



**PUBLIC CONSULTATION MEETING  
ON DRAFT BY-LAW NUMBER CA29 0040-53 ENTITLED**

BY-LAW NUMBER CA29 0040-53 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO REDUCE THE NUMBER OF STOREYS TO SIX (6) IN H4-4-282, H3-4-272-2, P-5-328, P-5-317, P-5-317-1, H4-5-290 AND H4-5-295 ZONES FOR USE CATEGORIES HIGHER THAN SIX (6) STOREYS AND INCREASING THE NUMBER OF STOREYS TO SIX (6) IN C-5-316, C-5-318, H4-5-319, H4-4-282, AND H4-5-295 ZONES FOR USE CATEGORIES LOWER THAN SIX (6) STOREYS

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-53**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption at the regular sitting held on September 12, 2022 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, September 26, 2022, at 7 p.m.**, at the Borough Hall, 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 draft by-law is to modify zoning by-law CA29 0040 in order to reduce the number of storeys to six (6) in H4-4-282, H3-4-272-2, P-5-328, P-5-317, P-5-317-1, H4-5-290 and H4-5-295 zones for use categories higher than six (6) storeys and increasing the number of storeys to six (6) in C-5-316, C-5-318, H4-5-319, H4-4-282, and H4-5-295 zones for use categories lower than six (6) storeys.

THAT in the course of this public meeting the Mayor of the Borough or another member of the Council will explain this draft by-law and the consequences of its adoption, and also hear parties who wish to express their concerns.

THAT this draft by-law contains a provision relating to a by-law that is susceptible to be approved by referendum.

THE draft resolution concerns H4-5-290, H4-5-295, H3-4-272-2, C-5-316, P-5-317, C-5-318, H4-5-319, P-5-317-1, P-5-328, H4-4-282 zones and the contiguous zones E-5-291-1, P-5-291, H3-5-296, C-5-298, H2-5-320, H3-5-329, H1-5-331, P-5-330, C-4-281, C-4-280, C-4-275, C-4-274, C-4-273, H1-4-267.

Interested persons in these zones and their contiguous zones as identified on the plan attached to this notice, may participate in a referendum approval procedure for the provisions of the proposed by-law, if so requested.

THE concerned zones and their contiguous zones are shown on the map attached to this notice to form an integral part thereof.

THAT this draft by-law is available for consultation on the "public notices" page of the Borough's website at <https://montreal.ca>.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO  
This thirteenth day of September of the year 2022.

The secretary of the Borough

A handwritten signature in black ink, appearing to read "Pier-Luc Bisailon-Landry".

Pier-Luc Bisailon-Landry, Attorney

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-53

BY-LAW NUMBER CA29 0040-53 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REDUCE THE NUMBER OF FLOORS TO SIX (6) IN ZONES H3-4-272-2, H4-4-282, H4-5-290, H4-5-295, P-5-317, P-5-317-1 AND P-5-328 FOR USE CATEGORIES EXCEEDING SIX (6) STOREYS AND INCREASE THE NUMBER OF STOREYS TO SIX (6) IN ZONES H4-4-282, H4-5-295, C-5-316, C-5-318 AND H4-5-319 FOR USE CATEGORIES OF LESS THAN SIX (6) STOREYS

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At the Borough of Pierrefonds-Roxboro regular sitting held on September 12, 2022 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, M<sup>e</sup> Alice Ferrandon, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on August 1, 2002;

WHEREAS the îlot Saint-Jean presents a potential for consolidation and densification of the built form on a human scale;

WHEREAS, in 2019, the Borough undertook the development of the 2020-2025 strategic vision for the Pierrefonds-Roxboro identity core, which was the subject of a vast collaborative process in which Borough officials, the city council, as well as the population took part;

WHEREAS all of these orientations were the subject of a detailed planning process for the central sector, including the îlot Saint-Jean in 2015;

WHEREAS this planning process has identified the desire to design buildings whose volume is limited to the scale of human perceptions in the identity heart of the îlot Saint-Jean;

WHEREAS the Borough Council supports this approach in the desire to maintain the densification of the residential area while considering the relationship of heights to make the area more lively and to influence the well-being of the citizens;

HAVING REGARD TO section 113 of the Act respecting land use planning and development (RLRQ, chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 The specifications chart for the H3-4-272-2 zone is modified as follows:

- a) by replacing the numbers 4/10 with the numbers 4/6 at the intersection of line number 19, height ( storeys ) and column h3;

The whole as presented in the specifications chart for H3-4-272-2 zone attached as Appendix A to the present by-law.

