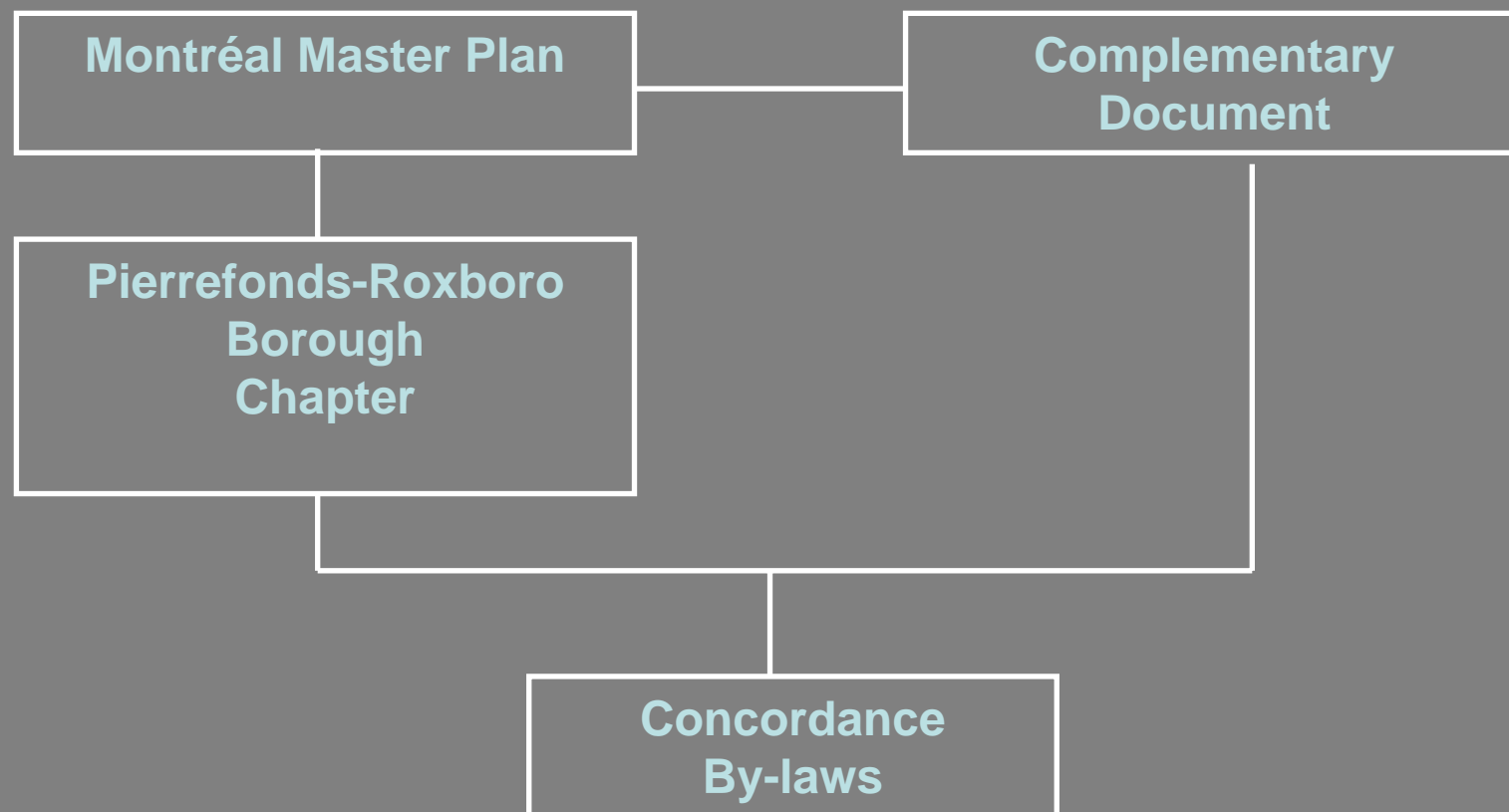


ADAPTATION OF THE PIERREFONDS- ROXBORO BOROUGH CHAPTER OF THE MONTRÉAL MASTER PLAN FOR THE NEW TERRITORY AND THE CONCORDANCE BY- LAWS

