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The Conservation Plan for the La pointe Claire Heritage Site

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TABLE OF CONTENTS

CREDITS AND ACKNOWLEDGEMENTS.....	1
TABLE OF CONTENTS	2
INTRODUCTION.....	4
UNDERSTANDING THE CONSERVATION PLAN.....	4
LEGISLATIVE FRAMEWORK FOR THE PROTECTION OF THE LA POINTE CLAIRE HERITAGE SITE	5
MUNICIPAL PERMIT APPLICATION PROCESS.....	6
PROCEDURES RELATED TO OTHER REQUIRED PERMITS OR CERTIFICATES	7
OVERVIEW OF THE HERITAGE SITE	8
DESCRIPTION	8
HISTORY.....	9
CURRENT STATE OF KNOWLEDGE.....	12
<i>Historical monographs</i>	12
<i>Architectural and heritage studies</i>	13
<i>Archeological reports</i>	14
<i>Archival documents</i>	14
PRESENTATION OF THE HERITAGE SITE	16
HERITAGE VALUE	16
<i>Natural site value</i>	16
<i>Architectural value</i>	16
<i>Historical value</i>	16
<i>Urban planning value</i>	17
CHARACTERISTICS OF THE HERITAGE SITE.....	17
<i>The natural setting</i>	17
<i>Road network</i>	20
<i>The parcel plan</i>	22
<i>The built environment</i>	23
<i>Visual qualities</i>	31
<i>Archeological heritage</i>	34
ISSUES	36
COSTS ASSOCIATED WITH PRESERVING AND RESTORING HERITAGE BUILDINGS.....	36
FUTURE USES OF HERITAGE BUILDINGS	36
LA POINTE CLAIRE’S ACCESSIBILITY, COMPLEMENTARITY AND INTEGRATION WITH THE VILLAGE OF POINTE-CLAIRE	36
HERITAGE ENHANCEMENT AND TRANSMISSION	37
RECONCILING DEVELOPMENT WITH HERITAGE PRESERVATION	37
PROTECTION, ENHANCEMENT AND TRANSMISSION GUIDELINES	38
GUIDELINES APPLICABLE TO ALL TYPES OF DEVELOPMENT	38
<i>Preserve the site’s heritage value</i>	38
<i>Proceed with informed development</i>	38
<i>Encourage community participation and collective ownership</i>	39
<i>Encourage minimal modifications</i>	39
<i>Ensure continuity over time</i>	39
SPECIFIC GUIDELINES	40
<i>Enhancement</i>	40

<i>Natural environment</i>	40
<i>Road network</i>	40
<i>Parcel plan</i>	40
<i>The built environment</i>	41
<i>Visual qualities</i>	43
<i>Archeological heritage</i>	43
IMPLEMENTATION	44
DEVELOPMENT ON PUBLIC LAND	44
<i>Saint-Joachim and Sainte-Anne Avenues</i>	44
<i>Parking</i>	45
<i>Waterfront walk</i>	45
STRATEGIES	45
LAND USE DESIGNATION	45
CONSULTATION	45
PLANNING	46
PARTNERSHIPS	46
FUNDING PROGRAMS	47
LIST OF MAPS	49
LIST OF FIGURES	49
BIBLIOGRAPHY	52

INTRODUCTION

UNDERSTANDING THE CONSERVATION PLAN

The object of the *Cultural Heritage Act* (CHA) “is to promote, in the public interest and from a sustainable development perspective, the knowledge, protection, enhancement and transmission of cultural heritage, which is a reflection of a society’s identity” (section 1). To achieve some of these goals, the Act mandates the implementation of conservation plans for each government-declared heritage site.¹ While not mandatory, municipalities may also choose to implement conservation plans for heritage assets under their jurisdiction. This Conservation Plan was initiated by the City of Pointe-Claire, which recognized the La pointe Claire Heritage Site in 2013.

A conservation plan is a document in which a municipality sets out “guidelines for the preservation, the rehabilitation and, if applicable, the enhancement of the property according to its heritage value and the elements that characterize it” (CHA, section 143). Its main goal is to identify ways of preserving this value and these characteristics as the site undergoes inevitable changes over time.² Conservation plans seek to preserve heritage value while allowing for contemporary uses of living heritage sites, one of the key principles of conservation. More specifically, the guidelines in this document are intended to promote development that respects the site’s heritage value. They should serve as a basis when assessing permit applications for development that may impact the heritage site, while ensuring that each application is evaluated according to its own merits.

The Conservation Plan for the La pointe Claire Heritage Site is a reference document intended to guide the site’s protection and enhancement. However, in exercising its authority under the *Cultural Heritage Act*, the municipality may continue to assess each case on its own merits. The Conservation Plan contains guidelines only; it should not be considered an exhaustive compilation of data and studies that are or will become available over time.

First and foremost, the Conservation Plan for the La pointe Claire Heritage Site is intended to help owners develop their property in accordance with heritage regulations. The Conservation Plan will also assist the City administration in evaluating permit applications and help them determine whether a proposal meets the site’s heritage criteria. The plan may also serve as a reference for other cultural heritage stakeholders, including property owners and their representatives, tenants, developers and municipalities. For the general public, the plan will also serve as a source of information on the site’s heritage value, helping to define the role of each individual in preserving our collective heritage.

¹ This document is based on conservation plans recently adopted by the Ministère de la Culture et des Communications pursuant to the *Cultural Heritage Act*. To harmonize the La pointe claire heritage site conservation plan with plans adopted for other recognized sites, the general structure of the Ministère’s plans has been maintained herein. Certain segments, such as the section that explains the meaning of the term “conservation plan,” those that define the physical components of a heritage site in general terms, and the section containing guidelines for heritage protection, enhancement, and transmission (which apply to all modifications affecting any and all heritage sites), have been adapted for a municipal context. Declared heritage site conservation plans adopted by the Ministère may be consulted online (French only): Ministère de la Culture et des Communications (October 28, 2016), *Plans de conservation (ministre)* [website], November 23, 2016, <https://www.mcc.gouv.qc.ca/index.php?id=5043>

² It should be noted that the concept of heritage value itself can change over time, as approaches to conservation evolve. Should the meaning or definition of heritage value shift, this conservation plan will need to be updated.

The Conservation Plan is divided into three parts: a description of the heritage site, an outline of its characteristics and significance, and guidelines for its preservation and development. Each part is further divided into sections, providing a detailed roadmap for conservation. The “Overview of the Heritage Site” addresses the land and its history. The “Presentation of the Heritage Site” outlines the site’s heritage value and characteristics, followed by a description of the challenges associated with the site’s preservation. The “Guidelines for the Protection, Enhancement and Transmission of Heritage” presents a framework for protecting and enhancing the heritage site, based on the characteristics and challenges outlined in the previous sections. Finally, the Plan presents tools and methods through which the City may implement the guidelines.

LEGISLATIVE FRAMEWORK FOR THE PROTECTION OF THE LA POINTE CLAIRE HERITAGE SITE

The Conservation Plan for the La pointe Claire Heritage Site is the latest in a series of measures implemented in Québec to preserve the province’s cultural heritage, beginning with the adoption of the *Act Respecting the Preservation of Monuments and Objects of Art Having an Historic or Artistic Interest* in 1922. The first measures to preserve the La pointe Claire heritage site were implemented following the adoption of the *Cultural Property Act* on July 8, 1972. This Act introduced the idea of cultural property, a concept that not only applies to monuments and historic districts, but one that also extends protection to archeological sites, works of art, archives and ethnological collections. The *Cultural Property Act* ushered in a period of increased activity in heritage designation and classification. However, the protection of cultural property remained under provincial jurisdiction, with cities excluded from the process. In the wake of studies carried out in the late 1970s, the Québec government classified the Pointe-Claire windmill as an archeological property in 1983.³

Municipal governments play a big role in the preservation and enhancement of heritage by virtue of the powers they wield and their proximity to residents. For this reason, the *Cultural Property Act* was amended in 1985 to grant municipalities the power to protect the built heritage on their territory. Cities were delegated two tasks: the recognition of historic monuments and the constitution of heritage sites. Taking into account a series of recent studies (outlined in the “Current State of Knowledge” section), at the end of the last decade the City of Pointe-Claire decided to examine the possibility of turning Pointe-Claire’s institutional core into a heritage site.⁴

The *Cultural Heritage Act* replaced the *Cultural Property Act* in October, 2012. The *Cultural Heritage Act* affirmed the powers of local municipalities and expanded their authority, granting them powers similar to those of the Ministre de la Culture et des Communications.⁵ Pursuant to the provisions in chapter IV, division III of the *Cultural Heritage Act*, the City of Pointe-Claire adopted By-law PC-2808 and recognized the La pointe Claire heritage site in 2013. Under the *Cultural Heritage Act*, municipalities could now establish conservation plans for recognized heritage sites.

³ In 1983, the windmill was classified as an archeological property. Its status changed with the adoption of the *Cultural Heritage Act* in 2012, when it became a heritage immovable.

⁴ Heritage sites previously established under the *Cultural Property Act* became recognized heritage sites with the adoption of the *Cultural Heritage Act*.

⁵ Other than immovables and sites, municipalities may now recognize documents, heritage objects and the interiors of immovables. They may also identify deceased persons of historical importance, historic events and sites, and intangible heritage elements.

The City of Pointe-Claire's by-laws and urban planning activity must comply with the *Act Respecting Land Use Planning and Development*. Various planning tools have been created by municipal bodies to guide development within their territory, based on their respective jurisdictions. These include the Montreal Metropolitan Community's Metropolitan Land Use and Development Plan, the Montréal Agglomeration's Land Use and Development Plan, and the City of Pointe-Claire's Planning Program and Village of Pointe-Claire Special Planning Program. In addition to the *Cultural Heritage Act* and the *Act Respecting Land Use Planning and Development*, other acts have bearing on development on the La pointe Claire heritage site, primarily the *Environmental Quality Act*, the *Sustainable Development Act*, and the *Cities and Towns Act*.

City by-laws enforce compliance with these planning documents. By-laws set specific standards for development carried out within the City's jurisdiction (zoning by-law, construction by-law, subdivision by-law, etc.), and identify authorized uses. In addition to its prescriptive by-laws, the City of Pointe-Claire has adopted a discretionary by-law to guide development on its territory. The Site Planning and Architectural Integration Programs By-law (SPAIP) sets objectives and criteria for architecture, construction, and land development and related work (with the exception of work carried out inside buildings). The SPAIP By-law also applies to the La pointe Claire heritage site. All municipal by-laws applicable to the La pointe Claire heritage site may be accessed on the City of Pointe-Claire's website.

Since 2013, when the area was recognized as a heritage site, all development affecting a building's exterior appearance, the parcel plan, signage, new constructions and demolitions, are subject to conservation conditions imposed by Pointe-Claire's City Council. Pursuant to the *Cultural Heritage Act*, the City of Pointe-Claire's Planning Advisory Committee (PAC) advises City Council as required on matters related to the identification and protection of cultural heritage, in accordance with chapter IV of the Act. Projects submitted to the PAC must comply with framework laws and by-laws in force; they must also meet conditions with respect to heritage conservation.

MUNICIPAL PERMIT APPLICATION PROCESS

The recognition of the La pointe Claire heritage site imposes certain obligations on anyone who wishes to build on or develop the land. The owner of any property located within the boundaries of the heritage site must make efforts to preserve the property's heritage value.

