



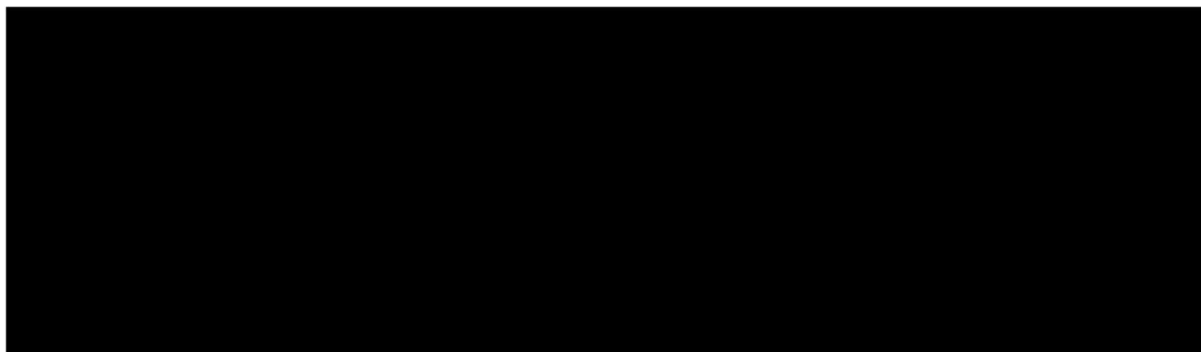
PAR COURRIEL

Québec, le 4 septembre 2025

Madame Ava Couch
Directrice générale
Ville de Mont-Royal
directiongenerale@ville.mont-royal.qc.ca

Madame la Directrice générale,

Je vous informe que le ministère de la Culture et des Communications a procédé à l'analyse de la proposition de classement de la synagogue Beth-El et que celle-ci n'a pas été retenue par le ministre, sur la recommandation du Ministère. En effet, l'analyse a révélé que ce bien ne possède pas un intérêt patrimonial suffisant à l'échelle du Québec pour justifier son classement. Le complexe constitue un témoin de l'histoire de la communauté juive et de l'architecture des synagogues du milieu du XX^e siècle, mais il a perdu certaines de ses caractéristiques. Il ne se distingue pas dans l'ensemble des synagogues conservées sur le territoire québécois.



L'article 36.1 de la Loi sur le patrimoine culturel prévoit que la municipalité doit être informée lorsqu'une proposition de classement n'est pas retenue afin que celle-ci puisse déterminer s'il y a lieu de citer la synagogue Beth-El en vertu des

... 2

pouvoirs qui sont conférés aux municipalités par la Loi. [REDACTED]
[REDACTED]

Si vous souhaitez obtenir des renseignements supplémentaires, je vous invite à communiquer avec M. Jonathan Guénette, directeur de Montréal, par courriel à l'adresse suivante : [REDACTED]

Veuillez accepter, Madame la Directrice générale, mes meilleures salutations.

Le directeur,

[REDACTED]

Bruno Boisvert

c. c. M. Jonathan Guénette, Direction de Montréal

N/Réf : 54865



PROCÈS-VERBAL DE LA SÉANCE ORDINAIRE DU CONSEIL DE LA VILLE DE MONT-ROYAL LE MARDI 25 NOVEMBRE 2025 À 19 h, AU 90, AVENUE ROOSEVELT

Présents :

Le maire: Peter J. Malouf

les conseillers: François-Patrick Allard
Daniel Pilon
Costas Labos
Sarah Morgan
Caroline Decaluwe
Sébastien Dreyfuss
Sophie Séguin

Absent :

le conseiller : Antoine Tayar

formant quorum

et

Alexandre Verdy, Greffier
Ava L. Couch, Directrice générale

- À moins d'indication contraire, le maire se prévaut de son droit de ne pas voter. Les votes à l'unanimité sont donc des votes à l'unanimité des voix exprimées par les conseillers.

1. Ouverture de la séance et mots du maire et des membres du conseil

Le maire ouvre la séance à 19 h et souhaite la bienvenue aux gens dans la salle et à ceux visionnant la séance en webdiffusion. De plus, les membres du conseil informent le public des sujets et des événements passés ou à venir.

2. Adoption de l'ordre du jour

RÉSOLUTION N° 25-11-01

Objet : Adoption de l'ordre du jour

Sur proposition de la conseillère Sarah Morgan, appuyé par le conseiller Sébastien Dreyfuss, il est résolu :

D'adopter l'ordre du jour de la séance ordinaire du conseil du 25 novembre 2025, sous réserve de retirer le point 30 intitulé « Dépôt et avis de motion du projet de Règlement N° 1455-1 modifiant le Règlement N° 1455 sur la rémunération versée aux membres du conseil pour les années 2019 et suivantes afin de modifier la rémunération

RESOLUTION NO. 25-11-01

Subject: Adoption of Agenda

It was moved by Councillor Sarah Morgan, seconded by Councillor Sébastien Dreyfuss, and resolved:

To adopt the agenda of the Regular Meeting of November 25, 2025, subject to removing item 30 entitled "Filing and notice of motion of Draft By-law No. 1455-1 amending By-law No. 1455 concerning the remuneration paid to council members for 2019 and subsequent years to modify the additional remuneration of members of

Provenance: PTI 2025, règlement d'emprunt E-2502 amorti sur une période de vingt (20) ans;

Imputation

Poste budgétaire 22-300-00-759

Projet N° 2025-320-03 « Acquisition d'un aspirateur de débris tout terrain 100% électrique »

Montant du contrat : 161 137,46 \$ (taxes incluses)

Montant total de dépense : 161 137,46 \$ (taxes incluses)

Crédit total : 147 139,98 \$

ADOPTÉE À L'UNANIMITÉ

Source: PTI 2025, loan by-law E-2502 amortized over a period of twenty (20) years;

Allocation

Budget item 22-300-00-759

Project No. 2025-320-03 "Acquisition of a 100% electric all-terrain debris vacuum cleaner"

Contract amount: \$161,137.46 (taxes included)

Total expenditure: \$161,137.46 (taxes included)

Total credit: \$147,139.98

CARRIED UNANIMOUSLY

Adoption du Règlement N° 1440-2 modifiant le Règlement N° 1440 intitulé « Plan d'urbanisme de la Ville de Mont-Royal - 2017 » en ce qui a trait au changement de l'affectation du sol pour l'immeuble situé au 1000, chemin Lucerne – lot 1 679 307 du cadastre du Québec

RÉSOLUTION N° 25-11-24

Objet : Adoption du Règlement N° 1440-2 modifiant le Règlement N° 1440 intitulé « Plan d'urbanisme de la Ville de Mont-Royal - 2017 » en ce qui a trait au changement de l'affectation du sol pour l'immeuble situé au 1000, chemin Lucerne – lot 1 679 307 du cadastre du Québec

