

Appendix 1 Infill projects

a) **10 Sources Boulevard**

The former property of the school board at the corner of Sources Boulevard and Bord-du-Lac—Lakeshore Road has an area of 4 936 m². It is also possible that the neighbouring property occupied by the Sainte-Jeanne-de-Chantal church and its presbytery, which has an area of 4 218 m², may eventually be redesignated as well for residential functions. The Planning Programme therefore establishes the basic parameters so that both properties can be redeveloped individually for townhouses.



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 m² or more.
- The authorized use will be townhouses on concrete slabs with two underground parking spaces and a height of two storeys with the possibility of a loft (3rd floor) whose area does not exceed 40% of the area of the first floor.
- The roof will have to be gabled, include dormers, and have a minimum slope of 6/12.
- The minimum width of each house will be 7.5 metres (centre-to- centre of the party walls).
- The maximum height will be 10.4 metres (34 feet).
- The minimum setbacks will be 12.0 metres on Bord-du-Lac—Lakeshore Road, 7.5 metres on Sources Boulevard and De l' Église Avenue, and 5.0 metres in relation to the residential area to the north.
- There should not be any vehicle access from Bord-du-Lac—Lakeshore Road.

According to this scenario, the total capacity of the development made up of both properties would be approximately 24 houses; out of these 24 houses, approximately 11 would be on the "Fabrique" lot and approximately 13 of them would be on the former school board property.

b) 477 Delmar Avenue (shopping centre)

This 3 747-m² (40 330-ft²) 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-m² (71 543-ft²) tract of land, which is currently

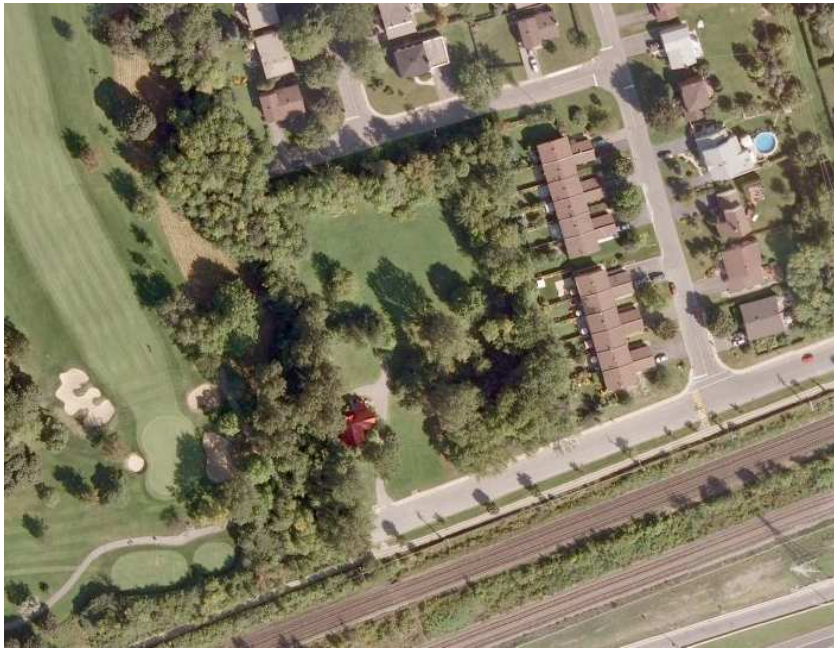


occupied by a shopping centre partly no longer in use, may be redeveloped according to 2 options. In the first option, the land would be used to construct a maximum of 24 townhouses. Ideally, the plan would include replacing the current building with 8 townhouses on concrete slabs, with access to the 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 m² (5000 ft²).

