

# GOOD NEIGHBOUR COMMITTEE

## MINUTES

Meeting held on Wednesday, June 4, 2014 (7:00 p.m.)

### **Committee members present:**

#### DOUGLAS INSTITUTE

- Lynne McVey, Executive Director
- Hélène Racine, Director of Nursing, Quality and Risk Management
- Ronald Sehn, Technical Services Director
- Anne Quirion, Advisor, Communications and Public Affairs and Committee Coordinator

#### NEIGHBOURS

- Julien Surprenant-Legault
- Richard Lemay
- Marc Thomas

### **New committee members:**

- Ann Guy
- Christian Nadeau
- Pierre Marcoux

### **CHAIR and MODERATOR**

- Pierre Tessier

## **1. Welcoming remarks**

The moderator called the meeting to order and welcomed everyone. He also introduced Ms. Hélène Racine, Director of Nursing, Ms. Pascale martineu, Member of the Board of Directors, and Ms. Marie-Andrée Mauger, Borough Councillor.

The moderator reminded everyone that the goal of the committee is to provide a platform for discussion with local residents so that everyone can get a better understanding of the projects

and their impact in the sector. He explained that his role is to ensure that the meeting proceeds smoothly, and he encouraged everyone to be courteous and respectful.

## 2. Meeting agenda and introduction of presenters

The moderator summarized the points of business discussed on December 3 and stated that all documents are available from the Committee's website at <http://www.douglas.qc.ca/page/bon-voisinage?locale=en>.

An FAQ section was recently posted online.

He reminded everyone that no one has to be a member to attend the meetings but that members have a seat at the discussion table and their questions are given priority. Anyone wishing to become a member could register with Anne Quirion at the end of the meeting.

He went over the agenda and introduced the speakers for the evening: Lynne McVey and Ronald Sehn.

He asked if someone would like to add a point of business to the agenda.

ISSUE/QUESTION	ANSWER
When will we see the mock up?	(L. McVey) The mock up was presented to the Board of Directors, and no progress has been made since the last meeting in December. She apologized to everyone and explained that there was a bit of a mix-up between her and Mr. Sehn and that the mock up had been forgotten. It will be brought to the next Good Neighbour Committee meeting.
The Board members are elected by the population and are therefore all the more representative for the Good Neighbour Committee.	(L. McVey) Exactly. Thank you for reminding us of this.
What is the plan for the landscaped area between the trees and the fence?	(L. McVey) We will talk about that during the presentation, which may answer your questions. If not, you may ask your questions again at the end.

Each committee member was introduced.

### 3. Presentation of the Good Neighbour Committee

Presentation by Lynne McVey and Ronald Sehn (Douglas Institute)

Ms. McVey explained that the Committee will evolve over time. She added that the suggestions given in this forum are very good, and she repeated that the Committee is open to suggestions on how it operates. She explained that this process is not mandatory at this stage, but that the Douglas wants to keep a dialogue going and hear what people have to say.

The project is still in its infancy. We are in the preliminary stages, and we still have a lot of time to make progress.

Mr. Sehn outlined the government process for the project.

ISSUE/QUESTION	ANSWER
When will the construction start?	(R. Sehn) Not before 2017.
Where will the money come from to fund the construction?	(?) This is a ministerial project, therefore part of the funding will come from the Government of Quebec. Our researchers are also applying for grants from the federal government, and the remainder will come from the Douglas Foundation.

Ms. McVey reviewed the three (3) possible scenarios for the location of the new hospital.

1. In 2009, the plan was to build along LaSalle Boulevard near the river.
2. The site was then moved to Stephens Avenue.
3. We are now planning to construct on Champlain Boulevard.

We are sensitive to our neighbours' concerns about traffic and parking. We also want to have a nice facade along Champlain Boulevard.

Ms. McVey then presented the zoning of the site on a map.

1. Green space
2. Heritage village
3. New village (site of the future hospital)

The Douglas owns nearly 10% of the green space in Verdun. We want to keep these green spaces accessible to Verdun residents. We are planning to create a bicycle path between LaSalle and Champlain to make it easier to access the river.

For the heritage buildings, the Douglas wants to base the project on the Pech-Sherpa complex in the City of Québec. This complex is a unique social housing mix of people experiencing mental

health problems and emerging artists. This project is funded by the Société d’habitation du Québec and the City of Québec, which supported the project from the start. This type of project would allow us to obtain funding to preserve the heritage buildings.

Ms. McVey also announced that the Montreal Agency would be visiting the Douglas Institute on June 20. The surveyors will visit the clinical units, shared rooms, and the 1.5-km underground tunnels.

Mr. Sehn presented the Comité du patrimoine de Montréal. This council is made up of 11 members, including a member of the Good Neighbour Committee: Julien Surprenant-Legault. The council will hold meetings from September 2014 to December 2014/January 2015. The council members will analyze the buildings identified as having heritage potential by the consultant in the 2012 study.

