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**Brief to the Office de la consultation publique de Montreal,
Re the Montreal Urban Master Plan**

**Subject : 4.19 Detailing Planning area
Meadowbrook Golf Course its protection and enhancement**

Presented Monday June 22nd 2004 7: 30 p.m.
Centre 7400 St. Laurent Blvd.

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Meadowbrook Golf Course:

Goal:

To secure and enhance Meadowbrook as an ecologically sensitive greenspace, golf course, recreational area and buffer zone. Its preservation must be assured in a comprehensive manner, taking into account, adjacent properties, bounded on the west by heavy industries, toxic waste sites, railways and on the east by residential neighbourhoods. The protection of Meadowbrook will benefit flora, fauna and the human environment. All these must be included in the urban master plan and accompanying zoning by-laws.

Section 1:

Physical/Historical/Ecological profiles:

Physical profile:

Meadowbrook covers 57 hectares, (141 acres), and straddles two boroughs:

- 31 hectares in Cote Saint-Luc/Hampstead/Montreal West
- 26 hectares in Lachine. (Formerly Ville St. Pierre) (see Annex 1)

Historical profile:

The site was originally used as farmland prior to being purchased by the Canadian Pacific Railway for recreational purposes for its employees. (circa 1917). It was transformed into an 18 hole golf course in the 1930's and remains in use to this date as a public golf course; although now leased to a private operator. Over the years, the land's name has changed from Canadian Pacific Recreation Club, to Wentworth Golf Club to the present name of Meadowbrook. (see Annex 1)

Cultural significance:

Meadowbrook's architectural design as a golf course is of interest, as it represents an older style that is quickly disappearing, according to Graham Cooke expert Golf course architect.

Patrimonial value:

One of the tributaries of the historic St. Pierre River, (Hochelaga Settlement), is present on the southern part of the golf course. (Lachine). Although this southern branch of the Little St. Pierre is heavily polluted, today some consideration should be given to revitalizing this river in order to capture storm water overflow. The MUC Environment Committee classified it at its highest level (Indice Ruisso, IR=5). Most of the stream was capped in the 1950's and converted into a storm sewer/collector. (See Annex 2)

Ecological value and biological diversity:

Meadowbrook possesses valuable visual and physical features in terms of its vegetation and topography including rolling hills, mature trees and water features. It is an ecological zone for wildlife including fox, skunk, ground hog, hare, frogs, etc. A wide variety of birds nest there. Ducks roost in the early spring due to the availability of water runoff. Canada geese and other migratory birds use it as a way station. Many valuable trees are present, some over 75-100 years old: Basswood, white ash, black cherry, bitternut hickory, white willow, as well as silver maple to name a few. According to Michel Labreque tree physiologist of the *Institut de recherche en biologie végétale*: in a report written on June 1st 1994

«Le principal intérêt écologique du territoire réside probablement dans le rôle de tampon qu'il joue. Le terrain de golf Meadowbrook constitue une superficie importante qui sépare des quartiers à vocations fort différentes. D'un côté la zone industrielle de Ville St-Pierre, l'autre des quartiers résidentielles de Côte St-Luc et de Montréal Ouest. Le développement du secteur en zone domiciliaire aurait pour effet de détruire cette zone tampon essentielle, je crois, à la qualité de vie et l'environnement des résidents.»

Le territoire de Meadowbrook supporte une diversité importante d'espèces végétales et animales dont plusieurs sont menacées de disparaître suite au développement d'un complexe domiciliaire. A l'échelle de l'île de Montréal les espaces verts se font de plus en plus rares et chaque fois qu'un terrain boisé disparaît c'est un morceau de nature et la toute la diversité biologique qui disparaît en même temps. Le territoire comme celui dont il est question constitue une île dans un océan d'asphalte et de béton, le projet de développement la menace de disparition et cette disparition aura certes des conséquences sur les populations de plantes, d'oiseaux et des autres animaux de l'ensemble de l'environnement de la région. »

(See Annex 3)

Location:

As major green space:

Between Mount Royal Park to the east, Angrignon Park to the South, and Bois de Liesse Park to the northwest Meadowbrook is the only significant green space in the West End. It is as far west from central Montreal as Maisonneuve Park, (a former golf course), is to Mount Royal's eastern slope. With its century-old trees, it acts as the "lungs of the West End". In view of the present distribution of major regional parks on the island, Meadowbrook is the only remaining large tract of land of its size in Montreal's west-central core. No other green space in this sector could replace it as a regional park. (See Annex 4 , 5)