ATTENDU QUE le Règlement N° 1440-2 modifiant le Règlement N° 1440 intitulé « Plan d'urbanisme de la Ville de Mont-Royal - 2017 » en ce qui a trait au changement de l'affectation du sol pour l'immeuble situé au 1000, chemin Lucerne – lot 1 679 307 du cadastre du Québec a été précédé d'un avis de motion, du dépôt et de l'adoption du projet de règlement le 17 décembre 2024 ;

ATTENDU QUE conformément à la *Loi sur l'aménagement et l'urbanisme*, le projet de Règlement N° 1440-2 modifiant le Règlement N° 1440 intitulé « Plan d'urbanisme de la Ville de Mont-Royal - 2017 » en ce qui a trait au changement de l'affectation du sol pour l'immeuble situé au 1000, chemin Lucerne – lot 1 679 307 du cadastre du Québec a fait l'objet d'une assemblée publique le 7 janvier 2025 ;

Sur proposition du conseiller François-Patrick Allard, appuyé par le conseiller Costas Labos, il est résolu :

D'adopter le Règlement N° 1440-2 modifiant le Règlement N° 1440 intitulé « Plan d'urbanisme de la Ville de Mont-Royal - 2017 » en ce qui a trait au changement de l'affectation du sol pour l'immeuble situé au 1000, chemin Lucerne – lot 1 679 307 du cadastre du Québec.

ADOPTÉE À L'UNANIMITÉ

RESOLUTION NO. 25-11-24

Subject: Adoption of By-law No. 1440-2 amending By-law No. 1440 titled "Planning Program of the Town of Mount Royal - 2017" regarding the change of land use for the property located at 1000 Lucerne Road – lot 1 679 307 of the Quebec Cadastre

WHEREAS By-law No. 1440-2 amending By-law No. 1440 titled "Planning Program of the Town of Mount Royal - 2017" regarding the change of land use for the property located at 1000 Lucerne Road – lot 1 679 307 of the Quebec Cadastre was preceded by a filing, a notice of motion and the adoption of the draft By-law given on December 17, 2024;

WHEREAS, in accordance with the *Act respecting land use planning and development*, Draft By-law No. 1440-2 amending By-law No. 1440 entitled "Planning Program of the Town of Mount Royal - 2017" regarding the change of land use for the property located at 1000 Lucerne Road – lot 1 679 307 of the Quebec Cadastre, was the subject of a public consultation meeting held on January 7, 2025;

It was moved by Councillor François-Patrick Allard, seconded by Councillor Costas Labos, and resolved:

To adopt By-law No. 1440-2 amending By-law No. 1440 titled "Planning Program of the Town of Mount Royal - 2017" regarding the change of land use for the property located at 1000 Lucerne Road – lot 1 679 307 of the Quebec Cadastre.

CARRIED UNANIMOUSLY

Frequently Asked Questions –1000 Lucerne Road Project February 19, 2025

Latest Developments

The Town of Mount Royal has received [a letter from the Ministry of Culture and Communications of Quebec \(French only\)](#) informing us that a proposal for heritage designation under the Cultural Heritage Act has been submitted for the Beth-El Synagogue. This proposal will be analyzed by the Ministry.

Following this notification, the municipal council adopted [a resolution \(French only\)](#) to pause the regulatory modification steps required for the amendment to the urban planning plan.

Redevelopment project for the Beth-El synagogue site at 1000, Lucerne Road.

A. QUICK OVERVIEW

- The Beth-El synagogue, located at 1000, Lucerne Road, closed its doors several years ago following the congregation's and the daycare's move.
- Since the end of August 2019, the building has been abandoned and no religious or educational institution has expressed interest in occupying it.
- At the end of 2019, the building was sold to property developer SAJO, who plans to revitalize the site as a multi-housing residential project.
- According to the Town of Mount Royal's urban plan, the former synagogue is designated for "institutional" use. In other words, in its current form, the urban plan doesn't allow for the development of a residential project.
- To respond to the property owner's request and allow a residential project, it is first necessary to modify the urban plan to change the "institutional" usage to "high-density housing", the definition and description of which are explained later in this document. Without this modification, no residential project will be possible.
- For the proposed residential project to come to fruition, the process must take place in two stages:
 1. First, the Town must amend the urban plan;
 2. Second, the Town must amend the zoning by-law (height, number of floors, setbacks, etc.).
- The Act respecting land use planning and development (LAU) governs the process for amending the town's planning rules. As part of the urban plan



amendment process, in accordance with this law, the Town held a public consultation meeting on January 7, 2025.

B. PROJECT PROPOSED BY DEVELOPER SAJO

The property owner is proposing to build a residential housing project comprising 47 multi-family units with a variable number of floors (maximum 4 floors on some sections). The height of this project will be similar to that of the central portion of the existing building. In addition, the top 2 floors will be set back from the street to better integrate the dwellings into the landscape. Underground parking, a park and green space will also be part of the project.

C. QUESTIONS AND ANSWERS

1. What are the steps to be taken and the timeframes involved between now and the start of the project?

In order for a residential project to be built on this site, the Town of Mount Royal's urban plan must be modified. Currently, the Town's urban plan provides for institutional use, which must be changed to residential use. Subsequently, the Town's zoning by-law will have to be amended to establish the rules and normative specifics of the project (e.g.: height, number of floors, setbacks, etc.).

2. Why would the Town agree to modify this institutional use for the benefit of a residential project?

Congregation Beth-El vacated the premises several years ago and sold the property to a developer at the end of 2019. The building has been empty since then. There hasn't been any demand for a religious or educational institution. Therefore, in order not to have an abandoned building, it is appropriate to change the categorization of the site to allow for residential development, as requested by the owner.

3. Wouldn't it be better to build a school, a community centre or welcome a new religious group in order to preserve the building's institutional vocation?

There is no demand for an institutional building (religious group, school or daycare). The *Centre de services scolaire Marguerite-Bourgeoys* (CSSMB) had confirmed to us that they didn't have a need for a primary school on our territory. The property is now privately owned, and the owner wishes to develop it. As any owner would do, SAJO has submitted a request to the Town to modify the urban plan to allow the construction of a residential project. The Town is studying this request and welcomes positively a residential project, for which the parameters have yet to be defined.

4. What are the potential uses of the institutional lot at 1000, Lucerne Road if it were to remain institutional?

- In the zoning by-law, grid P402 authorizes certain community and institutional uses, such as:
 - Places of worship;
 - Cultural equipment;
 - Day-care services.

5. What is concordance regulation and how does it apply to the 1000, Lucerne Road project?

When a municipality amends its urban plan, the LAU requires it to carry out a concordance exercise. This involves checking whether the Town's planning by-laws (zoning by-law, subdivision by-law, building by-law, etc.) still comply with the amended urban plan. The exercise is necessary because the urban plan and the planning by-laws cannot be contradictory. **If a contradiction appears in a planning by-law following an amendment to the latter, it must be corrected by adopting a concordance by-law. A concordance by-law does not require referendum approval.**

In the case of the 1000, Lucerne Road project, if Council adopts the amendment to the urban plan, as proposed in project 1440-2, a concordance by-law will have to be adopted to amend the zoning by-law. The concordance will relate only to the purpose of the amendment to the urban plan, i.e. to replace the 'institutional' designation with a 'high-density residential' designation. Consequently, the grid of zone P-402 of the zoning by-law will need to be amended by concordance in order to remove the institutional uses and replace them with residential uses. It should be noted that standards such as building height, number of floors permitted, land use coefficients, setbacks, etc., **won't be modified by the concordance exercise** and will have to undergo a regular zoning change process to be amended.