Julien Surprenant-Legault introduced himself. He has lived on Stephens Street for 24 years. He has a master's in urban planning and works for the STM. He has a great interest in heritage. He sits on the urban planning advisory committee for Verdun. He has organized historical walks at the Douglas. He would like to represent the Good Neighbour Committee on the Conseil de patrimoine.

## Discussion period

**Mr. Tessier invited everyone to ask questions on what had been presented so far.**

ISSUE/QUESTION	ANSWER
(C. Nadeau) None of the options include integrating the existing buildings. This is worrisome. Where will you find the budget for maintenance? Let's look at what we have to ensure we maintain the built heritage and green spaces.	(L. McVey) The heritage village will have residents and housing units, and therefore budgets will be allocated. The costs would be very high to use the existing buildings to construct the new institute. We don't have the budget to renovate and bring everything up to standard. Some buildings are made out of wood and others contain asbestos. This does not meet our needs whatsoever. This is tragic for people living with mental health problems. If we base our project on the Pech-Sherpa complex in the City of Québec, we can get additional funding from a different ministry (because it's a social and cultural project).
(C. Nadeau) How much will this cost? I would like to see the numbers. The best way to protect heritage is to invest in it. We could become a model for Quebec. Serve as a link between the past and the future.	

(P. Marcoux) The desire to preserve green space and create an access point between Angrignon Park and the river is a good one. We understand the need to provide a suitable space for patients at the Institute and we agree with this.

(J. Surprenant-Legault) How long can we meet the needs of patients with this new hospital?

(J. Surprenant-Legault) Once the heritage village is brought up to standard, will the buildings still be used for mental health care?

(F. Renaud) I was at the meeting in 2009. I understand the importance of the Douglas Institute's mission and I am proud of my neighbour. My request is simply that we think about integrating the existing buildings. We need to preserve this heritage, and there are architects who can do so. I would like someone to present a fourth scenario based on the idea of integration. I hope that the Committee will look at this. I am a little angry that the Comité de sauvegarde du patrimoine bâti et naturel du quartier Desmarchais-Crawford de Verdun was not consulted.

(M. Thomas) Will we be able to access the PowerPoint version of this presentation?

(M. Thomas) A biodiversity study was conducted in 2012. The wetlands are used by ducks and Canada Geese during their migration periods. Why did the Douglas cut the grass in this area? The population of migrating birds has decreased.

(L. McVey) The ministry is asking us to plan for a 30-year horizon. But we believe that we can meet needs for longer than that.

(L. McVey) We are planning to use it for patient apartments, for which the standards are different. Instead of renting apartments in the city, these patients can live in the heritage village. The arts community has also expressed an interest.

(H. Racine) The project in the City of Québec is a social housing complex that receives funding from the City. It is an "integrative" project. This would also involve a budgetary transfer to the Douglas, which represents added value for Montreal.

(L. McVey) Yes, from the Committee's webpage.

(R. Sehn) We cut all grass every year. Sometimes we have to wait longer for it to dry, which means that the grass can sometimes grow higher than usual. We don't want it to become a field. However, we try to cut the area near Leclair Street as little as possible. We can review our grass cutting policy.

<p>(Participant) The wetland area has disappeared. Everything is cut down like it's a golf course.</p>	
<p>(F. Renaud) There has been a heritage preservation committee since 2005. Someone should have contacted us. That is the least you could have done. It's hard to take.</p>	<p>(L. McVey) I want to come back to the comment made by Ms. Renaud. How should we have chosen the members who sit on our committees? (L. McVey) We therefore should have gone to the existing committee first. What will the mechanism be for appointing representatives?</p>
<p>(J. Surprenant-Legault) I was appointed last week. My intent is to consult with you and represent you. Here is my email address and my phone number: <a href="mailto:JULIEN(AT)LEGALT.QC.CA">JULIEN(AT)LEGALT.QC.CA</a>   514-750-7459 I am available to meet with you and discuss your concerns.</p>	<p>(R. Sehn) The City said that resident representation on the Council wasn't necessary. We insisted on having a member of the Good Neighbour Committee sit on the Comité du patrimoine. Mr. Surprenant-Legault volunteered to sit on the Council, which was approved by all members.</p>
<p>Where will the Emergency Department and the entrance for the new Emergency Department be?</p>	<p>(L. McVey) First of all, our Emergency Department only has 12 beds compared to St. Mary's, which has 45. [She pointed out the site of the Emergency Department on the map]</p>
<p>Could you make just one entrance for the hospital and the daycare? What are you going to do about parking?</p>	<p>(L. McVey) Yes, our intention is to have just one access point at the traffic light. (L. McVey) We're going to move the parking back from the street to preserve the view.</p>
<p>What are you going to do for the landscaping and fauna? I would like a buffer area between residences and the Institute and a space for animals. The fence is in poor condition. Also, I don't believe that a hill would be a good idea for drainage.</p>	<p>(L. McVey) Preserving green space is a priority. We want to create a bicycle path to connect Champlain Boulevard to LaSalle Boulevard. The City would also like to create a dog park. The community gardens will also be maintained.</p>
<p>(C. Mainville) The City believes that there isn't enough information for a consultation. a) What is the point of this?</p>	<p>(R. Sehn) There will be a formal consultation through the OCPM or the Verdun borough (similar process). This type of process allows</p>

