

PUBLIC CONSULTATION MEETING

DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2018-003 AUTHORIZING THE IMPLEMENTATION OF SIX SEMI-DETACHED TRIPLEXES (3 BUILDINGS) AS AN INTEGRATED RESIDENTIAL PROJECT IN H2-2-105 RESIDENTIAL ZONE ON LOT 5 958 920, LOCATED AT 4983-4993, RUE PILON, IN ORDER TO ALLOW THE INTEGRATED HOUSING PROJECT TO BE OCCUPIED BY A GROUP OF BUILDINGS OCCUPIED OR INTENDED TO BE OCCUPIED BY A MAIN USE IN THE (H2 - TRIPLEX) CATEGORY, NOTWITHSTANDING THE STANDARDS AND PROVISIONS OF THE ZONING BY-LAW CA29 0040

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 November 5, 2018 of the draft resolution approving the specific proposal PP-2018-003 entitled as hereinabove, will hold a public consultation meeting on **Monday, December 3, 2018, at 6 p.m.**, in the Council room, 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:

- require that each main building must be accessible from rue Pilon by an access aisle with a minimum width of 6.5 m and covered in asphalt, concrete pavers or stone pavers, so that each building is accessible to emergency vehicles;
- establish a front, back and lateral setback margin at a minimum of 6 meters;
- establish the distance between buildings at a minimum of 6 meters;
- require that the exterior cladding material of the main buildings must be identical;
- allow the creation of landlocked condo lots with area and dimensions inferior to the prescribed standards on the specifications chart within the projected lot 5 958 920;
- prohibit above-ground swimming and wading pools;
- require that walkways and outdoor off-street parking must be illuminated with lighting bollards, minimum 50 watts, spaced no more than 5 m apart, with a maximum height of 1 m, or with 50 to 100 watt lampposts, with a maximum height of 4 m spaced 20 m to 35 m apart;
- prohibit any exterior staircase leading to a level above the ground floor in the front and lateral yards;
- require that the landsite must be surrounded by a fence or an evergreen fence that conforms to the applicable provisions in the zoning by-law CA29 0040;
- require the application of provisions relative to an off-street parking area (Chapter 10) and to the landscaping of open spaces (Chapter 12) of the zoning by-law CA29 0040;
- require the provisions relative to the area and the dimensions of the landsite, on the specifications chart applying to all of the landsite of the integrated project;
- establish the floor area ratio (F.A.R.) at a minimum of 0,25 and a maximum of 1,15 and to establish the ratio of building footprint to site (B.F.S.) at a minimum of 0,10 and a maximum of 0,50 applying to all of the landsite of the integrated project;
- allow the level of the ground floor to be over 2 meters but less than 2,5 meters above the medium level of the centre of the road, notwithstanding the defined terminology of the zoning by-law CA29 0040;

TO ASSORT the specific construction proposal to the following conditions:

- a financial guarantee equivalent to the value of the landscaping of the site shall be paid prior to the construction permit issuance;
- The project is limited at a maximum of 18 dwelling units.

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 IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this fifteenth day of November of the year 2018.

The secretary of the Borough

Suzanne Corbeil, Attorney

/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
5 novembre 2018 à 19 h

Résolution: CA18 29 0343

Regular sitting of Monday
November 5, 2018 at 7 p.m.

**PREMIER PROJET DE RÉOLUTION
PP-2018-003
4983-4993, RUE PILON**

**FIRST DRAFT RESOLUTION
PP-2018-003
4983-4993, RUE PILON**

ATTENDU QUE le plan d'implantation et d'intégration architecturale préparé par Éric Champagne, architecte relatif à la construction d'un projet résidentiel intégré de six triplex jumelées en zone H2-2-105 sur la rue Pilon, sur le lot numéro 5 958 920 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 7 novembre 2016;

WHEREAS THAT the site planning and architectural integration programme prepared by Éric Champagne, Architect related to the construction of an integrated residential project of six semi-detached triplexes in H2-2-105 zone, on rue Pilon on lot number 5 958 920 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 November 7, 2016;

ATTENDU QUE l'article 121 « Aménagement d'un projet résidentiel intégré » du règlement de zonage CA29 0040 a été modifié afin de restreindre les projets résidentiels intégrés aux usages principaux H3 ou H4 du groupe Habitation et adopté à la séance du conseil du 3 avril 2017;

WHEREAS article 121 « Aménagement d'un projet résidentiel intégré » of the zoning by-law CA29 0040 was modified to restrict integrated residential projects to primary use H3 or H4 of Housing Group and adopted by the borough council on April 3, 2017;

ATTENDU QUE la validité du PIIA (18 mois) a expiré le 7 mars 2018;

WHEREAS the SPAIP approval (valid for 18 months) expired on March 7th, 2018;

ATTENDU qu'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 3 octobre 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 October 3, 2018 at 7 p.m., at the end of which the specific proposal was recommended by said committee;

**Il est proposé par
le conseiller Yves Gignac
appuyé par
la conseillère Catherine Clément-Talbot**

**It was moved by
Councillor Yves Gignac
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 à autoriser l'implantation de six unités d'habitation jumelée (3 bâtiments) en projet intégré à même la zone résidentielle H2-2-105 sur le lot 5 958 920, situé au 4983-4993 rue Pilon, afin de permettre que les bâtiments du projet résidentiel intégré soient occupés ou destinés à être occupés par un usage principal de la catégorie (H2 - triplex) et ce, nonobstant toute disposition contraire inscrite au règlement de zonage CA29 0040;

