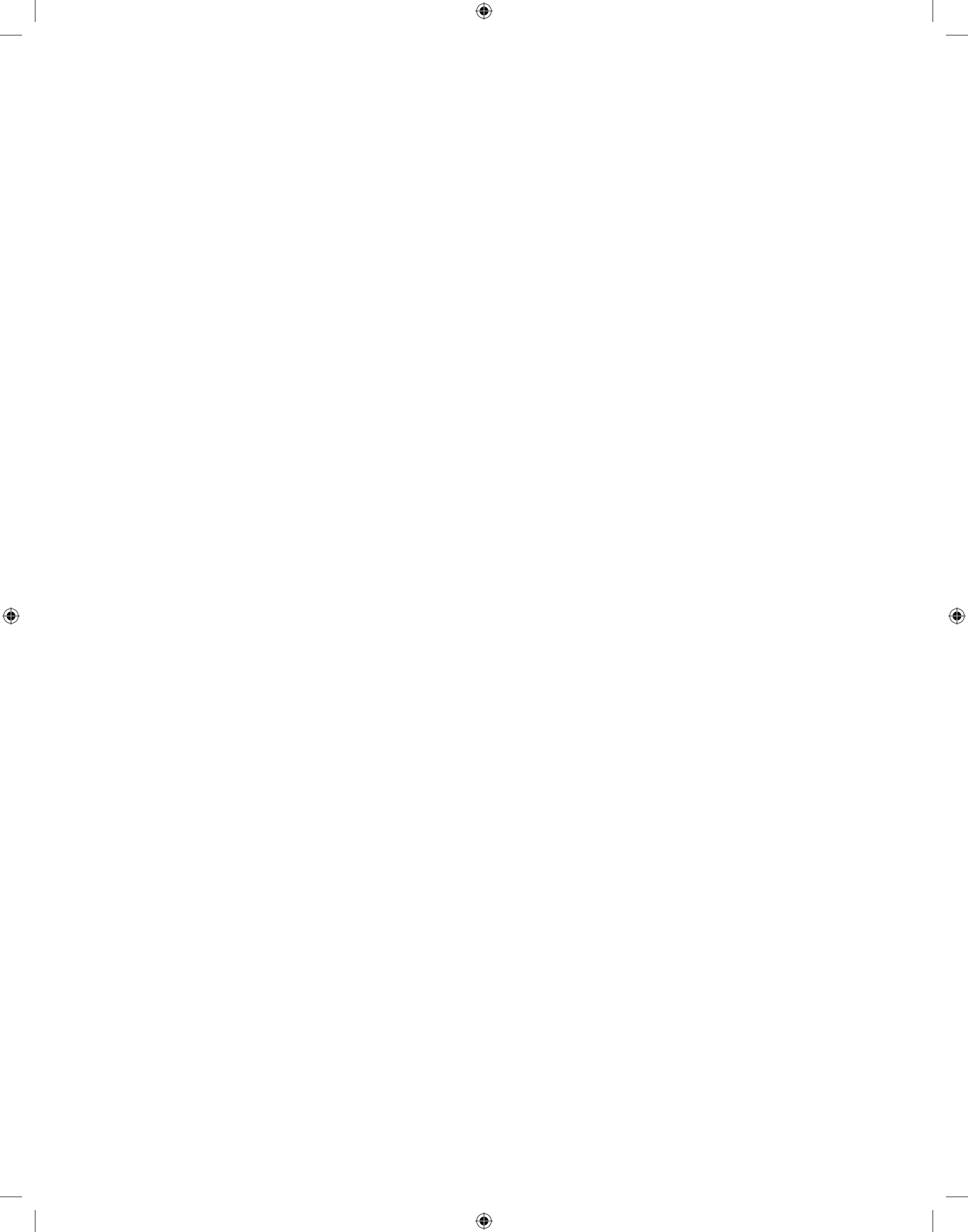
He is also member of the American Institute of Certified Planners. His name appears in the Canadian Who's Who for his urban planning accomplishments, as well as in the American publication *Marquis Who's Who*.



## APPENDIX II

Projects Compilations 2006









**Residential conversion of the building located at 265 Mont-Royal Avenue West**

**McGill University Percival Molson Stadium Expansion Project**

**Development of the site of the former Rosemont municipal yards**

**Project Le Nordelec**

**Establishment of the Centre hospitalier de l'Université de Montréal (CHUM 2010)  
downtown**

**Bleury-Mayor real estate project**



## DESIGNATION

### RESIDENTIAL CONVERSION OF THE BUILDING LOCATED AT 265 MONT-ROYAL AVENUE WEST

PROJET DE RÈGLEMENT P-06-026 AUTORISANT LA CONVERSION DE L'IMMEUBLE  
À DES FINS D'HABITATION

#### KEY DATES

|                      |               |
|----------------------|---------------|
| PUBLIC NOTICE        | MAY 31, 2006  |
| PUBLIC MEETINGS      |               |
| PARTS 1 AND 2        | JUNE 14, 2006 |
| REPORT FILING        | JUNE 30, 2006 |
| REPORT DISSEMINATION | JULY 17, 2006 |