May 15th 2007

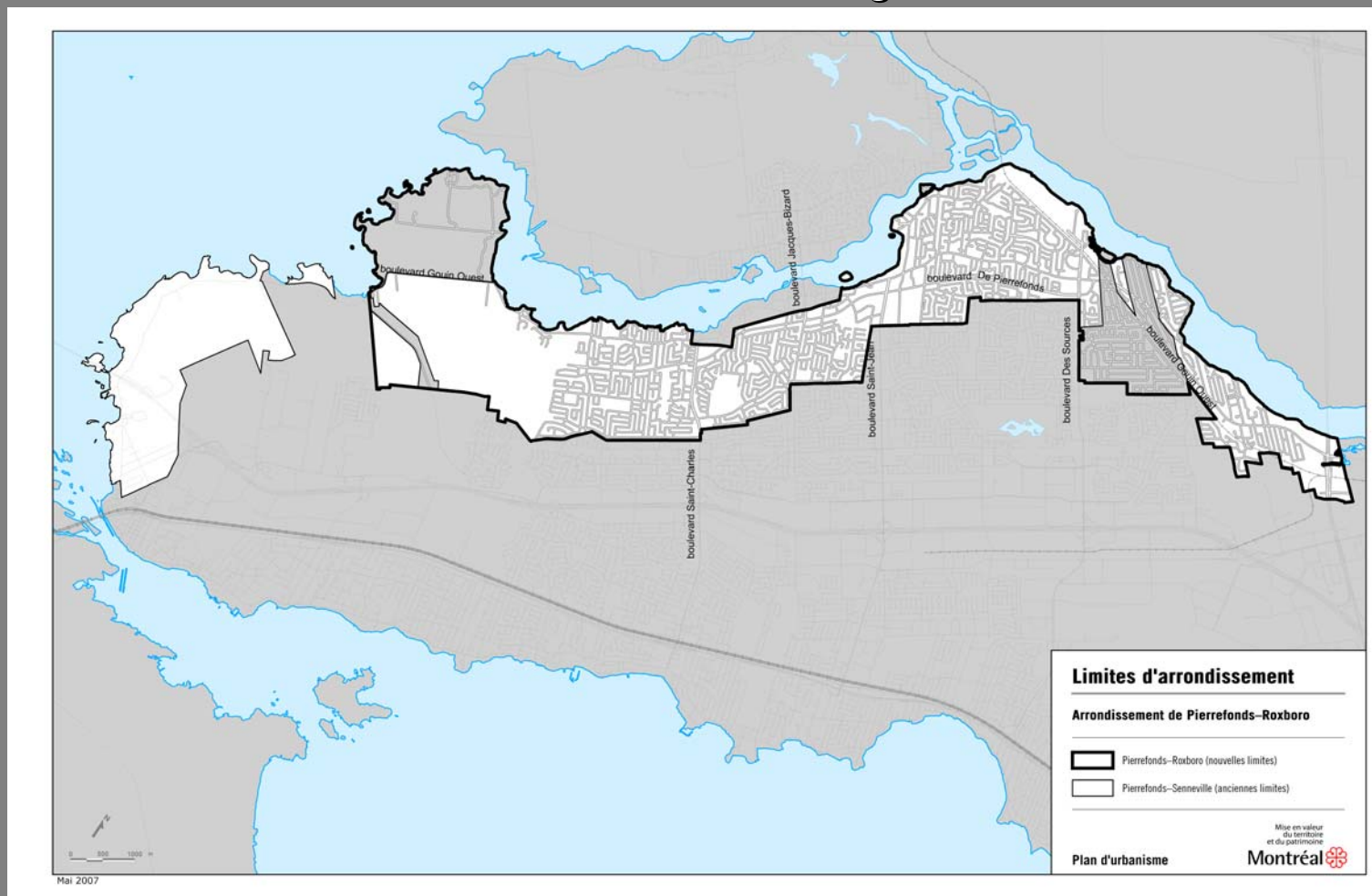
- 1. Context**
- 2. Obligation for Concordance of the Urban Planning Regulations**
- 3. Principal Modifications**
- 4. Other Additions to the Concordance By-Laws**

1. Why Modify the Borough Chapter ?



1. Why Modify the Borough Chapter ?

New Limits of the Pierrefonds-Roxboro Borough



1. Why modify the Borough Chapter ?

New Concerns :

- Sustainable Development
- Families
- Conformity of recent projects

2. Obligation for Concordance of the Urban Planning Regulations

- **Objective :**
 - Assure the concordance of the Urban Planning regulations with the Master Plan and the complementary document

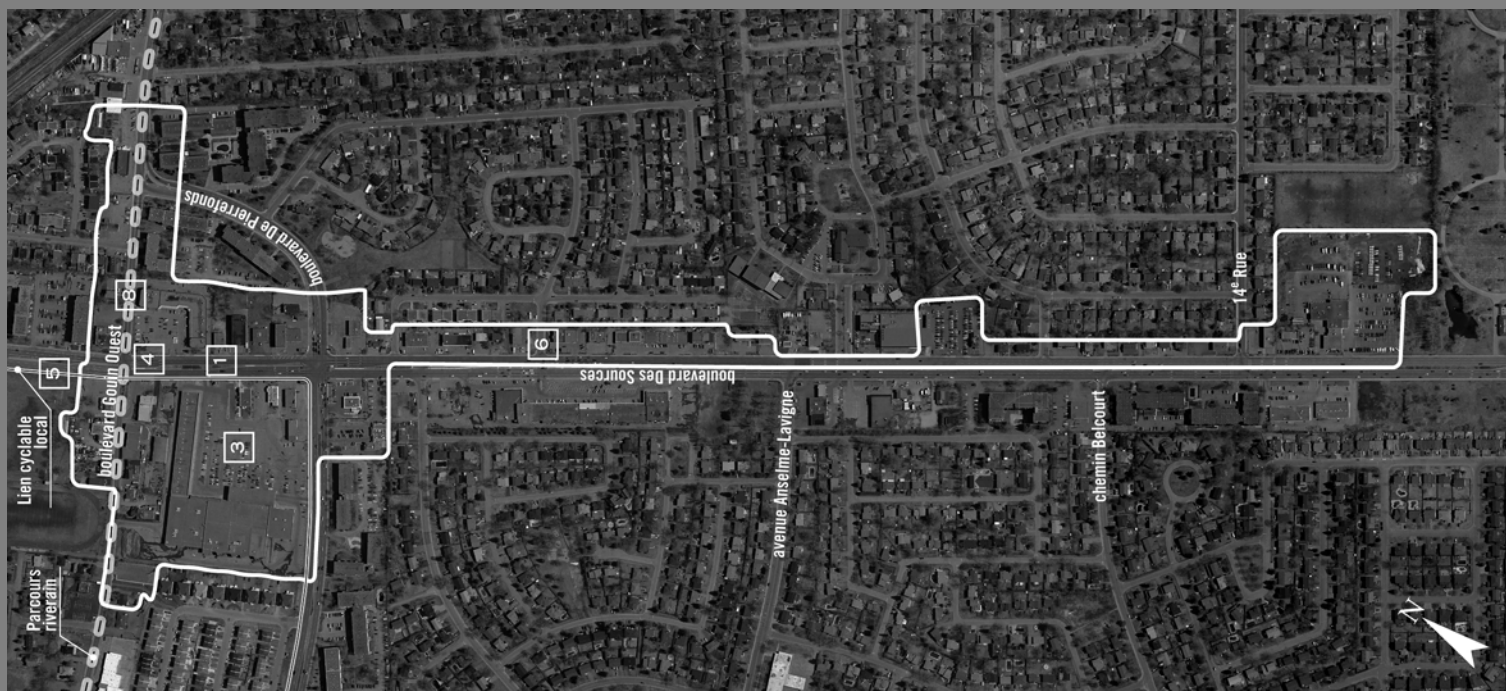
- **Concerned Territory :**
 - That subject to the regulations of Pierrefonds, excluding the specific planning sectors
 - The concordance for the other parts of the territory will be done within the framework of the regulatory consolidation

- **Concerned by-laws :**
 - Zoning
 - Site Planning and Architectural Integration Programs
 - Permits and certificates

3. Principal Modifications

New perimeter of the detailed planning sector

- Adjust the limits of the Des Sources Commercial Sector as a detailed planning sector.