This means that the change in land use will be made in accordance with the urban plan, for which referendum approval is not required. **On the other hand, a change of zoning, which determines heights, setbacks and the number of floors, will require referendum approval. The public will therefore be able to have their say on the density of the site when time comes to discuss change of zoning.**

6. Did the Town conduct a formal assessment of sewer capacity before considering the change of use of the site?

The Town requires that all development projects meet strict sewer discharge standards; this future project will be no different. In addition, the proposed project includes the transfer to the Town of a 1,114 sq. m (12,000 sq. ft) plot of land for a park/green space. Also, according to preliminary plans, the permeable surface area on the site will be greatly increased compared to the current state, and there will be no surface parking. These actions will clearly represent improvements on the existing situation. They will not only help to green the area, but also encourage water to percolate into the ground.

7. What impact would this new construction have on traffic in the area?

A 47-unit residential development will generate significantly less traffic than a synagogue (or other religious institution), school or daycare centre. Unlike these institutions, where people arrive and leave in large numbers at specific times, the residents of a residential development do not all enter and leave at the same time; as a result, traffic is spread out over time and will not have any noticeable effects. In addition, the traffic study commissioned by the developer confirms that this project will have no negative effects on traffic flow.

8. Why a 'high-density' project?

According to our bylaws, any project of three (3) dwellings or more qualifies as high density. This is a nomenclature and does not mean that a residential tower is planned. The zoning by-law that will eventually be adopted will specify the height, number of floors, etc., and will ensure that it is not a residential tower that will be built, but rather a 47-unit building with a maximum height of 14.6 m (48 ft).

9. How would a 'high-density' residential development help to improve the quality of life in our Town?

A residential project is the only option the Town has received for development on the site; we cannot maintain the status quo and leave the building abandoned. A development that blends in with its surroundings, adds green space to the area and reduces permeable surfaces is to the community's advantage. What's more, such a project would not only attract young families to the Town of Mount Royal, but could also be of interest to those thinking of leaving their current home for a smaller property.

10. There seem to be discrepancies between what has been announced (47 units) and the regulations for high-density housing (80+ units) that have been conveyed. What exactly is the nature of this project?

The proposed project under study by the Town provides for 47 housing units. According to the Town's by-laws, any project of three (3) dwellings or more qualifies as 'high density'. The Town's urban plan states that 'high density' represents an average threshold of 80 to 150 dwellings per hectare. However, **it is important to understand that these figures are only guidelines and orientations** towards densification. As the Town is fully developed, these figures are only a general indication and **there is no obligation to respect them precisely. The project under study is for 47 housing units, and the Town has no plans to increase this figure.**

11. Wouldn't subdividing the land into individual lots to build single-family homes or semi-detached houses be a better idea to make the residential project blend in better with the environment?

The proposed project does not involve subdividing the lot. The property belongs to a private owner, who is proposing and submitting to the Town his planned project for the site.

12. Could this change of use from institutional to residential create a precedent or vested right for other institutional sites in the future?

No, a Town Council is always sovereign. The decision taken in this case does not bind the current Council or future Councils to any other similar request.

13. What are the latest developments regarding this project? What are the next steps?

Amendments to the urban plan

At its December 17 meeting, the Council adopted draft *by-law 1440-2 amending the Town of Mount Royal's Urban Plan* with regard to the change of land use for the property located at 1000, Lucerne Road. The purpose of this draft by-law is to amend the urban plan in order to replace the 'institutional' land use designation with the 'high-density residential' land use designation at 1000, Lucerne Road. In accordance with the *Act respecting land use planning and development*, this draft by-law was the subject of a public consultation on January 7, 2025. The next steps for this draft by-law are:

- Final adoption by the Municipal Council;
- Transmission to the *Agglomération de Montréal* for analysis of compliance with the Land Use Planning and Development Plan;
- Issuance of a certificate of conformity by the *Agglomération*;
- The by-law comes into force;
- Concordance exercise only, to remove 'Institutional' uses and replace them with 'residential' uses at 1000, Lucerne Road, **without affecting the other normative elements.**

Amendments to the zoning by-law

Once these steps have been completed, the Town Council can move on to the zoning by-law amendment stage. Typically, the steps involved in amending a zoning by-law are as follows:

- Adoption of a first draft by-law;
- Public consultation;
- Adoption of a second draft by-law;
- Under the Act, residents of zones adjacent to the zone affected by the zoning change have eight (8) days to request the holding of a register. For residents of a contiguous zone to be able to participate in the register, the request must be signed by at least 12 residents from the zone;
- Final adoption of the by-law;
- Holding of a register (one day from 9:00 to 19:00) if requested by one or more contiguous zones. It is not currently possible to determine the number of signatures required for the register, as this number will be determined on the basis of the number of contiguous zones that have submitted a request;
- If the required number of signatures on the register is reached, a referendum will be held, unless the Council decides to abandon the draft by-law. The referendum will be open only to residents of contiguous zones that have requested a register.

14. The idea of large-scale construction is causing concern (comings and goings, noise and air pollution). What has been planned to mitigate the effects of construction?

If the project moves forward, it is expected to take around 30 months to complete. Of course, the developer will have to comply with municipal by-laws on construction hours and work.

15. What is the proposed project?

The project proposed by the developer is a residential project of 47 condo units, with a maximum height of 14.6 m (48 ft) (similar to the height of the central portion of the existing building). According to the latest proposals, the building has side setbacks of more than 9.1 m (30 ft) on each side. This is a building project with variable heights, ranging from 2 to 4 floors. The third floor is set back and the fourth floor is even further back, so as to be barely visible from Lucerne Road. Parking is provided entirely indoors. The details of the project have not yet been finalized, and the Town will have to discuss them further with the developer. The building is planned to be in two sections, each with a 24.4 m (80 ft) frontage, and with a 24.4 m (80 ft) wide open space in between. This will avoid creating a heavy volume impression along Lucerne Road and will help to keep the site more open.



WE DESIGN & BUILD ENVIRONMENTS

1000 LUCERNE

A COMMUNITY FOCUSED PROJECT FOR THE GARDEN CITY

PRESENTATION OF PROJECT REVISIONS

NOVEMBER 28, 2023

MONTREAL - MIAMI - LONDON - MILANO - NYC



THE STATUS QUO

- Congregation Beth-El, due to the cost of maintenance and repair of the existing building, decided to exit the premise and sell the property. SAJO acquired the site in November of 2019 and it has remained vacant since.
- Given its vacant nature and limited uses, the site has attracted a criminal element and is not contributing to community life in any positive way.
- Due to the fact that the building and parking lot reflect a site coverage of nearly 92%, the lack of alignment with the human scale and environmental impacts related to heat island effect and water run-off have not been addressed. Contamination also remains a concern.





