

Update Gouin Heritage

What has happened since “Heritage Policy Fairness”
OCP 02/05

Heritage Policy Pitfalls (Feb 2005)

- Owner invests in property to maintain and restore
- Result of poor planning and lack of heritage policy to respect heritage properties
- Heritage owner discouraged



A



B

Recommendations (Feb. 2005)

- The boroughs need to develop PIIA
 - All areas having built heritage, example Gouin
- The boroughs should develop RA-P and CA-P zoning class
 - Including vacant land in within a certain distance of identified built heritage.
- A heritage-friendly tax valuation policy for significant contributions to quality of their surrounding areas
 - Don't force redevelopment.
- Moratorium on zoning changes, development plans and demolitions for vacant properties and properties proposed for redevelopment.
 - Until coherent policy comes into effect

Nearby Heritage houses



Front of Heritage business on Gouin
(12584)



12662 Gouin

Situation

- Area of 12600
Gouin West



Aerial photo from Google

The City let this project occur on Gouin

- The permit was issued since the time of the Consultation in 2004
- The “Gouin” bylaw has been on hold during this time
- The city called this “champêtre” but it more like “McMansion”





Set-back of existing patrimonial houses

New double houses

Grossly mismatched scale and architecture

- Resembles a duplex (“jumelé”)
- Turrets
- Street-facing garage



Front of Heritage business on Gouin
(12584)



Site line blocked East



- Eastward view before and after

East View (2)

- Why 2 houses on 1 lot?



Site line blocked west

- Westward view before and after



Similar Architecture

- The area south of Gouin has similar architecture
- But this area is largely hidden from Gouin
- This house OK if there!



Scale problem

- New house looms over old house.
- Contractor cut down a medium-size maple (situated just right of the sign) that would have reduced the visual intrusion



Heritage Protection??

- What can the city do about this in the context of the Bylaw?



Language needed in Gouin Bylaw

- Set-back perimeters to respect those of surrounding heritage properties
- Architectural compatibility criteria
- Scale criteria
- Density
- Percent occupation of lot

What next? (Feb 2005)

- Across the street from “A” (rated “10” in the Heritage evaluation
- What next?
- Zoned RA (single-family residential)
- But could allow “E” unless “Gouin” bylaw has some teeth
- But for sale at a price supportable only by highest density
- Owner and realtor want to request a zone change



Patrimonial Protection

- Fairness
- Zoning and Protection areas
- Waterside roadway

The current direction of Montreal patrimonial protection in some if not most of the boroughs does not adequately accomplish the overall goal of protecting heritage in its milieu. Together with the urban plan it does not provide enough guidance to ensure harmonious development. Little in the documentation mandates the boroughs to bring their zoning regulations up to a standard that will effectively and fairly protect built heritage architecture.

Why is this an issue of fairness? Predominately because the acts and regulations tend at most to identify certain built heritage and do little to ensure that this built heritage can continue to exist in surroundings not substantially degraded in terms of architectural harmony. In effect the regulations constrain the owners of identified built heritage from doing many things with their property, but they do nothing to constrain adjacent property owners from degrading the surroundings.

The community as a whole suffers from this as the result tends toward anachronistic islands of heritage stuck in soup of incoherent stylistic chaos.

The urban plan recognizes Gouin as a patrimonial route and suggests that the boroughs must formulate strategies to reinforce wherever possible this value. Certainly the population recognizes the importance of Gouin in the urban fabric. They extensively use Gouin as scenic byway for cycling and walking. This fits with the discussions relating to ideas of Kevin Lynch in the "Evaluation of Patrimoine Urbain" attached the Montreal Urban Plan. The concept of "waterside roadway" discussed in the Draft Heritage Policy (following section 5.3.8), relates strongly to these concepts. Gouin Boulevard is part of the waterside.

This memorandum develops an example concerning Gouin Boulevard in Pierrefonds. It proposes that the patrimonial policy needs to promulgate a model to the boroughs to assure that visitors to and inhabitants of Montreal Island do not lose their sense of place. Given the importance of Gouin Boulevard in the Montreal Heritage scheme, Pierrefonds borough should immediately cease development projects in this area until the borough bylaws are coherent with the Montreal Heritage Policy.