3. Principal Modifications

New perimetre of the detailed planning sector

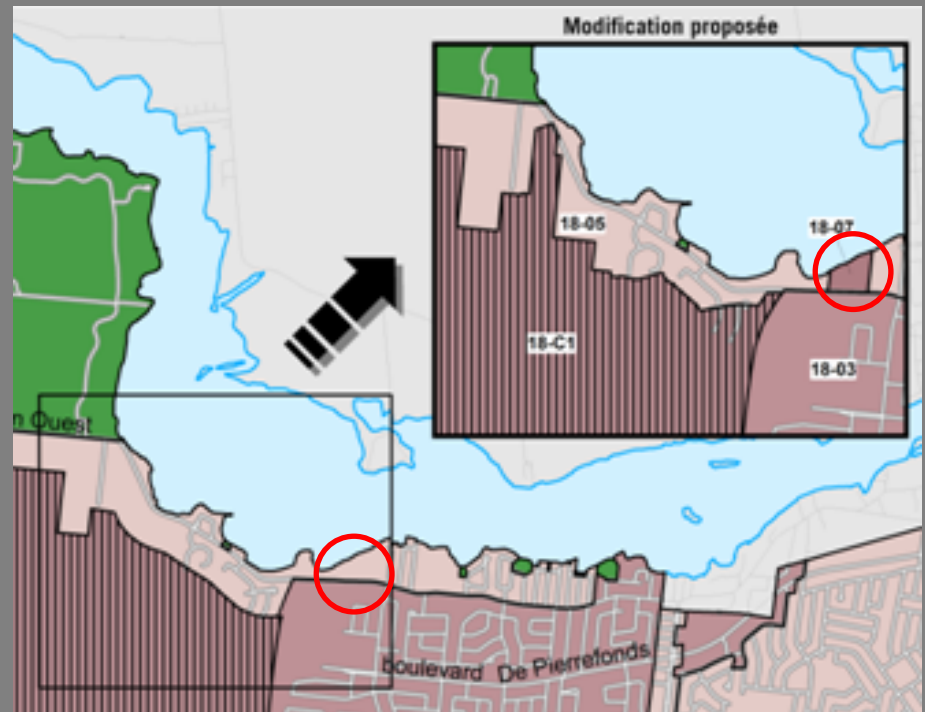
- New detailed planning sector : The Roxboro Village Core Area



3. Principal Modifications

Manoir Pierrefonds –Gouin Boulevard West

- Project :
Construction of a residential building with 10 stories
- Issue :
The maximum number of stories authorised is three (3) stories (Density category 18-05)
- Suggested Modification :
Create a new density category 18-07 that would authorize ten (10) stories

