

**PUBLIC CONSULTATION MEETING
ON THE FOLLOWING DRAFT BY-LAWS:**

DRAFT BY-LAW CA29 0040-12

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO BRING CORRECTIONS, ADJUSTMENTS AND CLARIFICATIONS TO ARTICLES FOLLOWING THE COMING INTO FORCE OF THE CONSOLIDATION OF URBAN PLANNING BY-LAWS AND OF THE STRATEGIC PLAN FOR SUSTAINABLE DEVELOPMENT OF THE BOROUGH.

DRAFT BY-LAW CA29 0040-13

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO AUTHORIZE THE USE CATEGORY “H3” (MULTIFAMILY IN DETACHED STRUCTURE OF 4 TO 6 STOREYS) FROM “HOUSING” USE GROUP, TO SPECIFY THE SETTING NORMS RELATED TO THE SPECIFICATIONS CHART C-4-273 AND TO REMOVE THE USE CATEGORY “C2” (COMMERCIAL ENTERTAINMENT, LODGING AND FOOD SERVICES) FROM THE PERMITTED USES IN SPECIFICATIONS CHART C-4-273. SAID ZONE IS CONSTITUTED OF LOTS 4 735 274 AND 4 735 275 AND IS LOCATED ON SOUTH SIDE OF BOULEVARD GOUIN OUEST, WEST OF BOULEVARD SAINT-JEAN.

DRAFT BY-LAW CA29 0040-14

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO BRING CORRECTIONS, ADJUSTMENTS AND CLARIFICATIONS TO ARTICLES FOLLOWING THE COMING INTO FORCE OF THE CONSOLIDATION OF URBAN PLANNING BY-LAWS AND OF THE STRATEGIC PLAN FOR SUSTAINABLE DEVELOPMENT OF THE BOROUGH AND NON SUBJECT TO THE PROCESS OF REFERENDUMS.

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAWS NUMBERS **CA29 0040-12, CA29 0040-13 AND CA29 0040-14** :

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution numbers CA13 29 0100, CA13 29 0102 and CA13 29 0104 at its regular sitting held on April 2, 2013 of the draft by-laws entitled as hereinabove, will hold a public consultation meeting on **Monday, May 6, 2013, at 6:30 p.m.**, in the council room, 13665, boulevard de Pierrefonds, in conformity with the provisions of the Act respecting land use planning and development (R.S.Q. c. A-19.1).

THAT the object of draft by-law CA29 004-12 is to bring corrections, adjustments and clarifications to articles following the coming into force of the consolidation of urban planning by-laws and of the strategic plan for sustainable development of the borough.

THAT the object of draft by-law CA29 004-13 is to authorize the use category “h3” (multifamily in detached structure of 4 to 6 storeys) from the “housing” use group, to specify the setting norms related to the specifications chart C-4-273 and to remove the use category “c2” (commercial entertainment, lodging and food services) from the permitted uses in specifications chart C-4-273. Said zone is constituted of lots 4 735 274 and 4 735 275 and is located on south side of boulevard Gouin Ouest, west of boulevard Saint-Jean.

THAT the object of draft by-law CA29 004-14 is to bring corrections, adjustments and clarifications to articles following the coming into force of the consolidation of urban planning by-laws and of the strategic plan for sustainable development of the borough and non subject to the process of referendums.

THAT in the course of this public meeting the Mayor of the Borough or another member of the Council will explain these draft by-laws and the consequences of their adoption, and also hear parties who wish to express their concerns.

THAT draft by-laws CA19 0040-12 and CA29 0040-13 contain provisions relating to a by-law that is susceptible to be approved by referendum.

THAT these draft by-laws are available for examination at the Borough Secretary's Office, Monday to Thursday, from 8 a.m. to noon and from 1 p.m. to 4:45 p.m. and Friday from 8 a.m. to noon. They are also available on the page of "Public Notices" on the Borough's website at www.ville.montreal.qc.ca/pierrefonds-roxboro.

GIVEN AT MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this twelfth day of April of the year 2013.

Suzanne Corbeil, Attorney
Director of the Borough Office and
Secretary of the Borough

/sr

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-12

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO BRING CORRECTIONS, ADJUSTMENTS AND PRECISIONS TO ARTICLES FOLLOWING THE COMING INTO FORCE OF THE CONSOLIDATION OR URBAN PLANNING BY-LAWS AND OF THE STRATEGIC PLAN FOR SUSTAINABLE DEVELOPEMENT OF THE BOROUGH

At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on April 2, 2013 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

| | |
|----------------------|--------------------------|
| Mayor of the Borough | Monique Worth |
| Councillors | Catherine Clément-Talbot |
| | Dimitrios (Jim) Beis |
| | Christian G. Dubois |

All members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Monique Worth.