#### TERRITORY

**BOROUGH OF PLATEAU MONT-ROYAL**



### Purpose of the consultation

The consultation pertained to the residential conversion of the Sir Mortimer B. Davis Building, located at 265 Mont-Royal Avenue West. A former YMHA and department of visual art of the Université de Montréal, the property was designated as “équipements éducatifs et culturels.” Draft By-law P-06-026 defines the planning conditions, the uses, and the standards governing the construction and conversion of the building.

The new proposal would allow the establishment of 22 condominium-type housing units, as well as 22 interior parking spaces. The basement would be used for purposes other than housing, related to the existing swimming pool. It would be devoted to activities of a more public nature, including a rental centre and commercial spaces dedicated to pool-related activities. The building is located in the historic and natural borough of Mont-Royal, and required approval by referendum. It has been designated as an architectural witness by the urban planning by-law of the borough of Plateau-Mont-Royal.

### Summary of the commission's report

The commission recommended that city council adopt draft By-law P-06-026, once the changes deemed appropriate by the borough and the developer have been made. In effect, it invites the parties to carry out the necessary verification pertaining to the work on the building's envelope and entrances. The commission also suggested that particular attention be paid to managing the services available at the rental centre, to the methods of allocating indoor parking spaces, and to the measures planned to control nuisances for the neighbourhood while the work is in progress.

The commission recognizes that most of the concerns raised during the consultation were allayed by representatives of the borough and real estate developer. Therefore, the commission recommends that city council adopt the draft by-law after making the amendments suggested by citizens during the consultation.

### Subsequent steps

**August 16, 2006** - Resolution CE06 1339 of the executive committee asking that the consultation report be filed with city council and that the adoption of the draft by-law be entered on the council agenda.

**August 28, 2006** - Resolution CM06 0532 of the city council receiving the consultation report and adopting the draft by-law.

## DESIGNATION

### McGILL UNIVERSITY PERCIVAL MOLSON STADIUM

PROJET DE RÈGLEMENT P-06-023 AUTORISANT L'AGRANDISSEMENT  
DU STADE PERCIVAL-MOLSON PORTANT LE NUMÉRO 475, AVENUE DES PINS OUEST

#### KEY DATES

|                           |                    |
|---------------------------|--------------------|
| PUBLIC NOTICE             | MAY 9, 2006        |
| PUBLIC MEETINGS<br>PART 1 | MAY 24 & 25, 2006  |
| PART 2                    | JUNE 13 & 14, 2006 |
| REPORT FILING             | AUGUST 4, 2006     |
| REPORT DISSEMINATION      | AUGUST 18, 2006    |



#### TERRITORY

**BOROUGH OF VILLE-MARIE**

### Purpose of the consultation

Draft By-law P-06-023 aims to authorize the necessary derogations to the urban planning by-law of the borough of Ville-Marie to allow the expansion of McGill University's Percival Molson Stadium. These derogations primarily affect the height of the stands and the use of the stadium. The draft by-law authorizes the use "stade," as well as a maximum seating capacity of 25,000. The 5000 new seats represent an increase of 25%, and would be located in the south, northeast and east stands.

The stadium is used by McGill University for various activities and sports, and by the Canadian Football League for Montréal Alouettes games. This development would be the second phase of the project. The first phase involved the demolition and reconstruction of the various concessions under the north stands, as well as the demolition and reconstruction of the press gallery in the north stands. This project would be carried out in the historic and natural borough of Mont-Royal, and was therefore subject to approval by referendum.

### Summary of the commission's report

Underscoring the wealth of goodwill the Alouettes enjoy, the commission finds that the expansion of the stadium raises several issues dividing participants at the hearing. It believes that no consensus was reached about the project, and that the bases of its social acceptance remain to be developed. The relationship between the Molson Stadium and Mount Royal, the impact on the neighbourhood, financing for the stadium and the need for approval by referendum were the chief concerns raised during the consultation. The commission believes that joint action is the best way to address the citizens' reservations. Assuring them that their ideas will receive proper follow-up and making verifiable commitments are the best ways to gain social acceptance for the project.

The decision as to whether or not to authorize the expansion of the Molson Stadium involves arbitration that favours either the urban plan and complementary policies, or the historical presence of the Alouettes on the site, with its ensuing advantages. The authorization of the draft by-law should involve recognition of the citizens' objections and a publicly announced course of action prior to the addition of the draft by-law to the city council meeting agenda. The commission recommends the creation of a permanent joint-action committee with a mandate to examine all issues pertaining to the impact of stadium activities on the adjacent residential neighbourhood.

