

PPCMOI – 4216 BOUL. DORCHESTER BLVD.



ASSEMBLÉE PUBLIQUE DE CONSULTATION

PUBLIC MEETING

25 NOVEMBRE 2024 - 19H / NOVEMBER 25 2024 - 7 P.M

**UNE VERSION FRANÇAISE ET ANGLAISE DE CE DOCUMENT
SERA DISPONIBLE SUR LE SITE WEB DE LA VILLE AU
LENDEMAIN DE CETTE PRÉSENTATION.**

**A FRENCH AND ENGLISH VERSION OF THIS DOCUMENT
WILL BE AVAILABLE ON THE CITY'S WEBSITE THE DAY
AFTER THIS PRESENTATION.**

DEFINITION

WHAT IS A SCAOPI ?

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

- Regulatory tool that allows 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 Planning Programme
- Allows the project to be submitted to a citizen approval process

CONTEXT

HISTORIC OF THE PROJECT

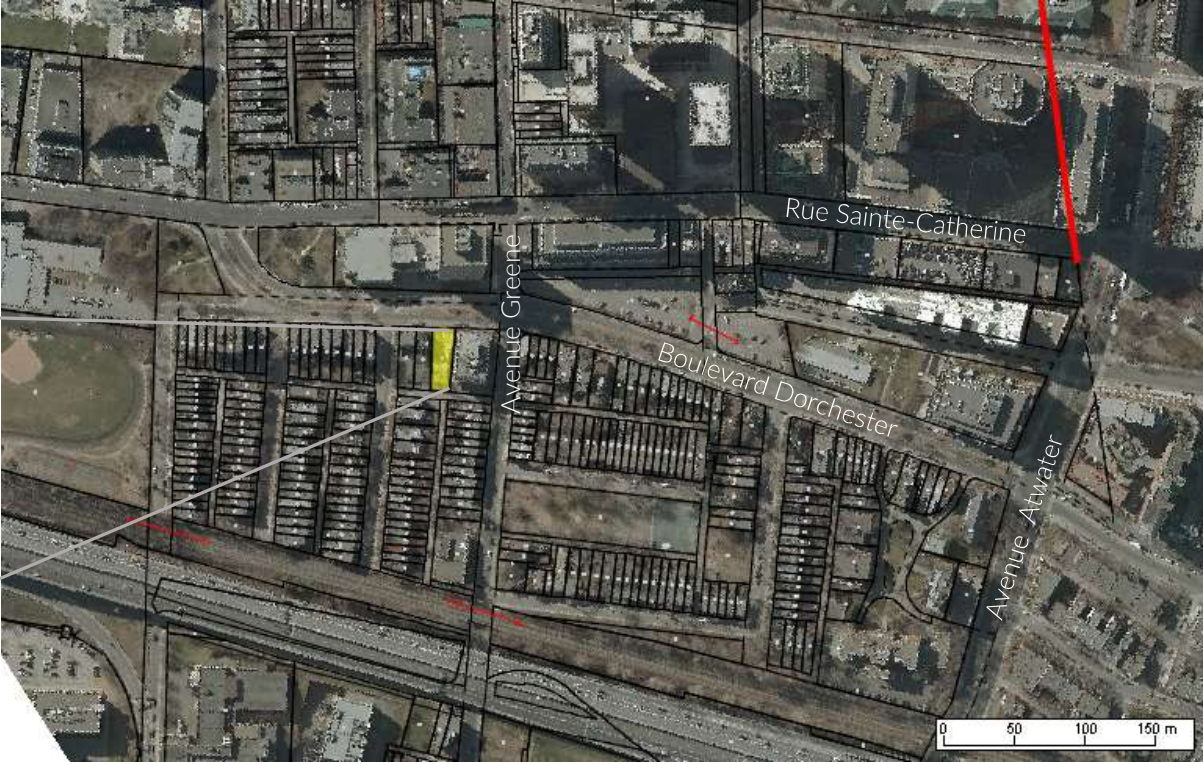
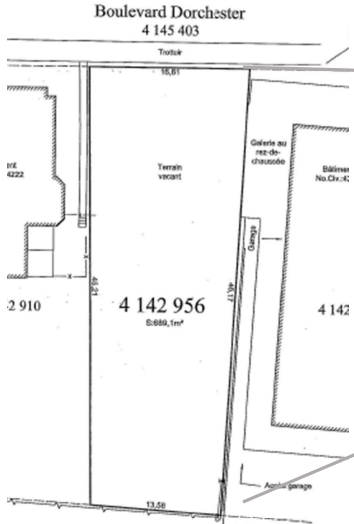
- Project authorized on January 16, 2023 by resolution (no. 2023-01-14) by the Municipal Council.
- Under article 5.3 of the SCAOPI by-law 1489, any resolution authorizing a project becomes null and void if, after a period of 18 months, the project is not underway or completed.
- Due to a number of factors, 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.