- The current plans for 100 Lucerne were developed in response to the feedback received during **SAJO's** in-depth and constructive dialogue with its neighbours. We addressed concerns related to privacy, sight lines and project height as well as the integration of the development and the creation of a public park.



INFORMATION SESSION FEEDBACK

SIGHT LINES AND PROJECT HEIGHT

- Concerns regarding loss of privacy due to the lines of sight from the 3rd and 4th floor.
- View of the project from the upper levels of the surrounding homes.
- Views across Lucerne and the impact to the human scale process.

PROCESS WITH TMR ADMIN

- Stopped at time of last municipal election and has not yet been restarted

TRAFFIC

- Significant existing issue.
- Negative impact on property values.
- Requirement for traffic calming measures construction mitigation.
- Need for control of construction disturbances.
- Duration of project construction to be controlled – between 24 – 30 months.

CONSTRUCTION MITIGATION

- Need for control of construction disturbances.
- Duration of project construction to be controlled – between 24 – 30 months.
- Work hours and impact on daily life.

PROPERTY VALUES

- Vacant site has a significant impact on property values.

PUBLIC PARK AND SITE INTEGRATION

- Need for more green spaces on the west side of TMR – park seems as being essential.
- Impact on human scale and the traffic issue.
- Need for more green area at the site economic viability information session feedback.

ECONOMIC VIABILITY

- Need to achieve economic so as to produce a viable project capable of supporting the provision of a 12,000 sq.ft public park .



INFORMATION SESSION RESPONSE

SIGHT LINES AND PROJECT HEIGHT

- Issues stemming from the possible loss of privacy created by the 3rd and 4th floors. Have been addressed by the dramatic recessing of the 4th floor (101' from Lucerne) and the presence of a high parapet.
- 3RD Floor also recessed from original design.
- The creation of green elements on the terrace decking will create additional view angle obstructions

APPROVAL PROCESS

- Arranging of transparent meetings with neighbors whereby their thoughts and concerns would be placed at the forefront of the discussions.
- Demonstrating of a willingness to address the concerns raised.
- Presenting of project modifications for the receipt of resident endorsement.

TRAFFIC

- Lucerne is an intermunicipal road for which the ability to make adjustments depends on the collaboration of Montreal.
- TMR is well aware of the problem and is working on addressing it accordingly.
- Our project will reduce the impact to existing traffic through the change to a residential usage.

CONSTRUCTION MITIGATION

- Construction mitigation program in place. Work hours set at 7:30am to 5:30pm – mon. – Fri.
- Dust barriers to be installed along all property lines with weekend clean-up services to be provided during summer months.
- Site is large enough for independent staging which will dramatically reduce the occupation of the public domain.

PROPERTY VALUES

- The approval of a development will remove the speculation on what the future will hold
- A residential development, one that will provide for the greening of the site, a public park and a reduction of traffic will have a positive effect on property values

PUBLIC PARK AND SITE INTEGRATION

- Need for more green spaces on the west side of TMR
- Impact on human scale and the traffic issue
- Need for more green area at the site

ECONOMIC VIABILITY

- With the changes made, economic viability exists. Reductions to the current proposal would render the project not feasible



COMPARISON MAY 2021 VS NOVEMBER 2023

SITE PLANNING



MAY 2021 SUBMISSION

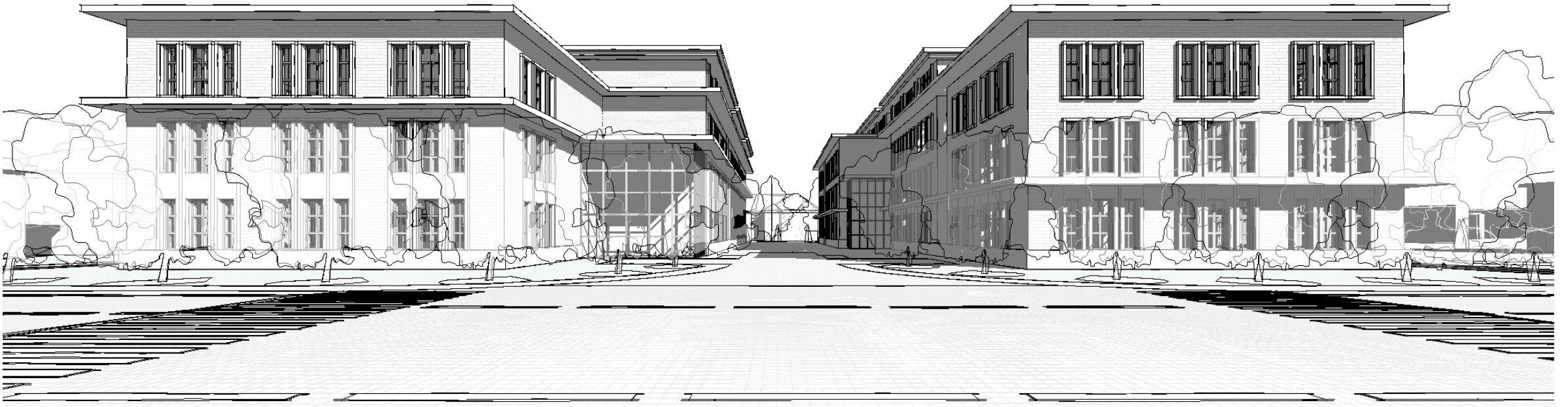


NOVEMBER 2023



2021 SUBMISSION

VIEW FROM NORTH SIDEWALK ALONG LUCERNE



- 2 Storey Townhouses
- Full 3rd Storey Flats
- Partially recessed 4th Storey Flats

SAJO

1000 LUCERNE | A COMMUNITY FOCUSED PROJECT FOR THE GARDEN CITY



NOVEMBER 2023



- 2 Storey Townhouses
- Recessed 3rd Storey Flats
- Further recessed 4th Storey Flats – practically invisible from human scale

SAJO

1000 LUCERNE | A COMMUNITY FOCUSED PROJECT FOR THE GARDEN CITY



NOVEMBER 2023



- 2 Storey Townhouses
- Recessed 3rd Storey Flats
- Further recessed 4th Storey Flats – practically invisible from human scale

SAJO

1000 LUCERNE | A COMMUNITY FOCUSED PROJECT FOR THE GARDEN CITY



NOVEMBER 2023



NOVEMBER 2023



- 2 Storey Townhouses
- Recessed 3rd Storey Flats
- Further recessed 4th Storey Flats