Lastly, the commission suggests that the tree and shrub plantings prescribed under draft by-law P-06-023 should form an unbroken landscape screen year-round and re-establish a strong, massive wooded area throughout the part of McGill campus along the flank of Mount Royal.

### Subsequent steps

August 16, 2006 Resolution CE06 1400 of the executive committee filing the consultation report with city council.

September 29, 2006 Resolution CM06 0659 of the city council adopting the draft by-law amended in light of the consultation report.

## DESIGNATION

### FORMER ROSEMONT MUNICIPAL YARDS

PROJET DE RÈGLEMENT P-06-032 AUTORISANT LA CONSTRUCTION, LA TRANSFORMATION ET L'OCCUPATION D'IMMEUBLES SITUÉS SUR UN EMPLACEMENT DÉLIMITÉ PAR LES RUES SAINT-DENIS, SAINT-HUBERT ET DES CARRIÈRES ET LE BOULEVARD ROSEMONT.

PROJET DE RÈGLEMENT P-04-047-29 MODIFIANT LE PLAN D'URBANISME DE LA VILLE DE MONTRÉAL

#### KEY DATES

|                          |                         |
|--------------------------|-------------------------|
| PUBLIC NOTICE            | SEPTEMBER 2, 2006       |
| PUBLIC MEETINGS - PART 1 | SEPTEMBER 19 & 21, 2006 |
| PUBLIC MEETINGS - PART 2 | OCTOBER 2 & 3, 2006     |
| REPORT FILING            | NOVEMBER 22, 2006       |
| REPORT DISSEMINATION     | DECEMBER 7, 2006        |



#### TERRITORY

**BOROUGH OF ROSEMONT - LA PETITE-PATRIE**

#### Purpose of the consultation

The development project on the site of the former Rosemont municipal yards aims to convert an industrial area into a predominantly residential one. The sector in question is bounded to the north by Rosemont Boulevard, to the east by Saint-Hubert Street, to the south by Des Carrières Street, and to the west by Saint-Denis Street. In keeping with the social inclusion strategy for the City's residential projects, the planning concept calls for the creation of 400 to 500 new dwellings, 50% of which would be managed by co-ops or non-profit organizations. Also proposed is the construction of facilities for sports, recreation, culture, services, and businesses.

This change requires amendments to the City's urban plan and to the urban planning by-law of the borough of Rosemont—La Petite-Patrie. The project may be subject to section 89 of the City Charter, as the planned constructions would exceed 25,000 m<sup>2</sup>. Among other things, the draft by-laws propose to increase the construction density and to allow the construction of buildings with a maximum of 10 storeys. Draft By-law P-06-032 divides the site into nine separate sections and contains specific provisions for each of the sections.

#### Summary of the commission's report

Most participants saw the development of the Rosemont municipal yards as a unique opportunity to realize a model project, involving social and

community objectives consistent with the notion of sustainable development. According to the commission, a large consensus was reached about the project. The commission conducted its analysis based on three types of considerations: the integration of the project into the surrounding area, and its conformity with City policies and with those related to its implementation.

The commission believes that the amendments made under draft By-law P 04-047-29 concerning density and heights should be approved by municipal authorities. However, certain improvements could be made to draft By-law P-06-032, including: indoor parking garages in all buildings; a reconsideration of the number of parking spaces, given the proximity of the subway; and a re-examination of the layout of green spaces. The commission also proposes that the spatial separation of the various functions on the site be reviewed so that every social group has its own space. Lastly, the process of land allocation to the private sector should be open to citizens' groups and businesses alike.

#### Subsequent steps

January 10, 2007 - Resolution of the executive committee CE07 0036 recommending that city council take note of the public consultation report.

January 22, 2007 - Filing of the public consultation report with city council.



## DESIGNATION

### LE NORDELEC

PROJET DE RÈGLEMENT P-06-039 AUTORISANT LA TRANSFORMATION D'UNE PARTIE DE L'IMMEUBLE LE NORDELEC À DES FINS D'HABITATION ET DE COMMERCE ET LA CONSTRUCTION D'IMMEUBLES À DES FINS RÉSIDENTIELLES ET COMMERCIALES ET PROJET DE RÈGLEMENT P-04-047-30 MODIFIANT LE PLAN D'URBANISME

#### KEY DATES

|                         |                       |
|-------------------------|-----------------------|
| PUBLIC NOTICE           | OCTOBER 2, 2006       |
| PUBLIC MEETINGS, PART 1 | OCTOBER 16 & 17, 2006 |
| PUBLIC MEETINGS, PART 2 | NOVEMBER 6, 2006      |
| REPORT DISSEMINATION    | JANUARY 29, 2007      |



#### TERRITORY

BOROUGH OF **SUD-OUEST**

### Purpose of the consultation

The consultation dealt with the occupation, conversion and construction of buildings on the land of the building “Le Nordelec” and on adjacent lots, under different conditions than those provided for in the current urban planning by-law. The sector is located between Saint-Patrick, De Condé, Richmond, Centre, Richardson and Shearer Streets.

