



VILLE DE | CITY OF
WESTMOUNT

SCAOPI APPLICATION

4216, DORCHESTER
BOULEVARD

PAC PUBLIC MEETING
-OCTOBER 3RD 2024

A city street scene featuring a mix of modern and historic architecture. On the left, a modern multi-story building with a grid of windows and a flat roof. In the center, a large, leafy green tree. On the right, a historic stone building with a prominent gable roof, arched windows, and a balcony. The sky is blue with scattered white clouds and several birds in flight. The overall scene is captured in a slightly desaturated, cinematic style.

DEFINITIONS

WHAT IS A SCAOPI ?

SCAOPI for specific construction, alteration or occupancy proposals for an immovable

- Regulatory tools that allow City Council to authorize a project that deviates from the city's planning regulations, without having to modify the standards established for its sector or for the entire territory
- Exceptional measure particularly adapted for large-scale projects or projects with complexities inherent to their singular characteristics
- An approach that allows for negotiation to require specific conditions that could be met for the project to proceed
- Any specific project must be consistent with the objectives of the Master Plan
- Allows the project to be submitted to a citizen approval process

CONTEXT

A photograph of a city street scene. On the left, a modern multi-story building with a grid of windows and dark accents. In the center, a large, leafy green tree. On the right, a historic stone building with a prominent arched window and a gabled roof. The sky is blue with scattered white clouds and several birds in flight. The foreground shows a street with several cars parked or driving. The entire image is overlaid with a dark, semi-transparent filter, and the word "CONTEXT" is written in large, white, bold, sans-serif capital letters in the center.