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) ***Pilon property (west end of Donegani Avenue)***



This tract of land is in fact made up of three properties totalling 10 314 m² (111 022 ft²) of area. The Planning Programme proposes two development options.

i) *Scenario 1: Detached single family houses*

According to this first scenario, the zoning by-law will allow only detached single family houses on the whole tract of land. The maximum floor area of any single family house will be 120 m² (1,292 ft²) and the minimum lot size will be 600 m² (6,459 ft²). The other zoning standards will be those of the zone immediately to the north of the site.

ii) *Scenario 2: Three-storey condo-type multi-family building*

In order to preserve as much as possible of the wooded areas along Kirkstone and in the back of the existing townhouses on Highgate and to avoid the canalizing of the stream along Kirkstone and on the eastern limit of the property, the Planning Programme proposes an

additional option to reduce the lot coverage with a condominium-type multidwelling development. The main parameters that should be incorporated into the zoning by-law are as follows:

- Maximum lot coverage: 35%.
- Maximum number of dwellings: 40.
- Minimum average dwelling area: 85 m².
- Construction type: concrete structure with elevator.
- Maximum height: 13.5 metres (44.3 feet) and 3 storeys.
- Minimum front setbacks (on Kirkstone Avenue and Donegani Avenue): 9.0 metres (29.5 feet).
- Minimum number of indoor parking spaces: 1.1 per dwelling.

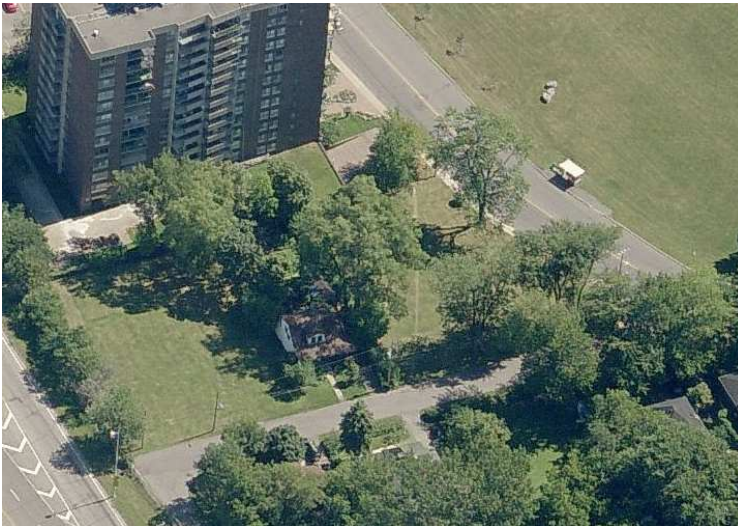
The following criteria should also be incorporated into the site planning and architectural integration programmes:

- The site planning will have to include the preservation of a buffer area 25 metres wide along the back boundary of the properties on Highgate Avenue and the 450-m² wooded triangle where the trench runs, along Donegani Avenue.
- For development to be authorized according to this scenario, the developer, when submitting its subdivision plan, will have to record a grant of easement to the City of Pointe-Claire authorizing a bicycle path and a pedestrian path linking Kirkstone Avenue with Donegani Avenue in the buffer area described above.
- The building (or buildings) should have a gabled or mansard roof or other architectural strategy to avoid any negative effect of massiveness (the Planning Advisory Committee will study various methods to assess this effect, such as the measurement of the longest diagonal line).
- There should not be any vehicle access from Kirkstone Avenue.



e) ***Vacant land north of John Fisher Avenue***

In 2008, the City bought the vast tract of land on the north side of John Fisher Avenue already partly occupied by a soccer field from the Lester B. Pearson School Board. The Planning Programme proposes to relocate the soccer field in the middle of the property. This should allow for the conservation of most of the wooded area in the northern part of the site. The part of the property that borders John Fisher Avenue will be put up for sale to allow for the construction of townhouses.



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 programmes.

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 m² (655 266 ft²). 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 m² (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 m². 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) Vacant lot on the north-east corner of Stillview and Hymus

The zoning by-law will permit development of the property according to one of the following options:

- A strictly residential project including a minimum of 125 condo-type apartments.
- A mixed building with a minimum of 10,000 square metres (107 639 ft²) of office space on the lower floors and condo-type apartments above.

The maximum height will be 14 storeys, with a maximum floor space index of 1.8. Retail businesses that meet the everyday needs of residents of the building or surrounding buildings will be allowed in the building. These stores will be permitted only on the ground floor, and their total area may not exceed 10% of the total area of the building.



k) 500 Saint-Jean Boulevard



The land located at 500 Saint-Jean Boulevard has a total area of 1997.7 m² (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.