



OFFICE
DE CONSULTATION PUBLIQUE
DE MONTRÉAL

2009 ANNUAL REPORT

PRODUCTION

Writing coordination

Luc Doray

Writing collaboration

Luc Doray

Simon Langelier

Alexis Musanganya

Revision

Diane Brodeur

Lizon Levesque

Constance Roy

Translation

Joanne Gibbs

Photographs

Denis Labine

Richard Lefebvre

Design

Sextans

Legal deposit

ISBN (Print 978-2-923638-61-4)

Bibliothèque nationale du Québec

ISBN (PDF 978-2-923638-62-1)

Electronic version available at:

www.ocpm.qc.ca

Version française papier disponible sur demande

Version française PDF disponible sur le site Internet





OFFICE
DE CONSULTATION PUBLIQUE
DE MONTRÉAL

Mr. Claude Dauphin
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 2009 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, 2009.

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

Yours sincerely,

Louise Roy,
President of the Office de consultation publique de Montréal

May 1, 2010

ACKNOWLEDGEMENTS

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 2009.

The Office 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 consultations to the involvement of borough and central department employees, professionals, management personnel and elected officials, who gave their help and expertise to help citizens and commissioners understand the projects and the issues involved.

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

TABLE OF CONTENTS

President's message	7
Mission and mandate of the Office	10
Consultations	12
Communications overview	26
Web site visit statistics	26
External relations of the Office	28
Budget of the Office	29
Appendix I	31
<i>Biographical notes on the president and commissioners</i>	
Appendix II	41
<i>Excerpts from the Charter of Ville de Montréal</i>	
Appendix III	45
<i>Organization, practices and Code of Professional Conduct</i>	
Appendix IV	50
<i>List of employees and collaborators in 2009</i>	



PRESIDENT'S MESSAGE



IN 2009, THE OFFICE WAS ENTRUSTED WITH A GREAT VARIETY OF MANDATES. MOST OF THE 12 MAJORS PROJECTS EXAMINED AND AUTHORIZED WILL CHANGE THE URBAN LANDSCAPE AND LIFE OF THE NEIGHBOURHOOD WHERE THEY ARE ESTABLISHED.

The consultation on the development plan for the site of the Bassins du Nouveau Havre allowed all interested parties to inform themselves and express their views on the vision and development guidelines for an important urban area. The draft by-law approved by elected officials defines the parameters for dense development that takes into account the history of the neighbourhood. The development agreement signed between the City and the owners of the site is particularly forward-thinking. It opens the door to new partnerships between developers and host communities.

The construction projects for the 2-22 rue Sainte-Catherine and Quadrilatère Saint-Laurent raised the issue of redevelopment of an emblematic area of the city and the ways of dealing with the various social, urbanistic, heritage and real estate problems in a neighbourhood devoted to concerts and entertainment.

The public consultation highlighted the importance accorded to integrating buildings into their surrounding area and respecting the spirit of the neighbourhood.

The condo conversion projects for the old convent of the Sisters of the Holy Names of Jesus and Mary and the old Philosophy College brought to light widely divergent views on the appropriateness of transferring to private ownership heritage buildings on the mountain. The public consultations helped to better define the acceptability of heritage conservation criteria employed by the City.

The public examination of the master revitalization plans for the land of the old CN Shops and the Namur – Jean-Talon Ouest area allowed the Office to try out new ways of doing things, upstream, to establish a guiding vision and orientations for the development of the two sites. The Office also held a downstream consultation on the draft by-law governing the development of the residential and industrial components on the site of the old CN Shops.

At the end of a very busy year, and in the light of what we have learned from our experiences, we think it important to define the considerations that should mark the future of the Office.

PARTICIPATION

The Office is proud of the citizen participation in its public consultations, which is varied and distributed according to the issues examined. Some 2,000 people participated in 2009. Attendance at the public meetings numbered approximately 4,000. Among them, some attended in a personal capacity, while others came as representatives of interest groups. It is interesting to note that, depending on the project, individual citizens accounted for 27% to 85% of those who spoke or presented a brief. The participation of the economic, local

**THE OFFICE IS PROUD
OF THE CITIZEN PARTICIPATION IN
ITS PUBLIC CONSULTATIONS,
WHICH IS VARIED AND DISTRIBUTED
ACCORDING TO THE ISSUES
EXAMINED.**

and metropolitan communities combined accounted for between 0% and 37% of the briefs, according to the project, while that of community groups accounted for 15% to 60%. The Office heard 362 briefs in 2009.

Furthermore, since 2006, the number of visits to our Web site has grown by 145%, going from 1,591,610 to 3,901,189 pages consulted.

THE CONSULTATION PROCESS

Back in 2007, we pointed out the wisdom of establishing a formal two-step consultation process for the approval of major projects and, notably, for projects whose impact would structure the future of an area of the city. This suggestion was based on the dissatisfaction resulting from consultations sometimes being held too soon to allow citizens to understand the real consequences of projects that change as they go along, and may proceed without further consultation. It was also designed to respond to the dissatisfaction of developers who find that the consultations are sometimes held too late, when it is difficult for them to incorporate the concerns of the host community without incurring major cost increases.

The idea of a formal two-step consultation process took shape in 2007, and two mandates were entrusted to the Office concerning the revitalization of two sites: the site of the old CN Shops, in the Sud-Ouest borough; and the Namur – Jean-Talon Ouest area, in Côte-des-Neiges – Notre-Dame-de Grâce. As a first step, in both cases, it was possible to define a consensual vision of the development of the site, and to identify the issues on which views diverged, the reasons for the divergences, and options to resolve them. This vision led to a master



development plan. The projects carried out pursuant to that vision have been or will be submitted, as a second step, to a downstream consultation.

By integrating formal public participation, these processes have allowed establishment of the development conditions and structure for the two sites and, in one case, have helped a situation marked by long battles and social controversy to move forward.

The same type of procedures is applied in other parts of Canada and North America, as well as others that are more spread out, spanning several months or even years. These processes allow citizens, civil society and developers to open discussions at various stages of the projects' development.

The Office plans to continue with its 2009 activities by introducing a transparent and credible formal two-step procedure for the revitalization, redevelopment or transformation of a city sector, thereby opening a more continuous dialogue among citizens, civil society and developers to enhance the projects. The first step should lead to a development vision and master development plan for the site. The second should allow discussion of projects and regulatory frameworks sufficiently developed to make it possible to weigh their advantages and inconveniences.

FOLLOW-UP ON RECOMMENDATIONS

In our 2008 annual report, we underscored the citizens' difficulty in gauging the impact of their participation in Office consultations, outside of the Office reports, and in tracing the steps taken by the administration following the filing of these reports.

In this 2009 report, we aim to provide a first partial update of the follow-up carried out on our reports to date. This is a challenging exercise because there is no mechanism to identify such follow-up, which may take any form, in accordance with the provisions of the *Charter of Ville de Montréal*: from legislative amendments to the establishment of vigilance committees, the inclusion of social housing, or greening measures.

Given the importance of issues submitted to the Office over the past few years, we recommend the establishment of an automatic response system to the commissions' recommendations.

At the end of 2009, a year marked by an increase and diversification of Office activities, I would like to reiterate our interest and eagerness in making the expertise developed by the Office available to all Montrealers.

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 OFFICE AS FOLLOWS:

- 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 a public consultation on any draft by-law revising the city's planning program;
 - 2.1° to hold a public consultation on any draft by-law amending the city's planning program, except those adopted by a borough council;
 - 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.
- Sections 89 and 89.1 also provide that the Office must hold public consultations on all by-laws to be 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 m²;
 - 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.



THE FUNCTIONS OF THE OFFICE WERE MODIFIED, GIVING IT RESPONSIBILITY FOR PUBLIC CONSULTATIONS ON ANY AMENDMENT TO THE PLANNING PROGRAM INITIATED BY CITY COUNCIL.

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.

On June 12, 2008, draft By-law 82 was sanctioned, amending section 89.1 of the *Charter of Ville de Montréal* so that, for purposes of the approval by referendum process pursuant to subparagraph 4 of the section, the territory of reference would be the borough or boroughs in which the project is planned. It is important to note that this modification applies only to projects located wholly or in part in the historic borough of Old Montréal.

On June 20, 2008, draft By-law 22 was sanctioned, returning to city council the power, concurrently with the borough councils, to take the initiative for an amendment to the planning program in respect of an object to which a draft amendment adopted by the city council pertains. Following this amendment, the functions of the Office were modified, giving it responsibility for public consultations on any amendment to the planning program initiated by city council.

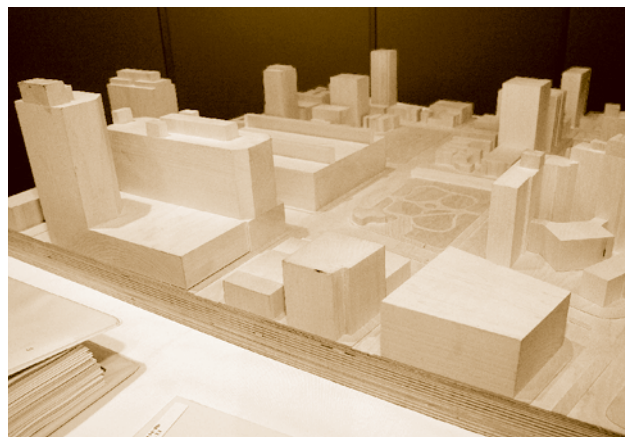
CONSULTATIONS

In 2009, the Office de consultation publique de Montréal was entrusted with several mandates involving primarily residential real estate projects and master plans for the development of specific areas of the city, notably the Namur area in the borough of Côte-des-Neiges – Notre-Dame-de-Grâce.

In total, 12 mandates were submitted for public scrutiny by the Office this year. Of that number, six were assigned to the Office by city council pursuant to section 89 of the *Charter*, and three by the executive committee pursuant to section 83.

Throughout the consultations, the Office, while remaining loyal to practices on which its credibility is founded, has striven to employ a variety of new instruments to reach the greatest possible number of Montrealers and to better respond to the various implementation contexts for municipal projects and policies. For example, for one of its consultations at the southern end of Saint-Laurent Boulevard, the Office carried out a street poster campaign in addition to its usual door-to-door distribution of flyers. In the Côte-des-Neiges area, more than 8,000 compact discs were made available to citizens and groups interested in the consultation on the redevelopment of the Namur area. Open house days were also held for two consultations.

In total, over 4,000 Montrealers participated in the public consultations of the Office this year, attending 55 public meetings where 362 briefs were presented.



DESIGNATION

**DEVELOPMENT OF THE CN SITE IN
POINTE SAINT-CHARLES IN THE
SUD-OUEST BOROUGH**

RESOLUTION

It is resolved that the Office de consultation publique de Montréal shall be given the mandate to hold a public consultation as part of a participatory process aimed at drawing up a master development plan for the site of the Canadian National Shops in the Sud-Ouest borough.

KEY DATES

Information sessions	
First meeting:	October 22, 2008
Second meeting:	January 25, 2009
Presentation of briefs:	January 27, 2009
Report filing:	March 3, 2009
Report release:	March 16, 2009

TERRITORY

Borough of Sud-Ouest

PURPOSE OF THE CONSULTATION

The Office de consultation publique was mandated by the executive committee to hold a public consultation as part of a participatory process aimed at drawing up a master development plan for the site of the CN Shops in the Sud-Ouest borough.

Representatives of the main civil society groups, developers, and borough were involved in a process aimed at ensuring that the site's revitalization would provide benefits for the neighbourhood and viable projects for the developers. More than 300 people participated in one or more of the public consultation activities. The commission received 21 oral presentations and 17 written briefs.

THE ELECTED OFFICIALS MUST HAVE ACCESS TO CONCRETE LEGAL AND FINANCIAL INSTRUMENTS TO COMPEL DEVELOPERS TO CONFORM TO BY-LAWS, AND MUST BE IN A POSITION TO APPLY THEM.

SUMMARY OF THE COMMISSION'S REPORT

The process helped to establish dialogue and deliberations highly appreciated by the developers, the borough, and local organizations alike. But the climate of trust allowing such dialogue remains very fragile. The citizens who spoke at the meetings clearly indicated that their feeling of trust was waning, owing mostly to repeated strains on the legislation for the site. It is essential that all parties be of good faith to allow the projects to proceed.

The commission believes that it is important to reflect on the benefits of the process, as well as the orientations that the developers will have to respect under more stringent legislation than that currently in force. The elected officials must have access to concrete legal and financial instruments to compel developers to conform to by-laws, and must be in a position to apply them. The development agreement should include major consequences for breaches. Moreover, the document should be made public and submitted for consultation.

