

B.C.M.
96-066

BY-LAW CONCERNING THE DEVELOPMENT PROGRAM OF THE UNIVERSITÉ DE MONTRÉAL AND ITS AFFILIATED SCHOOLS

At the Montréal city council meeting of April 15, 1996,

it was enacted that:

CHAPTER I TERRITORY

(96-066) 1. This by-law applies to the territory made up of the following parts:

(1) the main campus of the Université de Montréal, delimited by Édouard-Montpetit Boulevard, Louis-Colin Avenue, Jean-Brillant Street, Decelles Avenue, the south limit along the territory of the cemetery of the Fabrique Notre-Dame-des-Neiges, Vincent-d'Indy Avenue and its extension, as shown on plan 1A of schedule A entitled "Territoire d'application";

(2) the land of the Faculté de l'aménagement on Côte-Sainte-Catherine Road, made up of lots P-40 and P-40A in the cadastre of the village of Côte-des-Neiges, as shown on plan 1B of schedule A and on the plan of schedule B;

(3) the land of the École des hautes études commerciales on Côte-Sainte-Catherine Road, made up of part of lot 29-1, 40 and 40-A, and lot 324 in the cadastre of the village of Côte-des-Neiges, as shown on plan 1B of schedule A and on the plan of schedule F;

(4) the property at 2375 and 2405 Côte-Sainte-Catherine Road, made up of lots 189 and P-54-1137, as shown on plan 1B of schedule A;

(5) the properties at 2101, 2801 to 2815, 2910, 3032, 3034, 3050 and 3060 Édouard-Montpetit Boulevard, and at 5448 Louis-Colin Avenue, as shown on plan 1B of schedule A.

CHAPTER II AUTHORIZATIONS

(96-066) 2. Despite urban planning by-laws that apply to the territory referred to in article 1, the construction, alteration and occupancy of buildings, for university purposes, are also authorized under the conditions specified in this by-law.

A departure is authorized:

(1) for part of the territory referred to in paragraph 1 of article 1, from articles 7 and 8 of the By-law concerning urban planning (R.B.C.M., chapter U-1);

(2) for part of the territory referred to in paragraph 2 of article 1, from articles 7, 8, 597 and 602 of that by-law;

(3) for part of the territory referred to in paragraph 3 of article 1, from articles 7, 8, 47 and 571 of that by-law;

(4) for part of the territory referred to in paragraph 4 of article 1, from articles 7 and 8 of that by-law;

(5) for part of the territory referred to in paragraph 5 of article 1, from articles 130, 149, 152 and 153 that by-law.

All other by-law provisions consistent with those specified in this by-law continue to apply.

CHAPTER III CONDITIONS

SECTION I INTERPRETATION

(96-066) 3. In this chapter, the alphabetical identification of sectors refers to the alphabetical identification of sectors in the plans of schedule C entitled "Paramètres de développement".

SECTION II USES

(96-066) 4. In addition to the uses authorized under the By-law concerning urban planning (R.B.C.M., chapter U-1), the following uses are authorized:

(1) for parts of the territory referred to in paragraphs 1 and 2 of article 1, the entertainment hall and exhibition hall uses;

(2) for part of the territory referred to in paragraph 5 of article 1, the university use.

However, for part of the territory referred to in paragraph 5 of article 1, the supplementary uses associated with the university use are not authorized, except the medical clinic and student services uses, which are authorized in the building at 2101 Édouard-Montpetit Boulevard.

SECTION III AUTHORIZED CONSTRUCTIONS

(96-066) 5. In sectors A, B, H, I, M and N, no new buildings may be constructed after the coming into force of this by-law, unless it involves the construction of underground pedestrian corridors used to link buildings and, in sectors A and H, the development of parking areas in accordance with this by-law.

(96-066) 6. In sectors A, B, H, M and N, existing buildings on the coming into force of this by-law may be extended up to 10% of their land coverage at that date. The height of an extension may not exceed that of the building involved.