The conversion proposal was submitted by the group El-Ad, and provides for the creation of almost 1200 housing units. Two draft by-laws were tabled: P-04-047-30, amending the urban plan, and P-06-039, establishing the conditions for the development of the Nordelec and neighbouring lots. The project may be subject to section 89 of the City Charter, as the area of the planned constructions would exceed 25,000 m<sup>2</sup>.

### Summary of the commission's report

The commission found that the citizens and community organizations of Pointe-Sainte-Charles are generally in favour of the development of the Nordelec and neighbouring lots. It notes that it could initiate further improvements in the borough of Sud-Ouest in general and in the Pointe Saint-Charles sector in particular.

However, some aspects of the project were questioned. They relate to issues of density, height, and use of green spaces in certain sections. The commission suggests that the density of the section located on the southeast side of the existing building, south of Richardson Street, be increased, to allow for an additional 22 dwellings in that part of the project.

It also proposes that the height and density be lowered for the construction project on the lot immediately east of the existing building. Moreover, efforts should be made to ensure that the planned commercial enterprises complement existing ones on Centre Street. In terms of parking, traffic and public transit, the commission recommends that the City ensure that Pointe Saint-Charles has a local transportation plan. Lastly, the sector should include an actual public green space, easily accessible from Richardson Street.

### Subsequent steps

**February 7, 2007** - Resolution CE07 0130 of the executive committee recommending that city council takes note of the public consultation report.

**February 26, 2007** - Filing of the consultation report with city council.

**April 18, 2007** - Resolution CE07 0540 of the executive committee recommending that city council:

- adopt, with amendments, the by-law entitled “Règlement autorisant la transformation d’une partie de l’immeuble « Le Nordelec » à des fins d’habitation et de commerce et la construction d’immeubles à des fins résidentielles et commerciales sur les terrains adjacents.”

- approve the draft development agreement to be drawn up between the City and 9143-7459 Québec inc. pertaining to the development project of the real estate known as “Le Nordelec,” conditional to the coming into force of said by-law;

- authorize the acting city clerk to sign said development agreement.

## DESIGNATION

# ESTABLISHMENT OF THE CENTRE HOSPITALIER DE L'UNIVERSITÉ DE MONTRÉAL – CHUM 2010

PROJET DE RÈGLEMENT P-04-047-31 MODIFIANT LE PLAN D'URBANISME

PROJET DE RÈGLEMENT P-06-040 AUTORISANT L'IMPLANTATION DU CENTRE HOSPITALIER DE L'UNIVERSITÉ DE MONTRÉAL

## KEY DATES

|                           |                            |
|---------------------------|----------------------------|
| PUBLIC NOTICE             | OCTOBER 18, 2006           |
| PUBLIC MEETINGS           | NOVEMBER 6 & 7, 2006       |
| THEMATIC WORKSHOPS        | NOVEMBER 14, 15 & 16, 2006 |
| PUBLIC MEETINGS, PARTIE 2 | DECEMBER 11 & 12, 2006     |
| REPORT FILING             | MARCH 15, 2007             |
| REPORT DISSEMINATION      | MARCH 29, 2007             |



## TERRITORY

**BOROUGH OF VILLE-MARIE**

### Purpose of the consultation

The coming together of three hospitals, the CHUM 2010 plans to consolidate its activities on the site of the Hôpital Saint-Luc, at 1000 Saint-Denis Street. The project involves the joining of four sections located between Saint-Denis to the east, Saint-Antoine to the south, Sainte-Élisabeth to the west, and René-Lévesque Boulevard to the north. Having been the subject of numerous discussions in recent years, the proposal to establish the hospital amends the City's urban plan and the borough's planning program. Draft By-laws P-04-047-31 and P-06-040 aim to allow the implementation of such a project.

Amending the Montréal Urban Plan, draft By-law P-04-047-31 would allow the establishment of a major institutional facility on sections D and E, authorizing a higher land use ratio, and an increased height limit of up to 80 metres, for sections B, D and E.

Draft By-law P-06-040 aims to allow the insertion of the CHUM 2010 into the neighbourhood and the integration of buildings and parts of buildings of heritage interest. It provides criteria to govern the architectural review preceding the issuance of construction permits by the borough of Ville-Marie. Lastly, changes to road infrastructures exceed the scope of the proposed draft by-laws. The sharing of responsibility should be spelled out in an agreement between the Ville de Montréal and the CHUM.

### Summary of the commission's report

The consultation revealed that the CHUM 2010 is welcome and awaited downtown. The project is seen as an opportunity to improve public health services, to continue downtown development, and to consolidate Montréal's life sciences sector.

