

INFORMATION SESSION

12 Dahlia Avenue



DORVAL

FILE HISTORY

Purchase of the 12 Dahlia Avenue property by the City of Dorval, at a cost of \$8M, to protect the property and the historical residence, all the while allowing residents to have access to the waterfront

June 2022



FILE HISTORY (continued)

ACTIONS	DATE
Architectural audit of the building by DESIGN NFA inc.	March 2022 to January 2024
Historical expertise and heritage study by LEMAYMICHAUD + RÉAL PAUL ARCHITECTE INC.	May 2024 to August 2024
Informational session	November 2024



OPTION 1

The first option for the potential use of 12 Dahlia Avenue is the **status quo** compared to the existing situation.

This means retaining the three distinct parts of the building – the Quatre-Vents residence, the chapel, and the annex – but also the impossibility of occupying the annex as it is currently the case.

Estimated costs

Current energy bill:
\$45,000* / year

Building maintenance:
\$50,000* / year

* These costs, valued at approximately \$100,000, will increase from year to year

OPTION 2

The second option for the potential use of 12 Dahlia Avenue is the partial demolition of the annex's exterior envelope.

The brick cladding is removed **at locations** where additional bracing would be required to overcome the structural deficiency.

At these locations, the brick cladding is removed and fiberglass panels are added to the concrete's exposed side. This will help to anchor a new metal cladding system and to add a layer of spray insulation to close the thermal bridge. This option would include the replacement of the annex windows.

Estimated costs

\$9,520,472.58

ATTENTION

This scenario does not include the cost of refitting the interior of the building to meet current requirements and standards. This refers, among other things, to interior partitions, ventilation, and building codes, based on the desired future occupancy.

OPTION 3

The third option for the potential use of 12 Dahlia Avenue is the demolition of the entire exterior envelope of the annex.

The entire envelope is demolished and rebuilt with a high-performance composition, which includes a 3" spray foam air barrier and a vapour barrier, both absent from the existing condition. Replacement of the entire brick cladding is planned. This option would include replacement of the annex windows.

Estimated costs

\$9,997,855.98

ATTENTION

This scenario does not include the cost of refitting the interior of the building to meet current requirements and standards. This refers, among other things, to interior partitions, ventilation, and building codes, based on the desired future occupancy.

OPTION 4

The fourth option for the potential use of 12 Dahlia Avenue is the complete demolition of the annex to transform the space it occupied into a green space.

Estimated costs

\$1.2M, of which \$706,080.59 is attributable to demolition work. The remaining amount is for relocating the heating system and other work complementary to the demolition. Additionally, extra costs for the sealing of the exterior wall are also to be expected.

OPTION 5

The fifth option for the potential use of 12 Dahlia Avenue is to demolish the annex and rebuild a new space for various potential uses.

It is impossible to determine the budgetary estimate for such an option, as the nature of the work may vary significantly depending on the desired use.

Example

St-John Cultural Centre (former Anglican church)
in Bromont in 2021 - \$4.2 million
(estimated cost for such a project in July 2024 : \$5,4M)



OPTION 5

Other examples

Conversion of a church into a community centre in
Granby in 2017 - \$14 million
(estimated cost for such a project in July 2024: \$20,6M)



Conversion of the former convent of La Métairie in
Saint-Hyacinthe into a cultural pavilion in 2014 - \$8.5 million
(estimated cost for such a project in July 2024: \$13,5M)





QUESTION PERIOD

Thank you for your presence!



DORVAL