

PUBLIC CONSULTATION MEETING

DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2018-004 AUTHORIZING, ON LOT 1 842 665: A) THE MAIN USE OF “RETAIL SALE OF NEW AND SECOND-HAND MOTOR VEHICLES” (5511), AND THE FOLLOWING USES AS ITS DEPENDENT USES: CAR REPAIR SERVICES WITHOUT GAS PUMP (6411), CAR CLEANING SERVICES (6412), CAR TECHNICAL AUDIT AND ESTIMATION CENTRE (6414), CAR ACCESSORIES AND PARTS REPLACEMENT SERVICES (6415), CAR TREATMENT SERVICES SUCH AS RUST PROOFING (6416), TIRES REPAIR AND REPLACEMENT SERVICES (6418); B) THE FOLLOWING OUTSIDE CLADDING MATERIALS, ON MAIN AND ACCESSORY BUILDINGS, AND AT ANY INSTALLATION HEIGHT: PRE-PAINTED CORRUGATED STEEL, AND TWO-SIDED ALUMINUM FACINGS AND C) THE USE OF THE BASEMENT OF THE MAIN BUILDING AS A PARKING FLOOR, EXCLUDING THE CORRESPONDING FLOOR AREA OF THE CALCULATION FOR MINIMAL PARKING REQUIREMENTS AND INCLUDING THE PARKING SPACES CREATED TO THE COUNT OF THE PROVIDED SPACES

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:

- authorize the main use of “Retail sale of new and second-hand motor vehicles” (5511), and the following uses as its dependent uses: car repair services without gas pump (6411), car cleaning services (6412), car technical audit and estimation centre (6414), car accessories and parts replacement services (6415), car treatment services such as rust proofing (6416), tires repair and replacement services (6418);
- authorize the following outside cladding materials, on main and accessory buildings, and at any installation height : pre-painted corrugated steel, and two-sided aluminum facings;
- authorize the use of the basement of the main building as a parking floor, excluding the corresponding floor area of the calculation for minimal parking requirements and including the parking spaces created to the count of the provided spaces.

TO MAKE the acceptance of the specific construction project, subject to the following conditions:

- car sale and repair operations will not need that vehicles park or stop on public streets at any time;
- the occupation of the building will be restricted to only one new vehicles dealer (use codification # 5511) under a single banner, on lot 1 842 665 measuring approximately 5900 m²;
- the surface area occupancy will be restricted for the sale of used vehicles as an additional use to a maximum of 20% of outdoor storage total area set up on the grounds, in rear yard;
- a 5.0-meter buffer zone, instead of the usually required 3.0 m, will be established alongside property lines adjacent to sites occupied by a residential use;
- a direct pedestrian access from St-Jean Boulevard to the main entrance of the front façade will be built;
- distance between the bicycles parking spaces and the main entrance will be no more than 30 meters, and located inside the front yard or front setback;
- light pollution will be limited to the levels shown on the modeling study provided by Litron Distributeurs Ltd., on May the 24th, 2018, with a 25 % tolerance on actual measured values in lumens;
- disposal of out-of-order cars and parts will be made in compliance with the applicable laws and regulation;

- the landscape architecture plan, provided by landscape architect Jacques Parent, on August the 13th, 2018, will be executed entirely, including corrections asked in a written form by the Borough, and topography will be respected, particularly existing low and high terrain levels;
- a financial guarantee equivalent to the value of the landscaping of the site shall be paid prior to the construction permit issuance;

TO REQUEST the applicant to respect all the conditions set above and, failure to comply by the obligations resulting from hereby resolution, the penal law provisions of By-law on specific construction, alteration or occupancy proposals for an immovable (CA29 0045) will apply;

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 0344	Regular sitting of Monday November 5, 2018 at 7 p.m.

PREMIER PROJET DE RÉOLUTION
PP-2018-004
4700, BOULEVARD SAINT-JEAN

FIRST DRAFT RESOLUTION
PP-2018-004
4700, BOULEVARD SAINT-JEAN

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., after which the specific proposal was recommended by said committee;

**Il est proposé par
le conseiller Yves Gignac
appuyé par
le conseiller Benoit Langevin**

**It was moved by
Councillor Yves Gignac
seconded by
Councillor Benoit Langevin**

ET RÉSOLU

AND RESOLVED

D'ADOPTER la résolution PP-2018-004, en vertu du règlement CA29 0045 sur les projets particuliers de construction et d'occupation d'un immeuble (PPCMOI) visant à autoriser, sur le lot 1 842 665 :

TO ADOPT resolution PP-2018-004, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (PPCMOI) authorizing, on lot 1 842 665:

- a) l'usage principal de vente d'automobiles neuves et usagées (5511), et les usages suivants, comme en étant dépendants : service de réparation d'automobiles sans pompe à essence (6411), service de lavage d'automobiles (6412), centre de vérification technique d'automobiles et d'estimation (6414), service de remplacement de pièces et d'accessoires d'automobiles (6415), service de traitement pour automobiles tels l'antirouille (6416), service de réparation et de remplacement de pneus (6418) ;
- b) les matériaux de revêtement extérieur suivants, sur les bâtiments tant principal qu'accessoires, et quelle que soit la hauteur de leur installation : la tôle ondulée prépeinte et les feuilles à paroi double-face d'aluminium;
- c) l'utilisation comme stationnement intérieur du sous-sol du bâtiment principal à y être construit, et l'exclusion par le fait même de la superficie de ce sous-sol du calcul du minimum de stationnement requis et l'inclusion des cases ainsi créées au décompte des cases fournies.