Prior to commencing development work, a permit must be obtained from the City of Pointe-Claire. Authorization must be granted prior to dividing, subdividing, re-dividing or parcelling land; erecting a new construction; altering, restoring, or repairing an immovable or modifying the appearance of its exterior in any way; installing a new display, billboard or signage, or modifying, replacing or demolishing signage; installing or modifying street furniture; proceeding with new exterior development or modifying existing development; excavating or backfilling; or removing a mature tree. The planning department oversees the permit application process.

Upon receiving a duly completed permit application—including all necessary documentation—the planning department assesses the project's regulatory compliance, studies its impact on heritage and presents the project to the Planning Advisory Committee. Each case is considered on its own merits with respect to its impact on the heritage value of the La pointe Claire heritage site. Other factors

are also taken into consideration, including the natural environment, the road network, the parcel plan, the built environment and archeological elements.

After completing its assessment, the Planning Advisory Committee submits its opinion to City Council. The Committee may recommend that Council reject a project that compromises heritage conservation or it may suggest conditions for the project's approval.

City Council then examines the application in light of the Planning Advisory Committee's opinion. If the Committee's opinion is favourable, the plans may be approved by resolution of City Council. City Council may issue work permits carrying certain conditions that must be met before owners may proceed with the project. In cases where a permit is refused, City Council must issue a notice detailing their justification for the refusal.

Once City Council adopts the resolution, the permit or certificate of authorization is delivered to the owner or the owner's representative.

PROCEDURES RELATED TO OTHER REQUIRED PERMITS OR CERTIFICATES

Due to its status as a recognized heritage immovable, the windmill is subject to further regulatory provisions. Authorization from the Ministère de la Culture et des Communications is required before the windmill may be altered, restored, repaired, modified in any way, demolished in whole or in part, moved or used as a backing for a construction. Authorizations by the Ministère must be obtained in addition to the permits required under City by-laws, and do not exempt property owners from any other obligations.

Because of its proximity to Lake Saint-Louis, the La pointe Claire heritage site is also subject to the provisions of the Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains. These are set out in planning by-laws governing the work and structures allowed on this site. Under the By-law respecting the application of the *Environmental Quality Act*, any work carried out for private purposes in waterways, on river banks and on flood plains are governed by City by-laws. However, work carried out for public access, municipal, industrial, commercial or public purposes are governed by provincial laws. A certificate of authorization from the Ministère du Développement durable, de l'Environnement et des Parcs must be applied for and obtained prior to proceeding with this type of work.

OVERVIEW OF THE HERITAGE SITE

DESCRIPTION

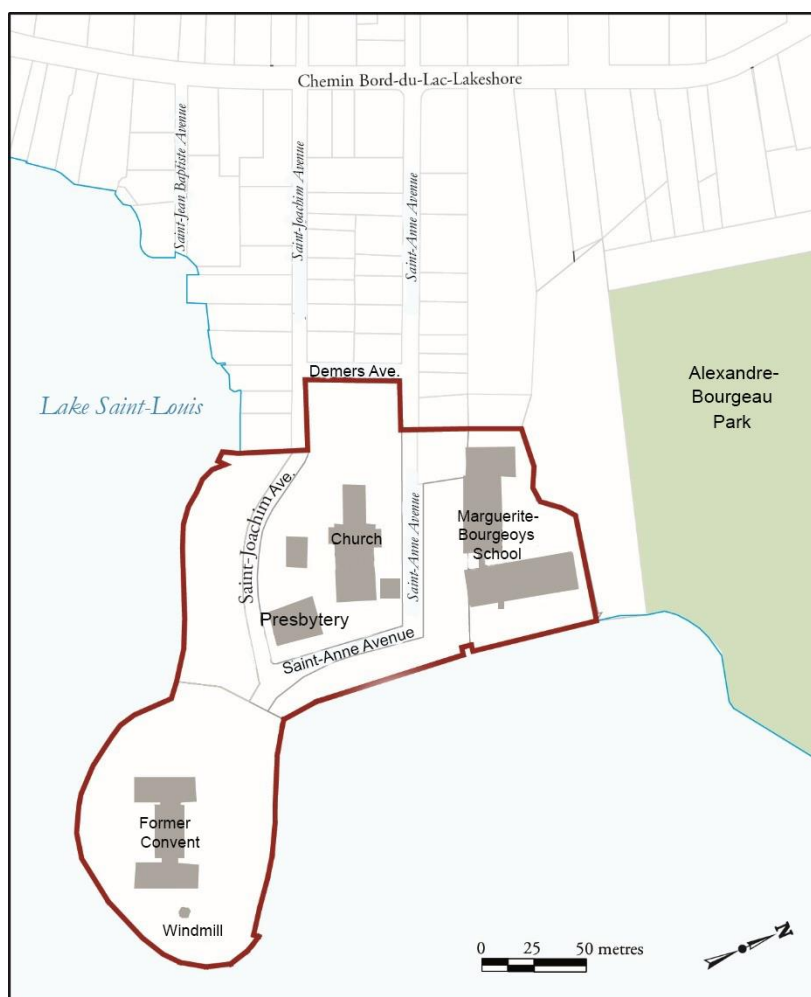
The La pointe Claire heritage site is located at the end of a point projecting into Lake Saint-Louis, in the West-Island sector of the Island of Montreal (Fig. 1). The site forms an irregular polygon with a surface area of approximately 2.7 hectares, including a peninsula attached by an arm of land (Map 1). The site is home to various Catholic buildings, including Saint-Joachim Church, the presbytery and sacristan house, as well as structures with previous ties to the church such as the Marguerite-Bourgeoys School and the former Notre-Dame Congregation convent. A windmill stands on the peninsula near the former convent. Religious artworks and outbuildings round out the built environment. The lakeshore along the church's southern wall is a semi-public space consisting of a roadway and small rest areas. Behind the church, a large grassy area (the former cemetery, Fig. 9) is also part of the site. Two Village streets, Sainte-Anne Avenue and Saint-Joachim Avenue, extend into the site and intersect to surround the church. The heritage site is bounded on the north by the schoolyard of the Marguerite-Bourgeoys School, on the south and the east by Lake Saint-Louis and on the west by the residential fabric of the Village of Pointe-Claire (Map 1). The site provides picturesque views of the south shore, Mont Royal and Montreal. The La pointe Claire heritage site is located in the City of Pointe-Claire, a municipality on the Island of Montreal. It includes a classified heritage immovable—the Pointe-Claire windmill—and two archeological sites.



Figure 1

HISTORY

At the end of the 18th century, the first French settlers arrived on the site of the future parish of Pointe-Claire. In 1705, a presbytery chapel was built. The windmill was erected between 1709 and 1710 by two carpenters—Léonard Paillé and his son, Charles (Fig. 2). The first church was built soon after, in 1713 (Fig. 3). All these buildings are located at the tip of Pointe Claire, a point of land extending into Lake Saint-Louis. Tensions between the French settlers and the Iroquois eventually led the young parish to build a number of defensive structures. In 1729, a palisade was built around the church and presbytery, while the windmill served as a redoubt during attacks. Over the next three decades, the nucleus of a village grew out of the granted lots behind the first cemetery next to the church. It would become a formal town a few years after the Conquest of 1760. In 1765, the Sulpicians conceded a good number of the parcels that made up the village nucleus, which had been surveyed for the first time in 1756. With the village centre now defined, the nuns of the Notre-Dame Congregation had a convent built behind the cemetery in 1787 (Fig. 4). Nearby, on what is now Sainte-Anne Avenue, a school for boys opened its doors towards the end of the 1810s.



Map 1



Figure 2

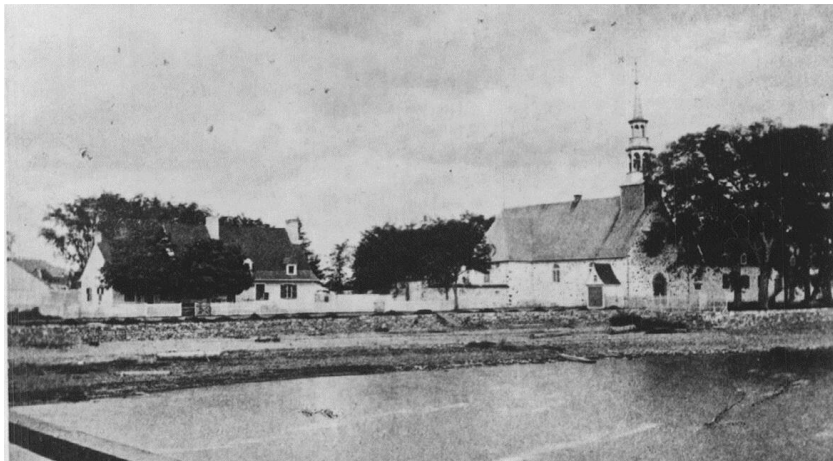


Figure 3

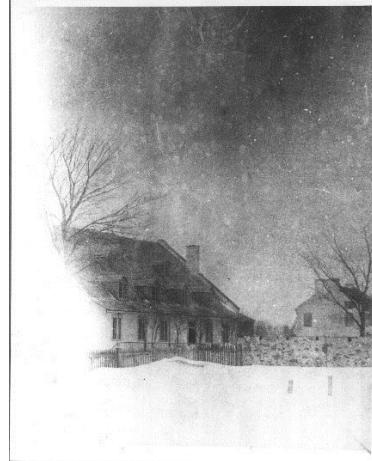


Figure 4

The year 1867 ushered in a number of changes at the southern end of the point. The parish decided to build a new church and expand the cemetery, but lacked the space to do so. It proposed to use the land behind the church, then occupied by the Notre-Dame Congregation convent. In exchange, the parish granted the nuns the “Windmill point,” located directly to the south, for the construction of a new convent. The nuns hired architect and surveyor Henri-Maurice Perrault to design the building, which was completed in 1868 (Figure 5). After a number of setbacks, including a fire in 1881 that destroyed the still-unfinished church, a fourth, monumental church was built between 1882 and 1885. It was designed by the renowned architect Victor Bourgeau and his associate, Alcibiade Leprohon. A new, much larger cemetery was installed behind the new church, requiring the removal of Rue du Couvent (Convent Street). The Village of Pointe-Claire now boasted approximately 100 houses and 500 inhabitants, having tripled in size in 100 years. The L-shaped

village extended from the edge of the peninsula to chemin du Bord-du-Lac—Lakeshore, which was dotted with hotels and businesses and served as the village's main street.

In 1896, the parish acquired the last bit of land it did not own on the southern edge of the point, a large lot extending to chemin du Bord-du-Lac—Lakeshore that had been occupied for some time by a series of inns. One of the inns was immediately converted into a school by the Brothers of Saint-Joseph, who ran it until the mid-1910s. They were replaced by the Brothers of the Christian Schools, who moved the school to a new building adjacent to the former inn in 1928 (the southwest section of the current Marguerite-Bourgeoys school, Fig. 6). In 1913, the parish unveiled a new presbytery designed by architect Théodose Daoust, the result of extensive renovations to the original 1848 building.



