

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

CONCORDANCE DRAFT BY-LAW 1109-41

BY-LAW MODIFYING BY-LAW NUMBER 1109 ON THE PRODUCTION SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES IN ORDER TO ADD TO SECTION 15 A PARAGRAPH CONCERNING THE IDENTIFICATION OF THE EXISTING TREES TO BE CUT DOWN, TO CREATE ZONE 29 “RIVERSIDE ROUTE ALONG GOUIN BOULEVARD WEST AND LALANDE BOULEVARD”, ZONE 30 “AREAS AND BUILDING OF INTEREST FOR THEIR EXCEPTIONAL HERITAGE AND ARCHITECTURAL VALUE AND LARGE INSTIUTIONAL PROPERTIES”, ZONE 31 “NATURAL ENVIRONMENT”, TO ADD SECTION 71 RELATIVE TO RETAIL SALE COMMERCIAL BUILDINGS OF 4,000 M² AND OVER AND OF 1,000 M² AND OVER INCLUDING SEVERAL ESTABLISHMENTS AND TO ADD SECTION 72 CONCERNING PROPERTIES BORDERING A BOROUGH

At the Borough of Pierrefonds-Roxboro special council sitting held in the borough hall situated at 13665, boulevard de Pierrefonds, in the said borough, on April 16, 2007, at 7:30 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

Mayor of the Borough Mrs. Monique Worth

Councillors Mrs. Catherine Clément-Talbot
Mr. Christian G. Dubois
Mr. Roger Trottier
Mr. Bertrand A. Ward

all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mrs. Monique Worth.

Was also present, Mr. Jacques Chan, who was acting as Substitute Secretary of the Borough in the absence of Me Suzanne Corbeil.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law number 1109 on the production of site planning and architectural integration programmes is modified as follows:

SECTION 1. By adding, between subsection 1^o and 2^o of the second paragraph of Section 15, the following subsection :

”1.1 a certificate of location or a layout plan, prepared by a land-surveyor, showing the existing trees of a diameter of ten centimeters (10 cm) and more, measured at twenty-five centimeters (25 cm) above ground and showing those to be but down”

SECTION 2. By adding, after “Zone 28” in “Section I” of “Chapter IV”, concerning the “Specific provisions for each zone that is subject to the production of a construction and architectural integration drawing”, the following zones:

ZONE 29

Riverside Routes along Gouin Boulevard West and Lalande Boulevard

64.26 Boundaries of Zone 29

Provisions relative to the riverside routes along Gouin Boulevard West and Lalande Boulevard (zone 29) apply to any lot bordering the riverside routes along Gouin Boulevard West and Lalande Boulevard appearing on Plan number 30 attached to Annex A of the present by-law.

64.27 Field of application

Provisions relative to the riverside routes along Gouin Boulevard West and Lalande Boulevard (zone 29) apply to:

- 1° The construction of a new main building or the enlargement of a main existing building when it is located on a lot bordering the riverside routes along Gouin Boulevard West and Lalande Boulevard;
- 2° The construction or enlargement of an accessory building, wall or fence on a lot that connects the riverside routes along Gouin Boulevard West and Lalande Boulevard to Rivière des Prairies or to Lac des Deux-Montagnes.

64.28 Objectives

The objectives applicable to a building located on the riverside routes along Gouin Boulevard West and Lalande Boulevard (zone 29) are the following:

- 1° The construction, shape and volume of the building must be designed in such a way that they highlight Lac des Deux-Montagnes and Rivière des Prairies;
- 2° The project must take into account the urban and architectural characteristics of the area of insertion by being compatible with them and maintaining the overall quality of this neighbourhood.

64.29 Criteria

The criteria for evaluating whether the objectives listed in Section 64.28 are met are as follows:

Enhancement of water surfaces

- The layout or configuration of the construction or enlargement project must seek to maintain or improve the views onto Lac des Deux-Montagnes or onto Rivière des Prairies from Boulevard Gouin Ouest, by taking into account the vegetation and existing and proposed ground levels;

- The quality of the view points towards water or landscaping elements visible in or across the body of water such as an island, rapids, a mountain, or a church steeple, must also be taken into consideration so as to favour their enhancement;
- Excavation and backfilling work must preserve the natural topography of the site in the areas not built on.

Architectural integration of a new building

- The building must demonstrate that it is part of the neighbourhood in which it is inserted, through adaptation of its main characteristics in terms of typology, height, width, alignment, land use ratio, access-ways and dominant architectural features of the buildings of this insertion environment;
- The project must also take into consideration its contribution to the coherence of the block, the intersection, the street or the sector in which it is located, according to its use, its visibility and any significance it may have in the borough and in the city;
- The project must seek to enhance any buildings, signs of previous occupation in the area and natural features of interest still remaining in the sector or on that stretch of road;
- The layout method dominant in the area of insertion must be favoured;
- Parking areas in front yards, and garage doors on front facades should not be favoured unless they optimize the views towards the water surface;
- The use of stone, brick and wood should be favoured as exterior cladding materials;
- Signs must be discreet, and signs attached to a building are preferred over self-supported signs;

Notwithstanding the preceding paragraphs, in the case where a building is located on a section of Gouin Boulevard West or Lalande Boulevard in which the buildings are not integrated with one another, or if the character of the sector or of the section of road is not compatible with the character of the adjacent sectors or sections, the building must take the following criteria into account:

- o Adjacent sectors or sections must be used to evaluate the architectural integration in order to ensure continuity with them and increase the value of the boulevard as a whole;
- o The building must help to attenuate any irregularities in heights and alignment among the buildings by basing itself on the common characteristics of the buildings that hold the most architectural interest or make the best contribution to the quality of the landscape and the urban framework of the area of insertion.

