

UPDATE ON 452 AMIRAULT STREET PROJECT

(updated March 6, 2023)

Here is some information on certain aspects of the project at 452 Amirault Street to help you better understand it.



CHRONOLOGY OF EVENTS

NOVEMBER 3, 2022	The municipality received a conditional use application from the property owner for the development of two multi-family dwellings (apartment building) on the property located at 452 Amirault Street, in accordance with Section 59 of the <i>Community Planning Act</i> .
JANUARY 16, 2023	The municipality sent a public hearing notice to all residences within 100 metres of the project, in accordance with the <i>Community Planning Act</i> .
FEBRUARY 1, 2023	An information sheet was sent to all residences located within 100 metres of the project.
FEBRUARY 3, 2023	The developer requested a postponement of his presentation. A new process will need to be put in place.
FEBRUARY 3, 2023	Letter sent to all residences within 100 metres of the project informing them of the developer's request and the cancellation of the current process. A new process will be initiated if the developer reapplies, and residents will be notified.
FEBRUARY 22, 2023	The municipality obtained the developer's permission to undertake a tree study on the property at 452 Amirault Street.
MARCH 6, 2023	Start of the tree study.

Please note that as of March 6, no new application has been made by the owner of the property at 452 Amirault Street. Hence, there is currently no formal, concrete project underway. If the developer chooses to submit a new project, residences within a 100-metre radius will be notified by the municipality and informed of the steps involved in the process, as required by the *Community Planning Act*.

WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

Each municipality has a municipal development plan that determines the type of use permitted on a given property. The plan guides the City of Dieppe's growth and development and also serves as a guide for making decisions to preserve and enhance the quality of life for all current and future residents. It reflects the wishes of the community and City Council as to the type of municipality desired. It is also a bylaw and therefore a legal document.

Info : dieppe.ca – bylaws and polices section – bylaw Z-9

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ZONING BY-LAW

The Zoning Bylaw, which is a legal document equivalent to a provincial or federal statute, is used to implement the development plan. It divides the municipality into zones and assigns one or more permitted uses to each zone.

The lot at 452 Amirault Street has been classified as an Institutional ("I") Zone since 1996.

The following uses are permitted in the Institutional Zone without the need for authorization by City Council:

- office
- personal service shop
- daycare centre
- catering service
- fitness facility
- artist or crafts-person studio
- restaurant
- retail establishment
- microbrew pub
- entertainment use
- cemetery
- place of worship
- funeral home
- cultural use
- health services use
- educational use
- residential care facility
- recreational facility - indoor
- safety and emergency services use
- exhibition grounds
- special function tent
- park
- community garden
- recreational facility - outdoor
- public utility
- municipally sanctioned special event

Note that the Zoning Bylaw allows a maximum height of 15 metres for buildings (living spaces), which is approximately five stories. All these uses allow for the construction of 15-metres buildings without Council approval.

Under Section 59 of the *Community Planning Act*, the only use in an institutional zone that allows for a certain amount of oversight and requires Council approval is that of multi-family dwellings.

ROAD TRAFFIC

- Amirault Street is an arterial street designed for heavy urban traffic. Some 20,000 motorists use it every day.
- According to the *Trip Generation Manual* of the Institute of Transportation Engineers, it is estimated that the construction of 150 additional units would result in 60 additional peak-hour trips.
- According to the municipality's Zoning Bylaw, the threshold for requiring a traffic impact study is 100 peak-hour trips.
- In the last five years, there have been three accidents involving injuries on Amirault Street, in the section between Lavoie and Vanier streets.
- Any potentially dangerous situations for students riding a bus on a municipal street must be reported to the school districts.
- It should be noted that other uses permitted in an institutional zone of a more commercial nature could bring a lot more traffic to the area.

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RUNOFF WATER

The Zoning Bylaw requires the developer to have a drainage plan before a development permit is granted, and promotes net zero, meaning that there should be no more run off after the project is completed than before.

For example, if 10 litres of water per second is the maximum amount of water discharged from a site prior to site development, the maximum amount of water discharged after site development must not exceed 10 litres per second. Measures, such as retention basins, can be used to reduce the flow.

This measure exists to limit the risk of flooding for existing homes and minimize impacts on waterways and the environment.

IMPACT ON THE ENVIRONMENT

One of the consequences of the world's growing population is urban sprawl, which is when residences are moved farther and farther from the centre of a community. Urban sprawl means more roads to build, the extension of water and sewer services, the destruction of natural habitat, etc. That is why urban densification, or increasing the number of dwellings within an already developed area, is one of the ways to ensure a community's sustainable development.

For example, a 150-unit, single-family residential project (detached houses) would require more than two kilometres of street, while a multi-family residential project at 452 Amirault would require 82 metres.

CHARACTERISTICS OF 452 AMIRAULT STREET

- The site is partially wooded (about 20% of the area) with more or less isolated trees on the rest of the lot.
- According to the Zoning Bylaw, 50% is the maximum percentage of area that can be covered by all buildings and structures on a lot. The percentage of building occupancy in the project that was withdrawn was approximately 21%. *Note that surface parking is not calculated since it is not considered a building or structure; if surface parking were included, the total land use percentage would be approximately 48%.
- There are numerous trees on the site. With the developer's cooperation, the municipality has requested that a tree study be conducted on the lot at 452 Amirault Street. The study will determine which trees are of interest and viable.
- There are also many birds at the site. The cutting of trees, if necessary, can be done outside the nesting period. Since most birds do not return to their nests after a breeding season, the possible loss of some trees should not have a major impact on their population.

The logo for the City of Dieppe, featuring the word "Dieppe" in a stylized, serif font with a starburst graphic above the letter 'e'.

Dieppe

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CAN THE CITY TURN THE LAND INTO A PARK?

The City's Parks and Trails Master Plan recommends that all residents have access to a park or trail within a maximum walking distance of 800 metres. There are already several parks in the vicinity that meet those criteria: Beauséjour Park (Denys Street), Parc du Verger (Lavoie Street), and Amand Park, and the closest access to the riverfront trail is 425 metres away. It is therefore not recommended that the land at 452 Amirault Street be converted into a park. Dieppe currently has 47 parks and nearly 200 hectares of green space protected by the City.

WHAT'S NEXT?

- As of March 6, no formal project application has been received by the municipality. Should an application be filed in the future, a new public, legal and formal process would be initiated. Details and important dates of that process would be posted to our website as soon as the information became available. All decisions related to this matter would be made by City Council at its public meetings at Dieppe City Hall.
- A proposed green cover bylaw will be presented to City Council in April. The presentation will be made at the public meeting, and residents are invited to attend.



Ce document est disponible en français.

