

By Email

February 2nd, 2023

Mr. Jeroen Henrich
Vice-President - Development
Cadillac Fairview Corporation Ltd.
1100, av des Canadiens-de-Montréal, bureau 400
Montréal (Québec) H3B 2S2

Dear Mr. Henrich,

Further to your letter dated December 12, 2022, the City of Pointe-Claire wishes to reaffirm its willingness to collaborate with Cadillac Fairview in view of the creation of a new neighborhood in its City Centre.

As mentioned in the letter dated November 11, 2022, we acknowledge that Pointe-Claire cannot escape redevelopment of its traditional shopping centres and that maintaining status quo is not a sustainable option. However, it is important for the City to establish a process for citizen participation.

It is in this context that I, the undersigned, hereby confirm being the designated representative of the City of Pointe-Claire's Municipal Council within the framework of this redevelopment project, in particular to find a working method that involves the community. My role consists of identifying and communicating the issues of the various stakeholders and facilitating the development of an approach that is unifying and innovative for both the Fairview shopping centre and the City of Pointe-Claire. I will be accompanied, as needed, by one or several department directors.

More specifically, the following are my commitments closely related to the expectations expressed by the members of City Council;

- Keep members of City Council regularly informed of the progress of the previously agreed upon working process by the City of Pointe-Claire and CF to determine the future envisioned for zones Mu1 and Mu2;
- Regularly validate the working hypotheses, avenues for reflection and working scenarios with members of City Council to ensure that they remain consistent with the reference frameworks, policies and existing or developing plans within the various administrative departments of the City of Pointe-Claire;
- Take the necessary steps to form a working committee consisting of Pointe-Claire citizens. The selection criteria for the establishment of this committee will be validated by both parties;

- Ensure that the working committee members are firmly committed to the goals and framework established for the redevelopment and treatment of zones Mu1 and Mu2;
- Keep CF and the working committee members regularly informed of questions/concerns/recommendations/expectations expressed by City Council members and the City administration regarding the future of zones Mu1 and Mu2;
- Jointly and collegially with CF, ensure that the project team members and working committee members have sufficient and necessary resources to advance the working process previously agreed upon by the parties involved to ensure that said resources are allocated and used wisely and strategically;
- Set this file as a priority for the City administration in 2023, the objective being to put in place the necessary regulatory tools to eventually exempt zones Mu1 and Mu2 from the application of the ICB;
- At various strategic moments agreed upon by the parties, take the necessary steps to inform all citizens of Pointe-Claire of the progress of this file and measure their level of social acceptability of the various proposals/scenarios concerning the redevelopment or treatment of zones Mu1 and Mu2;

I would like to set up a first meeting in order to find a collaborative working method, favoring the development of a harmonious and socially acceptable neighborhood that will satisfy all concerned parties. The purpose of this meeting will be to lay the groundwork for a collaborative process to establish the guidelines for the entire area to be redeveloped. The Cadillac Fairview Centre is a landmark for Pointe-Claire and we all hope that its redevelopment will bring this same pride and recognition.

I hope that the present request is received favorably on your part, as I am sure that it will lead to a better understanding of the issues for both parties.

Best Regards,



City Manager
City of Pointe-Claire

CC: Municipal Council - City of Pointe-Claire