- b) Does the documentation talk about a ghetto vs. integrating patients within the community?
- c) Dog park

the parties concerned to have their say and influence the project while the developer is getting the required approvals. Comments from residents are taken into consideration. (L. McVey) The Douglas was constructed as an asylum. Re-establishing it means becoming part of the community. The heritage village will give us a number of residences on the Douglas grounds. Not all apartments will be located on our grounds. The planned building will have a room for art exhibits that will be shared with the City and that will be a space for interaction with artists and the community. We are hoping to create a new model.

(V. Glémaud) I am a neighbour of the Hickson halfway house. Are there residents there or just offices?

(H. Racine) The housing team is currently in this building. It is a general office for the rental of apartments that house our patients. The team uses this office to meet with owners who have apartments for rent. It will continue to be used as office space.

(M.-A. Mauger) First of all, I'm not aware of the process to change the zoning for the new institute. Would it be possible to get a list of who exactly will be on the Conseil de patrimoine? I have been hearing concerns about traffic and the built heritage. How wide will the green corridor be? We need to protect the fauna, etc. and care for our ecological heritage.

(R. Sehn) The members of the Conseil de patrimoine are chosen by the City of Montreal. The Douglas is a member of this council. We will ask who is on the council and make this list available on the website of the Good Neighbour Committee.

(L. McVey) This is a council of the City of Montreal, but we will try to give you as much information as possible.

(Thomas) My question is about the sewers. The network is in really poor condition and is saturated. If we increase the green space, this could help with water drainage. Will the new village create more backups?

(R. Sehn) We haven't gotten that far in the project details. However, it is the responsibility of the City to ensure that its network meets needs. We have refurbished the sewers on our land. I am aware of the issues for the City's network, and the City is aware of our project. They are the ones who need to plan accordingly.

(participant) One of the goals of the work on LaSalle Boulevard is to repair the sewers.

(L. McVey) We will have more detailed information for the next meeting.

What are the existing buildings currently being used for? There are a lot of them.

The Douglas has 277 beds spread throughout all buildings. We are at full capacity.

Where are we heading? What is the planned project? Could you give us information in a way that is a bit clearer? Research, treatment, offices, etc.

(participant) Will the Conseil de patrimoine's sole mandate be to evaluate the buildings' heritage value?

(F. Renaud) I myself tabled a formal request in 2007 to have these buildings granted heritage status with recommendations on how to preserve them. Is this really the mandate of the Conseil du patrimoine?

(F. Renaud) Will the Institute be bound by this evaluation?

(participant) Are you going to destroy the buildings in the green area?

The zoning bylaws allow for a park at the corner of Champlain and Stephens. We want to keep the park; it's important for the wetland.

(C. Nadeau) ...

Everything is being used.

We are going to give you an overview of the current situation after this question period.

(R. Sehn) Yes.

(R. Sehn) As I understand it, these documents will be discussed with experts so that we can clearly understand our land, and the City will issue its evaluation.

(R. Sehn) It's an assessment.

(Moderator) The chair of the Conseil du patrimoine will come and give a presentation on this council's mandate.

(R. Sehn) Our plan is to build a new institute.

(L. McVey) Our mission is to build a hospital with 277 beds.

We have planned a buffer area of 250 feet. We will develop a landscaped area with you to maintain residents' privacy.

*The discussion period ended at 9:15 p.m. Lynne McVey asked everyone until what time the meeting could continue. It was agreed that the meeting would continue for another 15 minutes, or until 9:30 p.m.*

#### **4.Presentation of the current situation**

Presentation by Lynne McVey (Douglas Institute)

The Douglas represents the last line of mental health care for the health network. It provides 3rd-line and 4th-line care. We treat very serious mental health disorders.

We also want to develop a village to meet the mental health needs of children.



## Discussion period

ISSUE/QUESTION	ANSWER
(F. Renaud) She thanked Ms. McVey for the explanation. This was the first time that the 3rd and 4th line had been clearly explained to her.	(L. McVey) We want to detect disorders in young people more quickly. We also want to help the first line develop its services.

## **5.Presentation of the latest news at the Douglas**

Presentation by Lynne McVey (Douglas Institute)

She talked about the AQESSS award given to the Douglas for its Eating Disorders Program.

The meeting was adjourned at 9:40 p.m.

The next meeting will be held in November/December 2014.

Date to be determined.