The waterside roadway discussion mentions some of the old villages but should include others, in particular Pierrefonds, where heritage structures exist along Gouin. The waterside roadway should also include Lalande Boulevard and Rive Boisée Street.

James Bond, owner of built heritage, Pierrefonds

The process described in the “Evaluation du Patrimoine Urbain”, by the *Service de la mise en valeur du territoire et du patrimoine, Division du patrimoine et de la toponomie*, Montreal, alludes to the concept that built heritage exists in and includes its surroundings. The approach used by the Division du patrimoine makes reference to methods used by Kevin Lynch, an urban planner known for concepts of relations of built architecture and its surroundings: “imageability”. This concept relates to the form of city, how the architectural elements fit together and “pathways”. The concept of “waterside roadway” discussed in the Draft Heritage Policy (following section 5.3.8), relates strongly to these concepts. Gouin Boulevard is part of the waterside.

Gouin boulevard in Pierrefonds has many examples of built heritage and some areas still retain a heritage character. Other parts have suffered from infill development that takes away from the heritage character. The urban plan recognizes Gouin as a patrimonial route and suggests that the boroughs must formulate strategies to reinforce wherever possible this value. Certainly the population recognizes the importance of Gouin in the urban fabric. They extensively use Gouin as scenic byway for cycling and walking. This fits with the discussions relating to ideas of Kevin Lynch as cited in the “Evaluation of Patrimoine Urbain” attached to the Montreal Urban Plan.

The area of Gouin between Fredmir and Bastien streets has several examples of built heritage cited in the “Evaluation du Patrimoine Urbain” and forming the object of a memoire filed with the Office de Consultation Publique during the commenting period for the Montreal Urban Plan (*Interventions additionnelles 14.1.48*)

This area then can provide examples relating to:

- Fairness of Heritage protection
- The challenges faced for Heritage Protection in terms of vacant-land valuation
- The faults and difficulties of the legal structure currently existing
- The value to the greater community if we succeed with enhancing the aesthetics of an urban byway

Fairness of Heritage Protection

Provincial and to some extent municipal law constrain heritage-property owners from free use of their property. Property owners typically perceive the constraints as sufficiently onerous that the owners avoid having their built heritage officially recognized. Most owners have a keen appreciation for the heritage value of their properties, yet some fear recognition of these values lest the government places heavy constraints on their property. Maintaining the liveability of the property and enhancing the heritage of it costs a lot of money. The legal framework of heritage protection should work to enhance the long-term viability of the property, however largely it does not. To make matters worse, the legal framework of heritage protection does very little to ensure that surrounding areas maintain an ambiance coherent with owners built heritage. The owners thus face further disincentive to invest and enhance the heritage values of their

properties. This works to the extreme disadvantage of the community as a whole, as the other wise high aesthetic value of areas with built heritage becomes degraded through poor maintenance of heritage properties and unsuitable in-fill development and redevelopment.

Example of 12679 Gouin

In the instance of 12679 Gouin (*maison Charles Richer dit Louveteau*), the property faces problems of incompatibility of surroundings and lack of assurance that future development will not be worse (across the street) both of which serve as disincentives to restoration of a heritage property.



12679 Gouin



Incompatible apartment block to west of property.



Vacant land across from 12679 Gouin, next to 12662.

What does the future hold in terms of compatible development next to 12662 Gouin and across from 12679 Gouin?

The owner for the last several years has undertaken projects to maintain and restore the house. The projects have cost hundreds of owner manhours and close to \$100,000 of expenditure. Substantial expenditures (more than \$100,000) remain to complete restoration. Yet the uncertainty of zoning and land use threaten to cause the owner to abandon the restoration.

The incompatible apartment block built to the west of the property serves as an example of poor planning (from the past) and infill development that degrades the values of the existing property owners and the tax and aesthetic values of the neighbourhood as a whole.

- The city changed the zoning to legitimize the incompatible apartment (see, appended, letter to Pierrefonds 27 July 2003)
- The owner of the land across the street (zone RA) wants to change the zoning to higher density so as to realize a higher selling price (visit of owner and realtor to borough planning department confirmed by visit to borough office).