The commission's analysis took into consideration four major factors: access to the site, insertion and integration of the project into the neighbourhood, its impact on residents and, lastly, governance and sustainable development.

Nonetheless, issues surrounding transportation management, the built heritage, volumes, and the duration of the construction work are the most important in the eyes of the commission.

The presentation showing no future traffic problems being less than convincing, the commission believes that an integrated transportation management plan should be established. The entrance and exit ramps of the Ville-Marie Autoroute at Sanguinet are the main anticipated problem areas. The commission therefore recommends that they be closed or relocated to redirect the flow of traffic and re-establish a link with Old Montréal by covering that part of the Autoroute.

As concerns heritage, the developer should continue to try to integrate the historic buildings in section D of the project, ensuring a tangible presence of the built heritage and a look similar to that of Saint-Denis Street. Lastly, the commission proposes to redistribute the volumes of the planned buildings to avoid a mass effect between downtown and Old Montréal, especially near the City Hall.

### Subsequent steps

April 11, 2007 - Resolution of the executive committee entering the filing of the consultation report on the city council meeting agenda.

April 23, 2007 - Filing of the consultation report with city council.



## DESIGNATION

### BLEURY-MAYOR REAL ESTATE PROJECT

PROJETS DE RÈGLEMENT P-04-047-32 MODIFIANT LE PLAN D'URBANISME  
PROJETS DE RÈGLEMENT P-06-045 AUTORISANT L'IMPLANTATION D'UN IMMEUBLE  
RÉSIDENTIEL

#### KEY DATES

PUBLIC NOTICE  
PUBLIC MEETING, PART 1  
PUBLIC MEETING, PART 2  
REPORT FILING  
REPORT DISSEMINATION

NOVEMBER 7, 2006  
NOVEMBER 21, 2006  
DECEMBER 12, 2006  
JANUARY 26, 2007  
FEBRUARY 13, 2007



#### TERRITORY

**BOROUGH OF VILLE-MARIE**

### Purpose of the consultation

The consultation pertained to two draft by-laws allowing the construction of a residential complex initiated by developers “Sacresa Canada.” Comprising two towers, the real estate project would be located downtown, bounded by De Maisonneuve Boulevard West and De Bleury, Mayor and City Councillors Streets. The first tower (Bleury tower) would be 14 storeys high and hold 98 housing units, while the second (Maisonneuve tower) would have 27 floors and house 180 dwellings. There would be an underground parking with approximately 300 spaces.

Draft By-law P-04-047-32 amends the urban plan. It consists primarily in raising the maximum height from 60 to 120 metres. The amendment would allow the construction of the 87-metre-high tower. Draft By-law P-06-045 provides a framework for the construction of the complex. It contains provisions pertaining to height, the establishment, and volumes. It also outlines planning, architectural and urban integration criterias.

### Summary of the commission's report

The public consultation revealed that the basic merits of the project are not in question, despite certain issues raised by residents. Among them, the impact of the project on the environment and traffic. Questions also arose on the potential tensions stemming from festival activities held on the Balmoral section, facing De Bleury Street. There are concerns that future residents may challenge the continuation of those activities.

The commission believes that the city should take the necessary legislative measures to maintain the recreational vocation of the Balmoral section, slated to hold the future Complexe du parc des festivals, and invite the developer to explain the situation to future residents. It also recommends that the draft by-law be reviewed to lower the parking space to housing unit ratio, and provide a minimum number of spaces for bicycles. The report recommends a re-evaluation of the height and profile of the De Maisonneuve tower, and of the facade on Mayor, reflecting the concerns expressed by the city's Comité d'architecture et d'urbanisme (CAU).

### Subsequent steps

February 14, 2007 - Resolution CE07 0186 of the executive committee recommending that city council take note of the public consultation report.

February 26, 2007 - Filing of the consultation report with city council.

March 6, 2007 - Resolution CA07 24 0111 of the Ville-Marie borough council to take note of the complementary report of the Direction de l'aménagement urbain et des services aux entreprises related to the draft By-laws (P-06-045 and P-04-047-32) concerning the east part of the section bounded by De Maisonneuve Boulevard West and De Bleury, Mayor and City Councillors Streets. The resolution also proposes that the report be submitted to the City's executive committee, asking it to take the necessary steps to have the aforementioned draft by-laws adopted without amendment.

