

FACT SHEET

PROJECT AT 452 AMIRAULT STREET

SUMMARY OF APPLICATION

Request for authorization to build a multi-family dwelling on property located at 452 Amirault Street bearing PID number 70602610. The property is on the east side of Amirault Street, south of Lavoie Street and north of Notre-Dame-du-Calvaire cemetery.

PROPERTY IDENTIFICATION NUMBERS (PID)

70602610

CURRENT LAND USE

Vacant

SIZE OF SITE

± 18,100 m²

NUMBER OF PROPOSED DWELLINGS

One multi-family dwelling

NUMBER OF PROPOSED UNITS

152 dwelling units

CURRENT ZONING

(I) Institutional

IS IT PERMITTED BY THE CURRENT ZONING?

Possibly, provided that Council approves the use pursuant to Section 59 of the Community Planning Act. Council "may impose reasonable terms and conditions concerning

- (A) the uses of the land, buildings and structures,
- (B) the site layout and design, including parking areas, landscaping, and entry and exit ways,
- (C) the external design, appearance and spacing of buildings and structures;
- (D) any other matters that it considers relevant to the situation."

VARIANCES REQUESTED?

Yes:

- The proposed height of the building is 16.85 m, while the maximum height permitted is 15 m.
- The amenity area is closer to the street than the main building.
- The building has no entrance on the public street-facing frontage.
- The building's longest facade does not face the public street.

PROCEDURE

**June 24, 2024, Council Chambers, 7 p.m.,
PUBLIC HEARING**

Staff presents the project to City Council, and objections and comments from the public are read out loud. No decisions are made at this meeting.

**August 21, 2024, Council Chambers, 6:30 p.m.,
PLANNING ADVISORY COMMITTEE (PAC) MEETING**

The PAC will issue recommendations regarding the project.

**September 9, 2024, Council Chambers, 7 p.m.,
PUBLIC MEETING OF CITY COUNCIL**

Council accepts or rejects the PAC recommendations. It then determines whether the project goes ahead as proposed or conditions are imposed. Council may make a resolution at this meeting to accept or reject the project, or it may choose to wait until another meeting if it needs more information before deciding.