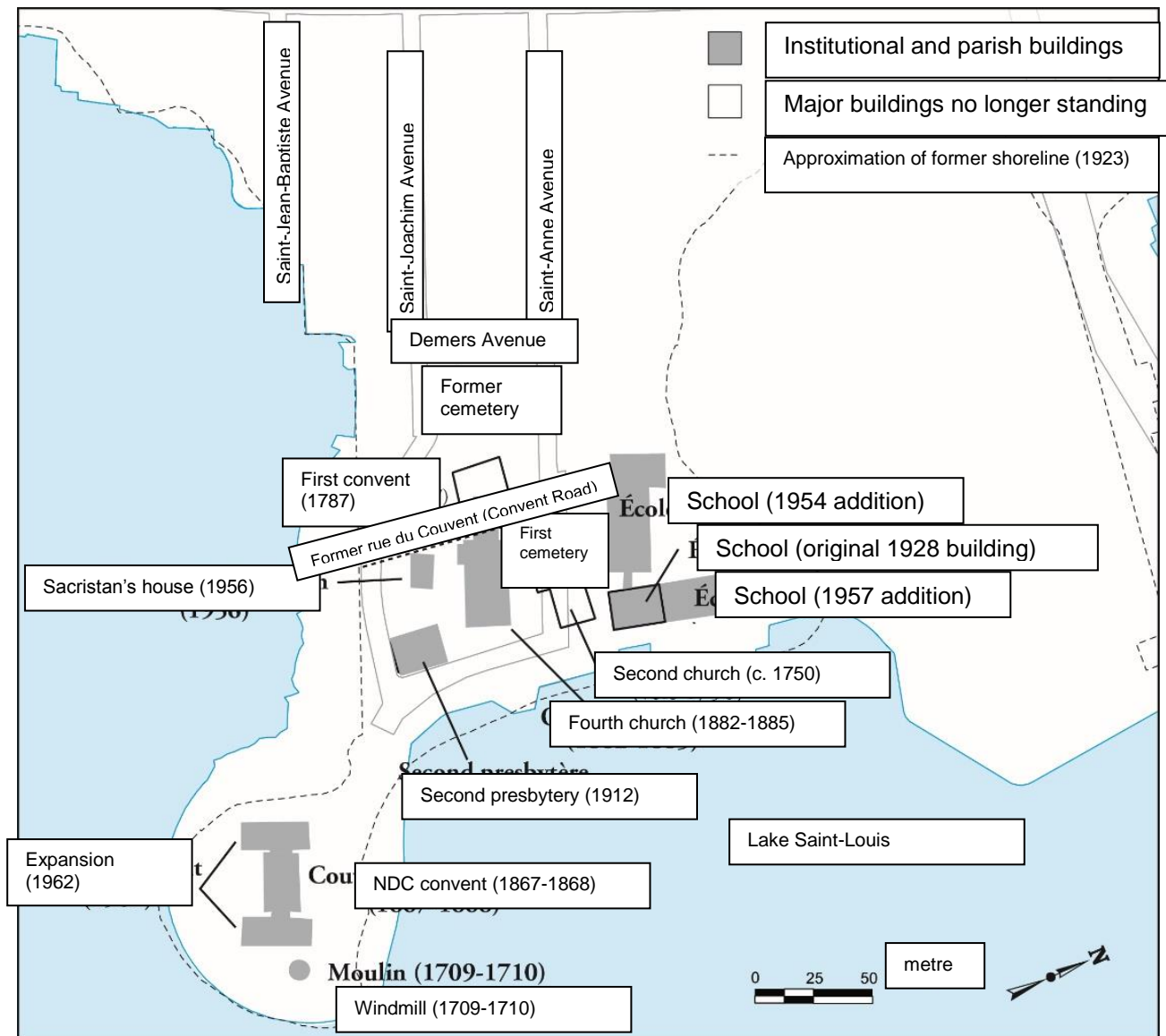
Figure 5



Figure 6

In 1954, a new wing of the school was built along Saint-Anne Avenue and linked to the older building dating from 1928. An eastern addition was built in 1957 on the site of the former inn. In 1946, the cemetery was closed due to lack of space (the grassy area now covers its location). In the 1960s, two wings designed by architect Louis-Napoléon Audet were added to the convent, and it became a retirement home for nuns (Map 2). Around the same time, two wings were also added to the windmill, among other renovations, and the conical roof was restored. The windmill was classified in 1983.

The La pointe Claire heritage site was recognized by the City of Pointe-Claire in 2013.



Map 2

CURRENT STATE OF KNOWLEDGE

The Pointe-Claire windmill and its ancient fort have long been a source of fascination for heritage lovers. For many years, the site's historiography focused primarily on the French colonial era. However, more recent studies have further illuminated its history, heritage and archeology.

HISTORICAL MONOGRAPHS

The La pointe Claire site began attracting attention at the start of the 20th century, mainly for its windmill and historical fort. Author Désiré Girouard wrote about the site in her work on the Island

of Montréal's French colonial forts.⁶ Half a century later, this topic still had currency and the site became the focus of a study by historian Pierre-Georges Roy, who used primary sources to shed new light on certain aspects of the fort's history.⁷

Since the 1960s, efforts have been made to preserve Québec's French colonial heritage (windmills in particular⁸), and the Pointe-Claire windmill was classified in 1983. The first local study on the history of Pointe-Claire was produced in 1985 by Brian R. Matthews, who recounted the story of Pointe-Claire from the first settlers of New France to the modern era.⁹

The 2000s saw more systematic efforts to study the various components of the future La pointe Claire heritage site, and a brochure was published on the site's heritage.¹⁰ In 2004, an historical study was conducted on the old Village of Pointe-Claire using previously unpublished sources.¹¹ At last, the story surrounding the founding of the hamlet and Village of Pointe-Claire was firmly established. Around this time, historical deeds pertaining to the windmill were uncovered and, in 2005, the Société pour la sauvegarde du patrimoine de Pointe-Claire issued a bilingual pamphlet on the entire site.¹²

More recently, in 2010, a richly illustrated bilingual brochure was published to mark the windmill's tercentenary.¹³ Finally, in 2014, another brochure was published in tribute to the nuns of the Notre-Dame Congregation upon their departure from the convent.¹⁴

ARCHITECTURAL AND HERITAGE STUDIES

A heritage inventory conducted in the 2000s underlined the special character of the buildings at La pointe Claire.¹⁵ Around the same time, the Ville de Montréal published a heritage evaluation, classifying La pointe Claire as an area of exceptional heritage value.¹⁶ Soon after, a comparative study led municipal authorities to recognize the La pointe Claire as a heritage site in 2013. The study confirmed the special nature of the site, unique in the Montréal region.¹⁷

The architecture of the heritage site's built environment has been fairly well documented. A comparative study undertaken in France uncovered the original interior and mechanisms of the

⁶ Désiré Girouard, *Supplement to Lake St. Louis*, Montréal, Poirier, Bessette & Co., 1903.

⁷ Pierre-Georges Roy, "Les forts de la région de Montréal," *Bulletin de recherches historiques*, Vol. 51, No. 3, March 1945, pp. 148-150.

⁸ See Ronald Maisonneuve, *Onze moulins à vent : rapport de recherche historique*, s. l., Rapport submitted to the Ministère des Affaires culturelles, 1980; Pierre Desjardins, *Les moulins à vent du Québec, analyse et proposition d'intervention*, Québec, MAC, 1982; Gérald and Gilles Miville-Deschênes, *Nos moulins à vent*, Québec, Éditeur officiel du Québec, 1977; Catherine Objois, *Les meuniers dans la seigneurie de l'île de Montréal au XVIII^e siècle*, Master's Thesis, Université de Montréal, 1981; Lise St-Georges, *Les moulins à vent, biens archéologiques classés : historique et évolution du bâti*, s. l., Report submitted by Modulations historiques Inc. to the Ministère des Affaires culturelles, 1989.

⁹ Brian R. Matthews, *A History of Pointe-Claire*, Pointe-Claire, Brianor Ltd., 1985.

¹⁰ Jacques Desrochers, *Un lieu nommé Pointe-Claire. Guide d'excursion patrimoniale*, Pointe-Claire, 2000, 30 p.

¹¹ Guy Mongrain, *Le développement urbain de Pointe-Claire (étude historique)*, Montréal, Ville de Montréal, 2004.

¹² Michel Bélisle, *À la pointe claire*, Montréal, Société pour la sauvegarde du patrimoine de Pointe-Claire, 2005.

¹³ Claude Arseneault, *Le Moulin de Pointe-Claire/The Pointe-Claire Mill, 1710-2010*, Montréal, Société pour la sauvegarde du patrimoine de Pointe-Claire, 2010. In addition, the following inventory of historical Montréal cemeteries offers a brief survey of the heritage buried beneath Sainte-Anne Avenue: François Grondin, *Inventaire des cimetières effacés associés aux lieux de culte du territoire de l'île de Montréal*, Québec, MCCQ, 2010.

¹⁴ *Hommage aux Sœurs de la Congrégation de Notre-Dame de Pointe-Claire*, Société pour la sauvegarde du patrimoine de Pointe-Claire, 2014, 23 p.

¹⁵ Patri-Arch, *Inventaire patrimonial et étude du patrimoine bâti de l'arrondissement de Pointe-Claire*, Montréal, Ministère de la Culture et des Communications, 2005. Another, less extensive inventory was carried out somewhat earlier: Sébastien Bachmann et al., *Évaluation patrimoniale de la ville de Pointe-Claire*, Montréal, Faculty of Planning of the Université de Montréal, 2001.

¹⁶ Ville de Montréal (Urban Planning Department), *Évaluation du patrimoine urbain : arrondissement de Pointe-Claire*, Montréal, s.n., 2005, p. 27.

¹⁷ Guy Mongrain and Claire Poitras, *Site du patrimoine du noyau institutionnel de Pointe-Claire : projet de constitution*, Montréal, INRS- Urbanisation, Culture et Société, 2008.

Pointe-Claire windmill.¹⁸ Saint-Joachim Church was also the subject of an in-depth study during the 1990s,¹⁹ and the church's heritage value was deemed "exceptional" after an inventory of Québec's religious buildings the following decade.²⁰ In 2014, the year the congregation departed the church, a study was undertaken as part of the convent's restoration process.²¹

ARCHEOLOGICAL REPORTS

Although La pointe Claire has seen human activity for centuries, the first archeological site was not established until 2001. The site, which has high archeological potential, reaches into the old Village of Pointe-Claire and is designated as the "site of the foundation of Saint-Joachim de Pointe-Claire" (BiFk-008). It includes the entire La pointe Claire heritage site as well as another previously established archeological site specific to the windmill (BiFk-003). From 2001 to 2010, a number of archeological excavations were carried out on the heritage site, with a particular focus on the area near the windmill. In 2015, an archeological survey was conducted following the installation of a public art piece at the intersection of Sainte-Anne and Saint-Joachim Avenues. These investigations have all helped paint a more complete picture of human activity at La pointe Claire. The two archeological sites situated in whole or in part on the heritage site are listed in the Inventaire des sites archéologiques du Québec (ISAQ).

ARCHIVAL DOCUMENTS

The history of La pointe Claire has been revealed through a variety of archival sources. Among the most illuminating are the notarized deeds and church congregation archives maintained by the Sulpicians and the Notre-Dame Congregation. An abundance of archival images have also provided a window into the area's history: a vast assortment of archived historical photographs and post cards serve as an illustrative accompaniment to the stacks of written material on the subject. Historical maps and blueprints also provide insight into the site's evolution.

