



Press Release
For immediate release

Resumption of OCPM Consultations on the Future of the Pierrefonds-West Sector: After More than 12 Years of Dialogue, the Developers of Cap-Nature Press City Officials to Move Ahead

Montréal, May 15, 2017 – Today the developers of the Cap-Nature project are participating in the hearings organized by the Office de consultation publique de Montréal (OCPM) on the future of the Pierrefonds-West sector, which have resumed in Montréal. They will be asking the commissioners to recommend that city officials once and for all support this project, which is both innovative and environmentally friendly, as stated in the numerous position papers submitted. After more than 12 years of collaboration and dialogue with the city of Montréal and the Pierrefonds-Roxboro borough, the developers believe that the time has come a decision to move ahead rather than for disputes and backpedalling.

Avoiding demagoguery

After the recent flooding in Pierrefonds and surrounding areas, the project's opponents have been opportunistic and have fallen into demagoguery by yet again circulating falsehoods. Asserting that farmland and other green spaces help absorb water when water levels rise as they have in the past several days, they have suggested that construction of urban development projects like Cap-Nature would increase the risk of flooding near the proposed complex and in the surrounding areas.

“Nothing is less true than what has been reported in the media lately. Even though Pierrefonds is currently experiencing record flooding in comparison with water levels in the past 100 years, the lands on which we plan to build the Cap-Nature real estate project have in no way been affected by the sudden rise in water levels. They are draining normally given the rainfalls of the past few weeks,” explained David Cliché, spokesperson for Cap-Nature – Pierrefonds-West.

The Cap-Nature project is indeed located outside the 0–20 year and the 20–100 year flood zones. In addition, the stormwater management plan prepared by the developers is in all respects consistent with the requirements of the Ministère du Développement durable, de l'Environnement et de la Lutte contre les changements climatiques (MDDELCC), which stipulate that once the development is completed, stormwater runoff from the complex must not exceed current runoff into adjacent watercourses, i.e., Rivière à l'Orme and Rivière des Prairies.

Time for real discussions

Given that 22 amendments were made to the project's specific urban development plan (PPU, or *Plan particulier d'urbanisme*) to address the concerns of city officials and citizens and that the project is among those included in the 2015 land use plan adopted by the city and the borough following a public consultation process, the developers believe they have shown good faith and patience throughout the process.

The developers have made every effort to reach a consensus in order to comply with the land use regulations of the city and the borough. Whether in terms of protecting and enhancing public access to

natural environments, stormwater drainage and management, active transportation and public transit, urban design and affordable housing, they have shown flexibility and creativity in presenting a project that meets the concerns of elected officials and the public alike. That's why they believe it is now time to end the equivocation and take action.

“Since 2005, we have supported this desire for a harmonious balance between conservation and development. By donating 56 hectares, or the equivalent of 80 football fields, for wetland and wildlife conservation, among other measures, the developers of Cap-Nature de Pierrefonds-Ouest have so far shown that they are in good faith. The additional consultation process imposed on us disregards the specific urban development plan worked out in cooperation with the city of Montréal and the Pierrefonds-Roxboro borough over the past 12 years. Worse yet, we've been subjected to two consecutive consultation processes that will take until 2019, or even 2020, to wrap up. We urgently request that the authorities issue a decision once the current consultation has ended,” says Marie-Pierre Durand, President of Les Immeubles L'Équerre Inc., one of the five companies that owns the land on which the project is to be built.

Of the 365 hectares of land, which consists of old farmland already zoned for residential use, half will be fully preserved, in cooperation with Ducks Unlimited, a leader in Canadian habitat conservation. As regards the 185 hectares slated for development, nothing has been left to chance in creating a living environment where the occupants—30% of whom will benefit from subsidized or affordable housing—will enjoy the benefits of nature in the heart of Montréal's urban setting.

At a time when Montréal is struggling to attract families who are being drawn ever farther away by outlying suburbs and when many officials have described the Cap-Nature project as exemplary because of the developers' willingness to preserve the natural environments for future generations, deciding otherwise would convey the message that no new projects can be undertaken on the Island of Montréal without the threat of clashing with an opposition formed by a core group of citizens supported by professional opponents from outside the province, whose goal is to dogmatically oppose any development project, no matter how sustainable and respectful it may be.

“It was an initiative of the city of Montréal and the Pierrefonds-Roxboro borough that we accepted in 2005 to collaborate with government authorities in order to meet all legislative and regulatory requirements. Since elected officials have repeatedly stated their position regarding the sector's residential vocation, they cannot shirk their responsibilities by unduly drawing out the approval process, which infringes on our rights as property owners. It's now up to them to move ahead with this exemplary project,” concludes Ms. Durand.

For more information on Cap-Nature – Pierrefonds-West, visit www.cap-nature.ca.

- 30 -

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