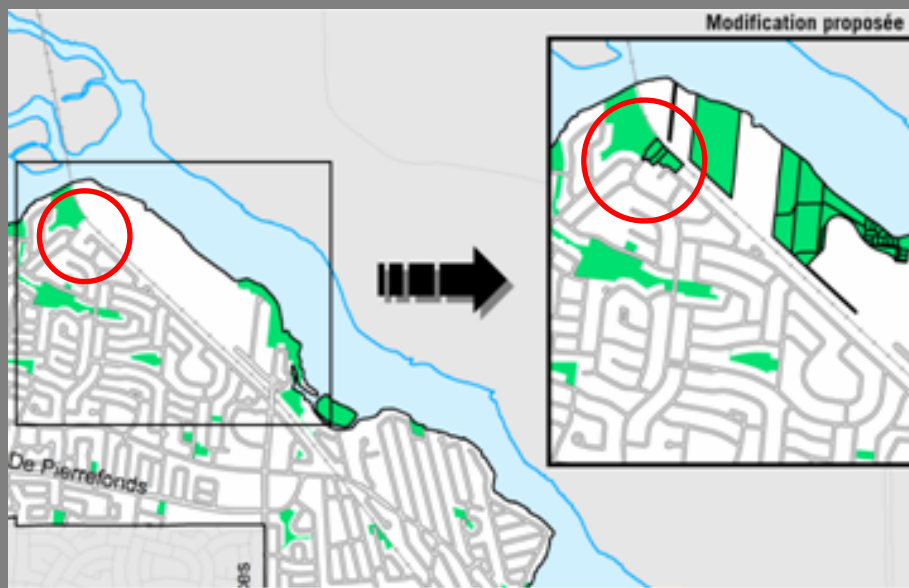


Map : Density of Construction

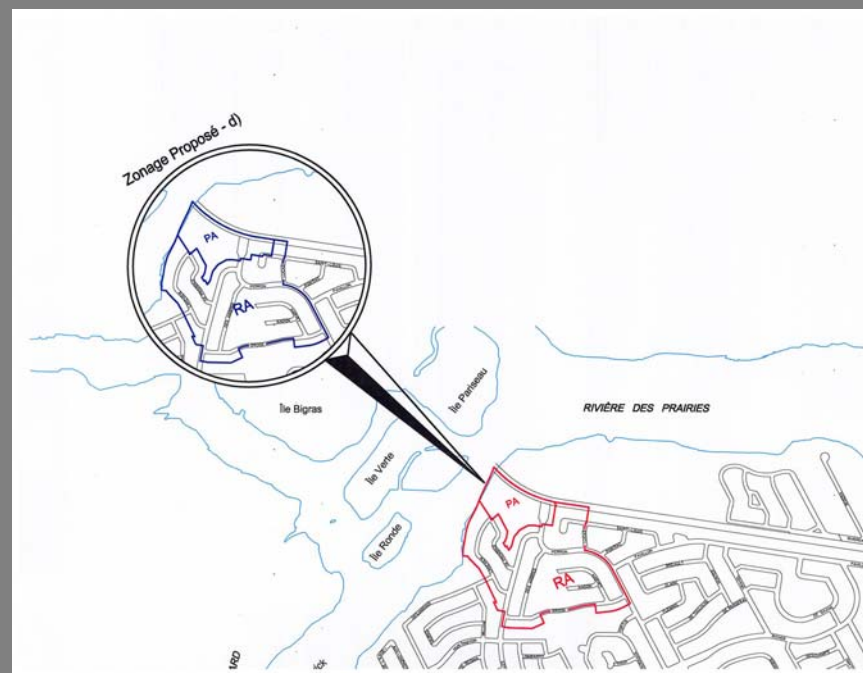
3. Principal Modifications Des Arbres Park, de Versailles Avenue

Intervention:

- Expand the Des Arbres Park in the Master Plan (Map : Parks and Green Spaces)
- Adjust the Zoning Plan



Map : Parks and Green Spaces



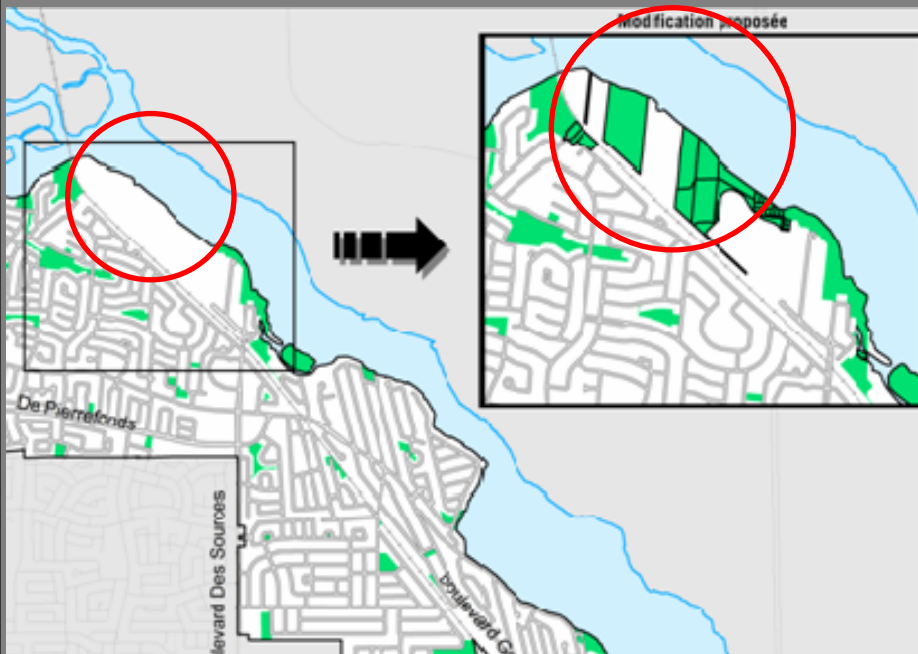
Map : Zoning Plan

3. Principal Modifications

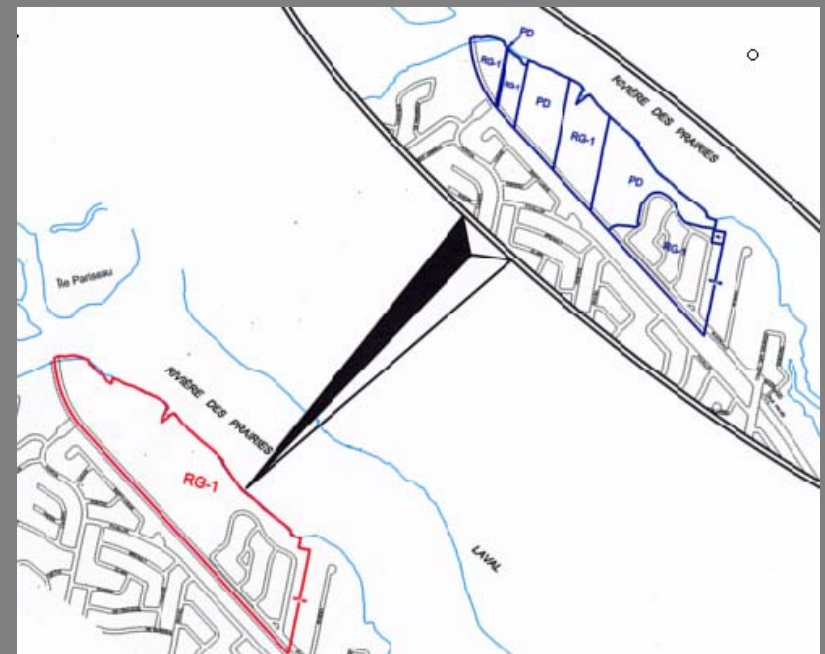
New Nature-Park "des Rapides-du-Cheval-Blanc"

Intervention :

- Insert the new nature-park "des Rapides-du-Cheval-Blanc" to the Master Plan (map : Parks and Green Spaces)
- Adjust the Zoning Plan to render it compliant with the Master Plan
- Discussions in progress for the conservation of properties