¹⁸ Claude Arsenault, *Mission de recherche sur les moulins à vent en France*, Summary Report of Mission, Pointe-Claire, 2009, 65 p.

¹⁹ Luc Noppen and Madeleine Forget, *Évaluation du potentiel monumental de l'église Saint-Joachim de Pointe-Claire*, Montréal, Ministère des Affaires culturelles du Québec (Direction générale du patrimoine – Montréal), 1992. For information on the Saint-Joachim-de-la-Pointe-Claire parish, see Mariette Marier, *Programme souvenir : histoire du développement de la paroisse tant au point de vue religieux, qu'au point de vue municipal et scolaire, Saint-Joachim de la pointe claire, 1713-1763*, Pointe-Claire, 1963.

²⁰ Conseil du patrimoine religieux du Québec (October 19, 2016), *Inventaire des lieux de culture du Québec* [website, French only], consulted on November 30, 2016, http://www.lieuxdeculte.qc.ca/fiche.php?LIEU_CULTE_ID=59776

²¹ Cardin, Ramirez, Julien, *Étude d'opportunité pour la conversion du convent situé au, 1 avenue Saint-Joachim*, 2014, 90 p.



Figure 7

PRESENTATION OF THE HERITAGE SITE

HERITAGE VALUE

NATURAL SITE VALUE

The natural environment of La pointe Claire holds particular value. The institutional core boasts a beautiful, semi-natural setting that is unique in the Montréal area. Located on a flat-lying peninsula and point extending into Lake Saint-Louis, the site provides spectacular views of the south shore and Montréal, including some of the city's most iconic buildings and Mount Royal. Stretches of grassy areas are home to diverse species of mature hardwood trees. The shoreline has largely maintained its physiognomy despite the backfill work performed over the years, and small, semi-public rest areas provide panoramic views of the lake and its surroundings. The site's waterfront location and unique geomorphology provide the exceptional sightlines evoked by its place name. Thanks to the point's natural setting and its views of the Montréal Archipelago, the La pointe Claire heritage site constitutes an important heritage landscape.

ARCHITECTURAL VALUE

La pointe Claire also has significant architectural value. The windmill (1709-1710) is an important relic of French colonial economic and social life. The subject of a major restoration during the 1960s, it retains many of its original features, including its cylindrical stone walls and conical roof. The parish church (1882-1885) was designed by Victor Bourgeau and Alcibiade Leprohon. As one of several Bourgeau churches within the former Archdiocese of Montréal, it stands apart thanks to its exceptional setting, which highlights its monumental Neo-Gothic architecture. Saint-Joachim is representative of the single steeple and transept model that Bourgeau favoured towards the end of his career. The Notre-Dame Congregation Convent (1867-1868) is a rare design by Henri-Maurice Perrault, who was better known for his work as a surveyor. The convent's location on the peninsula, the proximity of the windmill and the impressive backdrop of the church all add to the site's heritage value. The presbytery also benefits from the site's characteristics, and on the whole, the built environment stands apart from other institutional cores in the Montréal area. Thanks to the functional symbiosis of the site's buildings and surroundings, the architectural heritage value of La pointe Claire is extremely high.

HISTORICAL VALUE

The site is also unique for its historical value. With its church, presbytery, former convent, village school and windmill, La pointe Claire's institutional core boasts one of the highest concentrations of material culture in the Greater Montréal Area. The grassy area marks the location of the former cemetery and of the first Village houses, while its archeological heritage includes a number of Indigenous artifacts, among others. With its unique combination of structures, La pointe Claire provides a living testimony to three centuries of history at this location.

URBAN PLANNING VALUE

The site is also unique for its urban planning value. Most institutional cores are centrally located; here, the core is placed somewhat apart from the Village centre (chemin du Bord-du-Lac—Lakeshore). As the site of the original French settlement, La pointe Claire provided the foundation for the village-like community that now stretches all the way to the highway.

CHARACTERISTICS OF THE HERITAGE SITE

The characteristics of the heritage site refer to the various physical components that constitute visible evidence of heritage value and are worthy of preservation. Each characteristic identified in this section contributes in one way or another to the various types of heritage value outlined in the preceding section. These characteristics touch on various aspects of the site, including the natural setting, the road network, the parcel plan, the built environment, visual qualities and the architectural heritage. Their preservation is necessary to ensure that the site's heritage value continues to be appreciated and transmitted to future generations.

THE NATURAL SETTING

The natural setting describes the land's physical elements and phenomena. It includes the morphology, topography, hydrography and vegetation that define the territory.

The characteristics of the natural setting contribute primarily to the landscape value. They also have bearing on certain aspects of its historic value.

DISTINCTIVE FEATURES OF THE HERITAGE SITE

The La pointe Claire heritage site owes its special status in large part to its exceptional natural and semi-natural landscape. La pointe Claire is located on a flat-lying point of land extending into Lake Saint-Louis. Its average altitude is approximately 25 metres. The site has undergone major changes over the years, and the original shoreline has been considerably altered with backfilling. However, the most prominent features of the landscape, namely the point itself and the peninsula, remain intact.



Figure 8

Lake Saint-Louis

Aside from the shape and characteristics of the landscape itself, the main feature of the site is its proximity to Lake Saint-Louis (Fig. 8). Strictly speaking, the lake resides outside the boundaries of the heritage site. However, Lake Saint Louis is a defining element: the Village’s institutional core sits on a point of land extending into a wide portion of the St. Lawrence.

La pointe Claire

For many observers, the most iconic feature of the point is the small jut of land that houses the windmill and the Notre-Dame Congregation Convent (known as the “Pointe-de-Moulin”). In reality, La pointe Claire—which received its name at the end of the 17th century—also includes a good portion of the settlement on the thin strip of land that extended from chemin du Bord-du-Lac—Lakeshore to Lake Saint-Louis prior to the backfill work of the 1960s (Map 2).

Although the abovementioned backfill operation significantly altered the heritage site’s landscape, the contours of the original La pointe Claire site are still discernible in the cadastral line, the built environment, and the Village street network (Map 2).

The other point: Pointe-du-Moulin

Pointe-du-Moulin (windmill point) is a well-known geographic feature of the site. The name refers to the peninsula, which was considerably expanded in the 1960s (the strip of land connecting it to the parish grounds was widened from 20 metres to 60 metres—triple its original size) (Map 2). This

backfilling was undertaken in 1962 when the new wings of the convent were added. It changed the shape of the western shoreline and expanded the church grounds to the north.²² This substantial reclamation project broadened the connection between the peninsula and the rest of the parish grounds, creating a buffer strip to the west of the church and allowing Saint-Joachim Avenue to be extended to the peninsula.

Vegetation

Various religious institutions have left their mark on the site, with much of their vast properties left undeveloped. The grounds of the church and convent include fairly large stretches of grassy areas, dotted with stands of mature hardwood trees. A good portion of the lawn behind the church covers the location of the second parish cemetery (Fig. 9). The shoreline is mostly composed of gravel and concrete, with little vegetation (Fig. 10).



Figure 9



Figure 10

Overview of the natural environment

The La pointe Claire heritage site lies on the banks of Lake Saint-Louis, which gives the area its exceptional character.

The La pointe Claire heritage site includes a portion of the original flat-lying point (La pointe Claire), located between Chemin du Bord-du-Lac—Lakeshore and Lake Saint-Louis.

The La pointe Claire heritage site includes a peninsula (Pointe-du-Moulin).

The La pointe Claire heritage site features grassy areas, including the lawn marking the location of the former cemetery.

²² See Laurie Novaro and Noémie Sakkal, *La pointe. Ville de Pointe-Claire*, s.l., 2001, p. 75.

ROAD NETWORK

The road network refers to the road system and those areas devoid of construction where traffic is allowed to circulate. It also includes parking areas. Roadways generally consist of a single lane reserved for traffic and one for street parking. They may also feature sidewalks, bike lanes and shoulders. Public roadways are bordered by lots forming the parcel system.

The road network consists of main roads (parent road or founding road), local road, connecting roads and restructured roads; these are labelled as roads, avenues, boulevards and streets.

The network also refers to the walls, barriers and buffer zones running adjacent to public roadways, including building façades and setbacks. Public roads are more or less clearly demarcated by plantings, building façades and developments such as decorative walls, fences and hedges. Together, these elements help define and characterize the public corridor, which is shaped by both public and private spaces.

The road network's characteristics are primarily associated with the heritage site's urban planning and landscape value.

DISTINCTIVE FEATURES OF THE HERITAGE SITE

The heritage site's road network is quite old, aside from the Saint-Joachim Avenue extension to Pointe-du-Moulin. The current road network circles the church grounds and the former cemetery. This ring road is made up of a local road and a restructured road, and provides access to the institutional core. The La pointe Claire heritage has no main road (i.e., a historical main roadway linking the dwellings of the original settlement). Contrary to most waterfront villages on the Island of Montréal, the Village of Pointe-Claire's main road (Chemin du Bord-du-Lac—Lakeshore) is rather far from the institutional core on La pointe Claire.

Local roads

Local roads, as opposed to main roads, are designed to provide access to lots. They are generally straight with parcels on either side; they provide access to individual dwellings.

The heritage site's road network includes one local road: Saint Anne Avenue (Fig. 11 and 12). This portion of Saint-Anne Avenue linked the earliest dwellings of Pointe-Claire. It is a relatively narrow road, but has been widened where it passes in front of Marguerite-Bourgeoys School. It also acts as a connecting road where it turns in front of the church and intersects Saint-Joachim Avenue.



Figure 11



Figure 12

Connecting roads

Connecting roads are roadways that link two other roads, such as main roads and local roads. These roadways are not designed for accessing buildings and are generally free of constructions.

The heritage site includes one connecting road: the portion of Sainte-Anne Avenue that runs in front of the church. This portion links what were once the two local roads on the site: Sainte-Anne and Saint-Joachim.

Restructured roads

Restructured roads are roadways that run through older urban areas. They may be provided a bypass or shortcut over a historical road. Restructured roads may also be restored or widened historical roads.

The heritage site includes one restructured road: Saint-Joachim Avenue (Fig. 13). A former local road, its current configuration no longer corresponds to its original alignment, due to the backfilling that took place west of the church in the 1960s. It now runs around the church to intersect with Sainte-Anne Avenue in front of Saint-Joachim, and provides access to the convent on Pointe-du-Moulin.



Figure 13

The road network in brief

A ring road circles the church and the former cemetery, providing access to the institutional core

The La pointe Claire heritage site includes a local road (Saint-Anne Avenue), which also partially serves as a connecting road.

The La pointe Claire heritage site includes a restructured road (Saint-Joachim Avenue).

THE PARCEL PLAN

The parcel plan describes an area's lot system. These lots, also known as "landed estates," "properties" or "parcels," are characterized by their size, proportions and orientation. As territorial subdivisions, their borders are defined by neighbouring lots and access roads. The parcel plan is irregularly shaped and has stood the test of time, through changes to the built environment and lot assignments. The heritage site may be impacted by changes to the parcel plan, including lot divisions, subdivisions, re-divisions and re-parcelling, the erection of new buildings, and the addition of fencing or plantings along a lot edge.