DESIGNATION

CONVERSION OF THE BUILDING AT 1420 MONT-ROYAL BOULEVARD

DRAFT BY-LAWS

Draft By-law P-04-047-71 provides for adjustments to the Master Plan to allow residential occupation of the site at 1420 Mont-Royal Boulevard. The project does not comply with the land-use designation "grand équipement institutionnel". The draft By-law therefore introduces a "secteur de valeur exceptionnelle". Furthermore, pursuant to section 89.5 of the *Charter of Ville de Montréal*, draft By-law P-09-003 amends the Urban Planning By-law of the borough of Outremont to authorize the use of "habitation multifamiliale".

KEY DATES

Public notice:	February 3, 2009
Information session:	February 16, 2009
Presentation of briefs:	March 9, 10 and 11, 2009
Report filing:	April 29, 2009
Report release:	May 11, 2009

TERRITORY

Borough of Outremont

PURPOSE OF THE CONSULTATION

In 2008, the real estate group F. Catania et Associés concluded an agreement with the Université de Montréal to purchase the old mother house of the Sisters of the Holy Names of Jesus and Mary. The project involved converting the building, constructed in 1924 and 1925, into condos. The new layout of the old convent comprised 135 housing units as well as a few spaces reserved for services and recreational purposes. Plans included the construction of two underground parking garages, totalling 246 spaces, and two outdoor parking areas, offering 18 and 6 spaces. The project, to be completed in three phases between 2009 and 2012, would pre-

THE COMMISSION SUGGESTS THAT THE UNIVERSITÉ DE MONTRÉAL DEFERS THE SALE OF THE BUILDING FOR A FEW MONTHS, WITH THE DEVELOPER'S CONSENT, AND WORK ON RAISING THE FUNDS REQUIRED TO COMPLETE THE RENOVATION OF THE BUILDING WITH A VIEW TO PRESERVING ITS INSTITUTIONAL VOCATION.

serve the chapel for community purposes, and re-use architectural and landscape elements of the site. Plans also called for enhancement of the area bordering on Mount Royal and the Saint-Jean-Baptiste woods. Also, a development agreement was concluded between the developer and the City to confirm certain commitments, including the assignment of a parcel of land for the construction of the Mount Royal belt road.

SUMMARY OF THE COMMISSION'S REPORT

Most of the people who spoke were against the conversion and sale of the building to private interests, and would like the building to retain its educational vocation as part of the Université de Montréal. Furthermore, some said that the potential changes of uses must be examined in light of positive and negative impacts on the mountain's heritage, natural and cultural environments.

The commission finds the conversion project for the building acceptable, as it respects the objectives outlined in the Mount Royal Master Protection and Enhancement Plan and the Ville de Montréal Heritage Policy. However, it recognizes that the residential conversion of the old mother house by a private company is a long way from obtaining a general consensus. The commission suggests that the Université de Montréal defers the sale of the building for a few months, with the developer's consent, and work on raising the funds required to complete the renovation of the building with a view to preserving its institutional vocation. However, it believes that this delay must be of limited duration, realistic and reasonable. Should the results of the endeavour prove negative, the commission recommends that redevelopment of the building proceeds as planned. The commission also believes that public access to the chapel must be improved, and that long-term heritage protection and maintenance guarantees must be enhanced if the project is to proceed.

DESIGNATION

REDEVELOPMENT OF PLACE L'ACADIE AND PLACE HENRI-BOURASSA

DRAFT BY-LAWS

Pursuant to section 89.3 of the *Charter of Ville de Montréal*, draft By-law P-08-052 provides for variances to the Urban Planning By-law of the borough of Ahuntsic-Cartierville allowing the demolition of existing buildings and the construction of primarily residential buildings on the site in question. The draft By-law contains provisions respecting land coverage, heights (in metres and storeys), the location of parking areas, and the number of parking spaces per building, among others. Draft By-law P-04-047-70 amends the Master Plan by creating a new construction density sector O1-T8, and amends the maps entitled "les parcs et les espaces verts" and "les secteurs établis, les secteurs à construire et à transformer".

KEY DATES

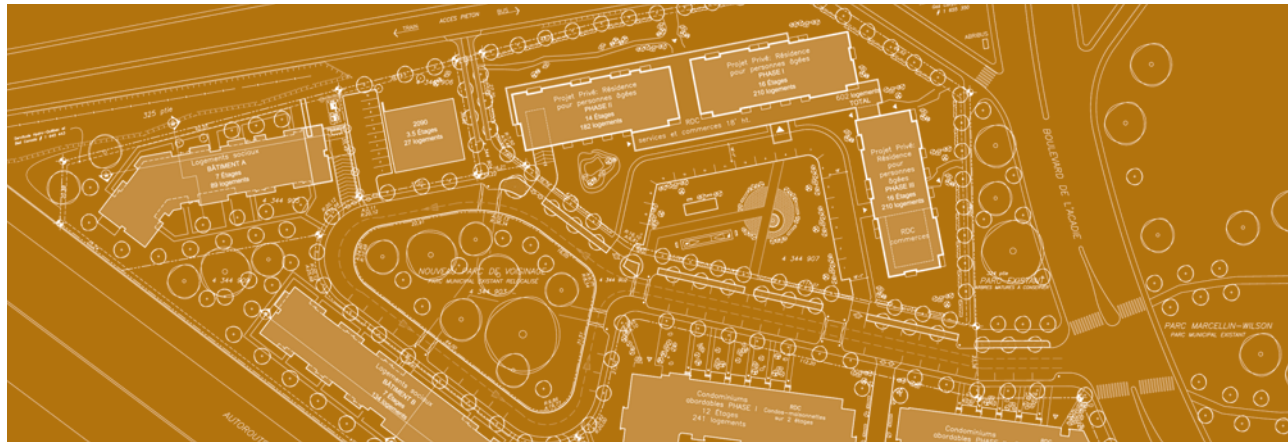
Public notice:	January 12, 2009
Information session:	January 28, 2009
Presentation of briefs:	February 18, 2009
Report filing:	May 1, 2009
Report release:	May 13, 2009

TERRITORY

Borough of Ahuntsic-Cartierville

PURPOSE OF THE CONSULTATION

Le Groupe Tyron, the new owner of the buildings on Place l'Acadie and Place Henri-Bourassa, plans to demolish all of the buildings, except for the one at 2090 Place Henri-Bourassa, which belongs to the group Ressources Habitation de l'Ouest. To replace those buildings, it plans to build a project comprising some 1,300 housing units, including 223 social housing units, 477 affordable condos, in partnership with the Société d'habitation et



de développement de Montréal, and 600 private rental units for seniors, in buildings ranging from seven to 16 storeys in height. The project also calls for the development of a central green space.

SUMMARY OF THE COMMISSION'S REPORT

Several households will have to be relocated to allow demolition and reconstruction of the buildings. The commission recommends that the City compensate those households for the difference in rent resulting from the relocation, until their return, so as to avoid penalizing and further impoverishing them. Moreover, the commission believes that some aspects of the project should be enhanced, notably in terms of the layout of green, commercial and community spaces, and of air quality inside the buildings. The commission would like the enhanced project to essentially create an “urban village.” To that end, the site should be connected to Parc Marcelin-Wilson to provide safe access to surrounding services and facilities, and meet the needs of both families with children and seniors. Furthermore, the commission recommends that residents and local organizations be involved in planning the green spaces.

Lastly, the site is surrounded by three major pollution-generating transport routes, representing a health hazard for residents. The commission recommends that air conditioning and ventilation systems that continuously purify the ambient air be installed to maintain the air quality inside the buildings near the highway, and that in the case of social and community housing, related costs be assumed by the building management.

DESIGNATION

BASSINS DU NOUVEAU HAVRE – 1500 OTTAWA STREET

DRAFT BY-LAWS

Draft By-laws P-09-004 and P-04-047-72 aim to authorize the project proposed by the Canada Lands Company (CLC), which requires variances to the Urban Planning By-law of the Sud-Ouest borough and to the Montréal Master Plan. The variances to the Urban Planning By-law relate to uses permitted on the site, heights, density, land coverage ratio, and the number of parking spaces. These variances are authorized under section 89.3 of the *Charter of Ville de Montréal*. The draft By-law also contains provisions regarding landscaping and certain criteria involving layout, architecture and design.

As to the Master Plan, the changes have to do with the addition of a first sector where heights of 44 metres would be permitted, and a second authorizing heights of 60 metres. Also, a development agreement must be concluded between the City and the developer.

KEY DATES

Public notice:	February 3, 2009
Information sessions:	February 17, 18 and 19, 2009
Presentation of briefs:	March 9 and 10, 2009
Report filing:	May 20, 2009
Report release:	June 3, 2009

TERRITORY

Borough of Sud-Ouest

PURPOSE OF THE CONSULTATION

The CLC, owner of 1500 Ottawa Street, is seeking to redevelop the old Canada Post property, bounded by du Séminaire, William and Richmond Streets, and the Lachine Canal park. The project, involving the enhancement of four old water basins on the site, will be submit-

IN TERMS OF MAINTAINING THE NEIGHBOURHOOD'S CHARACTER, THE COMMISSION RECOMMENDS THAT THE HISTORY OF MONTRÉAL'S INTERIOR PORT BE BETTER HIGHLIGHTED, NOTABLY BY FURTHER SHOWCASING THE REMAINS OF THE OLD BASINS.

ted for Leadership in Energy and Environmental Design for Neighbourhood Development (LEED ND) rating and certification.

The planned mixed project is predominantly residential and includes: 1) in the eastern section, a residential area combining social and community housing as well as affordable and market-priced housing; 2) in the central section, a mixed area with retail stores on the ground and first floors, and housing units on the upper floors; 3) in the western section, an employment sector comprising an inn offering affordable accommodations, a complex of artists' studios/residences, and spaces reserved for social economy organizations.

The residential component involves 2,000 housing units, including 650 with two to four bedrooms. Ten percent consists of affordable housing, and 20% of social housing. Half of those units and one quarter of the units sold at market price will be reserved for families. The design concept calls for enhancing the upper portion of the old basin walls and converting the basins into shallow ponds or public areas, developing pedestrian lanes, and constructing Basin Street according to its original course.

SUMMARY OF THE COMMISSION'S REPORT

According to many participants, this is a structuring project for downtown that will revitalize a currently dilapidated industrial sector. However, some expressed concerns regarding density, heights, and the project's integration into the neighbourhood, and raised heritage-related issues.

The commission believes that the volume, height and layout of the buildings should be subjected to a more thorough evaluation of the project's impact on the urban landscape, in order to maintain views of interest between Mount Royal, the St. Lawrence River and the Lachine Canal. The commission also recommends that the project be optimized with respect to sunlighting and natural lighting of spaces.

In terms of maintaining the neighbourhood's character, the commission recommends that the history of Montréal's interior port be better highlighted, notably by further showcasing the remains of the old basins.

As to community and employment development, the commission recommends that the CLC conclude an agreement with the RESO to reserve, for a period of two to three years, the land earmarked for the development of the employment cluster.

The commission also made several other recommendations concerning the establishment of truck traffic easement measures, the presence of a childcare centre, and health and social service resources, child safety near the water, and the development of a cultural corridor between Old Montréal and the Saint-Gabriel locks area.

DESIGNATION

REDEVELOPMENT OF THE SÉVILLE BLOCK

DRAFT BY-LAWS

To allow the redevelopment, city council adopted draft By-law P-09-013 entitled "Règlement autorisant la démolition, la construction et l'occupation d'un bâtiment résidentiel et commercial situé sur la rue Sainte-Catherine Ouest, entre les rues Chomedey et Lambert-Closse," pursuant to chapters 3 and 5 of the *Charter of Ville de Montréal*, as the project requires variances to the Urban Planning By-law in terms of height and density. Draft By-law P-04-047-75 amends the Montréal Master Plan to authorize the required amendments pertaining to height and density.

KEY DATES

Public notice:	March 25, 2009
Information session:	April 7, 2009
Presentation of briefs:	April 28, 2009
Report filing:	June 15, 2009
Report release:	June 29, 2009

THE COMMISSION RECOGNIZES THE NEED FOR STUDENT HOUSING, AND NOTES THAT THE DEVELOPER HAS YET TO SIGN ANY AGREEMENT GUARANTEEING THAT THIS WOULD BE THE TARGETED CLIENTELE.

