

Storming city halls (1989-2002)

This was a period of renewed democracy in Montreal after 25 years of Drapeau-style politics. Under mayors Jean Doré (1986-1994) and Pierre Bourque (1994-2001), Montreal built more than 150kms of paths, created parks and planted trees, and launched the Eco-Quartier and Eco-centre recycling programs. Provincially, this was also the Parti Québécois-era of municipal reorganization and the call for "Une île, une ville." By January 1, 2002, all the municipalities on the island of Montreal were merged into the megacity of Montreal; Meadowbrook was now under the jurisdiction of an amalgamation of Côte Saint-Luc-Montreal West-Hampstead and Lachine. Intense backlash to the amalgamation, however, ultimately forced a municipal election that ousted Bourque and brought in Gérald Tremblay as mayor in November 2001.

1989 Context

RESIDENTS of MONTREAL WEST

Please Read This Notice

At the last council meeting of Ville St. Pierre, it has been learned that a change in zoning by-laws on the 70 acre portion of MEADOWBROOK GOLF COURSE (south of Cote St. Luc Rd.) belonging to Ville St. Pierre was proposed.

On August 15th there will be a PUBLIC HEARING at the Town Hall of Ville St. Pierre (7:00 PM) where the zoning changes will be tabled and approved as follows:

- Zone 24 -south of the St. Pierre River (approximately in line with Banstead Park) - will be zoned for single family dwellings, parks, and playgrounds.
- Zone 26 -north of the St. Pierre River- will be zoned for single to multi family dwellings, high rises, combined residential and commercial, and commercial establishments.

One must realize that this area may encompass up to 2,000 residential units, which is four to five times the population density of Montreal West!

Furthermore, a formal request from Ville St. Pierre to the Town of Montréal West will be made to provide three access roads into this area.

The proposal is to construct access routes from SHERATON DRIVE via a RADCLIFFE ROAD thoroughfare, an opening across from BANSTEAD PARK, and the widening of COTE ST. LUC ROAD.

Although the residents of Montreal West have no say whatsoever in the voting or legislative procedures of Ville St. Pierre we must actively show our concern and be totally aware as to the developmental intentions of Montreal West, and of our neighboring municipalities if we wish to preserve the precious dwindling green spaces, and the serenity of our town.

BE ADVISED!

ATTEND

Your support is vital

prepared by

Guard Our Local Face (G.O.L.F.)

Marathon Realties, real-estate arm of Canadian Pacific Railways, owners of the Meadowbrook property, looks to build 280 houses on the Côte Saint-Luc portion of Meadowbrook Golf Club.

On the Ville Saint-Pierre portion (now in the borough of Lachine), Marathon pushes for a zoning change to allow construction of 2,000+ housing units, single-family dwellings south of the St. Pierre River and multifamily, high-rise towers (to a maximum of 25 stories) north of the river, along with commercial buildings. Three access roads are planned through Montreal West.

June - GOLF (Guard our Local Face), precursor of Les Amis, forms in response to the housing project.

July - GOLF sends a letter to Mayor Roy Locke and storms the Montreal West Council meeting.

"In today's aching and overdeveloped world, the only 'higher' use for Meadowbrook is to keep it just as it is, with its meadows, its little brook-and that big old maple tree Vince Capozzi loves so much." Jack Todd, The Montreal Gazette Aug. 11, 1989.

August - Ville Saint-Pierre approves a zoning bylaw supporting high-density residential development on its section of Meadowbrook.

"I'm going to fight until the last recourse is exhausted." Howard Barza, GOLF.

"On Thursday, August 24, 1989, a large group of concerned residents of Côte Saint-Luc and Montreal West formed a circle in the cul-de-sac at the western end of Guelph Road. Each brought their chair for the meeting. Remember the aluminum and Saran Wrap chairs?"-Kay Wolofsky

September - GOLF storms the Côte Saint-Luc Council meeting announcing a 5,500-name petition to save Meadowbrook.

