

## Public Notice



### PUBLIC NOTICE OF CORRECTION

#### NOTICE TO REGISTER

NOTICE is hereby given by the undersigned:

THAT an error was made in the public notice requesting participation in a referendum on the second draft resolution number CA24 29 0032 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 regarding number of applications needed for a referendum to be held, published on March 15, 2024.

THAT the number of applications needed for a referendum to be held is wrong. The item should read as follows:

- (...) *The number of applications needed for a referendum to be held is 87. If the required number of signatures is not attained, the second draft by-law shall be deemed approved by the persons qualified to vote.*

The public notice as it should have read is attached to this notice of correction to form an integral part hereof.

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

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

Secretary of the Borough

A handwritten signature in blue ink, appearing to read "J. Gauthier", is written over a faint circular stamp.

M<sup>e</sup> Jean-François Gauthier, MBA

/rl

## Public Notice



### PUBLIC NOTICE

#### NOTICE TO REGISTER

**To qualified voters having the right to be entered on the referendum list of the zone H3-4-279 and adjoining zone H1-4-277**

NOTICE IS HEREBY GIVEN THAT during the regular sitting of Borough Council held on February 5, 2024 the Borough Council adopted the following second draft resolution 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**

As this resolution contains provisions that are subject to referendum approval, qualified voters entitled to be registered on the referendum list of the concerned area (concerned zone H3-4-279, that is, part of boulevard de Pierrefonds and rue Jolicoeur and rue Harry-Worth) and contiguous zone H1-4-27, that is, part of rue Gratton, please refer to the map below), may request that this by-law be submitted to a referendum by entering their name, address and qualification and apposing their signature in the register open for this purpose.

The register will be open from 9 a.m. to 7 p.m. on March 20, 2024 at the Borough Hall located at 13 665, boulevard de Pierrefonds.

The result of the registration procedure will be made known on March 20, 2024, after 7 p.m. or as soon as it becomes available.

Qualified voters entering their name must establish their identity by presenting one of the following documents:

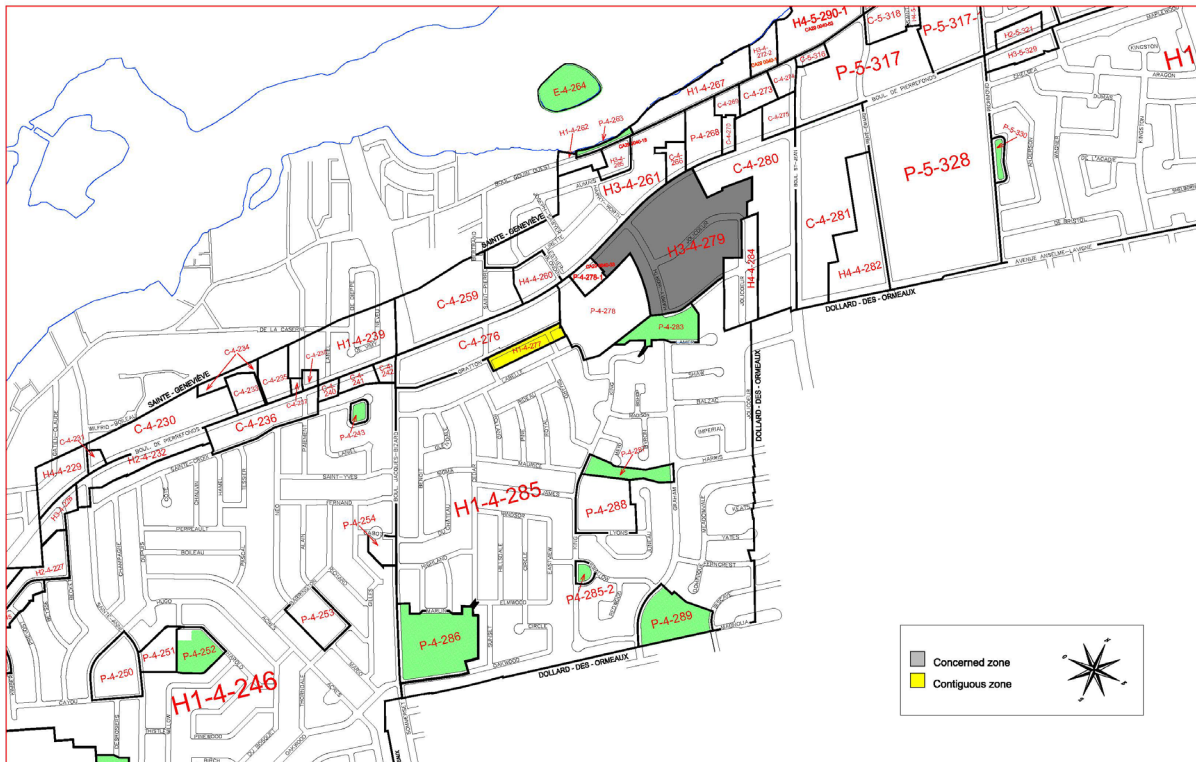
- health insurance card issued by the Régie de l'assurance maladie du Québec;
- driver's license or probationary license issued by the Société de l'assurance automobile du Québec;
- Canadian passport,
- certificate of Indian Status or Canadian Forces identification card.