TERRITORY

Borough of Ville-Marie

PURPOSE OF THE CONSULTATION

The Claridge company proposes to redevelop the southern portion of the Séville block, located on Sainte-Catherine Street West between Chomedey and Lambert-Closse Streets. The block comprises the old Séville theatre, built in 1928 and designated as an historic monument by the City of Montréal in 1990, as well as other vacant buildings. The developer plans to demolish the theatre, which is in a pitiful state, and to build 635 student housing units totalling 1,155 rooms, as well as retail, community, recreational and administrative spaces. One public and two private gardens are also included in the plans, as well as a laneway leading to the housing units and a delivery entrance. Three towers are planned: two towers 28.8 metres (ten storeys) high, and one 69.7 metres (25 storeys) high, near Cabot square. At the back, plans call for the construction of a 20.7-metre-tall (seven-storey) building, also dedicated to student housing.

SUMMARY OF THE COMMISSION'S REPORT

The repurposing of the block was well received by participants, as it would revitalize an undesirable part of the neighbourhood. However, concerns were raised regarding the targeted clientele, protection of old buildings on the block, planned building heights, and truck traffic resulting from the presence of the delivery entrance.

The commission recognizes the need for student housing, and notes that the developer has yet to sign any agreement guaranteeing that this would be the targeted clientele. Moreover, several participants would like to see permanent residents move into the neighbourhood rather than a student clientele, which is often transient. The commission believes that the project should also target other types of clienteles. Furthermore, the City's Strategy for the inclusion of affordable housing should apply to the project.

In terms of heritage, the commissioners recommend that the old buildings on the block be evaluated with a view to preserving significant heritage elements. The required studies should therefore be carried out. Also, given the advanced state of dilapidation of the old Séville theatre, the commission believes that the City should establish conservation strategies ensuring proper maintenance of its designated heritage buildings.

Furthermore, the commission recommends that the 25-storey tower be lowered by at least 15.7 metres, to keep the building at the same height as the highest existing buildings around Cabot square.

Moreover, the commission recommends that the developer examine the possibility of having deliveries made directly on Sainte-Catherine Street thus eliminating the delivery entrance, to avoid having trucks inconveniencing residents.

Lastly, the commission recommends that a larger joint-action and follow-up committee made up of residents and local organizations be set up, to allow the development concept to evolve to better serve the needs of all concerned.



DESIGNATION

QUADRILATÈRE SAINT-LAURENT

DRAFT BY-LAWS

Pursuant to section 89.3 of the *Charter of Ville de Montréal*, draft By-law P-09-028 provides for variances to the Urban Planning By-law of the borough of Ville-Marie with respect to density, height, masonry, openings, parking, the loading dock and access to a loading area, in order to allow the project to proceed. Moreover, the draft By-law amends the document entitled “Programme particulier d’urbanisme – Quartier des spectacles – Secteur Place des Arts” by adding a paragraph allowing the City to establish a building acquisition program for certain blocks identified in the draft By-law. Also, a development agreement containing provisions pertaining to various municipal policies will have to be signed between the developer and the City.

The development parameters established in the Master Plan provide for a “mixte” land-use designation, a maximum land use ratio of six, and a maximum building height of 25 metres. However, the Master Plan must be amended to allow a new maximum height of 60 metres and a maximum land use ratio of nine. Draft By-law P-04-047-82 provides for the required adjustments.

KEY DATES

Public notice:	May 6, 2009
Information sessions:	May 20, 21 and 26, 2009
Presentation of briefs:	June 9 and 11, 2009
Report filing:	July 27, 2009
Report release:	August 10, 2009

TERRITORY

Borough of Ville-Marie

PURPOSE OF THE CONSULTATION

The Société de développement Angus (SDA) plans to erect a commercial building on a site located between the Monument-National and Sainte-Catherine Street, and bounded by Saint-Laurent Boulevard and Clark Street. The project would comprise 27,870 square metres of office space earmarked for Hydro-Québec, 5,295 square metres of retail space, and an indoor parking garage for bicycles (240 spaces) and automobiles (200 spaces). The planned height of the building is 12 storeys, or 48 metres. The basilaire would be six storeys high—the same height as the Monument-National—with a recessed upper portion to create, on Saint-Laurent Boulevard, a setback in line with the height of the existing three-storey buildings. The retail stores would be located on the ground floor and, in some cases, on the second floor. The upper floors of the building would be devoted to office space laid out according to the specifications of Hydro-Québec. The fourth floor would have a green roof covering approximately 3,120 square metres on the Saint-Laurent Boulevard side. The sixth floor, adjacent to the Monument-National, would also have a green roof. Lastly, the entire project would be developed according to the sustainable development standards of the building industry, with a view to obtaining *Leadership in Energy and Environmental Design (LEED) Gold* certification from the Canada Green Building Council.

SUMMARY OF THE COMMISSION’S REPORT

This project received qualified and conditional support from participants. The principal issues raised fall under four main themes:

A project to revitalize the sector.

The commission notes that land speculation has contributed to the dilapidation of the Saint-Laurent block. It supports the idea of rehabilitating the block with a major real estate initiative. The Quadrilatère Saint-Laurent project would involve the arrival of some 1,500 Hydro-Québec employees, with all the activity that it would entail, as well as the eventual renewal of current

THE COMMISSION NOTES THAT LAND SPECULATION HAS CONTRIBUTED TO THE DILAPIDATION OF THE SAINT-LAURENT BLOCK. IT SUPPORTS THE IDEA OF REHABILITATING THE BLOCK WITH A MAJOR REAL ESTATE INITIATIVE.

activities, as per commitments made by the developer, and the introduction of new commercial and retail activities.

A project in touch with its surroundings.

In the commission's opinion, at least two entire floors of the project should be devoted to commercial, social, cultural and documentary activities, to create a vibrant atmosphere outside of office hours and serve the neighbourhood. In view of the level of interest expressed, the commissioners recommend that, as required, any existing viable cultural activities be relocated near the site, to allow them to maintain their momentum.

Built heritage protection.

To date, there has been no technical evaluation of the stability of the structures, nor of the possibility of restoring the facades and buildings. The commission presents four possible options for preserving and enhancing this heritage, and underscores the fact that many more may exist. The commission suggests that the developer complete the heritage studies to determine the best strategy to follow.

Architectural concept.

The commission believes that the project's integration into the complex, mythical heritage sector needs to be reworked. For example, the function and design of Clark Street should be better integrated into the Quartier des spectacles to contribute to the vitality of this developing area. The commission also suggests that part of the office program be developed off site to reduce the load on the site.

DESIGNATION

2-22 SAINTE-CATHERINE EST

DRAFT BY-LAWS

The site of 2-22 Sainte-Catherine Est is identified in the Montréal Master Plan as an established sector of exceptional heritage value. It is included in the detailed planning area of the Quartier des spectacles – Place des Arts sector.

To allow construction of the project, the Montréal Master Plan and, consequently, its complementary document, must be amended, by draft By-law P-04-047-81, to authorize a new maximum height zone of 44 metres.

The 2-22 Sainte-Catherine Est project also requires variances to the Urban Planning By-law of the borough of Ville-Marie, and authorization from the borough council must therefore be granted pursuant to the Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (RCA-24-011). Resolution CA09 240273, adopted on first reading by the borough council, defines new parameters for the overall site with respect to height, bicycle parking, uses, and terrace area, and proposes planning, architectural and design criteria to guide decision-making for permit issuance.

KEY DATES

Public notice:	May 6, 2009
Information sessions:	May 19, 21 and 25, 2009
Presentation of briefs:	June 8 and 11, 2009
Report filing:	July 27, 2009
Report release:	August 10, 2009

TERRITORY

Borough of Ville-Marie

THE COMMISSION ALSO RECOMMENDS THAT THE FACADES ON THE CORNER OF SAINT-LAURENT AND SAINTE-CATHERINE BE DEVELOPED IN SUCH A WAY AS TO BETTER REFLECT THE HISTORY OF THE INTERSECTION, AND THAT A MORE SUSTAINED LINK BE CREATED, AT HUMAN EYE-LEVEL, WITH THE OTHER STORE FRONTS.

PURPOSE OF THE CONSULTATION

The Société de développement Angus (SDA) plans to erect a building, the 2-22, on a 900-square-metre lot located on Sainte-Catherine Street, east of Saint-Laurent Boulevard and west of Saint-Dominique Street. The glass facade of the 33.5-metre-tall, eight-storey building on Sainte-Catherine Street will be flanked by two more opaque lateral facades. The top floor will support a partially green roof, a bar, and mechanical sheds. The developer is aiming for *Leadership in Energy and Environmental Design (LEED) Gold* certification from the Canada Green Building Council.

In keeping with the vision for the Quartier des spectacles, the SDA plans to devote the 2-22 primarily to the arts and cultural enterprises. The building will house, among others, the Vitrine culturelle, CIBL radio, the Olivieri bookstore, as well as Studio XX, Galerie Vox, the Centre de formation en art – Artex, and the Société de musique contemporaine du Québec. The goal is to make it a symbolic and visual reference for arts and entertainment.

SUMMARY OF THE COMMISSION'S REPORT

Overall, the project was well received by participants and the cultural community. The commission recommends that the project be carried out. However, reservations were expressed concerning the proposed architecture, the building's integration into the urban landscape at the intersection of Saint-Laurent Boulevard and Sainte-Catherine Street, and its contribution to the area's heritage character. Other concerns had to do with overall planning and favourable reception by the various local clientele.

According to the commission, the building will act as a showcase for cultural events in Montréal. The commission finds that the proposed building conforms to its vocation, and that the requested variance to the area's prescribed height is justified.

Also, the commission recognizes that the project has been improved since the initial concept presented to

city council, notably in terms of heights, facade treatment, permeability of the building, and dialogue with Saint-Laurent Boulevard. In the commission's opinion, other improvements should be made, with a view to accentuating the building's role as a "beacon", its visibility from the four cardinal points, and its harmonization with the urban landscape at the intersection of the two "Mains".

The commission also recommends that the facades on the corner of Saint-Laurent and Sainte-Catherine be developed in such a way as to better reflect the history of the intersection, and that a more sustained link be created, at human eye-level, with the other store fronts.

Some of the participants stressed the necessity of more in-depth urban planning for the area, to ensure the best possible links with the Quartier Latin and Quartier des spectacles. The commission recommends that the City ensure that its planning and development tools confer on these areas all the importance they deserve and, as required, that it broadens the definition of required principles and parameters, all in the interest of the Montréal community.

DESIGNATION

1475 RENÉ-LÉVESQUE BOULEVARD OUEST

DRAFT BY-LAWS

The project requires variances to the Urban Planning By-law of the borough of Ville-Marie, notably in terms of heights and density on the northern portion of the site. The adoption of draft By-law P-09-027 would allow the construction of the real estate project pursuant to section 89.3 of the *Charter of Ville de Montréal*. The project's implementation would also require an amendment to the Montréal Master Plan with respect to the height and density of the complex. Draft By-law P-04-047-80 amends the Master Plan accordingly.

THE COMMISSION RECOMMENDS THAT THIS PART OF THE PROJECT AT 1475 RENÉ-LÉVESQUE BOULEVARD OUEST BE EXAMINED IN THE LIGHT OF A CONSISTENT VISION FOR THE FUTURE OF THE AREA AND CLEAR GUIDELINES STRUCTURING THE DEVELOPMENT OF THE BISHOP-CRESCENT AREA.

KEY DATES

Public notice:	May 12, 2009
Information session:	May 25, 2009
Presentation of briefs:	June 16, 2009
Report filing:	August 27, 2009
Report release:	September 8, 2009

TERRITORY

Borough of Ville-Marie

PURPOSE OF THE CONSULTATION

The project proposed by the developer, Propriété Ali Khan, consists in building a 140-room hotel and 180-unit residential tower on a 2,585-square-metre lot. The project comprises a 34-storey tower, a four to six-storey basilaire, an atrium opening onto four floors that would house the hotel restaurant, in addition to the existing buildings—row houses and outbuilding—which would be integrated into the complex. The hotel would occupy the first 11 floors of the complex, and would share its top five floors with the residential section of the tower. The complex, whose civic address would be on René-Lévesque Boulevard, would include retail stores on the ground floor, notably the hotel boutique that would occupy the old stables. A four-level underground parking garage is also planned in the developer's development concept. The project's architectural concept provides for the preservation and restoration of the four Victorian row houses on René-Lévesque Boulevard and the outbuilding on Mackay Street.

