

COMING INTO FORCE OF BY-LAWS

Notice is given, in accordance with the Act respecting land use planning and development (CQLR, c. A-19.1), that the following by-laws were adopted by city council at its meeting of June 17, 2024:

04-047-260 Règlement modifiant le Plan d'urbanisme de la Ville de Montréal (04-047)

This by-law amends the city's planning program by increasing the building density for lot 1 340 290, cadastre of Québec, located in Plateau-Mont-Royal borough, by including the lot in a new 11-13 sector allowing building height of 17 storeys, a medium to high site coverage and a maximum floor area ratio of 11.2.

04-047-263 Règlement modifiant le Plan d'urbanisme de la Ville de Montréal (04-047) afin de modifier la carte « La densité de construction » de la partie II de ce plan, à l'égard du territoire de l'arrondissement de Ville-Marie, pour ajouter deux secteurs 25-04 à la tête d'îlot au nord de l'avenue Viger, entre les rues Saint-Denis et Berri

This by-law amends the building density map in part II of the city's planning program, for Ville-Marie borough, by adding two 25-04 density sectors to the top of the isle north of Avenue Viger, between Rue Berri and Rue Saint-Denis. The floor area ratio increases from 3 to 6 for these added 25-04 sectors.

04-047-264 Règlement modifiant le règlement 04-047 sur le Plan d'urbanisme de la Ville de Montréal – Arrondissement de Pierrefonds-Roxboro

This by-law amends the city's planning program as it pertains to Pierrefonds-Roxboro borough by incorporating the special planning program for Boulevard Saint-Charles.

04-047-265 Règlement modifiant le Plan d'urbanisme de la Ville de Montréal (04-047) relativement au Programme particulier d'urbanisme – Secteur Griffintown

This by-law amends the city's planning program, in particular the Griffintown special planning program (SPP). Amendments to the SPP follow up on OCPM recommendations and include adding a preamble to explain amendments, deleting actions, reviewing the text relating to the specific proposal approach, adding a map of maximum densities, adding criteria concerning the quality of projects and removing certain maps. The by-law also amends the building density map by adding a minimum height and by modifying the floor area ratios for sectors 12-T2, 12-T5, 12-T8 et 12-T11 and by changing the boundaries of sector 12-T5.

23-042

Règlement autorisant la transformation du bâtiment commercial situé au 7500, boulevard des Galeries-d'Anjou afin d'ajouter une composante résidentielle au site

This by-law authorizes the conversion of a commercial building located at 7500, boulevard des Galeries-d'Anjou (lot 1 005 110, cadastre of Québec) to add a residential component to the site and allows for a departure from certain articles of Anjou borough's zoning by-law (RCA 40) and by-law concerning architectural integration and implementation plans (RCA 45).

Following the public notice published on June 28, 2024, in this newspaper, and in accordance with sections 137.13, 137.15 and 264.0.3 of the Act respecting land use planning and development (CQLR, c. A-19.1), these by-laws are deemed to be in conformity with the Montréal urban agglomeration land use and development plan as of July 30, 2024, and come into force on that date.

The by-laws may be consulted (French version only) during regular business hours at the Service du greffe, 275, rue Notre-Dame Est and are also available on the city's website at montreal.ca/reglements-municipaux/.

Montréal, August 7, 2024

Emmanuel Tani-Moore
City Clerk