HISTORIC OF THE PROJECT

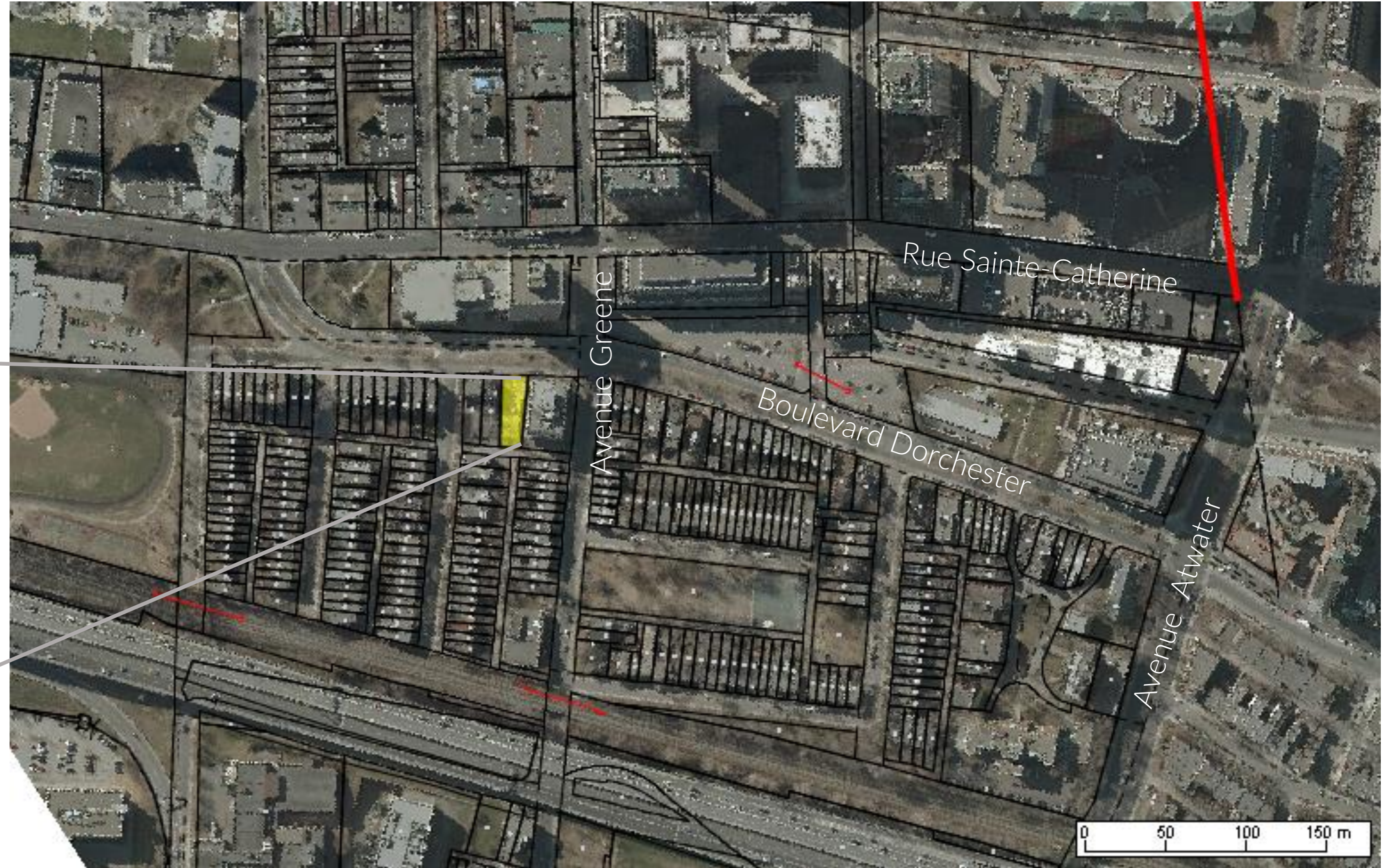
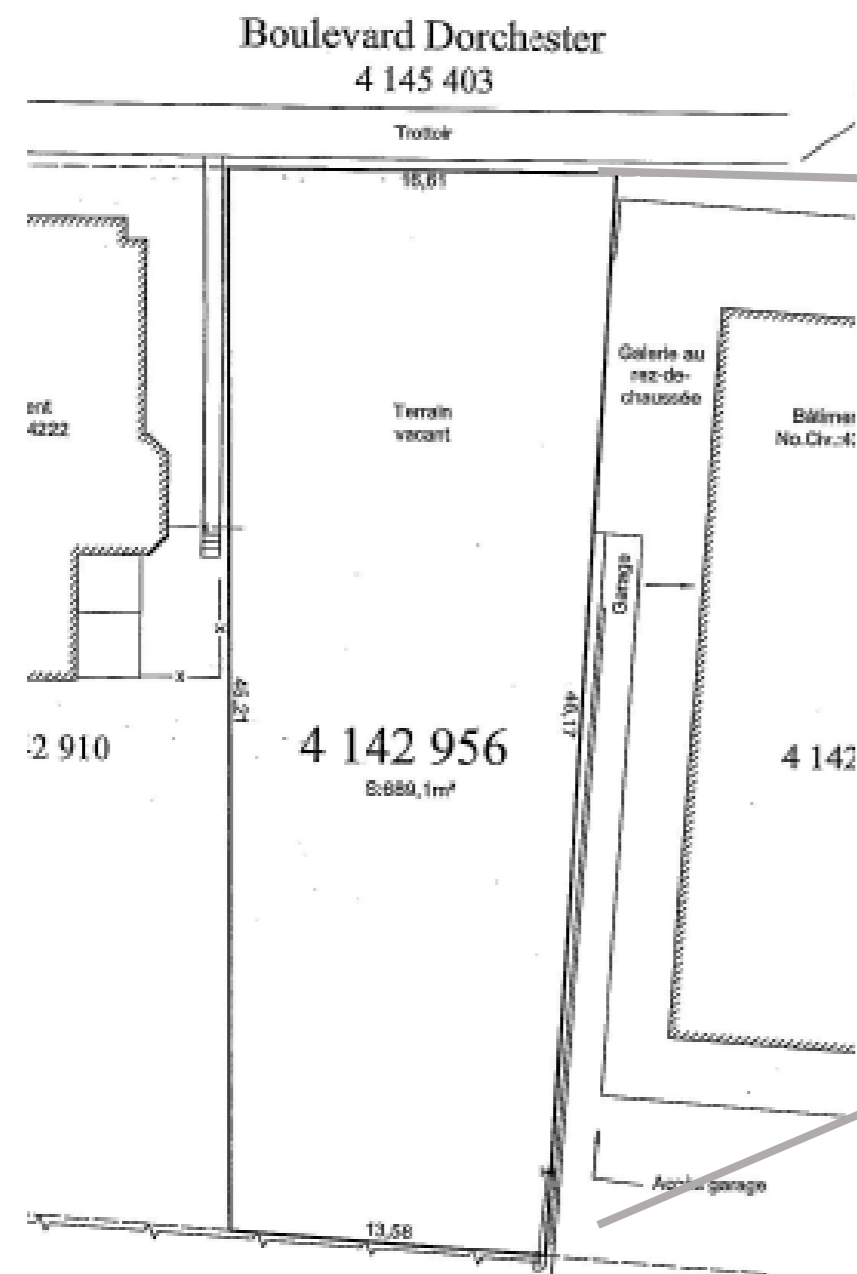
- Project authorized on January 16, 2023 by resolution (no. 2023-01-14) by the Municipal Council.
- Under article 5.3 of the SCAOPI by-law 1489, any resolution authorizing a project becomes null and void if, after a period of 18 months, the project is not underway or completed.
- Due to a number of financial and other factors, the owners were unable to start the project within the prescribed timeframe.
- The resolution authorizing the project in 2023 is null and void, and a new application had to be filed in order to obtain a new authorization to carry out the project. All adoption procedures must be reapplied.
- Depending on the adoption process, work could start in spring/summer 2025.