SUMMARY OF THE COMMISSION'S REPORT

Many of the participants believe that the area in question needs to be revitalized. However, many also question the appropriateness of building such a complex in an area comprising heritage buildings that should be enhanced. The commission deplored the lack of information concerning the project, and warns against hasty amendments to the Master Plan and municipal legislation that could lead to repeating past mistakes and perpetuating the current destructuring of the neighbourhood.

The commission notes that the 34-storey residential tower does not fit in with the three or four-storey buildings on the block where it would sit, on Mackay Street. Moreover, it has not been proved essential to the viability of the project. The commission recommends that the City refuse to approve it. However, it believes that the construction of an 11-storey hotel may spur accelerated development in the area, if the City ensures that the architectural concept is in keeping with the surrounding built environment. The commission recommends that this part of the project at 1475 René-Lévesque Boulevard Ouest be examined in the light of a consistent vision for the future of the area and clear guidelines structuring the development of the Bishop-Crescent area.

DESIGNATION

DEVELOPMENT OF THE SITE OF THE OLD PHILOSOPHY COLLEGE

DRAFT BY-LAWS

Pursuant to section 89.5 of the *Charter of Ville de Montréal*, draft By-law P-09-022 aims to authorize variances to the Urban Planning By-law of the borough of Ville-Marie. The development project for the site of the old Philosophy College requires variances to the Urban Planning By-law in terms of land use, land coverage ratio, heights, maximum number of parking spaces, and criteria pertaining to constructions less than 30 metres away from woods in an ecoterritory.

Moreover, the development project requires variances to the Montréal Master Plan. Draft By-law P-04-047-78 aims to authorize residential use, while designating the sector as a "secteur de valeur exceptionnelle". It also modifies the permitted heights and land coverage ratio. In addition, it embeds the two wooded areas, the buffer zones to the north and east of the site, and the parterre in front of the College and its western extension, as a zone where no construction is permitted. Lastly, a development agreement must be signed between the City and the developer.

COMPARED WITH THE EXISTING SITUATION, THE PROJECT WOULD INVOLVE A 70% INCREASE IN GROUND AREA FOR ALL THE BUILDINGS. THE COMMISSION'S SUGGESTIONS WOULD RESULT IN A SMALLER FOOTPRINT.

KEY DATES

Public notice:	April 21, 2009
Information sessions:	May 4, 5 and 11, 2009
Presentation of briefs:	May 27 and 28, and June 1 and 2, 2009
Report filing:	July 30, 2009
Report release:	August 10, 2009

TERRITORY

Borough of Ville-Marie

PURPOSE OF THE CONSULTATION

The site of the old Philosophy College, owned until recently by the Sulpicians and occupied for about 30 years by Marianopolis College, was acquired in October 2008 by Développement CATO Inc. The company plans to develop a residential complex on the site, comprising some 325 housing units. The 65,332-square-metre property is located in the historic and natural borough of Mont-Royal, for which a Master Protection and Enhancement Plan was adopted on April 28, 2009. The project would include the redevelopment of the old College, the demolition of the sports centre and former staff house, and the construction, in stages, of buildings ranging from three to nine storeys in height, and ten single-family homes. A swimming pool and underground parking garage are also included in the plans.

SUMMARY OF THE COMMISSION'S REPORT

Most of the participants who expressed an opinion were opposed to the project, at least in its current form. According to many, the project goes against the objectives of the Mount Royal Master Protection and Enhancement Plan (MRMPEP). Others thought that, given its location on an exceptional site, the project needs time to mature. Lastly, others found the project acceptable, as it would protect the built heritage and surrounding natural areas.

The commission believes that the project has some positive aspects, such as the restoration of the old Col-

lege building and commemorative monuments, and the preservation of the wooded areas and plant life. However, some aspects present problems, primarily in terms of respecting zones meant to remain free of residential construction, as well as views and certain landscape components, and setting conditions for public access to the site. Compared with the existing situation, the project would involve a 70% increase in ground area for all the buildings. The commission's suggestions would result in a smaller footprint.

Also, the project in its current form would make it difficult to see the view towards the College building, downtown and the River from the intersection of Cedar and Côte-des-Neiges, owing to the planned height of some of the buildings. The commission recommends that this view be preserved, and that trees screening it be pruned to make it even more visible in summer, rather than building a higher lookout. The height of the buildings planned for behind and east of the College should also be reduced.

Moreover, based on the objectives of the MRMPEP, the commission recommends that the protection of the public right of access to the site be increased by establishing a right of way, and that this right be governed by the same rules that prevail in Parc du Mont-Royal. It also recommends that the planned path crossing the site towards the mountain be designed as a segment of a municipal pedestrian path that would connect the mountain to downtown.

Lastly, the commission proposes that the Development Agreement be strengthened and that new provisions be incorporated into the easement agreements and future declarations of co-ownership, to guarantee that commitments made at the time of the project's authorization will be upheld for years to come.

THE REDEVELOPMENT OF THE SITE OF THE OLD CN SHOPS HAS ATTRACTED A GREAT DEAL OF INTEREST AND GENERATED EXTENSIVE PLANNING EFFORTS ON THE PART OF CITIZENS, POINTE-SAINT-CHARLES COMMUNITY ORGANIZATIONS, THE DEVELOPERS, AND THE SUD-OUEST BOROUGH.

DESIGNATION

DEVELOPMENT OF THE CN SITE IN POINTE-SAINT-CHARLES IN THE SUD-OUEST BOROUGH

DRAFT BY-LAWS

The project requires variances to the Montréal Master Plan in terms of land-use designation, land coverage ratio, density and height. It also requires variances to the Urban Planning By-law of the Sud-Ouest borough in terms of height, density, land coverage ratio and uses. To allow the project to proceed, city council adopted, at its meeting on June 15, 2009, draft By-law P-04-047-84 entitled “Règlement modifiant le plan d’urbanisme de la Ville de Montréal” and draft By-law P-09-036, entitled “Règlement autorisant l’occupation des anciens ateliers du CN situés rue Le Ber à des fins commerciales et industrielles et autorisant la construction d’immeubles à des fins résidentielles et commerciales, sur les terrains portant le numéro de lot 3 415 342 du cadastre du Québec”, pursuant to section 89.3 of the *Charter of Ville de Montréal*. A development agreement is also planned for the project.

KEY DATES

Public notice:	August 28, 2009
Information sessions:	September 15, 16 and 17, 2009
Presentation of briefs:	October 6, 7 and 8, 2009
Report filing:	December 11, 2009
Report release:	January 14, 2010

TERRITORY

Borough of Sud-Ouest

PURPOSE OF THE CONSULTATION

The developer, Groupe Mach, wants to redevelop the site of the old CN Shops, located at 1830 Le Ber Street, in the Pointe-Saint-Charles area of the Sud-Ouest bor-

ough. The proposed development concept involves three different types of occupation. On the southern portion of the site, the developer plans to build—in partnership with Samcon, the builder—some 850 housing units, 25% of which consist of social and community housing, and 15% to 25% of affordable housing. Plans also include green spaces, community gardens and a bicycle path. Furthermore, one old building will be converted to house artists’ studios and community spaces. The central portion of the site will be reserved for industrial and commercial purposes. Lastly, the AMT plans to occupy the northern portion of the site with an equipment maintenance centre.

SUMMARY OF THE COMMISSION’S REPORT

The redevelopment of the site of the old CN Shops has attracted a great deal of interest and generated extensive planning efforts on the part of citizens, Pointe-Saint-Charles community organizations, the developers, and the Sud-Ouest borough. The site was also the object of an Opération populaire d’aménagement spanning several years. Furthermore, in 2008, the Office conducted a public consultation as part of a participative process aimed at establishing the guiding principles of a master development plan for the site.

Over the course of this latest consultation, participants presented the aspects of the projects that remained causes for concern, notably the presence of social housing, the rehabilitation of contaminated land, greening, access, automobile and truck traffic, and uses that the borough plans to authorize under its draft by-law.

Although several participants had asked that the project be comprised of 40% social and community housing, the commission believes that the rate of 25% proposed by the developer is acceptable, as it is almost twice the rate suggested by the City’s Strategy for the inclusion of affordable housing, and funds allocated by the Québec Government to the City are limited.

In terms of uses, the commission recommends that those involving a heavy volume of truck traffic be for-



bidden until such time as the entrance to the site from Marc-Cantin Street is opened, allowing the peaceful co-existence of the residential and industrial sectors. The commission also recommends that the borough ensure proper control of industrial activities and, in cases of irregular situations, that it quickly adopts adequate measures to correct the situation.

Moreover, the commission suggested that a new development possibility be considered for the entrance from de la Congrégation Street, which may allow the preservation and expansion of Parc de la Congrégation, while providing direct access to the industrial sector via Sébastopol Street.

The commission also recommends that members of the Regroupement Information Logement (RIL) and Action-Gardien serve on the advisory committee in a personal capacity. Lastly, it recommends that the development agreement be reviewed, notably to increase the percentage of bank guarantees, and to require such a guarantee for the provision of social and affordable housing.

DESIGNATION

REVITALIZATION OF NAMUR – JEAN-TALON OUEST AREA

RESOLUTION

It is resolved that the Office de consultation publique de Montréal shall be given the mandate to assist the borough of Côte-des-Neiges – Notre-Dame-de-Grâce in a participatory process aimed at drawing up a master plan for the requalification of the Namur – Jean-Talon Ouest area.

KEY DATES

Information session:	November 22, 2009
Presentation of briefs:	December 14, 2009
Report filing:	February 19, 2010
Report release:	March 5, 2010

TERRITORY

Borough of Côte-des-Neiges – Notre-Dame-de-Grâce (CDN – NDG)

PURPOSE OF THE CONSULTATION

In 2005, the borough of CDN – NDG initiated a reflection process on the future of the area known as Namur – Jean-Talon Ouest. The process suggested a change of vocation for the area.

At the request of the borough of CDN – NDG, the Office de consultation publique de Montréal was mandated by the Montréal executive committee to organize a participatory consultation process aimed at drawing up a master plan for the revitalization of the Namur – Jean-Talon Ouest area. The Office was to assist the borough with the consultation process to allow local residents to contribute to the development of planning principles for the area to be redeveloped.

The objectives of the consultation led by the Office were to discuss and enhance, as required, the planning guidelines proposed by the borough. The commission's analysis takes into account the characteristics of the area and the needs of its population, the borough's objectives and constraints, the potential benefits for the neighbourhood in the short, medium and long term, as well as the projects' viability characteristics.

SUMMARY OF THE COMMISSION'S REPORT

Although, overall, the basic orientations were well received, the area's current users feel that more attention should be paid to their needs, notably in terms of availability of social and community housing, low-cost outdoor parking, and access to stores.

AT THE REQUEST OF THE BOROUGH OF CDN – NDG, THE OFFICE DE CONSULTATION PUBLIQUE DE MONTRÉAL WAS MANDATED BY THE MONTRÉAL EXECUTIVE COMMITTEE TO ORGANIZE A PARTICIPATORY CONSULTATION PROCESS AIMED AT DRAWING UP A MASTER PLAN FOR THE REVITALIZATION OF THE NAMUR – JEAN-TALON OUEST AREA.

The participants strongly hoped that the residential densification would serve to create a family, cosmopolitan and mixed neighbourhood, both socially and economically, in a borough context where the supply of social and community housing is low while demand is very high. Many asked that the percentage of social housing on the site greatly exceed the 15% provided for under municipal policy. The commission recommends that the borough incorporate, under an integrated plan providing facts and figures, all available tools to create social housing in the area. Such tools include the construction of new units, the restoration or conversion of existing buildings, and the formal involvement of community groups in their realization. The commission also recommends that priority be given to renovating the buildings on Mountain Sights Avenue so the residents will want to stay, thereby ensuring a good social mix in the area.

The lack of low-cost outdoor parking is a major issue in the medium term, given the anticipated arrival of thousands of new users and the upcoming developments required for the retail stores and businesses that the borough would like to keep on the site. The commission recommends that a more detailed outline of parking supply and demand for residents, retail businesses and office buildings be established. The place accorded to pedestrians is also an important issue. The commission therefore recommends that the borough confirms its bias in favour of pedestrians. A study should also be conducted on the impacts of the planned changes to the street grid on traffic and access to stores.



COMMUNICATIONS OVERVIEW

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

In 2009, the Office published 90 public notices and advertisements in 15 local daily and weekly newspapers. In some cases, in addition to the notices, the Office also sends special invitations to citizens and organizations directly concerned by the ongoing consultation project. The Office also conducted a four-week public poster campaign downtown, for the consultations on the Quadrilatère Saint-Laurent projects. There was also a radio promotion campaign. Furthermore, the Office organized two Open House days for two consultations, giving citizens the opportunity to come and learn, and to discuss the various aspects of projects under review. Lastly, the Office produced a dozen editions of its newsletters and 24 information capsules on its Facebook page.