The project under study is the same as the one authorized by the Council in 2023

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 of the land from boul. Dorchester

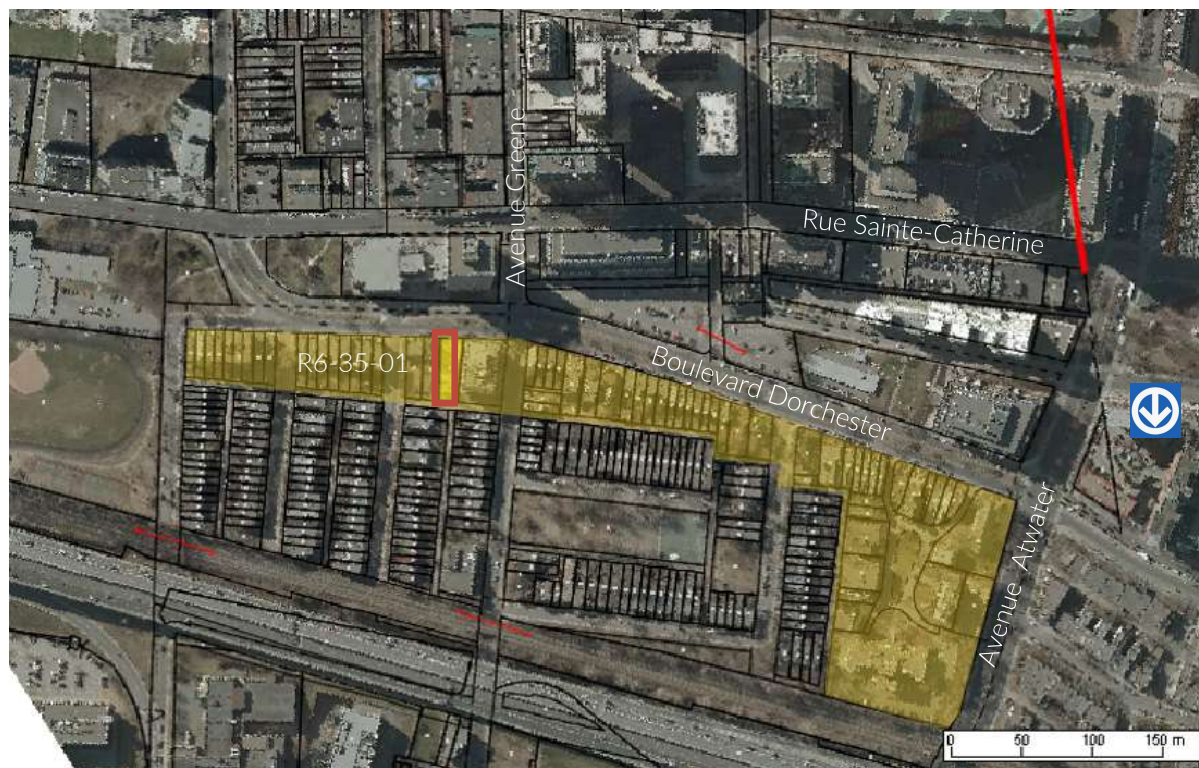
EXISTING SITUATION



View of the land from the laneway

CONTEXT

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



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 R6-35-01)	Requirements	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)
Floor area ratio (F.A.R)	2.0	2.31
Site Coverage	65%	66%
Uses	Résidentiel	11 residential units
Zoning by-Law (applicable on the zone R6-35-01)	Requirements	Project
Building line on Dorchester	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" Length 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 1/4"
Planted area in front yard	70%	70,9%
Planted area in rear yard	60%	74%

