

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

SECOND DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2018-004 AUTHORIZING, ON LOT 1 842 665 LOCATED IN C-4-280 ZONE AT 4700, BOULEVARD SAINT-JEAN: 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

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

Following the regular sitting held on December 3, 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 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);
- to 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;
- to authorize the use of the basement of the main building as a parking floor, thus 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 m<sup>2</sup>;
- 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 24<sup>th</sup>, 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 that may be required 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;
- the roof materials shall comply with article 249.1 of zoning by-law CA29 0040, to wit be either a green roof, a roof made of light-coloured materials whose solar reflexion is at least 0,66 confirmed by the manufacturer's specifications, or a combination of both green and light-coloured roof;
- the materials used for the non-vegetal parts of the laying out, such as parking spaces, alleys and landsite accesses, shall comply with article 201.1 of zoning by-law CA29 0040, to wit be made of grass pavers, concrete pavers, stone pavers, concrete, or any other inert material except gravel that has a solar reflectance index of 29 at least as confirmed in the manufacturer's specifications or by a professional advice;
- the architecture of the project will include a convex front façade, as illustrated on the elevation attached to the resolution;

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;

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-4-280 or one of its contiguous zones C-4-273, C-4-275, C-4-281, H4-4-284, H3-4-279, C-4-270, P-4-268 and C-4-269.

## **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, December 13, 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 **December 3, 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 **December 3, 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 fourth day of December of the year 2018.

The Secretary of the Borough

Suzanne Corbeil, Attorney

/rl

<b>Extrait authentique du procès-verbal d'une séance du conseil d'arrondissement</b>	<b>Genuine Extract from the minutes of a Borough Council Sitting</b>	
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 m<sup>2</sup>;
- 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 m<sup>2</sup>;
- 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 24<sup>th</sup>, 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 13<sup>th</sup>, 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



**POUR INFORMATION SEULEMENT**



**GROUPE GABRIEL**  
**GPA MOTOR TRADE INC.**  
 5905, Route Transcanadienne  
 St-Laurent, Québec  
 H4T 1A1  
 T: 514.748.2301  
 F: 514.868.8594

L'ENTREPRENEUR DOIT AVANT DE COMMENCER LES TRAVAUX, VÉRIFIER LES DIMENSIONS DE CE DESSIN AINSI QUE LES CONDITIONS DE CHANTIER ET SANS DÉLAI AVISER L'ARCHITECTE DE TOUTE DIVERGENCE. TOUS LES TRAVAUX, MAIN-DOEUVRE ET MATÉRIAUX SERONT CONFORMES AUX NORMES DU CODE NATIONAL DU BÂTIMENT ET DE TOUS LES RÉGLEMENTS PROVINCIAUX AINSI QUE TOUS LES RÉGLEMENTS MUNICIPAUX. LES DIMENSIONS NE DOIVENT PAS ÊTRE MESURÉES À L'ÉCHELLE SUR CE DESSIN.

Projet:  
**Porsche West Island, 4700, St-Jean Blvd, Pierrefonds**

Titre du dessin:  
**VUES EN PERSPECTIVES**

Échelle:  
**AUCUNE**

Date:

Dessiné par: **US**

Approuvé par: **IR**

Révisions:							
No.	Date	Description	Par	No.	Date	Description	Par
01	18-07-04	EMIS POUR CCU	U.S.				

**A**  
 301



# POUR INFORMATION SEULEMENT

**GROUPE GABRIEL**  
**GPA MOTOR TRADE INC.**

5905, Route Transcanadienne  
 St-Laurent, Québec  
 H4T 1A1  
 T: 514.748.2301  
 F: 514.868.8594

L'ENTREPRENEUR DOIT AVANT DE COMMENCER LES TRAVAUX, VÉRIFIER LES DIMENSIONS DE CE DESSIN AINSI QUE LES CONDITIONS DE CHANTIER ET SANS DÉLAI AVISER L'ARCHITECTE DE TOUTE DIVERGENCE. TOUS LES TRAVAUX, MAIN-DOEUVRE ET MATÉRIAUX SERONT CONFORMES AUX NORMES DU CODE NATIONAL DU BÂTIMENT ET DE TOUS LES RÉGLEMENTS PROVINCIAUX AINSI QUE TOUS LES RÉGLEMENTS MUNICIPAUX. LES DIMENSIONS NE DOIVENT PAS ÊTRE MESURÉES À L'ÉCHELLE SUR CE DESSIN.