(96-066) 7. In sector I, the main university pavilion may be extended only for upgrading and maintenance purposes. However, the redevelopment of the lobby of that pavilion is authorized, but no constructions may exceed the altimetric measurement of 144 m.

(96-066) 8. In sectors C and L, buildings may be extended in accordance with the plans of schedule C entitled "Paramètres de développement".

(96-066) 9. In sectors E, F, G, J and K, the layout of buildings, as well as the setbacks of buildings, must be in accordance with the plans of schedule C entitled "Paramètres de développement".

The height of buildings may not exceed the maximum prescribed height on those plans.

(96-066) 10. In sectors H and G, the construction of a walkway linking those sectors is authorized. It must provide a clearance of at least 2 storeys from grade and may not exceed the altimetric measurement of 168 m.

SECTION IV LAND COVERAGE RATIO

(96-066) 11. The land coverage of constructions in each sector may not exceed the prescribed ratios, as specified in the following table:

Table_ASECTORS
MAXIMUM LAND COVERAGE RATIOS
C25%A, P-135%E, Q45%G, J, M, P-250%B, H, I, N, L55%F60%K65%

SECTION V CONSERVATION AND DEVELOPMENT AREA

(96-066) 12. No constructions are authorized in the conservation and development area shown on the plans of schedule C entitled "Paramètres de développement", unless they are underground pedestrian corridors used to link the buildings and constructions that are part of the Mont-Royal development plan.

(96-066) 13. The wooded character of the conservation area must be maintained. The proper maintenance and reforestation work for that purpose must be carried out.

SECTION VI PEDESTRIAN LINKS AND COLLECTIVE SPACES

(96-066) 14. In sector G, the pedestrian link crossing the sector in the east-west centreline must be at least 15 m wide, in the case of an exterior link, and 10 m in the case of an interior link.

(96-066) 15. In sectors G and K, the layout of constructions must provide for outdoor places at least 35 m wide, integrated into the network of pedestrian traffic lanes. The development of those places must favor the conservation of existing trees.

SECTION VII LANDSCAPING

(96-066) 16. Each permit application relating to constructions authorized in sectors E, F, G, H, J, K, P-1 and P-2 must be submitted together with a landscaping plan.

SECTION VIII PARKING

(96-066) 17. In parts of the territory referred to in paragraphs 1, 2, 3 of article 1, the number of parking units is limited to 4000.

Parking units set up after the coming into force of this by-law must be inside buildings. However, in sectors A to H, they may be set up outside, in accordance with articles 18 and 19.

(96-066) 18. In sector A, the development of parking areas at the sports field level or below that level may be approved in accordance with the conditional use procedure. The parking project evaluation criteria specified in the By-law concerning urban planning (R.B.C.M., chapter U-1) apply for that purpose.

If the application is approved, the parking area may not exceed the altimetric measurement of 127.2 m, and accesses to the parking area must be from Vincent-d'Indy Avenue.

(96-066) 19. In sector H, the development of an outdoor parking area of no more than 2 levels and no more than the altimetric measurement of 168 m is authorized.

SECTION IX

DEVELOPMENT, ARCHITECTURAL AND DESIGN CRITERIA

(96-066) 20. For the purposes of the issue of a building or alteration permit relating to constructions authorized under this by-law, the following criteria apply in addition to the criteria specified in article 29 of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (R.B.C.M., chapter P-7):

(1) for the territory referred to in article 1:

(a) the use or the reconversion of existing buildings must be favored;

(b) the general layout and massing of buildings must tend to conform to the plan of schedule D;

(c) the development of interior and exterior walkways must tend to conform to the plan of schedule C entitled "Le réseau de circulation des piétons";

(d) the design of construction or alteration projects must take into account features resulting from a previous heritage evaluation of the site concerned and of adjacent sectors;

(2) for part of the territory referred to in paragraph 1 of article 1, the design of new pavilions and the development of sectors marked on the plans of schedule C must, as a rule:

(a) ensure the prominence of the main pavilion;

(b) favor the development of perspectives and visual corridors toward the main pavilion and toward the city;

(c) favor a layout and a modulation based on features of the main pavilion;

(d) ensure the continuity of the pavilion layout;

(e) ensure the continuity of the built-up area on thoroughfares serving the campus;

(f) favor the opening of buildings to natural spaces and that of ground floors to outdoor public spaces;

(g) favor, in the development of ground floors, the establishment of community services;

(h) favor an architectural treatment and the use of materials which, while still highlighting the distinctive character of each pavilion, are in harmony with the main features of the campus, in particular by the predominance of beige brick, concrete and stone, and by the types of window layout and ornamentation now on the campus;

(i) ensure the continuity of the network of outdoor public spaces;

(j) ensure the continuity of walkways including the beltway, and ensure their safe use;

(k) ensure that walkways take precedence over thoroughfares;

(l) ensure that accesses to parking areas and service areas have the least impact on pedestrian traffic;

- (m) favor a design whereby technical or mechanical elements are inside buildings, and favor, as the case may be, a treatment to reduce their visual impact;
- (3) for sector A, the design of parking areas must reduce the impact on parking and traffic on residential streets in adjacent sectors, through the proper mitigation measures;
- (4) for sectors E, F, and G, the design of a new pavilion and the development of sectors must take into account the impact of excavations on drainage, on ground water, and on wooded areas;
- (5) for sector J, the design of a new pavilion and the development of the sector must favor the maintenance of the alignment of trees on Chemin de la Polytechnique;
- (6) for sectors F, J and K, the design of a new pavilion and the development of sectors must favor:
 - (a) a building line taking into account the continuity of outdoor walkways, including the beltway, as well as the continuity of the built-up area;
 - (b) the treatment of the entrance way and its front yard along Chemin de la Polytechnique;
- (7) for sector L, a building extension project must:
 - (a) maintain a visual corridor with the main pavilion from Jean-Brillant Street;
 - (b) favor the vista of Chemin des Services toward the city;
- (8) for sector G, the design of a new pavilion and the development of the sector must:
 - (a) define a building line not exceeding that of the main pavilion;
 - (b) favor a pavilion modulation based on that of the main pavilion;
 - (c) ensure, by the proper setbacks, the physical and visual continuity of outdoor walkways;
- (9) for sectors A, B, H, I, M and N, a building extension project must:
 - (a) ensure the conservation and integrity of the architectural features of a building;
 - (b) propose an architectural treatment favoring the continuity of existing constructions as to materials, openings and window layout;
 - (c) favor a layout not exceeding the present building line on a thoroughfare;
 - (d) favor the preservation of outdoor public spaces;
 - (e) favor a design whereby technical or mechanical elements are inside buildings and favor, as the case may be, a treatment to reduce their visual impact;
- (10) for part of the territory referred to in paragraph 2 of article 1:
 - (a) the layout and volumetry of extensions must tend to conform to the plans of schedule E;
 - (b) the landscaping referred to in article 34 must ensure that a wooded area is maintained;
 - (c) the walkways and various landscaping elements referred to in article 34 must be accessible and safe.

CHAPTER IV

PROVISIONS RELATING TO THE EXTENSION OF THE PAVILION HOUSING THE FACULTÉ DE L'AMÉNAGEMENT

(96-066) 21. The provisions of chapter III that are consistent with those in this chapter apply.

(96-066) 22. The extension of the pavilion housing the Faculté de l'aménagement on part of the territory referred to in paragraph 2 of article 1 is authorized under the conditions specified in this by-law.

(96-066) 23. The layout and volumetry of the extension must be in accordance with the plan of schedule C entitled "Paramètres de développement".

The maximum height authorized in the rear yard may not exceed the altimetric measurement of 123 m. The technical and mechanical elements are authorized, but may not exceed the altimetric

measurement of 126 m and a maximum land coverage ratio of 20% of the roof surface on which they are set up.