The project under study is the same as the one authorized by the Council in 2023 - no exterior modifications have been made.

PROJECT

LOCATION

- Vacant lot of an area of 689.1 m² (7,417 ft²)
- Vacant since 2017, following the complete demolition of a burnt-out building



EXISTING SITUATION



View from boul. Dorchester

EXISTING SITUATION

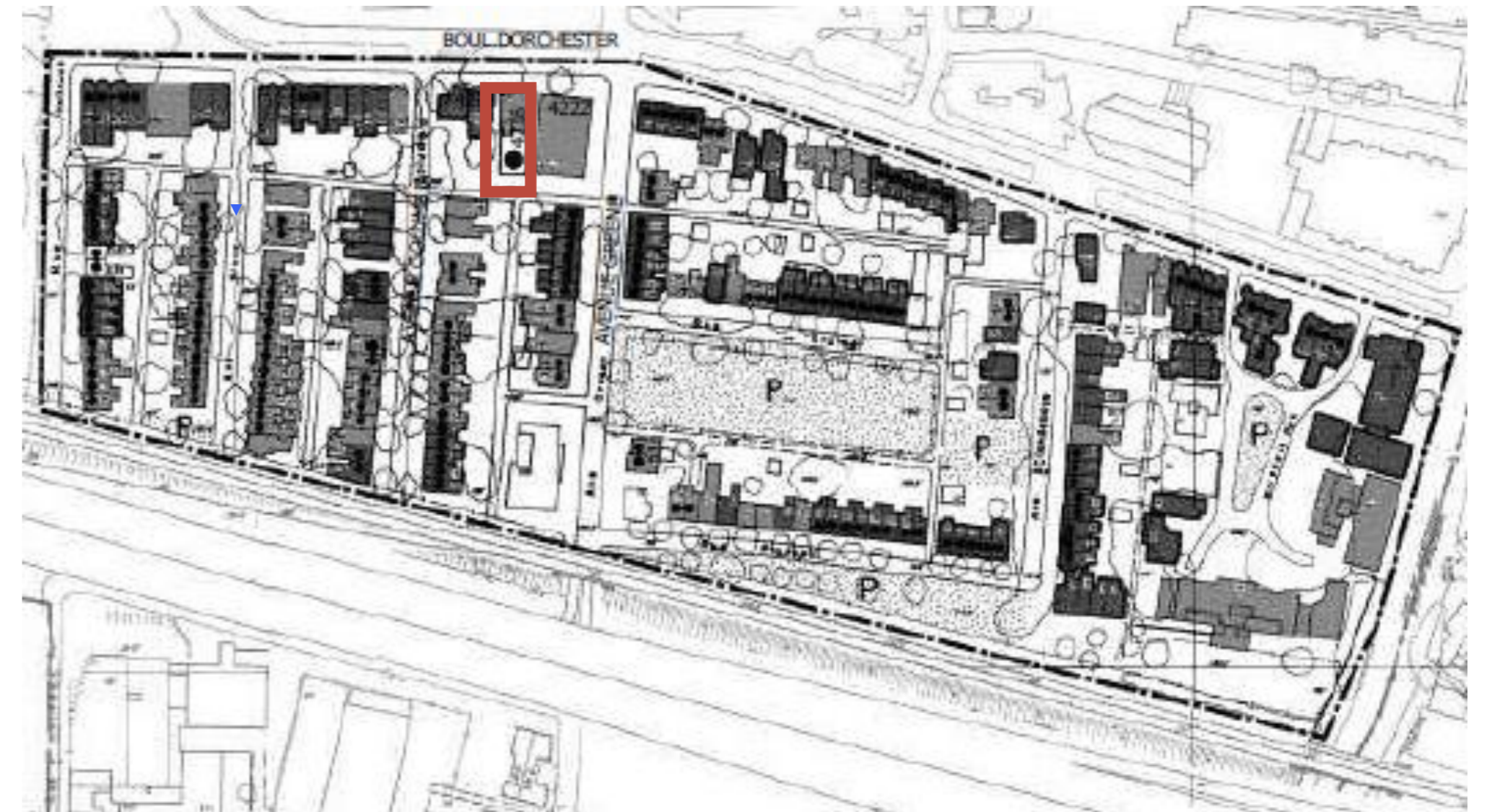


View from the laneway

CONTEXT

Distinctive features of heritage district 35, Hallowell-Weredale:

