

1. CITIZEN PARTICIPATION MEETING SUMMARY

1.1 INTRODUCTION

For the purpose of implementing the special planning program for Saint Charles Boulevard and in connection with the citizen participation policy in effect in the borough, an active citizen participation meeting was held for the population in order to identify priority issues and gather suggestions on the proposed initiatives and oversight of the development/redevelopment projects in the sector concerned by the SPP.

This document summarizes the variety of issues that were raised by the participants and discussed at the various thematic tables.

NUMBER OF CITIZENS ATTENDING THE MEETING

Around forty citizens participated in the citizen participation meeting.

PLACE AND TIME OF THE MEETING

Around forty citizens participated in the citizen participation meeting. Marcel Morin Community Centre (13850 Gouin Boulevard West, Montreal, Quebec, H8Z 1X7)

June 21 at 7 p.m.

PRESENTERS

Guillaume Gilbert, urbaniste, Vice-président chez Apur

Yves-Olivier Palardy, Leader de projet chez Apur

MEMBERS ATTENDING FROM THE BOROUGH

Marco Papineau, Manager on contract with the Pierrefonds-Roxboro borough

Stéphane Quesnel, Head of the Permits and Inspections Division of Pierrefonds- Roxboro

Valérie Fauvel-Benoit, Development Advisor, Pierrefonds-Roxboro

1.2 SUBJECTS COVERED DURING THE PRESENTATION

Apur began by briefly summarizing the context and the terms and conditions involved in implementing the Saint Charles SPP.

1.1.1 CONTEXT

- Planning context (CMM-Agglomeration-Borough);
- Saint Charles Boulevard (boundaries of the territory concerned by the SPP);
- Active citizen approach.

1.1.2 MEETING DESCRIPTION

- Evening of discussion until 9 p.m.;
- Resource people were located at each thematic table to lead discussions between citizens;
- During the evening, participants were encouraged to move from one thematic table to another based on their interests;

1.3 THEMES

This section presents the proposals, remarks, observations and issues that participants shared during the active participation meeting. Their input was categorized according to the various themes discussed during the evening.

LANDSCAPE

- Encourage an architectural style that will be recognized as specific to the sector;
- Ensure that the existing view toward Rivière des Prairies in the north is preserved;
- Develop a visually attractive project with the former nursery site;
- Concerns were raised about limiting the visual nuisances created by the presence of electric poles;
- Integration of a park on the water to take advantage of this landscape;
- Devitalization of certain buildings on the west side of Saint Charles Boulevard;
- Promote green spaces to make the boulevard attractive (e.g. permaculture);
- Example of Senneville Road, Anse-à-l'Orme nature park;
- Create a village-like atmosphere and a signature specific to Saint Charles Boulevard;
- Proposal concerning vegetation strips between the sidewalk and traffic lanes;
- Galeries Kirkland shopping centre and office space (attractive display design);
- Unattractive parking lots due to lack of a regulatory framework;
- Potential for highlighting the entrance to the borough (e.g. fresco on the water reservoir);
- Limit the building height to preserve the existing views;
- The suggestion was made to create a path with vegetation that includes a development and urban furniture;
- The lighting fixtures for parking spaces do not work properly and create dark areas.

SUMMARY

- Several participants mentioned that the water reservoir serves as a visual reference and provides a potential opportunity to mark the entrance to the borough (such as by painting a mural on it);
- The view toward the river needs to be highlighted;
- Saint Charles Boulevard has no distinctive architectural or urban design features at this time;
- The architecture and different heights of the buildings need to be harmonized;
- The western side seems better suited to buildings with more than two storeys;
- Priority should be given to greening and planting vegetation on Saint Charles Boulevard;
- The boulevard's geometry, including the vegetation strip, the bike path, the roadways, furniture, etc., needs to be reviewed;
- Several participants mentioned the necessity of thinking about strategic displays featuring high-quality materials;
- There is a general desire to create a welcoming atmosphere and make the sector more user-friendly.