(96-066) 24. The development of an outdoor parking area of no more than 15 parking units is authorized on the façade of Côte-Sainte-Catherine Road. The parking area is reserved for persons with disabilities, or for short-term parking.

CHAPTER V PROVISIONS RELATING TO THE DEVELOPMENT OF THE ÉCOLE DES HAUTES ÉTUDES COMMERCIALES

SECTION I INTERPRETATION

(96-066) 25. In this chapter, the alphabetical identification of parts of the building refers to the identification of parts of the building on plan 10 of schedule G.

(96-066) 26. For the purposes of this chapter, the grade of Côte-Sainte-Catherine Road corresponds to the altimetric measurement of 100.7 m.

SECTION II APPLICABLE PROVISIONS

(96-066) 27. The provisions of chapter III that are consistent with those in this chapter apply.

SECTION III LAYOUT, AREA AND HEIGHT

(96-066) 28. The layout and volumetry of the building must be in accordance with plans 2 and 10 of schedule G.

(96-066) 29. The total floor area of parts A, B, C, D and E of the building may not exceed 41 465 m², and the total floor area of the building may not exceed 53 595 m².

(96-066) 30. The maximum overall height of each part of the building may not exceed the maximum prescribed height. The table below indicates the maximum height by altimetric measurement, for each part of the building:

Table_B PARTS OF THE BUILDING MAXIMUM ALTIMETRIC MEASUREMENT
(in metres) A 135.5 B 119.5 C 127.5 D 145.0 E 140.0 F 119.2 G 122.7 H 126.7 I 134.2

(96-066) 31. The maximum height of lean-tos incorporated into parts of building E and I may not exceed the roof membrane by more than 8 m.

SECTION IV PARKING

(96-066) 32. An indoor basement parking area containing at least 150 but no more than 475 parking units must be set up.

(96-066) 33. Access to the parking area must be from the northeast side of the building, as shown on plans 2 and 11 of schedule G.

SECTION V LANDSCAPING

(96-066) 34. The landscaping, covering at least 4500 m² in area, must be carried out at the rear of the Pavillon Délia-Tétreault, on the site between the pavilion and the limit of neighboring properties at 2805 to 2845 Willowdale Avenue, as shown on plan 2 of schedule G. The site covers a depth of 50 m from the limit of lots of the buildings at 2825 to 2845 Willowdale Avenue, and a depth of 45 m from the limit of lots of the buildings at 2805 to 2817 of that avenue.

(96-066) 35. For the purposes of article 34, the trees that may be planted must be chosen among the following species:

- (1) *Acer saccharinum*;
- (2) *Aesculus hyppocastanum*;
- (3) *Amelanchier canadensis*;
- (4) *Carpinus caroliniana*;
- (5) *Carya cordiformis*;
- (6) *Fraxinus americana*;
- (7) *Juglans cinerea*;
- (8) *Ostrya virginiana*;
- (9) *Quercus borealis*;
- (10) *Tilia americana*.

(96-066) 36. In part of the territory referred to in paragraph 3 of article 1, the trees that may be planted must be chosen among the following species:

- (1) for part of the territory on the east side of the building:
 - (a) *Acer plantanoides*;
 - (b) *Acer saccharinum*;
 - (c) *Aesculus hyppocastanum*;
 - (d) *Amelanchier canadensis*;
 - (e) *Fraxinus americana*;
 - (f) *Quercus borealis*;
- (2) for part of the territory on the west side of the building:
 - (a) *Acer saccharinum*;
 - (b) *Carya cordiformis*;
 - (c) *Crataegus crus-galli*;
 - (d) *Fraxinus americana*;
 - (e) *Fraxinus pennsylvanica*;
 - (f) *Juglans cinerea*;
 - (g) *Ostrya virginiana*;
 - (h) *Quercus borealis*;

(i) *Tilia americana*.