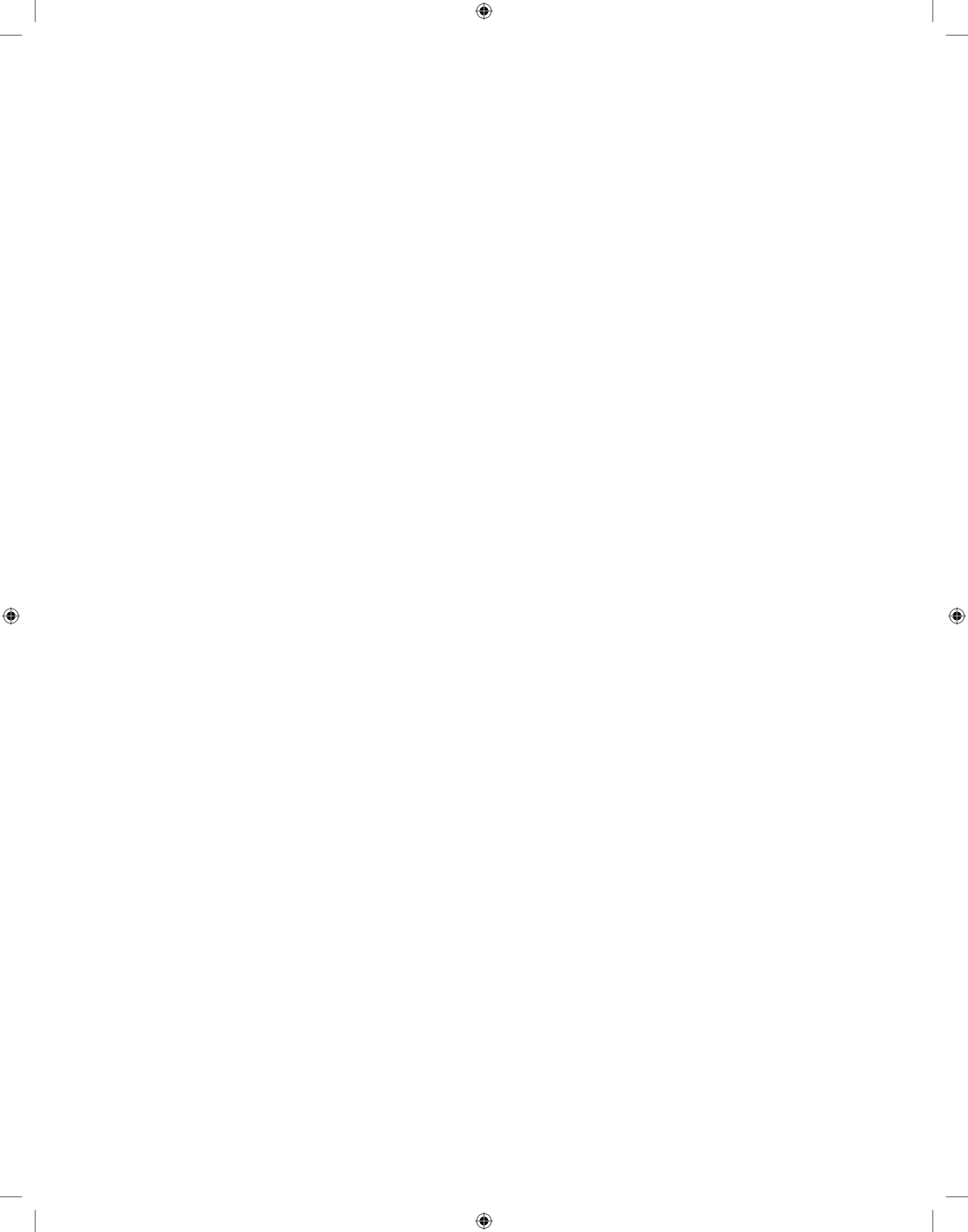
March 7, 2007 - Resolution CE07 0310 of the executive committee recommending that city council take note of the complementary report of the Direction de l'aménagement urbain et des services aux entreprises of the borough of Ville-Marie relating to the draft By-laws (P-06-045 et P-04-047-32).



## APPENDIX III

### Excerpts of the Charter of Ville de Montréal





## CHARTER OF VILLE DE MONTRÉAL

## OFFICE DE CONSULTATION PUBLIQUE

**75. Public Consultation Office**

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

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

**76. President**

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.*

**77. Additional commissioner**

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.*

**78. Disqualification**

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.*

**79. Remuneration and expenses**

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.*

**80. Personnel**

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.*

**81. Fiscal year**

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.*



EXCERPTS

CHARTER OF VILLE DE MONTRÉAL

**82. Sums made available**

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.*

**83. Fonctions**

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 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.

**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.*



## CHARTER OF VILLE DE MONTRÉAL

**DIVISION II****SPECIAL FIELDS OF JURISDICTION OF THE CITY****88. General provisions**

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.*

**89. By-law**

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 m<sup>2</sup>;

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.

## EXCERPTS

# CHARTER OF VILLE DE MONTRÉAL

### **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.*

### **89.1. Approval by referendum**

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)*



## APPENDIX IV

Organization, practices  
and Code of  
Professional Conduct





## **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 June 2008, the city council appointed Mrs. Louise Roy president of the Office for a four-year term. Twenty one 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.