As a buffer zone:

Situated on the western border of the borough of Cote Saint Luc/Hampstead Montreal West, this golf course is landlocked and accessible only from the east through Cote St Luc Road. Surrounded on three sides by the CP railway tracks and yards, it serves as a buffer zone for the residential areas protecting them from the railway tracks and industrial/rail yards situated in the Lachine and Cote Saint Luc sectors. These tracks are used for the transportation of passenger, cargo and hazardous materials and are operating 24 hours a day.

Other industrial activities in the adjacent properties along rue Norman and Highway 20, include chemical yards, automobile transfer compounds, high-tension wires, the future AMT Sortin commuter coach yard, (if the MUHC is built on the Glen Yard). Furthermore, a recently announced zoning change in the Lachine sector, providing for new industrial installations just west of the Club House have recently been successfully contested by the residents of Lachine and Montreal West. Their objections to this development further underlines the need to refrain from increasing commercial and traffic generating activities in this vicinity.

The "technological risk" to the Meadowbrook environment has often been recognized by the MUC in reports and resolutions dating back to 1990. (See Resolution September 8th 2003, and all resolutions and reports attached in Annex 6). As well the safe distance setbacks between industrial facilities and sensitive land uses have not been adequately

addressed in Quebec as they have been in Ontario by the Ontario Municipal Guidelines on compatibility between industry and sensitive land uses. (See Annex 6)

The question of reasonable setbacks and guidelines for ecological and technological risks should be included in the Master plan to avoid conflicts between heavy industrial and sensitive residential uses. For too long municipalities have encroached up to the limits of industrial and railway yard facilities which had pre-existing rights without regard for the need for safe distance set backs. These conflicts must be resolved in our urban setting in order to achieve the balance of peaceful living along side productive economic activity.

Recommendation: Introduce safe distance guidelines to protect sensitive land uses such as residential and institutional facilities from heavy and incompatible industrial activities.

The importance of public safety and security, access and emergency evacuations have often been raised by the MUC and the former cities of Montreal West and Côte Saint Luc in connection with the preservation of Meadowbrook. The value and vocation of this site as a necessary green space protecting the health and safety of its surrounding populations has often been recognized.(See Annex 6). The proposed Montreal Urban Master Plan recognizes Meadowbrook's significance as a valuable green space in terms of public security, health and welfare of its neighbouring citizens. In its description of this site as a “secteur de planification détaillé”. the City of Montreal has urged the concerned boroughs to find an accommodation for this site. (See Master Plan Annex 7) This is commendable.

Recommendation: Les Amis de Meadowbrook hereby recommends that the Master Urban Plan declare clearly that the preferred vocation for Meadowbrook be as a green space/ golf course and that the zoning be amended to reflect the reality in both the Cote Saint Luc and Lachine sectors.

“L’interarrondissementalité” and contiguous zoning:

In this case there is a conflict of zoning. In the year 2000, after many years of debate, controversy and public outcry, the former City of Côte Saint Luc re-zoned the 9 holes in its jurisdiction as Recreational/Commerce. The Lachine borough inherited the zoning from Ville St. Pierre which is residential medium to high density for approximately 1200 housing units. This conflict of zoning engenders many debates and discussions. The future status of Meadowbrook affects these and other sectors of the west end including Côte-des-Neiges/NDG.

Recommendation: It is imperative that neighbouring boroughs be included in the decision making process when major projects from one borough affect a wider area. This recommendation is all the more true in light of the recent controversy regarding the zoning changes in the Lachine sector. Only after the residents of Montreal West organized did the Lachine borough come to respect and consider the impact that the proposed asphalt and decontamination platform would have on its neighbours. This type of consultation should

be obligatory and be applied as well to any development proposal on the Meadowbrook site. (See Annex 8, 9)

Recreation and tourism:

