

Public Notice



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-68 ENTITLED**

By-law number CA29 0040-68 modifying zoning by-law CA29 0040 in order to add a multi-family dwelling (h3) use in zone C-7-424-1 with the specific standards and provisions applicable thereto

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-68**:

NOTICE is hereby given by the undersigned:

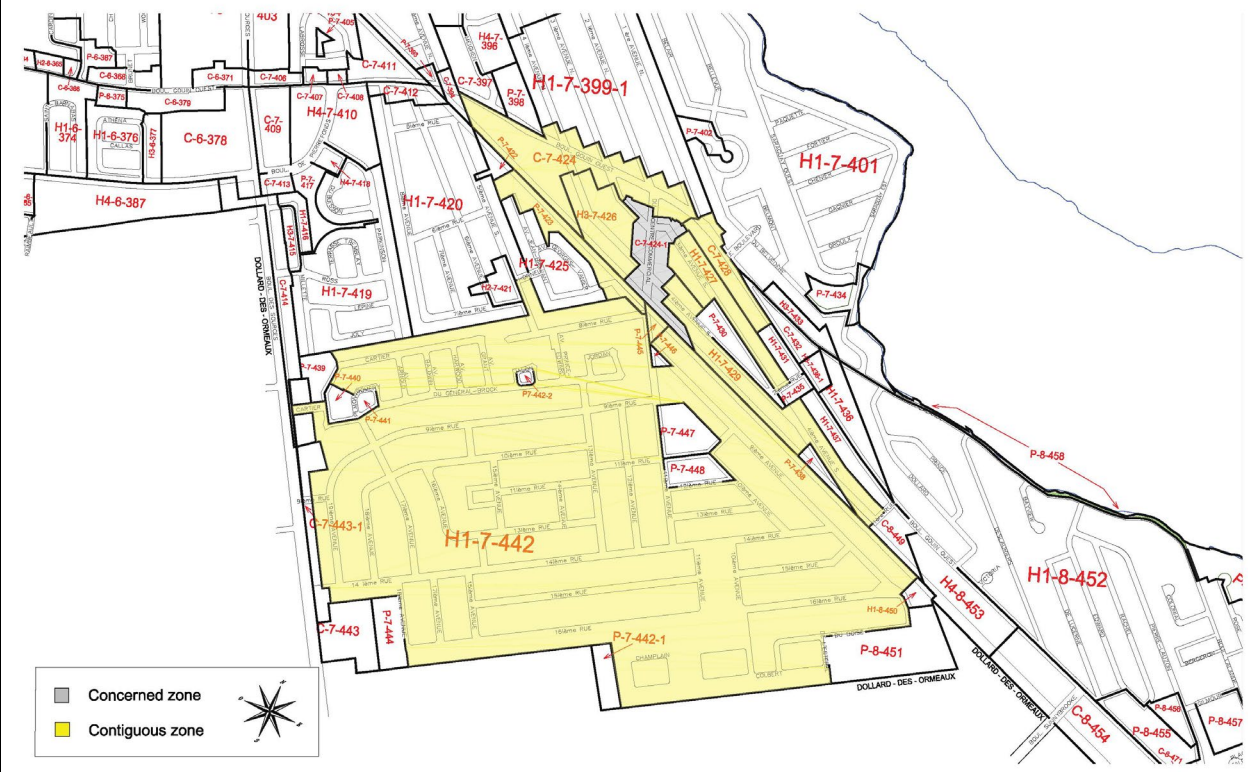
THAT the Borough Council, following the adoption by resolution at the regular sitting held on February 3, 2025, of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Wednesday, February 19, 2025, at 6 p.m.**, at the Borough Hall, located at 13665, boulevard de Pierrefonds, 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 first draft by-law is to modify zoning by-law CA29 0040 of the Pierrefonds-Roxboro Borough in order to add a multi-family dwelling (h3) use in zone C-7-424-1 with the specific standards and provisions applicable thereto.

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 provisions relating to a by-law that is susceptible to be approved by referendum.

This draft by-law concerns **the zone C-7-424-1 and adjoining zones C-7-424, C-7-428, P-7-423, P-7-445, H1-7-442, H1-7-427, H1-7-429 and H3-7-426** as shown below:



Interested persons in that zone and their contiguous zones as identified on the above plans will be able to participate in a registry for the provisions of the proposed by-law, all in accordance with the Act respecting elections and referendums in municipalities (chapter E-2.2).

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

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

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
This tenth day of February of the year 2025.

The secretary of the Borough



M^e Jean-François Gauthier, MBA

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-68

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADD A MULTI-FAMILY DWELLING (H3) USE IN ZONE C-7-424-1 WITH THE SPECIFIC STANDARDS AND PROVISIONS APPLICABLE THERETO

At the Borough of Pierrefonds-Roxboro regular sitting held on February 3, 2025 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^e Jean-François Gauthier, also attend the sitting.