SITING

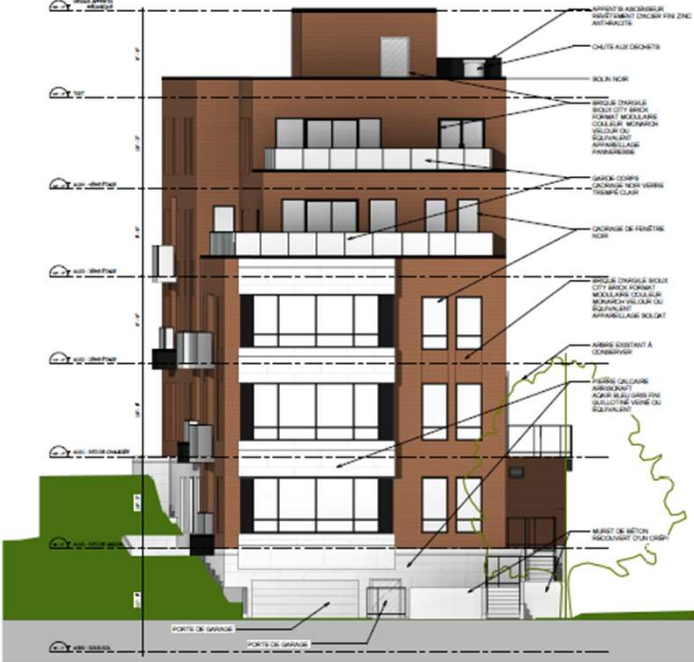
- Alignment of the rear wall with the commercial building to the east
- 39'-10 ¾ " rear setback (from center of alley)
- Additional 4th and 5th floor rear setback



