

BY MESSENGER

By e-mail: dimitrios.beis@ville.montreal.qc.ca

Montreal, May 22, 2018

Mr. Dimitrios (Jim) Beis
Mayor of the Borough PIERREFONDS-ROXBORO
CITY OF MONTREAL
13665, Pierrefonds Blvd.
Pierrefonds, Quebec
H9A 2Z4

**RE : Request for meeting to discuss the
Cap Nature Pierrefonds-Ouest Project**

Dear Mayor Beis:

We, the undersigned, are the owners of the land destined to receive the *Cap Nature Pierrefonds Ouest* Residential Project (hereinafter the "Project") of which we are also the Promoters.

As you know, for approximately fourteen (14) years now, we have been working in close cooperation with the Borough of Pierrefonds-Roxboro, the City of Montreal, and various provincial ministries and authorities to develop the Project. Prior to the election of your Administration, all these authorities invited us to propose an eco-responsible development that would fulfill the needs, expressed by the families of the Greater Montreal region, for an urban development that would assure a high-quality lifestyle, in harmony with nature.

The Project we have developed provides a first-class solution to the problem of the declining urban population of the Island of Montreal, will keep families on the Island of Montreal, and stimulate economic growth estimated at \$2 Billion Dollars over ten to twelve years. The Project that has been developed *at the behest of the authorities* fulfills, to the last detail, *all* of the requirements demanded of us by the Borough of Pierrefonds-Roxborough, by the City of Montreal, by all other provincial ministries and agencies, as well as by all municipal bodies, and agencies.

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Moreover, in keeping with our desire to conserve the environment and provide the citizens of the Greater Montreal region with parkland that will preserve and protect, for all time, the flora and fauna of the Island of Montreal, 180 hectares of *our* land have been earmarked, one way or another, *for permanent environmental conservation purposes* once the Project is realized. We have ensured that *additional parks and green infrastructure will contribute significant additional environmental advantages within the overall Project, above and beyond the 180 hectares of conservation land.* The *high ratio of combined green and conserved environmental territory to the developed surface is unique in Canada* in projects of this kind and *already serves as a model for future developments of which the Borough of Pierrefonds Roxboro may be extremely proud.*

In this regard, over approximately the last 10 years, *the Borough of Pierrefonds-Roxboro has insisted* that we participate in the preparation and refinement of *twenty-two (22) versions of a Special Planning Program ("SPP")*, the existence of which you have publicly denied during municipal council meetings held in 2017. When confronted with the inaccuracy of your statement during the same meetings, you changed your position to admit that while this extremely detailed and comprehensive planning document exists, it has not been "officially approved." Moreover, despite our request that you do so, you also refused to remit the SPP to the *Office de consultation publique de Montréal ("OCPM")* during public consultations held in 2017, depriving the citizens of critical information that they are entitled to have in hand in order to formulate an informed opinion regarding the Project.

Nevertheless, a recent survey taken of the citizens of Pierrefonds-Roxboro demonstrates that the majority of the citizens of our municipality endorse and support the Project. The premium-quality lifestyle which the Project offers the citizens of the Greater Montreal region is unique in Canada. The environmental, social, and economic benefits of the Project that we have developed *hand-in-hand with all authorities* should be realized. We want to build the Project. *Your citizens want the Project to be built.*

The approval of the SPP depends in large measure on your Administration moving the matter forward through the various steps that must be observed. In consequence, we hereby formally request a meeting with you, *personally*, as well as with the members of your Administration, of your Urban Planning Department, and of any and all other representatives and/or agencies that may be appropriate in order to adopt the SPP and advance the *Cap Nature Pierrefonds Ouest* Project to fruition.

We look forward to your reply and remain available to meet with you and all concerned parties at your next earliest convenience.

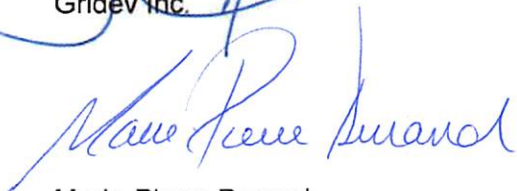
In the interim, please accept the expression of our highest consideration.



Jean-Pierre Grilli
Grudev Inc.



Irving Osher
Développements Pierrefonds Inc.



Marie-Pierre Durand
Les Immeubles L'Equerre



Jeff Liang Zhao
Quartier de l'Ouest de l'île SENC

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