

PROVINCE OF QUEBEC
CITY OF POINTE-CLAIRE

BY-LAW NUMBER PC-2808

BY-LAW FOR THE RECOGNITION OF THE
POINTE-CLAIRE INSTITUTIONAL CORE
AS A HERITAGE SITE

*In force on December 12, 2012
Published on April 10, 2013*

AT THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF POINTE-CLAIRE
HELD AT THE CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRE,
QUEBEC, ON TUESDAY **APRIL 2, 2013** AT 7:30 P.M.

PRESENTS: Councillors P. Bissonnette, R. Geller, A. Iermieri, M. Trudeau,
D. Smith and E. Sztuka presided by the Pro-Mayor Councillor
J. Labbé forming a quorum of council.

ABSENTS: Councillor J.-P. Grenier, and His Worship the Mayor Mr. Bill
McMurchie.

AMONGST OTHER BUSINESS TRANSACTED AT SAID MEETING,
WAS THE FOLLOWING:

BY-LAW NUMBER: PC-2808

Resolution number:

PROPOSED BY COUNCILLOR GELLER

SECONDED BY COUNCILLOR SMITH

AND RESOLVED:

WHEREAS a notice of motion of the present by-law has been given beforehand.

CONSEQUENTLY THE MUNICIPAL COUNCIL DECREES AS FOLLOWS:

1. The Pointe-Claire Institutional Core shall be established and recognized as a heritage site.
2. The perimeter of the Pointe-Claire Institutional Core Heritage Site shall include lots number 2 526 380, part of 2 526 733, 2 527 910, 2 529 968, 2 529 970, 2 529 976 and 2 530 601.

The perimeter corresponds to the southern point of the City of Pointe-Claire, as shown on the plan illustrating the perimeter of the institutional core site, and attached herewith as schedule 1.

3. The City does establish the Pointe-Claire Institutional Core as a heritage site for its heritage value, which is supported by the following characteristics:

- (1) Its landscape interest, due to its striking semi-natural environment located on a flat part of a point and on a peninsula extending into Lake Saint-Louis, offering a spectacular panorama of the south shore and of Montreal.

- (2) Its architectural interest, by the presence of the windmill (1709-1710) which retains a number of original attributes such as its cylindrical masonry form and its conical roof; the parish church (1882-1885) by Victor Bourgeau and Alcibiade Leprohon, with an exceptional location highlighting its monumental neo-gothic architecture; the convent of the Sisters of the Congregation of Notre-Dame (1867-1868) by Henri-Maurice Perrault – one of his rare conventual works; and because of their unusual grouping with the convent on the peninsula by the windmill, with the omnipresent silhouettes of the church and presbytery.

- (3) Its historical interest, from the fact that the church, presbytery, convent, village school and mill form an institutional core that is one of the best endowed in material terms in the greater Montréal region, and that it is competed with a grassy space that recalls the location of the old cemetery and of the first village houses, while safeguarding an archaeological heritage of Amerindian artefacts.

- (4) The interest of its urban form, because it is unusual for an institutional core to be located at an appreciable distance from the village centre (Lakeshore Road), while still being well integrated into the village composition.

4. Any and all persons must comply with sections 5 to 17, as well as to the conditions related to the preservation of proper character of the architectural landscape of the institutional core site to which it can be subjected by Council and that add to the municipal by-laws when, in the institutional core heritage site:

- (1) Such person divides, subdivides, redivides or breaks up a landsite;

- (2) Such person builds a new construction;

- (3) Such person alters, restores, repairs an immovable or modifies in any way, shape or form its outside appearance;
- (4) Such person installs a new sign, road sign, modifies, replaces or demolishes a sign or a road sign;
- (5) Such person installs or modifies urban furniture;
- (6) Such person undertakes landscaping work or modifies the existing landscaping by excavation, backfill or earth moving, or plans to fell a mature tree.

In addition, nobody can execute one of the actions contemplated in the first paragraph without giving a forty-five (45) day notice to the City. In the case where a certificate or permit is required, the certificate or permit application is deemed to constitute said notice.

Before imposing conditions, Council must get a recommendation from the Planning Advisory Committee.

Copy of the resolution indicating conditions must accompany, as the case may be, the otherwise issued certificate or permit and which does authorize the action in question.

The first paragraph shall not apply to temporary installations that are necessary for special events of a political, civic, philanthropic, educational or religious nature, authorised by the municipal Council of the City of Pointe-Claire, or by the owners of the properties that are located within the institutional core heritage site, provided that these installations do not result in permanently modifying or affecting the layout of the site, or the exterior appearance of the buildings.