Map : Parks and Green Spaces



Map : Zoning Plan

3. Principal Modifications

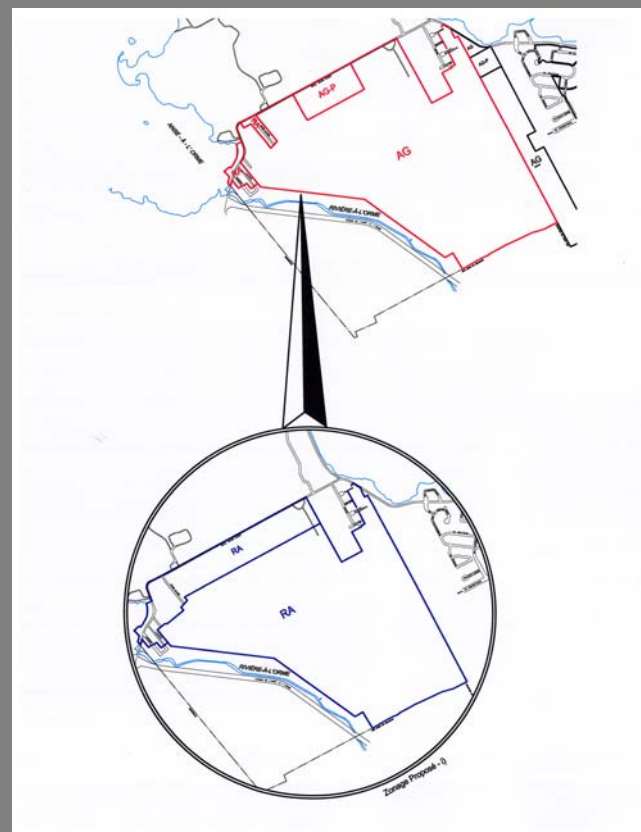
Residential Development – Western Sector

Intervention :

- Adjust the Zoning Plan to render it compliant with the Master Plan (Map : Land Use)



Map : Land Use

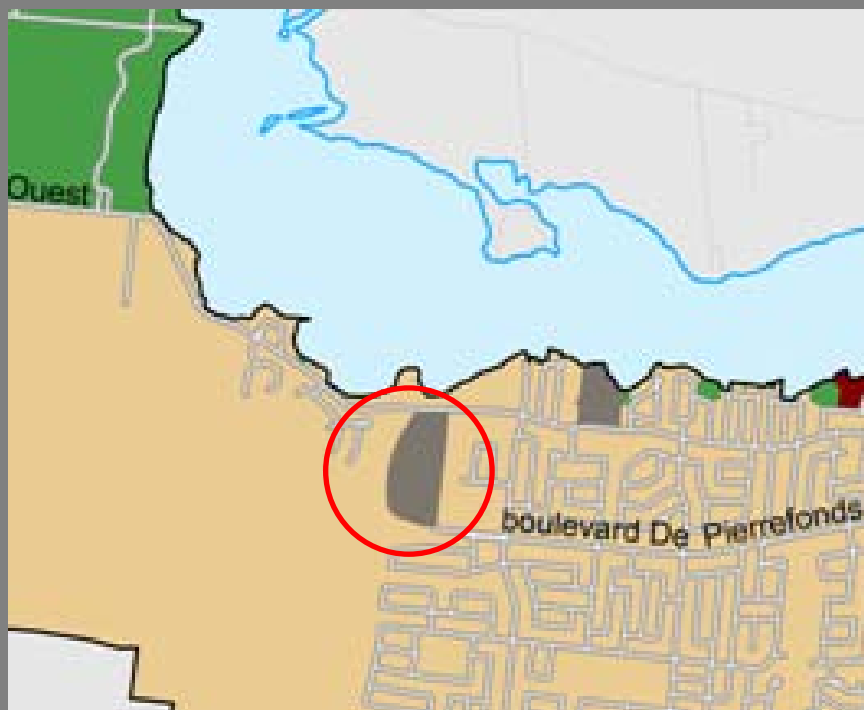


Map :
Zoning
Plan

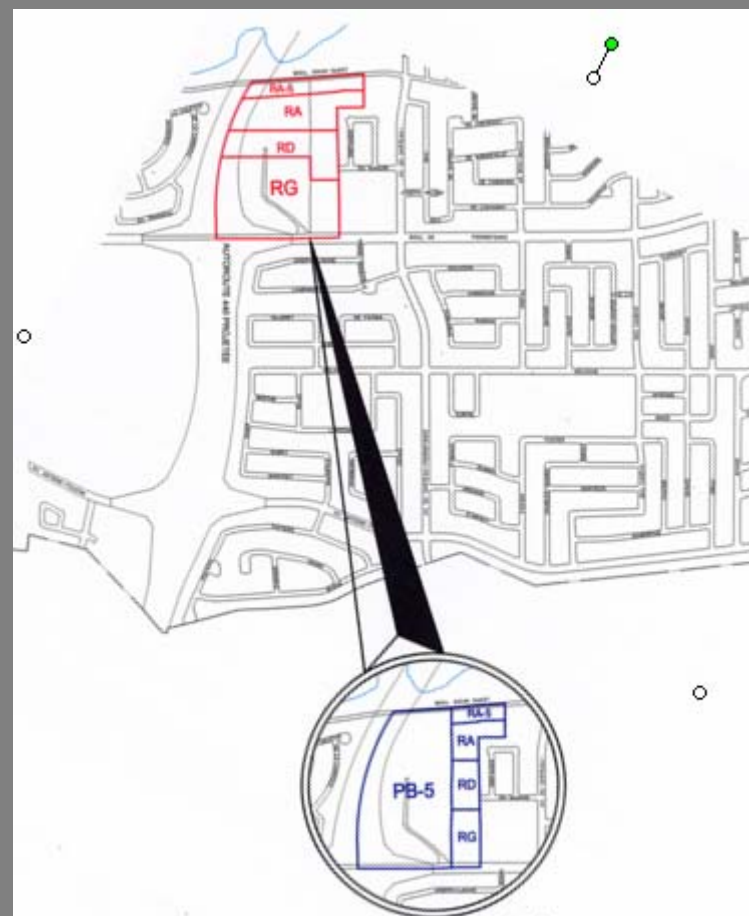
3. Principal Modifications Used Snow Site

Intervention :

- Adjust the Zoning Plan to render it compliant with the Borough chapter and with the Master Plan