The parcel system's characteristics are primarily associated with the heritage site's urban planning value. They also have an impact on certain aspects of its landscape value.

DISTINCTIVE FEATURES OF THE HERITAGE SITE

The La pointe Claire heritage site has historically been characterized by the presence of expansive institutional properties. The Village of Pointe-Claire is effectively divided in half: the southern portion includes the grand parish estates, while the north is divided into smaller residential parcels. The institutional lots are large and feature considerable setbacks, run from Lake Saint-Louis inland, while the buildings are placed in relation to the street grid.

The La pointe Claire heritage site is also characterized by the irregular shape of its lots. The lot division has been influenced by elements of the natural landscape, including Lake Saint-Louis and the point. This parcelling has evolved over many years. Some lots, such as the lot delineated by the peninsula and those that follow the former shoreline, are completely defined by the land's current and former geography. (Map 2).

The parcel plan in brief

The parcel plan has historically been characterized by the presence of expansive institutional properties.

The lots are irregular in shape and run from Lake Saint-Louis inland.

Some of the lots' boundaries correspond to the former shoreline.

THE BUILT ENVIRONMENT

The built environment includes all main and accessory buildings. These buildings serve a variety of purposes (agricultural, residential, commercial, industrial, institutional), and their function dictates the building type, setback, volume and architectural treatments.

The building type is defined by certain architectural criteria such as the shape of the roof, the arrangement of the openings, the number of storeys, the positioning of the frontage and the floor plan, as well as by the building's setback, volume and architectural treatment.

The setback includes the front, side and rear setback of a building on its parcel. The setback also determines the distance between a building and its neighbours, and impacts the rhythm of the block face along public roads.

A building's volume describes the relationship between its footprint, its shape, and its various heights. These relationships can also affect a building's impact on its neighbouring structures, and the volume of a building should be viewed in the context of its surroundings, including the public realm (which usually takes the form of a public road).

The architectural treatment describes aspects of a building's exterior, including its cladding, roofing, openings and ornamentation.

The characteristics of the built environment are primarily associated with the site's architectural value. They also have bearing on certain aspects of its historic value.



Figure 14

DISTINCTIVE FEATURES OF THE HERITAGE SITE

The communal mill

The emblem of the City of Pointe-Claire, the windmill dates from the French colonial period. It was built between 1709 and 1710 by carpenters Léonard and Charles Paillé and by mason Jean Mars. In the mid-1870s the sails were removed. A few years later, the nuns of the Notre-Dame Congregation replaced its conical roof (Fig. 15) with a wind turbine to power their water pump. After a second wind turbine was installed in the early 1900s, the windmill was left abandoned. Restoration began in 1950, and in 1962, the conical roof was rebuilt, using the windmills at Île aux Coudres and Verchères as models. The windmill's sails were finally restored in 1967, on the occasion of the convent's centenary.

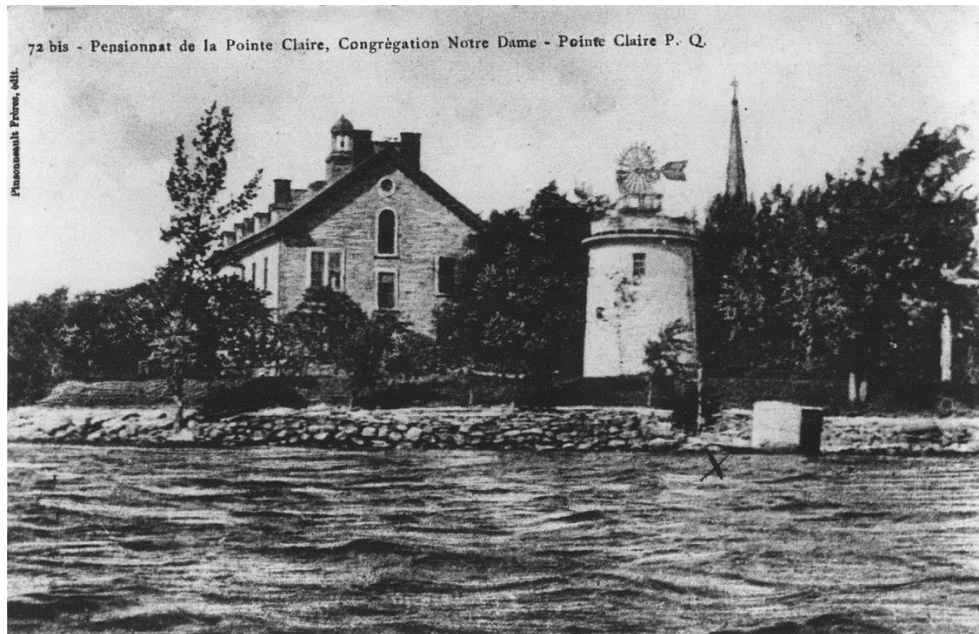


Figure 15

The Pointe-Claire windmill is representative of the tower mill design found throughout the St. Lawrence valley: a cylindrical stone structure with a conical roof that could be pivoted by a long wooden tail pole to turn the sails in the direction of the wind. Although the windmill's internal mechanism has been lost, many of its original features have been preserved, including its cylindrical stone tower with two doors on opposite sides, its asymmetrical windows, and all three of its storeys. The Pointe-Claire windmill was classified as a heritage immovable by the Québec government in 1983.



Figure 16

The convent

Standing only nine metres from the windmill, the Notre-Dame Congregation convent was built between 1867 and 1868 to a design by the well-known surveyor and architect, Henri-Maurice Perrault (Fig. 17 and 18). In its original form, the convent was a rectangular fieldstone building. Its modest size was typical for a small rural parish of that era. This two-storey building, which remains part of the current structure, features a pitched roof and belfry centred on the edge of the top roof beam. Its architecture is marked by a symmetrical composition, significant ground clearance and equally-spaced openings. Its ornamentation includes architraves and a corbelled cornice. This portion of the convent has been modified since it was first built: the segmental dormers were replaced with pedimented dormers, the metal roof was replaced with asphalt shingles, and the original double-chimneys were removed. A covered veranda was also added to the front.

In 1962, two wings were added on either side, built to the same height as the original building. Care was taken to harmonize the additions with the 19th-century convent through the use of stone facing, similarly designed openings, and the addition of a corbelled cornice. The expansion was designed by the renowned Sherbrooke architect, Louis-Napoléon Audet, who also designed the Basilica of Sainte-Anne-de-Beaupré, among other works. It was one of the final projects of his long and

illustrious career. After the addition of the wings, the convent was turned into a retirement home for the nuns, who eventually vacated the building in 2014.



Figure 17



Figure 18

Church of Saint-Joachim

Overlooking Lake Saint-Louis, the parish church is a monumental oeuvre by Victor Bourgeau and his associate, Alcibiade Leprohon. Built between 1882 and 1885 (Fig. 19-21), Saint-Joachim follows the Latin cross floor plan found in many of Québec's churches. The rusticated stone church features a long nave; a pitched sheet metal roof; and an apse with angled walls adjacent to the sacristy. The exterior gabled wall is partially obscured by a monumental, semi-engaged central steeple, housing a belfry and tapering to a fine point. The Neo-gothic structure boasts arched windows, wide, buttressed walls, a pointed arch entry, pinnacle-topped turrets on the façade, gables on the spire and main door, and corbiesteps along the front. All the windows feature ogival arches, accentuating the building's verticality. Since its construction, the church exterior has undergone little to no modification.

The interior has been largely preserved, and includes a number of sculptures. Some observers have compared it to the interiors of Notre-Dame and Saint-Pierre-Apôtre in Montréal, which Bourgeau completed during the same period.²³ For Jacques Desrochers, the interior is representative of its era.²⁴ Major restoration work was carried out between 1963 and 1964, and again in 1987, when the interior was repainted with a colour scheme that differed somewhat from Bourgeau's original palette.

²³ Luc Noppen and Madeleine Forget, *Évaluation du potentiel monumental de l'église Saint-Joachim de Pointe-Claire*, Montréal, MACQ, 1992, pp. 23-27.

²⁴ Jacques Desrochers, *Un lieu nommé Pointe-Claire. Guide d'excursion patrimoniale*, Pointe-Claire, 2000.



Figure 19



Figure 20



Figure 21

The presbytery

Sitting adjacent to the parish church, the presbytery was constructed between 1912 and 1913, based on plans by architect Théodose Daoust (Fig. 22-24). The two-and-half-storey building was erected in 1848, using reclaimed masonry from the old presbytery. Its false mansard roof is fitted with slate tiles, as is the entire second storey. A large pyramid-shaped roof covers the second-floor balcony and contributes to the structure's majestic feel. These Second Empire-style elements are complemented by classical features such as the porch columns. As is sometimes the case with Québec architecture, these neoclassical elements are blended into a long, wrap-around veranda, reminiscent of traditional Québec houses.

The presbytery's heritage value resides particularly in its long history (it is the third presbytery at this location) and in its integration into the landscape of the parish.



Figure 22



Figure 23



Figure 24

The parish school

The Marguerite-Bourgeoys School consists of a group of buildings located to the east of the church. The original school was built in 1928, with additional wings erected in 1954 and 1957 (Map 2; Fig. 25). The 1928 structure underwent extensive renovations and the exterior ornamentation was completely removed. The 1954 building was the first to front onto Sainte-Anne Avenue in this part of the Village; it therefore reflects the grid pattern to the north. In 1957, the addition of a three-storey wing greatly increased the school's enrolment capacity. Although the heritage value of this assembly is not exceptional in and of itself, its association with the site elevates its importance. The school's history in the community make it a particularly valuable heritage asset from an institutional perspective.



Figure 25

The commemorative monuments and art works

The La pointe Claire heritage site includes four commemorative and religious monuments and artworks (Fig. 26). The Sacré-Cœur monument (1921) has stood in front of the church since the 1962 backfill project. It shares the space with an art work entitled “Impression.” On the grounds of the former convent stands the “Missionaries’ Cross,” as well as a statue of Saint-Joseph erected around 1934.



Figure 26

The built environment in brief

The built environment includes an institutional core made up of several heritage buildings.

The built environment is exceptionally well-situated along Lake Saint-Louis.

The La pointe Claire heritage site features a classified heritage immovable, the Pointe-Claire windmill, built between 1709 and 1710.

The La pointe Claire heritage site features a major work by architect Victor Bourgeau: Saint-Joachim Church (1882-1885).

The La pointe Claire heritage site features a work by the well-known surveyor and architect, Henri-Maurice Perrault: the Notre-Dame Congregation convent (1867-1868).

A presbytery (designed by Théodose Daoust, built between 1912 and 1913) and a school (built between 1928 and 1957) round out the institutional core.

VISUAL QUALITIES

La pointe Claire's visual qualities derive from natural and man-made features that must be preserved and, where possible, enhanced.

The heritage site's visual qualities are a major characteristic of this protected area. They include three main elements: observation points, view corridors/panoramas, and landmarks. Observation points provide visitors with particularly interesting views. View corridors are framed by natural or man-made elements, while panoramas provide a wider visual perspective. Lastly, landmarks are easily identifiable objects or places that help visitors orient themselves on the site.