Usually, the Office distributes flyers to citizens that will be affected by a given project. Depending on the consultation, this distribution may cover between 150 and

30,000 homes. The flyer is also made available at various locations, such as municipal libraries, Maisons de la culture, and borough offices. In one case, the Office had 8,000 CDs distributed door to door, containing all relevant information about a project under consultation in the area.

Last year, 100,000 flyers were distributed in sectors neighbouring projects that were the subject of consultation. The flyers were also made available in many Ville de 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 carried out. Last year, the Office published a total of 57 press releases.

IN 2009, 3,901,189 PAGES WERE DOWNLOADED, ALMOST ONE MILLION PAGES MORE THAN LAST YEAR. THOSE FIGURES SPEAK VOLUMES ABOUT THE WEB SITE'S ROLE IN DISSEMINATING INFORMATION ON OFFICE CONSULTATIONS, AND ABOUT MONTREALERS' INTEREST IN THE WORK OF THE OFFICE.

WWW.OCPM.QC.CA

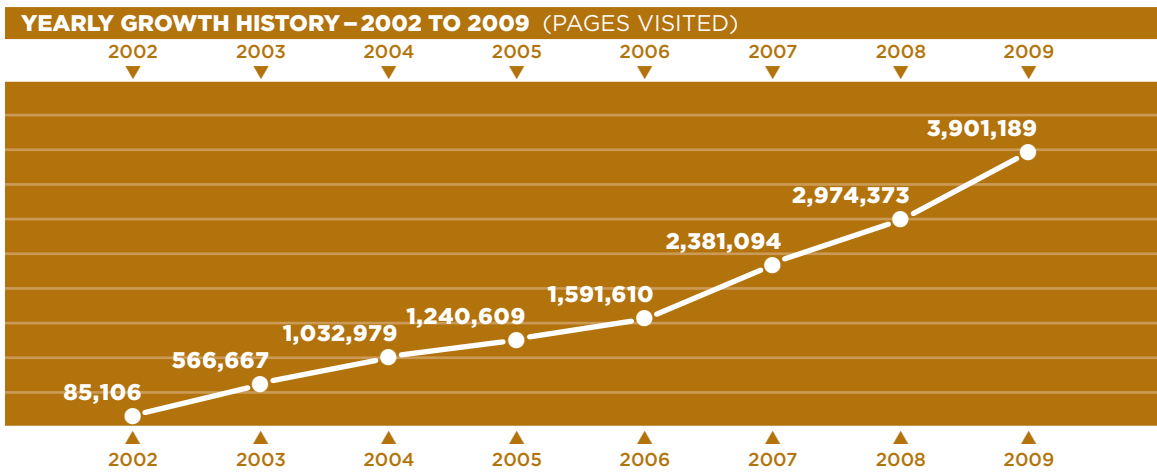
VISIT STATISTICS FOR 2009

MONTH	NUMBER OF VISITS (PAGES VISITED)
JANUARY	265,391
FEBRUARY	375,866
MARCH	374,602
APRIL	307,767
MAY	470,622
JUNE	315,576
JULY	207,236
AUGUST	250,707
SEPTEMBER	283,978
OCTOBER	321,899
NOVEMBER	413,755
DECEMBER	313,790
	3,901,189

LAST YEAR, 100,000 FLYERS WERE DISTRIBUTED IN SECTORS NEIGHBOURING PROJECTS THAT WERE THE SUBJECT OF CONSULTATION. THE FLYERS WERE ALSO MADE AVAILABLE IN MANY VILLE DE MONTRÉAL SERVICE POINTS.

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 consultations, including reference material (maps, research studies and by-laws), reports filed to date, biographical notes on the commissioners, the code of professional conduct, 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, it had already attracted a substantial number of visitors, who downloaded over 500,000 pages. In 2009, this number continued to grow, reaching 3,901,189 pages, or almost one million pages more than last year. Those figures speak volumes about the Web site's role in disseminating information on Office consultations, and about Montrealers' interest in the work of the Office.



EXTERNAL RELATIONS OF THE OFFICE

Since its establishment in 2002, the Office has developed a network of contacts in organizations with missions similar to its own. These contacts have helped to improve the methods of operation of the Office. The external activities of the Office promote skills dissemination, development, and the sharing of Montrealers' experiences. The Office is also involved in the work of the Democracy undertaking stemming from the Sommet de Montréal in 2002.

Throughout 2009, the Office continued to share information with representatives of foreign organizations and governments wanting to know more about the practices of the Office. Following meetings in Montréal in 2008 between the secretary general of the Office and the president of the Communauté urbaine de Bordeaux (CUB), Mr. Vincent Feltesse, Office president Louise Roy accepted an invitation from the CUB and Ms. Fabienne Brugère, chair of the community's sustainable development committee, and travelled to Bordeaux to take part in discussions on citizen participation issues. Moreover, meetings were held with public and elected officials of the Strasbourg region, as well as with representatives from Lyon responsible for cooperation with Montréal.

The Office also accorded great importance to meetings with leaders and professionals interested in issues of urban planning, land-use management, and public participation. In that context, the president attended a round-table meeting on participatory democracy at the 5e Sommet des citoyens held at the UQAM. The Office also announced its presence by running an information booth throughout the event.

Also in the spirit of disseminating the experiences and practices of the Office, Ms. Roy participated in a round-table meeting on public consultation for real estate projects, organized by the Urban Development Institute, in the company of Mr. Jean-Paul L'Allier, former mayor of Québec City. The president also had the opportunity to present her point of view on public consultation at an Urba 2015 conference at the Université du Québec à Montréal. The theme of her talk was "Pour une ville

OVER THE COURSE OF THE YEAR, THE OFFICE WAS INVITED BY A NUMBER OF BOROUGHES TO MAKE PRESENTATIONS ABOUT ITS ROLE AND ACTIVITIES TO GROUPS OF STUDENTS AND MEMBERS OF CITIZENS' GROUPS INTERESTED IN PUBLIC CONSULTATION.

solidaire et cohérente – la contribution du débat public" [For a united and coherent city: the contribution of public debate].

The Office was also involved in another reflection forum, becoming a partner in the colloquy "La ville en réseaux", organized by UQAM urban planning students, with the special participation of Mr. Jean Doré, mayor of Montréal from 1986 to 1994.

Lastly, over the course of the year, the Office was also invited by a number of boroughes to make presentations about its role and activities to groups of students and members of citizens' groups interested in public consultation.

BUDGET OF THE OFFICE

In compliance with the *Charter of Ville de Montréal*, the city council provides the Office with the funds required to carry out its mandate. Under sections 83 and 89 of the *Charter*, the Office must hold all consultations requested by the executive committee or city council.

The financial statements of the Office are audited by the auditor of the City and presented to city council.



In 2009, the Office was allocated a budget of \$1.5 million, in addition to the contribution from the Fonds des immeubles, an amount that has remained unchanged since 2003. This amount is meant to cover all budgetary items: 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 commission reports; rent for the offices; and general administrative expenses.

However, part way through the year, it became apparent that those funds would be insufficient to cover all of the consultation mandates entrusted to the Office. The president had already informed the city council budget committee of that possibility at the presentation of the 2009 Office budget, in November 2008. Consequently, an additional sum of \$250,000 had to be made available to the Office to enable it to meet its obligations.



OFFICE
DE CONSULTATION PUBLIQUE
DE MONTRÉAL

APPENDIX I

PRESIDENT AND PART-TIME OR *AD HOC* COMMISSIONERS

LOUISE ROY PRESIDENT

Louise Roy, a graduate of the Faculté des Lettres of the Université de Montréal, has worked as an independent public consultation, participatory management and problem resolution expert for over 25 years in Québec, Canada, and abroad. Throughout those years, she has focused her interests on the processes of concertation, consultation and mediation.

From 1981 to 1986, Ms. Roy held the positions of commissioner and then of vice-president of the BAPE. Throughout her career, she managed or participated in a number of consultations related to energy generation, water and waste management, and land-use management at the municipal, regional, provincial and national levels. She was also closely involved in the implementation of the Plan Saint-Laurent and the introduction of watershed management.

Since the early 2000s, she has focused more specifically on urban issues. She chaired the public consultation commissions on the Plan métropolitain de gestion des matières résiduelles [Metropolitan Waste Management Plan] of the Communauté métropolitaine de Montréal, the Montréal Cultural Development Policy, the Mount Royal Master Protection and Enhancement Plan, and the development project for the site of the old CN Shops in Pointe-Saint-Charles.

Ms. Roy has been president of the Office de consultation publique de Montréal since June 19, 2006.

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 Commission sur la gestion de l'eau au Québec, and participated in the Commission sur le développement durable de la production porcine. Thus, he has developed solid expertise in environmental ethics and the integration of values.

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

JOCELYNE BEAUDET COMMISSIONER

In addition to a Bachelor's degree in Physical Anthropology from the Université de Montréal, Jocelyne Beaudet holds a Master's in Cultural Anthropology from McGill University. She has over 25 years' experience in various areas related to the environment, public participation and environmental communication.

From 1985 to 1989, Ms. Beaudet was part of the initial implementation team of a new Ministry of the Environment in the Sultanate of Oman, the first in an Arab country, as section chief for environmental planning. She also participated in a dozen different hearing and mediation mandates as an analyst with the Bureau d'audiences publiques sur l'environnement (BAPE), between 1990 and 1995.

Since 1995, Ms. Beaudet has acted as chair, commissioner or member on public hearing mandates for all levels of government and worked as an environmental communication consultant. In 1995, she joined the TecSult inc. team as senior environmental communication consultant, a position she held until 1998, and then worked as project director in the company's department of communications and public affairs from 2002 to 2004.

From 1995 to 1998 and 1999 to 2007, Ms. Beaudet was a part-time additional member at the Bureau d'audiences publiques sur l'environnement du Québec (BAPE). During that time, she led six investigating and public hearing commissions, served as commissioner on two public hearings and as a member of the Comité de consultation publique du projet Hertel – Des Cantons d'Hydro Québec. From 1996 to 1998, she worked as a policy development consultant for the National Round Table on the Environ-

ment and the Economy (NRTEE). Between 2004 and 2006, she sat on the commission for the environmental review and assessment of the Eastmain-1-A and Hydro-Québec Rupert [River] diversion project.

Ms. Beaudet was an *ad hoc* commissioner for the Office from 2002 to 2006, and returned to it in 2007.

BRUNO BERGERON **COMMISSIONER**

Bruno Bergeron has been a member of the Ordre des urbanistes du Québec and the Canadian Institute of Planners since 1980, and holds a Bachelor's degree in environmental design as well as a Master's in urban analysis and management from the Université du Québec. He has extensive experience in the field of municipal urban planning. Having managed the urban planning departments of Saint Hyacinthe, Boucherville and Longueuil, he now works as a consultant for various municipalities and real estate development companies. Among other accomplishments, he was responsible for producing the Ahuntsic – Cartierville and Côte-des-Neiges – Notre-Dame-de-Grâce borough chapters of the Montréal Master Plan.

Many of the urban and environmental projects under his management have been recognized with awards, including the Espace maskoutain in Saint-Hyacinthe, by the Ordre des architectes du Québec; the Parc Vincent d'Indy in Boucherville, by the Institut de Design Montréal; and the rehabilitation project for the spawning ground of the Rivière aux Pins in Boucherville, by the Canadian Waterfowl Management Plan.

Public consultation has always played a key role in Mr. Bergeron's projects. His professional planning practice is characterized by an integrated approach, bringing together the various players involved in shaping the municipal landscape. He is also known for his ability to propose solutions in mediation and problem-resolution activities surrounding urban integration and development.

Actively involved in his profession, Mr. Bergeron has served as president of the Association des coordonnateurs municipaux en rénovation urbaine and the Ordre des urbanistes du Québec, and as vice-president of the Association des urbanistes municipaux du Québec. In 1994, he was awarded the Médaille du mérite by his peers. In 2004, he received the Conseil Interprofessionnel du Québec merit award for his exemplary contribution to the development of his profession.

NICOLE BOILY **COMMISSIONER**

Nicole Boily has enjoyed a rewarding career in the areas of higher education, public administration, and community involvement.

Among her numerous functions, she was responsible for the programs of the Service de l'Éducation permanente at the Université de Montréal, where she was involved in research and development of teaching methods appropriate for adults.