- a) the main use of "Retail sale of new and second-hand motor vehicles" (5511), and the following uses as its dependent uses: car repair services without gas pump (6411), car cleaning services (6412), car technical audit and estimation centre (6414), car accessories and parts replacement services (6415), car treatment services such as rust proofing (6416), tires repair and replacement services (6418);
- b) the following outside cladding materials, on main and accessory buildings, and at any installation height : pre-painted corrugated steel, and two-sided aluminum facings ;
- c) the use of the basement of the main building as a parking floor, excluding the corresponding floor area of the calculation for minimal parking requirements and including the parking spaces created to the count of the provided spaces.

D'ASSORTIR l'acceptation du présent projet particulier de construction, aux conditions suivantes :

- a) Les opérations de vente et de réparation d'automobiles ne devront à aucun moment nécessiter le stationnement ou l'arrêt de véhicules sur rue;
- b) L'occupation du bâtiment sera limité à un seul concessionnaire de voitures neuves (codification d'usage # 5511) sous une seule bannière commerciale, sur le lot 1 842 665 ayant une superficie approximative de 5900 m²;
- c) La surface d'occupation sera restreinte pour fins de vente de véhicules usagés comme usage additionnel à un maximum de 20 % de la superficie totale des aires extérieures d'entreposage aménagées sur le terrain, en cour arrière;
- d) Une bande-tampon de 5,0 mètres, au lieu des 3,0 mètres requis, sera aménagée le long de lignes de terrain adjacentes à un terrain occupé par un usage d'habitation;
- e) Un accès piéton direct depuis le boulevard Saint-Jean vers l'entrée principale en façade avant devra être aménagé;
- f) La distance entre la porte d'entrée principale et le stationnement pour vélo sera de 30 mètres au maximum, et ce stationnement sera localisé dans la cour avant ou dans la marge de recul avant;
- g) La pollution lumineuse sera limitée en tout temps à celle montrée aux modélisations réalisées par Litron Distributeurs Ltée., en date du 24 mai 2018, par rapport à laquelle une tolérance de 25 % sera appliquée sur les valeurs mesurées en lumens;
- h) La mise au rebut de véhicules ou de pièces devra se faire conformément à la réglementation en vigueur;
- i) Le plan d'aménagement paysager réalisé le 13 août 2018 par l'architecte-paysagiste Jacques Parent, devra être réalisé, incluant les corrections demandées par écrit par l'arrondissement, et la topographie devra être respectée, notamment les niveaux des points hauts et bas existants du terrain;
- j) 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;

D'OBLIGER le requérant à respecter toutes les conditions prévues ci-dessus, sans quoi, à défaut de se conformer aux obligations résultant de la présente résolution, les dispositions pénales du Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (CA29 0045) s'appliqueront;

TO MAKE the acceptance of the present specific construction project, subject to the following conditions :

- a) Car sale and repair operations will not need that vehicles park or stop on public streets at any time;
- b) The occupation of the building will be restricted to only one new vehicles dealer (use codification # 5511) under a single banner, on lot 1 842 665 measuring approximately 5900 m²;
- c) The surface area occupancy will be restricted for the sale of used vehicles as an additional use to a maximum of 20% of outdoor storage total area set up on the grounds, in rear yard;
- d) A 5.0-meter buffer zone, instead of the usually required 3.0 m, will be established alongside property lines adjacent to sites occupied by a residential use;
- e) A direct pedestrian access from St-Jean Boulevard to the main entrance of the front façade will be built;
- f) Distance between the bicycles parking spaces and the main entrance will be no more than 30 meters, and located inside the front yard or front setback;
- g) Light pollution will be limited to the levels shown on the modeling study provided by Litron Distributeurs Ltd., on May the 24th, 2018, with a 25 % tolerance on actual measured values in lumens;
- h) Disposal of out-of-order cars and parts will be made in compliance with the applicable laws and regulation;
- i) The landscape architecture plan, provided by landscape architect Jacques Parent, on August the 13th, 2018, will be executed entirely, including corrections asked in a written form by the Borough, and topography will be respected, particularly existing low and high terrain levels;
- j) A financial guarantee equivalent to the value of the landscaping of the site shall be paid prior to the construction permit issuance;

TO REQUEST the applicant to respect all the conditions set above and, failure to comply by the obligations resulting from hereby resolution, the penal law provisions of By-law on specific construction, alteration or occupancy proposals for an immovable (CA29 0045) will apply;

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

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

ADOPTÉ À L'UNANIMITÉ

UNANIMOUSLY ADOPTED

40.06 1185999014

Dimitrios (Jim) BEIS

Suzanne CORBEIL

Maire d'arrondissement
Mayor of the Borough

Secrétaire d'arrondissement
Secretary 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