

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

SECOND 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 BUILDING HOUSING TO BE 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

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.

- to require that a distinct lot be created for each building;
 - 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 establish a maximum encroachment of 2,2 meters for the balconies located in the front yard instead of 1,8 meters;
 - 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 and to establish the ratio of building footprint to site (B.F.S.) at a minimum of 0,05 and a maximum of 0,20, applying to each lot;
- 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 total of dwelling units for both buildings is limited at 99 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;

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-4-230 or one of its contiguous zones C-4-234, C-4-233, C-4-236, H2-4-232, C-4-231, H4-4-229 located in the Borough of Pierrefonds-Roxboro or zones R2-321, P2-323, C2-328, C3-332 located in the Borough of l'Île-Bizard-Sainte-Geneviève, as described in the sketch attached to the present notice 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 0135	Regular sitting of Monday May 6, 2019 at 7 p.m.

**SECOND PROJET DE RÉSOLUTION
PP-2019-002
15905-15915, BOUL. DE PIERREFONDS**

**SECOND 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 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.;

ATTENDU que le second projet de résolution a été modifié et qu'une nouvelle copie de la résolution a été distribuée;

WHEREAS the second draft resolution has been modified and that a new copy of the resolution has been distributed;

**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 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 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), second 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 buildings to be 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 qu'un lot distinct soit créé pour chaque bâtiment;
- 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;

- to require that a distinct lot be created for each building;
- 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;

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| <ul style="list-style-type: none">- 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;- d'établir la distance hors sol entre les bâtiments à un minimum de 6 mètres;- 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;- d'interdire les piscines et les barboteuses hors sol;- d'interdire tout escalier extérieur conduisant à un niveau plus élevé que celui du rez-de-chaussée en cour avant et latérale;- d'établir un empiètement maximal de 2,2 m pour les balcons situés dans la marge de la cour avant au lieu de 1,8 m;- d'exiger que les unités de climatisation sur les balcons soient dissimulées avec un dégradé dans le verre composant le garde-corps;- d'établir le ratio de cases de stationnement intérieur à 50% plutôt qu'au 80% requis par l'article 206 du règlement CA29 0040;- d'établir le rapport plancher / terrain (C.O.S.) à un minimum de 0,05 et à un maximum de 0,70 et d'établir le rapport bâti / terrain (C.E.S.) à un minimum de 0,05 et à un maximum de 0,20 pour chacun des lots; | <ul style="list-style-type: none">- 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 establish a maximum encroachment of 2,2 meters for the balconies located in the front yard instead of 1,8 meters;- 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 and to establish the ratio of building footprint to site (B.F.S.) at a minimum of 0,05 and a maximum of 0,20, applying to each lot; |
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D'ASSORTIR le présent projet particulier aux conditions suivantes :

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

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| <ul style="list-style-type: none">• 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;• 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 nombre total de logements pour les deux bâtiments est limité à 99 unités; | <ul style="list-style-type: none">• 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 total of dwelling units for both buildings is limited at 99 units; |
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- 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;

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.

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.

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

40.02 1195999002

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 8 mai 2019

- 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;

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);

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.

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