5. Nobody can, without Council authorization, demolish an immovable, in whole or in part, when such immovable is located within the institutional core heritage site.

Prior to making a decision about such authorization request, Council must get a recommendation from the Planning Advisory Committee.

Any person carrying out the action contemplated in the first paragraph shall comply with the conditions that Council may determine when he authorizes such action.

6. Any and all significant material telltales included in the institutional core heritage site and which are indicated in sections 7 to 16 must be maintained in good condition.

7. Any work affecting the religious and historic components of the site must aim at re-establishing or consolidating the integrity of the constructions and of the site. For the purposes of the present by-law, the religious and historic components of the site shall include:

- (1) The Pointe-Claire Windmill;
- (2) The Convent of the Sisters of the Congregation of Notre-Dame;
- (3) Saint-Joachim Church;

- (4) Saint-Joachim Parish Presbytery;
8. Any and all works affecting other buildings on the site must ensure that their integrity will be maintained. For the purposes of the present by-law, these buildings shall include:
 - (1) The “beadle” house, located at 5 St-Joachim Avenue;
 - (2) The Marguerite-Bourgeoys Primary School.
 9. Any and all works affecting engineering elements must contribute to enhancing the engineering designs and construction techniques. For the purposes of the present by-law, the engineering elements shall include:
 - (1) Sainte-Anne and Saint-Joachim Avenues, south of Demers Avenue;
 - (2) The public parking lot, rest area and pathway, on the west side of the Church;
 - (3) Underground infrastructures.
 10. Any new construction or extension must be the object of a visual impact study showing the quality of its integration to the landscape and the site built elements.
 11. Any development works to be realized within the limits of the institutional core heritage site must ensure the preservation and enhancing of the landscape dominant characteristics, namely:
 - (1) The existing form, being a point of land extending into the lake; the natural contours of the peninsula and the pointe Claire; a riverfront stretch free of any construction; a flat landscape.
 - (2) Grassy spaces with paths, rest areas and various species of mature trees;
 - (3) The Windmill Historic Site surrounded by green space and the riverfront;
 - (4) The clearing on the north side of the church that corresponds to the old cemetery;
 - (5) The location of the presbytery right near the church;
 - (6) The visual perspectives of the south shore, Mont-Royal and the City of Montréal.
 12. Any and all works to be carried out around buildings must respect the building's character.
 13. Works aimed at re-establishing the integrity of the Institutional Core Site, as constituted at different eras, could be authorized if their pertinence and their interest can be demonstrated.

- 14.** Archaeological resources must be preserved “in situ”.

Any and all excavation works to be carried out within the limits of the institutional core heritage site must be accompanied with an archaeological surveillance. More complete search shall be carried out if the archaeologist observes the presence of archaeological artefacts on the worksite.

- 15.** Any and all public art work, currently within the institutional core heritage site, must be maintained “in situ” and all works affecting such public art work must ensure that their integrity will be maintained and that it will be enhanced. For the purposes of the present by-law, the public art works shall include:

- (1) The statue across from the Church;
- (2) The statue facing the convent;
- (3) The cross close to the windmill.

- 16.** Any project to install signage, boards or urban furniture must respect the premises character.