Property valuation

Often, municipal planning departments favour bad development over harmonious density and style because of the governmental desire to increase the taxation base. The argument goes that the procedural process must encourage highest possible density at lowest cost to give enough incentive to the developer. Since the planning departments routinely support zone changes and approve projects to support the highest possible density of construction, inevitably fill-in development around built heritage results in incoherence. The heritage properties become bizarre islands in a sea of differing styles and density. This approach seems short sighted since it favours immediate valuation of the individual developed property at the expense of the attractiveness, liveability and in time the valuation of the entire neighbourhood. The short-term result disproportionately favours the property developer and artificially inflates vacant-property values. Vacant property prices become too high for the economic viability of projects that would fit with the density and style of adjacent heritage. So short term, the municipality gains with the tax base increases on any property with the perceived possibility of inappropriate development while long term the overall neighbourhood does not increase in value as much as it would since it quality degrades.

Take as an example, a borough with 10,000 properties and of these, 100 infill possibilities:

Average assessed value: \$175,000

Tax rate: \$15/\$1000 assessed value

Annual tax revenue: \$26.25 million

Tax portion from 100 potential infill properties having average value \$350,000: \$525,000

Tax from same 100 (strict zoning hypothesis) if average value \$175,000: \$262,500

Total on 10,000 if overall valuations 1% higher with overall higher quality: \$26.8 million

Thus \$26.8 million exceeds \$26.3 million by \$500,000.

The example shows that even with severe devaluation of the potential infill properties, through strict zoning to protect heritage values and enhance the overall quality of the area, a small net relative increase to the overall municipal valuation will increase the

overall tax roll. In effect, an overall small increase in the municipal capital surpasses a drastic decrease in the capital of the infill properties.

Specific example 1 (Inflated valuation due to perceived ability to change zoning)

A potential infill property exists in Pierrefonds as two vacant lots located between a heritage house at 12662 Gouin West and a commercial property at 12680 Gouin (see picture above with “For Sale” sign). Across the street at 12679 Gouin is another heritage house (maison Charles Richer dit Louveteau). The infill property consists of two lots, about 11,000 sq ft each (total 2280 sq m), zoned RA. The owner has it listed for sale for about \$315,000 or about \$15 per square foot (\$150/ sq m). At the asking price each build-able lot would cost in excess of \$150,000. In this area residential lots would normally consist of about 7000 square ft and cost around \$70000. To render the property economically feasible at the asking price, a potential developer would need to construct 4 or 5 units on this land parcel. Doing this would result in a density incompatible with the surrounding houses (heritage and otherwise). The current asking price implicitly demands that eventually the borough must change the zoning or the developer must find a way to squeeze this density into the lots following the norms of RA zone as defined in Pierrefonds. To fit coherently with the surroundings, the development could not exceed two houses. At most the building lots could value \$100,000 each, thus the parcel \$200,000. If the realtor, owner and potential buyers all knew absolutely that they must respect the surrounding properties, then the land would have a value and listing price of about \$200,000. Without a firm policy to ensure proper integration of fill-in development speculators and developer know that sooner or later the borough will accommodate a project at the maximum plausible density, thus the land price inevitably will preclude any project harmonious with the surrounding properties.

Specific Example 2 (Lack of statutes to assure coherent project)

The vacant lot between 12662 and 12584 Gouin West sold earlier in 2004. This lot has an area of about 8000 square feet. The lot sold for about \$100,000. The Borough has approved a project for a duplex building. In this case the developer hopes to defray the cost of his habitation with the profit from selling the other half. We can applaud the developer’s financial initiative, but the incoherence of the plans will really damage the heritage aspect of this part of the community along Gouin Boul. Why did the city approve these plans? It would seem that Pierrefonds has no statute in the bylaws to prevent this incoherent plan. Meanwhile, one of the nicest parts of Gouin in central Pierrefonds will aesthetically suffer.



Example Light industrial/commercial Heritage

For many decades (since 1933) a family has operated a wood and heating-oil business, based at 12584 Gouin. The business is a key part of the area's heritage, along with the old school house, across the street. See pictures below and picture above for views.



