

Charles-E. Frosst Site Development Task Force

Highlights – Meeting No. 4

Date	August 26, 2020 – 5:30 p.m. to 8:00 p.m.
Location	Microsoft Teams
Present	Representing the Town : K. Parent, J. Sanalidro, L. Labrosse Representing the owner of the site : R. Plamondon, L. Vincent Representing the neighborhood : V. Beaudet, M. Boghdady, S. Dabrowski, L. Francis, R. Lan, V. Pietrantonio, P. Salihou, N. Schulman Facilitators : J. Bénard et S. Kraemer (H+K Stratégies)

1. J. Bénard explains the objective of the meeting which is to discuss the site's planning concept.
2. Task Force members approve the highlights of Meeting No. 3 with two points requiring clarification (density tax per m² for the REM and distribution of density throughout the site – see revised highlights).
3. K. Parent informs Task Force members on the progress of the traffic study being carried out by the City of Pointe-Claire's consultants. Traffic counts were delayed due to COVID-19 but have now begun and the study should be ready sometime in September. Results of the study will be presented at a subsequent meeting of the Task Force.
4. K. Parent indicates that Cadillac-Fairview will not be allowing REM users to make use of their parking lot. The traffic study will include specific measures to prevent transit users from parking in the Charles-E. Frosst sector.
5. K. Parent presents the Town's views with regards to the main parameters for the development of the Charles-E. Frosst site :
 - a) The Town of Kirkland mandated a complementary traffic study for the Charles-E. Frosst site to address concerns raised by committee members.
 - b) Development parameters comply with density requirements near a transit pole (e.g. REM station) as stipulated in the Agglomeration's Land Use Plan and the CMM's "*Plan métropolitain d'aménagement et de développement*".
 - c) The Agglomeration is currently conducting feasibility studies on the extension of Jacques-Bizard Boulevard. K. Parent will contact the Agglomeration to enquire about the development options included in the study for this extension.
 - d) Development parameters will favor the environmental management and greening of the site (e.g. storm water management), including specific tree planting requirements.
 - e) Plan for the Brunswick axis to become an urban boulevard with a buffer zone, trees and other greening measures. Task Force members asked for a plan showing the Town's intended planning for this boulevard.
 - f) Widen the Charles-E. Frosst street right-of-way to create an additional northbound traffic lane.
6. L. Vincent presents the proposed planning concept for the site indicating that the developer would be drawing from LEED Neighbourhood standards good practices for inspiration to integrate principles of sustainable development.
7. Task Force members indicate being in favor of the planning concept presented.
8. Task Force members indicate their preference for masonry in low density residential buildings and outline the importance of green spaces in designing the site's development concept. The sequence and duration of the works as well as the approval process are also discussed.
9. Task Force members agree that this development plan needs to be further developed before it can be shared with the community.
10. At the next meeting, traffic, communications with citizens and regulatory process will be discussed. Task Force members will be surveyed on their availabilities for a subsequent meeting to be scheduled at the end of September or beginning of October.