Ms. Boily held the position of director general of the Fédération des femmes du Québec for four years. In that capacity, she was responsible for the planning and coordination of all Fédération activities, including the organization's presence at parliamentary commissions, the organization of conventions and seminars, and the writing of memoranda in the name of the Fédération.

She later became chief of staff of the Ministre de la Condition féminine and vice-president of the Conseil du trésor, where she was responsible for coordinating all ministerial activities. She then returned to the institutional arena as director general of the Institut canadien d'éducation des adultes.

Her career path also led her to public administration, first with the Ville de Montréal, notably as assistant director of the Service des sports, loisirs et du développement social, and then with the Québec Government, as assistant deputy minister and president of the Conseil de la Famille et de l'Enfance, to then return to Montréal as president of the Conseil des Montréalaises from 2004 to 2008.

Nicole Boily has also written numerous articles that have been published in various magazines and newspapers.

Ms. Boily was appointed *ad hoc* commissioner with the Office in February 2009.

JEAN-CLAUDE BOISVERT **COMMISSIONER**

Jean-Claude Boisvert obtained a Bachelor's of Architecture from the Université de Montréal in 1968. He has been a member of the Ordre des Architectes du Québec since 1973, and divides his professional activities between the practice and teaching of architecture and urban planning.

From 1977 to 2000, he worked as a reviewer and visiting professor in several architectural and urban design workshops at the Faculté de l'aménagement of the Université de Montréal.

During that time, he managed a number of projects, including: the master development plan for the campus of the Université de Montréal, 1993-95; the master plan for the redevelopment of the Faubourg des Récollets, 1990-

93; the planning of the commuter train stations of the Montréal-Rigaud line, 1982-85; the Canadian Chancellery in Belgrade, in the former Yugoslavia, 1980-81; and the Centre olympique Claude Robillard in Montréal, 1974-76.

Mr. Boisvert was a member of the Commission Jacques-Viger, 1996-2000; the design committee for several pavilions of the Université de Montréal, 1990-2000; the architectural quality evaluation committees for architectural contests of the new Faculté de l'aménagement of the Université de Montréal, 1995; the Musée de la Civilisation, 1981; and the Québec Palais de Justice, 1979.

In 2009, he remained in private practice, focusing on projects involving insertion in urban environments in several boroughs of Montréal, in addition to his position as *ad hoc* commissioner with the Office de consultation publique de Montréal.

As of January 1, 2010, Jean-Claude Boisvert remains a member of the Ordre des architectes du Québec as a retired architect.

NICOLE BRODEUR **COMMISSIONER**

Nicole Brodeur holds a Bachelor of Arts and a Master's in Linguistics from the Université de Paris-X-Nanterre. For most of her career, she has worked in public administration, holding numerous management positions.

After teaching at the Cégep Édouard-Montpetit, Ms. Brodeur held various executive positions before becoming director general of the Cégep Lionel-Groulx de Sainte-Thérèse. Her career path then led her to the Ministère de l'Éducation, where she was in charge of the Direction générale de l'enseignement collégial. Later, she joined the Ministère du Conseil exécutif as associate secretary general with the Secrétariat à la condition féminine.

She then worked for approximately ten years at the Ministère des Relations avec les Citoyens et de l'Immigration, first as associate deputy minister, and later as deputy minister. She actively participated in setting up this new ministry, which at the time was just replacing the Ministère de l'Immigration et des Communautés culturelles. She held the position of associate secretary general at the Secrétariat à la réforme administrative, and later acted as president-director general of the Centre de référence des directeurs généraux et des cadres du réseau de la santé et des services sociaux.

Over the years, she has sat on a number of boards of directors, notably at the Régie des rentes du Québec, the École nationale d'administration publique, the Conseil des universités du Québec, and Regina Assumpta College. She now works as a consultant.

Ms. Brodeur was appointed *ad hoc* commissioner with the Office in February 2009.

JEAN BURTON **COMMISSIONER**

Jean Burton holds a Ph.D. in biological science from the Université de Montréal, and has vast environmental experience as a scientific consultant and planner.

From December 2003 to June 2007, he worked for the Canadian International Development Agency (in secondment) as Canadian consultant to an initiative in the Niger river basin. From 1989 to 2003, he acted as scientific consultant, planner and coordinator, and assistant to the director of the Environment Canada St. Lawrence Centre, where he was co-chair of the State of the St. Lawrence Monitoring Advisory Committee. In 1999, he was responsible for Canadian participation in the Citizen's House, at the Second World Water Forum in The Hague. Mr. Burton also worked as vice-president of communications and human resources at the SOQUEM.

Mr. Burton has received several awards and mentions of excellence over the course of his career, notably for his participation in Americana 2001 and for the coordination of work on the environmental assessment of the St. Lawrence River.

CATHERINE CHAUVIN **COMMISSIONER**

Catherine Chauvin is a member of the Ordre des ingénieurs du Québec, and 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.

Between 1982 and 1988, Ms. Chauvin was involved in various research and development projects, both in universities and in advanced technology companies. Since 1989, she has worked in the fields of the environment and engineering, acquiring extensive experience in project management, public consultation, and public affairs.

Between 1989 and 1997, Ms. Chauvin managed a number of projects in consulting and engineering consulting firms, notably for the rehabilitation of contaminated sites, air quality control, follow-up studies in aquatic environments, and the treatment of hazardous materials.

Having sat as a councillor on the Verdun city council from 1997 to 2001, Ms. Chauvin has hands-on municipal affairs management experience. She has worked on committees on the revision of the Montréal Master Plan and planning by-laws, local roads and traffic management follow-up on housing development projects, and natural habitat protection.

Between 1990 and 2007, Ms. Chauvin reviewed almost a dozen major industrial projects in various regions of Québec, as an additional commissioner with the Bureau d'audiences publiques sur l'environnement du Québec (BAPE). In 1998-1999, she participated in the work of the

Commission scientifique et technique sur la tempête de verglas de janvier 1998, and submitted a sectoral report on advantages and inconveniences of underground electrical network development in urban environments.

Catherine Chauvin has been a commissioner with the Office de consultation publique de Montréal since 2002, and has chaired approximately 30 commissions on various municipal projects.

VIATEUR CHÉNARD **COMMISSIONER**

Viateur Chénard studied political science, and is a law graduate of the Université de Montréal. He has been a member of the Barreau du Québec since 1977.

After articling at Department of Justice Canada, in tax law, Mr. Chénard began his career in private practice, which led him to the firm of Desjardins, Ducharme, Desjardins et Bourque, and later to Hudon, Gendron, Harris, Thomas, where he became partner.

In 1992, he joined the firm of Stikeman Elliott as a partner, where he developed a real-estate law practice in the Montréal office. He would remain there until 2008, coordinating the real estate law group. His responsibilities included advising clients in all areas of real estate investment: acquisition, financing, debt restructuring, and various problems related to insolvency, estate disposal, and the setting up and structuring of Canadian and foreign investment consortiums.

His practice covers all types of real estate assets, including offices, shopping centres, hotels, seniors' residences, other types of residences, dams, and telecommunications networks, among others.

He was also involved in numerous projects abroad, and assisted authorities in the Republic of Guinea with a project to reform national mining law. He has given numerous conferences, and participated in training workshops for the UQAM MBA program specializing in real estate. He also teaches at the École du Barreau and at the HEC in Montréal.

Mr. Chénard was appointed *ad hoc* commissioner with the Office in February 2009.

IRÈNE CINQ-MARS **COMMISSIONER**

Irène Cinq-mars is a Professeur titulaire at the École d'Architecture de paysage of the Faculté de l'aménagement at the Université de Montréal. She holds a Bachelor's in landscape architecture and a Master's in planning. Her 30 years of experience have been divided among her teaching and research responsibilities as a professor, and those stemming from academic mandates. Being active on a number of institutional committees responsible for the development of studies, strategic planning and the promotion of women, she was also the Université's first female professor to be appointed vice-rector of studies in the 1990s, and then dean of the Faculté de l'aménagement, from 2000 to 2006.

In her duties as a research professor, she participated in a number of local, national and international scientific and professional events, both as a speaker and guest expert. She has been an invited professor at the University of British Columbia, a member of the International Organization of the Francophonie (IOF) steering committee for the evaluation of Senghor University in Alexandria, and an invited professor at the Hanoi University of Architecture. More recently (2000 to 2004), she sat on the advisory committee on the Montréal Master Plan, and on the Montréal *ad hoc* committee on architecture and urban planning (2002 to 2006).

She is the author and co-author of numerous scientific and professional publications, her fields of expertise being the methodology and ethics of landscape development, the socio-cultural function of free spaces, recreational layouts and therapeutic environments, and gender and urban management in developing countries.

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. 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 for the UQAM-INRS Master's program in urban studies (urbanization, culture and society). Since 2001, Mr. Dériger has worked as an environmental consultant.

A part-time additional member of the Bureau d'audiences publiques sur l'environnement (BAPE) from 1999 to 2007 and again since 2008, Mr. Dériger participated, both as commissioner and chair, in several inquiry and public hearing commissions on various projects: transforming stations, hydro-electric complexes, wind farms, oil storage tanks, road networks, and channel dredging. Among others, he reviewed projects involving the moderniza-

tion of Notre-Dame Street in Montréal, and the construction of additional storage tanks for liquid products in Montréal-Est. An *ad hoc* commissioner with the Office de consultation publique de Montréal since March 2003, he sat on the public consultations on the cultural development policy for the Ville de Montréal, the development of a new Université de Montréal campus on the site of the former Outremont rail yards, the redevelopment of the Séville block, and the draft Mount Royal Master Protection and Enhancement Plan.

ARIANE ÉMOND COMMISSIONER

Independent journalist Ariane Émond has touched all aspects of communication. She worked as a columnist for *Le Devoir* (1990-1995) and the journal *Alternatives* (2001-2008), and still contributes to the *Gazette des femmes*. She was a radio and television host, commentator, and reporter with Radio-Canada for almost 20 years, and worked as a host, writer and researcher with Télé-Québec (1974-1987). Co-founder and figurehead of the feminist news magazine *La Vie en rose* (1980-1987), she was one of the artists of the Hors-Série 2005. Ms. Émond has contributed to some 15 Québec documentaries, and earned a number of awards for her work in both film and journalism.

Her interest in social and cultural issues infuses her professional dedication. She was the first executive director of Culture Montréal (2003-2005), and still does consulting work for various cultural organizations. Over more than 20 years, she has often been invited to host events, colloquia, conventions and public debates organized by ministries, universities, municipalities and associations, and other organizations. Notably, she moderated the four national forums of the Commission Bouchard-Taylor, organized in collaboration with the Institut du nouveau monde (INM).

Ms. Émond is the sponsor for the young foundation *60 millions de filles*, which supports major projects to educate girls in developing countries. As an author, Ariane Émond published *Les Ponts d'Ariane* (VLB 1994), a series of chronicles on the rapprochement between men and women, the generations and cultures. More recently, she published 14 interviews with actresses in the photo album *ÉLOGES* (Éditions du passage, 2007) documenting the preparation of artists in their dressing rooms.

CLAUDE FABIEN COMMISSIONER

A lawyer and member of the Barreau du Québec since 1966, Claude Fabien is an honorary professor of the Faculté de droit of the Université de Montréal. He holds a Bachelor of Arts and a Licentiate in Laws from the Université de Montréal, and a Master of Laws from McGill University.

Early in his career, he was a litigator with the law firm of Deschênes, DeGrandpré, Colas et associés (1966-1969). He then worked as a legal information engineer at the Université de Montréal (1969-1972), and as a civil law professor at the Université de Sherbrooke (1972-1979) and the Université de Montréal (1979-2008). He was dean of the Faculté de droit of the Université de Montréal from 1995 to 2000, after serving as its vice-dean and secretary. He has taught and published mainly in the area of civil law: contracts (mandates, service contracts and employment contracts), civil liability, proof, the protection of adults under a disability, and civil law reform. He has been a grievance arbitrator certified by the Ministère du Travail and a mediator certified by the Barreau since 1975.

In terms of community service, he has worked in many universities 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, and the Canadian Council of Law Deans.

Mr. Fabien lives and works in Montréal, where he practises law, primarily as a grievance adjudicator. He has been an *ad hoc* commissioner with the Office since 2003. He was a member of the commission on the proposal for the *Montréal Charter of Rights and Responsibilities*, as well as chair of the commission on the redevelopment of the site of the former Viger station and hotel, the commission on the development and modernization project for the Maison de Radio-Canada, and the commission on the 2-22 Ste-Catherine Est project.