- d'exiger que chaque bâtiment principal soit accessible depuis la rue Pilon par une allée d'accès d'une largeur minimale de 6,5 mètres;
- d'établir les marges de recul avant, arrière et latérale à minimum 6 mètres;
- d'établir la distance entre les bâtiments à un minimum de 6 mètres;
- d'exiger que les revêtements extérieurs des bâtiments principaux soient identiques;
- de permettre la création de lots condos enclavés ayant des superficies et des dimensions inférieures à celles établies à la grille des spécifications H2-2-105 à même le lot projeté 5 958 9220;
- d'interdire les piscines et les barboteuses hors sol;
- d'exiger que les allées piétonnières et les espaces de stationnement hors rues extérieurs soient éclairés avec des bornes d'éclairage de 50 watts minimum, espacés d'au plus 5 m, d'une hauteur maximum de 1 m ou avec des lampadaires de 50 à 100 watts, d'une hauteur maximum de 4 m et espacés de 20 m à 35 m;
- d'interdire tout escalier extérieur conduisant à un niveau plus élevé que celui du rez-de-chaussée en cour avant et latérale;
- d'exiger que le terrain soit entouré d'une clôture ou d'une haie de conifères conformément aux dispositions applicables du règlement de zonage CA29 0040;
- d'exiger l'application des dispositions relatives à un espace de stationnement hors rue (Chapitre 10) et aux dispositions relatives à l'aménagement des espaces libres (Chapitre 12) conformément aux dispositions applicables du règlement de zonage CA29 0040;

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (PPCMOI), first draft resolution authorizing the implementation of six semi-detached triplexes (3 buildings) as an integrated residential project in residential zone H2-2-105 on lot 5 958 920, located at 4983-4993, rue Pilon, in order to allow the integrated housing project to be occupied by a group a buildings occupied or intended to be occupied by a main use in the (H2 - triplex) category, notwithstanding the standards and provisions of the zoning by-law CA29 0040;

- to require that each main building must be accessible from rue Pilon by an access aisle with a minimum width of 6.5 m and covered in asphalt, concrete pavers or stone pavers, so that each building is accessible to emergency vehicles;
- to establish a front, back and lateral setback margin at a minimum of 6 meters;
- to establish the distance between buildings at a minimum of 6 meters;
- to require that the exterior cladding material of the main buildings must be identical;
- to allow the creation of landlocked condo lots with area and dimensions inferior to the prescribed standards on the specifications chart within the projected lot 5 958 920;
- to prohibit above-ground swimming and wading pools;
- to require that walkways and outdoor off-street parking must be illuminated with lighting bollards, minimum 50 watts, spaced no more than 5 m apart, with a maximum height of 1 m, or with 50 to 100 watt lampposts, with a maximum height of 4 m spaced 20 m to 35 m apart;
- to prohibit any exterior staircase leading to a level above the ground floor in the front and lateral yards;
- to require that the landsite must be surrounded by a fence or an evergreen fence that conforms to the applicable provisions in the zoning by-law CA29 0040;
- to require the application of provisions relative to an off-street parking area (Chapter 10) and to the landscaping of open spaces (Chapter 12) of the zoning by-law CA29 0040;

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| <ul style="list-style-type: none">- d'exiger l'application des dispositions relatives à la superficie et aux dimensions du terrain de la grille des spécifications s'appliquant à l'ensemble du terrain du projet intégré;- d'établir le rapport plancher / terrain (C.O.S.) à un minimum de 0,25 et un maximum de 1,15 et d'établir le rapport bâti / terrain (C.E.S.) à un minimum de 0,10 et un maximum de 0,50, le tout s'appliquant à l'ensemble du terrain du projet intégré;- de permettre que le niveau de plancher du rez-de-chaussée soit supérieur à 2 mètres mais inférieur à 2,5 mètres au-dessus du niveau moyen du centre de la rue, nonobstant la terminologie définie au règlement de zonage CA29 00040; | <ul style="list-style-type: none">- to require the provisions relative to the area and the dimensions of the landsite, on the specifications chart applying to all of the landsite of the integrated project;- to establish the floor area ratio (F.A.R.) at a minimum of 0,25 and a maximum of 1,15 and to establish the ratio of building footprint to site (B.F.S.) at a minimum of 0,10 and a maximum of 0,50 applying to all of the landsite of the integrated project;- to allow the level of the ground floor to be over 2 meters but less than 2,5 meters above the medium level of the centre of the road, notwithstanding the defined terminology of the zoning by-law CA29 0040; |
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D'ASSORTIR le présent projet particulier aux conditions suivantes :

- une garantie financière d'un montant équivalant aux travaux relatifs à l'aménagement paysager du terrain devra être versée préalablement à la délivrance du permis de construction;
- Le projet est limité à un nombre maximal de 18 logements.

QU'une assemblée publique de consultation soit tenue conformément à la loi et à cette fin que soient publiés les avis publics requis.

ADOPTÉ À L'UNANIMITÉ

40.05 1185999037

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 6 novembre 2018

COPIE CERTIFIÉE CONFORME, le 6 novembre 2018

Suzanne CORBEIL
Secrétaire d'arrondissement
Secretary of the Borough

TO ASSORT the present specific construction proposal to the following conditions:

- a financial guarantee equivalent to the value of the landscaping of the site shall be paid prior to the construction permit issuance;
- The project is limited at a maximum of 18 dwelling units.

THAT a public consultation meeting be held in accordance with the law, and that required public notices be published.

UNANIMOUSLY ADOPTED

Suzanne CORBEIL

Secrétaire d'arrondissement
Secretary of the Borough