

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

SECOND 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

1. Object of the draft and referendum application

Following the regular sitting held on March 12, 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 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 Coverage ratio of 0.09;
- to establish a minimum floor area ratio (F.A.R.) 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;
- 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;
- allow the installation of semi-underground disposal containers instead of an outdoor enclosure;
- allow 5 signs attached to the building;
- allow 7 directional signs;
- allow 2 pylon signs;
- to allow 3 signs indicating the menu for a restaurant’s drive-through service.

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 C-7-414 and from its contiguous zones C-6-378, C-7-413, C-7-443-1, H1-7-416, H1-7-419, H1-7-442, H3-7-415, H4-6-387.

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, March 29, 2018 at 4:45 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 **March 12, 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 **March 12, 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.

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

Suzanne Corbeil, Attorney
Secretary of the Borough

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

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

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| Séance ordinaire du lundi 12 mars 2018 à 19 h | Résolution: CA18 29 0076 | Regular sitting of Monday March 12, 2018 at 7 p.m. |
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**SECOND PROJET DE RÉSOLUTION –
PP-2018-001**

**SECOND DRAFT RESOLUTION –
PP-2018-001**

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;

ATTENDU QU'une assemblée de consultation a été tenue le 12 mars 2018 à 18 h 30;

WHEREAS a public consultation meeting was held on March 12, 2018 at 6:30 p.m.;

ATTENDU QUE le second projet de résolution a été modifié afin de préciser le C.E.S. minimum à 0,09, d'ajouter une enseigne directionnelle au total des enseignes directionnelles pour un total de 7 enseignes et d'ajouter le nombre d'enseignes permis pour le service au volant (3);

WHEREAS the second draft resolution has been modified in order to specify the minimum Floor area ratio (F.A.R.) at 0.09, to add a directional sign to the total of directional signs for a total of 7 signs and to add the number of signs permitted for the drive-through service (3);

**Il est proposé par
la conseillère Louise Leroux
appuyé par
la conseillère Catherine Clément-Talbot**

**It was moved by
Councillor Louise Leroux
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 second projet de résolution visant :

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (PPCMOI), second 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 coefficient d'occupation au sol (C.O.S.) minimum à 0,09;
- à établir le coefficient d'emprise au sol (C.E.S.) minimum à 0,09;

- 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 Coverage ratio of 0.09;
- to establish a minimum Floor area ratio (F.A.R.) of 0.09;

- | | |
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| <ul style="list-style-type: none">- 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;- 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 contiguë 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 7 enseignes directionnelles;- à permettre 2 enseignes sur poteau;- à permettre 3 enseignes affichant le menu du service au volant d'un restaurant. | <ul style="list-style-type: none">- 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;- 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 7 directional signs;- to allow 2 pylon signs;- to allow 3 signs indicating the menu for a restaurant's drive-through service. |
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QU'un avis public annonçant la possibilité de faire une demande de participation à un référendum soit publié conformément à la loi.

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

ADOPTÉ À L'UNANIMITÉ

UNANIMOUSLY ADOPTED

40.02 1185999001

Dimitrios (Jim) BEIS

Suzanne CORBEIL

Maire d'arrondissement
Mayor of the Borough

Secrétaire d'arrondissement
Secretary of the Borough

Signée électroniquement le 14 mars 2018

