

**PUBLIC CONSULTATION MEETING**

DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2019-002 AUTHORIZING THE IMPLEMENTATION OF TWO MULTI-DWELLING BUILDINGS IN THE C-4-230 ZONE ON LOTS 1 843 698, 1 071 092 AND 1 073 080, LOCATED AT 15905-15915, BOULEVARD DE PIERREFONDS, 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 (H3 – MULTI-DWELLING BUILDING) 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 April 8, 2019 of the draft resolution approving the specific proposal PP-2019-002 entitled as hereinabove, will hold a public consultation meeting on **Monday, May 6, 2019, 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 implementation of two multi-dwelling buildings in the C-4-230 zone on lots 1 843 698, 1 071 092 and 1 073 080, located at 15905-15915, boulevard de Pierrefonds, 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 (H3 – Multi-dwelling building) category, notwithstanding the standards and provisions of the zoning by-law CA29 0040:

- to require that lots 1 843 698, 1071 092 and 1 073 080 be consolidated into a single lot;
- to require that each main building be accessible from boulevard de Pierrefonds by a single access aisle with a minimum width of 6.5 meters;
- to establish a front setback at a minimum of 6 meters, a back setback at a minimum of 9 meters and a lateral setback at a minimum of 3 meters;
- to establish the distance between buildings above ground at a minimum of 6 meters;
- to require that the exterior cladding material of the main buildings be identical and to allow the use of a metallic material on 10% of the exterior walls located on 2,3 meters above the foundation;
- to prohibit above-ground swimming and wading pools;
- to prohibit any exterior staircase leading to a level above the ground floor in the front and lateral yards;
- to require that all air conditioning units be hidden with color gradient on the glass guardrail;
- to establish the indoor parking ratio at a minimum of 50% instead of the minimum of 80% required by article 206 of the zoning by-law CA29 0040;
- to establish the floor area ratio (F.A.R.) at a minimum of 0.05 and a maximum of 0.70 for the first construction phase and at a minimum of 0.20 and a maximum of 0.70 for the whole construction project (two construction phases) and to establish the ratio of building footprint to site (B.F.S.) at a minimum of 0.05 and a maximum of 0.15 for the first construction phase and at a minimum of 0.10 and a maximum of 0.20 for the whole construction project (two construction phases), applying to all of the landsite of the integrated project;

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

- a financial guarantee of an amount equivalent to the value of the landscaping of the site but not less than the minimum of \$20,000 required for the two construction phases, shall be paid prior to the construction permit issuance, which will be cashed as monetary penalty in the event where the project is not completed before the required delay;
- The woods located on the site must be cleaned up in order to enhance the site's natural environment;
- A rigid metallic fence of 1.5 meters of height must be installed around the construction perimeter in order to avoid any encroachment in the flood zone during construction;
- The project is limited at a maximum of 99 dwelling units;
- The permit and certificate requests required for the project completion must be made within 18 months following the entry into force of the present resolution;

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](http://www.ville.montreal.qc.ca/pierrefonds-roxboro).

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO  
this eighteenth day of April of the year 2019.

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 8 avril 2019 à 19 h	Résolution: CA19 29 0102	Regular sitting of Monday April 8, 2019 at 7 p.m.

**PREMIER PROJET DE RÉOLUTION**  
 PP-2019-002  
 15905-15915, BOUL. DE PIERREFONDS

**FIRST DRAFT RESOLUTION**  
 PP-2019-002  
 15905-15915, BOUL. DE PIERREFONDS

ATTENDU qu'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 13 mars 2019 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 March 13, 2019 at 7 p.m., at the end of which the specific proposal was recommended by said committee;

ATTENDU qu'une copie de la résolution a été remise aux membres du conseil d'arrondissement au moins deux jours juridiques avant la présente séance;

WHEREAS a copy of the resolution was delivered to the members of the Borough council at least two juridical days before the present sitting;

ATTENDU que tous les membres du Conseil présents déclarent avoir lu la résolution et renoncent à sa lecture;

WHEREAS all members of council being present declare that they have read the resolution and renounce its reading;

ATTENDU que l'objet et la portée de cette résolution sont détaillés à la résolution et au sommaire décisionnel;

WHEREAS the object and scope of this resolution are explained in the resolution and in the decision-making summary;

**Il est proposé par  
le conseiller Yves Gignac  
appuyé par  
la conseillère Louise Leroux**

**It was moved by  
Councillor Yves Gignac  
seconded by  
Councillor Louise Leroux**

**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 deux bâtiments multifamiliaux (usage H3) dans la zone C-4-230 sur les lots 1 843 698, 1 071 092 et 1 073 080, situés au 15905-15915, boulevard de Pierrefonds, afin de permettre que les bâtiments du projet résidentiel intégré soient occupés ou destinés à être occupés par un usage principal de la catégorie (H3 – Habitation multifamiliale) 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), first draft resolution authorizing the implementation of two multi-dwelling buildings in the C-4-230 zone on lots 1 843 698, 1 071 092 and 1 073 080, located at 15905-15915, boulevard de Pierrefonds, 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 (H3 – Multi-dwelling building) category, notwithstanding the standards and provisions of the zoning by-law CA29 0040:

- d'exiger que les lots 1 843 698, 1 071 092 et 1 073 080 soient consolidés en un seul lot;

- to require that lots 1 843 698, 1071 092 and 1 073 080 be consolidated into a single lot;

