

Public consultation on “Îlot Sainte-Catherine Ouest”

Thank you for requesting the OCPM’s postal kit. Whether you are a resident or a neighborhood visitor, we want to know your opinion.

Content of the postal kit:

- Consultation’s leaflet - in French
- Information Document provided by the City (3.1) - in French
- Information Document provided by the Promoter (4.1) - in French
- Questionnaire to write an opinion – in English
- Prepaid return envelope

There are many ways to share your opinion:

- By mail, by filling out and returning us the enclosed questionnaire.
- By voice mail, by calling 438 815-0675.
- In person, by planning an appointment directly with the commission, by calling 514 872-8510.

How to use the postal kit to send your opinion?

1. Read the documents enclosed in the kit.
2. Complete the questionnaire.
3. Return by mail only the completed questionnaire using the prepaid return envelope **before October 15, 2020.**

You have access to the Internet?

All the information regarding the consultation and its virtual process is available on our website at **ocpm.qc.ca/ilot-sainte-catherine-ouest**

Should you have any questions or concerns regarding the project, the available documentation or the different ways to submit your opinion, feel free to contact Gilles Vézina at 514 872-8510.

Consultation on building heights in Shaughnessy Village and real estate project **Îlot Sainte-Catherine Ouest**

Questions to assist in providing opinions

The OCPM was given a mandate to organize a public consultation on the “Îlot Sainte-Catherine Ouest” real estate project and on amendments to the Master Plan pertaining to heights and densities allowed for the relevant area and neighbouring Shaughnessy Village.

The following questionnaire is part of the hearing-of-opinions process. All comments will be brought to the attention of the commissioners, who will analyze them and draft the consultation report as well as the recommendations to be submitted to Montréal elected officials. That is why we ask that you respect the rules of the OCPM and identify yourself, so your opinion is taken into account. Your comments and your name will be published on our Website. All your other personal details are for the use of the OCPM only and they will not be public.

What is the consultation about?

The consultation concerns the “Îlot Sainte-Catherine Ouest” real estate project as well as amendments to the Master Plan which aim to:

- Increase the building height allowed on the site of the real estate project, from a maximum of 25 metres to 45 metres.
- Reduce the density and height allowed in the neighbouring area. The maximum height would drop from 25 to 16 metres, as is already the case for Shaughnessy Village to the south.

The OCPM offers herein a few open questions allowing you to express your opinion on the following subjects:

1. Building heights in Shaughnessy Village;
2. The “Îlot Sainte-Catherine Ouest” real estate project;
3. Housing units in the real estate project;
4. Commercial life on Sainte-Catherine Street West.

The suggested questions are optional. You are also invited to give your opinion on **any other topic** raised by the proposed changes.



Theme 1: Building heights in Shaughnessy Village

Changes to the Master Plan

The City of Montréal proposes amendments to the Master Plan that will raise the maximum building height allowed from 25 metres to 45 metres for the site of the real estate project “Îlot Sainte-Catherine Ouest,” located between 1920 and 1946 Sainte-Catherine Street West, between Saint-Marc and Fort Streets.

The amendments would also reduce the density and height allowed in the neighbouring area. The maximum height there would drop from 25 to 16 metres, as is already the case for Shaughnessy Village to the south (see map below).



Justification for the changes proposed by the City of Montréal

1. The expansion of the 45-metre zone would allow better integration of the highrise buildings along that section of Saint-Catherine Street, notably by making their enormous blank walls disappear.
2. In the section covered by the amendment, most of the existing buildings are of no heritage interest, with the exception of Young House, which can be preserved in its entirety and incorporated into the real estate project.
3. Analysis of the existing territory clearly reveals that height and density ceilings provided in the Master Plan are too high to ensure conservation of the old built environment dominating the area targeted by the changes.
4. As the area in question has no equivalent in the sector, the amendment is not likely to serve as a precedent there.

Questions to stimulate your thought process

- In your opinion, are the above changes to heights and densities relevant for the sector? Why?
- In your opinion, what will be the benefits and inconveniences of those changes for Shaughnessy Village’s urban environment and its heritage?



Theme 2: The real estate project (architecture and landscape)

The developer, Placements Sergakis, filed an application with the borough of Ville-Marie for the purposes of demolition and highrise construction at 1920-1946 Sainte-Catherine Street West. The “Îlot Sainte-Catherine Ouest” project would require the demolition of existing buildings, with the exception of the building of heritage interest located at 1946 Sainte-Catherine West, which would be integrated into the new building.

The project proposes the construction of three volumes: 14 floors on the side of the street, and 7 floors on the side of the alley. See illustrations below.



Developer’s explanations

“With its simple volumetry and distinctive architectural treatment, we believe that the project will blend perfectly into its environment by addressing issues specific to the site, such as the conservation of the George-Young House (basilare), the street-level animation (volumetric articulation, fifth facade, etc.), the interface with highrise buildings to the east and west of the site as well as their common walls, views onto and from Mount Royal, and the desired architectural quality for that area of the city, which is being completely redefined.”



Theme 3: The real estate project (housing units)

The new buildings would include two commercial areas on the ground floor, 198 rental housing units, and 94 underground parking spots. The developer has committed itself to including 27 affordable housing units, and to paying a compensation of \$725,000 for the construction of social housing offsite.

The developer would like the rental housing complex to serve a 55-and-over clientele. The 198 units will be divided as follows:

- 4 units of approximately 350 square feet (bachelor)
- 172 units of between 500 and 650 square feet (1 bedroom)
- 16 units of approximately 850 square feet (2 bedrooms)
- 6 units of more than 1050 square feet (3 bedrooms)

Of the above units, 27 are defined as “affordable housing,” which means that the rent will be slightly lower than market rates.

Question to stimulate your thought process

- In your opinion, how does the addition of 198 rental housing units of various sizes, including 27 affordable housing units, satisfy or not satisfy current needs in the area?



Theme 4: Commercial life on Sainte-Catherine Street West

The construction of the “Îlot Sainte-Catherine Ouest” project requires the demolition of the current buildings located between 1920 and 1940 Sainte-Catherine Street West, while the building of heritage interest located at 1944-1946 Sainte-Catherine Street West is to be incorporated into the new building.

The former occupants of the buildings between 1920 and 1940 (Institut MATCI, Collège Tyark, Concessionnaire Toyota, Centre d’examen TOEFL, Prometric, VUE) have already moved and the premises have been empty for several months. The Dollarama currently operating on the ground floor will either reopen as part of the new project or be replaced by new commercial areas with uniform facades.



