

## Appendix 1 Infill projects

### a) *10 Sources Boulevard*

The former property of the school board and that of the St. Peter & St. Paul Church located at the corner of Sources Boulevard and Bord-du-Lac—Lakeshore Road should be re-designated for residential use. Those properties should be redeveloped within an overall project aiming at the densification of the territory in the vicinity of a public transport infrastructure. The properties are located within a one-kilometre radius from a commuter train station; thus within a TOD area for which a greater residential density is required.



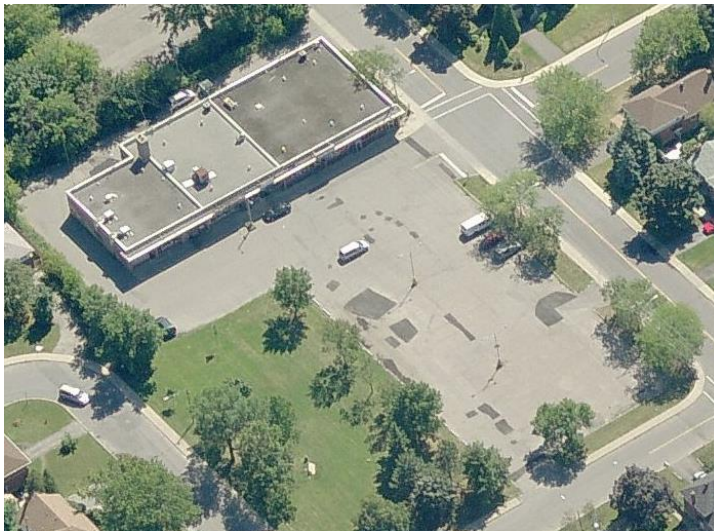
The parameters of the regulation will be defined as follows:

- The development will have to cover a tract of land with an area of 4 000 m<sup>2</sup> or more;
- The authorized use will be townhouses and multi-family residential;
- The minimum F.S.I. will be 0.6 for the multi-family buildings in order to meet the minimum residential density of 40 dwellings per hectare;
- The maximum height will be 13 metres (42.6 feet);
- The minimum setbacks will be 12 m on Bord-du-Lac—Lakeshore Road, 7 m on Sources Boulevard and 3 m to the side lines;
- There should be no vehicle access from Bord-du-Lac—Lakeshore Road;
- The project shall be subject to the Site Planning and Architectural Integration Programme By-Law, in order to insure its harmonious integration into the neighbourhood and maintain the special character of Lakeshore Road.

According to this scenario, the total capacity of the development made up of both properties would be approximately 75 residential units, i.e. ±15 townhouses and ±60 multi-family dwelling units.

**b) 477 Delmar Avenue (shopping centre)**

This 3 747-m<sup>2</sup> (40 330-ft<sup>2</sup>) tract of land, which is currently occupied by a shopping centre no longer in use, may be redeveloped into 10 detached single-family houses, 12 semi-detached or 18 townhouses according to the zoning regulations that currently apply to the neighbouring residential area, with front setbacks of 6 metres for detached or semi-detached houses and 7.5 metres for townhouses.



**c) 110 Walton Avenue (shopping centre)**

This 6 646-m<sup>2</sup> (71 543-ft<sup>2</sup>) tract of land, which is currently occupied by a shopping centre partly no longer in use, may be redeveloped according to 2 options. In the first option, the land would be used to construct a maximum of 24 townhouses. Ideally, the plan would include replacing the current building with 8 townhouses on concrete slabs, with access to the back alley from Hastings Avenue. A green space 15 metres wide in the extension of both sections of Braebrook Avenue would provide pedestrian access to these houses and could be used as a public crossing. Two other similar rows of townhouses could be constructed facing Spartan Crescent Avenue and Hastings Avenue, with front setbacks of 7.5 metres.

The second option is a single-family detached houses development. The maximum capacity of the site would be 12 houses on lots of approximately 464.5 m<sup>2</sup> (5000 ft<sup>2</sup>).

The site planning and architectural integration program by-law shall specify that no building should exceed the height of the typical houses of the neighbourhood.

**d) Milroy and Godin Avenues**



This sector is currently occupied by low-density detached single-family homes. This group of properties represents an approximate area of 17 643 m<sup>2</sup> (1.7 hectare). Located within a TOD area, it has a potential for redevelopment with an aim for greater urban density, in accordance with the denser nature of neighbouring properties.