### **Ad hoc commissioners**

Yves G. Archambault, André Beauchamp, Jean-Claude Boisvert, Marguerite Bourgeois, Catherine Chauvin; Claude Corbo, Louis Dériger, Claude Fabien, Judy Gold, Peter Jacobs, Taki Kérimian, Hélène Laperrière, Myrna Lashley, Hélène Lauzon, Claude Lavoie, Michel Lemay, Marie Murphy, Antoine Moreau, Jean Paré, 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, Mr. Luc Doray, supported by a small team composed of a secretary, an office clerk, a documentalist and an internet site employee. Mr. Doray is a permanent employee of the City of Montreal who was assigned to the OCPM by the Executive Committee in Fall 2002. As needed, the Office hires employee on a contractual basis to assist the commissioners and the general secretariat.

The Office has also welcome a computer student under the program Emploi-carrières Été 2006 to implement a new database system.

### **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.

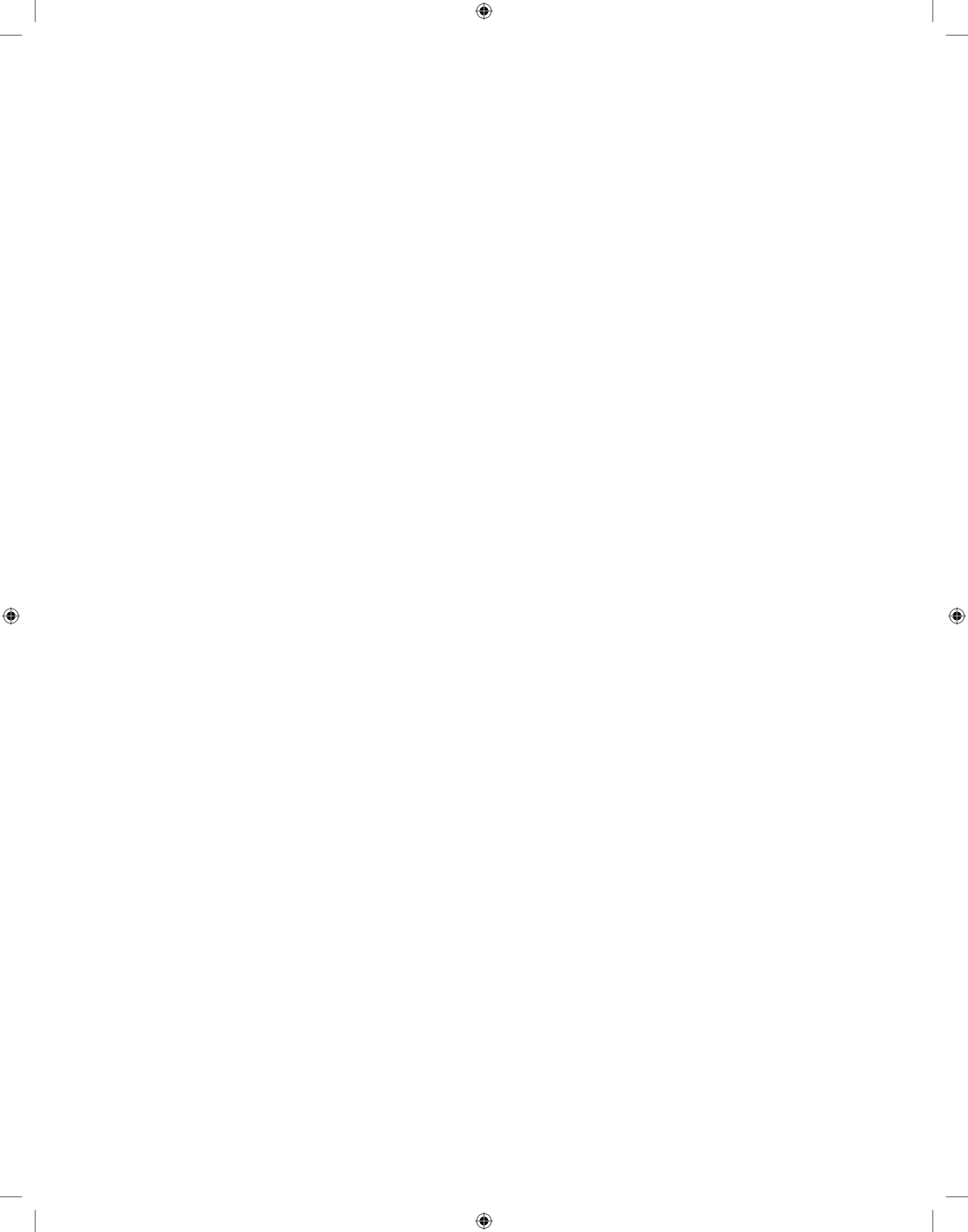
All consultation sessions are public. They must be held in an appropriate and accessible location. The sessions are recorded and, in some cases, the discussions are taken down in shorthand and made public with the documentation.

