

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

SECOND DRAFT RESOLUTION NUMBER PP-2021-002 ENTITLED:

SECOND DRAFT RESOLUTION NUMBER PP-2021-002 AIMING TO AUTHORIZE, AT 13357, BOULEVARD GOUIN OUEST BETWEEN RUES HENRI-FABRE AND BELLEVILLE, A NEW 2 STOREY MULTIFAMILY CONSTRUCTION (H3 USE) OF 7 UNITS (TOWNHOUSE TYPE) IN THE C-5-294-1 ZONE ON LOTS 1 368 287 AND 1 368 288

1. Object of the draft and referendum application

Following the regular sitting held on March 8, 2021, the council of the Borough of Pierrefonds-Roxboro adopted a second draft resolution entitled as hereinabove.

This second draft contains a provision that may be the object of an application from interested parties of the concerned territory to request that a by-law containing said provision be submitted to their approval in compliance with the Act respecting elections and referendums in municipalities.

This provision is to authorize a new 2 storey multifamily construction (H3 use) of 7 units (townhouse type) in the C-5-294-1 zone at 13357, boulevard Gouin Ouest on north side between rues Henri-Fabre and Belleville on lots 1 368 287 and 1 368 288.

Such an application requires that the by-law 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.

2. Territory concerned

The second draft resolution concerns the zone C-5-294-1 and the contiguous zones H1-5-294, H1-5-327, H2-5-322 and P-5-305.

The concerned zones and their contiguous zones are illustrated on the map attached to the present notice to form an integral part hereof.

3. Conditions and validity of an application

3.1 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 in the period and in the manner prescribed by article 3.2 of the present notice;
- 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.

In the context of the COVID-19 pandemic, separate applications from interested parties from a same zone and totalling the required number of signatures for this zone will be admissible.

- 3.2 In accordance with the ministerial order number 2020-033 and to resolution number CA20 29 0169 adopted at the December 7, 2020 sitting by the Borough council of Pierrefonds-Roxboro and which authorizes the necessary adaptations to the registration procedure, the applications must be received no later than March 30, 2021 to either of the addresses listed below:

By e-mail at greffe.pfdsrox@ville.montreal.qc.ca
OR

By mail:
Referendum PPCMOI resolution PP-2021-002
a/s Dominique Jacob, acting secretary of the Borough
Ville de Montréal, arrondissement de Pierrefonds-Roxboro
13665 boulevard de Pierrefonds, Pierrefonds, Québec, H9A 2Z4.

If the application is transmitted by mail, must absolutely be received at the above-mentioned address no later than March 30, 2021 to be considered, regardless of mailing delays.

4. Interested parties

4.1 Is an interested party anyone who is not disqualified from voting and who meets the following conditions on **March 8, 2021**;

AND

- . be of full age, Canadian citizen and not be under curatorship;
- . be domiciled in a zone from which can come a valid application, 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 in a zone from which can come a valid application.

4.2 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.

4.3 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 **March 8, 2021**, is of full age and Canadian citizen and who is not under curatorship.

4.4 Corporations, co-owners or co-occupants must provide their resolution or power of attorney along with the application.

5. Lack of applications

The provisions of the second draft 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.

6. Consultation of the draft

This draft resolution may be consulted on the page of “Public Notices” on the Borough’s website at <https://montreal.ca/>.

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro
this fifteenth day of March of the year 2021.

The acting secretary of the Borough

Dominique Jacob

/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
8 mars 2021 à 19 h

Résolution: CA21 29 0059

Regular sitting of Monday
March 8, 2021 at 7 p.m.

PP-2021-002 –
DÉPÔT DU PROCÈS-VERBAL DE
CONSULTATION ÉCRITE

PP-2021-002 –
TABLING OF THE MINUTES OF THE WRITTEN
CONSULTATION

**Il est proposé par
le conseiller Benoit Langevin
appuyé par
la conseillère Louise Leroux**

**It was moved by
Councillor Benoit Langevin
seconded by
Councillor Louise Leroux**

ET RÉSOLU

AND RESOLVED

DE prendre acte du dépôt du procès-verbal de la consultation écrite relative au PP-2021-002 visant à autoriser l'implantation d'un nouveau bâtiment multifamilial – H3 (de type maisons de ville) de 2 étages comprenant 7 logements dans la zone C-5-294-1 au 13357, boulevard Gouin Ouest du côté nord entre les rues Henri-Fabre et Belleville sur les lots 1 368 287 et 1 368 288, et ce, nonobstant toute disposition contraire inscrite au règlement de zonage CA29 0040, tenue du 10 au 25 février 2021 conformément aux dispositions de l'arrêté ministériel numéro 2020-049 pris par le ministre de la Santé et des Services sociaux en vertu de la Loi sur la santé publique.