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| <ul style="list-style-type: none"><li>- d'exiger que chaque bâtiment principal soit accessible depuis le boulevard de Pierrefonds par une seule allée d'accès d'une largeur minimale de 6,5 mètres;</li><li>- d'établir les marges de recul avant à un minimum de 6 m, arrière à un minimum de 9 m et latérale à un minimum de 3 mètres;</li><li>- d'établir la distance hors sol entre les bâtiments à un minimum de 6 mètres;</li><li>- d'exiger que les revêtements extérieurs des bâtiments principaux soient identiques et de permettre que 10 % des façades situées jusqu'à 2,3 mètres au-dessus de la fondation soient composées d'un revêtement métallique;</li><li>- d'interdire les piscines et les barboteuses hors sol;</li><li>- d'interdire tout escalier extérieur conduisant à un niveau plus élevé que celui du rez-de-chaussée en cour avant et latérale;</li><li>- d'exiger que les unités de climatisation sur les balcons soient dissimulées avec un dégradé dans le verre composant le garde-corps;</li><li>- d'établir le ratio de cases de stationnement intérieur à 50% plutôt qu'au 80% requis par l'article 206 du règlement CA29 0040;</li><li>- d'établir le rapport plancher / terrain (C.O.S.) à un minimum de 0,05 et à un maximum de 0,70 pour la première phase du projet et un minimum de 0,20 et maximum de 0,70 pour l'ensemble du projet (deux phases de construction) et d'établir le rapport bâti / terrain (C.E.S.) à un minimum de 0,05 et à un maximum de 0,15 pour la première phase du projet et un minimum de 0,10 et maximum de 0,20 pour l'ensemble du projet (deux phases de construction), le tout s'appliquant à l'ensemble du terrain du projet intégré;</li></ul> | <ul style="list-style-type: none"><li>- to require that each main building be accessible from boulevard de Pierrefonds by a single access aisle with a minimum width of 6.5 meters;</li><li>- to establish a front setback at a minimum of 6 meters, a back setback at a minimum of 9 meters and a lateral setback at a minimum of 3 meters;</li><li>- to establish the distance between buildings above ground at a minimum of 6 meters;</li><li>- to require that the exterior cladding material of the main buildings be identical and to allow the use of a metallic material on 10% of the exterior walls located on 2,3 meters above the foundation;</li><li>- to prohibit above-ground swimming and wading pools;</li><li>- to prohibit any exterior staircase leading to a level above the ground floor in the front and lateral yards;</li><li>- to require that all air conditioning units be hidden with color gradient on the glass guardrail;</li><li>- to establish the indoor parking ratio at a minimum of 50% instead of the minimum of 80% required by article 206 of the zoning by-law CA29 0040;</li><li>- to establish the floor area ratio (F.A.R.) at a minimum of 0.05 and a maximum of 0.70 for the first construction phase and at a minimum of 0.20 and a maximum of 0.70 for the whole construction project (two construction phases) and to establish the ratio of building footprint to site (B.F.S.) at a minimum of 0.05 and a maximum of 0.15 for the first construction phase and at a minimum of 0.10 and a maximum of 0.20 for the whole construction project (two construction phases), applying to all of the landsite of the integrated project;</li></ul> |
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D'ASSORTIR le présent projet particulier aux conditions suivantes :

- une garantie financière d'un montant équivalant au coût des travaux relatifs à l'aménagement paysager du terrain sans être inférieure au minimum de 20 000 \$ pour les deux phases, devra être versée préalablement à la délivrance du permis de construction, laquelle sera encaissée à titre de pénalité advenant le défaut de réaliser les travaux dans le délai prévu;

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

- a financial guarantee of an amount equivalent to the value of the landscaping of the site but not less than the minimum of \$20,000 required for the two construction phases, shall be paid prior to the construction permit issuance, which will be cashed as monetary penalty in the event where the project is not completed before the required delay;

- Le boisée situé sur le terrain doit être nettoyé afin qu'il puisse être mis en valeur;
  - Une clôture rigide métallique de 1,5 mètre doit être installée autour du périmètre de construction pour toute la durée des travaux de construction afin de prévenir tout empiètement dans la zone inondable;
  - Le projet est limité à un nombre maximal de 99 logements;
  - Les demandes de permis et certificats nécessaires à la réalisation du projet doivent être effectuées dans les 18 mois qui suivent l'entrée en vigueur de la présente résolution;
- The woods located on the site must be cleaned up in order to enhance the site's natural environment;
  - A rigid metallic fence of 1.5 meters of height must be installed around the construction perimeter in order to avoid any encroachment in the flood zone during construction;
  - The project is limited at a maximum of 99 dwelling units;
  - The permit and certificate requests required for the project completion must be made within 18 months following the entry into force of the present resolution;

Le requérant doit respecter toutes les conditions prévues ci-dessus et, 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'appliquent.

The applicant must respect all conditions and requirements listed here above, failure to comply to the obligations resulting from this resolution will lead to the application of the penal provisions of by-law on specific construction, alteration or occupancy proposals for an immovable (CA29 0045);

En cas de contradiction avec les dispositions énoncées dans le Règlement de zonage de l'arrondissement de Pierrefonds-Roxboro CA29 0040, les critères de la présente résolution prévalent. Toutes autres dispositions dudit règlement continuent à s'appliquer.

In case of conflict with the provisions and standards stated in the zoning by-law CA29 0040 of Borough of Pierrefonds-Roxboro, the criteria of this resolution prevail. All other dispositions of the zoning by-law CA29 0040 are applied.

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

ADOPTÉ À L'UNANIMITÉ

UNANIMOUSLY ADOPTED

40.06 1195999002

Dimitrios (Jim) BEIS

Suzanne CORBEIL

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Maire d'arrondissement  
Mayor of the Borough

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Secrétaire d'arrondissement  
Secretary of the Borough

Signée électroniquement le 11 avril 2019

COPIE CERTIFIÉE CONFORME, le 11 avril 2019

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Suzanne CORBEIL  
Secrétaire d'arrondissement  
Secretary of the Borough