Map : Land Use



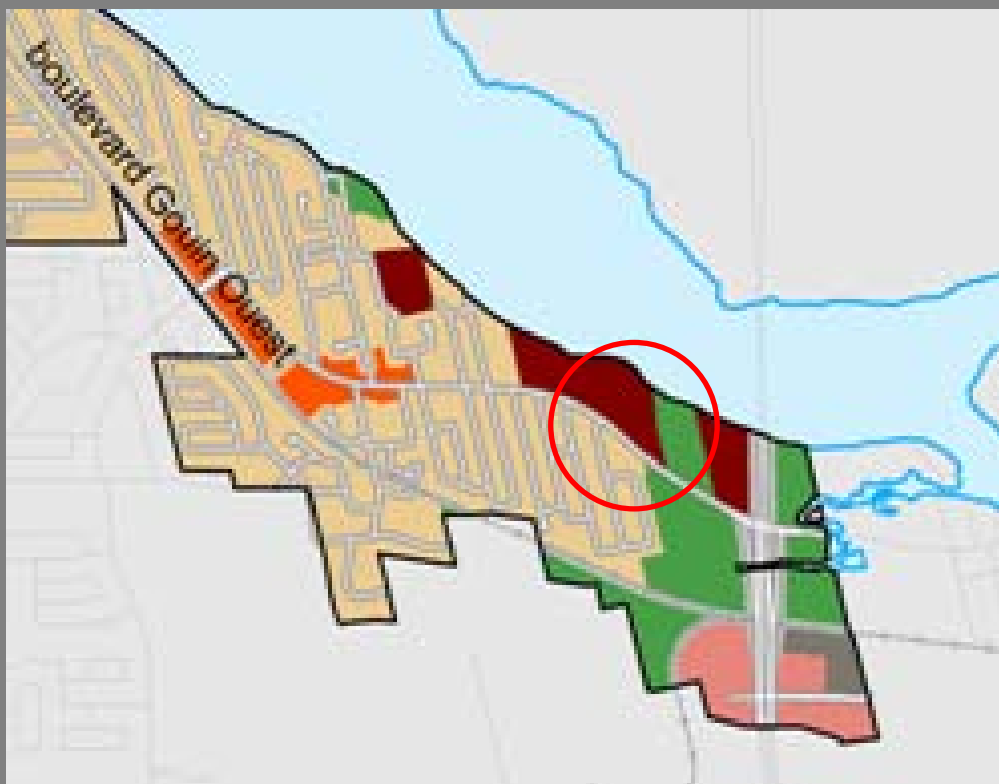
Map : Zoning Plan

3. Principal Modifications

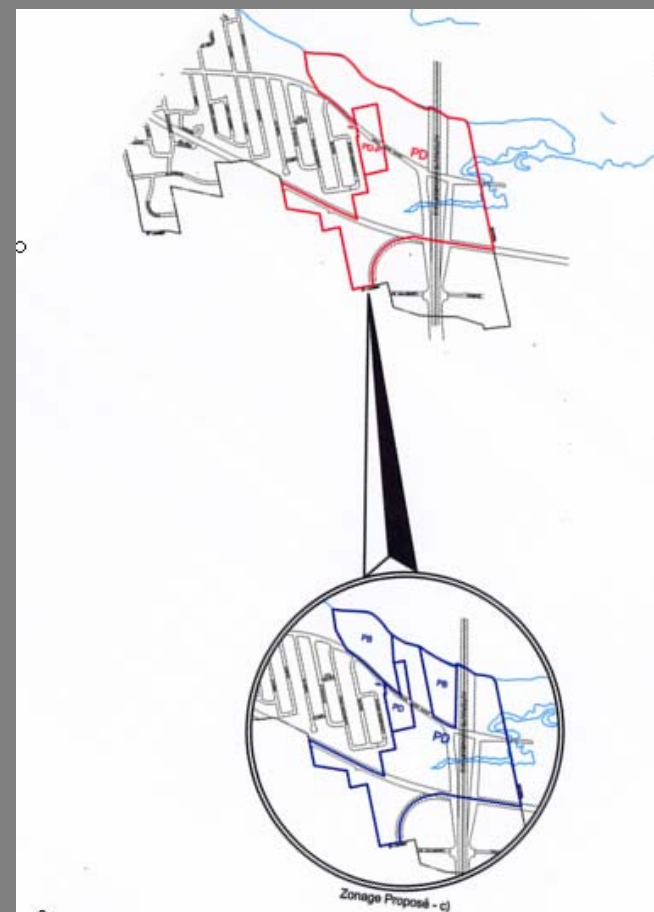
Villa St-Martin Site

Intervention :

- Adjust the Zoning Plan to render it compliant with the Borough chapter and with the Master Plan



