

**REQUEST FOR REFERENDUM APPROVAL  
(REQUEST FOR REGISTER)**

**SECOND DRAFT RESOLUTION NUMBER CA24 29 0032**

**Project aiming to authorize a new five-storey (5) multi-family building (H3 use) in zones P-4-278 and H3-4-279 at 14 700, boulevard de Pierrefonds, on part of lot 1 841 762, and that, notwithstanding any contradicting provisions of the zoning By-law CA29 0040 and Subdivision By-law CA29 0041**

**TO ALL PERSONS IN THE P-4-278 AND H3-4-279 ZONES AND CONTIGUOUS ZONES H4-4-260, H3-4-261, C-4-266, P-4-268, C-4-276, H1-4-277, P-4-278-1, C-4-280, P-4-283, H4-4-284 AND H1-4-285 LIKELY TO BE INTERESTED IN THIS SECOND DRAFT RESOLUTION**

**1. Referendum approval**

Following the public consultation meeting held on December 4, 2023, the Borough Council adopted, at the regular sitting held on February 5, 2024, the second draft resolution mentioned above.

This second draft contains provisions that may be requested by interested persons in the territory concerned to submit the resolution containing them for the approval of certain qualified voters in accordance with the Act respecting elections and referendums in municipalities.

**2. Purpose of the second draft resolution**

The purpose of this second draft resolution is to authorize a new five-storey (5) multi-family building (H3 use) in zones P-4-278 and H3-4-279 at 14 700, boulevard de Pierrefonds, on part of lot 1 841 762.

The provisions of this draft resolution are subject to referendum approval by the qualified voters of the P-4-278 and H3-4-279 zones and its contiguous zones H4-4-260, H3-4-261, C-4-266, P-4-268, C-4-276, H1-4-277, P-4-278-1, C-4-280, P-4-283, H4-4-284 and H1-4-285.

**3. Description of the territory**

An application relating to provisions subject to referendum approval may come from P-4-278 and H3-4-279 zones and its contiguous zones H4-4-260, H3-4-261, C-4-266, P-4-268, C-4-276, H1-4-277, P-4-278-1, C-4-280, P-4-283, H4-4-284 and H1-4-285, all located on the territory of the Borough of Pierrefonds-Roxboro.

Such a request will have the effect of submitting these provisions to the approval of the qualified voters of the concerned zone and of the contiguous zones from which the request originates.

**4. Conditions of validity of an application**

To be valid, all applications must:

- clearly identify the **provisions** subject to referendum approval;
- identify the **zone** where it originates;
- be signed by at least **twelve (12)** interested persons in the area from which it originates or by at least a majority of them if the number of interested persons in the area does not exceed 21;
- be received in the office of the Borough Clerk no later than 7 p.m. on **February 26, 2024**, at either of the following addresses:

By mail or in person:

a/s Marie-Pier Cloutier, Acting Secretary of the Borough  
Department of Citizen Relations, Administrative Services and Registry  
Pierrefonds-Roxboro Borough Hall  
13665, boulevard de Pierrefonds  
Pierrefonds (Québec) H9A 2Z4

By e-mail : [greffe.pfdsrox@montreal.ca](mailto:greffe.pfdsrox@montreal.ca)

If the application is sent by mail, it must be received at the address indicated at the latest on **February 26, 2024** before 7 p.m. to be considered, regardless of postal deadlines.

In addition, each signatory must be an interested person as described in Section 4.

The signatory (who must be of age as of February 5, 2024) indicates, next to his or her signature, his or her name in capital letters, telephone number, address, apartment number and the capacity in which he or she is a person interested in signing (see section 4 to this effect: resident, owner or co-owner, occupant or co-occupant of a place of business, representative of a legal person).

## **5. Requirements to be a person interested in signing an application**

- 5.1 An interested person is any person who, on February 5, 2024, is not disqualified from voting, is of full age, is a Canadian citizen, is not under curatorship and meets one of the following two conditions;
- is domiciled in a zone from which an application may originate and has been in Quebec for at least six (6) months;
  - is, for at least 12 months, the owner of an immovable or the occupant of a place of business, within the meaning of the Act respecting municipal taxation (R.S.Q., chapter F-2.1), located in a zone from which an application may originate.
- 5.2 Additional condition for undivided co-owners of an immovable and co-occupants of a place of business: to be designated, by means of a power of attorney signed by a majority of the co-owners or co-occupants, as the person entitled to sign the application on their behalf and to be entered on the referendum list, if applicable **This power of attorney must be filed before or at the same time as the application.**
- 5.3 An additional condition to the right to sign an application by a corporation is that the corporation must have designated, by resolution, one of its members, directors and employees who, on February 5, 2024, is of the age of majority, is a Canadian citizen, is not under curatorship and is not disqualified from voting by law. **Such resolution must be filed before or at the same time as the application.**

Except in the case of a person designated as a representative of a legal person, no person may be considered to be interested in more than one capacity in accordance with section 531 of the Act respecting elections and referendums in municipalities (R.R.Q., chapter E-2.2).