Were also present Mr. Jacques Chan, Director of the Borough and M^c Suzanne Corbeil, Secretary of the Borough.

Councillor Bertrand A. Ward was absent.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

The zoning by-law CA29 0040 is modified as follows:

ARTICLE 1. By replacing at article 25 the definition BUILDING FOOTPRINT/LANDSITE RATIO by the following:

BUILDING FOOTPRINT/LANDSITE RATIO:

Quotient obtained by dividing the total floor area of the main building, exception made of the basement for one-family dwellings (h1), duplexes and triplexes (h2) erected on the landsite, by the area of that landsite.

ARTICLE 2. By modifying subsection 2° of article 64 as follows:

By replacing the number 2.5 m by the number 2 m.

ARTICLE 3. By adding to article 91 the following subsection 9:

The following additional uses in a library:

- a) Coffee shop;
- b) Food services;
- c) Theater;
- d) Exhibition Hall;
- e) Stand;
- f) Bookstore;
- g) Souvenir shop.

ARTICLE 4. By modifying article 201 as follows:

By replacing subparagraph f) of subsection 2° by the following:

Notwithstanding sub-paragraph e), the construction of an embankment of a minimal height of 0.6 m may be replaced by a low wall of equivalent height or by planting grasses, shrubs and trees as appropriate.

ARTICLE 5. By modifying article 201 as follows:

By eliminating in subparagraph e) of subsection 2° the words *with more than 50% of these trees being coniferous*.

ARTICLE 6. By modifying article 201 as follows:

By replacing at subparagraph d) of subsection 3° the words *15 parking spaces* by the words *12 parking spaces*.

ARTICLE 7. By modifying article 201 as follows:

By replacing subparagraph b) of subsection 1° by the following:

The entire surface of an off-street parking area must be covered in asphalt, concrete, concrete pavers, stone pavers or permeable pavers.

ARTICLE 8. By modifying article 206 as follows:

By adding at the intersection of line *Multi-family dwelling (h3)* and column *Minimum Number of Spaces* the words *At least 80% of parking spaces must be located indoor or underground.*

ARTICLE 9. By adding at article 207 the following paragraph after the first paragraph:

Notwithstanding article 206, the minimum number of off-street parking spaces, for a building with one or several uses in the “Housing (h) group”, located between 500 m and 1000 m of a train station, the parking minimal requirements are reduced by 15%.

ARTICLE 10. By modifying article 219 as follows:

By replacing the words *1 space per 40 m²* by the words *1 space per 80 m²* at the intersection of the 8th line and column *Minimum Number of Spaces*.

ARTICLE 11. By modifying article 221 as follows:

By replacing the number *5%* by the number *10%*;

By replacing the number *30* by the number *50*.

ARTICLE 12. By modifying article 225 as follows:

By replacing the number *5%* by the number *10%*;

By replacing the number *30* by the number *50*.

ARTICLE 13. The present by-law comes into force in accordance with the Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA 29 0040-13

BY-LAW MODIFYING ZONING BY-LAW CA 29 0040 IN ORDER TO AUTHORIZE THE USE CATEGORY “H3” (MULTIFAMILY IN DETACHED STRUCTURE OF 4 TO 6 STOREYS) FROM “HOUSING” USE GROUP, TO SPECIFY THE SETTING NORMS RELATED TO THE SPECIFICATIONS CHART C-4-273 AND TO REMOVE THE USE CATEGORY “C2” (COMMERCIAL ENTERTAINMENT, LODGING AND FOOD SERVICES) FROM THE PERMITTED USES IN SPECIFICATIONS CHART C-4-273. SAID ZONE IS CONSTITUTED OF LOTS 4 735 274 AND 4 735 275 AND IS LOCATED ON THE SOUTH SIDE OF BOULEVARD GOUIN OUEST, WEST OF BOULEVARD SAINT-JEAN.

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| | Christian G. Dubois |

All members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Monique Worth

Were also present Mr. Jacques Chan, Director of the Borough and M^e Suzanne Corbeil, Secretary of the Borough.