According to a 1989 report of the MUC Planning Department entitled “Projet de politique sur les espaces verts” there is a need for eight additional golf courses on the Island of Montreal. The norm is one 18 hole golf course per 100,000 people. Montreal Island needs eighteen courses. Only 9 public golf courses exist: Three have 36 holes, three have 18 holes including Meadowbrook, and three are 9 hole courses. In addition to the Nun’s Island driving range, there are three private courses in the City of Montreal. Golf Gardens in Saint Laurent Borough is the latest course to close. (See Annex 10, 11) As well Fairmont Hotels who presently owns the course, have an award winning Green Partnership Program committed to environmentally responsible golf course management. A major thrust of this initiative is the enrolment of all Fairmount Hotels golf courses in the Audubon Cooperative Sanctuary System, a program designed to optimise the use of golf course green space as a refuge and habitat for wildlife. (See Annex 12)

Recommendation That Meadowbrook be included in a recreo-touristique network, which would link downtown and cross island hotels to island wide recreational activity, such as golf, boating and bicycling, nature walks, beaches etc...

Suggested Corrections

It should also be noted that the Master Urban Plan does not recognize the golf zoning on the Cote Saint Luc side nor does it recognize the golf use in two maps. These should be corrected .Map 2.5.1. Parks and Green spaces and the Maps in section of 5 dealing with the borough of Côte Saint Luc in particular map of the Affection de sol.

Section 2

Conservation and management objectives:

- Supplement the deficiency of natural spaces in the West End of Montreal.
- Preserve biodiversity by protecting the remaining natural spaces of ecological interest
- Preserve Meadowbrook as a public golf course. It is centrally located and serves a diverse clientele including many seniors.
- Increase public accessibility to Meadowbrook's natural spaces.
- Preserve the inherent value of Meadowbrook as a buffer zone or “zone tampon” between heavy industry, the railways and the residential sectors.
- Maintain it as a valuable winter recreational resource. For example, Cross country skiing and snow shoeing, etc.

- Develop the potential of Meadowbrook through recreational tourism and connect the site by train with downtown hotels as it was done in the past.
- Draw up a protection plan based upon the New Master Urban Plan in concert with the concerned boroughs.
- "Green the greens". That is apply the policy of Fairmont Hotels particularly the initiative of the Audubon Cooperative Sanctuary System. This includes:
 - Enviromental planning
 - Wildlife and habitat management
 - IPM/Integrated pest management
 - Water conservation
 - Outreach and school education

Conclusion:

We encourage the members of the Office de consultation to tour Meadowbrook and appraise its natural value and potential and appreciate the great community need for this green space for the sake of the flora, fauna and human species.

Respectfully,

Avrom Shtern and Wendy Dodge

Dida Berku

Pour conclure

Meadowbrook est un terrain vert écologique, un terrain de golf et un espace de recreation.

- Meadowbrook sert comme les “poumons du côté ouest” (West End)
- Étant donné les vents de l’ouest, il sert comme une *couche protectrice* des quartiers résidentiels suivants: Ville St-Pierre, Montréal Ouest, Côte-St-Luc, NDG, Snowdon et Hampstead. Il les protège des rejets toxiques, (Anechemia, Norco et Enchère d’auto Montréal), des usines industrielles, (comme Wajax) et finalement, de cours de triage du chemin de fer Canadien Pacifique, (Sortin et St. Luc),
- Le projet d’asphalte proposé (Pavage Chenail), ainsi que le plateau de décontamination (Dessou-Soprin), ont été contesté avec succès par plusieurs résidents de Lachine, Montreal West, et Côte-St-Luc.
- L’installation de ces projets auraient saturé l’endroit avec des toxines polluantes; ceci aurait amené un “risque technologique” à Meadowbrook et ces citoyens.
- Le rapport de l’OCPM (Office de Consultation Publique de Montréal), sur l’avant-projet de la politique de protection et de mise en valeur de milieux naturels pour la Ville de Montréal a désigné Meadowbrook comme une zone verte protégée:
- “La Commission est d’avis que le golf Meadowbrook et le Petit-Saint-Pierre qui serpente à travers le dernier méritent une attention particulière. Elle recommande donc à la Ville d’en faire un écoterritoire, d’autant plus que ce statut consoliderait la vocation de zone tampon entre la cour de triage et le secteur résidentiel”. (p.20)
- Enfin, la commission insiste pour qu’un statut de protection spécifique soit minimalement attribué au boisé Angell et au ruisseau Petit-Saint-Pierre en raison des pressions du développement....(p.28)
- Ces recommandations devront être approuvées aussitôt que possible! En particulier, les résidents de Lachine/Ville-St-Pierre méritent un espace vert:
- Meadowbrook est un milieu naturel d’importance contenant des arbres centenaires” un oasis de verdure avec centaines d’oiseux et d’animaux. Les Amis de Meadowbrook et La Coalition Verte voulons que le terrain Meadowbrook reste un espace vert et publique au nom des plantes, des créatures, et des êtres humains.