Front of Heritage business on Gouin (12584)



Old school house
(facing 12584)

The zoning, tax evaluation and use are not compatible with the current use. The business is grandfathered with an acquired right, but the city has RA zoning covering all the lots in question. So how long will this last? Development is taking place on previously vacant land surrounding the business. The business has tried, with no success, to formalize commercial zoning on their lots; the city won't do this since the surrounding area is mostly residential, however this does not recognize the fact that the business "was there first" and in fact adds significantly to the charm and heritage values of the neighbourhood.

The city should rezone the Heritage area: A zone "CA-P" could formalize the acquired right without risking a change of vocation.

Recommendations for consideration

The boroughs need to develop PIIA (*Plan d'implantation et d'integration architecturale*) for all areas having built heritage. This in effect includes Gouin boulevard in all of central and west and part of east Pierrefonds.

The boroughs should develop (in some cases redevelop, since they existed in the past) a RA-P and CA-P zoning class to apply to neighbourhoods with built heritage, including vacant land in within a certain distance of identified built heritage.

A heritage-friendly tax valuation policy could ensure that residential and commercial properties with significant contributions to the quality of their surrounding areas do not get forced into redevelopment by climbing valuation based on the premise of potential redevelopment.

The boroughs with susceptible heritage areas, for example along Gouin Boulevard, should put a moratorium on zoning changes, development plans and demolitions for vacant properties and properties proposed for redevelopment.

James Bond, Pierrefonds

Note concerning the author's qualifications:

The writer has no qualification in architecture or urban planning other than:

- Owner of built heritage
- Personally spent money and a lot of labour restoring built heritage
- Experienced the inability of current public policy to assure coherent development in heritage areas.

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Mémoire concernant : Plan d'Urbanisme, Montréal, Arrondissement de Pierrefonds

De : James Bond, propriétaire maison Charles Richer, dit Louveteau et d'autres propriétaires du secteur;

Contexte: En tant que propriétaires de maison dans le secteur, nous sommes concernés par l'identification et la protection prévue par le Patrimoine dans le Plan d'Urbanisme.

Opinions sur l'ensemble du projet : En général, le Plan d'Urbanisme - Montréal reconnaît, dans une façon systématique, le patrimoine. Les chapitres traitants l'arrondissement de Pierrefonds sont moins précis à cet égard.

Les préoccupations liées au projet : A voir ci-dessous

Les suggestions et les commentaires pour améliorer le projet : A voir ci-dessous

Le texte original anglais est à la fin.

James Bond

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Mémoire concernant : Plan d'Urbanisme, Montréal, Arrondissement de Pierrefonds

Résumé, Les préoccupations liées au projet

Le Plan d'Urbanisme, Montréal inclut certaines sections décrivant le « patrimoine bâti » pour chaque arrondissement. Ce mémoire présente des commentaires concernant une partie de l'arrondissement de Pierrefonds. Le résumé présente trois points clés sous forme d'observations et de recommandations à. L'essence de ce discours : le Plan d'Urbanisme de Pierrefonds manque de détails au niveau de l'identification du patrimoine et offre une protection inférieure vis-à-vis d'autres arrondissements ayant des valeurs comparables. Le Plan d'Urbanisme doit bien identifier notre patrimoine bâti; Le zonage, l'interdiction de la démolition, le développement et les activités reliées dépendent tous du Plan d'Urbanisme.

Sans un inventaire complet et des aires de protection, Pierrefonds perdra encore plus de son héritage et deviendra un endroit encore moins agréable. Tout particulièrement à Pierrefonds, les résidents du boulevard Gouin ont vécu toutes sortes de changements de zonage, démolitions, surcroissance en hauteur afin de favoriser aux maximum la densité d'habitation sur les lots vides restants. Les travaux en cours ne sont absolument pas en harmonie avec le patrimoine bâti. Le Plan d'Urbanisme doit apporter de l'ordre à cette situation lamentable.

