

## Public Notice



### PUBLIC NOTICE

#### NOTICE TO REGISTER

**To qualified voters having the right to be entered on the referendum list of the zone C-7-424 and adjoining zone H1-7-399-1**

NOTICE IS HEREBY GIVEN THAT during the regular sitting of Borough Council held on March 4, 2024 the Borough Council adopted the following second draft resolution CA24 29 0064:

**Project aiming to authorize a new six (6) storey multi-dwelling construction (H3 use) in the C-7-424 zone at 10 451, boulevard Gouin Ouest, at the intersection of 4<sup>e</sup> Avenue Nord, on lot 1 389 831, and that, notwithstanding any contradicting provisions of the zoning by-law CA29 0040**

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 C-7-424, that is, part of boulevard Gouin Ouest, between 1<sup>e</sup> Avenue Nord and 4<sup>e</sup> Avenue Nord and contiguous zone H1-7-399-1, that is part of 1<sup>e</sup> Avenue Nord, 2<sup>e</sup> Avenue Nord, 3<sup>e</sup> Avenue Nord and 4<sup>e</sup> Avenue Nord, 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 April 15, 2024 at the Borough Hall located at 13665, boulevard de Pierrefonds.

The result of the registration procedure will be made known on April 15, 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:

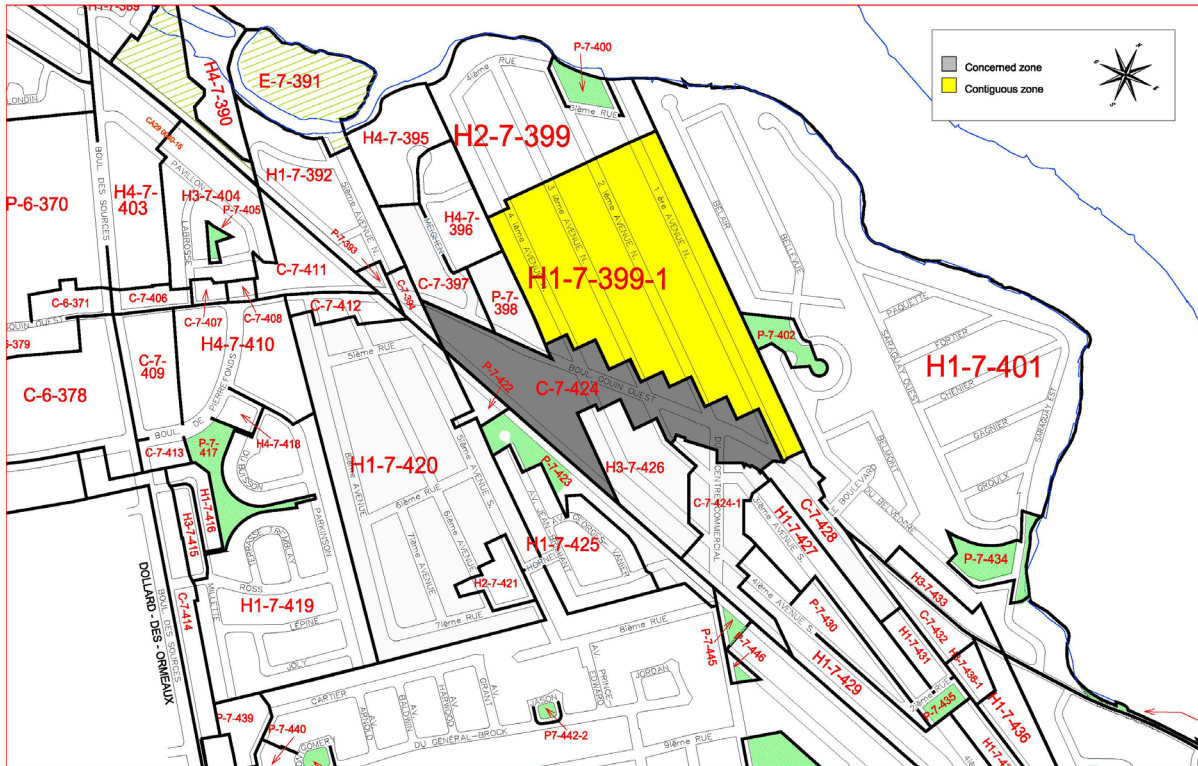
- health insurance card issued by the Régie de l'assurance maladie du Québec;
- driver's license or probationary license issued by the Société de l'assurance automobile du Québec;
- Canadian passport,
- certificate of Indian Status or Canadian Forces identification card.