Projet:  
**Porsche West Island, 4700, St-Jean Blvd, Pierrefonds**

Titre du dessin:  
**VUES EN PERSPECTIVES**

Échelle:  
**AUCUNE**

Date:

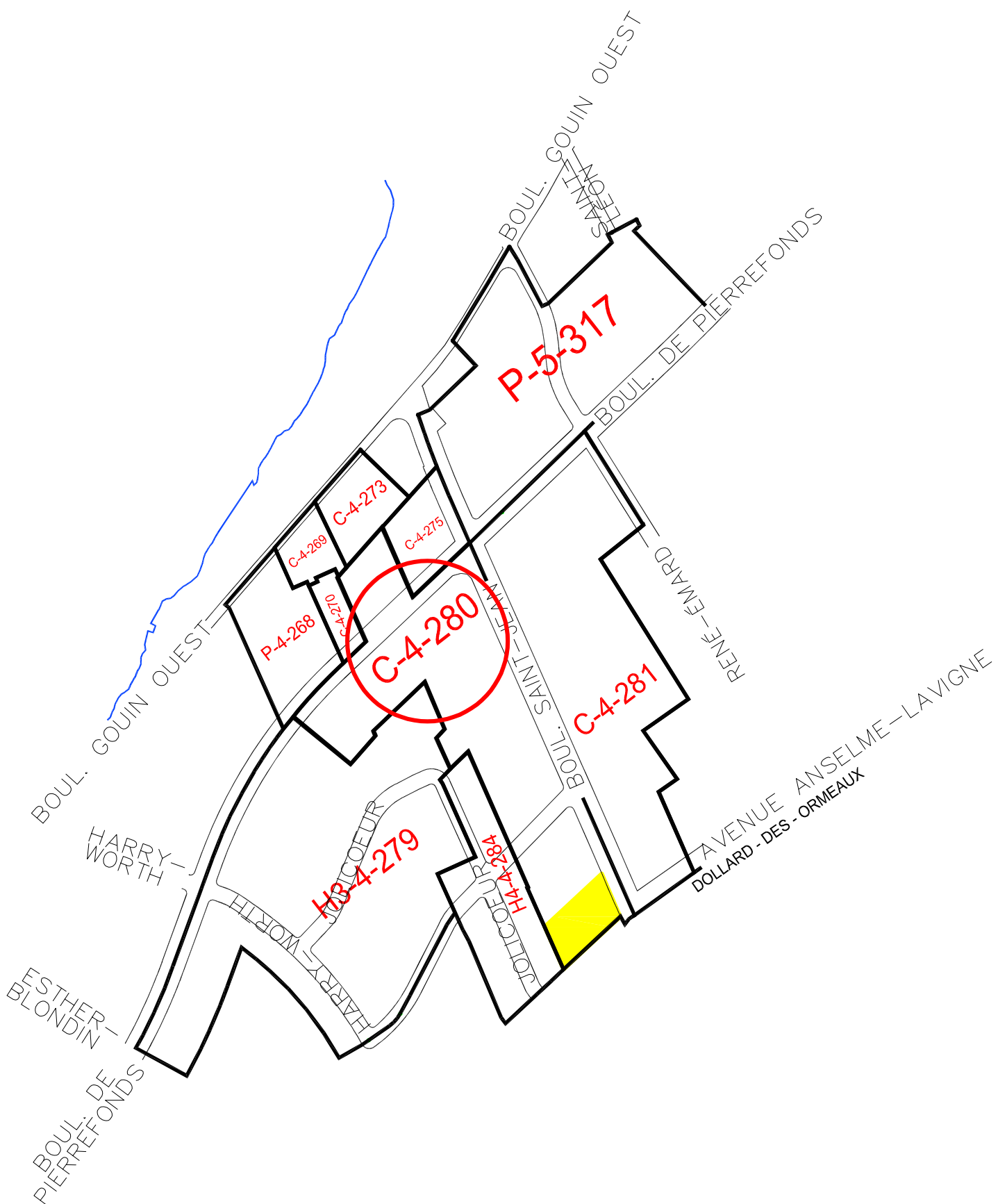
Dessiné par: **US**

Approuvé par: **IR**

Révisions:							
No.	Date	Description	Par	No.	Date	Description	Par
01	18-07-04	ÉMIS POUR CCU	U.S.				

**A**  
 302





P-5-317

P-4-268

C-4-273

C-4-275

C-4-280

C-4-281

H-4-279

H-4-284

BOUL. GOUIN OUEST

BOUL. GOUIN OUEST

BOUL. DE PIERREFONDS

BOUL. EMARD

BOUL. ANSELME-LAVIGNE

BOUL. ESTHER BLONDIN

HARRY WORTH

HARRY WORTH

JACQUES-COEUR

BOUL. SAINT-JEAN

DOLLARD-DES-ORMEAUX

BOUL. ANSELME