Grâce à l'identification patrimoniale, la protection, et une planification cohérente ainsi qu'à un effort de développement des lots restants sur le boulevard Gouin respectueux du patrimoine, une architecture plus harmonieuse se développera et le quartier sera agréable pour tous les résidents.

Commentaires et Suggestions

Observation 1:

Les "documents connexes" au Plan d'Urbanisme incluent ceux préparés par la Division du Patrimoine et de la Toponymie identifiant les tracés fondateurs d'intérêt patrimonial (de l'Évaluation du patrimoine urbain). Presque partout sur l'île, les cartes montrent le boulevard Gouin comme étant un tracé fondateur d'intérêt patrimonial (points verts). Étrangement, pour l'arrondissement de Pierrefonds, la carte n'indique pas le boulevard Gouin nulle part comme tracé fondateur d'intérêt patrimonial.

Recommandation 1:

Concernant le patrimoine dans la ville de Pierrefonds, les cartes appropriées devraient indiquer le boulevard Gouin comme tracé fondateur d'intérêt patrimonial à partir du boulevard des Sources, vers l'ouest à Sainte-Geneviève et de là jusqu'à Senneville. Cette partie du boulevard Gouin suit son tracé d'origine et se compose d'une rue étroite avec de nombreuses maisons patrimoniales et autres structures de valeur et d'intérêt exceptionnels. La comparaison avec d'autres arrondissements en termes d'utilisation mixte et développement inesthétique prouve que la section omise (tout Pierrefonds) de la désignation « tracé fondateur d'intérêt patrimonial » a un meilleur potentiel que beaucoup de secteurs inclus dans les autres arrondissements. La désignation comme « tracé fondateur d'intérêt patrimonial » donnera au service de planification de l'arrondissement de Pierrefonds plus de contrôle pour s'assurer que le futur développement le long du boulevard Gouin ira en s'améliorant plutôt que de continuer à se dégrader.

Observation 2:

Les "documents connexes" au Plan d'Urbanisme et les cartes avec le Plan indiquent le repérage des secteurs du patrimoine bâti. Les cartes ne montrent que deux secteurs pour Pierrefonds, aux extrémités est et ouest du territoire, et cela, bien que le rapport cite les nombreuses maisons et établissements de valeur exceptionnel et d'intérêt patrimonial dans Pierrefonds centre. Plusieurs autres secteurs le long de boulevard Gouin ont des groupes de maisons anciennes, y compris des maisons d'intérêt patrimonial. Par exemple, le secteur entre les rues Bastien et Fredmir comprend huit maisons de valeur patrimoniale ("exceptionnel" et "intérêt") ainsi que plusieurs emplacements d'intérêt patrimonial non identifiés.

Recommandation 2:

La carte, « Le Patrimoine Bâti » de Pierrefonds, devrait inclure les secteurs additionnels indiqués par les catégories "secteur du patrimoine exceptionnel" et "secteur du patrimoine intéressant". En particulier, on devrait identifier un secteur le long de Gouin, de la rue Dresden à la rue Fredmir, y compris la longueur de la rue Lavoie. Ceci identifierait l'agglomération des maisons déjà citées dans les documents du plan, y compris une maison exceptionnelle, et sept maisons intéressantes. Aussi, ce secteur inclut six

structures qui selon des documents du plan devrait être considérées comme intéressantes (voir les prochains paragraphes), et l'intersection jusqu'à maintenant non reconnue d'une ancienne route, y compris les murs de pierre originaux. C'était l'intersection de Gouin (Chemin du Roi) et de la seule route menant au bord de l'eau dans ce secteur. Les cartes les plus anciennes montrent cette route. Le développement d'après-guerre (WWII) au nord de Gouin a effacé tout le reste ; la rue Perron actuelle s'aligne plus ou moins avec cette route d'antan sur une partie de sa longueur.

La carte du patrimoine bâti pourrait également inclure d'autres secteurs le long de Gouin dans Pierrefonds ; ceux-ci incluent de la rue Fox jusqu'au boulevard Jacques Bizard (2 exceptionnelles, 3 maisons intéressantes), du côté ouest de Sainte-Geneviève jusqu'à Senneville et le secteur du boulevard Lalande. La section de Gouin entre la rue Fox et le boulevard Jacques Bizard inclut la maison McConnell, déplacée à grands frais depuis Pierrefonds ouest et qui sert maintenant de Centre Culturel.

