

VILLE DE MONTRÉAL

PUBLIC NOTICE

SUMMARY OF PLANNING PROGRAM AMENDMENTS

Notice is given in accordance with section 110.3 of the Act respecting land use planning and development (R.S.Q., chapter A-19.1):

By-laws 04-047-106, 04-047-125 and 04-047-126 titled “Règlement modifiant le Plan d’urbanisme de la Ville de Montréal (04-047)” adopted by city council at its meeting of April 16, 2012 came into force April 23, 2012.

The amendments under by-law 04-047-106 consist of a revision of the height and density frameworks for the business district and its immediate periphery. The revision namely consists of replacing the 44 m height category by a 45 m height category and the 60 m height category by one of 65 m, reducing maximum heights on the southern flank of mount Royal, in the northern portion of the business district, at the western boundary of Old Montréal and along the axis of important views of mount Royal, increasing maximum heights in certain areas east, west and south of the business district, and increasing densities in certain areas located above Autoroute Ville-Marie, east of Boulevard René-Lévesque, and at other locations where large buildable surfaces remain.

By-law 04-047-125 creates a new density sector 20-08 from sector 20-04, allowing for a building height of 1 to 4 storeys at a location on the north side of Boulevard Maurice-Duplessis, between 50^e Avenue and Boulevard Rodolphe-Forget, in Rivière-des-Prairies–Pointe-aux-Trembles borough.

By-law 04-047-126 creates a “mixed-use” designation area and a new density sector 01-19 from sector 01-11, allowing for a building height of 2 to 15 storeys at a location on the north-west corner of Boulevard Crémazie and Avenue Papineau, in Ahuntsic-Cartierville borough.

The Gazette

By-laws 04-047-123, 04-047-127, 04-047-128 and 04-047-129 titled “Règlement modifiant le Plan d’urbanisme de la Ville de Montréal (04-047)” adopted by city council at its meeting of May 14, 2012 came into force on May 18, 2012.

By-law 04-047-123 creates a new density sector 04-18 from sector 04-01, allowing for a building height of 2 to 8 storeys at a location at 6610, avenue Victoria, in Côte-des-Neiges–Notre-Dame-de-Grâce borough.

By-law 04-047-127 creates a “mixed-use” designation area and a new density sector 23-T8 from part of sector 23-04 allowing for a building height of 2 to 14 storeys at a location on the south-east corner of Boulevard Viau and Rue Jarry, with a floor area ratio of at least 0.6 and at most 5.0 and a medium to high site coverage ratio, in Saint-Léonard borough.

Amendments made under by-law 04-047-128 replace the “employment area” designation by the “mixed-use” designation area and create a new 44 m height sector on the site bounded by Rue Basin, Rue des Seigneurs, the Parc du canal Lachine and the western boundary of lots 1 573 210 and 1 573 212, in Griffintown district, in Le Sud-Ouest borough.

Amendments under by-law 04-047-129 concern the requalification of the Bois-Franc train station district, the revision of the provision regarding the percentage of green space provided in the Technoparc Special Planing Program (SPP) and for the amendment of the parks and green spaces map of Saint-Laurent borough. Among others, the “employment” designation area is replaced by a mixed-use area on either side of Boulevard Henri-Bourassa Ouest, between Boulevard Toupin and Boulevard Marcel-Laurin, and density sector 22-02 is replaced by a new area to be transformed 22-T1 allowing for a maximum building height of 15 storeys near the train station and by an area to be transformed 22-T3 allowing for a building height of 2 to 10 storeys, located west.

Montréal, October 9, 2012

Yves Saindon,
City Clerk