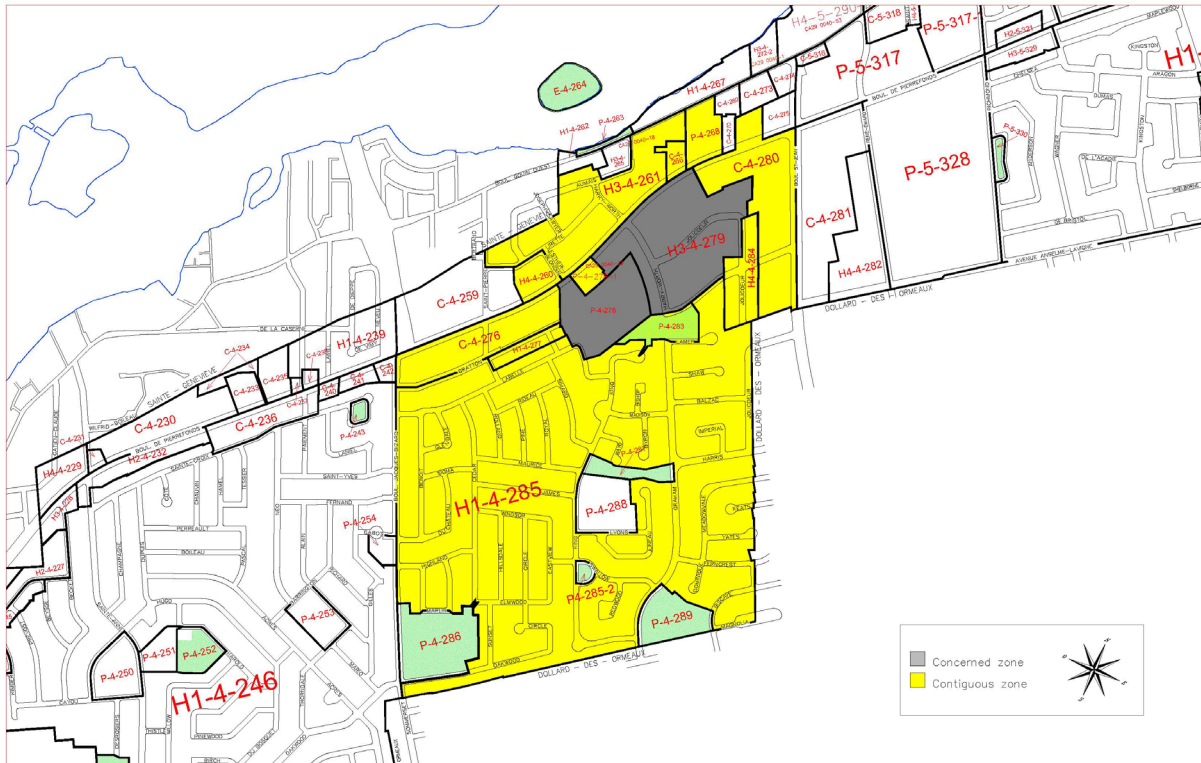
## **5. Absence of applications**

Any provisions of this second draft resolution that have not been validly applied for may be included in a resolution that does not require approval by those entitled to vote.

## **6. Consultation of the draft resolution**

This second draft resolution and the detailed illustration of the concerned zones and the contiguous zones can be consulted at the Accès Montréal 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 “public notices” page of the Borough's website at [montreal.ca/pierrefonds-roxboro](http://montreal.ca/pierrefonds-roxboro). Any person who requests it may obtain a copy of the second draft resolution free of charge.

In case of any discrepancy or difference between the French and English versions, the French version of this public notice shall prevail.



Concerned zones: **P-4-278 and H3-4-279**

Contiguous zones: **H4-4-260, H3-4-261, C-4-266, P-4-268, C-4-276, H1-4-277, P-4-278-1, C-4-280, P-4-283, H4-4-284 and H1-4-285**

DONE IN MONTREAL, Borough of Pierrefonds-Roxboro  
this fourteenth day of February in the year 2024.

*Marie-Pier Cloutier*  
Marie-Pier Cloutier, Head of Division  
Acting Secretary of the Borough

/r/

**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  
5 février 2024 à 19 h

Résolution: CA24 29 0032

Regular sitting of Monday  
February 5, 2024 at 7 p.m.