Merci



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Montréal, le jeudi 8 juillet 2004

Annexes au mémoire des Amis de Meadowbrook déposé dans le cadre de la consultation publique sur la révision du Plan d'urbanisme de Montréal

Dû à leur format, seule la liste des annexes est reproduite. Elles sont toutefois disponibles pour consultation au bureau de l'Office de consultation publique de Montréal, situé au 1550, rue Metcalfe, bureau 1414 à Montréal.

Merci de votre compréhension.

Annexes to Meadowbrook Brief

1. Wentworth Development Concept, see pages 2 to 7, 11, and figures 5 A and 5 B.
2. Réseau de suivi du milieu aquatique, MUC.
3. Lettre de Michel Labrecque de l'Institut de recherche en biologie végétale, datée le 1^{er} juin 1994.
4. Côte Saint-Luc Meadowbrook pamphlet 1989.
5. Map of Montreal's Regional Parks 2003.
6. Resolution re Meadowbrook, Borough Côte Saint-Luc/Hampstead/Montreal West, September 8th, 2003 paragraphs, 5, 7, 12 and all annexed documents.
7. Preliminary Montreal Urban Master Plan, Chapter 4-19.
8. Rapport de Consultation Publique OCPM re: Document complémentaire, le 5 septembre 2003, Considérations Transversales p. 42.
9. Rapport de Consultation Publique OCPM re: Projet de modification du plan d'urbanisme RDP/PAT/ Mtl-Est. OCPM le 4 mars 2004, p. 8.
10. Projet de politique sur les espaces verts, MUC Service de la planification du territoire, 14 septembre 1989.
11. Golf 2004 Special supplement of the Gazette, April 10th, 2004.
12. Best Environmental Practices at Fairmont Hotels and Resorts Golf Course
13. Notice of zoning change Lachine, map of location of projected asphalt and decontamination plants
14. Flyers re: Meadowbrook.



Annexes à la résolution

Objet : Terrain de golf Meadowbrook numéro de résolution CA03 180496

Table des matières

- A) Paragraphe 5 (i) – Numéro de résolution 900204 – cité de Côte Saint-Luc, le 5 février 1990.
- B) Paragraphe 5 (ii) – Numéro de résolution 900445 – cité de Côte Saint-Luc, le 23 avril 1990.
- C) Paragraphe 5 (iii) – Numéro de résolution 901225 – cité de Côte Saint-Luc, le 3 décembre 1990.
- D) Paragraphe 5 (iv) – Résolution de Montréal-Ouest – le 8 juin 1992.
- E) Paragraphe 5 (v) – Numéro de résolution 960519 – cité de Côte Saint-Luc, le 6 mai 1996.
- F) Paragraphe 5 (vi) – Numéro de résolution 011012 – cité de Côte Saint-Luc, règlement no. 2217-5, le 15 octobre 2001.
- G) Paragraphe 7 – Extrait du procès-verbal – CUM, le 20 décembre 1989 – numéro de résolution "89-1874.
– Règlement du plan d'urbanisme – Ville de Saint-Pierre, juin 1990.
- H) Paragraphe 12 (i) – Extrait du procès-verbal – CUM, le 10 octobre 1990 – numéro de résolution "90-1555.
- I) Paragraphe 12 (ii) – Extrait du procès-verbal – CUM, le 19 décembre 1990 – numéro de résolution "90-1890.
- J) Paragraphe 12 (iii) – Extrait du procès-verbal – CUM, le 19 décembre 1990, – numéro de résolution "90-1892.
- K) Paragraphe 12 – Extrait du procès-verbal – CUM, le 19 décembre 1990, – numéro de résolution "90-1893.
- L) Paragraphe 15 – Rapport de la Commission de l'aménagement concernant le programme d'acquisition de la Communauté urbaine de Montréal – septembre 1990.