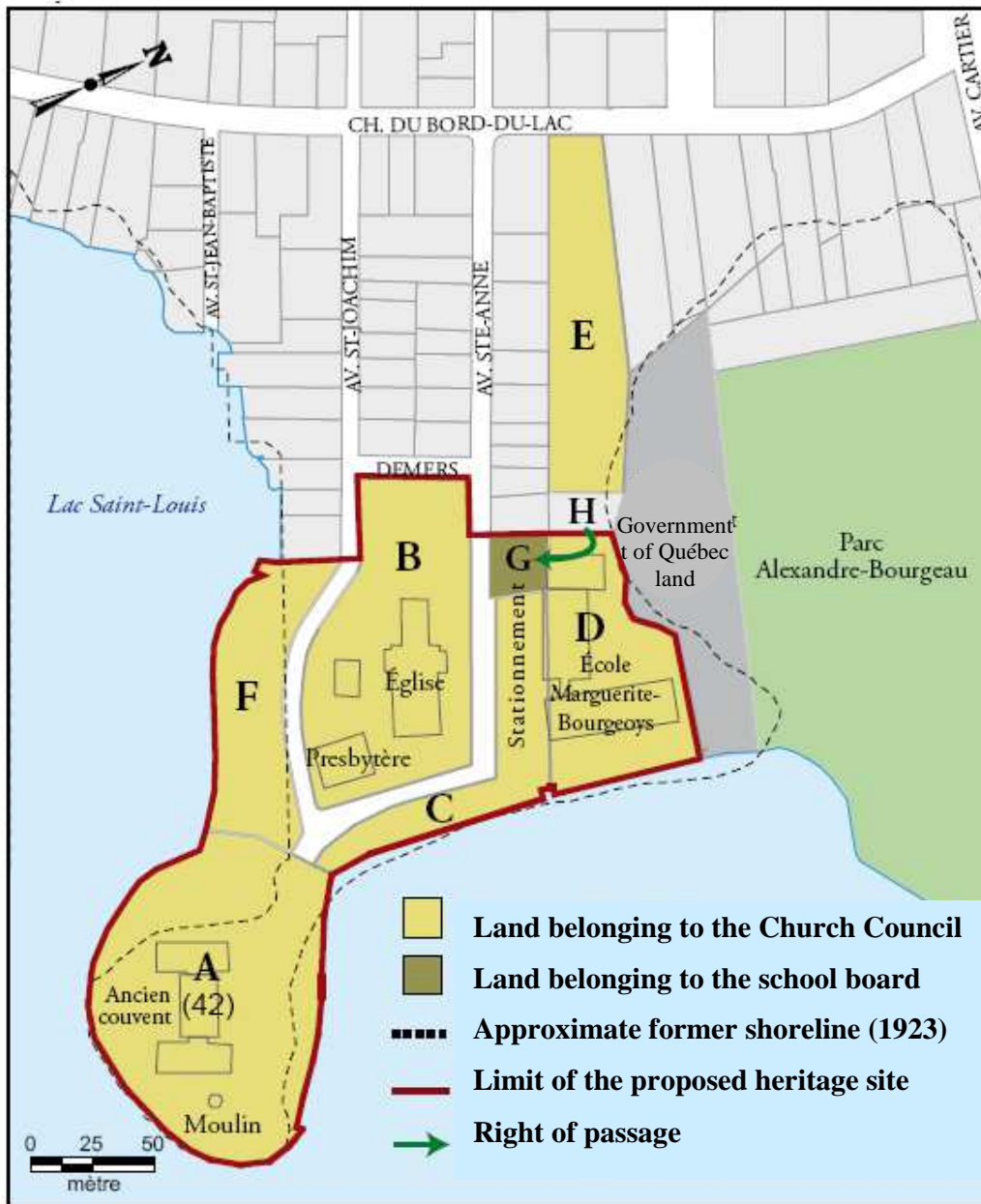
- 17.** The present by-law shall come into force according to law.

Bill McMurchie, Mayor

Jean-Denis Jacob, lawyer
City Clerk

SCHEDULE 1

PLAN SHOWING THE PERIMETER OF THE INSTITUTIONAL CORE HERITAGE SITE



ANNEX

Statement of Significance of the Heritage Site of the Historic/Institutional Core of Pointe-Claire

Description

The site of the Historic/Institutional Core of Pointe-Claire is at the end of a point extending into Lake Saint-Louis in the west of the Island of Montréal. The site forms an irregular polygon of about 2.7 hectares, including a peninsula attached by a stretch of land. It encompasses Catholic buildings, such as the church of Saint-Joachim, the presbytery and the sacristan's house, as well as establishments directly linked to parish life, École Marguerite-Bourgeoys and the former Convent of the Sisters of the Congregation of Notre-Dame. On the peninsula, beside the former convent, we find a windmill. Religious works of art and outlying buildings complete the built environment. The banks on the southern flank of the church have a semi-public character, with the development of an alley and small rest areas on the southern side. Behind the church, a vast grassy space (the old cemetery) is also integrated into the site. The pattern of village streets incorporated into the site includes a circular road around the church, formed by the junction of Sainte-Anne and Saint-Joachim Avenues. The heritage site is bordered on the north by the schoolyard of École Marguerite-Bourgeoys, to the south and east by Lake Saint-Louis and to the west by the residential area of the village of Pointe-Claire. Moreover, the site offers interesting visual perspectives towards the South Shore, Mont-Royal and the City of Montréal. The heritage site of the Historic/Institutional Core of Pointe-Claire is found in the City of Pointe-Claire, a municipality situated on the Island of Montréal. It includes a listed archaeological property, the Pointe-Claire windmill, and an archaeological site is associated with it.

