

# TIMELINE

## CHRONOLOGY OF EVENTS 1000 LUCERNE

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### LAND PURCHASE

2019

NOVEMBER  
SAJO acquired the Beth-El site November 19, 2019 following several meetings with TMR whereby the director general had confirmed that a residential redevelopment of the site could proceed.

Following many interactions with TMR administration, a series of development criteria were confirmed and a preliminary project was favorably received.

2

### INITIAL PROPOSAL

2020

NOVEMBER  
Project criteria outlining the scope & design of the redevelopment was submitted to TMR administration and Urban Planning covering setbacks, site coverage, heights, orientation, public park and architectural design.

3

### DEVELOPMENT APPROACH

2021

JANUARY  
Confirmation received from council that the parameters outlined for the development were approved and an official letter to this effect was issued, (avis favorable).

3.1

FEBRUARY  
A summary of the approved design was submitted to the administration and Urban Planning reconfirming the exact parameters by which the project would be elaborated.

To be certain of the orientation of the resulting design and the positioning of the public park, 3 site planning options were provided.

Confirmation was received from council regarding the site planning option selected (option 2) - park on the right of 12,000 sq.ft.

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**3.2**

MARCH

Synopsis of a meeting held with Urban Planning and our architects (FRW) was issued confirming precisely what documents were required for the zoning modification and the approval of the demolition of the existing building. A calender of events leading up to an official approval was also reviewed.

**3.3**

MAY

All files needed for the zoning amendment and approval process were submitted to TMR as per the requirements applicable. A review of the files was held with Urban Planning to confirm that all was received as needed.

**3.4**

AUGUST

A public meeting and project presentation was held whereby the project was presented to the neighbours.

A subsequent meeting was held with Urban Planning to confirm what comments received during the public meeting must be responded to and how this information is to be provided as modifications or adjustments to the project

**3.5**

SEPTEMBER

A detailed response to the comments recieved was provided along with a revised set of project documents including, street scapes, site plan, calculations and elevations.

TMR administration stating that the project will not move forward until after the elections.

**3.6**

NOVEMBER

New council and Mayor were elected

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### NEW ADMINISTRATION

**2022**

APRIL

The project was presented to the new council and mayor.

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### PRESENTATION

**2023**

APRIL

Discussions with council resumed on how best to expose the community to the revised redevelopment of the Beth-El site.

5.1

MAY-JUNE

Sajo invited the community to a series of meetings where the project was presented to the community. The goal being to align the project with the needs of the community and address the concerns of those living in close proximity to the site.

5.2

SEPTEMBER

Revised development plan addressing citizen comments and concerns was submitted to TMR administration and Urban Planning.

5.3

NOVEMBER

The revised project was officially presented to the community and council during a public consultation held on November 28, 2023.

There was strong citizen support for the project.

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### PROJECT CONFORMITY

6

2024

JANUARY

Council approves zoning modification request 7-1. The process for the amendment of the land usage change to begin and agrees that the approval of the project will include 2 steps:  
1.) land usage modification  
2.) bylaw amendment (project approval)

6.1

FEBRUARY

In order to confirm the project, conformity with the City of Montreal's master plan and the TMR PIIA , the project was transferred to Montreal

6.2

APRIL

Montreal began their assessment of the patrimonial status of the site as part of their review of the project.

6.3

NOVEMBER

Montreal's assessment was completed and the City's central administration confirmed all was in conformity: Project conformed to the City's Master Plan, Project conformed to the City's PMAD (density), the site had no patrimonial value and could be removed from the TMR religious inventory

### NEW ELECTIONS & ZONING CHANGE

7

2025

JANUARY

FAQ's were published addressing citizen questions about the approval process and the upcoming resolution on land usage change.

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7.1

FEBRUARY  
Minister of Culture  
assessment was requested by  
an anonymous citizen to  
evaluate teh site for an  
official heritage accreditation.

7.2

SEPTEMBER  
Minister concludes that the  
site has no patrimonial value.

7.3

NOVEMBER  
Elections were held and the  
Mayor was re-elected.

TMR unaimously adopts  
bylaw No. 1440-2 approving  
the change of land use from  
institutional to residential.

TO BE  
CONTINUED