

MINUTES OF THE PUBLIC CONSULTATION MEETING OF THE CITY COUNCIL HELD ON MONDAY, JUNE 14, 2010, AT 5801 CAVENDISH BOULEVARD, CÔTE SAINT-LUC, AT 7:30 P.M. PURSUANT TO ZONING BY-LAW ENTITLED: "BY-LAW TO AMEND THE ZONING BY-LAW NO. 2217 OF THE CITY OF CÔTE SAINT-LUC IN ORDER TO DELETE THE CURRENT BOUNDARIES OF ZONE "CC-2" AND TO MODIFY THE ACTUAL BOUNDARIES OF ZONES "CC-3" AND "PM-25" IN ORDER TO CREATE THE FOLLOWING NEW ZONES: "RU*-64", "RU*-65", "RU*-66", "RU-67", "RU-68", "RU-69", "RM*-62", "HM-6", "PM-37", "PM-38" AND "PM-39" AS WELL AS REPLACING THE TABLE OF USES AND NORMS OF ZONE "RM-43" "

PRESENT:

Mayor Anthony Housefather, B.C.L., L.L.B, M.B.A. presiding
Councillor Dida Berku, B.C.L.
Councillor Mitchell Brownstein, B. Comm., B.C.L., L.L.B.
Councillor Mike Cohen, B.A.
Councillor Steven Erdelyi, B.Sc., B.Ed.
Councillor Sam Goldbloom, B.A.
Councillor Ruth Kovac, B.A.
Councillor Allan J. Levine, B.Sc., M.A., DPLI
Councillor Glenn J. Nashen

ALSO PRESENT:

Mr. Ken Lerner, City Manager
Mr. Christian Chiasson, Urban Planning Coordinator
Mr. Jonathan Shecter, Director of Legal Services and City Clerk,
acted as Secretary of the meeting

INTRODUCTION

Mayor Housefather presided over the Public Consultation Meeting. He explained the object of the by-law. He explained that the Zoning by-law grafts territory from a current Zone and creates new zones as well as replaces the current Table of Uses and Norms with various new Tables of Uses of Norms.

DETAILS REGARDING THE PROJECT

Mayor Housefather explained the tenor of the redevelopment project including what portion of the Cavendish Mall will be demolished and what portion will remain for commercial use. He explained there would be 38 single family homes, 18 semi-detached homes and 55 townhouses constructed. He further explained there would be one mixed-use building allowing for commercial uses on the ground floor and allow for condominiums or offices on the higher floors. He also stated that there is also potential in future years to build a seniors residence next to the commercial mall. He further explained the green spaces (Ruth Kovac Park and Seniors Gardens) will be protected. He further explained that there will be three new green spaces added of 72,000 square feet. He further explained there will be a walkable community, recessed sidewalks and bicycle paths. He stated the City and the Mall agreed to additional expenditures of \$600,000 (\$400,000 by the Mall and \$200,000 to the city) which shall serve to enhance the project. He explained the project is designed so parking needs are not overstressed as well as to keep the traffic impact at a minimal level.

VISUAL PRESENTATION

Christian Chiasson was then asked to do a visual presentation of the project using a projector screen. He explained the various dimensions (setbacks) of the immovables to be erected. He then explained which units would be included in which zones and which setbacks pertained to which zones by listing each zone and reviewing each dimension all of which was accomplished using visual aids.

Christian Chiasson then showed the public a copy of a DVD depicting the look of the redevelopment project.

FINANCIAL ASPECTS

Mayor Housefather then explained the financial aspects of the redevelopment project as they affect the City. He stated the City would be financing 1.2 million for the project (one third of the costs of the main streets such as the roads and the water infrastructure). He then explained that the additional amount in taxes to be collected by the City due to the project would be approximately \$500,000 per annum.

NEXT STEPS

Mayor Housefather explained that tonight, the City is conducting a formal Public Consultation. Next week the City would be adopting the second draft of the zoning by-law subsequent to which residents will have an eight day period to request that a register be held. Assuming the Qualified Voters would deem the by-law approved, the final version of the by-law would be adopted on July 12, 2010 without any further formalities involving the said qualified voters.