Heritage values

The significance of the heritage site of the Historic/Institutional Core of Pointe-Claire is based on its landscape interest. The whole of the historic/institutional core is enhanced by a striking semi-natural environment, making it one of the most exceptional in the Montréal region. Located on the flat part of the point and a peninsula extending into Lake Saint-Louis, the site offers a spectacular panorama of the South Shore and of Montréal, in particular of several landmark buildings of the metropolis and of Mont-Royal. The grassy stretches, where several mature, leafy trees stand, the shoreline largely conserving its shape despite the embankment, and the small semi-public rest areas all allow for the enjoyment of the exceptional views of the lake and the surroundings. The waterfront situation and the specific geomorphological form result in the exceptional quality of light evoked by the place name. Due to its outstanding semi-natural features, its lay-out and its visual links with the characteristic elements of the archipelago of Montréal, the Heritage Site of the Historic/Institutional Core of Pointe-Claire constitutes a significant landscape heritage.

The historical value of the heritage site of the Historic/Institutional Core Pointe-Claire also rests on its architectural interest. The windmill (1709-1710) is a key indicator of the social and economic life of the French regime. Subject to significant restoration work in the 1960s, it retains a number of its original attributes as a mill-tower, notably its cylindrical masonry form and its conical roof. The parish church (1882-1885), a work of Victor Bourgeau and Alcibiade Leprohon, is noteworthy for the architects' numerous achievements in the old Diocese of Montréal and for its exceptional location highlighting its monumental Neo-Gothic architecture. It is representative of the one-tower model with a transept that Bourgeau designed at the end of his career. The Convent of the Sisters of the Congregation of Notre-Dame (1867-1868) is one of the rare convents of Henri-Maurice Perrault, especially renowned for his work as a surveyor. The convent's location on the peninsula, its proximity to the mill and the omnipresent silhouette of the church enhance the heritage significance of the site. The presbytery also benefits from the virtues of the site, to the degree that the whole of the built environment really stands out from other historic/institutional cores in the Montréal region. By the functional symbiosis of its architecture and its context, the heritage site of the Historic/Institutional Core of Pointe-Claire constitutes a major architectural legacy.

The significance of the heritage site of the Historic/Institutional Core of Pointe-Claire is also based on its historical interest. With its church, presbytery, former convent, village school and mill, it is one of the best endowed (in material terms) historic/institutional cores and Catholic parishes in the greater Montréal region. Moreover, its grassy space is a reminder of the location of the old cemetery and the first village houses, while its archaeological heritage includes, amongst other features, some Amerindian artefacts. With its unique combination of built elements, the heritage site of the Historic/Institutional Core of Pointe-Claire offers an instructive picture of the three century long evolution of this Montréal parish's institutions.

The historical significance of the heritage site of the Historic/Institutional Core of Pointe-Claire is also based on its urban form. Unlike the conventional model, the historic/institutional core, generally quite visible, is here found at an appreciable distance from the village centre (Lakeshore Boulevard). The location of the heritage site of the Historic/Institutional Core of Pointe-Claire is a reminder of the birthplace of the village and explains the village shape right up to the main road.

Characteristic elements

The characteristic elements of the Historic/Institutional Core of Pointe-Claire linked to its landscape features include, notably:

- its location on a point extending into Lake Saint-Louis and on a peninsula where the mill and former convent are to be found;
- the natural contours of the peninsula and pointe Claire are always visible;
- a riverfront stretch free of any construction;
- a flat landscape;
- grassy spaces, rest areas and a variety of mature, leafy trees;
- the historic cemetery that provides a clearing next to the apse of the church of Saint-Joachim, as well as the surrounding village houses;
- the location of the presbytery right near the church; and
- the visual perspectives of the South Shore, Mont-Royal and the City of Montréal.

The characteristic elements of the church of Saint-Joachim linked to its architectural interest, include notably:

- its dimensions, including the shape of a cruciform with the apse in divided sections, the long nave, the narrow transept, its rather steep double-sloped roof, the rectangular sacristy in the extension of the apse, the partially connected square tower with its high spire, and the turrets;
- the materials, including rustic stonework, the large stone rail of the chimney piece, the corrugated iron rods of the roof, and the wood in the apertures;
- the apertures, including many pointed bays with and without tracery, the entranceway with roses, the rectangular windows of the sacristy, the small windows of the transepts, and the niche in the main facade; and
- the architectural decor, the doorway with a large broken recess, including jagged-edged cornices, the buttresses, the pinnacles of the turrets, the gables of the spire and the entranceway, the double-notching of the gable of the facade, and the spire's cross.

The characteristic elements of the communal windmill linked to its architectural interest include, notably:

- its dimensions, including its cylindrical form, the conical roof, its wings, and its outer end;
- its materials, including the quarry stone; and
- its apertures, including the opposing doors, the asymmetrical openings, and the dormer.