DISTINCTIVE FEATURES OF THE HERITAGE SITE

The visual qualities of the La pointe Claire heritage site are a product of the area's geomorphology, characterized by a jut of land and peninsula extending into Lake Saint-Louis. This exceptional waterfront landscape has already been enhanced by certain developments—including a trail and lakefront lookouts on the site's western edge—that encourage visitors to explore and admire the site. La pointe Claire's ring road offers views from many directions, and the large grassy area behind the church provides another interesting perspective on the site.

La pointe Claire's visual qualities are enhanced by relatively unobstructed views of the landscape, the presence of well-placed vegetation and the absence of obtrusive constructions. The discovery area, which includes the point and the shoreline in front of the church, provides access to exceptional view corridors and panoramas.

The visual qualities are primarily associated with the heritage site's landscape and historical value.

Observation points, view corridors and panoramas

The location of the institutional core on the peninsula, the views provided by Lake Saint-Louis, and the area's unique natural light (which give the point its name), are among the heritage site's major characteristics. The point provides expansive panoramic sight lines and offers views of certain areas of interest on the heritage site itself.

The most impressive observation point can be found at the point's southern tip (Pointe-du-Moulin), the location of the former Notre-Dame Congregation convent and the windmill. Standing at the top of the path leading to the convent, observers can enjoy views of the south shore and of Mount Royal to the east. On clear days, visitors may catch a glimpse of Saint Joseph's Oratory and the Université de Montréal on the mountain. The south shore can also be seen from the grassy area in front of the church, along the water. From the peninsula, one can also observe several institutional buildings, including the church, the presbytery and the school. This unique visual corridor is all the more significant due to the parish's location outside the Village centre, facing the water (Fig. 28).



Figure 27



Figure 28

The walkway west of the church also provides a unique observation point. Outfitted with shade trees and benches, it includes two lookout points with views of Lake Saint-Louis and of the Village to the north (Fig. 29). The grassy area behind the church (marking the location of the former cemetery) and the ring road created by the intersection of Saint-Joachim and Sainte-Anne Avenues also provide a variety of views from within the heritage site. From these locations, visitors may observe much of the historical built environment, including the church and nearby village houses.



Figure 29

Landmarks

The Saint-Joachim Church bell tower is La pointe Claire's dominant landmark. Thanks to its height, it can be seen from many locations throughout the site, including the shore and peninsula (Fig. 28). The bell tower can also be seen from the Village at a number of points along chemin du Bord-du-Lac—Lakeshore, where the view to the south is unobstructed. While not as high as the bell tower, the steeple of the former convent and the top floor of the windmill are also important landmarks. The front steps of the church provide a good view of these buildings, which serve as unique visual markers thanks to their relative isolation at the end of the peninsula. From certain angles, however, the windmill is hidden by the taller convent. Finally the site's religious artworks and monuments (statues, cross) serve as minor landmarks.

Visual qualities in brief

Observation points can be found on the peninsula (Pointe-du-Moulin) and the walkway west of the church. They offer panoramic views of the Lake-Saint Louis shoreline, the Village, and key elements of the heritage site (such as the church).

In addition to the walkway, the ring road provides access to view corridors and panoramas towards the peninsula and the area north of the point.

The Saint-Joachim Church bell tower is the heritage site's dominant landmark; it can be observed from the peninsula and from the village street network.

ARCHEOLOGICAL HERITAGE

La pointe Claire's archeological heritage includes sites listed in the Inventaire des sites archéologiques du Québec (ISAQ). These provide a record of human activity in the area and offer insight into the site's history, prehistory and culture; archeologists piece together the past by studying material remains discovered on these sites. The concept of archeological heritage also extends to archeological potential, which anticipates future discoveries through research and in the course of land development.

Architectural heritage is primarily associated with the heritage site's planning and landscape value.

DISTINCTIVE FEATURES OF THE HERITAGE SITE

Indigenous sites

The flat-lying topography and geographic location of the La pointe Claire heritage site suggest the area was likely inhabited by Indigenous people—primarily the St. Lawrence Iroquois—long before the arrival of Europeans. However, archeological investigations of recent years have failed to uncover prehistoric sites, artefacts or ecofacts.

In 2001, a fireplace was discovered southeast of the windmill; it could not be dated, however, due to the lack of artifacts and the absence of an upper matrix. Future excavations will no doubt result in new discoveries.²⁵

Euro-Québec sites

Archeological research has helped shed light on the history of human occupation in the old Village of Pointe-Claire, dating back to the establishment of the permanent Euro-Québec settlement in the 18th century. Thanks to the discovery of numerous food/cooking and construction artifacts, archeologists have traced a history of the inhabitants' daily activities over the past 300 years.

This research has also aided in identifying portions of the foundations belonging to the Village's second and third churches (1745-1781 and 1881, respectively) and the former Notre-Dame Congregation convent. The discovery of grave sites in the former cemetery and near the convent has helped define the area's funerary heritage. Remnants of dwellings have also been uncovered. In addition, a study of artifacts unearthed near the windmill has confirmed that the millstones used in Pointe-Claire during the 18th century were imported from France, a common practice at the time.

Archeological potential

The La pointe Claire heritage site still has high archeological potential, although backfilling has disturbed archeological layers in certain areas. According to experts, further archeological excavations could help shed new light on the history of human occupation and activity at the site. For example, archeologists have yet to find remnants of dwellings dating from 1740-1760. They also

²⁵ Archéotec inc., *Pointe-Claire, interventions archéologiques 2001-2002, inventaire et surveillance*, Arrondissement de Pointe-Claire, Ministère de la Culture et des Communications, 2003, p. 24-32.

have been unable to determine the exact location of the chapel built in 1705, the first church erected in 1713, or the 18th century wooden palisade. Finally, it bears noting that the site's prehistoric archeological potential is very high. Future studies may yet uncover clues to the area's prehistory.

The archeological heritage in brief

The La pointe Claire heritage site boasts two archeological sites listed in the Inventaire des sites archéologiques du Québec.

Archeological research has identified numerous remnants, including the foundations of the village's second and third church (1745-1781 and 1881, respectively) and of the former Notre-Dame Congregation convent, and several grave sites.

Although some areas have been disturbed by backfilling, the La pointe Claire heritage site has high archeological potential.

The La pointe Claire heritage site has an important funerary heritage.

ISSUES

COSTS ASSOCIATED WITH PRESERVING AND RESTORING HERITAGE BUILDINGS

There are considerable costs associated with preserving and maintaining the site's heritage buildings, particularly the windmill and institutional structures (convent, church and presbytery). These buildings require regular maintenance, and any restoration work will call for the services of trained professionals and experts, using original building techniques and materials. Between 2007 and 2012, the parish and the Conseil du patrimoine religieux du Québec invested major sums to restore Saint-Joachim Church's bell tower roof, masonry, fenestration and doors. Further restoration work will no doubt be needed eventually. Restoring and maintaining the windmill (not part of the religious built heritage) will also incur considerable costs. How can we secure adequate funding for high-quality work that will protect and enhance the site's built heritage?

FUTURE USES OF HERITAGE BUILDINGS

When the nuns of the Notre-Dame Congregation vacated the Pointe-Claire convent in 2014, it became clear that a new use had to be found for the building. The owners and the City need to find a way to repurpose the convent.²⁶ Eventually, other religious buildings on the site (notably the presbytery) will present the same issue.²⁷ Similarly, the windmill does not currently serve any real function, although it has been the focus of several restoration proposals over the years. Many residents believe a new use should be found, one that is compatible with the windmill's enormous potential as a heritage landmark. The general consensus is that these buildings must remain open to the public, and that the convent should be repurposed for a community, tourist, or cultural function. These goals are included among the guidelines and objectives listed in the Special Planning Program for the Village of Pointe-Claire, which came into force in September, 2016.²⁸ The question of how to use these buildings in the future remains unanswered.

LA POINTE CLAIRE'S ACCESSIBILITY, COMPLEMENTARITY AND INTEGRATION WITH THE VILLAGE OF POINTE-CLAIRE

The village diagnosis carried out between 2013 and 2014²⁹ and the Special Planning Program (SPP) raised issues around accessibility, complementarity and integration of the heritage site with the Village of Pointe-Claire. Several problems have already been identified: the difficulty identifying site entrances; the lack of visual and functional links between the site and the Village; the insufficient

²⁶ A study on this topic was commissioned by the City of Pointe-Claire: Cardin, Ramirez, Julien, *Étude d'opportunité pour la conversion du convent situé au 1, avenue Saint-Joachim*, City of Pointe-Claire, August 2014.

²⁷ The parish priest's concern for the future of the building is noted in the brief presented by the Société pour la sauvegarde du patrimoine de Pointe-Claire at the public consultation organized by the City of Pointe-Claire regarding the recognition of the La pointe claire heritage site. Société pour la sauvegarde du patrimoine de Pointe-Claire, *La pointe claire Heritage Site Brief*, presented January 23, 2013, at the City of Pointe-Claire's public consultation, p. 11.

²⁸ *A Heritage Village, Complete and Attractive. Pointe-Claire Village Special Planning Program*, final version – June 2016, Pointe-Claire, City of Pointe-Claire, 2016, p. 38-39.

²⁹ Convergence, *Pointe-Claire Village Diagnosis*, Summary Report, April, 2014.

signage leading to and within the site; the lack of bike paths and resources for cyclists; and deficiencies in public seating. The SPP also contains an action plan with initiatives and strategies to tackle these problems on a set timeline. In other words, the SPP already presents a holistic vision for the heritage site—one that recognizes its interrelationship with adjacent areas, including the sector of the Village along chemin du Bord-du-Lac—Lakeshore and Alexandre-Bourgeau Park. The City of Pointe-Claire is eager to promote the Village as an attractive destination in the West Island, and Alexander-Bourgeau Park is about to undergo redevelopment. Conditions are ripe for consolidating and enhancing the heritage site's many distinctive features, which will also boost the profile of its neighbouring sectors.

HERITAGE ENHANCEMENT AND TRANSMISSION

Our current knowledge of the heritage site's history and characteristics must be disseminated in order to build an awareness and appreciation of its value, and encourage its protection and preservation. Presently, however, visitors are presented with very little information (for example, there is no interpretive panel on the site). Furthermore, the repurposing of the convent raises issues around the dissemination and transmission of intangible heritage and the memory of the nuns of the Notre-Dame Congregation. In addition to preserving the convent and its surroundings, it is important to transmit our knowledge of the nuns' contributions and way of life to future generations. Broadly speaking, strengthening and transmitting La pointe Claire's intangible heritage is a major issue, one that goes beyond conserving and preserving the area's material culture.

RECONCILING DEVELOPMENT WITH HERITAGE PRESERVATION

It is widely recognized that the La pointe Claire heritage site has strong development potential. Located on a point extending into Lake Saint-Louis, it provides an exceptional lakefront setting. It offers a prime location on the West Island with high land values, thanks to its proximity to the Village's commercial district, its peaceful environment, and its remarkable built heritage, green spaces, and views of the water. The commercial area, Village service sector, and the site's adjacent properties are all ripe for development. Currently, a number of issues warrant further study: How will the heritage site be affected by an increase in commercial activity or by the repurposing of the convent? What kind of development is suitable for the site? How can we ensure that any future development on the site and its adjacent areas blends in well with the environment, enhances the heritage value, and respects the area's characteristics?