### **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**

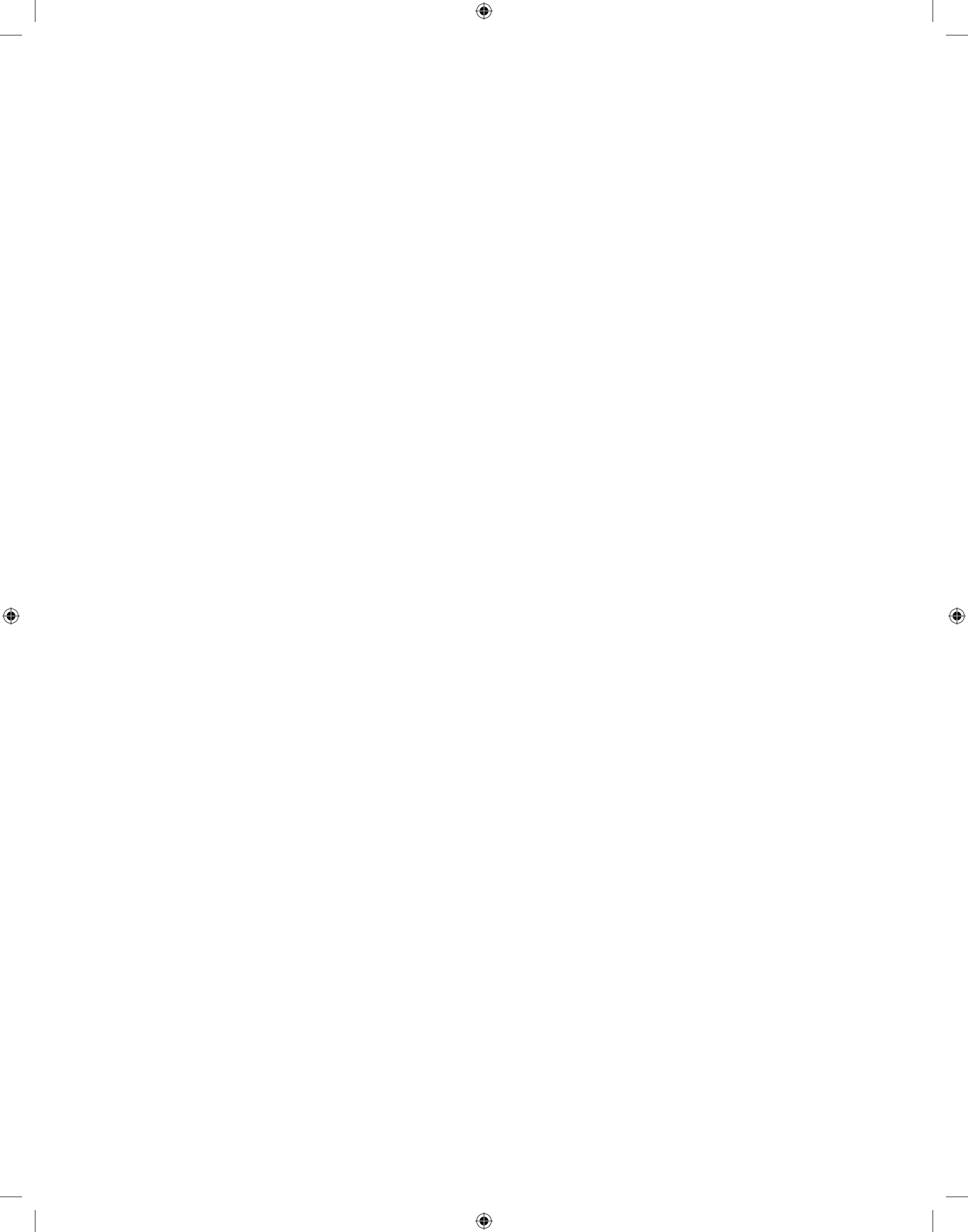
1. The chair opens the public meeting and presents the mandate entrusted to the Office de consultation publique. He introduces the people assigned to the commission, and invites the person in charge and resource people to introduce themselves.
2. The chair explains the procedure for the meeting, which 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.



## APPENDIX V

List of employees  
and collaborators  
in 2006







**LIST OF EMPLOYEES  
AND COLLABORATORS  
IN 2006**



*Staff*

**Mercedes Auguste  
Estelle Beaudry  
Alain Cardinal  
Melissa De Cristofaro  
Hugo Desgagnés  
Luc Doray  
Stéphanie Espach  
Catherine Moreau  
Alexis Musanganya  
Faustin Nsabimana  
Ré Jean séguin**

*Collaborators*

**Michèle Bertrand  
Marie-Hélène Choinière  
Michèle Doiron  
Henri Goulet  
Nhat Tan Le  
Gabriel Lemonde-Labrecque  
Hélène Laperrière  
Raymond Levac  
Antoine Moreau  
Léa Prince-Duthel  
Sylvain Provost**





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