

**TO INTERESTED PARTIES ENTITLED TO SIGN A  
REFERENDUM APPLICATION**

SECOND DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2017-004 AUTHORIZING THE IMPLEMENTATION OF TEN HOUSING UNITS (5 BUILDINGS) OF THE “H1” USE CATEGORY AS AN INTEGRATED RESIDENTIAL PROJECT IN H1-5-327 RESIDENTIAL ZONE ON LOT 5 945 514, AT 4974-4992, RUE LAVOIE / BOULEVARD GOUIN OUEST, AND TO ESTABLISH THE RELATED IMPLEMENTATION STANDARDS

**1. Object of the draft and referendum application**

Following the regular sitting held on January 15, 2018, the council of the Borough of Pierrefonds-Roxboro adopted a second draft resolution entitled as hereinabove.

This second draft contains provisions that may be the object of an application from interested parties of the concerned and contiguous zones to request that a resolution containing said provisions be submitted to their approval in compliance with the Act respecting elections and referendums in municipalities.

The provisions of the draft resolution that may be the subject of an application are:

- to authorize the implementation of ten housing units (5 buildings) of the “H1” use category as an integrated residential project in H1-5-327 residential zone on lot 5 945 514;
- to establish a front, back and lateral setback at a minimum of 6 meters;
- to establish a minimum front setback of 4,75 meters for the building located on the south-west side of the lot;
- to establish a minimum back setback of 4,75 m for the building located on the north-west side of the lot;
- to establish the distance between buildings at a minimum of 6 meters;
- to allow a stone dust footpath between boulevard Gouin Ouest and the parking area;
- to require that the trees be preserved on part of the landsite where the footpath is located;
- to establish a progressive built space/landsite ratio of 0,08 ratio for the first two units, then a 0,16 ratio for the four first units, then a 0,25 ratio for the six first units, then a 0,33 ratio for the eight first units and finally an overall ratio of 0,41, once the project is completed.

Such an application requires that the resolution containing these provisions be submitted to the approval of qualified voters in the concerned zone and in any contiguous zone from where a valid application originates.

Therefore, an application may originate from the concerned zone H1-5-327 and from its contiguous zones H1-5-294, H1-5-309, H1-5-331, H1-6-353, H1-6-360, H1-6-363, H1-6-374, H1-6-380, H2-5-320, H2-6-361, H2-6-365, H3-5-315, H4-6-387, C-5-294-1, C-5-310, C-5-311, C-5-324, C-5-325, C-5-326, C-5-334, C-5-335, C-6-357, C-6-364, C-6-373, C-6-382, C-6-383, P-5-305, P-6-372, P-6-381, P-6-384, P-6-385 and H2-5-322.

**2. Conditions and validity of an application**

To be valid, any application must:

- clearly indicate the provision being the object of the application and the zone from which it originates;
- clearly indicate the name, address and status of the petitioner next to his or her signature;

- be received at the borough secretary’s office at the latest on **Thursday, February 1, 2018 at 5 p.m.**
- be signed by at least 12 interested parties from the zone where it originates or by at least the majority of them if the number of interested parties in the zone does not exceed 21.

### **3. Interested parties**

3.1 Is an interested party anyone who is not disqualified from voting and who meets the following conditions on **January 15, 2018**:

**AND**

- be of full age, Canadian citizen and not be under curatorship;
- be domiciled in one of the abovementioned zones, and **for at least six months**, in Quebec;

**OR**

- be, for at least twelve months, owner of an immovable or occupant of a place of business in compliance with the Act respecting municipal taxation (Chapter F-2.1) located in one of the abovementioned zones.

3.2 Additional condition to undivided co-owners of an immovable or co-occupants of a place of business: be designated by means of a power of attorney signed by the majority of co-owners or co-occupants, as the one entitled to sign the application on their behalf.

3.3 Condition to exercise the right to sign an application by a legal person: any legal party must designate among its members, directors and employees, by resolution, someone who, on **January 15, 2018**, is of full age and Canadian citizen and who is not under curatorship.

### **4. Lack of applications**

The provisions of the second draft resolution that will not have been the object of a valid application may be included in a resolution that will not have to be approved by qualified voters.

### **5. Consultation of the draft and description of the zones**

This draft resolution may be consulted during business hours, Monday to Thursday, from 8 a.m. to noon and from 1 p.m. to 4:45 p.m., on Friday, from 8 a.m. to noon, and during opening hours for the register. It is also available on the page of “Public Notices” on the Borough’s website at [www.ville.montreal.qc.ca/pierrefonds-roxboro](http://www.ville.montreal.qc.ca/pierrefonds-roxboro).

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro  
this twenty-fourth day of January of the year 2018.