Observation 3:

La liste des « valeurs exceptionnelles » et « valeurs intéressantes » semble omettre quelques structures d'importance particulière dans le secteur de Valois et de Gouin. D'intérêt particulier : la vieille maison « d'école d'une-pièce » située à 12567 Gouin et le « Huile et Bois Richer » au 12584 Gouin. Des maisons plus anciennes seraient également à inclure : 12520, 12480, 12471, 12315, Gouin ouest. L'inventaire semble également oublier une maison de valeur exceptionnelle (généralement montrée dans tous les inventaires patrimoniaux depuis plusieurs d'années) celle-ci situé à 4971 Bastien, près de Gouin.

Recommandation 3:

La liste du patrimoine exceptionnel et intéressant devrait inclure les adresses suivantes : 12567, 12584, 12520, 12480, 12471, 12315 Gouin et 4971 Bastien. La maison d'école au 12567 est d'intérêt exceptionnel ; tous les résidants d'autrefois sont allés à cette école. La génération actuelle va à la garderie ici de nos jours – sa vocation : Garderie Amour Maternelle ! Naturellement, créer un secteur patrimonial entre Dresden et Fredmir le long de Gouin et la rue Lavoie inclurait toutes ces structures.

Selected Points Depicted and Elaborated – Points particuliers en photo et commentaires

Gouin Views



At Valois, looking east, à l'est



At Valois, looking west, à l'ouest



View of 12662 Gouin W. Vacant lots to east and west of the property. The Master Plan should set the foundation that these lots develop with architecture and density harmonious with the surroundings.

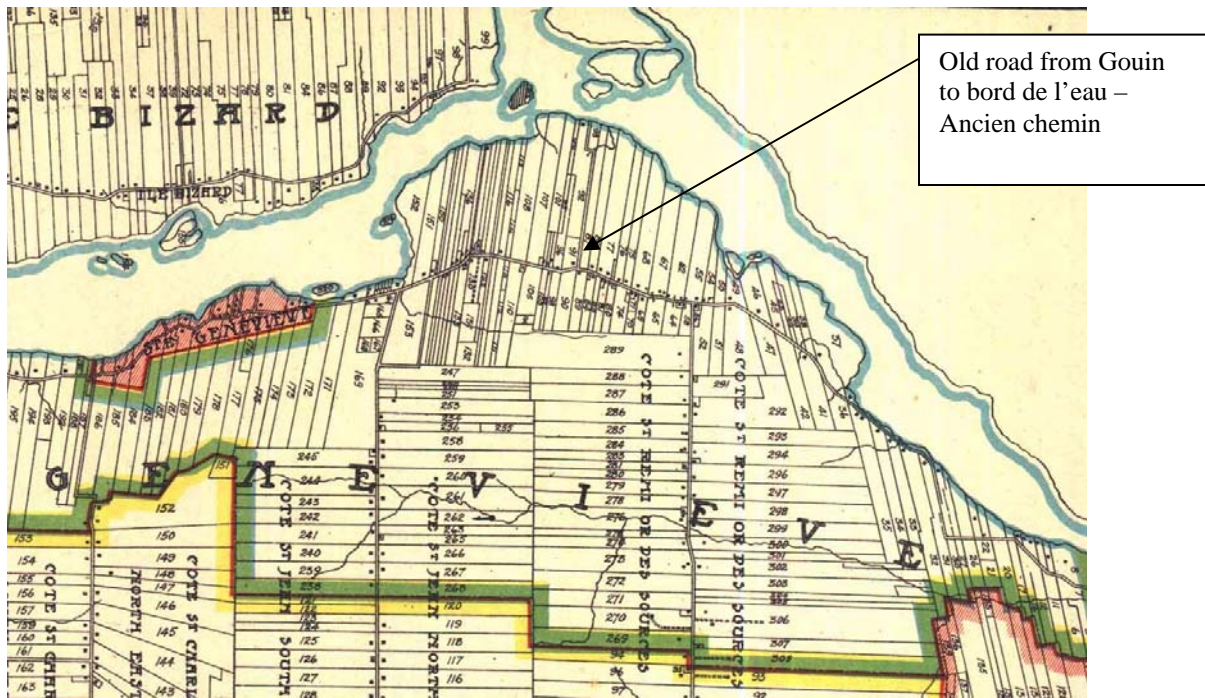
Vue, du 12662 Gouin O. Lots vides à l'est et à l'ouest. Le plan d'urbanisme devrait définir un contexte afin que les développements futurs soient conformes en terme d'intégration architecturale et de densité d'habitation.