ELEVATIONS



Front elevation

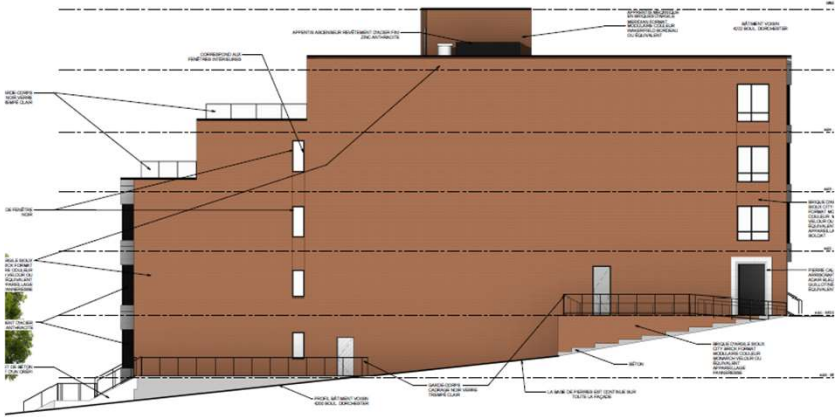


Rear elevation

ELEVATIONS

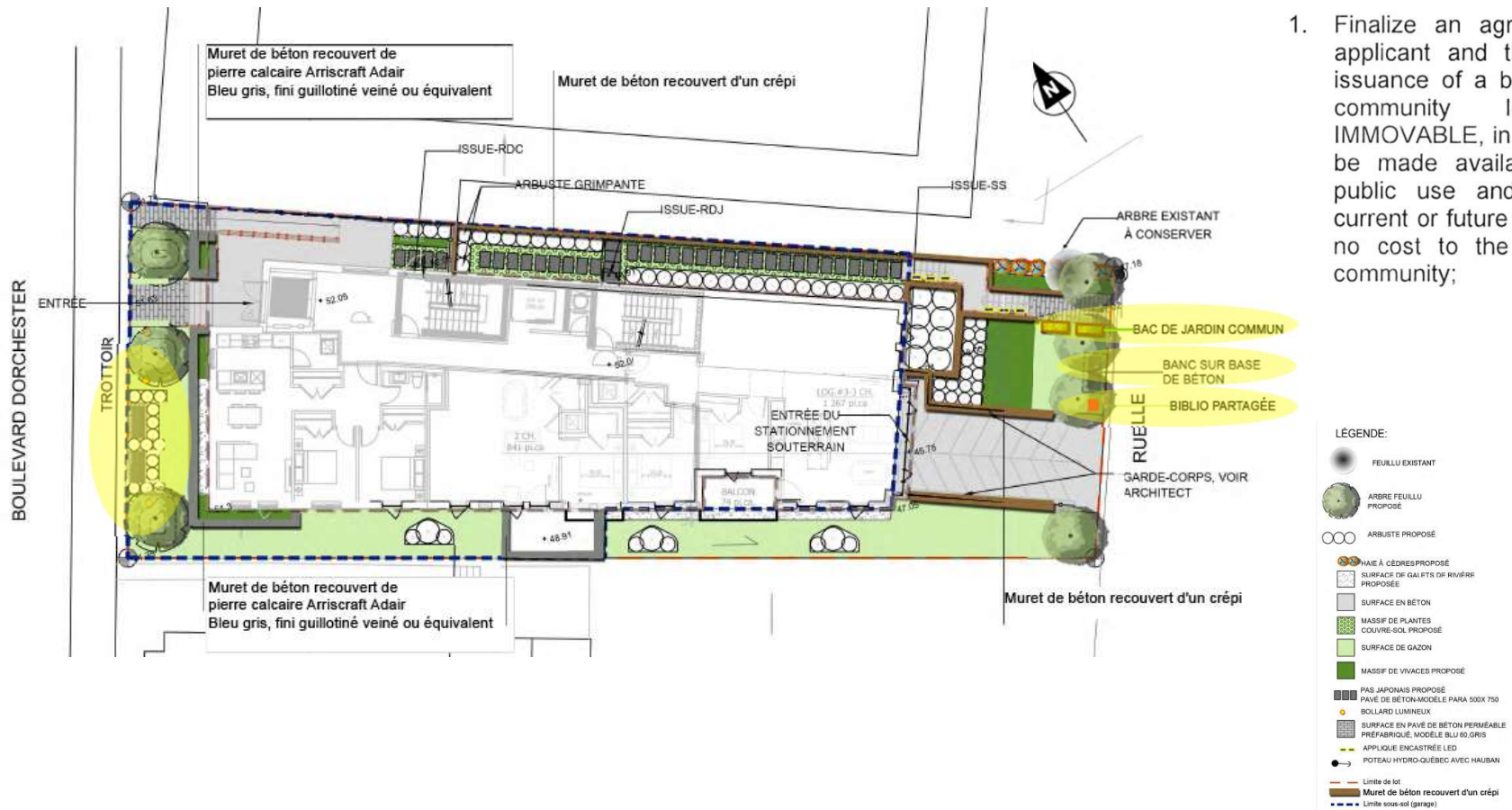


West side elevation



East side elevation

PROPOSED CONDITION (SAME AS PREVIOUS RESOLUTION)



- Finalize an agreement between the applicant and the City, prior to the issuance of a building permit, for the community located on the IMMOVABLE, in order that such space be made available in perpetuity for public use and maintained by the current or future owner(s) of the site at no cost to the City or the general community;

ADOPTION PROCESS

ADOPTION SCHEDULE

PAC recommendation to the Council and adoption of a first draft resolution	November 4 2024
Publication de l'avis public annonçant la tenue d'une assemblée publique	November 12 2024
Public notice and building signage - Announcing the holding of a public consultation	November 25 2024 7 P.M
City council adopts second draft resolution	December 16 2024
Public notice – Announcing the possibility of submitting a request to participate in a referendum for <u>items subject to referendum approval</u> (8-day deadline for submitting a request)	January 2025 (date to be determined)
Adoption of the resolution	February 2025 (date to be determined)
Referendum approval process	If applicable
Certificate of conformity of the agglomeration	If applicable

THANK YOU