Map : Land Use






Map : Zoning Plan

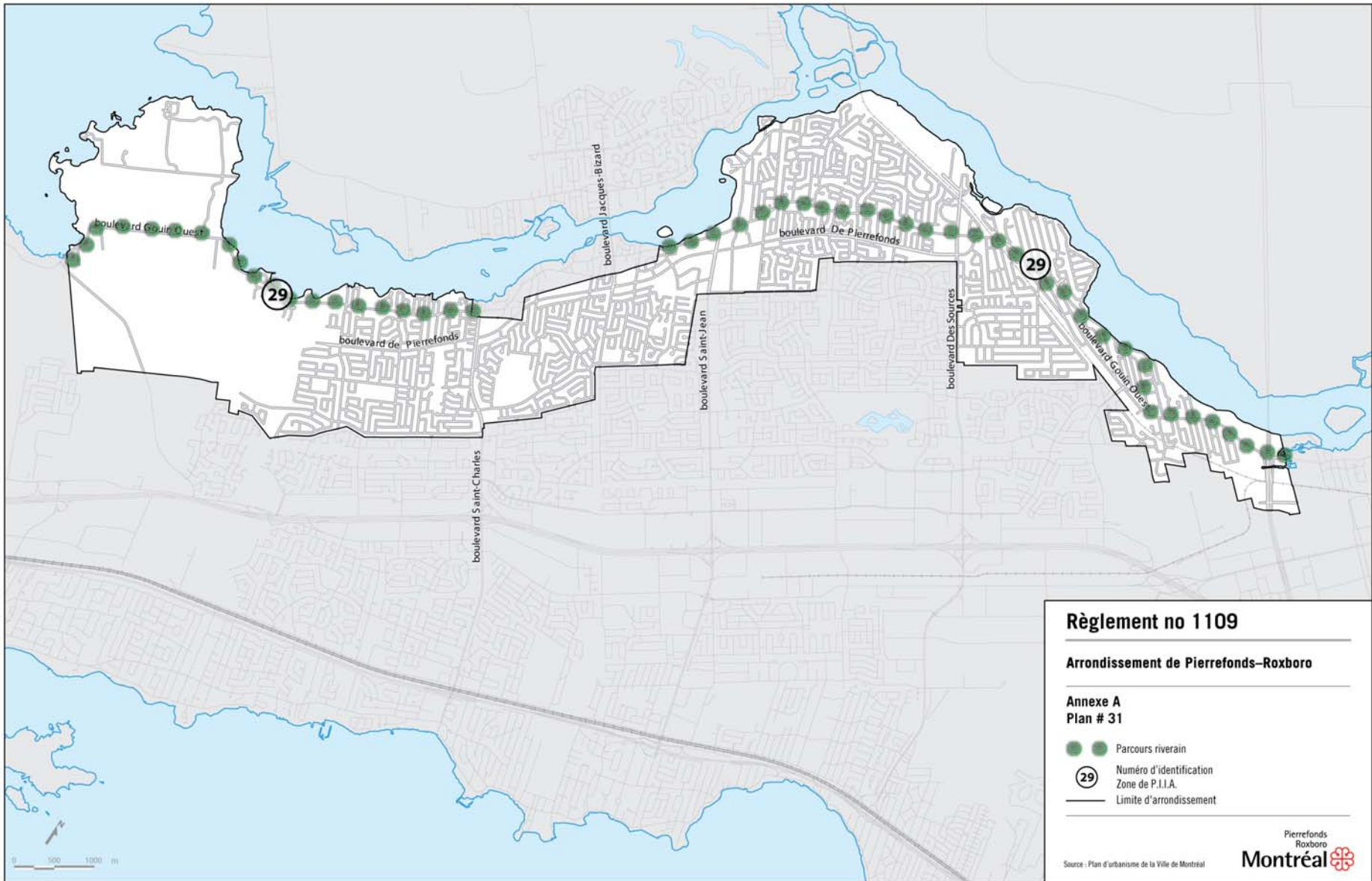
4. Other Additions to the Concordance By-Law Zoning By-Law

- Densities in the existing and developing sectors
- Parking for bicycles
- Zone situated 500 m or less from the Roxboro-Pierrefonds and Sunnybrooke commuter train stations
- Protection of trees

4. Other Additions to the Concordance By-Law SPAIP By-Law

- Retail commercial establishments of more than 4000 m² of floor surface area
- Properties adjacent to the neighbouring boroughs
- Riverside properties along Gouin and Lalande Boulevards 
- Properties and buildings of heritage and architectural interest 
- Natural environments 