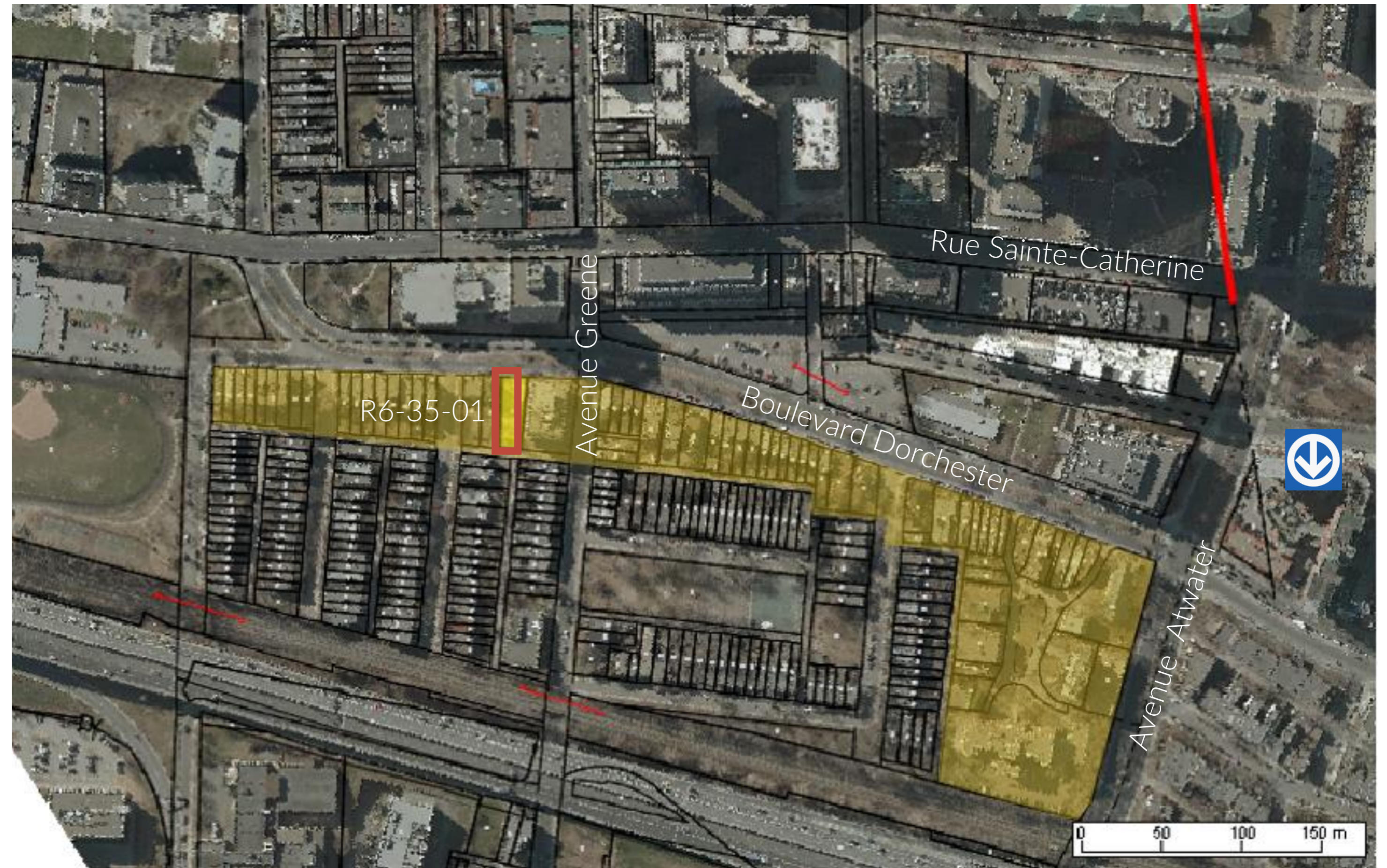
- Materials: red brick (53% of area) or grey stone (46% of area)
- Several articulated facades with a bay window on 1 or 2 floors
- Windows almost always very vertical and simple



View from Dorchester Blvd. Dorchester, section west of vacant lot

CONTEXT

- Residential zone R6-35-01
- Area well served by public transit (less than 500 m from metro station)
- Close to shops and services (avenue Greene and rue Saint-Catherine)



SUMMARY DESCRIPTION

- Construction of a new **5-storey residential building**, 4 of which face Dorchester Boulevard, with **11 units**
- Main materials: Red brick and limestone



