

PUBLIC CONSULTATION MEETING

DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2018-001 AUTHORIZING THE DEMOLITION OF THE EXISTING COMMERCIAL BUILDING AND THE IMPLEMENTATION OF A NEW COMMERCIAL BUILDING LOCATED AT 4928, BOULEVARD DES SOURCES ON LOT 1 171 371

TO ALL PERSONS WHO MIGHT BE INTERESTED IN THE ABOVE-MENTIONED PIERREFONDS-ROXBORO BOROUGH'S DRAFT RESOLUTION:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the approval by resolution, at its regular sitting held on February 12, 2018 of the draft resolution approving the specific proposal PP-2018-001 entitled as hereinabove, will hold a public consultation meeting on **Monday, March 12, 2018, at 6:30 p.m.**, at the Borough Hall, located at **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 the draft resolution is, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (PPCMOI), to:

- authorize the demolition of the existing commercial building and the implementation of a new commercial building located at 4928, boulevard des Sources on lot 1 171 371;
- authorize the establishment of a single main building occupied by only one facility under the C2d "Catering service" use;
- establish a minimum floor area ratio (F.A.R.) of 0.09;
- establish the total minimum surface area of the landscape pockets at 145 square meters and allow the surface area of some landscape pockets to be less than 30 square meters;
- allow the planning of the delivery area without a concrete curb but with road markings;
- allow a metallic cladding material on the first 2,3 meters above the facades foundation;
- allow a terrace that is contiguous with a landsite occupied by a use in the housing (h) group;
- allow trees under 2 meters of height in the buffer strip between the commercial and residential uses;
- allow the installation of semi-underground disposal containers instead of an outdoor enclosure;
- allow 5 signs attached to the building;
- allow 6 directional signs;
- allow 2 pylon signs.

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

THAT this draft resolution does contain provisions relating to a by-law that is susceptible to be approved by referendum.

THAT this draft resolution and the description of this specific proposal 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. It is 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 twenty first day of February of the year 2018.

Suzanne Corbeil, Attorney
Secretary of the Borough

**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
12 février 2018 à 19 h

Résolution: CA18 29 0047

Regular sitting of Monday
February 12, 2018 at 7 p.m.

PREMIER PROJET DE RÉOLUTION
PP-2018-001
4928, BOULEVARD DES SOURCES

FIRST DRAFT RESOLUTION
PP-2018-001
4928, BOULEVARD DES SOURCES

ATTENDU qu'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 17 janvier 2018 à 19 h, à l'issue de laquelle le projet particulier a été recommandé par ledit comité;

WHEREAS a public consultation meeting of the Urban Planning Advisory Committee has been held on January 17, 2018 at 7 p.m., after which the specific proposal was recommended by said committee;

**Il est proposé par
le conseiller Benoit Langevin
appuyé par
la conseillère Catherine Clément-Talbot**

**It was moved by
Councillor Benoit Langevin
seconded by
Councillor Catherine Clément-Talbot**

ET RÉSOLU

AND RESOLVED

D'ADOPTER, en vertu du règlement CA29 0045 sur les projets particuliers de construction et d'occupation d'un immeuble (PPCMOI), le premier projet de résolution visant :

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (PPCMOI), first draft resolution:

- à autoriser la démolition du bâtiment commercial existant et l'implantation d'un nouveau bâtiment commercial au 4928, boulevard des Sources sur le lot 1 171 371;
- à autoriser l'implantation d'un seul bâtiment principal abritant un seul établissement de l'usage C2d « Service de restauration »;
- à établir le C.O.S. minimum à 0,09;
- à établir la superficie minimale totale des baies paysagères à 145 mètres carrés et à permettre que certaines baies paysagères aient une superficie inférieure à 30 mètres carrés;
- à permettre l'aménagement de l'aire de livraison sans bordure mais avec un marquage au sol;

- to authorize the demolition of the existing commercial building and the implementation of a new commercial building located at 4928, boulevard des Sources on lot 1 171 371;
- to authorize the establishment of a single main building occupied by only one facility under the C2d "Catering service" use;
- to establish a minimum F.A.R. ratio of 0,09;
- to establish the total minimum surface area of the landscape pockets at 145 square meters and allow the surface area of some landscape pockets to be less than 30 square meters;
- to allow the planning of the delivery area without a concrete curb but with road markings;

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| <ul style="list-style-type: none">- à permettre un matériau de revêtement de type « panneau métallique » sur les 2,3 premiers mètres au-dessus de la fondation des façades;- à permettre l'aménagement d'une terrasse occupant une cour contigüe à un terrain occupé par un usage du groupe H – habitation;- à permettre l'aménagement d'une zone tampon entre les usages résidentiel et commercial comprenant des arbres de moins de 2 mètres de hauteur;- à permettre l'installation de conteneurs à déchets semi-enfouis au lieu d'aménager un enclos à déchets;- à permettre 5 enseignes rattachées au bâtiment;
- à permettre 6 enseignes directionnelles;
- à permettre 2 enseignes sur socle; | <ul style="list-style-type: none">- to allow a metallic cladding material on the first 2,3 meters above the facades foundation;
- to allow a terrace that is contiguous with a landsite occupied by a use in the housing (h) group;
- to allow trees under 2 meters of height in the buffer strip between the commercial and residential uses;
- to allow the installation of semi-underground disposal containers instead of an outdoor enclosure;
- to allow 5 signs attached to the building;

- to allow 6 directional signs;

- to allow 2 pylon signs; |
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QU'une assemblée publique de consultation soit tenue le 12 mars 2018 à 18 h 30.

THAT a public consultation meeting be held on March 12, 2018 at 6 :30 a.m.

ADOPTÉ À L'UNANIMITÉ

UNANIMOUSLY ADOPTED

40.05 1185999001

Dimitrios (Jim) BEIS

Dominique JACOB

Maire d'arrondissement
Mayor of the Borough

Secrétaire substitut d'arrondissement
Acting secretary of the Borough

Signée électroniquement le 13 février 2018