The number of applications needed for a referendum to be held is **71**. 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 C-7-424 in gray and the contiguous zone H1-7-399-1 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 March 4, 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 March 4, 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 tenth day of April 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 4 mars 2024 à 19 h	Résolution: CA24 29 0064	Regular sitting of Monday March 4, 2024 at 7 p.m.
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PP-2023-004

10 451, BOULEVARD GOUIN OUEST À  
L'INTERSECTION DE LA 4<sup>e</sup> AVENUE NORD  
SECOND PROJET DE RÉSOLUTION

PP-2023-004

10 451, BOULEVARD GOUIN OUEST AT THE  
INTERSECTION OF 4<sup>e</sup> AVENUE NORD  
SECOND DRAFT RESOLUTION

ATTENDU qu'une réunion du comité consultatif d'urbanisme a été tenue le 12 octobre 2022 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 has been held on October 12, 2022 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 17 mars 2022 au 16 avril 2022 sur la plateforme de consultation en ligne Cocoriko;

WHEREAS a citizen consultation was held from March 17, 2022 to April 16, 2022 on the Cocoriko online consultation platform;

ATTENDU QUE le premier projet de résolution a été adopté à la séance du 4 décembre 2023 par la résolution numéro CA23 29 0308;

WHEREAS the first draft resolution has been adopted at the December 4, 2023 sitting by resolution number CA23 29 0308;

ATTENDU QU'une assemblée publique de consultation a été tenue du 5 février 2024 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 February 5, 2024 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 during 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.

ATTENDU qu'une copie du projet de résolution et du dossier décisionnel a été remise aux membres du conseil plus de 72 heures avant la séance;

WHEREAS a copy of the draft resolution and the decision-making documents were delivered to the members of the Borough Council more than 72 hours prior to the sitting;

ATTENDU QUE le second projet de règlement contient des modifications par rapport au premier projet de règlement quant au ratio d'aire d'agrément du site et au ratio de verdissage de la cour avant. Une condition a également été ajoutée afin d'assurer le verdissage sur le site;

WHEREAS the second draft by-law contains amendments to the first draft by-law with respect to the site leisure area ratio and front yard landscaping ratio. A condition has also been added to ensure landscaping on the site;

**Il est proposé par  
la conseillère Louise Leroux  
appuyé par  
le conseiller Chahi (Sharkie) Tarakjian**

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 second projet de résolution visant à autoriser l'implantation d'un nouveau bâtiment multifamilial (usage H3) de six (6) étages dans la zone C-7-424 au 10 451, boulevard Gouin Ouest, à l'intersection de la 4<sup>e</sup> Avenue Nord, sur le lot 1 389 831, et ce, nonobstant toute disposition contraire inscrite au règlement de zonage CA29 0040;

DE permettre une marge avant minimale à 4,5 mètres (boulevard Gouin Ouest);

DE permettre une hauteur maximale du bâtiment à six (6) étages;

DE permettre une hauteur maximale du bâtiment à 18 mètres;

DE permettre un coefficient d'occupation du sol (C.O.S.) maximum de 2,8;

DE permettre un coefficient d'emprise au sol (C.E.S.) maximum de 0,50;

DE permettre un ratio des aires d'agrément à 11 m<sup>2</sup> par logement;

DE permettre une construction souterraine non apparente à :

- 0,25 mètre de la ligne latérale droite de terrain;
- 0,5 mètre de la ligne de terrain arrière;

DE permettre que la cour avant du terrain soit gazonnée ou autrement paysagée à l'aide de végétaux à 46%.

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

- a) L'approbation du plan d'aménagement paysager par la Direction – Développement du territoire et études techniques;
- 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;
- c) La superficie minimale de verdure requise des espaces libres (cour avant, latérales, arrière et le toit vert) du terrain est 525 m<sup>2</sup>.

**It was moved by  
Councillor Louise Leroux  
seconded by  
Councillor Chahi (Sharkie) Tarakjian**

AND RESOLVED

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction, alteration or occupancy proposals for an immovable (SCAOPI), second draft resolution authorizing a new six (6) storey multi-dwelling construction (H3 use) in the C-7-424 zone at 10 451, boulevard Gouin Ouest, at the intersection of 4<sup>e</sup> Avenue Nord, on lot 1 389 831, and that, notwithstanding any contradicting provisions of the zoning by-law CA29 0040;

TO establish the front setback at a minimum of 4.5 meters (boulevard Gouin Ouest);

TO establish the maximum building height at six (6) storeys;

TO establish the maximum building height at 18 meters;

TO establish the floor area ratio (F.A.R.) at a maximum of 2.8;

TO establish the maximum coverage ratio (C.E.S.) at 0.50;

TO establish the minimum leisure area at 11 square meters per unit;

TO allow underground construction that is not apparent at:

- 0,25 meter from the right side lot line;
- 0,5 meter from the rear lot line;

TO allow the front yard of a landsite be grassed or otherwise landscaped with plants and vegetation at 46%.

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 – Territory Development and Technical Studies";
- 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 SCAOPI;
- c) The minimum area of green space required for open spaces (front, sides, rear yards and green roof) of the lot is 525 m<sup>2</sup>.

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 CA29 0040 de l'arrondissement de Pierrefonds-Roxboro, les critères de la présente résolution prévalent. Toutes les autres dispositions dudit règlement continuent à s'appliquer.

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

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

ADOPTÉ À L'UNANIMITÉ

40.02 1238707027

Dimitrios (Jim) BEIS

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Maire d'arrondissement  
Mayor of the Borough

Signée électroniquement le 6 mars 2024

COPIE CERTIFIÉE CONFORME, le 6 mars 2024

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

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.

In case of conflict with the provisions and standards stated in 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.

THAT a public notice be published announcing the possibility of requesting participation in a referendum.

TO pursue the adoption procedure of this draft resolution.

UNANIMOUSLY ADOPTED

Marie-Pier CLOUTIER

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Secrétaire d'arrondissement substitut  
Acting secretary of the Borough