TO acknowledge the tabling of the minutes of the written consultation regarding PP-2021-002 authorizing a new 2 storey multifamily construction (H3 use) of 7 units (townhouse type) in the C-5-294-1 zone at 13357, boulevard Gouin Ouest on north side between rues Henri-Fabre and Belleville on lots 1 368 287 and 1 368 288, and that, notwithstanding any contradicting provisions of the zoning by-law CA29 0040, held from February 10 to 25, 2021 according to the provisions of the ministerial order number 2020-049 taken by the minister of Québec Health and Social Services according to the Public Health Act.

ADOPTÉ À L'UNANIMITÉ

UNANIMOUSLY ADOPTED

40.05 1215999001

Dimitrios (Jim) BEIS

Dominique JACOB

Maire d'arrondissement
Mayor of the Borough

Secrétaire d'arrondissement substitut
Acting Secretary of the Borough

Signée électroniquement le 9 mars 2021

COPIE CERTIFIÉE CONFORME, le 9 mars 2021

Dominique JACOB
Secrétaire substitut d'arrondissement
Substitute Secretary of the Borough

**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
8 mars 2021 à 19 h

Résolution: CA21 29 0060

Regular sitting of Monday
March 8, 2021 at 7 p.m.

PP-2021-002 –
13357, BOULEVARD GOUIN OUEST ENTRE
LES RUES HENRI-FABRE ET
BELLEVILLE – SECOND PROJET DE
RÉSOLUTION

PP-2021-002 –
13357, BOULEVARD GOUIN OUEST
BETWEEN RUES HENRI-FABRE AND
BELLEVILLE – SECOND DRAFT
RESOLUTION

ATTENDU qu'une assemblée de consultation
publique du comité consultatif d'urbanisme a
été tenue le 9 décembre 2020 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 December 9, 2020 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 février 2021 par
la résolution numéro CA21 29 0034

WHEREAS the first draft resolution has been
adopted at the February 8, 2021 sitting by
resolution number CA21 29 0034;

ATTENDU QU'une consultation écrite a été
tenue du 10 au 25 février 2021 conformément
aux dispositions de l'arrêté ministériel numéro
2020-049;

WHEREAS a written consultation was held
from February 10 to 25, 2021 according to the
provisions of the ministerial order number
2020-049;

ATTENDU QUE le procès-verbal de cette
consultation écrite a été déposé en séance;

WHEREAS the minutes of this written
consultation has been tabled at the sitting;

ATTENDU QUE l'arrêté ministériel 2020-033
du 7 mai 2020 prévoit notamment la possibilité
de poursuivre toute procédure d'approbation
référendaire en apportant toute adaptation
nécessaire afin d'empêcher le déplacement et
le rassemblement de citoyens;

WHEREAS the May 7, 2020 ministerial order
number 2020-033 thereof provides the
possibility to pursue any referendum approval
procedure by bringing any necessary
adaptation in order to prevent the
displacement and gathering of citizens;

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

**It was moved by
Councillor Louise Leroux
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 l'implantation d'un nouveau bâtiment multifamilial – H3 (de type maisons de ville) de 2 étages comprenant 7 logements dans la zone C-5-294-1 au 13357, boulevard Gouin Ouest du côté nord entre les rues Henri-Fabre et Belleville sur les lots 1 368 287 et 1 368 288, et ce, nonobstant toute disposition contraire inscrite au règlement de zonage CA29 0040;

DE permettre un usage résidentiel multifamilial (h3) sur le site, situé dans la zone C-5-294-1;

D'établir la hauteur maximale du bâtiment à 2 étages;

D'établir la superficie minimale du terrain à 1000 mètres carrés;

D'établir la profondeur minimale du lot à 40 mètres et la largeur minimale du lot à 30 mètres;

D'établir la marge de recul avant minimale à 9 mètres;