"Don't direct your cannon fire at poor municipalities; you have to direct it at government." Eric Helfield, Councillor, Côte Saint-Luc.

GOLF goes before the Montreal Urban Committee (MUC) planning committee; Meadowbrook in the balance in the MUC green-space policy.

November - Meadowbrook an election issue in Montreal West; Dr. John Simms elected mayor, replacing Roy Locke, with councillors Howard Barza of GOLF, Bob Keaton of Alliance Quebec and MNA Gordon Atkison.

GOLF holds Information session in Côte Saint-Luc with 130 in attendance.

"It ain't rain forest but it's worth saving." Peter Black, The Monitor Nov. 14, 1989.

December - Ville Saint-Pierre's zoning change overturned by MUC planning commission, saying VSP must come to an agreement with Côte Saint-Luc and Montreal West on access.

January - GOLF meets with Marathon.

Meadowbrook at the heart of the debate at public consultations on Côte Saint-Luc master development plan. Revised plan calls for building of 318 houses on Meadowbrook. GOLF holds information kiosk at Cavendish Mall.

February - Station 15 police called to Côte Saint-Luc Council meeting to assist security. TV cameras rolling; pushing and shoving; heckling and hissing.

Resolution by Côte Saint-Luc to keep Meadowbrook green; supported by Montreal West resolution.

April - Resolution passed by Côte Saint-Luc City Council to have MUC place a reserve on Meadowbrook.

Mayor Bernard Lang sues Kay Wolofsky and Barbara Schneiderman of GOLF for \$95,000 for libel, following publication of advertisement in The Suburban. They countersue for damages of \$25,000 each.

June - MUC public meeting: conservation plans for Meadowbrook and Angell Woods in Beaconsfield under consideration; MUC excludes Meadowbrook.

GOLF and Green Coalition launch Adopt-a-Tree campaign. August - Public meeting at Montreal West Town Hall.

September - Montreal Parks and Playgrounds Association proposes creation of a regional park on Meadowbrook.

MUC elects not to buy the golf course and approves Ville Saint-Pierre's urban development plan which includes widening of Côte Saint-Luc Road and extension to Highway 2-20.

Dida Berku, Barbara Schneiderman and Kay Wolofsky of GOLF run in Côte Saint-Luc elections under Citizens Coalition banner.

December - MUC sends Ville Saint-Pierre back to drawing board, asking for studies on access and security.

Côte Saint-Luc and Montreal West charter bus for citizens to MUC meeting at Montreal City Hall.

Mayor Lang votes in favour of Ville Saint-Pierre plan at MUC! Côte Saint-Luc Resolution 901,225 to preserve Meadowbrook as green space adopted.

1990

SUBURBAN JAN 10 1990

BE INFORMED
COME TO C.S.L. CITY HALL
MON. JAN. 22 AT 8 PM
PUBLIC CONSULTATION MEETING

"AN OPEN LETTER"
TO: Mayor Bernard Lang and the
City Councilors of Cote St. Luc

WAKE UP GENTLEMEN!
YOUR CITIZENS CALL UPON YOU
TO HEED THEIR WISHES

RE: Your Proposal to Develop MEADOWBROOK GOLF COURSE

- 1) 9,000 citizens of the MUC have signed a petition to preserve the Green Space at MEADOWBROOK; hundreds more sign up daily.
- 2) The MUC has just issued its report allocating \$294 Million for green space preservation.
- 3) The Federal Government has promised to quadruple parkland by the year 2000.
- 4) The Citizens of Cote St. Luc voted you into power to fulfill THEIR wishes, NOT YOURS! YOU ARE WORKING FOR US!

Signed: Kay Wolofsky, spokesperson
GUARD OUR LOCAL FACE (G.O.L.F.)

WE MUST GET INVOLVED, COTE ST. LUC!
GET COUNCIL WORKING FOR YOU!
MAKE YOUR WISHES KNOWN!
HOLD YOUR MAYOR & COUNCIL RESPONSIBLE!

I, _____, a citizen of Cote St. Luc,
ADDRESS _____
am in favour of preserving 70 precious acres of green space, presently known as Meadowbrook Golf Course.