GIVEN section 113 of the Act respecting land use planning and development (RSQ, c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 The specifications chart in Appendix A of zoning by-law number CA29 0040 for zone C-7-424-1 is modified as follows:

- a) By removing the use sub-categories p2b et p2c and their associated standards.
- b) By adding the “multi-family (h3) dwelling” use category
- c) By adding the following related subdivision standards (h3):
 - minimum area: 600 square meters
 - minimum depth: 30 meters
 - minimum width: 20 meters
- d) By adding the following associated zoning (h3) standards:
 - construction: detached / semi-detached
 - front setback: 6 meters
 - side setback: 3 meters
 - rear setback: 3 meters
 - building height (storeys): 2 minimum, 2 maximum
 - building height (m):
 - minimum width of front wall:
 - floor area ratio (FAR): 0.5 maximum
 - building footprint to site (BFS): 1 minimum, 2 maximum
- e) By adding the reference “a.331” in the section “special provisions” under use categories c1, c2 and h3.
- f) By adding the reference “a.347.01” in the section “special provisions” under use categories c1, c2, h3 and under use sub-category p2d.

The whole as presented in the specifications chart C-7-424-1 attached as Appendix 1 to the present by-law.

ARTICLE 2 Article 347.01 entitled “specific provisions applicable to the zone C-7-424-1” is added after article 347 and should read as follows:

“In zone C-7-424-1, the following provisions apply:

- 1- All new construction must include a use of the “Housing (h)” group in accordance with the provisions set out in the specifications chart.
- 2- A minimum of 60% of the first floor of a new construction, with the exception of common areas, premises pertaining to uses in the Housing (h) group and circulation areas leading to dwellings, must be occupied by a use or combination of uses in the Commercial (c) or Community (p) group authorized in the specifications chart.
- 3- Where applicable, suites occupied by a “Commercial (c)” or “Community (p)” group use must be served by a separate entrance from those occupied by a “Housing (h)” group use in the same building.
- 4- A building whose use is part of the “Commercial (c)” or “Community (p)” group may not be located on a storey above a storey occupied by uses of the “Housing (h)” group.
- 5- In an existing building, the conversion of a ground-floor whose use is part of the “Commercial (c)” or “Community (P)” group to a “Housing (h)” group is prohibited.

However, such a conversion is permitted on floors above the first floor, in accordance with the provisions of the zone’s specifications chart.

- 6- Change of use or conversion of an existing building, occupied or formerly occupied by the following uses 6711 “Federal public administration” and 4711 “Telephone call center” must include the use group “Housing (h)” in accordance with the specifications chart and this article.”

ARTICLE 3 This by-law shall come into force in accordance with the Law.

PERMITTED USES

ZONE: C-7-424-1

1	USE CATEGORIES						
2	USE CATEGORIES PERMITTED	h3	c1	c2	p3a	p2d	
3	SPECIFIC USES EXCLUDED OR PERMITTED						
4	SPECIFIC USE EXCLUDED						
5	SPECIFIC USE PERMITTED				672	(3)	

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE						
7	AREA (m²)	min.	600	600	600	600	1000
8	DEPTH (m)	min.	30	30	30	30	30
9	WIDTH (m)	min.	20	20	20	20	30

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE						
11	DETACHED		*	*	*	*	*
12	SEMI-DETACHED		*	*	*	*	
13	ROWHOUSE						
14	SETBACKS						
15	FRONT (m)	min.	6	6	6	6	6
16	SIDE (m)	min.	3	4	4	4	3
17	REAR (m)	min.	3	3	3	3	3
18	BUILDING						
19	HEIGHT (STOREYS)	min./max.	2/2	1/2	1/2	1/2	1/2
20	HEIGHT (m)	min./max.		/10			
21	BUILDING FOOTPRINT (m²)	min./max.					
22	FLOOR AREA (m²)	min./max.					
23	WIDTH OF FRONT WALL (m)	min.					15
24	RATIOS						
25	DWELLING UNIT/BUILDING	min./max.					
26	FLOOR/SITE (F.A.R.)	min./max.	1/2	0,2/1	0,2/2	0,2/2	0,2/2
27	FOOTPRINT/SITE (B.F.S.)	min./max.	/0,5	/0,4	/0,5	/0,5	/0,5
28	OTHER						
29	TYPE OF OUTDOOR STORAGE	Article 332					

PARTICULAR PROVISIONS

	a.331 a.347.01	a.211 a.331 a.347.01	a.211 a.331 a.347.01	a.220	a.331 a.220 a.347.01	
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NOTES

(3): 711 et 6920
 711: Cultural activity
 672: Preventive duties and related activities 6920: Charity service