

The [original communication](#) was sent in French on our letterhead. The version noted below has been translated.

Mont-Tremblant, July 11, 2025

Ville de Mont-Tremblant

1145, rue de Saint-Jovite
Mont-Tremblant (Québec) J8E 1V1

Subject: **Follow-up regarding the Collège Letendre project & the request for a regulatory modification**

Hello Mr. Mayor, Councillors and General Manager,

We are writing to you to follow up on the Collège Letendre file, particularly regarding the regulatory amendment request filed by the Collège with the Ville de Mont-Tremblant. To date, we have not received any official updates on this file for several months.

As we have mentioned on many occasions, our organization does not oppose the construction of a Collège, provided that the site is suitable and that the project is not linked, directly or indirectly, to a large-scale real estate development that could be, or is perceived to be, in violation of the regulations.

According to information reported publicly since our last exchange, the Deputy Mayor, Ms. Dominique Laverdure, indicated that the Ville submitted a framework agreement to the developer, including the following conditions: [that only one school be built and that the rest of the land be preserved](#). We understand that this framework agreement is currently confidential. If, however, this document could be shared, we would like to obtain a copy.

Furthermore, it appears that the developer, Collège Letendre, has not yet responded to this proposal. Given the importance of this matter to citizens, we would like an update on its progress.

Our main concern as a non-profit organization is the potential real estate development of the vast land in question (213.17 acres divided into two lots of 80.42 and 132.75 acres), for uses other than education. During the public consultation of November 25, 2025, the Director General of Collège Letendre, Mr. Yves Legault, could not guarantee that the entire site would not be developed in the future, stating:

- “Guarantee: I don’t have one, [I can’t give any guarantees](#). What will happen in 10, 15 or 20 years, we will see...”

In this context, we believe that municipal approval of the project should be strictly governed by the following conditions:

- The site must remain a single indivisible lot.
- Use must be for educational purposes only.
- The entire land (213.17 acres) is expected to be placed under a land trust, ensuring it is unbuildable in the long term.

We also question the nature of the land transaction involving [Mr. Patrice Brisebois, administrator of an affiliated Collège](#), who allegedly sold the land to Collège Letendre at a price considered significantly higher than its market value. For example, on October 3, 2024, *La Presse* published the following:

- "Speaking of risk, [the Brisebois land acquired for \\$13.2 million has a land value of... \\$1.8 million](#). This value from the municipality is not theoretical, it is based on the market value of the land in July 2021, 16 months before the transaction."

This raises doubts about the real intentions behind the project.

We recommend that the Ville also consider the following before approving any regulatory changes:

1. The complete publication of reports, studies and analyses relating to the project.

2. A clear and public assessment of environmental impacts, including the wetlands and waterways concerned.
3. A formal commitment from Collège Letendre to include the entire 213.17 acres in a land trust for preservation purposes.

Finally, we would like to obtain information on certain files related to the Collège Letendre project, in particular:

- The possible extension of Rue Albatros, proposed as an access route to the Collège.
- The development envisaged in this sector by Station Mont Tremblant, notably in the areas identified as *Haut Académie* (120 units) and *Rivière du Diable* (46 units), as indicated in a 2013 report written by Daniel Scott (IMBA) and financed by the Ville.

Although the *Pure Tremblant* and *Boréal* projects have already been completed, it is important to note that the Rue Albatros extension appears to be intended to serve other residential projects. However, these intentions were not mentioned during the recent information sessions.

In conclusion, we would like to obtain an official update from the Ville regarding:

1. Collège Letendre's responses to the framework agreement submitted.
2. The Ville's current position regarding the request for regulatory change.
3. The main conditions required by the Ville, beyond the single construction of a school and the preservation of the land.
4. The progress of neighboring residential projects, totaling approximately 166 units, potentially served by the extension of Chemin Albatros.

We thank you for your attention to our request and remain at your disposal for any further information.

Please accept, Ladies and Gentlemen, the expression of our distinguished greetings.

Sincerely,

Les Amis de **Mont-Tremblant**