(96-066) 37. For the purposes of articles 34, 35 and 36, at least 200 new trees, of which at least 100 on the site referred to in article 34, must be planted.

The diameter of trees is at least 75 mm measured at 1.3 m from grade.

(96-066) 38. The conservation of trees required under article 37 must be maintained for a 24-month period after planting, through proper care, including replanting.

SECTION VI CONSERVATION OF WOODED AREA

(96-066) 39. The preliminary works, in particular the cutting of designated trees, grubbing and pruning of tree tops, must be completed before any work relating to the construction of buildings, traffic or parking areas, connection to utility networks is carried out, in accordance with schedule H.

(96-066) 40. The works relating to the protection of soil, roots and trees must be carried out under the conditions and standards in the specifications referred to in article 39.

SECTION VII DEVELOPMENT PHASES

(96-066) 41. The first phase includes the development of parts A, B, C, D and E of the building. The second phase includes the development of parts F, G, H and I of the building.

CHAPTER VI TIME LIMIT

(96-066) 42. The construction work in parts of the territory referred to in paragraphs 1, 2, 4 and 5 of article 1 must begin within 120 months of the coming into force of this by-law. If the time limit is not observed, the authorization under this by-law is void.

(96-066) 43. The landscaping work referred to in article 34 must be completed no later than 12 months after the occupancy of parts of the building included in the first phase of the work referred to in article 41.

However, if the work in the second phase referred to in article 41 is likely to reduce the survival rate of trees to be planted under article 37, the time limit applicable to the planting of trees is then deferred by 12 months after occupancy of parts of the building included in the second phase of work.

CHAPTER VII REPEAL

(96-066) 44. The By-law authorizing the construction and occupancy of a building, for university teaching purposes, on a site located on the southeast side of Côte-Sainte-Catherine Road and on the northwest side of Louis-Colin Avenue, bounded on the northeast by the Délia-Tétreault

Pavilion of the Université de Montréal and on the southwest by the land of Collège Jean-de-Brébeuf (9471) is repealed.

SCHEDULE A

PLANS 1A AND 1B ENTITLED "TERRITOIRE D'APPLICATION" *

SCHEDULE B

LOCATION CERTIFICATE BEARING FILE NUMBER F-4189, PREPARED BY JACQUES FOURNIER, LAND SURVEYOR *

SCHEDULE C

PLANS (PAGES 1 AND 2) ENTITLED "PARAMÈTRES DE DÉVELOPPEMENT", AND THE PLAN ENTITLED "LE RÉSEAU DE CIRCULATION DES PIÉTONS" *

SCHEDULE D

PLANS ENTITLED "SCÉNARIOS D'AMÉNAGEMENT" AND THE PLANS PREPARED BY JEAN OUELLET, ARCHITECT AND URBAN PLANNER, JEAN-CLAUDE BOISVERT, ARCHITECT, AND JEAN PARÉ, URBAN PLANNER, AND STAMPED BY THE SERVICE DE L'URBANISME ON JANUARY 31, 1996 *

SCHEDULE E

PLANS PREPARED BY SAUCIER-PERROTE / MENKES - SHOONER - DAGENAIS, ARCHITECTS, AND STAMPED BY THE SERVICE DE L'URBANISME ON JANUARY 31, 1996 *

SCHEDULE F

PLAN BEARING MINUTE NUMBER 9001 PREPARED BY MOULIN, GAMACHE ET ASSOCIÉS, LAND SURVEYORS *

SCHEDULE G

PLANS 1 TO 15 PREPARED BY DAN S. HANGANU, ARCHITECT, AND STAMPED BY THE SERVICE DE L'URBANISME ON AUGUST 6, 1993 *

SCHEDULE H

SPECIFICATIONS ENTITLED "PROTECTION DES ARBRES ET DU BOISÉ LORS DE LA CONSTRUCTION", PREPARED BY FORESCO INC. ON AUGUST 9, 1993 *

* See file 94 0002339