MICHEL GARIÉPY COMMISSIONER

Michel Gariépy is a professor at the Faculté de l'aménagement of the Université de Montréal. He was director of the Institut d'urbanisme of the Université de Montréal from 1989 to 1993, and then dean of the faculty from 1993 to 2000. Before joining the Université in 1978, he had worked as technical director of the Plan Yamaska, and analyst in regional drawings at the Office de planification et de développement du Québec, and as an urban planner managing projects for the firm Daniel Arbour et associés/Lavalin.

A civil engineer (McGill University), he completed a Master's in urban planning at the Université de Montréal before obtaining a Ph.D. from London University in urban

and regional planning. His main fields of research include environmental evaluation, public participation, and the organization of large urban projects.

Mr. Gariépy has directed or contributed to the writing of several books and published numerous articles in scientific periodicals. He co-founded the Chaire en paysage et environnement of the Université de Montréal (1996). He was a visiting professor in several French institutions, including the Institut d'Urbanisme de Paris (spring 1992), the Chaire internationale de Lyon GDF/EDF (winter 1996), the Département de géographie of the Université de Paris X-Nanterre (winter 1999), the "Société, Environnement et Territoire" unit of the Université de Pau (fall 1999), the Faculté de droit et d'économie of the Université de la Réunion (spring 2000), and the Laboratoire Techniques, territoires et sociétés (Latts) of the École Nationale des Ponts et Chaussées de Paris (winters 2005 and 2006).

He is a member of the Ordre professionnel des urbanistes du Québec, which awarded him the Hans Blumenfeld prize in 2003, and the Ordre des ingénieurs du Québec. He was *ad hoc* commissioner at the Bureau d'audiences publiques sur l'environnement (BAPE) and at the Bureau de consultation de Montréal (BCM). He has been a member of several boards, including that of the Old Port of Montreal Corporation (Canada Lands Company), from 1985 to 1991, where he chaired the planning committee; the Canadian Environmental Assessment Research Council (CEARC); the Hydro-Québec Comité consultatif en environnement et collectivités; and the board of directors of the Société de développement de Montréal (SDM), which he chaired from 2003 to 2006.

JUDY GOLD **COMMISSIONER**

Judy Gold studied anthropology at McGill University and social services at the Université de Montréal.

As an *ad hoc* commissioner with the Office de consultation publique de Montréal since 2004, Ms. Gold has been involved, as commissioner or chair, in public consultations on various projects, including the Montréal Cultural Development Policy, the master development plan for the Contrecoeur site, the redevelopment of the Mount Royal Peel entrance and Clairière, the Montréal family action plan, and the redevelopment project for Place l'Acadie and Place Henri-Bourassa.

She was a part-time member of the Bureau d'audiences publiques sur l'environnement (BAPE) from 2003 to 2009, and sat on the project commissions for the extension of the Du Vallon axis in Québec City and the improvement of ground transportation infrastructures near the Montréal-Trudeau airport.

For more than 25 years, Ms. Gold has worked in the field of human rights, notably in matters pertaining to cultural diversity, social inclusion and community develop-

ment, in the areas of organization management, program development, and government policy analysis. She has been a consultant since the year 2000, assisting both government authorities and non-government organizations with policies and programs pertaining to intercultural relations, immigration, public consultation, and social and community development.

Ms. Gold has also been a member of the Québec Human Rights Tribunal since March 2009.

MICHEL HAMELIN **COMMISSIONER**

Michel Hamelin studied education and school administration before joining the Commission des écoles catholiques de Montréal (CECM) as a primary and secondary school teacher. Later, his career path led him to school administration at the Commission scolaire Les Écores. He then became involved with the Association des cadres scolaires du Québec.

While pursuing his professional career, Mr. Hamelin was also active in municipal life, having three times been elected municipal councillor in Montréal. He also held various positions on Communauté urbaine de Montréal (CUM) committees.

From December 1985 to January 1994, he acted as president of the CUM executive committee, thereby assuming the management of this supramunicipal organization covering the 29 municipalities of the Island of Montréal. The CUM was responsible for numerous projects of interest for all of the municipalities, with more than 7,000 employees and a budget of over 1 billion dollars.

Mr. Hamelin also held other positions related to the CUM, notably as a member of the board of the Société de transport de la CUM, treasurer of Metropolis, the World Association of the Major Metropolises, and member of the board of the Union des municipalités du Québec, the Federation of Canadian Municipalities, and the corporation Urgences-Santé de Montréal.

Mr. Hamelin later became a member of the Commission municipale du Québec, and is still very active in the community, notably with the Caisse populaire Desjardins du Centre d'Ahuntsic, and as chairman of the board of directors of the Cégep Bois-de-Boulogne.

Mr. Hamelin was appointed *ad hoc* commissioner with the Office in February 2009.

PETER JACOBS COMMISSIONER

Peter Jacobs is a Professor of Landscape Architecture at the École d'architecture de paysage, in the Faculté de l'aménagement de the Université de Montréal. He taught as an invited professor at Harvard University's Graduate School of Design 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 125e Anniversary of the Confederation of Canada. Following his early practice in architecture, he has focused on landscape planning and urban design.

Mr. Jacobs 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 also an Honorary Fellow of the Columbian Society of Landscape Architects and, more recently, was appointed 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 Environment Report, and has been nominated to numerous Canadian Committees concerned with environmental issues and sustainable development.

Mr. Jacobs is also a member of numerous scientific and professional editorial advisory committees, has written and edited publications related to landscape perception, theories and methods related to territorial planning, and to sustainable development. His current studies focus on the histories of the idea of landscape, the meanings assigned to landscape in various cultures, and how they inform management strategies and actions over time.

Lastly, Mr. Jacobs has chaired and remains a member of numerous design juries. He is consultant to the Ville de Montréal 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 Montréal, Place Berri. He has collaborated on numerous urban design projects throughout Canada and a number of these projects have received awards by professional organizations.

LUC LACHARITÉ COMMISSIONER

Luc Lacharité headed major organizations for almost 35 years, during which time he developed professional relationships at the highest levels of both the private and public sectors. His reputation as an effective, conscientious manager as well as his expertise in matters pertaining to public affairs and government relations are favourably recognized.

Since his departure from Groupe CGI inc., where he was vice-president of public affairs for five years, he has worked as a consultant as a senior partner with Nereus Conseils Stratégiques, and more recently joined the Xe-NOR network of senior contract executives.

Earlier, Mr. Lacharité had worked in the top echelons of various organizations with a high strategic profile. Notably, he was executive vice-president of the Board of Trade of Metropolitan Montréal for more than 15 years. His leadership and team-mobilization skills have allowed him to make a valuable contribution to many initiatives benefiting both the economy and quality of life in the metropolitan area.

Previously, he had been director general of the Union des municipalités du Québec, after holding the same position at the Société des Jeux du Québec. He was also a senior municipal executive following a few years spent in the field of education.

Mr. Lacharité still plays an active role in community and cultural life, as a member of the board of directors of Boulot vers..., a social reintegration organization, and of the board of directors of the Théâtre du Nouveau Monde.

He is an educational science graduate of the Université Laval.

Mr. Lacharité was appointed *ad hoc* commissioner with the Office in February 2009.

HÉLÈNE LAPERRIÈRE COMMISSIONER

Hélène Laperrière holds a B.A. in Geography and Economic Science from the Université Laval, as well as a Master's in Urban Planning and a Doctorate in Planning from the Université de Montréal. She was also awarded two post-doctoral fellowships (INRS-Urbanisation and CRSH).

Specializing in urban studies, strategic planning and heritage development and enhancement, Ms. Laperrière operates a private urban planning practice, while also managing the Groupe Culture et Ville, which she founded in 1998. Since 2009, she has made a number of trips to China, where she teaches urban planning as well as development and enhancement of the social and built

heritage. From 2000 to 2003, she was involved in the construction of the Bibliothèque Nationale du Québec, first as a member of the architectural jury, and then as a member of the construction committee. Between 1999 and 2009, she sat as vice-president of the board of directors of Montréal, arts interculturels (MAI). She was also a member of the editorial committee of *Urbanité*, the *Ordre des Urbanistes du Québec* magazine, from 2005 to 2008. She is the author of historical and heritage guides for various regions of Québec.

Ms. Laperrière has been a member of the *Ordre des Urbanistes du Québec* and the Canadian Institute of Planners since 1982. She was also a member of the Canadian Real Estate Association, the Association de l'immeuble du Québec, and the Chambre d'immeuble de Montréal from 1984 to 1985. Between 1990 and 1996, she acted as secretary of the Association des étudiants du doctorat en aménagement of the Université de Montréal. She also chaired the board of directors of the CIRQ (Centre d'Intervention et de Revitalisation des Quartiers, now Convercité). In 1997, she designed and was responsible for the scientific content of the Quartiers Culturels du Monde Web site.

WEBER LAURENT **COMMISSIONER**

Weber Laurent holds a B.A. in architecture from the Université Laval, and a Master's in project management from the École des Sciences de la gestion of the Université du Québec à Montréal. He has been a member of the *Ordre des architectes du Québec* since 1987, and of the Royal Architectural Institute of Canada, the Montréal Chapter of the Project Management Institute, and the Conseil de l'Enveloppe du Bâtiment du Québec.

As an architect, Mr. Laurent has designed many residential, commercial, institutional and industrial projects. He is known primarily for his work in the housing industry, both for the private sector—condominiums, for example—and for non-profit organizations, such as housing developments for housing cooperatives, most of which have received numerous prizes and mentions for technical quality and architectural integration. His design and housing research focus primarily on sustainable development and energy efficiency. In December 2005, the Carrefour des Communautés du Québec awarded the Montréal architect a medal in the Rayonnement multiculturel des Arts et Métiers category, recognizing his contribution to economic, social and cultural development in Québec.

He sits on many committees and boards, including the Comité consultatif d'urbanisme (CCU) of the borough of Villieray–Saint-Michel–Parc Extension, and the boards of directors of the CIDICHA and the Groupe FITHAC, a financial group belonging to the Association des ingénieurs et scientifiques haïtieno-canadiens (AIHC).

Mr. Laurent was appointed *ad hoc* Office commissioner in 2007. Among other projects, he was involved in the consultation on the Plan d'action famille pour le grand Montréal.

CLAUDE LAVOIE **COMMISSIONER**

Urban planner 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 smaller 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 *L'expert : son rapport, son témoignage*, published by Éditions Yvon Blais in fall 2008, a reference work on writing expert reports and presenting them before the courts, and of *Initiation en urbanisme*, a book written in laymen's terms that is employed in city halls and lecture halls alike. He is also co-author of *Développement et aménagement du territoire*. He taught urban planning at the Université de Montréal, the UQAM, and the Association de l'immeuble du Québec.

Claude Lavoie has worked as a syndic for the *Ordre des urbanistes du Québec* since 2003, and is very active in continuing education programs. He has been an *ad hoc* commissioner and expert with the Office since 2004.

HÉLÈNE MORAIS **COMMISSIONER**

Hélène Morais holds a Master's in business administration and a B.A. in social services from the Université Laval, as well as a Bachelor of Arts from the Collège Notre-Dame de Bellevue de Québec.

Ms. Morais worked as an advisor to the assistant deputy minister for planning, evaluation and quality, and coordinator of the action plan pertaining to chronic diseases, at the Ministère de la santé et des services sociaux du Québec. For seven years, she held the position of president and officer of the Conseil de la santé et du bien-être, for the Québec government. From 1989 to 2006, she was director of the Direction du programme santé physique, Régie de la santé et des services sociaux de la région de Québec; director of planning, evaluation and information systems, Régie de la santé et des services sociaux de la région de Québec; planning director, Ministère de la Santé et des Services sociaux; and director general, Conférence des conseils régionaux de la santé et des services sociaux.

In her role as manager of various health and social service organizations engaged in consultation, evaluation, policy-making, program management, and making recommendations to political leaders, Ms. Morais was very closely involved in work relating to issues of democratization, public participation and community development. At present, in addition to her public consultation activities, she works as a professional coach with executives and managers of private and public organizations.

Among her other commitments, Ms. Morais is a mentor for the course Pouvoir, Autorité et Leadership, given by Marie Ève Marchand at the Université Laval. She is also founder of the Comité organisateur du Forum des dirigeants et dirigeantes des organismes gouvernementaux, of which she was president and a member for five years; member of the Canadian delegation to the study sessions to prepare a manifest for the United Nations on the state of the world's children, Brussels, Belgium in 2002; and member of the Canadian delegation and speaker at the World Forum on Social Development, Geneva, Switzerland, in 2000.

