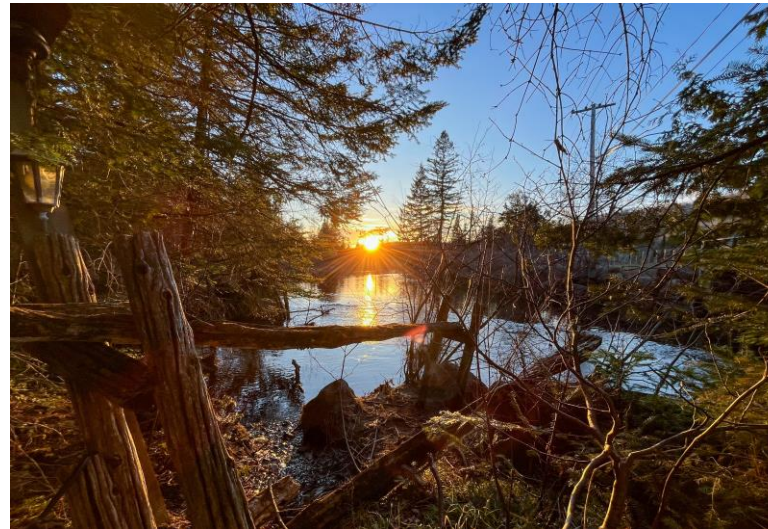




Consultation Workshop

SCAOPI
2025-40058

April 28th, 2025



AGENDA

- Introduction
 - *Jennifer Durand, Urban Planner OUQ MICU*
Director of Urban Planning and Environment Services
- Presentation of the amended version of the project
- Next Steps
- Questions

SCAOPI – Lots 3 737 024, 3 967 592 and 3 737 013, ch. Du Village

Application for a Specific Construction, Modification, or Occupancy Project (SCAOPI) at 667 to 679, chemin du Village, for:

1. Authorize the development of an integrated project for residential use, whereas current regulations only allow integrated projects of a commercial nature;
2. Authorize the construction of main buildings of multifamily housing type (H4) within the portion of land zoned RV-29, whereas current regulations only allow the construction of main buildings of types H1, H2, and H3;
3. Authorize a natural space percentage of 61%, whereas current regulations require a natural space percentage of 90%;
4. Authorize the encroachment of parking spaces into the front yard, whereas current regulations prohibit front yard parking for multifamily housing (H4) use;
5. Authorize the construction of main buildings with three (3) storeys, whereas current regulations allow a maximum of two (2) storeys;
6. ~~Authorize a projected building height of 12 meters, whereas current regulations allow a maximum height of 11 meters;~~ Height reduced to 10.85 m



MORIN-HIGHTS
1855

- Public consultation: March 4th;
- Consultation workshop: March 17th;
- Following the consultations, the developer submitted a modified version, inspired by citizens' comments and concerns;