PROTECTION, ENHANCEMENT AND TRANSMISSION GUIDELINES

GUIDELINES APPLICABLE TO ALL TYPES OF DEVELOPMENT

The Conservation Plan proposes five guidelines, applicable to all types of development. They are meant to guide the assessment of permit applications in accordance with sections 137 and 138 of the Cultural Heritage Act. They are guidelines only and should not be imposed systematically in all cases. Broad in scope, these guidelines can be applied to all of the site's various characteristics.

PRESERVE THE SITE'S HERITAGE VALUE

An area's identity and uniqueness is partially defined by its heritage value, which finds concrete expression in its specific characteristics. These characteristics must be preserved so that cultural heritage can be safeguarded and transmitted to future generations. Under the Cultural Heritage Act, the City is responsible for protecting and enhancing La pointe Claire's heritage value. Any amount of development could have an impact on the site and therefore warrants scrutiny.

PROCEED WITH INFORMED DEVELOPMENT

Any development undertaken on the heritage site must be based on a solid foundation of knowledge—knowledge of the structure or area to be developed, its context, and of current theories and practices regarding its preservation. This knowledge must be informed by documentary research and field investigations. A number of research tools are readily available, including the studies mentioned above in the “Current State of Knowledge” section, heritage conservation reference documents, and technical guides. Developers should commission professional studies and consult specialists in each discipline affected by the development. This process will help developers understand the site and its context, which, in turn, will lead to appropriate and well-informed development that respects the site's heritage value. It is the responsibility of the applicant, property owner or developer to have acquired this knowledge before submitting their permit application to the City and its partners.

ENCOURAGE COMMUNITY PARTICIPATION AND COLLECTIVE OWNERSHIP

Any and all development within the heritage site must be planned in close collaboration with all affected stakeholders, including property owners, commercial tenants, developers, heritage specialists, private development specialists, public authorities, and local residents. Prior to starting work, developers must inform these stakeholders of the project's scope and impact, to ensure it is properly executed in accordance with current standards. All parties must work together to transmit knowledge and identify individual responsibilities with respect to the conservation and enhancement of the site's heritage value. This process will make each participant accountable for the preservation of cultural heritage, and will ultimately instil a sense of collective ownership of the site.

ENCOURAGE MINIMAL MODIFICATIONS

In general, development in La pointe Claire should be done in such a way as to preserve the site's heritage buildings and landscape. However, any development risks threatening the site's heritage value; steps must therefore be taken to minimize any negative effects. Development may be categorized according to its level of impact: heritage preservation, restoration, or enhancement. Each requires a different approach and entails varying degrees of impact on the landscape or material heritage value. The approach with the smallest impact on heritage value should be prioritized.

ENSURE CONTINUITY OVER TIME

Heritage sites provide a window into history. The desire to preserve the important remnants of each historical era must be reconciled with the need to maintain the area's vitality and facilitate its contemporary use. Any development must therefore be undertaken in the spirit of continuity and with respect for the site's heritage characteristics.

SPECIFIC GUIDELINES

ENHANCEMENT

- Promote projects and developments that enhance the site's historical qualities and unique landscape.
- Facilitate public access to the land and shoreline.

NATURAL ENVIRONMENT

- Preserve those characteristics that showcase the site's original geography, including its unique point and peninsula.
- Maintain the current shoreline by avoiding backfill to protect the geography from further modification.
- Maintain the site's flat-lying topography;
- Favour development that evokes the former shoreline.
- Maintain the existing mature trees on the site; if necessary, plant hardwood species sparingly, taking care to maintain the views of Lake Saint-Louis, particularly near the windmill.
- Preserve vegetated areas, including the grassy area (the former cemetery) behind the church and those around the convent and church.
- Reduce paved surfaces in favour of vegetation cover.
- Promote the shoreline's restoration.

ROAD NETWORK

- Preserve the characteristics of the road network, including the ring road and the institutional buildings' major setbacks.
- Preserve and enhance the characteristics of Sainte-Anne Avenue, namely its scale and relatively narrow configuration.
- Preserve sidewalks or mark their previous location following road improvements.
- Maintain or reduce parking spaces.
- Clearly delineate parking spaces and traffic lanes.
- Re-examine the relevance of the right-of-way that links with the former convent and forms a loop in front of the main entrance.

PARCEL PLAN

- Preserve the parcel plan's historical characteristics (proportions, dimensions and orientations) during cadastral operations.
- Maintain the orientation of lots, running from Lake Saint-Louis inland.
- Preserve the irregular shape and relatively large size of the institutional lots.
- Avoid moving buildings within these large lots.

THE BUILT ENVIRONMENT

This guidelines in this section apply primarily to the architectural components of the site's historical and religious buildings (Pointe-Claire windmill, Congregation of Notre-Dame convent, Saint-Joachim Church and its presbytery). The architectural and historical value of La pointe Claire lies mainly in its heritage buildings and their components; their authenticity must therefore be preserved regardless of the type of development undertaken (repair, restoration, renovations, expansion, addition, etc.). Some of these provisions also apply to the other buildings on the site (du Bedeau house, Marguerite-Bourgeoys School).

- Protect the buildings on the heritage site by facilitating their upkeep, preservation and restoration.
- Avoid demolitions.
- Maintain the unique character of the heritage building additions.
- Commission a heritage assessment report before making major changes to heritage buildings.
- Use period-appropriate construction techniques, taking into account the various modifications and expansions undertaken over the years.
- Respect any major modifications added after construction of an original building, such as expansions that possess their own historical value and are worthy of preservation.
- Avoid compromising the site's original character and identity when undertaking new construction; new development must integrate harmoniously with the environment, with clear distinctions between original and contemporary architecture, or must be reversible.
- Limit the impact of development or adaptations undertaken to meet modern building codes (access ramps, security systems, etc.).
- Provide for the reversibility of any development that may be replaced by a better design or that may be dismantled to improve the heritage value of a particular element.
- Do not replicate low-quality materials or materials that are incompatible with the character of a heritage building.
- Enhance the value of the large institutional properties by maintaining their monumental character and the landscape elements that contribute to their identity.

SETBACKS

- Maintain a building's relationship to its surroundings, including its front and side setbacks and building coverage ratio.

FOUNDATIONS

- Maintain stone foundations instead of replacing them with concrete.
- When repointing stone foundations, use hydraulic lime mortar or any other traditional technique yielding similar results.

MATERIALS

- Prioritize the maintenance and repair of heritage elements; replace them only at the end of their life cycle using the same materials and techniques.

- Replace low-quality materials or materials that are incompatible with the building's heritage character with period-appropriate material.

SIDING

- Preserve traditional siding, such as sandstone or fieldstone, on buildings that contribute to the site's architectural value.
- For other buildings, use traditional siding. Avoid the use of vinyl, concrete, other composite or synthetic materials that mimic wood, painted or corrugated sheet metal, enamelled aluminum, cement brick masonry, or artificial stone and acrylic parging.

OPENINGS

- Preserve the characteristics of historical openings, including their height, depth, shape, size, proportions, and type.
- Preserve architraves, transoms, and traditional wooden windows and storm windows, or, if these have been removed, restore them to their original state.
- Avoid adding any openings.
- Use traditional doors and windows in lieu of contemporary options (even those made of wood). Avoid synthetic materials such as plastic, aluminum and steel. Avoid sliding glass doors and single-pane windows.

ROOFING

- Preserve the original slope of all roofs and dormers; avoid any increases to the slope in particular.
- Use traditional roofing materials, including sheet metal (panels, à la canadienne, pinched) and wood shingles.

PROJECTING ELEMENTS AND ORNAMENTATION

- Conserve projecting elements and ornamentation, or, if they have been removed, restore them to their original state. Their handcrafted feel should be preserved, and elements should be built according to their original design. Pastiche or manufactured/mass-produced ornaments should be avoided.
- Conserve original verandas and their components, particularly wooden elements.
- Conserve cornices and chimney stacks, respecting the original design. If these have been removed, restore them.

EXPANSIONS

- Any expansion must be justified and must respect the site's heritage value.
- Ensure the expansion is compatible with the volume of the heritage building. Its height and length must be less than those of the main building.
- Expansions should be discrete in nature and should be set back in relation to the main building.
- Contemporary constructions should harmonize with the original building's architecture in terms of volume, scale, cladding material and type of openings.

- New constructions or expansions must harmonize well with the site's built and landscaped components.

PUBLIC ART

- Maintain the integrity and visibility of public artworks on the heritage site.
- Any new artwork must contribute to the heritage value of the site and serve as a public landmark.

VISUAL QUALITIES

- Protect observation points and ensure their accessibility to the public through developments that showcase the heritage site's view corridors and panoramas.
- Preserve the views of landmarks, particularly the Saint-Joachim Church bell tower, the convent steeple, and the windmill.
- Preserve the views and visibility of buildings.
- Avoid any new construction on the grassy area behind the church that may obstruct or limit the views of the Village houses or church.
- Reduce the visual impact of the electrical cables to improve the site's view corridors.

SIGNAGE

- Avoid ostentatious signage by favouring small signs.
- Simple, effective, uniform and high-quality signage should be used throughout the site.
- Use a distinctive, contemporary design to unite the various components of the site.

ARCHEOLOGICAL HERITAGE

- Protect and enhance the archeological heritage.
- Adopt a preventive archeological approach to protect the site's demonstrated archeological potential.
- If an excavation is to take place on the site, use minimally invasive techniques to protect the archeological site's integrity and minimize ground disturbances.
- All excavations should adopt archeological methods in keeping with the nature of the site.
- Facilitate the preservation in situ of important archeological finds.

IMPLEMENTATION

All City-issued documents that address heritage site development should provide consistent and coherent information. This implementation plan has therefore been harmonized with the Pointe-Claire Village Special Planning Program, which came into force in September, 2016. The SPP outlines a broad vision for the City—including the heritage site—along with an action plan and implementation schedule. Its measures pertaining to the responsible development of La pointe Claire have been reproduced here, along with supplemental provisions to account for the site's specific requirements. These measures are divided into two components: developments on public land, which falls under the jurisdiction of the City of Pointe-Claire; and strategies, which are aimed primarily at the private sector.

DEVELOPMENT ON PUBLIC LAND

Within the heritage site, the following sectors fall under the jurisdiction of the City of Pointe-Claire:

- Saint-Joachim and Sainte-Anne Avenues
- Parking
- Waterfront walk

Within these sectors, the City of Pointe-Claire may undertake improvements that help preserve and enhance the heritage site.

SAINT-JOACHIM AND SAINTE-ANNE AVENUES

The ring road formed by Saint-Joachim and Sainte-Anne Avenues is the main traffic corridor within the heritage site. Motorists, pedestrians and cyclists use the road to access La pointe Claire. However, a closer look at the urban infrastructure reveals a number of deficiencies: narrow or poorly maintained sidewalks, awkwardly placed utility poles, and the lack of street furniture. By upgrading this portion of the public realm, the City of Pointe-Claire could help increase the heritage site's accessibility, improve its integration with the Village, highlight its history, and enhance its characteristics.

SHARED STREET DESIGN

The SPP's shared street design for Saint-Joachim and Sainte-Anne Avenues is compatible with the heritage site's preservation and enhancement. This type of design includes traffic calming measures and more dedicated space for pedestrians and cyclists. It would make the street safer and more attractive for visitors and residents and help create a welcoming space that encourages people to explore the heritage site. Should these SPP recommendations be implemented, the location of the streets' original sidewalks could be marked on the ground, in the interest of heritage preservation, to trace the contours of this historical element, which was an early feature of the city's streetscape.