BUILT ENVIRONMENT

- There is a desire to move forward with densification in proportion to the traffic flow;
- The eastern side of the boulevard is less suited to buildings with more than 2 storeys;
- There are concerns about the issue of building density on Saint Charles Boulevard;
- There is a desire to see the borough include provisions aimed at maximizing the area dedicated to green foliage around built spaces;
- The religious building needs to be protected;
- There is a desire to keep the maximum height at 2 storeys throughout Saint Charles Boulevard;
- Study the possibility of incorporating murals (frescos) to improve the experience of boulevard users;
- Le Corbusier's radiant city concept: more storeys = more free space for greenery;
- The residential volume should be maintained within new developments;
- The esthetic aspect and architectural signature of new buildings need to be rethought to ensure a harmonious and homogeneous consolidation;
- When analyzing projects, concern should be given to not affecting neighbouring residential properties, especially in terms of natural light;
- The idea of 1 or 2-storey town houses was proposed as a way to gradually densify while keeping the built form similar to the current one;
- Prioritize green spaces instead of new buildings to improve the boulevard's green canopy;
- Create a "destination" with new development projects to limit the boulevard's "transit" vocation in its current form;
- Protection of the view toward Rivière des Prairies;
- Consistency with surrounding boroughs and towns.

SUMMARY

- Certain building typologies should be given priority in order to maximize the areas dedicated to green spaces;
- To ensure harmonious cohabitation with surrounding neighbourhoods in terms of volume, participants expressed the desire to limit the number of storeys to 2 and site some higher buildings in the northern section of the sector concerned by the SPP;
- Certain buildings of interest, especially buildings of historical value, should be targeted and protected (planning program inventory);
- The boulevard would become more lively and walkable if new buildings were sited close to it;
- The presence of residential buildings with greater density toward the northern border of the sector concerned by the SPP would make it possible for dense residential buildings to be integrated without spoiling the urban landscape;
- Participants raised the necessity of marking the entrance to the sector by incorporating "signature" architectural features so that it becomes a gateway to the borough and marks the transition between Kirkland and Pierrefonds;
- However, several participants mentioned the necessity of harmonizing the built environment with adjacent sectors located in surrounding boroughs in order to ensure coherence on a larger scale.