Mail to: **GUARD OUR LOCAL FACE** OR **DROP OFF AT OUR BOOTH AT CAVENDISH MALL**
8252 Guelph Road 8252 Guelph Road
Cote St. Luc, Quebec, H4W 1J4 Thurs. Jan. 11 from noon to 9 pm
Sat. Jan. 13 from 9 to 5 pm

For further information: 481-0796
THIS AD IS PAID BY A CONCERNED CITIZEN

STOP **HELP!** SAVE MEADOWBROOK

ONCE AGAIN MAYOR LANG IS IMPOSING HIS PERSONAL WISHES UPON US.

FACTS

1. The MUC advised us that the best way to deal with the problem was to give a "license" to the Mayor and the City Councilors to build a golf course on Meadowbrook. This would allow the Mayor and the City Councilors to build a golf course on Meadowbrook. This would allow the Mayor and the City Councilors to build a golf course on Meadowbrook.
2. The City Councilors have just approved the Mayor's proposal to build a golf course on Meadowbrook. This would allow the Mayor and the City Councilors to build a golf course on Meadowbrook.
3. The Mayor has just announced that he will build a golf course on Meadowbrook. This would allow the Mayor and the City Councilors to build a golf course on Meadowbrook.
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QUESTIONS

1. Why did the Mayor and the City Councilors build a golf course on Meadowbrook?
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CITIZENS OF COTE ST. LUC
WE NEED YOUR HELP NOW!!

BE AT THE NEXT COUNCIL MEETING
MONDAY, APRIL 22nd - 8 P.M.
COTE ST. LUC CITY HALL

The struggle to preserve Meadowbrook as Green Space will seriously strain G.O.L.F.'s financial resources; that is why we call on you for immediate support.

Send coupons to: **GUARD OUR LOCAL FACE (G.O.L.F.)**
1000 AVENUE DU PARC
COTE SAINT-LUC, QUEBEC
H4W 1J4

THANK YOU



1991

April - Photo contest organized by GOLF and Ecocare Montreal West. Winners: Giorgio Campana, Rami Negev, Sarita Trainor and Nick Trainor.

June - Fire at Consumers Glass in Ville Saint-Pierre demonstrates access problems in the area.

Côte Saint-Luc zoning bylaw increases lot size on their side of Meadowbrook from 5,400 sq. ft. to 6,000 sq. ft., thus limiting number of housing units.

December - Les Amis de Meadowbrook 800-name petition presented to Claude Ryan, Minister of Public Security and Municipal Affairs

May - Fundraising children's concert at Westmount High for Green Coalition and Les Amis, with performers Sandy Kogut, Kid Mercury and Fran Avni.
"I had never been involved with sales or asked for free items before so I had to really muster up my courage. I could not believe it when the first and then the second business gave me items or gift cards. It just kept happening. I had to make myself stop after a number of days when in fact we had more than enough for the event. It was a learning experience in itself that helped me realize that if you believe in something enough, you can make others, too!" Deanne Delaney

June - Motion by Montreal West requesting "substantive public security, environmental and traffic studies" before any residential project is examined on Meadowbrook.

1993

1992

Marathon holds meetings with Côte Saint-Luc, Ville Saint-Pierre and Les Amis at Meadowbrook Club House to present plans for Wentworth Project. Public meetings also held. Wentworth Project proposes 880 units in Côte Saint-Luc (318 allowed by city) and 1,485 in Ville Saint-Pierre (down from 2,700) for a total of 2,365 instead of the previous 4,500. A train stop is planned.



Major debates at Côte Saint-Luc council. Mayor Lang approves Project.

Marathon notifies Côte Saint-Luc if they can build only 318 units, there will be an underpass between Côte Saint-Luc and Saint-Pierre; if they are allowed to build 880 units, there will be no underpass and more green space (30% instead of none) and a community centre. Last option: buy them out for \$30 million.

Second meeting with Marathon.