SAJO

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NOVEMBER 2023



NOVEMBER 2023

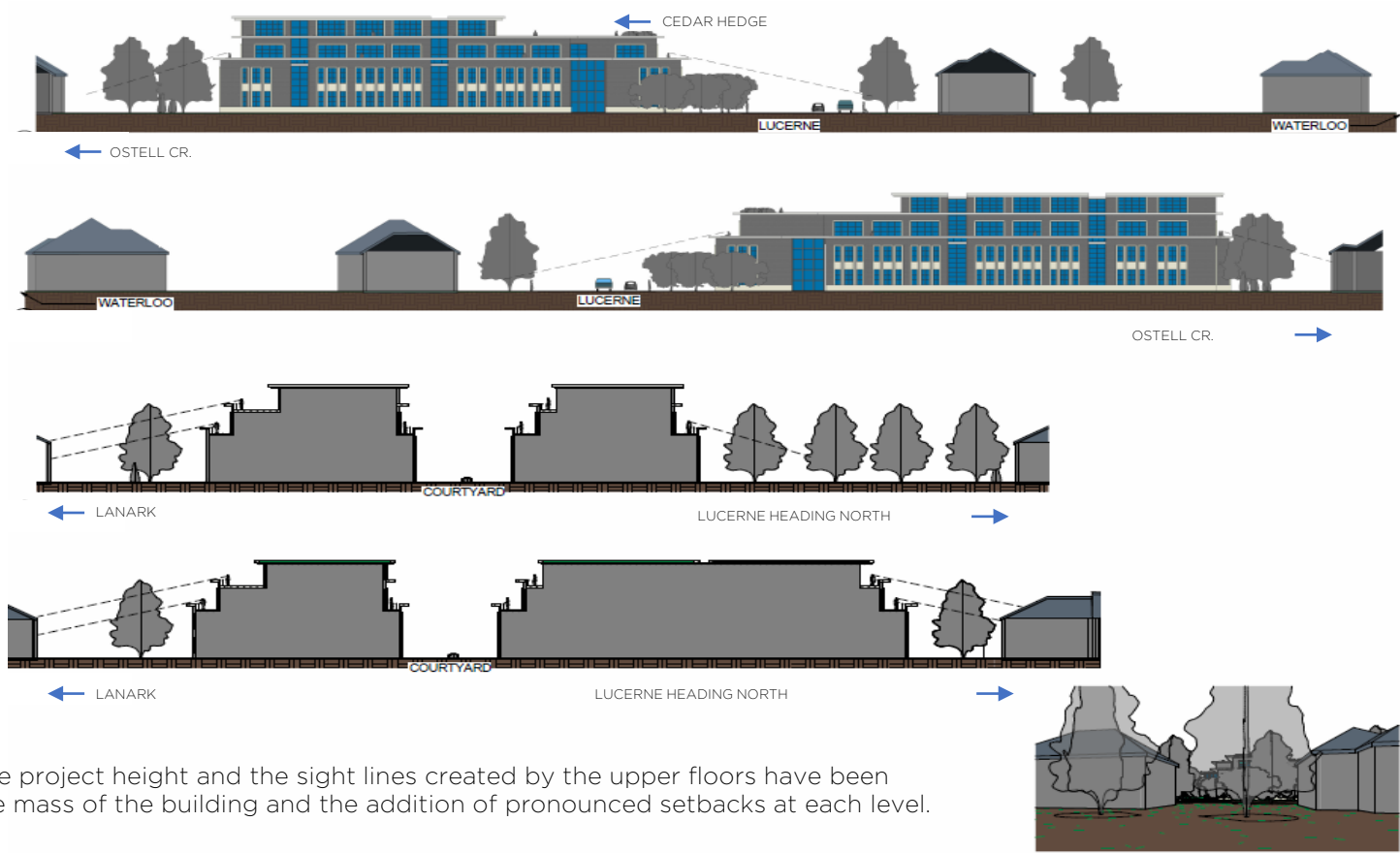


VS THE 2021 SUBMISSION

- Reduced 3rd floor area – recessed from the 2-storey section below.
- Significant reduction of the 4th floor area – recessed from lucerne and the other facades with the fenestration facing the street also reduced.
- All setbacks remain as per 2021 submission
- Park area remains 12,000 sq.ft.
- 4th floor no longer visible from lucerne



NOVEMBER 2023



Issues possibly stemming from the project height and the sight lines created by the upper floors have been addressed by the reduction of the mass of the building and the addition of pronounced setbacks at each level.



NOVEMBER 2023



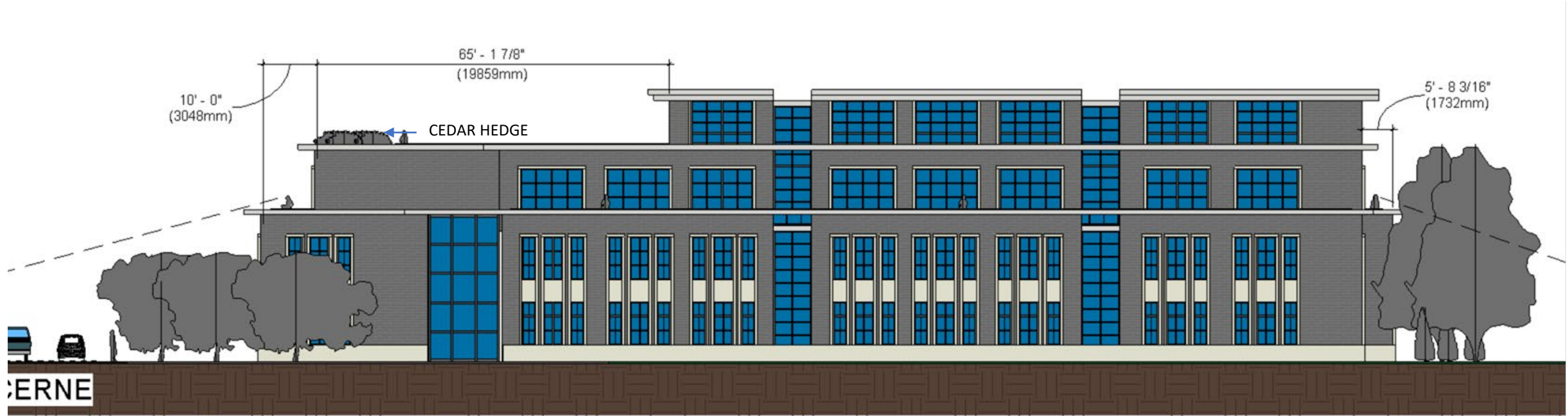
- View from Lanark Cres backyards towards 1000 Lucerne

SAJO

1000 LUCERNE | A COMMUNITY FOCUSED PROJECT FOR THE GARDEN CITY



NOVEMBER 2023



← LUCERNE

- View from 12,000 sq.ft. park towards 1000 Lucerne

OSTELL CR. →

SAJO

1000 LUCERNE | A COMMUNITY FOCUSED PROJECT FOR THE GARDEN CITY



COMPARISON HIGHLIGHTS

REVISION HIGHLIGHTS

EXISTING SITE AREA: 82,040 SQ.FT.

