

## Public consultation on La Baie real estate project

**Thank you for requesting the OCPM's postal kit. Whether you are a resident or a neighborhood visitor, we want to know your opinion.**

Content of the postal kit:

- Consultation's leaflet – French
- Sommaire décisionnel – French
- Information Document provided by the promoters (3.1) – French
- Information Document provided by the City (4.1) – French
- Questionnaire to write an opinion – English
- Prepaid return envelope

### **There are many ways to share your opinion:**

- By mail, by filling out and returning us the enclosed questionnaire
- By voice mail, by calling 1 833 215-9314
- Virtually and in person, if the sanitary instructions allow it, by phone or by videoconference during opinion hearing sessions. Book an appointment by calling 514 872-8510.

### **How to use the postal kit to send your opinion?**

1. Read the documents enclosed in the kit.
2. Complete the questionnaire.
3. Return by mail only the completed questionnaire using the prepaid return envelope **before May 23, 2021.**

### **You have access to the Internet?**

All the information regarding the consultation and its virtual process is available on our website at **[ocpm.qc.ca/labai](https://ocpm.qc.ca/labai)**

Should you have any questions or concerns regarding the project, the available documentation or the different ways to submit your opinion, feel free to contact Gilles Vézina at 514 872-8510.

## Consultation on La Baie real estate project

### 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.



### **Purpose of the consultation**

The La Baie store site is bounded by Sainte-Catherine Street West, Union Avenue, De Maisonneuve Boulevard West and Aylmer Street. It is served by the McGill metro station, which is connected to the store by an underground passage linking the latter to the Montréal Underground City (RÉSO).

The store's main façade is located on Sainte-Catherine Street, downtown's main commercial artery. Nearby sites of interest include Phillips Square and Christ Church Cathedral.

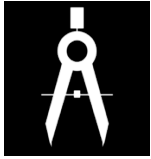
The La Baie store has undergone several expansions since its initial construction in 1891. The project calls for the demolition of the latest addition on De Maisonneuve Boulevard, dating back to 1966, to build a 25-storey tower (maximum 120 metres) earmarked for office space.

### **Express your opinion!**

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

1. Height allowed
2. Real estate project
3. Heritage
4. Sustainable development

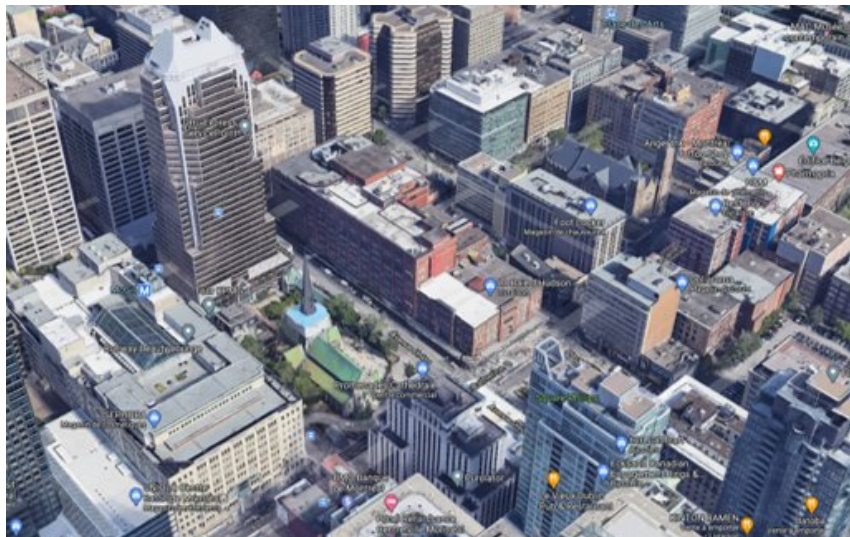
You may also use the theme "*other opinions*" to express your thoughts on any topic that is of concern or interest to you.



## Theme 1: Height allowed

The project's authorization requires the adoption of a by-law raising the current height allowed from 65 metres to 120 metres.

It should be noted that buildings bordering Sainte-Catherine Street are usually limited to a height of four to ten storeys, while buildings bordering De Maisonneuve Boulevard may attain heights of more than 30 storeys.



### Questions to guide your thought process

- In your opinion, is the increased height allowance for the La Baie site appropriate? Why?
- What impacts would those changes have on the surrounding area?

















