

## Meadowbrook sold for \$3M

By Joel Goldenberg, The Suburban West End News 2007-04-18

Meadowbrook has been slated for development several times over the years.

Meadowbrook Golf Course was sold last fall for \$3 million, The Suburban has learned.

The sale of the golf course will be a “relevant” factor in the ongoing \$20 million lawsuit brought against Côte St. Luc by the site’s former owners for rezoning its half of the site from residential to recreational, says Mayor Anthony Housefather.

Housefather was responding at Monday night’s Côte St. Luc council meeting to council regulars Avrom Shtern and Alex Davis, both members of Les Amis de Meadowbrook, the group that has been lobbying for nearly 20 years to preserve the site as a greenspace. In that time, plans to develop the site have remained on hold. Meadowbrook straddles the territories of Côte St. Luc, Lachine and Montreal West. The portion of the land in Lachine is zoned residential, and allows for development.

The property has changed hands several times over the years from Marathon Realty to Canadian Pacific Properties Inc. to Toronto-based FHR Properties Inc. to, in late October, New Brunswick-based Meadowbrook Groupe Pacific Inc. Councillor Dida Berku, who has been active on the issue since the late 1980s, says there has been no word lately on development.

Shtern told the meeting that during former mayor Bernard Lang’s era in Côte St. Luc, when the Meadowbrook greenspace debate was at its height, the price quoted for the land was “\$40 million to \$50 million,” then went down to \$20 million and \$12 million, and now \$3 million.

Shtern asked if Côte St. Luc has been approached by the new owners. “This is a little strange,” he said. “I was wondering how the owner could claim Côte St. Luc owes \$20 million or whatever. The evaluation for Meadowbrook was \$10 million and the transaction was only \$3 million.”

Housefather said Côte St. Luc has not been approached.

“The litigation is ongoing, and it hasn’t moved anywhere for a number of years,” he explained. “The fact that the land changed hands will be relevant in any further discussion.”

The mayor said that because the issue is still before the courts, he did not want to go into much more detail. He also maintained Côte St. Luc was within its rights to rezone the land.

Davis asked if Côte St. Luc would be willing to buy the land, to preserve the site as a greenspace.

“There have been no negotiations, and no approaches, given that we are still in litigation,” Housefather said. “If the owner wishes to approach the city, we would consider anything. Any owner of the land has to respect the [recreational] zoning.”

According to Davis, that will be the only way to save the greenspace. “The land should not be developed under any circumstances,” he said.