

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

SECOND 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

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 require that each main building must be accessible from rue Pilon by an access aisle with a minimum width of 6.5 m;
- 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 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;
- 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;

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.

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 H2-2-105 or one of its contiguous zones H2-2-106, H1-2-111-2, H1-2-111-3 and P-2-104.

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 **Friday, December 21, 2018 at noon.**
- 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.

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro
this twelfth day of December 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
3 décembre 2018 à 19 h

Résolution: CA18 29 0374

Regular sitting of Monday
December 3, 2018 at 7 p.m.

SECOND PROJET DE RÉSOLUTION –
PP-2018-003
4983-4993, RUE PILON

SECOND DRAFT RESOLUTION –
PP-2018-003
4983-4993, RUE PILON

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;

ATTENDU QU'une assemblée de consultation
a été tenue le 3 décembre 2018 à 18 h;

WHEREAS a public consultation meeting was
held on December 3, 2018 at 6 p.m.;

**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, 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 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 :

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

- 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;

- 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;

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| <ul style="list-style-type: none">- 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;- 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 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;- 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;

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;

- Le projet est limité à un nombre maximal de 18 logements.

QU'un avis public annonçant la possibilité de faire une demande de participation à un référendum soit publié conformément à la loi

ADOPTÉ À L'UNANIMITÉ

40.06 1185999037

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 4 décembre 2018

- The project is limited at a maximum of 18 dwelling units.

THAT a public notice, proclaiming that applications to a referendum may be received, be published according to the provisions of the law.

UNANIMOUSLY ADOPTED

Suzanne CORBEIL

Secrétaire d'arrondissement
Secretary of the Borough