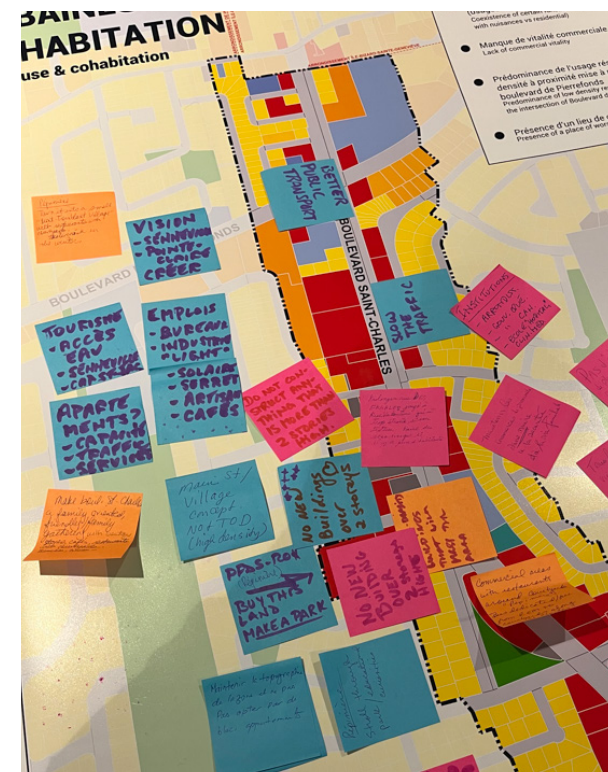


URBAN FUNCTIONS AND COHABITATION

- Transformation of the quarry into a park or an anchor commercial project;
- Integrate institutional functions such as schools, medical clinics, etc. in order to better meet the needs of the population;
- The suggestion was made to allow shared parking lots for businesses and stores;
- Create various types of jobs such as office, light industrial, café, tourism and other types of jobs;
- Make Saint Charles Boulevard a family-friendly area by adding stores, cafés, a public square, urban furniture, vegetation, etc.;
- Ensure a village-like atmosphere rather than one of densification;
- Create a Mont-Tremblant-style living space with businesses, stores, restaurants, music, an ice skating rink, etc.
- The idea of removing the auto body shop was mentioned;
- Concerns were raised about limiting the congestion caused by the revitalization and consolidation of currently underused spaces;
- The idea of a market or public square was mentioned;
- Priority should be given to developing lands used for commercial purposes rather than adding to the already numerous stores and businesses;
- Concerns were raised about keeping the existing local stores;
- There is a desire to bring in restaurants with outdoor seating in order to draw more people and make the area along the boulevard more lively;
- The suggestion was made to locate a residence for senior citizens on the site of the former nursery.

SUMMARY

- Commercial use is an integral part of Saint Charles Boulevard and needs to be consolidated;
- It is necessary to develop pedestrian zones so that there are safe paths between the various commercial establishments;
- Uses intended for automotive services should be prohibited, or at least limited to uses that are more in demand by the public and increase visits to the area;
- The site of the former nursery could be developed into a park, become the site of a residence for senior citizens or be redeveloped to accommodate a number of stores or businesses with a footpath and less densification in the sector;
- Several participants raised the necessity of maintaining the existing local stores and businesses in order to meet the everyday needs of citizens who live close to the sector concerned by the SPP.