STREET ELEVATIONS



Summer view, Dorchester Boulevard



Winter view, Dorchester Boulevard

REGULATORY PROVISIONS

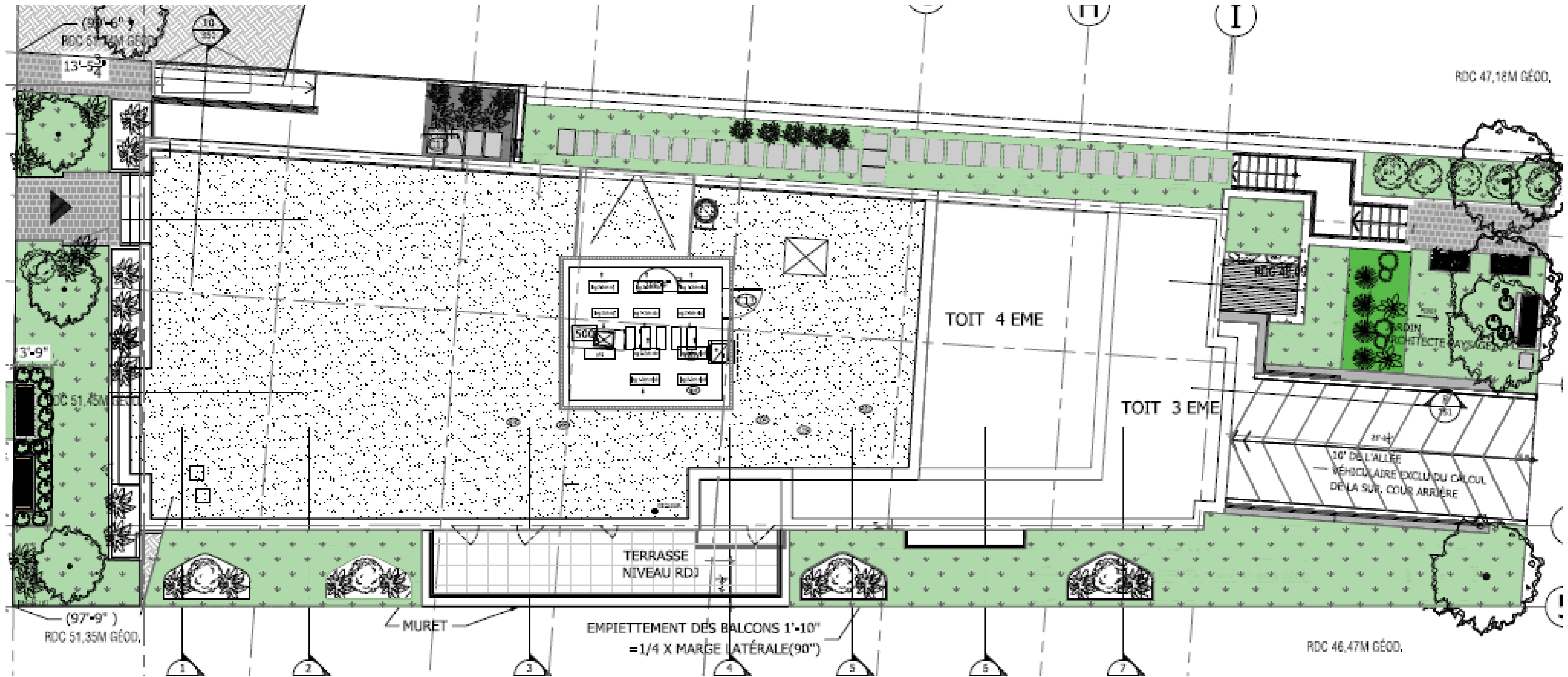
Zoning by-Law (applicable on the zone R6-98-09)	Regulations	Project
Maximum height in storeys	3	5
Maximum height	35'-0"	58'-8" (includes the height of the structure for mechanical equipment on the roof)
F.A.R	2.0	2.31
Site Coverage	65%	66%
Uses	Résidentiel	11 residential units
Règlement de zonage	Exigences	Projet
Building line on Sainte-Catherine	12'-0"	0'-0" (underground garage) and oriel window at (2'-1 3/4" encroachment)
Side setback	0'-0" (attached building)	0'-0" (part of the parking lot is above ground and up to the property line)
Rear setback	35'-0" from center of alley (Rear wall up to 25'-0")	39'-10 3/4 "
Number of car parking spaces - Space dimensions - Maneuvering area	11 (1 space/ unit) 8'-0" x 18'-0" Lenght 22'-0"	16 (including 4 stacking parkings) 8'-0" x 18'-0" Parking have a maneuvering area ranging in length from 19'-1 3/4" to 21'-7/4"
Planted area in front yard	70%	70,9%
Planted area in rear yard	60%	74%