End of presentation






Mars 2007


Règlement no 1109

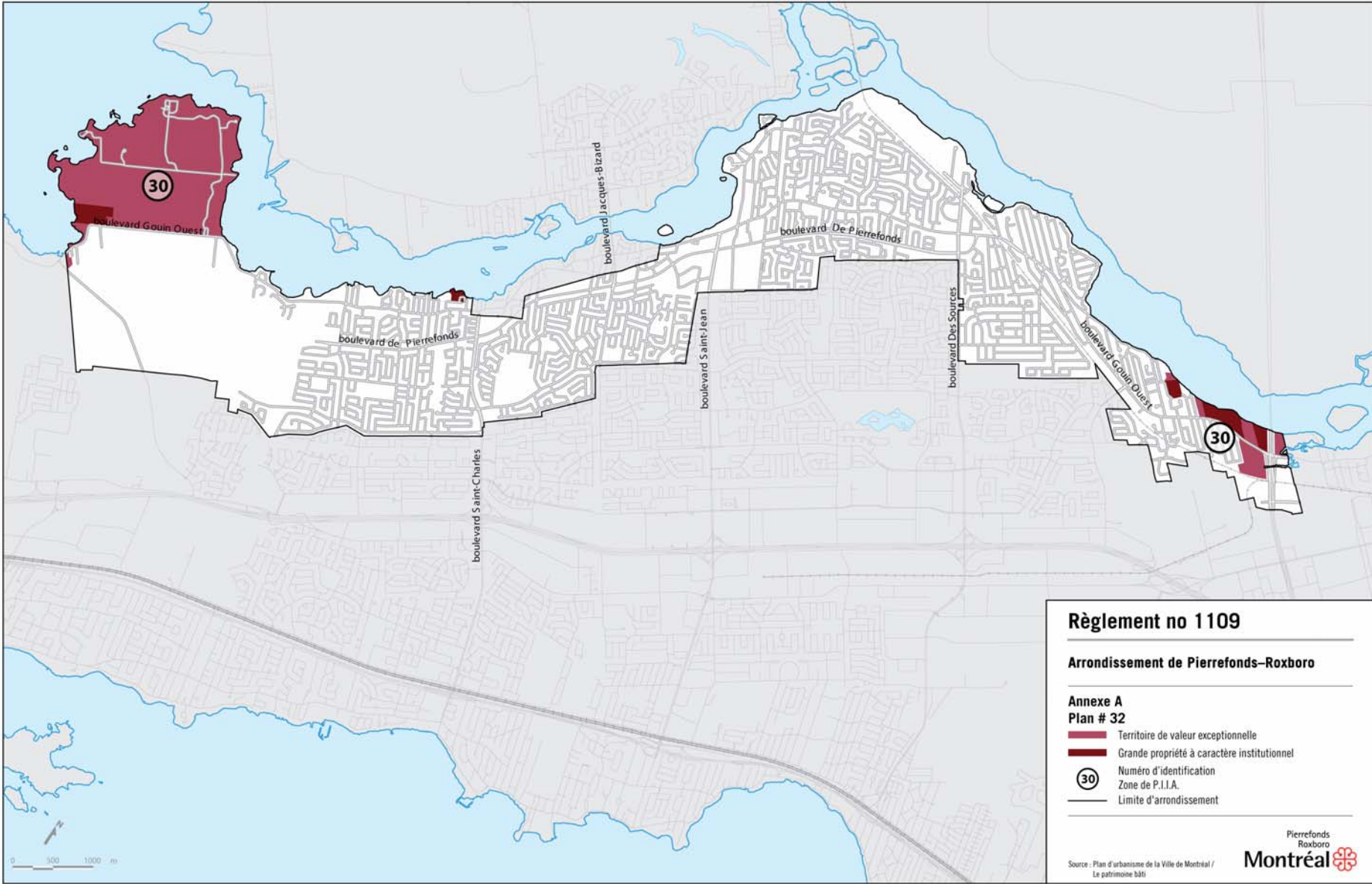
Arrondissement de Pierrefonds-Roxboro

Annexe A
Plan # 31

-  Parcours riverain
-  Numéro d'identification Zone de P.I.A.
-  Limite d'arrondissement

Source : Plan d'urbanisme de la Ville de Montréal

Pierrefonds
Roxboro

Montréal



Règlement no 1109

Arrondissement de Pierrefonds-Roxboro

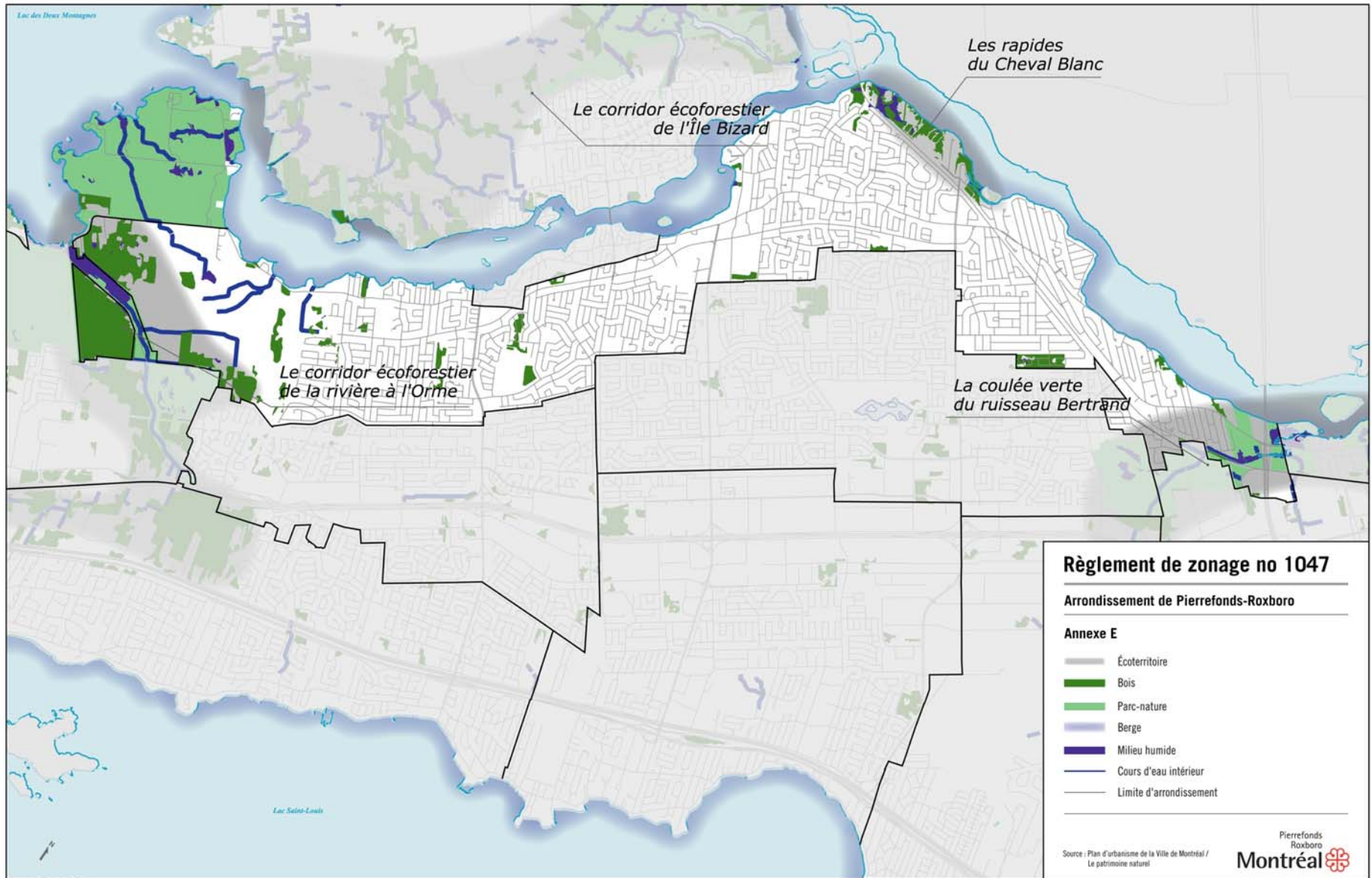
**Annexe A
Plan # 32**

- Territoire de valeur exceptionnelle
- Grande propriété à caractère institutionnel
- 30 Numéro d'identification Zone de P.I.I.A.
- Limite d'arrondissement

Source : Plan d'urbanisme de la Ville de Montréal /
Le patrimoine bâti



Mars 2007



Septembre 2005