EXISTING SITE COVERAGE : 36,000 SQ.FT. (43.8%)

TOTAL HARD-SCAPE COVERAGE : 74,900 SQ.FT. (91.3%)

TOTAL GREEN SPACE : 7,140 SQ.FT. (8.7 %)

EXISTING LENGTH ON LUCERNE : 250 LINEAR FT (UNINTERRUPTED)

2021 SUBMISSION

- TOTAL AREA ABOVE GRADE : 119,266 SQ.FT.
- PROJECTED NUMBER OF UNITS : 55
- AREA OF 4TH FLOOR : 20,000 SQ.FT.
- PARK AREA : 12,000 SQ.FT.
- SITE COVERAGE: 35,000 SQ.FT. (42.7%)
- CONTRIBUTION TO GREEN SPACE : 40,000 SQ.FT. (49.0 %)
- LENGTH ALONG LUCERNE : 2 X 80 LINEAR FT (BUILDING A + B)

NOVEMBER 2023 REVISION

- TOTAL AREA ABOVE GRADE : 106,500 SQ.FT.
- PROJECTED NUMBER OF UNITS : 47
- AREA OF 4TH FLOOR : 13,600 SQ.FT.
- PARK AREA : 12,000 SQ.FT.
- SITE COVERAGE: 35,000 SQ.FT. (42.7%)
- CONTRIBUTION TO GREEN SPACE : 40,000 SQ.FT. (49.0 %)
- LENGTH ALONG LUCERNE : 2 X 80 LINEAR FT (BUILDING A + B)



PROJECT HIGHLIGHTS

ENVIRONMENTAL IMPACT

- Green area increased to 28,874 sq.ft. Or 41% of total site area.
- Water retention dramatically increased through increase of green area and the augmentation of site permeability.
- Heat island affect dramatically reduced through the reduction of site coverage, the increase in green area and the creation of the public park.
- Carbon footprint dramatically reduced through the reduction of site coverage, the increase in green area and the increase to the tree canopy via the creation of the public park.

COMMUNITY IMPACT

- Repositioned site according to the surrounding usage.
- 47 new family and lifestyle-oriented units which are desperately needed.
- Reduced entry level pricing.
- Provision of 12,000 sq.ft. Public park.
- Traffic dramatically reduced.
- Contribution to the town's recreational portfolio with new park.
- Contributes to the long term usership of the town facilities or community life.

THE HUMAN SCALE

- 4th floor not visible from the north sidewalk of lucerne.
- Site coverage reduced to 36,518 sq.ft. Or 52% .
- Built area along lucerne reduced from 250 linear feet to 2 x 80 linear feet with an 80-foot separation between.
- Lateral setbacks set at 31 feet and 33 feet.
- Significant emphasis on landscaping so as to create a green buffer between the street and along the lateral setbacks.
- Cars entirely removed from grade and now placed within a garage below that includes spaces for visitors.