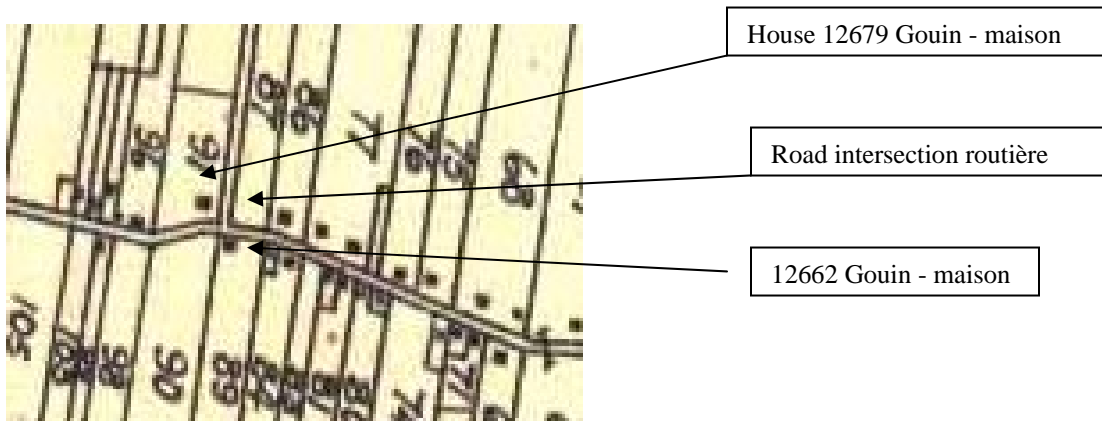
Old "one-room" school house, located at Gouin and Valois (12567 Gouin West). The local families schooled here from the 1930's to the 1960's.

L'ancien école à Gouin et Valois (12567 Gouin ouest). Les familles dans coin allait à l'école ici, des années trente jusqu'aux années soixantes.

Road Intersection – Intersection Routière



Extract of map Atlas of the Island and City of Montréal and Ile Bizard / by A.R. Pinsonault - [1907], Bibliothèque Nationale du Québec



Detail of map, showing road intersection – Intersection routière (détail).

This information came to light during a meeting, July 2004, with *division Toponymie et Patrimoine*, 303 rue Notre Dame. Ces informations ont été découvertes pendant une réunion avec la division du Patrimoine et de la Toponymie, 303 rue Notre Dame, juillet 2004.



Old road intersection, looking north, between 12679 and 12661 Gouin (west of Valois).



Map André Jobin 1834, showing road intersection, copy obtained from Évaluation Patrimoniale d'arrondissement de Pierrefonds – Carte André Jobin, 1834 montrant l'intersection routière.

Memoir concerning Montreal Master Plan, Pierrefonds Borough

Summary – Points related to the project

The Proposed Montreal master plan includes specific sections describing patrimonial culture in each borough. This memoir comments on the sections pertaining to Pierrefonds. The summary presents the key points as a series of three observations and related recommendations. The essence of this discussion: the Master Plan patrimonial identification and protection for the Pierrefonds borough lacks significant details and seems to offer less protection than other boroughs with comparable cultural features. The Master Plan must well identify our built cultural heritage; zoning, development, prohibiting demolitions and related activities all start from the Master Plan.

Without a thorough inventory and protection areas, Pierrefonds will lose ever more heritage and end up an ever less agreeable place to live. Particularly in Pierrefonds, residents along Gouin Boulevard have seen incessant zoning changes, demolitions, height-increase allowances pertaining to squeezing the highest density possible onto the remaining empty lots. The work going in has absolutely no harmony with the built heritage. The Master Plan must bring some order to this.