SITING

- Alignment of the rear wall with the commercial building to the east
- 39'-10 ¾ " rear setback (from center of alley)
- Additional 4th and 5th floor rear setback



SITING



ELEVATIONS



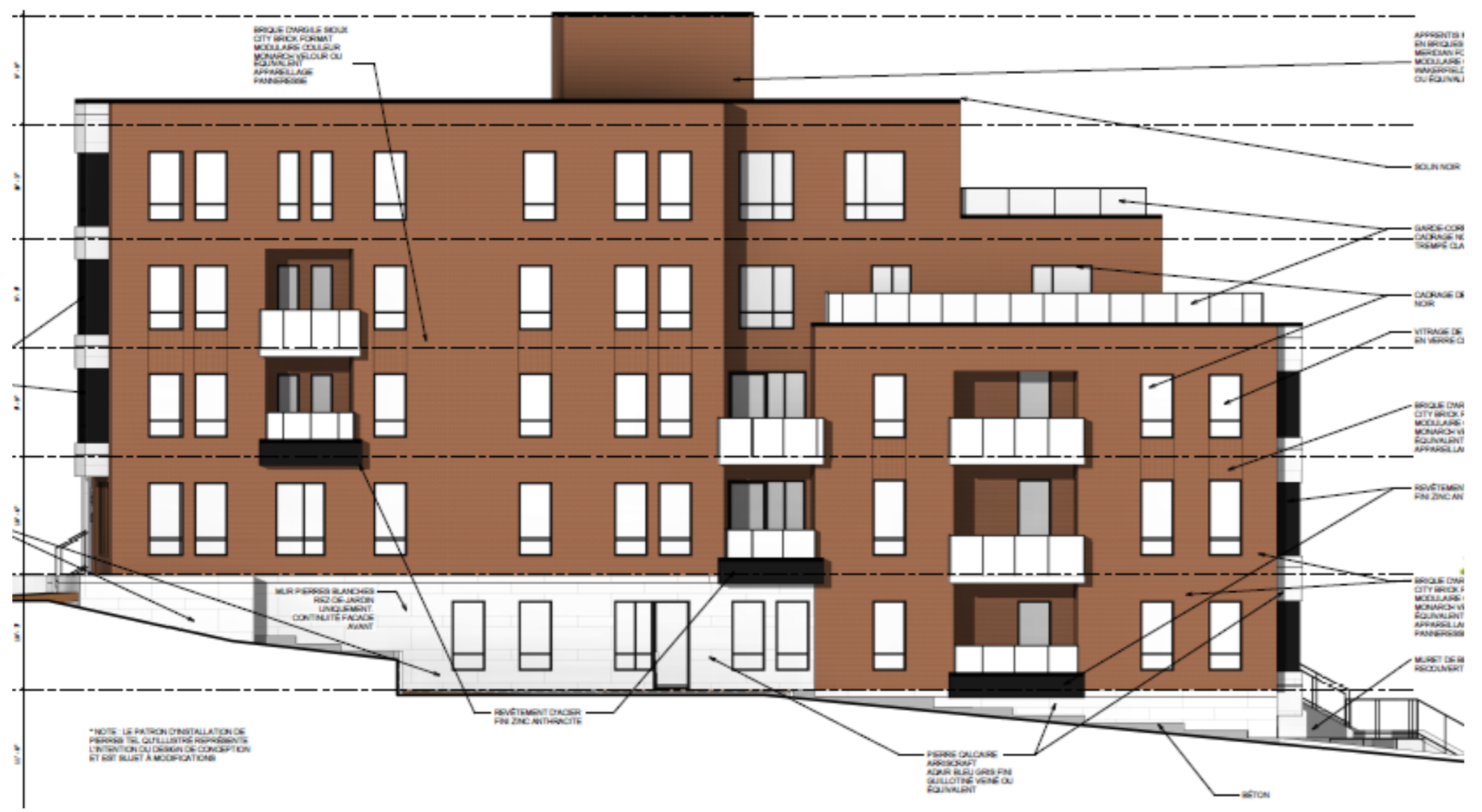
Front elevation



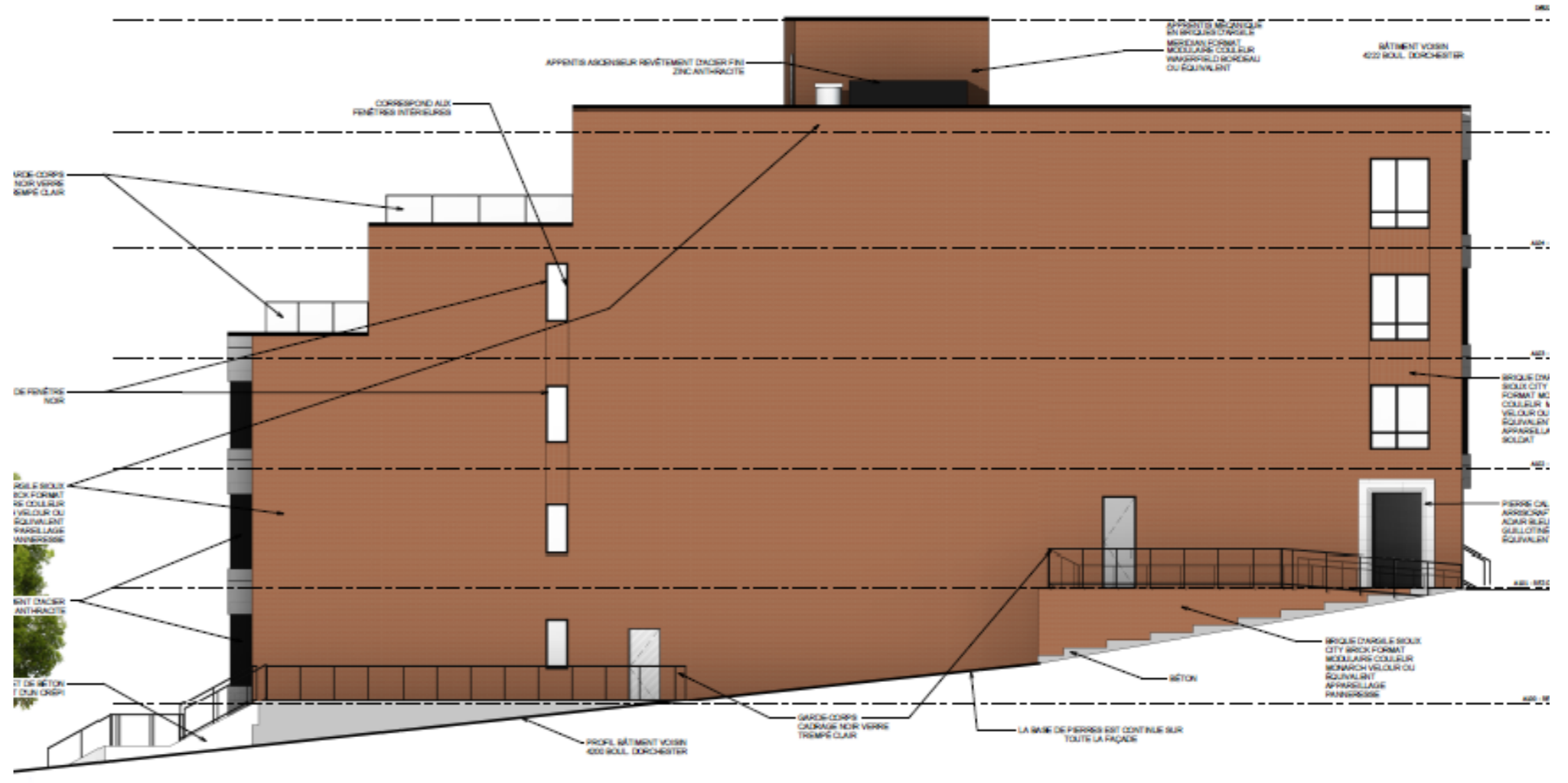
Rear elevation

ELEVATIONS

Boul. Dorchester



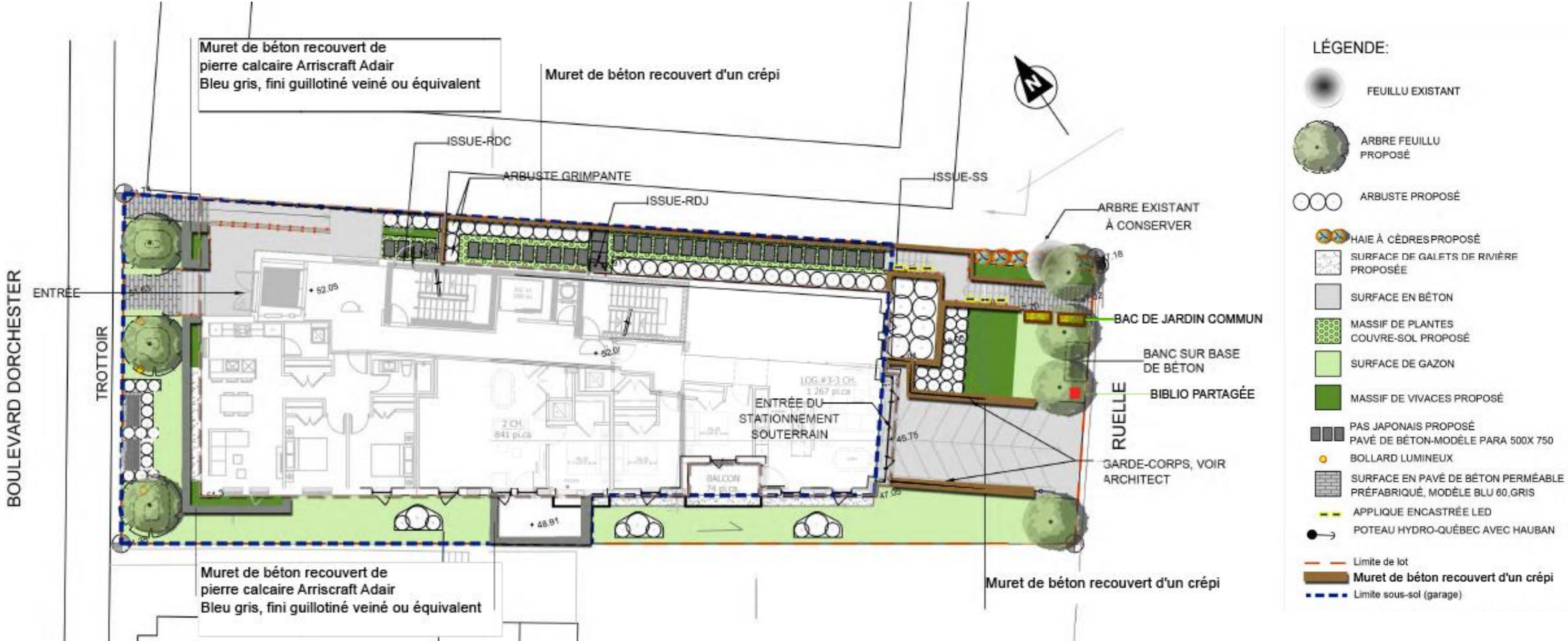
West side elevation



East side elevation

Boul. Dorchester

LANDSCAPING PLAN





FOR REFERENCE

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PAC RECOMMENDATION

INITIAL APPLICATION

PAC RECOMMENDATION – INITIAL APPLICATION

- CONSIDERING the provisions of By-law Number 1489 of the City of Westmount respecting specific construction, alteration or occupancy proposals for an immovable (P. P. C. M. O. I.) and that the request meets the objectives and criteria;
- CONSIDERING that this project will enable the development of a lot that has been vacant for years and the consolidation of the urban fabric in an area that is well served by public transit and services;
