

# Charles-E. Frosst Site Development Task Force

## Highlights – Meeting No. 2

<b>Date</b>	February 24, 2020 – 6:30 to 9 p.m.
<b>Location</b>	Kirkland Town Hall 17200, Hymus Blvd.
<b>Attendees</b>	Town Representatives : K. Parent, J. Sanalidro Owner's Representatives : R. Plamondon, L. Vincent Neighborhood Representatives : V. Beaudet, M. Boghdady, S. Dabrowski, L. Francis, R. Lan, V. Pietrantonio, P. Salihou, N. Schulman Facilitators : J. B�nard and P. Aouad (H+K Strat�gies)

1. Task Force members accept the proposed format of the meeting highlights. Regarding item 4.c), one member indicates that it is advisable to weigh the impact of the Jacques-Bizard extension before concluding that it constitutes a solution to the traffic issues.
2. K. Parent presents the Special Planning Program (PPU) for the Pointe-Claire City Centre. The following aspects are of particular importance :
  - a) Government land use policies impose a minimum density of 60 units/hectare within a 1 km radius from a public transportation station (REM). This regulation applies in the eastern part of the Charles-E. Frosst Site in Kirkland.
  - b) The PPU for the Pointe-Claire City Centre provides no specific density or maximum height.
  - c) The permissible development would cover part of the wooded area while retaining a strip of land on the west side.
  - d) The projected number of units has not been conveyed by the City of Pointe-Claire.
  - e) Pointe-Claire and Kirkland maintain an ongoing dialogue on their respective projects.
  - f) Certain members are concerned about a potential lack of services in the Pointe-Claire PPU, which would impact Kirkland residents.
3. K. Parent continues with examples of developments of comparable density (60 units/hectare) in urban settings. The following aspects emerged from the presentation and ensuing discussion :
  - a) Density on a given site can be apportioned in several different ways.
  - b) A minimum of 10% of green space is imposed for all development projects.
  - c) Any new project worth \$700,000 or more located within a 1 km radius from the future REM station is subject to a density tax per m<sup>2</sup>.
  - d) The Town of Kirkland meets on a regular basis with the MTQ: the concern regarding the access ramps to A-40 will be raised at the next meeting with the Ministry.
  - e) The transition, gradation and spacing of densities are factors to be promoted.
4. R. Plamondon and L. Vincent present examples of mixed urban developments. The following aspects surfaced in the ensuing discussions :
  - a) The project should be distinguishable and reflect Kirkland's character and community.
  - b) One of the elements that was appreciated is the notion of small outdoor areas spread out across the site.
  - c) The importance of defining a central area animated by local businesses and services that can also act as a meeting place for both the community and the site itself.
  - d) In a tour de table, a discussion on the integration of the project to its surroundings raised a concern regarding the interface between the new development and the homes located on the north side of Brunswick, in the western portion. There is a desire for the project to incorporate certain characteristics from the northern portion of the street.
  - e) Some feel that the eastern part of the site could accommodate higher buildings.
6. The next meeting is scheduled for **Wednesday, March 25 from 6:30 to 9 p.m.** and will serve to define urban integration criteria and formulate hypotheses for the development of the site. The Town will prepare broad thematic principles for more in-depth discussion. Members are invited to bring material and images to add to the discussion.