Another group is created: The Golfers of Meadowbrook. Spokesperson: Jane Nelson.

Côte Saint-Luc rejects Marathon proposal

August - Marathon unveils plans for 280 single-family homes in Côte Saint-Luc.

"I urge one and all to remain steadfast in this vigil. It is clear that if victory is to be won it will be because of the leadership of the citizens and not because of the leadership of the elected." Marvin, city Councillor, Montreal.

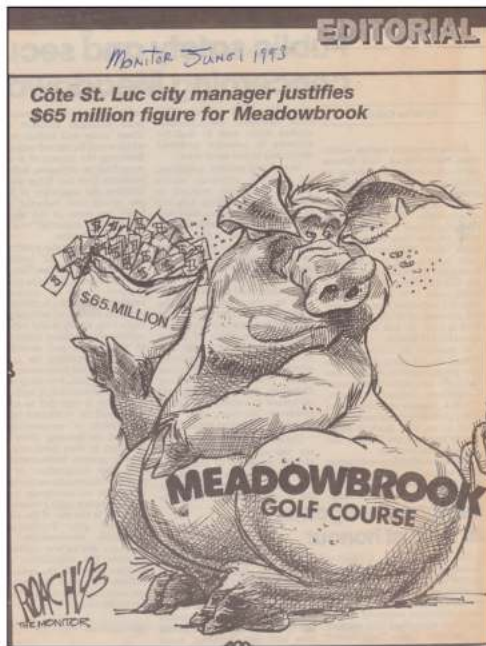
September - Meeting at Meadowbrook Club House: Les Amis considering the creation of a public land trust to buy and golf course, a proposal by architect Michael Fish.

December - Legal defence committee of Barbara Schneiderman Kay Wolofsky against Mayor Bernard Lang organizes fundraising event at Montreal West Town Hall.

"It will not stay a golf course . . . It's uneconomical for us to run.. as a golf course." John Sullivan, assistant VP, Sales and Marketing, Marathon

"We want it, we love it, but we simply can't afford it" Councillor Allan Levine, Côte Saint-Luc

"Meadowbrook is a great natural resource that should be held... and future generations would bless us if we did." - John Simms, Mayor, Montreal West



March - Marathon submits plans for 25 homes near Guelph in Côte Saint-Luc.

April - Montreal West Council approves resolution by Public Security Commissioner Howard Barza to ask Montreal Urban Community, provincial and federal governments for public safety studies.

Les Amis ask for public consultations on Meadowbrook in Côte Saint-Luc.

May - Crowded council meeting in Côte Saint-Luc to adopt site plan proposed by Councillor Dida Berku to regulate 30-m buffer zones, protect trees and regulate excavation and disposal of contaminated soil along with placement of parks. Two hundred citizens attend, five police officers present. Motion passed.

1994

June - Public consultations on Côte Saint-Luc site plan. 150 present. Vote deferred three times. Ad hoc committee formed to negotiate with Marathon.

September - Ad hoc committee proposal on site plan presented to public.

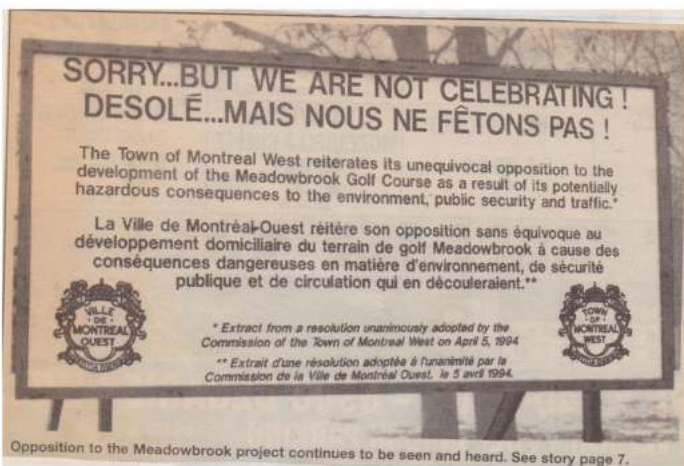
"Foxes dart about and birds serenade the golfers, mallard ducks and blue jays have been seen in the vicinity of the course's 140 acres." Mark Lidbetter, The Suburban Tree protection bylaw proposed by Councillor Dida Berku passed in Côte Saint-Luc.