- CONSIDERING that the changes introduced by the SCAOPI differ little from current regulatory provisions;
- CONSIDERING that the main changes introduced by the SCAOPI, which concern an increase in the permitted height and an increase in the floor area ratio (FAR), result from a desire to better integrate the building into its environment;
- CONSIDERING in particular that the 5-storey height, 4 of which face Dorchester Boulevard, provides a better volumetric transition between the two immediate neighbors to the east and west;
- CONSIDERING THAT the rear setback of the building, aligned with the rear wall of the commercial building to the east, allows the development of a rear yard and better integration with the neighbourhood;

PAC RECOMMENDATION – INITIAL APPLICATION

- CONSIDERING the provisions of By-law Number 1489 of the City of Westmount respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI) and that the request meets the objectives and criteria;
- CONSIDERING all the features introduced into the project to meet the criteria of By-law No. 1489 respecting SCAOPI;
- CONSIDERING THAT the architecture of the building, and in particular the front facade, does not yet fully meet the criteria of By-law 1305 respecting SPAIPs;

For these reasons, IT IS RESOLVED:

1. That the above preamble forms an integral part of this notice;
2. **That the Planning Advisory Committee give a favourable recommendation to Council** regarding the request submitted in accordance with By-law number 1489 of the City of Westmount respecting specific construction, alteration or occupancy proposals for an immovable (S.C.A.O.P.I).



NEXT STEPS

NEXT STEPS *

STEPS	DATES *
CCU recommendation to the Council and <u>Council decision</u> (adoption of a first draft resolution, if applicable)	November 4 2024
Public notice and building signage announcing the holding of a public consultation	November 12 2024
Public consultation meeting	December 2024 (date to be determined)
City council adopts second draft resolution	January 2025
Public notice	February 2025
Adoption of the resolution	March 2025
Referendum approval process	If applicable

**Subject to modifications and a favorable decision by the Council.*



THANK YOU