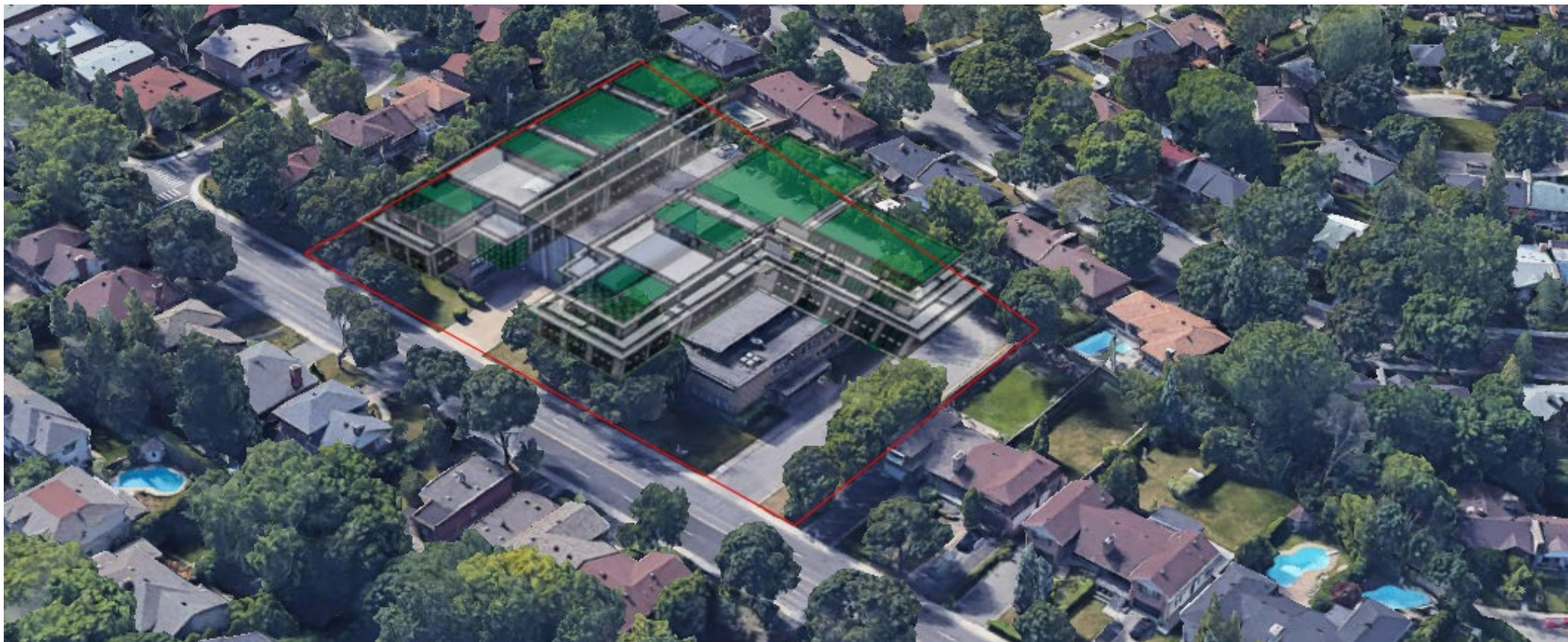
INTEGRATION OVERLAY



- Overlay view



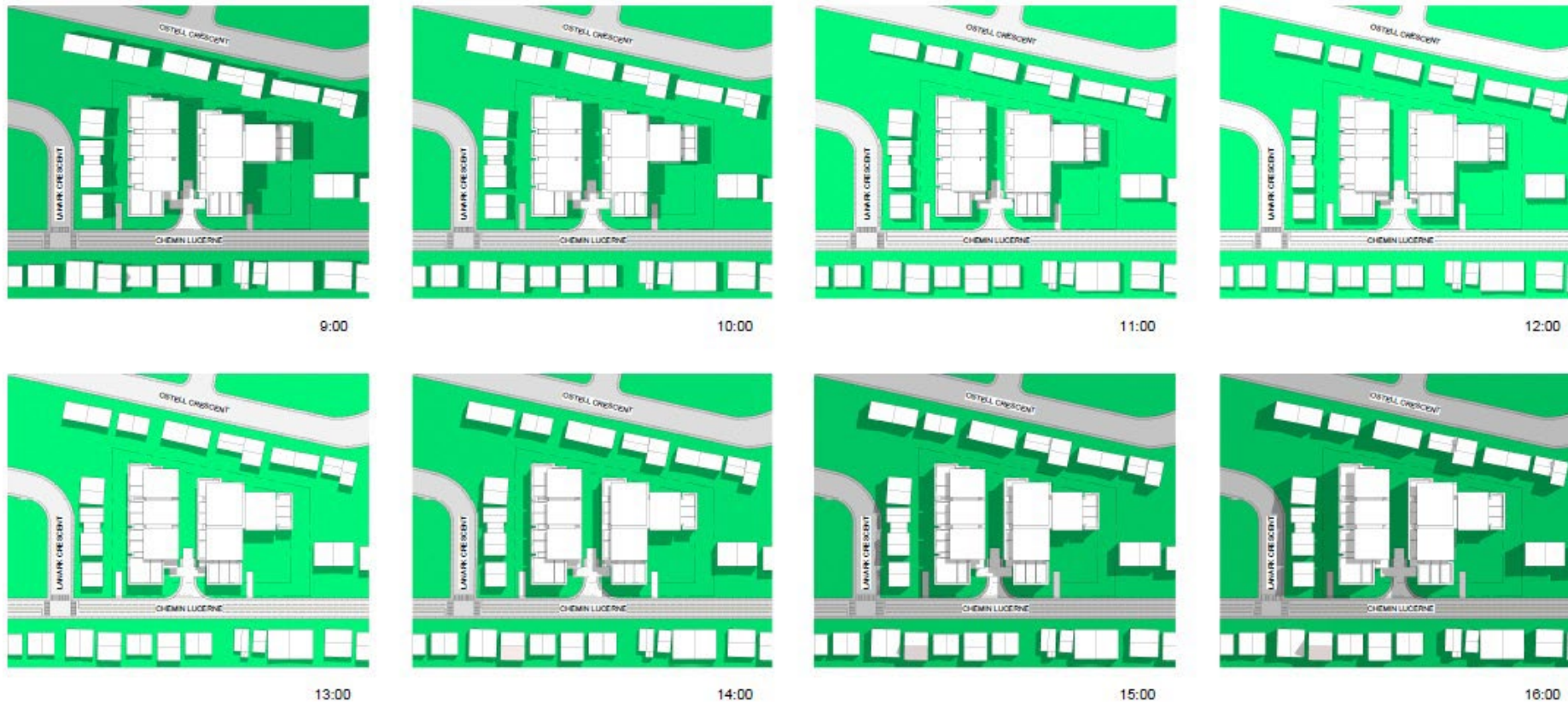
INTEGRATION OVERLAY



- Overlay view



SUN STUDY



ANTICIPATED IMPACTS OF THE PROJECT Sunshine – Summer (June 21)



SUN STUDY



9:00



10:00



11:00



12:00



13:00



14:00



15:00

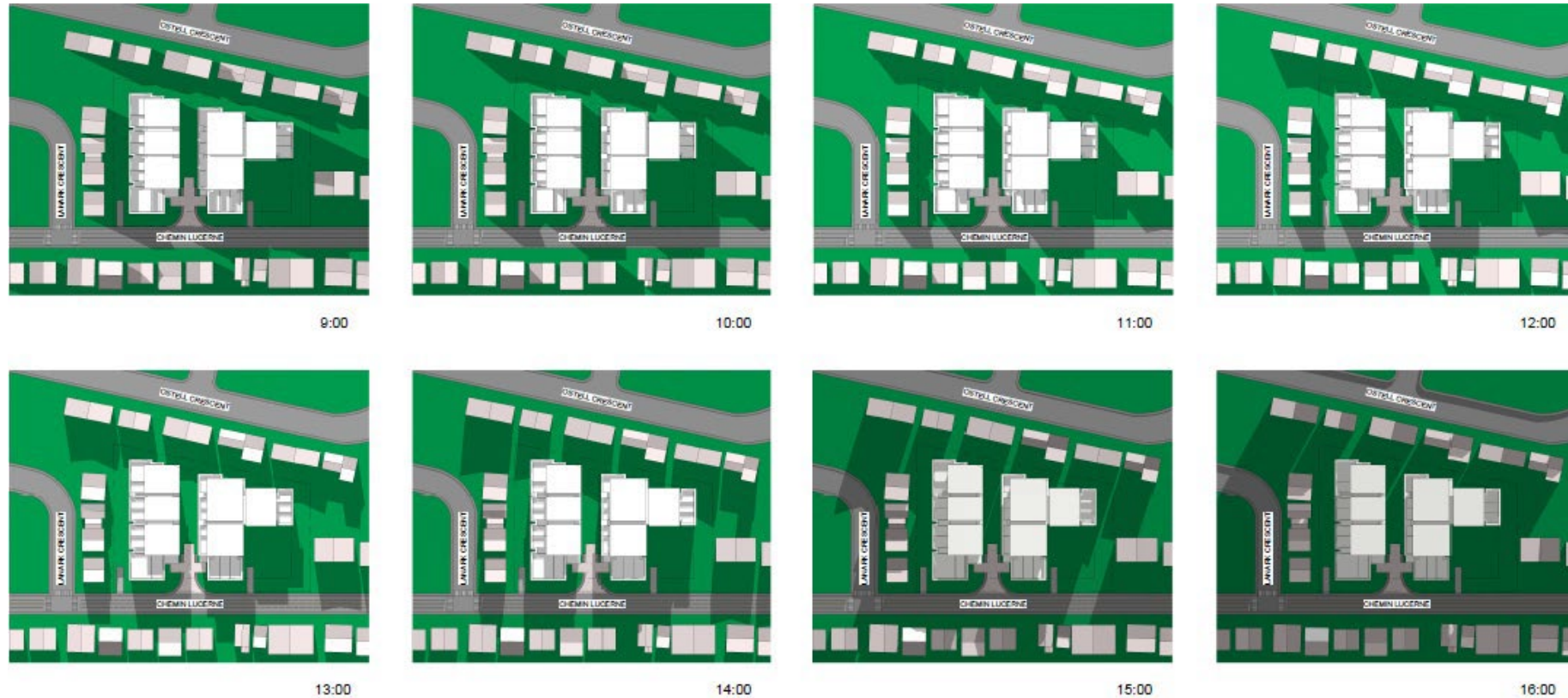


16:00

ANTICIPATED IMPACTS OF THE PROJECT Sunshine – Autumn (20 March) / Spring (22 September)



SUN STUDY



ANTICIPATED IMPACTS OF THE PROJECT Sunshine - Winter (December 2021)



TRAFFIC STUDY

CONCLUSION OF TRAFFIC STUDY | CIMA+ APRIL 2021

Traffic analysis shows that the project is having a positive impact on reducing vehicular flows in the area. In fact, differentials of -84 veh/h during the morning rush hour and -105 veh/h during the afternoon rush hour are obtained following the following changes in use:

- Removal of a synagogue;
- No daycare;
- Addition of 60 residential units and a park (as per previous development with a 5-unit buffer

The removal of vehicular speeds from the network in the vicinity of the site will have a positive impact on the quality of traffic flow during morning and afternoon peak periods.

