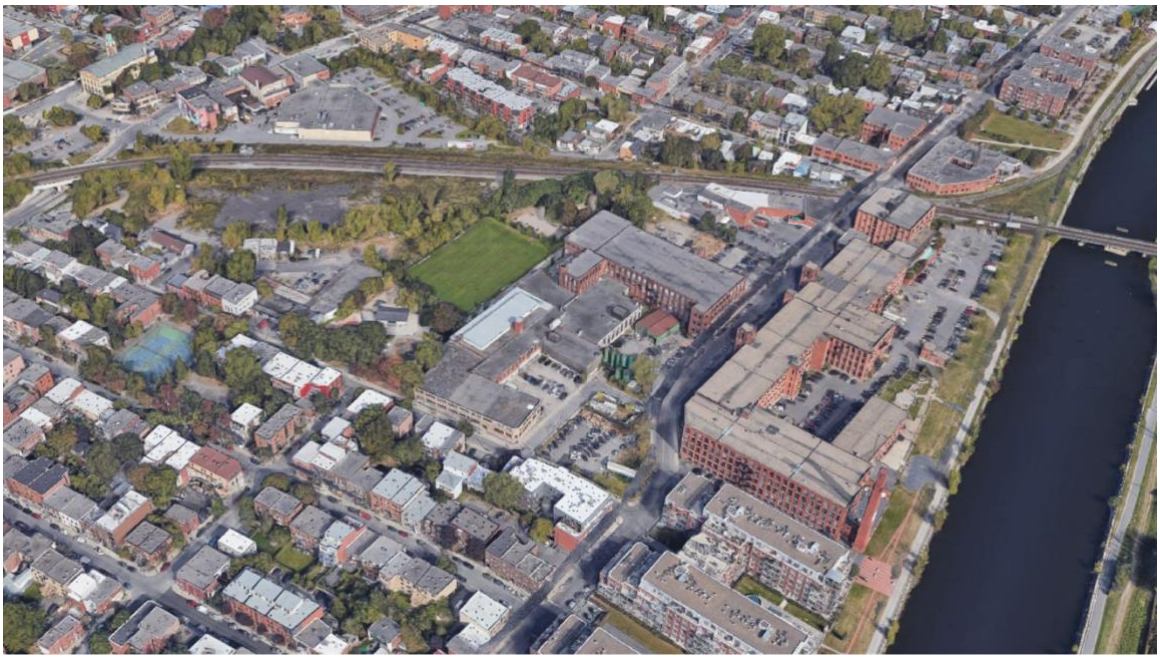
OFFICE
DE CONSULTATION PUBLIQUE
DE MONTRÉAL

Consultation on the Saint-Ferdinand sector

Questions to draw out your opinion

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 draw up the consultation report as well as the recommendations to be submitted to Montréal elected officials. That is why we ask that you respect OCPM rules and identify yourself so that your opinion may be taken into account. Your comments and name will be posted on our Web site. All other personal information is solely for the use of the OCPM and will not be made public.

Deadline for receiving the questionnaires: September 27, 2021



Purpose of the consultation

The future of the Saint-Ferdinand sector
The sector that is the subject of the consultation is located in the Saint-Henri neighbourhood. It sits between Notre-Dame Street West, Saint-Ferdinand and Saint-Ambroise Streets, and the CN railway tracks. The sector comprises two large sites to be developed, 257 Saint-Ferdinand Street and 4035 Saint-Ambroise Street, as well as other properties to be consolidated. It is dealing with a number of major issues, such as the proximity of railway activities, the preservation of existing economic activities, and housing needs. The purpose of this consultation is to gather opinions from the population regarding their vision for the future of the site and the guiding principles for its development.

Express your opinion!

The OCPM sets out a few open questions on themes related to the eco-neighbourhood to stimulate your thought process and allow you to tell us what you think of it, notably on the following topics:

1. Purpose
2. Housing
3. Mobility
4. Sustainable development
5. Community facilities

You may also use the theme "*other opinions*" to express your thoughts on any topic that is of concern or interest to you.

Theme 1: Purpose

The Sud-Ouest borough is seeking to redevelop the Saint-Ferdinand sector while maintaining existing commercial, industrial and residential uses. The redevelopment aims to promote a mix of mutually compatible uses.