**Suzanne Corbeil, Attorney**  
Secretary of the Borough

/rl

**Extrait authentique du procès-verbal d'une  
séance du conseil d'arrondissement**

**Genuine Extract from the minutes of  
a Borough Council Sitting**

Séance ordinaire du lundi 15 janvier 2018 à 19 h	Résolution: CA18 29 0016	Regular sitting of Monday January 15, 2018 at 7 p.m.
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**SECOND PROJET DE RÉSOLUTION –  
PP-2017-004**

**SECOND DRAFT RESOLUTION –  
PP-2017-004**

ATTENDU QUE le plan d'implantation et d'intégration architecturale préparé par David Meltzer, architecte relatif à la construction d'un projet résidentiel intégré de dix maisons unifamiliales jumelées en zone H1-5-327 sur la rue Lavoie, sur les lots numéros 1 172 420, 1 172 421, 1 172 422, 1 169 901 et 1 169 894 du cadastre du Québec, a été adopté conformément au règlement CA29 0042 relatif aux plans d'implantation et d'intégration architecturale à la séance du conseil du 11 janvier, 2016;

WHEREAS the site planning and architectural integration programme prepared by David Meltzer, Architect related to the construction of an integrated residential project of ten single semi-detached dwellings in H1-5-327 zone, on rue Lavoie on lots numbers 1 172 420, 1 172 421, 1 172 422, 1 169 901 and 1 169 894 of the cadastre of Quebec be approved in accordance with by-law number CA29 0042 relative to site planning and architectural integration programmes by the borough council on January 11, 2017;

ATTENDU QUE les projets résidentiels intégrés ne sont plus permis pour les usages H1 et H2 depuis l'entrée en vigueur, le 11 mai 2017, de l'amendement au règlement de zonage de l'arrondissement qui porte le numéro CA29 0040-25;

WHEREAS integrated residential projects are no longer authorized for H1 and H2 uses since by-law number CA29 0040-25 has entered in force, on May 11th, 2017;

ATTENDU QU'il est dans l'intérêt de l'arrondissement de permettre la conclusion de ce projet intégré, qui autrement laisserait un espace vacant pouvant être développé au sein même du projet, compromettant ainsi la consolidation du tissu urbain voulue dans de tels cas;

WHEREAS it is in the best interested of the borough that the project be completed, as the space would otherwise remain vacant, although potentially buildable, thereby compromising the consolidation of the urban fabric of the district;

ATTENDU QU'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 6 décembre 2017 à 19 h;

WHEREAS a public consultation meeting of the Urban Planning Advisory Committee has been held on December 6th, 2017 at 7 p.m.;

ATTENDU QU'un premier projet de résolution a été adopté par le conseil d'arrondissement le 18 décembre 2017 pour le projet particulier numéro PP-2017-003 en vertu du règlement CA29 0045 sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble;

WHEREAS a first draft resolution was adopted by the Borough Council on December 18, 2017 for the specific proposal number PP-2017-003 by virtue of by-law CA29 0045 on specific construction, alteration or occupancy proposals for an immovable;

ATTENDU QU'une assemblée de consultation a été tenue le 15 janvier 2018 à 18 h 30;

WHEREAS a public consultation meeting was held on January 15, 2018 at 6:30 p.m.;

**Il est proposé par  
la conseillère Louise Leroux  
appuyé par  
le conseiller Yves Gignac**

ET RÉSOLU

D'ADOPTER, en vertu du règlement CA29 0045 sur les projets particuliers de construction et d'occupation d'un immeuble (PPCMOI), le second projet de résolution visant à autoriser l'implantation de 10 unités d'habitation jumelée (5 bâtiments) en projet intégré à même la zone résidentielle H1-5-327 sur le lot 5 945 514, situé au 4974-4992 rue Lavoie, d'établir les marges avant, arrière et latérale à un minimum de 6 mètres, d'établir une marge avant minimum de 4,75 mètres pour le bâtiment situé au sud-ouest du lot, d'établir une marge arrière minimum de 4,75 pour le bâtiment situé au nord-ouest du lot, d'établir la distance entre les bâtiments à un minimum de 6 mètres, de permettre l'aménagement d'un sentier en poussière de pierre entre le boulevard Gouin Ouest et l'aire de stationnement et d'exiger la conservation des arbres situés sur la partie de terrain où est situé le sentier et d'établir un COS évolutif de 0,08 lors de la construction des deux premières unités, de 0,16 suite à la construction des quatre premières unités, de 0,25 suite à la construction des six premières unités, de 0,33 suite à la construction des huit premières unités et un COS final de 0,41 une fois le projet complété;

QU'un avis public annonçant la possibilité de faire une demande de participation à un référendum soit publié conformément à la loi.

ADOPTÉ À L'UNANIMITÉ

40.04 1175999027

Dimitrios (Jim) BEIS

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Maire d'arrondissement  
Mayor of the Borough

Signée électroniquement le 16 janvier 2018

**It was moved by  
Councillor Louise Leroux  
seconded by  
Councillor Yves Gignac**

AND RESOLVED

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (PPCMOI), second draft resolution authorizing the implementation of 10 semi-detached housing units (5 buildings) as an integrated residential project in residential zone H1-5-327 on lot 5 945 514, located at 4974-4992, rue Lavoie in order to establish a front, back and lateral setback at a minimum of 6 meters, to establish a minimum front setback of 4,75 meters for the building located on the south-west side of the lot and a minimum back setback of 4,75 m for the building located on the north-west side of the lot, to establish the distance between buildings at a minimum of 6 meters, to allow a stone dust footpath between boulevard Gouin Ouest and the parking area, to require that the trees be preserved on part of the landsite where the footpath is located and establish a progressive built space/landsite ratio of 0,08 ratio for the first two units, then a 0,16 ratio for the four first units, then a 0,25 ratio for the six first units, then a 0,33 ratio for the eight first units and finally an overall ratio of 0,41, once the project is completed;

THAT a public notice announcing the opportunity to make a request for participation in a referendum be published in accordance with the law.

UNANIMOUSLY ADOPTED

Suzanne CORBEIL

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Secrétaire d'arrondissement  
Secretary of the Borough