The characteristic elements of the former Convent of the Sisters of the Congregation of Notre-Dame linked to its architectural interest include notably:

- its dimensions, including its original rectangular plan on three floors, the double-sloping roof, and the bell tower at the centre of the edge of the ridge;
- the materials, including the quarry stone, and the large stone rail of the chimney piece;

- the apertures, including the rectangular casement and guillotine windows on all the facades, the dormers, the small round windows on the lateral facades, and the entrances in the main facade; and
- the architectural decor, including the jagged-edged cornice, and the chimney pieces in quarry stone.

The characteristic elements of the presbytery linked to its architectural interest include notably:

- its dimensions, including its irregular plan, the raising of two and a half floors, the false mansard roof, the gallery and the balcony, and the numerous pyramidal roofs above the false dormers and the balcony;
- its materials, including the quarry stone, the slate on the second floor and on the roof, the tin roof of the gallery, and the wooden window frames;
- the apertures, including the false dormers in the pyramidal roof, the rectangular bays, and the small round windows on the divided/broken roof;
- the architectural decor, including the Ionic and Doric capitals of the gallery, the jagged-edged cornices, the ova on the upper cornice, the brackets under the pyramidal roofs, and the finials.

The characteristic elements of the heritage site of the Historic/Institutional Core of Pointe-Claire linked to its historical interest include notably:

- the combination of built elements unique in the region of Montréal.

The characteristic elements of the heritage site of the Historic/Institutional Core of Pointe-Claire linked to its urban interest include notably:

- its integration in the village design; and
- its location set back from the main street (Lakeshore Boulevard).

History

At the end of the 17th century, the first settlers established themselves in the future parish of Pointe-Claire. A presbytery-chapel was built in 1705, followed, in 1709-1710, by a windmill constructed by the carpenters Léonard and Charles Paillé (the son of Léonard) and the mason, Jean Mars. The first church was built shortly after, in 1713. All these buildings are situated at the end of pointe Claire, a stretch of land extending into Lake Saint-Louis. Tensions between the French and the Iroquois then forced the young parish to build defensive infrastructures. Around 1729, a palisaded fort was built, surrounding the church and the presbytery, while the mill served as a redoubt in case of attack. In the three decades that followed, some lots were conceded behind the first cemetery, adjacent to the church, forming the embryo of a town that materialized a few years after the Conquest. Indeed, in 1765, the Sulpicians conceded a goodly number of the lots in the village core, surveyed for the first time in 1756. In 1787, once the village core was established, the Sisters of the

Congregation of Notre-Dame had a convent built behind the cemetery. Not far away, on the current Sainte-Anne Street, a school for boys opened its doors around the end of the 1810s.

In 1867, major changes were occurring at the southern end of the point. Indeed, the Church Council wanted to erect a new church and expand the cemetery, but it lacked space. Therefore, they counted on using the land occupied by the Convent of the Sisters of the Congregation of Notre-Dame situated behind the church. In exchange, the Church Council granted the community the “pointe du Moulin,” just to the south, to build a new convent. The sisters entrusted the design of the convent, completed in 1868, to the architect and surveyor Henri-Maurice Perrault. After numerous difficulties, including the burning of the almost completed new church in 1881, a fourth monumental church was built between 1882 and 1885, according to the plans of the major architect Victor Bourgeau and his associate Alcibiade Leprohon. A new cemetery, considerably larger, appeared behind the new church, causing Convent Street to disappear. At this point, the village of Pointe-Claire had about a hundred houses, three times more than a century earlier, and about 500 inhabitants. The village, that previously extended from the peninsula to Lakeshore Boulevard, now formed an “L” with a main street (Lakeshore Boulevard) with hotels and businesses.

On the southern portion of pointe Claire, in 1896, the Church Council acquired the only property not belonging to them. This site, long occupied by inns, was a large lot extending to Lakeshore Boulevard. The inn in place was transformed into a school administered by the Frères de Saint-Joseph who provided instruction there up until the middle of the 1910s. They were replaced by the Frères des Écoles chrétiennes who were installed in a new building in 1928 (the section southwest of the current École Marguerite-Bourgeoys), adjoining the old inn. During this time, in 1913, the parish acquired a new presbytery (with Théodose Daoust as the architect), constructed with the masonry from the previous presbytery, built in 1848.

In 1954, a new section of the school was built on Sainte-Anne Street, adjoining the part built in 1928; then, in 1957, a new addition was constructed to the east on the site of the old inn. Meanwhile, the cemetery was relocated in 1946, due to a lack of space. The current grassy area marks the site. After restoration work in the 1960s—when its two wings were added and the conical roof restored, amongst other modifications—the Québec government listed the mill as an archaeological property in 1983.

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