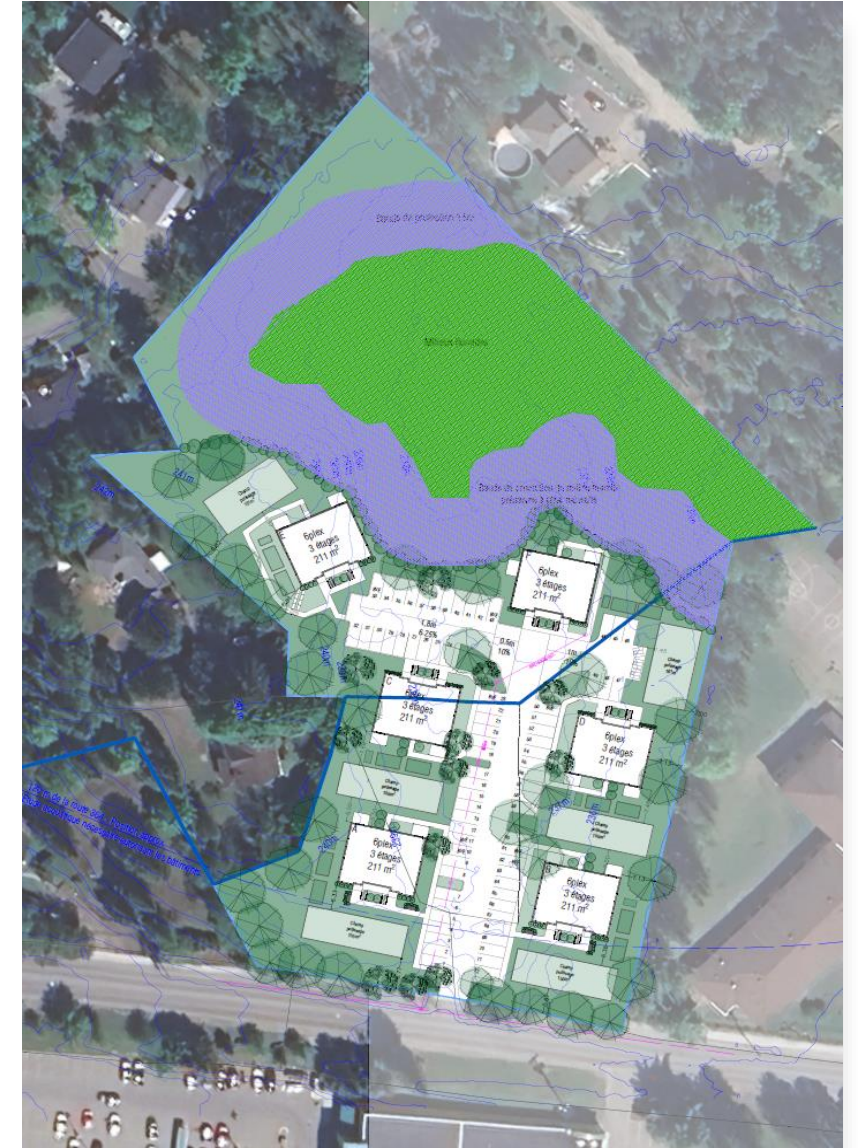


PUBLIC CONSULTATION AND CONSULTATION WORKSHOP

The discussions identified major issues related to:

Simplified Summary:

- Integration of the project into the existing environment;
- Density;
- Protection of residents' privacy and proximity to the school (height, location, green spaces, etc.);
- Traffic and safety, particularly in relation to the school;
- Environmental impacts (vegetation, drainage, deforestation, wetlands, trees, etc.).



SCAOPI – Lots 3 737 024, 3 967 592 and 3 737 013, ch. Du Village

Proposed Modifications:

- 4 buildings X 7 units = 28 units;
- Wider vegetated buffer zone;
- Increase in the percentage of preserved natural space;
- Compliant parking;
- 1 building with walk-out basement;
- 4 affordable housing units;

Additional Conditions:

- Right-of-way easement in favor of MHES;
- Conservation easement for the wetland and shoreline in favor of MH;



