

cote st. luc wants to turn a mall into a neighbourhood



ANDY RIGA, MONTREAL GAZETTE

[More from Andy Riga, Montreal Gazette \(HTTP://MONTREALGAZETTE.COM/AUTHOR/ANDYRIGA\)](http://montrealgazette.com/author/andyriga)

Published on: June 7, 2010 | Last Updated: June 7, 2010 12:33 AM EDT

Before:





After:



Cote St. Luc is looking at a proposal to tear down part of the Cavendish Mall and replace it with a housing development.

The mall has been in a slump since its Eaton's department store closed in 1998. The owners of the mall have also said extending Cavendish Blvd. would have helped their business but that [long-discussed plan](http://www.cotesaintluc.org/CavendishExtension) (<http://www.cotesaintluc.org/CavendishExtension>) is in limbo.

That's Cavendish at the bottom of the redevelopment above. (For a bigger, clearer PDF version, click [here](http://www.cotesaintluc.org/files/Cavendish_Mall_plan_44.pdf) (http://www.cotesaintluc.org/files/Cavendish_Mall_plan_44.pdf) to download it from the city's website).

The light orange buildings on Cavendish and around the top of the map are 55 townhouses.

There would also be 38 detached single-family homes (the other, light brown buildings on the lower left-hand side of the map).

The rest of the light-brown buildings are 18 semi-detached homes.

The darker orange building is a six-storey mixed-use building (commercial at ground level, offices and/or residential above).

As part of the proposal, the owners of the Cavendish Mall would also be given permission to build a new eight-storey seniors' residents above the remaining mall.

The city of Cote St. Luc is having a public meeting about the proposal on Monday, June 7. A formal public consultation meeting is to take place on Monday, June 14. For more on the meetings, click [here](http://www.cotesaintluc.org/en/pr20100603) (<http://www.cotesaintluc.org/en/pr20100603>).

My story on the development proposal:

Andy Riga, The Gazette

After years of negotiations, the city of Côte St. Luc and the owners of the Cavendish Mall have come up with a plan to tear down about 40 per cent of the shopping centre to make way for new housing.

But a city councillor says the plan does not do enough to protect the environment.

Residents will get a peek at the proposal at a public information meeting tonight.

The city had balked at previous mall proposals. They called for a series of highrise buildings that would feature more than 1,000 units.

The latest proposal involves 111 low-rise single-family homes. They would go on land where the southern portion of the mall now sits. That part of the mall has been largely vacant since an Eaton's store closed in 1998.

"We want affordable housing for young families, which is really what we're lacking," Côte St. Luc Mayor Anthony Housefather said yesterday.

Under the plan, 38 detached single-family houses, 18 semi-detached homes, and 55 townhouses would be built.

"People tell me, 'Why don't you have new, affordable construction we can buy,'" House father said, adding that new developments on the West Island are luring people away from his community.

"The townhouses in particular will be attractive to young families," House father said. "They'd be affordable and they'll be new properties and within walking distance of many city services," including a new indoor swimming pool the city is building.

Côte St. Luc has the highest median age (49) on Montreal Island. The 2006 census, found 30 per cent of residents were over 65. The proportion of very elderly people (80 and over) was also almost four times the national average.

Under the proposal, a new six-storey mixed-use building would be built next to the remaining mall, with commercial space at ground level and offices or residential units above. The mall would also gain permission to build an eight-storey seniors' residence above the current mall.

City councillor Steven Erdelyi was the only council member to vote against a draft bylaw covering the required rezoning last month.

The city "hasn't pushed it so there isn't anything in the bylaw saying, for example, you have to have grey water recycling or even environmentally efficient windows," Erdelyi said yesterday. Grey water refers to water collected in rain barrels or water that's recycled after it is used for activities such as laundry, dishwashing and bathing.

Other possible green initiatives could include low-flush (or dual-flush) toilets and environmentally friendly paint, Erdelyi added.

“Côte St. Luc has been a green leader on many fronts,” he said. The city is one of the few on Montreal Island to offer compost pickup, and it has a high recycling rate.

“This could have been a good opportunity for us to take that lead again but we’ve taken a step back,” he said.

House father rejected the criticism. “There are bylaws regulating development and we’re not going to apply standards to this development that we don’t apply to any other development,” he said.

“I don’t know any other city on the island that requires any of that. It would make it less attractive for developers to build in Côte St. Luc” and would result in more expensive housing, he added.

At tonight’s 7 p.m. meeting at Côte St. Luc city hall, the public will see maps showing the project’s new zoning and density levels. The mall will show preliminary designs.

That meeting will be followed by a formal public consultation session on the required zoning changes on Monday, June 14.

If the proposal is approved, construction could start in about two years, the city says.

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