PP-2023-003  
14 700, BOULEVARD DE PIERREFONDS  
PRÈS DE LA RUE HARRY-WORTH  
SECOND PROJET DE RÉSOLUTION

PP-2023-003  
14 700, BOULEVARD DE PIERREFONDS  
NEAR RUE HARRY-WORTH  
SECOND DRAFT RESOLUTION

Le conseiller Chahi (Sharkie) Tarakjian déclare avoir un intérêt dans ce dossier. Il s'abstient de prendre part aux délibérations et de voter.

Councillor Chahi (Sharkie) Tarakjian declared having an interest in this file. He abstained from participating in deliberations and from voting.

ATTENDU que qu'une réunion du comité consultatif d'urbanisme a été tenue le 7 juin 2023 à 17 h 30, à l'issue de laquelle le projet particulier de construction a été recommandé par ledit comité;

WHEREAS a meeting of the Urban Planning Advisory Committee was held on June 7, 2023 at 5:30 p.m., at the end of which the specific construction proposal was recommended by said committee;

ATTENDU qu'une consultation citoyenne s'est tenue du 30 août 2022 au 4 octobre 2022 sur la plateforme de consultation en ligne *Cocoriko*;

WHEREAS a citizen consultation was held from August 30, 2022 to October 4, 2022 on the *Cocoriko* online consultation platform;

ATTENDU QUE le premier projet de résolution a été adopté à la séance du 6 novembre 2023 par la résolution numéro CA23 29 0295;

WHEREAS the first draft resolution has been adopted at the November 6, 2023 sitting by resolution number CA23 29 0295;

ATTENDU QU'une assemblée publique de consultation a été tenue du 4 décembre 2023 conformément aux dispositions de la Loi sur l'aménagement et l'urbanisme (L.R.Q., c. A-19.1);

WHEREAS a public consultation meeting was held on December 4, 2023 in accordance with the provisions of the Act respecting land use planning and development (R.S.Q., c. A-19.1);

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 ce projet de règlement contient des dispositions susceptibles d'approbation référendaire.

Whereas this by-law contains provisions to pursue a referendum approval procedure.

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

ET RÉSOLU

D'ADOPTER, en vertu du règlement CA29 0045 sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (PPCMOI), le premier projet de résolution visant à autoriser l'implantation d'un nouveau bâtiment multifamilial (usage H3) de cinq (5) étages dans les zones P-4-278 et H3-4-279 au 14 700, boulevard de Pierrefonds sur une partie du lot 1 841 762, et ce, nonobstant toute disposition contraire inscrite aux règlements de zonage CA29 0040 et de lotissement CA29 0041;

DE permettre un usage résidentiel multifamilial (h3) sur le site, situé dans les zones P-4-278 et H3-4-279;

D'établir une superficie minimale de terrain à 10 000 mètres carrés;

D'établir une profondeur minimale de terrain à 40 mètres;

D'établir une largeur minimale de terrain à 15 mètres;

DE permettre une structure de bâtiment isolée;

D'établir la marge de recul avant minimale à 11,5 mètres;

D'établir la marge de recul latérale minimale à 9,5 mètres;

D'établir la marge de recul arrière à 11,5 mètres;

D'établir la hauteur maximale du bâtiment à cinq (5) étages;

D'établir le coefficient d'occupation du sol (C.O.S.) à un maximum de 2;

D'établir le coefficient d'emprise au sol (C.E.S.) maximum à 0,40;

De permettre 20% maximum de revêtement extérieur léger sur chacune des élévations du bâtiment;

DE permettre que la partie couverte extérieure de la rampe d'accès au stationnement intérieur soit situé à 3 mètres de la ligne de terrain arrière;

De permettre que la bande tampon adjacente à la partie couverte extérieure de la rampe d'accès au stationnement intérieur soit d'une largeur de 3 mètres;

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

AND RESOLVED

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction, alteration or occupancy proposals for an immovable (SCAOPI), first draft resolution authorizing a new five-storey (5) multi-family building (H3 use) in zones P-4-278 and H3-4-279 at 14 700, boulevard de Pierrefonds, on part of lot 1 841 762, and that, notwithstanding any contradicting provisions of the zoning by-law CA29 0040 and Subdivision By-law CA29 0041;

TO allow a multi-family residential use (h3) on the site, located in zones P-4-278 and H3-4-279;

TO establish a minimum land area of 10 000 square meters;

TO establish a minimum depth of the lot at 40 meters;

TO establish a minimum width of the lot at 15 meters;

TO allow detached building structure;

TO establish the front setback at a minimum of 11.5 meters;

TO establish the lateral setback at a minimum of 9.5 meters;

TO establish the rear setback at a minimum of 11.5 meters;

TO establish the maximum building height at five (5) storeys;

TO establish the floor area ratio (F.A.R.) at a maximum of 2;

TO establish the maximum coverage ratio (C.E.S.) at 0.40;

TO allow a maximum of 20% light exterior cladding on each building elevation;

TO allow the exterior covered portion of the indoor parking access ramp to be located 3 metres from the rear lot line;

TO allow the buffer strip adjacent to the exterior covered portion of the indoor parking access ramp to be 3 metres wide;

DE permettre de réduire le nombre de conteneurs et de bacs requis pour la gestion des matières résiduelles à l'aide d'un compacteur, tel que proposé dans la « Note technique » datée du 18 octobre 2023 du consultant *Strazer*.