ARTICLE 2 The specifications chart for the H4-4-282 zone is modified as follows:

- a) by replacing the numbers 5/8 with the numbers 5/6 at the intersection of line number 19, height ( storeys ) and column h3;
- b) by replacing the numbers 3/4 with the numbers 3/6 at the intersection of line number 19, height ( storeys ) and column h3;
- c) by replacing the numbers 3/4 with the numbers 3/6 at the intersection of line number 19, height ( storeys ) and column h3;
- d) by replacing the numbers 4/8 with the numbers 4/6 at the intersection of line number 19, height ( storeys ) and column h4;

The whole as presented in the specifications chart for H4-4-282 zone attached as Appendix A to the present by-law.

ARTICLE 3 The specifications chart for the H4-5-290 zone is modified as follows:

- a) by replacing the numbers 5/12 with the numbers 5/6 at the intersection of line number 19, height ( storeys ) and column h3;
- b) by replacing the numbers 4/12 with the numbers 4/6 at the intersection of line number 19, height ( storeys ) and column h4;

The whole as presented in the specifications chart for H4-5-290 zone attached as Appendix A to the present by-law.

ARTICLE 4 The specifications chart for the H4-5-295 zone is modified as follows:

- a) by replacing the numbers 3/4 with the numbers 3/6 at the intersection of line number 19, height ( storeys ) and column h3;
- b) by replacing the numbers 5/12 with the numbers 5/6 at the intersection of line number 19, height ( storeys ) and column h3;
- c) by replacing the numbers 3/4 with the numbers 3/6 at the intersection of line number 19, height ( storeys ) and column h3;
- d) by replacing the numbers 4/12 with the numbers 4/6 at the intersection of line number 19, height ( storeys ) and column h4;

The whole as presented in the specifications chart for H4-5-295 zone attached as Appendix A to the present by-law.

ARTICLE 5 The specifications chart for the C-5-316 zone is modified as follows:

- a) by replacing the numbers 1/2 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns c1, c2, c3b;

The whole as presented in the specifications chart for C-5-316 zone attached as Appendix A to the present by-law.

ARTICLE 6 The specifications chart for the P-5-317 zone is modified as follows:

- a) by replacing the numbers 1/16 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns h3, c1, c2, p1, p2c, p2d, p3a, p3b;

The whole as presented in the specifications chart for P-5-317 zone attached as Appendix A to the present by-law.

ARTICLE 7 The specifications chart for the P-5-317-1 zone is modified as follows:

- a) by replacing the numbers 1/12 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns p2c, p2d ;

The whole as presented in the specifications chart for P-5-317-1 zone attached as Appendix A to the present by-law.

ARTICLE 8 The specifications chart for the C-5-318 zone is modified as follows:

- a) by replacing the numbers 1/2 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and column p2d;
- b) by replacing the numbers 1/3 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and column c1, c2;

The whole as presented in the specifications chart for C-5-318 zone attached as Appendix A to the present by-law.

ARTICLE 9 The specifications chart for the H4-5-319 zone is modified as follows:

- a) by replacing the numbers 1/2 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns h1, h4;

The whole as presented in the specifications chart for H4-5-319 zone attached as Appendix A to the present by-law.

ARTICLE 10 The specifications chart for the P-5-328 zone is modified as follows:

- a) by replacing the numbers 1/8 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns c2b, p2b, p2c, p2d;

The whole as presented in the specifications chart for P-5-328 zone attached as Appendix A to the present by-law.

ARTICLE 11 This by-law comes into force in accordance with the Law.