The number of applications needed for a referendum to be held is **87**. If the required number of signatures is not attained, the second draft by-law shall be deemed approved by the persons qualified to vote.

The second draft by-law resolution which is the subject of the register is attached to this public notice and may be consulted at the Borough Hall located at 13 665, boulevard de Pierrefonds, during office hours, as well as during registration hours.

### Illustration of the concerned area

The map below illustrates the concerned area, which consists of the concerned zone H3-4-279 in gray and the contiguous zone H1-4-277 in yellow:



### Conditions to be a qualified voter having the right to be entered on the referendum list of the Borough territory:

1. Every person who, on February 5, 2024, was not disqualified from voting under the Act respecting elections and referendums in municipalities and meets the following requirements:

- be domiciled in the Borough and be domiciled in Québec for at least 6 months;
- be of full age, a Canadian citizen and not be under curatorship.

2. Every non-resident, sole owner of an immovable or non-resident, sole occupant of a business establishment who is not disqualified from voting and who meets the following requirements:

- be the sole owner of an immovable or the sole occupant of a business establishment located in the Borough for at least 12 months;
- be of full age, a Canadian citizen and not be under curatorship.

3. Every non-resident undivided co-owner of an immovable or non-resident co-occupant of a business establishment who is not disqualified from voting and meets the following requirements:

- be an undivided co-owner of an immovable or co-occupant of a business establishment located in the Borough for at least 12 months;
- be designated, for that purpose, by a proxy signed by the majority of those who are co-owners or co-occupants since at least 12 months, as the person who is entitled to sign the register on their behalf and have his name entered on the referendum list, if applicable. This proxy must be produced before or at the signing of the register.

4. Legal person:

- have designated by resolution, amongst its members, directors or employees, a person who is, on February 5, 2024, and, upon exercising this right, is of full age, a Canadian citizen, is neither under curatorship and nor disqualified from voting, under the Act. This resolution must be produced before or at the signing of the register;
- unless in the case of a person designated as a representative of a legal entity, no one may be considered to be a person concerned in more than one capacity, in accordance with section 531 of the Act respecting elections and referendums in municipalities (CQLR, chapter E-2.2).

#### **Clarification of the address required on a request for a referendum vote**

- home address, in the case of a qualified voter domiciled in the concerned zone;
- the address of the immovable, in the case of a qualified voter who is the sole owner or undivided co-owner of an immovable located in the concerned sector;
- address of business establishment, in the case of a qualified voter who is the sole occupant or co-occupant of a business establishment located in the concerned sector.

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

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

Secretary of the Borough



M<sup>e</sup> Jean-François Gauthier, MBA

/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  
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**

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

ET RÉSOLU

AND RESOLVED

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;

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;

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

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

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

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

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

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

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

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

DE permettre une structure de bâtiment isolée;

TO allow detached building structure;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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;

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

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;

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

\_\_\_\_\_  
Maire d'arrondissement  
Mayor of the Borough

\_\_\_\_\_  
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  
Secrétaire d'arrondissement substitut  
Acting Secretary of the Borough