D'autoriser les opérations cadastrales requises pour la réalisation du projet situé dans les zones P-4-278 et H3-4-279 bien que les exigences en regard des superficies minimales, dimensions minimales et usages sont différentes d'une zone à l'autre, nonobstant l'article 21 du Règlement de lotissement numéro CA29 0041.

D'ASSORTIR l'acceptation du présent projet particulier de construction aux conditions suivantes :

- a) Que la gestion des matières résiduelles soit sous l'égide d'une collecte privée comme proposée dans la « Note technique » datée du 18 octobre 2023 du consultant *Strazer*;
- b) Qu'une allée piétonnière soit aménagée afin de relier le projet résidentiel au parc Cyril-W-McDonald;
- c) Qu'une allée piétonnière soit aménagée afin de relier le bâtiment du *Sportplex* au parc Cyril-W-McDonald;
- d) Une signalisation interdisant le stationnement en tout temps doit être installée sur toute la longueur et chacun des côtés de l'accès véhiculaire menant à la rue Harry-Worth afin de maintenir l'accès dégagé;
- e) Que le nom du projet et l'adresse civique soient clairement identifiés à proximité de l'accès véhiculaire situé sur la rue Harry-Worth;
- f) L'approbation du plan d'aménagement paysager par la Direction – Développement du territoire et études techniques;
- g) Une garantie financière de 20 000 \$ pour les travaux d'aménagement extérieur 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 conformément au permis émis;
- h) Le réaménagement du stationnement desservant le bâtiment du *Sportplex* doit être conçu de façon à réduire les îlots de chaleur et à intégrer la gestion des eaux pluviales. Les plans de ce réaménagement doivent être approuvés par la Direction – Développement du territoire et études techniques;
- i) 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.

TO reduce the number of containers and bins required for the management of residual materials using a compactor, as proposed in the "Technical Note" dated October 18, 2023 by Consultant *Strazer*.

To authorize the cadastral operations required for the realization of the project located in zones P-4-278 and H3-4-279 even though the requirements regarding the minimum areas, minimum dimensions and uses are different from one zone to another, notwithstanding article 21 of Subdivision By-law number CA29 0041.

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

- a) That the management of residual materials be under a private collection as proposed in the "Technical Note" dated October 18, 2023 by consultant *Strazer*;
- b) That a pedestrian walkway be developed to connect the residential project to Cyril-W-McDonald Park;
- c) That a pedestrian walkway be provided to connect the *Sportplex* building to Cyril-W-McDonald Park;
- d) Signage prohibiting parking at all times must be installed along the entire length and sides of the vehicular access to rue Harry-Worth to maintain the access clear;
- e) That the project name and civic address be clearly identified near the vehicular access located on rue Harry-Worth;
- f) The approval of the landscaping plan by the Direction – Territory Development and Technical Studies;
- g) A financial guarantee of \$20,000 for the exterior landscaping shall be paid prior to the construction permit issuance, which will be cashed in as monetary penalty in the event of failure to complete the works in accordance with the permit issued;
- h) The redevelopment of the parking lot serving the *Sportplex* building must be designed to reduce heat islands and integrate stormwater management. The plans for this redevelopment must be approved by the Direction – Territory Development and Technical Studies;
- i) That applications for the permits and authorizations required to carry out the project be made within 24 months of the present SCAOPI coming into force.

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.

QUE soit publié un avis public annonçant la possibilité de faire une demande de participation à un référendum.

THAT a public notice be published announcing the possibility of a request to participate in a referendum.

DE poursuivre la procédure d'adoption de ce projet de résolution.

TO pursue the adoption procedure of this draft resolution.

ADOPTÉ À L'UNANIMITÉ

UNANIMOUSLY ADOPTED

40.04 1238707018

Dimitrios (Jim) BEIS

Marie-Pier CLOUTIER

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Maire d'arrondissement  
Mayor of the Borough

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Secrétaire d'arrondissement substitut  
Acting Secretary of the Borough

Signée électroniquement le 7 février 2024

COPIE CERTIFIÉE CONFORME, le 7 février 2024

*Marie-Pier Cloutier*

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Marie-Pier CLOUTIER  
Secrétaire d'arrondissement substitut  
Acting Secretary of the Borough