QUESTIONS

Mayor Housefather then took questions from the public¹:

- 1) A resident expressed concern regarding the exhaust emanating from the cars pursuant to the garage location. Mayor Housefather and Christian Chiasson both reassured the resident that the setbacks are sufficient and it would be assured that the construction would be conforming to all health and safety requirements. Councillor Levine expressed he was not concerned given that garages have **C02** detectors and as well, the amount of ventilation within the garage is adequate.
- 2) The resident lauded the project but expressed concern as the Mall was a social centre for many seniors and as such, a partial demolition would potentially remove a portion of the Mall which they used as a social gathering. Mayor Housefather responded that the City's concern is to have its own excellent programs including new ones which would result from the newly constructed intergenerational centre.
- 3) A resident inquired as to which architect would be in charge of the redevelopment to which Mayor Housefather responded that the architect is hired by the Mall but the City's Planning Advisory Committee reviews the various site plans.
- 4) A resident inquired as to the process to submit Applications to hold a Register to which both the Mayor and City Clerk responded.

¹ The members of the public did not identify themselves; names were unknown.

- 5) The resident inquired regarding bike paths to which Christian Chiasson responded as to where in the City they may be placed. The resident also expressed concern regarding the use of City Hall Avenue as a short-cut to which Mayor Housefather responded that he did not concur that this would be a problem.
- 6) The resident inquired as to the logistics concerning opposing the by-law to which Mayor Housefather and Councillor Levine both responded (concerning the zone where townhouses will be built behind Shalom).

Roy Saloman as one of the partners of the Mall then spoke on behalf of the Mall. He explained that the land behind the Beth Israel was zoned from eight to ten storeys and will now be zoned similar to the homes near the area. As such, he opined that a lower density would be beneficial to said residents.

- 7) The resident inquired as to the costs to be incurred to service the area near the Mall such as garbage collection and snow removal to which Mayor Housefather responded that the costs would not be significant.

Mr. Joe Levine (a Mall representative) then intervened (to reassure the resident who initially inquired regarding the exhaust systems) and opined that this would not be an issue as there are Carbon Monoxide counters in garages that are triggers at which point fresh air then mixes so it presents no danger.

Councillor Berku then opined that certain residents feel particularly unhappy regarding the proposed townhouses behind the homes on Shalom. She stated that the zoning at the present time is commercial (CC-2) so she asked them to keep in mind a project with a far higher density could presently be built there. She further stated that there is a large green space that will be able to give the area a sense of community which residents will be able to enjoy. Moreover, she explained, the access for the two townhouse projects are on the street. She then stated that in the City's view, behind Shalom is the most appropriate place for the townhouses. She then volunteered to meet with the residents concerned. Councillor Brownstein then commented as a neighbour behind Shalom that the land in question is zoned commercial (8 storeys) and was very happy that the project proposed is one for townhouses (being lower in density).

- 8) A resident then expressed concern regarding the density around Ruth Kovac Park to which Mayor Housefather responded that additional greenspace will be added to the project and Ruth Kovac Park will be a protected greenspace. The resident then expressed concern over water distribution to which Mayor Housefather responded that this was not indeed an issue.
- 9) A resident requested a meeting with Councillor Nashen in order to garner a technical solution regarding their concerns regarding the construction of townhouses behind Shalom to which Mayor Housefather stated this would be possible and explained that both Councillors Kovac and Berku should also be present given that Councillor Kovac is the chairperson of the Planning Advisory Committee and Councillor Berku has the redevelopment of the Mall as part of her portfolio.

Councillor Levine then went on record as stating: that the project itself is excellent, it will serve the City well, it solves a problem with the Mall which was becoming quite difficult. He then cited some of his concerns regarding the project. They were:

- A significant amount of parkland was sold for the redevelopment (his most serious concern);
- The project contains too many townhouses;
- 760 parking spots might be tight;
- The 40 condos would be more appropriate for City Hall Avenue because today professionals like to live where they work (his greatest concern).

Mayor Housefather then thanked the audience for coming and advised the public that staff would be available to respond to any further queries.

AT 8:45 P.M., MAYOR HOUSEFATHER THEN ADJOURNED THE MEETING (SUBSEQUENT TO A MOTION BY COUNCILLOR COHEN, SECONDED BY COUNCILLOR BROWNSTEIN AND UNANIMOUSLY APPROVED BY COUNCIL.)

M^e Jonathan Shecter, LL.B.
Director of Legal Services and City Clerk