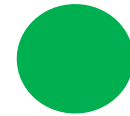
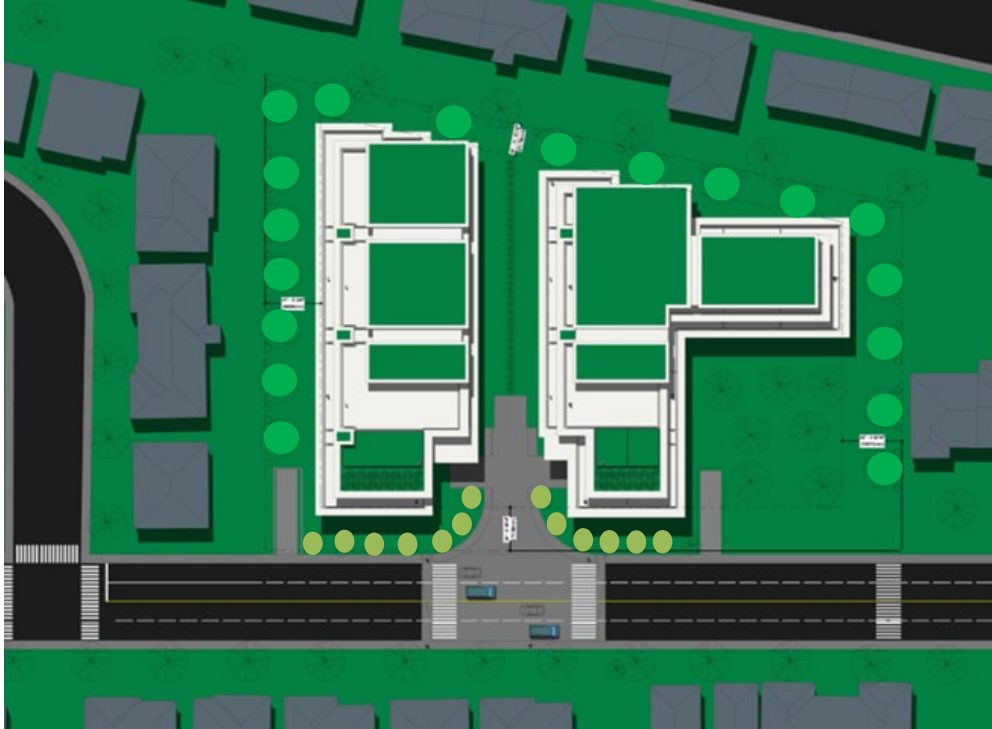
The fire truck's manoeuvres were also analysed, and the space allocated to the access corridor between the two buildings is sufficient.



HORTICUTURAL DETAILS



HORTICULTURAL DETAIL



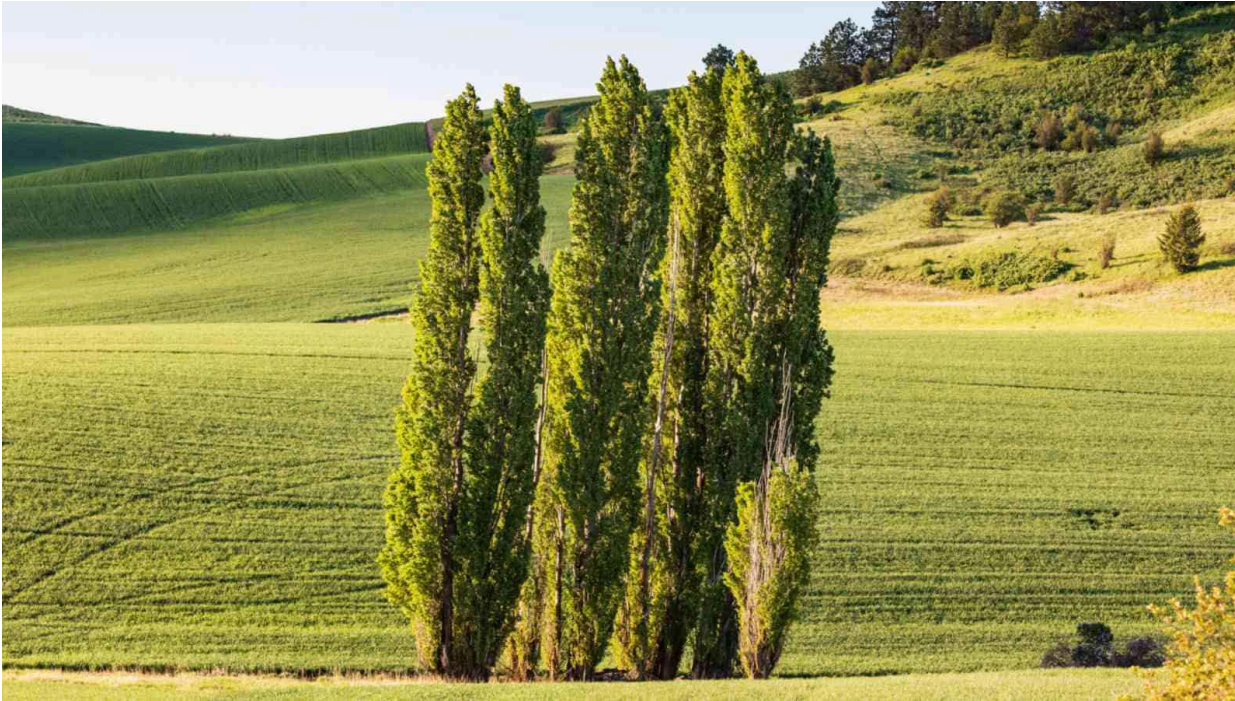
Lombardy Poplar (*Populus nigra*)



Crab Apple Trees



HORTICUTURAL DETAIL



Lombardy Poplar (*Populus nigra*)

Hardiness Zones: 2 – 10 (USDA)

Mature Size: Up to 80 feet in height, with a 10-foot diameter

Light: Full Sun

Soil Needs: Tolerant of a wide range, prefers well-drained soil

FEATURES INCLUDE:

- Rapid growth rate – at least six feet a year
- Forms a finger of green or a dense screen
- Dramatic upright form makes a real landscape feature
- Grows in any soil and drought resistant too
- Highly suitable for cold areas as well as warm



HORTICUTURAL DETAIL



Prairie Fire Crabapple (*Malus "Prairifire"*)

Hardiness Zones: 1 – 20 (USDA)

Mature Size: Up to 20 feet in height, with a 20-foot diameter

Light: Full Sun

Soil Needs: Tolerant of a wide range, prefers well-drained soil

FEATURES INCLUDE:

- Moderate growth rate – between 1.5 – 2.0 feet per year
- Excellent ornamental planting
- Scented spring flowers of a bright pink or burgundy colour
- Grows in any soil and drought resistant too
- Highly suitable for cold areas as well as warm



The conversation continues...



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