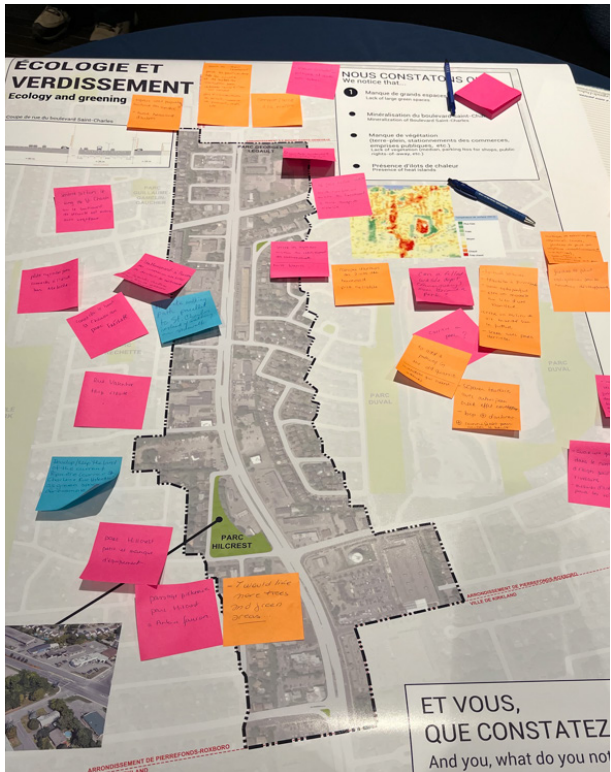


GREENING AND ECOLOGY

- It was suggested that green spaces on the ground should be promoted instead of green roofs in order to justify the building height;
- There is a desire to separate the sidewalk from the street by planting trees to increase the green canopy and make it safer for pedestrians to walk;
- It was suggested that conifers be included in the vegetation to reduce the noise generated by automobile traffic in all seasons;
- The site of the former nursery, to the west of the sector concerned by the SPP, would be suitable for an urban park;
- Green infrastructures for harvesting rainwater (valley gutters, rain gardens, filtration, etc.) should be required along the boulevard;
- Rain gardens should be required for new developments;
- Solar roofs and hydroponic greenhouses should be promoted;
- Create an attractive and futuristic living space;
- The tree canopy on both sides of Saint Charles Boulevard should be improved;
- There is a desire to see regulatory provisions established for greening parking lots and sustainable construction techniques;
- There are concerns that visibility problems will be caused if trees are planted within the existing median;
- Pollution and trash observed on Saint Charles Boulevard;
- There is a desire to create a connection to Rivière des Prairies in order to provide access to it by developing partnerships with surrounding boroughs;
- Integrate recreational infrastructures in the proposed developments;
- Add trees to Dollarama's grass strip;
- The suggestion was made to require green spaces that are proportionate in size to the built environment around condos;
- It was proposed that the former nursery be turned into a park;
- Small area and lack of equipment at Hillcrest Park;
- There are concerns about seeing more spaces with trees and dedicated green spaces developed;
- Concerns about pollution and environmental nuisances generated by construction projects;
- Incorporate permaculture into the developments.

SUMMARY

- Several participants expressed their desire to have the right-of-way and mineralized spaces along the boulevard landscaped to increase the green canopy and make it safer for pedestrians to walk, without harming the safety of automobile traffic due to reduced visibility for drivers;
- The current regulatory provisions on greening parking spaces and sustainable construction techniques should be reviewed and made stricter;
- Rainwater management in parking lots should also be regulated;
- Existing developments (parks, public rights-of-way, etc.) should be given special attention and improved;
- The land of the nursery has great potential to be redeveloped into a major green space in the sector.



MOBILITY

- Speed bumps are needed specifically on Louis Fréchette Street and Marcel Libersan Street;
- It was suggested that the local speed be reduced through infrastructures (speed bumps and planter boxes);
- Major congestion observed on Saint Charles Boulevard;
- Adjacent local streets are taken to avoid congestion on the boulevard, which creates more traffic in the residential neighbourhoods;
- Traffic light synchronization is a problem and should be reviewed;
- The lighting along the boulevard should be improved;
- Additional parking spaces should be considered for REM access;
- The entrance to a future project on the site of the former nursery needs to be located on Saint Charles Boulevard rather than on Carrières Street to avoid increasing congestion on adjacent streets;
- Valentine Street is quite narrow and there is interest in developing sidewalks on it to simplify pedestrian traffic toward Yuile Park;
- An additional bus stop is needed to promote bus use;
- The speed limits are not respected on Saint Charles Boulevard;
- An additional stop sign should be added on Louis Fréchette Street;
- Efforts should be made to ensure the safety of circulating pedestrians;
- The suggestion was made to widen the sidewalks along the boulevard and create a bike path;
- “Transit”-related issues on the boulevard;
- Bus service on the surrounding local streets should be improved;
- Priority should be given to cyclists in the intersections;
- Entrances need to be provided to development projects (car ramps) from the boulevard to avoid travel on local streets;
- The duration of the traffic lights for pedestrians should be reviewed to promote user safety;
- Block access from the local street adjacent to Tim Hortons;
- The suggestion was made to add traffic lanes and access ramps in order to reduce automobile congestion;
- A concerted approach needs to be developed with all towns for the purpose of studying mobility across the entire territory;
- Safety issues related to planting trees in the medians.

SUMMARY

- Participants identified potentially excess congestion on local streets as an important issue in the densification along the boulevard;
- The speed of traffic is an important issue and mitigation measures need to be taken to promote and make active transportation safer;
- General congestion on Saint Charles Boulevard, especially during rush hours, is a central issue in implementing the SPP;
- Some participants believe that eliminating the median strip could improve the flow of road traffic;
- A bike path that connects to the existing network and neighbouring towns could be inserted into the boulevard’s right-of-way;
- A mobility study could be carried out to identify the major issues in the Pierrefonds territory and guide future actions.

