

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

SECOND DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2019-001
ESTABLISHING PARTICULAR NORMS REGARDING FLOOR NUMBERS, USES AND
PARKING SPACES ON LOT 1 388 650 LOCATED AT 10 500 BOULEVARD
GOUIN OUEST

1. Object of the draft and referendum application

Following the regular sitting held on May 6, 2019, 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:

- A maximum height of building of six floors or 20 meters;
 - A maximum floor-area-to-landsite ratio of 2.7;
 - For h3 uses, a minimum number of parking spaces of one space per dwelling unit, including those reserved for visitors, and no minimum number of parking spaces for visitors;
 - For h4 uses, a minimum number of parking spaces complying with the zoning by-law requirements presently in force;
 - For commercial and community uses, a minimum number of parking spaces reduced by one-third (1/3) versus the minimum requirements of the zoning by-law in force for landsites situated more than one thousand meters away from a train station;
 - The acknowledgement of the dimensions of existing lot number 1 388 650 as benefiting from an acquired right and, as such, the possibility of building a new main building complying with the existing regulations or, when applicable, to the present resolution.
 - TO MAKE the acceptance of the present PPCMOI subject to the following conditions:
 - The applicant production of a landscaping plan for the site, with the obligation to have it approved by the Borough, its full realization within the prescribed time, and the providing of the applicable financial guarantee by virtue of the Borough of Pierrefonds-Roxboro's by-law CA29 0042 regarding site planning and architectural integration programs, guarantee which will be cashed as penalty in case the project is not realized on time;
 - And that the permit and certificate requests required for the project completion be made within twelve (12) months following the entry into force of the present resolution;
- without which, the present resolution will cease to be in effect.

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-7-424 or one of its contiguous zones H1-7-399-1, C-7-428, C-7-424-1, H3-7-426, P-7-422, P-7-423, H1-7-420, C-7-394, C-7-397, P-7-398, as described in the sketch attached to the present to be part of it.

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, May 17, 2019 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 **May 6, 2019**:

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 **May 6, 2019**, 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 ninth day of May of the year 2019.

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
6 mai 2019 à 19 h

Résolution: CA19 29 0134

Regular sitting of Monday
May 6, 2019 at 7 p.m.

SECOND PROJET DE RÉSOLUTION
PP-2019-001
10 500, BOULEVARD GOUIN OUEST

SECOND DRAFT RESOLUTION
PP-2019-001
10 500, BOULEVARD GOUIN OUEST

ATTENDU qu'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 6 mai 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 May 6, 2019 at 7 p.m., at the end of which the specific proposal was recommended by said committee;

ATTENDU QUE le premier projet de résolution a été adopté à la séance du 8 avril 2019;

WHEREAS the first draft resolution has been adopted at the April 8, 2019 sitting;

ATTENDU QU'une assemblée de consultation a été tenue le 6 mai 2019 à 18 h;

WHEREAS a public consultation meeting was held on May 6, 2019 at 6 p.m.;

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

**It was moved by
Councillor Catherine Clément-Talbot
seconded by
Councillor Yves Gignac**

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, sur le lot 1 388 650, pour les usages résidentiels multifamiliaux (h3) et résidentiels collectifs (h4) :

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (PPCMOI), second draft resolution authorizing on lot 1 388 650, for multi-dwelling residential uses (h3) and collective residential uses (h4):

- a) Une hauteur de bâtiment maximale de 6 étages ou 20 mètres;
- b) Un rapport planchers-terrains maximal de 2,7;
- c) Pour les usages h3, un nombre minimal de cases de stationnement réduit à une case par unité de logement, incluant les cases pour visiteurs, et aucun minimum pour le nombre de cases réservées aux visiteurs;
- d) Pour les usages h4, un nombre minimal de cases de stationnement conforme aux exigences du règlement de zonage en vigueur;

- a) A maximum height of building of 6 floors or 20 meters;
- b) A maximum floor-area-to-landsite ratio of 2.7;
- c) For h3 uses, a minimum number of parking spaces of one space per dwelling unit, including those reserved for visitors, and no minimum number of parking spaces for visitors;
- d) For h4 uses, a minimum number of parking spaces complying with the zoning by-law requirements presently in force;

- e) Pour les usages commerciaux et communautaires, un nombre minimal de cases de stationnement réduit d'un tiers (1/3) par rapport aux exigences du règlement de zonage en vigueur pour les sites distants de plus de mille mètres d'une gare de train de banlieue;
- f) La reconnaissance des dimensions actuelles du lot 1 388 650 comme disposant de droits acquis et pouvant accueillir un nouveau bâtiment principal conforme à la réglementation applicable ou, le cas échéant, à la présente résolution.
- e) For commercial and community uses, a minimum number of parking spaces reduced by one-third (1/3) versus the minimum requirements of the zoning by-law in force for landsites situated more than one thousand meters away from a train station;
- f) The acknowledgement of the dimensions of existing lot number 1 388 650 as benefiting from an acquired right and, as such, the possibility of building a new main building complying with the existing regulations or, when applicable, to the present resolution.

D'ASSORTIR l'acceptation du présent PPCMOI aux conditions suivantes :

TO MAKE the acceptance of the present SCOAPI subject to the following conditions :

- a) La production d'un plan d'aménagement paysager devant être approuvé par l'arrondissement, sa réalisation intégrale dans les délais prescrits et la fourniture des garanties financières applicables au titre du Règlement CA29 0042 de l'arrondissement de Pierrefonds-Roxboro sur les plans d'implantation et d'intégration architecturale, lesquelles seront encaissées à titre de pénalité advenant le défaut de réaliser les travaux dans le délai prévu;
- b) Et que les demandes de permis et certificats nécessaires à la réalisation du projet soient effectués dans les douze (12) mois suivant l'entrée en vigueur de la présente résolution;
- a) The applicant production of a landscaping plan for the site, with the obligation to have it approved by the Borough, its full realization within the prescribed time, and the providing of the applicable financial guarantee by virtue of the Borough of Pierrefonds-Roxboro's by-law CA29 0042 regarding site planning and architectural integration programs, guarantee which will be cashed as penalty in case the project is not realized on time,
- b) And that the permit and certificate requests required for the project completion be made within twelve (12) months following the entry into force of the present resolution;

conditions à défaut desquelles la présente résolution deviendra sans effet.

without which, the present resolution will cease to be in effect.

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 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.

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 the Borough of Pierrefonds-Roxboro, the criteria of this resolution prevail. All other dispositions of the zoning by-law CA29 0040 will continue to apply.

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

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

ADOPTÉ À L'UNANIMITÉ

UNANIMOUSLY ADOPTED

40.01 1197794005

Dimitrios (Jim) BEIS

Suzanne CORBEIL

Maire d'arrondissement /
Mayor of the Borough

Secrétaire d'arrondissement
Secretary of the Borough