D'établir les marges de recul latérales (est et ouest) minimales à 7,9 mètres;

D'établir la marge de recul arrière minimale à 4,5 mètres;

D'établir le coefficient d'emprise au sol (CES) à un minimum de 0,20 et à un maximum de 0,50;

D'établir le coefficient d'occupation du sol (COS) à un minimum de 0,20 et un maximum de 0,70;

D'établir le nombre minimal de cases de stationnement à 16 cases;

D'établir le ratio minimum des cases de stationnement intérieur à 80 %;

D'établir le ratio de cases de stationnement pour vélos à 10 % du nombre total de cases de stationnement pour automobile;

D'exiger un écran visuel composé d'arbres ou d'arbustes d'une hauteur minimale de 2 mètres le long de la ligne de terrain la cour latérale ouest;

D'exiger une zone tampon végétalisée ainsi qu'un écran visuel composé d'arbres d'une hauteur minimale de 2 mètres le long de la ligne de terrain de la cour arrière.

TO adopt, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (SCOAPI), second draft resolution authorizing a new 2 storey multifamily construction (H3 use) of 7 units (townhouse type) in the C-5-294-1 zone at 13357, boulevard Gouin Ouest on north side between rues Henri-Fabre and Belleville on lots 1 368 287 and 1 368 288, and that, notwithstanding any contradicting provisions of the zoning by-law CA29 0040;

TO allow multifamily housing use (h3) on the site, located in zone C-5-294-1;

TO establish maximum building height at 2 storeys;

TO establish the requirement of a maximum lot area of 1000 square meters;

TO establish the minimum depth of the lot at 40 meters and the minimum width of the lot at 30 meters;

TO establish the front setback at a minimum of 9 meters;

TO establish lateral east and west side setbacks at a minimum of 7.9 meters;

TO establish the backyard setback at a minimum of 4,5 meters;

TO establish the coverage ratio at a minimum of 0,20 and a maximum of 0,50;

TO establish the floor area ratio (F.A.R.) at a minimum of 0,20 and a maximum of 0,70;

TO establish the minimum number of parking spaces at 16;

TO establish the minimum interior parking spaces ratio at 80%;

TO establish the bike parking ratio at 10% of the total number of car parking spaces;

TO require a visual screen composed of trees or shrubs of a minimum height of 2 meters along the property line in the west side setback;

TO require a visual screen composed of trees or shrubs of a minimum height of 2 meters along the property line in the ouest lateral setback;

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

- a) L'approbation du plan d'aménagement paysager par la Direction de l'aménagement urbain et services aux entreprises;
- b) Que les demandes de permis et autorisations nécessaires à la réalisation du projet soient effectuées dans les 24 mois suivant l'entrée en vigueur du présent PPCMOI;

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;

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;

DE poursuivre la procédure d'adoption de ce projet de résolution conformément aux règles de l'arrêté ministériel 2020-033 du 7 mai 2020, en apportant les adaptations nécessaires à la procédure référendaire, notamment en établissant un processus à distance d'enregistrement des personnes habiles à voter et, le cas échéant, en organisant la tenue d'un référendum par correspondance, selon les modalités prévues par le Règlement sur le vote par correspondance (chapitre E-2.2, r.3).

ADOPTÉ À L'UNANIMITÉ

40.06 1215999001

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 9 mars 2021

COPIE CERTIFIÉE CONFORME, le 9 mars 2021

Dominique JACOB
Secrétaire substitut d'arrondissement
Substitute Secretary of the Borough

TO MAKE the acceptance of the present specific construction project subject to the following conditions :

- a) The approval of the landscaping plan by the " Direction Développement du territoire et études techniques ";
- b) That the permit and necessary authorizations for the present project be requested during the 24 months following the entry into force of the present SCOAPI;

TO require 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;

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;

TO pursue the adoption procedure of this draft resolution in accordance with the rules of the May 7, 2020 ministerial order number 2020-033, by bringing the necessary adaptations to the referendum procedure, namely by establishing a remotely registration process of the qualified voters and, if need be, by organizing the holding of a referendum by correspondence, according to the conditions provided by the By-law on absentee voting (chapter E-2.2, r.3).

UNANIMOUSLY ADOPTED

Dominique JACOB

Secrétaire d'arrondissement substitut
Acting Secretary of the Borough