"You don't need to legislate every bloody tree in Côte Saint-Luc." Councillor Ruth Kovac, Côte Saint-Luc
"People from Montreal West come here and constantly harass us and don't go to Ville Saint-Pierre" Mayor Bernard Lang. Les Amis call for feasibility study.

November - Municipal elections. Councillor Dida Berku running for mayor.

Register open to Côte Saint-Luc residents to oppose site-plan bylaw arrived at following negotiations with Marathon and to trigger referendum. Plan calls for 5400-sq. ft. lot size, easing of tree protection bylaw. Marathon to pay for parks and traffic lights. No underpass, no widening of Côte Saint-Luc Road. 190 signatures. Bylaw rejected. Referendum slated for April 2, 1995.

1995



January - Ramping up for referendum on 3rd Côte Saint-Luc site-plan bylaw.

Marathon to pay for referendum.

"It is up to Marathon to develop the land or not. They have that right. The city does not have the power to stop them." Mayor Bernard Lang

"The Amis were busy stuffing green information sheets in mailboxes. I don't know who the Amis are. They must be some secret society!" a Côte Saint-Luc resident

March - Info session at Rudolf Steiner School ahead of Côte Saint-Luc referendum.

April - Referendum in Côte Saint-Luc on site plan bylaws and lot size for Meadowbrook. Letters from Côte Saint-Luc, Marathon and Les Amis to Côte Saint-Luc residents. All three bylaws are rejected.

May - Marathon unveils new plans and presents new partner, Pacific International Equities headed by Charles Bedzow.

October - Grand opening of Meadowbrook housing project. Les Amis organizes Sunday Rallies in the Park, handing potential buyers along Côte Saint-Luc Road The Truth about Meadowbrook leaflets

"I think it's kind of nutty to ruin one of the last green spaces we've got. Have you seen the birds there? This doesn't make any sense to me."-a golfer

November - Côte Saint-Luc City Council approves development plan for Meadowbrook which calls for the construction of 243 homes and a strip mall in Côte Saint-Luc.

"The canny potential buyer will look beyond the rosy literature and will ask whether this is anything other than a high density development surrounded by industry and railway yards and complicated by the ever-present risk of an explosion and/or toxic spill." Al Hayek *"Meadowbrook Home Buyers Best Beware of Railroad"* The Suburban Dec. 6, 1995

"The major problem is that half of it (the residential development) is in St. Pierre but there are no access roads into St. Pierre." Howard Barza, Fire and Public Safety Commissioner, Montreal West

December - Les Amis organize a Buyer Beware rally entitled "Meadowbrook not Meadowbrick" at Montreal West Town Hall with guest speaker architect Phyllis Lambert, founder of the Canadian Centre for Architecture.

June - Promoter Groupe Pacific closes Meadowbrook sales office

1996

1998

August - Côte Saint-Luc Council passes resolution to consult lawyers on rezoning of Meadowbrook from residential to golf.

Merger of towns of Lachine and Saint-Pierre.

1999

2000

August - Côte Saint-Luc Council gives notice of motion to rezone Meadowbrook from residential to golf.

September - Draft zoning bylaw consultations announced for October in Côte Saint-Luc.

November - Meadowbrook closed to public for winter activities.

2001

June - Rezoning by-law in Côte Saint-Luc endangered when CP submits petition opposing bylaw and forcing a referendum; bylaw passed.

July - Côte Saint-Luc withdraws rezoning bylaw to correct errors and resubmits in August.

October - Côte Saint-Luc rezones its half of Meadowbrook as "golf course and complimentary uses" reflecting its actual use.

2002

May - Canadian Pacific Properties seeking reversal of Côte Saint-Luc rezoning bylaw through the courts; asking for \$20 million compensation.