With patrimonial identification, protection, coherent planning and an effort to develop remaining parcels along Gouin Boulevard in a way to respect nearby built heritage, an architecturally harmonious, agreeable area can result.

Commentary and Suggestions

Observation 1:

The “accompanying documents” to the Master Plan include those prepared by the Montreal Heritage and Toponymy Division identifying Patrimonial routes (*Évaluation du patrimoine urbain*). Almost everywhere on the island, the maps show Gouin Boulevard as a Patrimonial Route (symbol green dots – *Tracé fondateur d’intérêt patrimonial*). Strangely, for the Pierrefonds borough, the maps do not show Gouin Boulevard as a Patrimonial Route.

Recommendation 1:

Regarding heritage in the Pierrefonds borough, the relevant maps should show Gouin Boulevard as a Patrimonial Route, from Boulevard des Sources, west to Ste-Genevieve and from there to Senneville. This portion of Gouin Boulevard follows its original path and consists of a narrow street with numerous patrimonial houses and other structures of exceptional value and interest along it. The relative comparison with other boroughs in terms of mixed use and unsightly development shows that the section omitted (all of Pierrefonds) from the Patrimonial Route designation has better character than many included areas in the other boroughs. Designation as a Patrimonial Route will give the Pierrefonds borough planning department more control to assure that future development along Gouin Boulevard improves on its aspect rather than continuing to degrade it.

Observation 2:

Both the “accompanying documents” and the borough plan show areas of built heritage. The maps show little for Pierrefonds, although the report cites numerous houses and institutions of patrimonial interest in central Pierrefonds. The maps show only two areas in the extreme east and west of Pierrefonds. Several other areas along Gouin Boulevard have groups of older houses, including houses of patrimonial interest. For example, the area between Bastien and Fredmir streets has 8 houses of patrimonial value (“exceptional” and “interest”) as well as several sites of patrimonial interest not identified.

Recommendation 2:

The map for Pierrefonds, “Built Heritage”, should include additional shaded areas of the categories “Sector of Exceptional Heritage” and “Sector of Interesting Heritage”. In particular, it should identify the sector along Gouin from Dresden Street to Fredmir Street, including the length of Lavoie Street. This would recognize the agglomeration of houses already cited in the plan documents, including one exceptional house, seven interesting houses. As well, this area includes six structures that plan documents should consider as interesting (see next paragraphs) and a hitherto unrecognized road intersection, including the original stone walls, that was the intersection of Gouin (Chemin du Roi) and the only road leading to the river bank in this sector. The very

oldest maps show this road. Post-WWII development north of Gouin obliterated all the rest of it; modern-day Perron Street aligns roughly with this original road for part of its length.

The map of Built Heritage could easily include other stretches of Gouin in Pierrefonds; these include from Fox Street to Jacques Bizard (2 exceptional, 3 interesting houses), from the west side of Ste-Genevieve to Senneville and the area of Lalande Boulevard. The section of Gouin from Fox Street to Jacques Bizard includes the McConnell house, moved at great expense from west Pierrefonds and now used a cultural center.

Observation 3:

The list of Significant Architecture and Heritage buildings seems to miss some structures of particular significance in the area of Valois and Gouin. Of particular interest: the old “one-room” school house 12567 Gouin and the Richer “Huile et Bois” at 12584 Gouin. Older houses also includable: 12520, 12480, 12471, 12315, all Gouin West. The inventory also seems to miss a house of exceptional value (generally shown in all patrimonial inventories for many years) this located at 4971 Bastien, near Gouin.

Recommendation 3:

The list of exceptional and interesting heritage should include 12567, 12584, 12520, 12480, 12471, 12315 Gouin and 4971 Bastien. The school house at 12567 is of exceptional interest; all the old-time residents attended school here. The current generation attends day care here these days – its current vocation: Garderie Amour Maternelle! Of course, creating sector of exceptional/interesting Heritage between Dresden and Fredmir along Gouin and including Lavoie would include all these structures.