REDUCE THE VISUAL IMPACT OF THE ELECTRICAL AND CABLE NETWORK

Reducing the visual impact of the overhead wires of the distribution network would enhance the heritage site's exceptional landscape by eliminating this visual distraction. According to the Montréal Urban Agglomeration plan, the Village of Pointe-Claire is of exceptional heritage value and archeological interest; for this reason, Hydro-Québec may help offset the cost of this project.

DISCOVERY ROUTE ALONG SAINT-JOACHIM AND SAINTE-ANNE AVENUES

Currently, there are no interpretive panels or other informative element on the site to educate visitors on La pointe Claire's history and characteristics. A discovery route could be installed along the site's roadways to highlight its heritage and history.

INSTALLING DISTINCTIVE STREET FURNITURE

To improve the user experience, street furniture could be installed along roadways at locations conducive to appreciating the site's visual corridors and panoramas. The SPP already proposes to install distinctive street furniture in the Village to enhance its heritage value while remaining respectful of the village context. La pointe Claire's street furniture could be similar in design to the furniture installed elsewhere in the Village; at the same time, it could be given a distinctive style to reinforce the site's heritage.

PARKING

To preserve and enhance the heritage site's landscape characteristics, new parking standards should be adopted to promote a more eco-friendly approach. This would also ensure the optimal management of parking spaces in accordance with the site's various uses.

WATERFRONT WALK

The installation of a waterfront walk would showcase the lakeshore and the exceptional views of and from the heritage site. The SPP already extends the waterfront walk beyond the limits of La pointe Claire; this would make the site more accessible and provide a link with adjacent sectors. The proposed walkway would result in a restored waterfront, thereby enhancing the site's landscape value. Moreover, the walk could be built along La pointe Claire's former shoreline. Building a waterfront walk around the heritage site would require written agreements with the parish and the Marguerite-Bourgeoys School Board, which currently own the property along Lake Saint-Louis.

STRATEGIES

In addition to public works, the City of Pointe-Claire may also implement a certain number of strategic activities to help preserve and enhance the La pointe Claire heritage site. These measures are intended to support, encourage, inspire and finance development, and may have as much impact as City-driven public projects.

LAND USE DESIGNATION

The SPP designates the heritage site's land use as "cultural and heritage." There is no reason to modify this designation.

CONSULTATION

As in many other Québec municipalities, the City of Pointe-Claire's Planning Advisory Committee advises City Council, upon request, on matters related to the identification and protection of cultural heritage. The concept of heritage has expanded considerably over the years. It now extends beyond

material culture to include heritage cultural landscapes and intangible heritage; in this context, City Council should consider establishing a local heritage committee. Members of this committee could include planning experts and built environment specialists (architects, planners, developers, etc.), as well as other professionals such as historians, ethnologists and museum specialists. Should the City not wish to form another committee, the above experts could join the current Planning Advisory Committee in assessing any projects that include heritage components.

PLANNING

This Conservation Plan echoes the Pointe-Claire Village SPP, which has already proposed that the City engage specialists in order to:

- develop an interpretative component and find ways to enhance the heritage site, including the built heritage, archeological heritage and intangible heritage;
- develop a master plan for public landscaping and development, including street furniture and design standards for Village signage;
- create a lighting plan to illuminate heritage buildings while respecting dark sky principles.

These plans should include a section that specifically addresses the heritage site, or takes into account its unique characteristics and heritage value, so that the latter may be integrated into the broader planning strategy for the surrounding area.

PARTNERSHIPS

Certain initiatives proposed by this Conservation Plan do not fall under the City of Pointe-Claire's jurisdiction. They will necessitate partnerships with the Saint-Joachim Parish and the Marguerite-Bourgeoys School Board. A working committee made up of City representatives and property owners should also be established to implement this plan and any resulting initiatives.

FORGING AN ACTIVE PARTNERSHIP WITH THE PARISH TO DEVELOP LA POINTE CLAIRE

To fully develop the potential of La pointe Claire, the City must forge an active partnership with the Saint-Joachim Parish. The Parish currently owns all of La pointe Claire, including the windmill, the convent, the church, the parking areas and the shoreline. It would be in the City's interest to acquire the windmill and the rest of the waterfront land on the point, as well as the parking spaces. The City could also collaborate on developing the land that remains with the Parish. The windmill, classified as a heritage immovable by the Ministère de la Culture et des Communications, has played an important role in the history of Pointe-Claire. The City should therefore support the Parish to ensure its preservation. Government funding should be obtained for the windmill's restoration, to make short-term repairs to its structure and external envelope, and to redevelop the grounds as a recreational and contemplative space.

DEVELOPING A PARTNERSHIP WITH THE MARGUERITE-BOURGEOYS SCHOOL BOARD

To develop an optimal waterfront walk, the City will need to enter into agreements with the Marguerite-Bourgeoys School Board.

FUNDING PROGRAMS

Funding is needed to support the municipal and private initiatives outlined in this Conservation Plan. The City of Pointe-Claire could apply to certain government programs in order to finance these measures. The City should assist owners in their efforts to secure funding from various sources.

The following programs should be explored:

Aide aux initiatives de partenariat [partnership support program], Ministère de la Culture et des Communications du Québec

This program supports the development of culture and communications in Québec. It fosters cooperation between MCC and its partners, to strengthen the convergence and complementarity of their activities and boost our communities' cultural vitality. The program's flexible framework allows MCC to form partnerships with its partners while respecting the mission of each participant. (MCC website, 2017, translation).

Two of this program's components could be explored:

- Component 1: Cultural development agreement
- Component 3: Heritage restoration agreement

Aide aux immobilisations [capital assistance program], Ministère de la Culture et des Communications du Québec

This program supports projects led by community stakeholders that seek to preserve or enhance heritage assets in order to affirm cultural identity and build a greater sense of belonging (MCC website, 2017, translation).

Fonds du patrimoine culturel québécois [Québec cultural heritage fund], Ministère de la Culture et des Communications du Québec

This fund provides support for preserving and disseminating elements of Québec's rich and unique history for the enjoyment of current and future generations. With its powerful leveraging effect, the fund supports a large number of projects designed to protect and promote our collective heritage (FPCQ website, 2016, translation).

Three of this program's components could be explored:

- Component 1: Protecting or enhancing assets that fall under the protection of the Québec government or the Ministère de la Culture et des Communications, pursuant to the *Cultural Heritage Act*
- Component 2: Protecting or enhancing immovables and sites of significant heritage interest that fall under municipal protection

- Component 5: The study, dissemination, advocacy, inventory, and enhancement of cultural initiatives

Aide financière pour la restauration du patrimoine culturel à caractère religieux [financial assistance for the restoration of religion-based cultural heritage]

This financial assistance aims to help protect, transmit and enhance religious heritage of historical, architectural, or artistic interest.

Two of this program's components could be explored:

- Component 1: Restoration of immovable assets
- Component 2: Restoration of furnishings, works of art, and organs

Programme Embellir les voies publiques [public roadway beautification program], Hydro-Québec

This program promotes urban renewal. It supports municipal beautification efforts in medium- or high-density residential or commercial neighbourhoods by providing financial assistance for the burying of certain line segments, especially along public roadways (Hydro-Québec site, 2015).

LIST OF MAPS

Map 1:

La pointe Claire heritage site,
Guy Mongrain 2016, © City of Pointe-Claire.

Map 2:

The buildings of the La pointe Claire heritage site,
Guy Mongrain 2016, © City of Pointe-Claire.

LIST OF FIGURES

Figure 1:

Aerial view of the La pointe Claire heritage site,
© City of Pointe-Claire.

Figure 2:

The Pointe-Claire windmill prior to the construction of the Notre-Dame Congregation convent,
c. 1867,
© Pointe-Claire Public Library, 8.

Figure 3:

Pointe-Claire's second presbytery and second church, c. 1865,
© Pointe-Claire Public Library, 2.

Figure 4:

The first convent, c. 1865,
© Pointe-Claire Public Library, 278.

Figure 5:

The Notre-Dame Congregation convent, c. 1870, a century before the two wings were added,
© Pointe-Claire Public Library, 12.

Figure 6:

Parish school built in 1928,
© BAnQ, Michel-Bazinet Collection, CP 6212.

Figure 7:

Pointe-Claire Village map, c. 1855,
© Messieurs de Saint-Sulpice archives, Arm n° 916.

Figure 8:

View of the heritage site from Alexandre-Bourgeau Park,
Julie Allard 2016, © City of Pointe-Claire.

Figure 9:
Waterfront vegetation, in front of the former convent,
Julie Allard 2016, © City of Pointe-Claire.

Figure 10:
Grassy area behind Saint-Joachim Church (the former cemetery),
Julie Allard 2016, © City of Pointe-Claire.

Figure 11:
Behind the former cemetery, houses along Saint-Anne Avenue,
Claire Poitras 2007, © City of Pointe-Claire.

Figure 12:
View of Lake Saint-Louis from Saint-Anne Avenue,
Claire Poitras 2007, © City of Pointe-Claire.

Figure 13:
Saint-Joachim Avenue, looking north,
Julie Allard 2016, © City of Pointe-Claire.

Figure 14:
Site of the former Notre-Dame Congregation convent and windmill,
Julie Allard 2016, © City of Pointe-Claire.

Figure 15:
The Pointe-Claire peninsula at the end of the 20th century. The windmill and second Notre-Dame
Congregation convent are visible,
© Pointe-Claire Public Library, 11.

Figure 16:
Pointe-Claire windmill,
Julie Allard 2016, © City of Pointe-Claire.

Figure 17:
Façade of the former Notre-Dame Congregation convent,
Julie Allard 2016, © City of Pointe-Claire.

Figure 18:
The steeple of the former convent,
Julie Allard 2016, © City of Pointe-Claire.

Figure 19:

Façade of Saint-Joachim Church,
Julie Allard 2016, © City of Pointe-Claire.

Figure 20:
Façade of Saint-Joachim Church,
Julie Allard 2016, © City of Pointe-Claire.

Figure 21:
Door of Saint-Joachim Church,
Julie Allard 2016, © City of Pointe-Claire.

Figure 22:
The presbytery of Saint-Joachim Church,
Julie Allard 2016, © City of Pointe-Claire.

Figure 23:
Presbytery balcony,
Julie Allard 2016, © City of Pointe-Claire.

Figure 24:
Ionic capital atop a column of the presbytery veranda.
Julie Allard 2016, © City of Pointe-Claire.

Figure 25:
Marguerite-Bourgeoys School,
Julie Allard 2016, © City of Pointe-Claire.

Figure 26:
From left to right: Sacré-Cœur monument, Impression (artwork), Missionaries' Cross, and statue of Saint Joseph,
Julie Allard 2016, © City of Pointe-Claire.

Figure 27:
View of Mount Royal from the heritage site,
Julie Allard 2016, © City of Pointe-Claire.

Figure 28:
View of Saint-Joachim Church and the school from Pointe-du-Moulin,
Julie Allard 2016, © City of Pointe-Claire.

Figure 29:
View of Lake Saint-Louis from a lookout point to the west of the church,
Julie Allard 2016, © City of Pointe-Claire.

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