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 is skilled in social impact evaluation.

He has worked as a specialist for engineering firms and public and private sector 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.).

DOMINIQUE OLLIVIER **COMMISSIONER**

Dominique Ollivier studied civil engineering before obtaining a Master's in Public Administration from the École nationale d'administration publique.

She also held various positions in social organizations and Québec ministers' offices before becoming Directrice adjointe des communications et conseillère spéciale en matière de citoyenneté with the office of the Bloc québécois leader in Ottawa. Since 2006, she has been director general of the Institut de coopération pour l'éducation des adultes (ICEA).

Ms. Ollivier's career is marked by her volunteer involvement with numerous community organizations and participation in a number of juries, including those for the Journées du Cinéma Africain et Créole, and the Prix de la diversité culturelle of the Prix Gêmeaux in 1995.

She has written many texts and memoranda dealing with issues of cultural diversity, and numerous articles published in various magazines and newspapers, including *Revue Images*, *La Gazette des femmes*, and *Vice Versa*.

Ms. Ollivier was appointed *ad hoc* commissioner with the Office in February 2009.

LUBA SERGE **COMMISSIONER**

Luba Serge holds a Bachelor's in Sociology and a Master's in Urban Planning from McGill University. She is currently studying for her Doctorate at Concordia University. As a consultant for the past 15 years, Ms. Serge has conducted studies on the issues of homelessness, social exclusion, and affordable and community housing. During that time, she participated in various community initiatives, including the Fonds foncier communautaire Benny Farm, innovative approaches to affordable housing, such as community land trusts and dedicated funds, and green energy.

She has taught various subjects, including public and community affairs in Québec, and housing from a community economic development perspective, as well as the history of urban development at Concordia University. Moreover, she sat on several selection juries, notably for the Housing Awards and External Research Program of the Canada Mortgage and Housing Corporation, and the Affordability and Choice Today Program of the Canadian Federation of Municipalities.

Ms. Serge worked at the municipal level for many years, notably at the Service de l'habitation during the drawing up of the policy statement on housing, and at the Société d'habitation et de développement de Montréal, where she was responsible for follow-up and evaluation for the Programme d'acquisition de logements locatifs and its impact on neighbourhood revitalization and safety.

NICOLE VALOIS **COMMISSIONER**

Nicole Valois is a landscape architect and professor at the École d'architecture de paysage of the Université de Montréal, where she teaches project methodology and project landscaping in urban environments. She has recognized expertise in landscaping studies in urban environments, with applications in the planning and development of public spaces, the integration of urban art, and heritage aspects. She divides her time between teaching, research, and professional practice. As an expert project reviewer, she sat on several juries and committees, including those of the Conseil des Arts et des Lettres Québec, the Institut de design de Montréal, the Commission Jacques-Viger, the Comité consultatif d'urbanisme, and Champ Libre. She also received awards, on two separate occasions, from the Conseil des Arts et des Lettres du Québec, for her research on creation in urban landscapes.

As a researcher with the Chaire en paysage et environnement and the Canada Research Chair on Built Heritage, and in her practice, Ms. Valois has a long list of achievements, including the landscape study of Montréal access roads (Ministère des Transports); the insertion of technical objects in heritage environments (Hydro-Québec); the evolution of Mount Royal landscapes (Héritage Montréal and the Ville de Montréal); the master development plan for the Place Valois sector (Ville de Montréal); and the reconstruction of the Olmsted bridge on Mount Royal, which was awarded the AAPQ prize for excellence. As an independent researcher, she managed research/creations on the integration of contemporary development in heritage environments in France, such as the Jardin du tricentenaire at the Abbaye des Prémontrés in Pont-à-Mousson, and the Sentier de la marre salée in Marsal.

ARLINDO VIEIRA **COMMISSIONER**

Arlindo Vieira is a graduate of the UQAM faculty of political science and law, and holds a Master's degree from the faculty of law of the Université de Montréal.

In addition to his many years as a lawyer in private practice, Mr. Vieira has extensive experience working in various areas of government. Over the course of his career, he has held the positions of chief of staff for a minister's office, president of the Conseil des relations interculturelles (C.R.I.), and administrative law judge with the Régie des alcools, des courses et des jeux.

During his term as president of the C.R.I., Mr. Vieira had the opportunity to work as a mediator and to manage several consultations on issues surrounding intercultural relations and diversity management, both for Québec society as a whole and the agglomeration of Montréal.

As a member of the Groupe-conseil sur la politique du patrimoine culturel du Québec, Mr. Vieira has also acquired public consultation experience in matters pertaining to heritage.

Arlindo Vieira is known for his community involvement, having worked on many community committees and organizations. Among others that have enjoyed the benefit of his leadership and commitment over the years, he sits on the Ligue des droits et libertés, the Centre Multiethnique Saint Louis, the Caisse d'économie des Portugais, the Centre sociocommunautaire de Montréal, the Centre justice et foi, the Comité des communautés culturelles du Barreau du Québec, and the Fondation de la tolérance.

Mr. Vieira was appointed *ad hoc* commissioner with the Office in April 2008.

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 urban 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 a member of the American Institute of Certified Planners. His name appears in the *Canadian Who's Who* for his achievements in urban planning and in the American publication *Marquis Who's Who*.

APPENDIX II

EXTRACTS

CHARTER OF VILLE DE MONTRÉAL, R.S.Q., C. C.-11.4

OFFICE DE CONSULTATION PUBLIQUE

PUBLIC CONSULTATION OFFICE.

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

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

PRESIDENT.

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

TERM OF OFFICE.

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

TERM OF OFFICE.

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

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

ADDITIONAL COMMISSIONER.

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

LIST.

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

CANDIDATES.

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

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

DISQUALIFICATION.

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

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

REMUNERATION AND EXPENSES.

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

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

PERSONNEL.

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

ASSIGNMENT OF CITY EMPLOYEE.

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

TREASURER.

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

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

FISCAL YEAR.

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

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

SUMS MADE AVAILABLE.

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

MINIMUM AMOUNT.

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

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

FUNCTIONS OF OFFICE.

83. The functions of the Office shall be:

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



2° to hold a public consultation on any draft by-law revising the city's planning program;

2.1° to hold a public consultation on any draft by-law amending the city's planning program, except those adopted by a borough council;

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.

(...)

DIVISION II

SPECIAL FIELDS OF JURISDICTION OF THE CITY

§ 1. — GENERAL PROVISIONS

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

COMPLEMENTARY DOCUMENT.

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

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

BY-LAW.

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

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

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

3° a residential, commercial or industrial establishment situated in the business district, or if situated outside the business district, a commercial or industrial establishment the floor area of which is greater than 25,000 m²;

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

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

BUSINESS DISTRICT.

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

CONTENT OF BY-LAW.

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

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

APPROVAL BY REFERENDUM.

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

PUBLIC CONSULTATION.

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

PUBLIC CONSULTATION.

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

APPLICABLE PROVISIONS.

For the purposes of sections 130 to 137 of the Act respecting land use planning and development enabling a project referred to in subparagraph 5 of the first paragraph of section 89 to be carried out, if that project is situated in the historic district of Old Montréal,

- 1° applications to take part in a referendum following the second draft by-law may originate in the whole borough in which the project is planned or from all the boroughs affected by the project;
- 2° the public notice provided for in section 132 need not mention or contain a description of the zones or sectors of a zone in which an application may originate;
- 3° the application provided for in section 133 need not clearly state in which zone or sector of a zone it originates;
- 4° despite section 136.1 of that Act, a by-law adopted under section 136 of that Act must be approved by the qualified voters of either the borough or all the boroughs affected by the project.

PROVISIONS NOT APPLICABLE.

HOWEVER,

- 1° the fourth paragraph does not apply to a by-law adopted to enable the carrying out of a project, referred to in subparagraph 5 of the first paragraph of section 89, planned by the Government or one of its ministers, mandataries or bodies;
- 2° the second paragraph and sections 125 to 127 of the Act respecting land use planning and development do not apply to a draft by-law adopted solely to enable 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; 2008, c. 18, s. 6.

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 III

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 offices of the Office 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 for consultations, and for public hearings.

HUMAN RESOURCES

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

COMMISSIONERS

In May 2006, the city council appointed Ms. Louise Roy as president of the Office for a four-year term. On the recommendation of the Office president, a number of part-time commissioners are appointed by city council to hold consultations. The latter cannot 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 make any recommendations they deem appropriate.

PRESIDENT

Louise Roy

AD HOC COMMISSIONERS

André Beauchamp, Jocelyne Beaudet, Bruno Bergeron, Nicole Boily, Jean-Claude Boisvert, Nicole Brodeur, Jean Burton, Catherine Chauvin, Viateur Chénard, Irène Cinqmars, Louis Dériger, Ariane Émond, Claude Fabien, Michel Gariépy, Judy Gold, Michel Hamelin, Peter Jacobs, Luc Lacharité, Hélène Laperrière, Weber Laurent, Claude Lavoie, Hélène Morais, Antoine Moreau, Dominique Ollivier, Luba Serge, Nicole Valois, Arlindo Vieira et Joshua Wolfe. For biographical notes on the commissioners, please see Appendix 1 of this document.

STAFF

To assist the commissioners in preparing for and holding the consultations and in drafting their reports, the Office has established an administrative structure.

The Office's now smaller general secretariat is composed of a secretary general, Mr. Luc Doray, supported by a small team of employees comprising a secretary, an office clerk, a documentation assistant, a Web master for the Office site, a logistics officer and two analysts. Mr. Doray is a permanent employee of the Ville de Montréal, assigned to the Office by the executive committee in the fall of 2002. Contract employees are also hired as needed. The *Charter of Ville de Montréal* stipulates that Office employees are not employed by the City, but that the city council may assign any employee it designates to the functions of the Office (section 80).

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 with a view to gathering their opinions on projects submitted for public consultation.

PRACTICES OF THE OFFICE

The Office 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 irreplaceable 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 of 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 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 Office 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 consultation meeting(s);
- The locations 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 Office and on its Web site.

The documentation file usually contains:

- 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 21 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 the discussions are usually 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.

STANDARD PUBLIC CONSULTATION MEETING PROCEDURE

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, notably the other commissioner(s), and invites the persons in charge and resource people to introduce themselves.

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. Furthermore, stenographic notes of the sessions are made available to the public, both in print, and in electronic format on the Office Web site. The chair states that in order to ensure a peaceful debate, no form of demonstration, disagreeable remark or defamatory comment will be tolerated.

At the chair's request, the persons in charge present the project and explain the legislative framework applicable thereto.

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.

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 who can answer them. The chair and commissioners may also ask any question that is likely to enlighten the public about the subject of the consultation.

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.



The chair closes the question period when all people registered to do so have spoken and there is no additional information to convey.

The chair invites citizens to notify the Office secretariat of their intent to present an opinion to the commission, and invites them to the session for the presentation of briefs, usually held three weeks later. A participant may only speak once to convey his or her opinion.

The chair invites people to speak in the order previously agreed upon by the citizens and Office secretariat. After each presentation, the chair or the commissioners may ask questions of those who made it, in order to ensure a thorough understanding of the opinions expressed.

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.

Once all opinions and comments have been heard, the chair declares that the public meeting is closed.

APPENDIX IV

LIST OF EMPLOYEES AND COLLABORATORS IN 2009



EMPLOYEES

Mercedes Auguste
Diane Brodeur
Luc Doray
Stéphanie Espach
Simon Langelier
Alexis Musanganya
Faustin Nsabimana
Anik Pouliot
Gilles Vézina

COLLABORATORS

Michel Agnaïeff
Lazar Aguiar
Hélène Bilodeau
Richard Brunelle
Fernando José Diaz
Marie-Michèle Dubeau
Delphine Dusabe
Henri Goulet
Nhat Tan Le
Gabriel Lemonde-Labrecque
Marilena Liguori
Jimmy Paquet-Cormier
Catherine Vandermeulen



OFFICE
DE CONSULTATION PUBLIQUE
DE MONTRÉAL

Cours Mont-Royal
1550 Metcalfe Street
Suite 1414
Montréal (Québec)
H3A 1X6

Telephone: 514 872-3568
Fax: 514 872-2556
ocpm@ville.montreal.qc.ca

ocpm.qc.ca



Cours Mont-Royal
1550 Metcalfe Street
Suite 1414
Montréal (Québec)
H3A 1X6

Telephone: 514 872-3568
Fax: 514 872-2556
ocpm@ville.montreal.qc.ca

ocpm.qc.ca