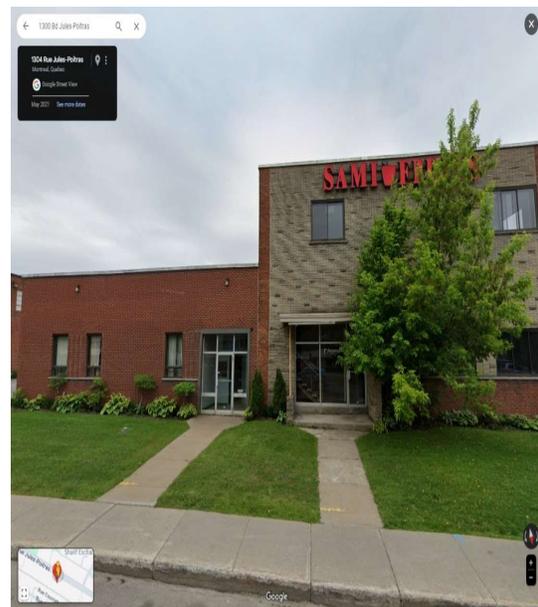
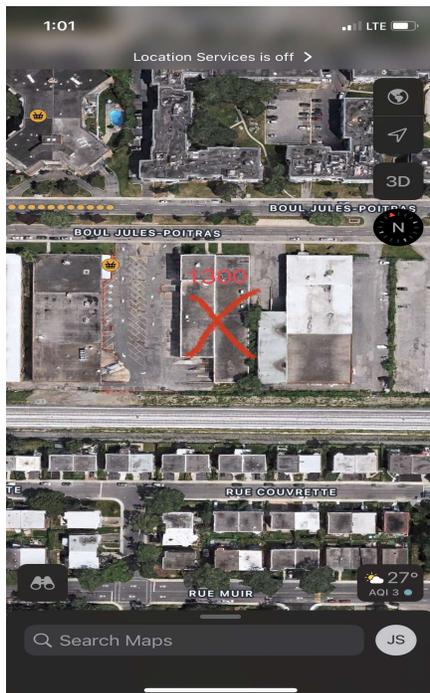


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September 19, 2024

Mémoire présenté à l'Office de consultation publique de Montréal concernant le plan d'urbanisme et de mobilité 2050 pour les sites aux 1300 & 1440 Jules-Poitras, arrondissement St-Laurent

Nordic Development Corp. has been in existence for over 70 years. We have built, developed and managed in the City of Montreal and surrounding areas numerous properties in the Industrial, Residential and Commercial sectors with multiple properties on Jules Poitras specifically at 1300 and 1440 Jules Poitras Boulevard. As you can see from the aerial photos provided, the surrounding area is primarily residential properties and the REM Montpelier station is within a few 100 meters of our buildings. For these reasons and more, we feel that is justified that we are also zoned for residential usage. The following information further explains our reasoning;

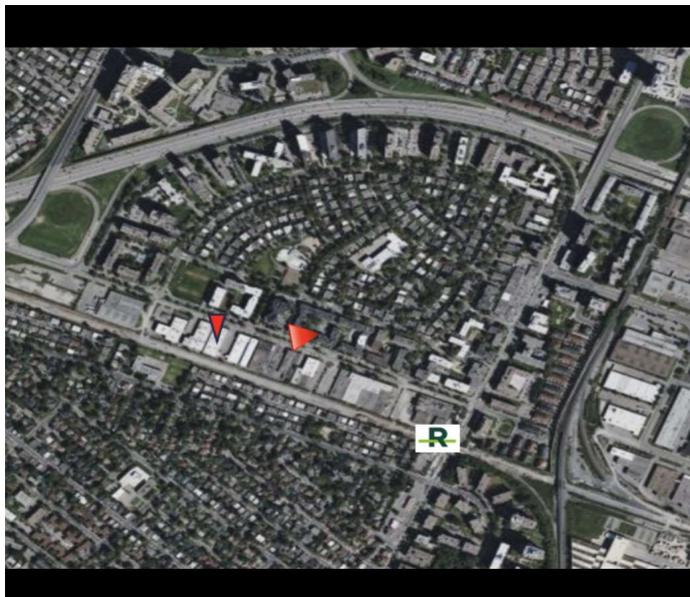


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Orientations of the PUM 2050

Based on our review of the PUM 2050 we understand that a Activités Diversifiées (Diversified Activities) land-use designation is proposed for these sites. Its worth mentioning that the southern end of this block, a site adjacent to a REM station, permits mixed use, but all the lots to the north are limited to diversified activities.



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This class authorizes the following uses:

Authorized components:

- Commercial
- Office
- Commercial or office with related production activities
- Light Industrial
- Public or institutional facilities
- Urban agriculture

Prohibited:

- Residential
 - *Existing properties are still recognized*
- Industrial
- Agriculture and farming activities
- Extensive recreational facilities and equipment

The Diversified activities category in the PUM does not permit residential use, whereas in the current Plan d'urbanisme, which also has identified the site as 'diversified activities', does authorize residential uses, if compatible with the surrounding area. It is unclear why the city has made this change to the category.

It is also worth mentioning that we are aware the Schema d'aménagement de Montreal designates the site as Diversified Activities. This category permits residential uses, if compatible with the surrounding area. There are many examples in the PUM where a diversified activity area from the Schéma, authorizes mixed uses in the PUM.

Les Enjeux (Issues)

1. removing residential uses from the property limits the redevelopment potential of the site, a site that is next to a structure public transportation service (REM), and according to the PUM Vision should be appropriate for residential densification and therefore we believe the entire block north of Cote-Vertu would be

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appropriate for medium intensity residential use including our sites. It is unclear why the city's intention is to restrict the redevelopment potential of this specific block. (almost like a spot zoning). Many residential developments along the REM corridor. Does the light industrial/heavy commercial nature merit being protected here, better industrial parks elsewhere. There would be no negative impact on the surrounding area.

Recommendation: change the land-use designation for the block north of cote-vertu to a mixed-use designation with a medium or high level of intensification and a minimum density of 165 dwelling units / hectare similar to the site at the corner of Jules-Poitras and Cote-Vertu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Schreter', written over a horizontal line.

Peter Schreter, President
NORDIC DEVELOPMENT CORP.