SCAOPI – Lots 3 737 024, 3 967 592 and 3 737 013, ch. Du Village

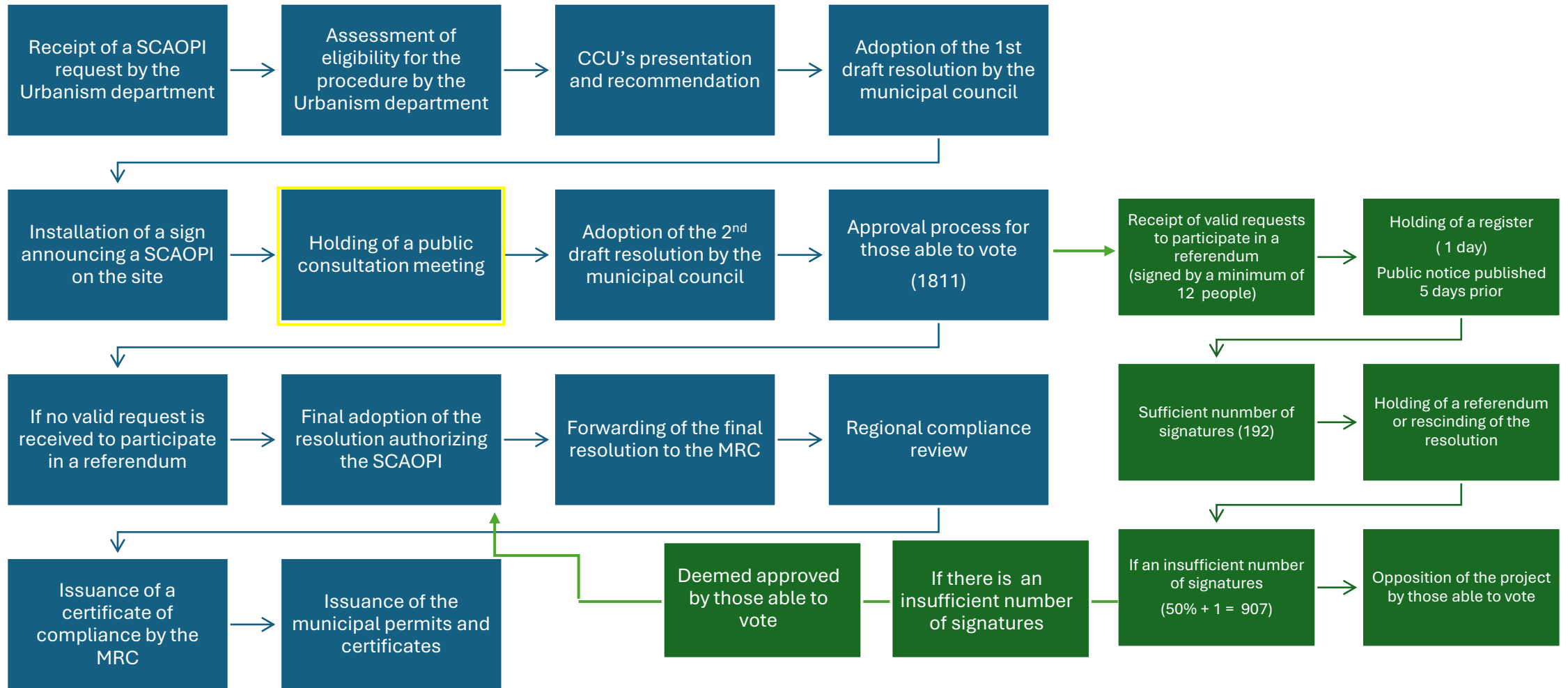


SCAOPI – Lots 3 737 024, 3 967 592 and 3 737 013, ch. Du Village

Application for a Specific Construction, Modification, or Occupancy Project (PPCMOI) at 667 to 679, chemin du Village, for:

1. Authorize the development of an integrated project for residential use, whereas current regulations only allow integrated projects of a commercial nature;
2. Authorize the construction of main buildings of multifamily housing type (H4) within the portion of land zoned RV-29, whereas current regulations only allow the construction of main buildings of types H1, H2, and H3; **(4X 7 units = 28 VS 36)**
3. Authorize a natural space percentage of **70% (VS 61%)**, whereas current regulations require a natural space percentage of 90%;
4. Authorize the construction of main buildings with three (3) storeys, whereas current regulations allow a maximum of two (2) storeys; **(proposes 1 building with walk-out basement at the rear)**
5. ~~Authorize the encroachment of parking spaces into the front yard, whereas current regulations prohibit front yard parking for multifamily housing (H4) use;~~
6. ~~Authorize a projected building height of 12 meters, whereas current regulations allow a maximum height of 11 meters;~~ **Height reduced to 10.85 m**





Who is a person qualified to vote? (QTV)

- Qualified voters are those who have the right to request that a project be submitted to a referendum, under the Act respecting elections and referendums, as well as the Act respecting land use planning and development;

To be a QTV, the following criteria must be met:

- Reside in the concerned zone (RV-29 or MIX-3)
- Reside in an adjacent zone (C-3, C-4, C-5, C-6, I-2, MIX-1, RV-28, RV-32, RV-33, and RF-10)
- Aged 18 years or older;
- Canadian citizens;
- Registered on the electoral list;
- Domiciled in the concerned zone (or adjacent zone) for at least 6 months;
- Sole owners of a property not domiciled in the municipality, registered on the assessment roll for at least 12 months;

Questions



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