Councillor Bertrand A. Ward was absent.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

The zoning by-law CA29 0040 is modified as follows:

ARTICLE1. By modifying the specifications chart C-4-273 as follows:

by deleting column c2;

The whole as presented in the attached specifications chart as Appendix A of the present by-law.

ARTICLE 2. By modifying the specifications chart C-4-273 as follows:

- a) by adding the column for the permitted use category – h3;
- b) by inserting the number 4000 at the intersection of line number 7, area (m²) and of column h3;
- c) by inserting the number 80 at the intersection of line number 8, depth (m) and of column h3;
- d) by inserting the number 30 at the intersection of line number 9, width (m) and of column h3;
- e) by inserting an asterisk at the intersection of line number 11, detached structure and of column h3;
- f) by inserting the number 7.5 at the intersection of line number 15, front (m) and of column h3;
- g) by inserting the number 6.0 at the intersection of line number 16, side (m) and of column h3;
- h) by inserting the number 6.0 at the intersection of line number 17, rear (m) and of column h3;
- i) by inserting the numbers 4/6 at the intersection of line number 19, height (storeys) and of column h3;
- j) by inserting the number 6/ at the intersection of line number 20, height (m) and of column h3;
- k) by inserting the number 15 at the intersection of line number 23, width of front wall (m) and of column h3;
- l) by inserting the numbers 0.5/2 at the intersection of line number 26, floor/site (F.A.R.) and of column h3;
- m) by inserting the numbers /0.5 at the intersection of line number 27, footprint/site (B.F.S.) and of column h3;

The whole as presented in the attached specifications chart as Appendix A of the present by-law.

ARTICLE 3. By modifying the specifications chart C-4-273 as follows:

- a) by inserting the note (3) at the section of particular provisions at the end of column h3;
- b) by inserting in the box “NOTES” the following text:
(3): a minimum of 50 % of the required parking spaces for a multi building, except for those required by visitors, must be installed inside the building or in the basement;

The whole as presented in the attached specifications chart as Appendix A of the present by-law.

ARTICLE 4. The present by-law comes into force in accordance with the Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-14

RÈGLEMENT MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO BRING CORRECTIONS, ADJUSTMENTS AND PRECISIONS TO ARTICLES FOLLOWING THE COMING INTO FORCE OF THE CONSOLIDATION OF URBAN PLANNING BY-LAWS AND OF THE STRATEGIC PLAN FOR SUSTAINABLE DEVELOPMENT OF THE BOROUGH AND NOT SUBJECT TO THE PROCESS OF REFERENDUMS

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Were also present Mr. Jacques Chan, Director of the Borough and M^c Suzanne Corbeil, Secretary of the Borough.

Councillor Bertrand A. Ward was absent.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

The zoning by-law CA29 0040 is modified as follows:

ARTICLE 1. By adding to article 25 the following definitions:

PALE ROOF: A roof made of light-colored material or covered with a reflective coating or light-colored coating ballast;

GREEN ROOF: Coating of a roof allowing the growth of the vegetation and minimally comprising a sealing layer, a growth substrate and a plant layer.

ARTICLE 2. By modifying subsection 3° of article 143 as follows:

By eliminating the first sentence.

ARTICLE 3. By modifying subsection 3° of article 153 as follows:

By eliminating the first sentence.

ARTICLE 4. By modifying subsection 3° of article 175 as follows:

By eliminating the first sentence.

ARTICLE 5 By modifying article 201 as follows:

By replacing in subparagraph c) of subsection 1° the letter (a) by the letter (b).

ARTICLE 6. By modifying article 207 as follows:

By replacing in the second paragraph the words *in the preceding paragraph* by the words *in the preceding paragraphs*.

ARTICLE 7. By adding the following article 249.1:

249.1 EXTERIOR CLADDING MATERIALS PERMITTED FOR A ROOF

For new construction or the complete renovation of a roof of an existing building, with a slope of less than 2 vertical units in 12 horizontal units horizontal (2:12), or 16.7%, except for a portion of the roof occupied by mechanical equipment or a terrace, only the following cladding materials are permitted:

- 1° a green roof;*
- 2° a light-colored material or covered with a reflective coating or a light colored ballast whose solar reflectance index is of at least 0.66 attested by the manufacturer's specifications;*
- 3° a combination of the cladding materials identified in paragraphs 1° and 2°.*

ARTICLE 8. By repealing the second and third paragraph of article 256.

ARTICLE 9. The present by-law comes into force in accordance with the Law.