

# Charles-E. Frosst Site Development Task Force

## Highlights – Meeting No.1

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| <b>Date</b>      | February 4, 2020 – 7 to 9 p.m.  |
| <b>Location</b>  | Kirkland Town Hall, 17200, Hymus Blvd.  |
| <b>Attendees</b> | Town Representatives : K. Parent, J. Sanalidro<br>Owner's Representatives : R. Plamondon, L. Vincent<br>Neighborhood Representatives : V. Beaudet, M. Boghdady, L. Francis, R. Lan, V. Pietrantonio, P. Salihou, N. Schulman<br>Facilitators : J. Bénard et P. Aouad (H+K Stratégies) |

1. Task Force members introduce themselves.
2. The agenda and objectives of the meeting are validated, as presented.
3. The members review the document outlining the Task Force mandate and operating method that was presented to them at the December 9 initial meeting and on previous occasions. Said document is adopted without change.
4. The Town presents the context, history and particularities of the Charles-E. Frosst site, as well as the factors associated with its development. The following comments are made in the ensuing discussion :
  - a. The Special Planning Program (PPU) for the Pointe-Claire City Centre will have a significant impact on surrounding areas and, consequently, on the development of the Charles-E. Frosst site. It is requested that this program be presented to the Task Force, if possible at their next meeting.
  - b. Task Force members deem it essential that the Town of Kirkland work together with the Town of Pointe-Claire to jointly study the impact of future developments on traffic in the sector.
  - c. The extension of Jacques-Bizard Boulevard must be considered as a solution to the traffic issues in the area. This extension has an impact on the development of the Charles-E. Frosst site.
  - d. We must ensure that the STM reviews its bus routes for Kirkland with a view to improving public transit and serving the future REM stations, both in Kirkland and in Pointe-Claire.
  - e. It is pointed out that building height is limited to 22 m in the industrial zone, which is, more or less, the equivalent of 7 residential stories. The industrial zoning allows for office space on the site, but not for retail.
5. Task Force members are presented with an overview of the results of the November 26, 2019 participatory planning workshop. The report will be posted shortly at [ville.kirkland.qc.ca/charlesefrosst](http://ville.kirkland.qc.ca/charlesefrosst)
6. Task Force members discuss concerns with regards to the development of the Charles-E. Frosst site. The list is provided in annex (see reverse).
7. The next meeting will focus on examples of developments for comparable sites. K. Parent, R. Plamondon and L. Vincent will present examples. All members are invited to take pictures of developments they like and to present them at the next meeting.
8. In a round table, the members indicated that they were satisfied with this first meeting.
9. All members agreed that the next meeting would be held on **Monday, February 24 from 6:30 to 9:00 p.m. at the Kirkland Town Hall.**

## ANNEX

List of concerns regarding the development of the Charles-E. Frosst site expressed by the members of the task force, as noted on the board at the February 4, 2020 meeting.

1. Respect the identity of the area: harmony and character of the sector; integration into the neighborhood.
2. Provide for a good proportion of green spaces on the site to maintain the quality of life.
3. Preserve the aesthetic and mitigate the visual impact of any breach in the sector's visual appearance.
4. Ensure a gradual transition of building types between the existing neighborhood and the proposed development.
5. Ensure traffic fluidity – avoid additional pressure on the road network and prevent traffic jams and congestion problems.
6. Ensure the economic viability of the project.
7. Improve access to local services, particularly in terms of health and emergency medical services.
8. Foster diversification in the residential offer to keep Kirkland residents in Kirkland, regardless of their socio-economic and generational profile.
9. Ensure a good proportion of trees and green spaces on the site.
10. Ensure a diversity of uses and targeted clientele.
11. Ensure a long-term vision for the development of the site (sustainability, sustainable development)
12. Foster high standards in terms of architecture, design and landscaping (quality).
13. The proposed development must distinguish Kirkland from other municipalities (signature, identity).
14. Improve access to transportation and mobility in the neighborhood in order to encourage the use of public transportation.
15. Do not try to do it all with this one project – make choices (trade-offs).
16. Ensure affordable housing for young families and seniors.
17. Maintain the value of existing properties.