Maximum heights of two to four storeys are currently planned for the northern section of the area, while the section to the south of Louis-Cyr park allows two to six storeys.

Figure 1: Commercial use near the Saint-Ferdinand sector

Figure 2: View of downtown

Questions to guide your thought process

- What would you like to see on the sector's land?
- What are the main needs in terms of local businesses and services?
- What parameters should guide the new projects (heights, density, uses, architecture, etc.)?
- Should some views be preserved (of what, from where)?
- What do the existing buildings represent for you?

Theme 2: Housing

The Sud-Ouest borough would like to densify the Saint-Ferdinand sector for residential uses, among others. Given the proximity of the Place Saint-Henri station, the area could also be considered appropriate for an increase in the number of units and a revision of heights allowed.

Moreover, it is important to note that the properties are private and that residential developments will be subject to the By-law for a mixed metropolis.

Figure 3: Examples of existing buildings

<u>Questions to guide your thought process</u>

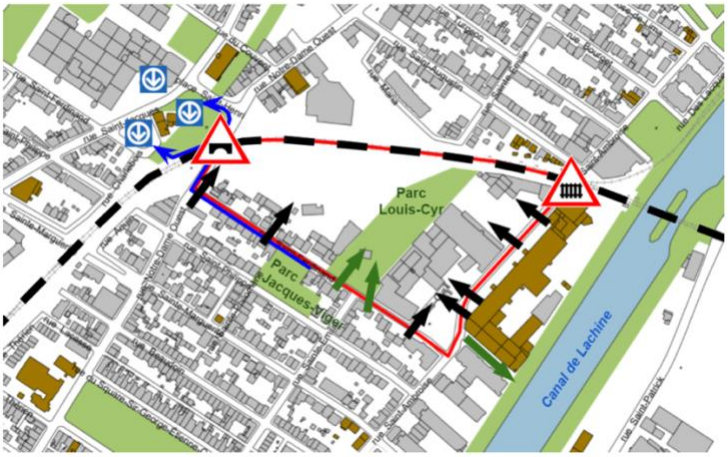
- To what types of clienteles should the housing supply be geared primarily and in what proportions (for families, for seniors, for students, etc.)?
- What would be the ideal types of housing and in what proportions (condos, plexes, social housing, affordable housing, etc.)?

Theme 3: mobility

The Saint-Ferdinand sector is bounded by Saint-Ferdinand and Saint-Ambroise Streets and the Canadian National (CN) railway tracks. It is located near the Place Saint-Henri metro station and the neighbourhood's main commercial artery, Notre-Dame Street.

Figure 4: Parking supply

Figure 5: Mobility within the site



Questions to guide your thought process

- What do you think of the transportation supply in the area and should other forms of transportation be consolidated or developed?
- Do you find it difficult to get around within the sector? Do you have any suggestions as to how to improve the situation?
- What would you like to see in terms of mobility within the area? What would you like to see in terms of mobility to and from the area?
- The borough would like to prohibit any new parking supply within the area. What are your thoughts on the subject?

Theme 4: Sustainable development

The Sud-Ouest borough would like to carry out an exemplary development geared to an ecological transition that is in keeping with Montréal's environmental goals (Sustainable Montréal, Climate Plan, Canopy Action Plan, etc.).

Figure 6: Plant life in the area

Questions to guide your thought process

- In your eyes, what are the determining exemplary elements of the projects?
- What environmental management measures should be implemented for the area (water, energy, construction, residual materials, etc.)?
- What are your thoughts regarding the railway tracks? What measures should be implemented to reduce their nuisance factor?
- In your opinion, what are the decisive elements of the exemplary nature of the projects?

Theme 5: Community facilities

There are a number of community facilities around the Saint-Ferdinand sector (Saint-Henri high school, Louis-Cyr park, Jacques-Viger park, shores of the Lachine Canal, fire station, Saint-Henri pool, etc.).

Figure 7: Basketball court near Louis-Cyr park

Figure 8: Soccer field near Louis-Cyr park

Questions to guide your thought process

- What do you think of the current supply of community facilities, both in terms of quantity and quality?
- What do you think of the facilities at Louis-Cyr park?
- Does the sector need other community facilities?
- What impact would the arrival of new residents and workers have on the supply of community facilities?

Other opinions

Are there any other important elements that should be considered?