The parameters of the regulation will be defined as follows:

- The redevelopment project shall include all of the properties within the identified area, and could also include Milroy Avenue right-of-way;
- The project shall be developed as per a comprehensive development plan with a minimum F.S.I. of 0.6 in order to meet the minimum residential density of 40 dwellings per hectare;
- The permitted use will be multi-family residential;
- The project shall be subject to the Site Planning and Architectural Integration Programme By-Law, in order to insure its harmonious integration into the neighbourhood in terms of height, setback to the street and the neighbouring property limits, and to maintain the special character of Lakeshore Road.

According to this scenario, the total capacity of the development made up of the properties located from Milroy to Godin Avenue would be at least 72 residential units.



e) *Repealed (amendment PC-2768-7)*



f) ***Water's Edge Avenue and Bord-du-Lac***

Zoning for the set of lots on the east side of Water's Edge Avenue (between Bord-du-Lac—Lakeshore Road and Highway 20) will be changed to authorize the construction of single-family detached houses and townhouses with a minimum width of 6 metres and a maximum height of 2 storeys plus a loft that covers 40% of the area of the second floor. No townhouses will be authorized on Water's Edge, so the total capacity of the site will be 4 townhouses on Bord-du-Lac and 3 single family detached houses on Water's Edge (including 9 Water's Edge) .

**g) Valois Bay Avenue and Bord-du-Lac**

The section of Valois Bay Avenue south of Highway 20 has good potential for redevelopment. It is located between two apartment buildings: 45 Bord-du-Lac—Lakeshore Road (8 storeys) and 55 Bord-du-Lac—Lakeshore Road (6 storeys). It is adjacent to the underground pedestrian tunnel entrance of the Valois station. To enhance this potential, the zoning will be modified to authorize redevelopment based on a density and height equivalent to those of the building located at 45 Bord-du-Lac—Lakeshore Road (6 storeys and approximately 45 condo-type apartments), provided the project integrates the four properties located between Valois Bay Avenue and the apartment building at 55 Bord-du-Lac—Lakeshore Road.



This zoning will also permit a higher density and height (up to 9 storeys and 65 apartments) if the project includes the acquisition and demolition of the office building located east of Valois Bay Avenue alongside the highway. The land vacated by the demolition will have to be ceded to the City for the development of a "kiss and ride" facility next to the entrance to the pedestrian underpass and a small park behind the building at 45 Lakeshore.

The project will be subject to a by-law on site planning and architectural integration programs.

***h) Delmar Avenue / Hymus Boulevard sector***

Map 2 proposes redesignating the tracts of land on both sides of Delmar Avenue south of Hymus Boulevard for multidwelling purposes. The four industrial properties targeted total 60 874.2 m<sup>2</sup> (655 266 ft<sup>2</sup>). This sector is connected to a planned apartment development on Hymus Boulevard immediately to the west, where the maximum authorized floor space index is 2.0 and the maximum authorized height is 8 storeys.

The zoning will allow a maximum floor space index of 1.0, with a maximum lot coverage of 25% and a maximum height of 8 storeys, which should allow enough green space to be developed on the site to create a pleasant residential environment. The floor space index will be increased to 1.25 and the height to 10 storeys for any developer who combines at least two of the properties into a single development. Retail commercial uses and services will be permitted on the main floor up to a maximum of 5% of the total area of the apartment buildings.



***i) Donegani Avenue / Ashgrove Avenue sector***

This small commercial area is located just in front of the Pointe-Claire station. The three properties likely to be redeveloped total 4 938.15 m<sup>2</sup> (53,156 sq.ft.). If this sector is attached to the adjacent multifamily zone (on Ashgrove Avenue), the total capacity would be approximately 70 apartments in 3-storey buildings plus a loft equivalent to 40% of the area of the third floor. The project will have to include at least 1.1 indoor parking spaces per apartment. A portion of the central square, currently used for public parking, will have to be turned into a park. The minimum average area of the apartments will be 85 m<sup>2</sup>. Retail commercial uses and services will be permitted on the main floor up to a maximum of 10% of the total area of the new apartment buildings. Part of the existing outdoor parking will have to remain.



*j) Repealed (amendment PC-2768-4)*

***k) 500 Saint-Jean Boulevard***

The land located at 500 Saint-Jean Boulevard has a total area of 1997.7 m<sup>2</sup> (21,504 sq.ft.) and is occupied by a Bell Canada service building. Should this use be abandoned, the land could be subdivided into a maximum of three lots for single-family houses. The zoning by-law will state that no new houses may be built within 12 metres of the boundary of the right-of-way of Saint-Jean Boulevard.

The infill projects described here express the desired use for each of these properties and do not represent an obligation for these properties to be developed. These parameters will be incorporated into the zoning by-law; however, any vested rights to current uses will be recognized.