ZONE 30
Areas and buildings of interest for their exceptional heritage and architectural value and large institutional properties

64.30 Boundaries of Zone 30

Provisions relative to areas and buildings of interest for their exceptional heritage or architectural value and large institutional properties (zone 30) apply to areas delineated and identified as “Sector of exceptional value” or as “Large institutional property”, as appearing on Plan number 31 attached to Annex A of the present by-law.

64.31 Field of application

Provisions relative to areas and buildings of interest for their exceptional heritage or architectural value and large institutional properties (zone 30) apply to any project involving:

- 1° Construction of a new main building or a new accessory building attached to a main building;
- 2° Modification of the exterior appearance of an existing main or accessory building when this involves a feature of historical or architectural interest;
- 3° Enlargement of an existing main building or of an accessory building attached to a main building;
- 4° Outdoor landscaping work that involves the addition of paved areas in a yard adjacent to a street.
- 5° A residential building, including the lot it occupies, with one of the following civic numbers:
 1. 9460, boulevard Gouin Ouest
 2. 11769, boulevard Gouin Ouest
 3. 11770, boulevard Gouin Ouest
 4. 11893, boulevard Gouin Ouest
 5. 12150, boulevard Gouin Ouest
 6. 12449, boulevard Gouin Ouest
 7. 12584, boulevard Gouin Ouest
 8. 12661, boulevard Gouin Ouest
 9. 12662, boulevard Gouin Ouest
 10. 12679, boulevard Gouin Ouest (Maison Charles-Richer dit Louveteau)
 11. 12773, boulevard Gouin Ouest
 12. 12910, boulevard Gouin Ouest
 13. 12940, boulevard Gouin Ouest
 14. 13418, boulevard Gouin Ouest
 15. 13533, boulevard Gouin Ouest
 16. 13850, boulevard Gouin Ouest (Maison Edgar-C.-Budge)
 17. 14399, boulevard Gouin Ouest
 18. 14448, boulevard Gouin Ouest
 19. 14784, boulevard Gouin Ouest; (Maison Joseph-Théorêt)
 20. 18191-18195, boulevard Gouin Ouest
 21. 18198, boulevard Gouin Ouest

22. 18395, boulevard Gouin Ouest (Maison Toussaint-Legault dit Deslauriers)
23. 18639, boulevard Gouin Ouest (Maison Augustin-Brisebois)
24. 19530, boulevard Gouin Ouest (Le Petit Fort)
25. 19715, boulevard Gouin Ouest
26. 19717, boulevard Gouin Ouest
27. 19793, boulevard Gouin Ouest
28. 19803, boulevard Gouin Ouest
29. 19806, boulevard Gouin Ouest
30. 20392, boulevard Gouin Ouest
31. 20452, boulevard Gouin Ouest
32. 20610, boulevard Gouin Ouest
33. 20752, boulevard Gouin Ouest (Maison Jacques-Poudrier dit Lavigne;
34. 4861, boulevard Lalande
35. 4980, boulevard Lalande
36. 5010, boulevard Lalande (Maison Michel-Legault)
37. 3872, boulevard Saint-Charles (Maison Rabeau)
38. 11131, rue Meighen
39. 4971, rue Bastien

6° Ecclesiastical buildings, including the lots which they occupy, with the following civic numbers:

1. 9501, boulevard Gouin Ouest (Église Sainte-Suzanne)
2. 11075, boulevard Gouin Ouest (Église Marie-Reine-de-la-Paix)
3. 15556, rue Cabot (Saint Michael and All Angels)
4. 12301, rue Colin (St. Barnabas)
5. 12450, rue Gascon (Église Saint-David)
6. 13140, rue Monk (Westminster Presbyterian)
7. 4320, rue Sainte-Anne (St. Thomas à Becket)

7° Educational institutions, including the lots which they occupy, with the following civic numbers:

1. 4348, rue Thorndale (Thorndale Elementary School)
2. 14385, boulevard De Pierrefonds (École Saint-Gérard)
3. 5060, boulevard Des Sources (Riverdale High School)
4. 4770, boulevard Lalande (École Perce-Neige)
5. 4770, rue Pierre-Lauzon (École Harfang-des-Neiges – Pavillon Lauzon)
6. 13350, rue Purcell (École Hébert-Purcell)
7. 5005, rue Valois (École Murielle-Dumont)
8. 108, rue Cartier. (Charles A. Kirkland School)
9. 50, 3^e Avenue Sud (École Lalande)
10. 3, 11^e Rue (École Socrates III)

64.32 Objectives

The objectives applicable to the study of a project related to areas and buildings of interest for their exceptional heritage or architectural value and large institutional properties (zone 30) are the following:

- 1° Preserve the architectural features of interest with regard to heritage and architecture, and seek out the original historical characteristics;

- 2° Ensure that extension and exterior renovation projects are integrated harmoniously with the historical and architectural features of interest of the exterior elements of the main existing buildings;
- 3° Integrate the proposed work harmoniously with the historical and architectural features of interest and with the layout mode used for other buildings in the neighbourhood;
- 4° Ensure that the architectural quality and the exterior cladding of any accessory building are harmonious with the historical and architectural features of interest of the main building;
- 5° Ensure that outdoor landscaping in a yard adjacent to a street enhances the main building and the particular characteristics of the site;
- 6° Preserve and improve the existing planting and the landscape composition of yards adjacent to a street;
- 7° Ensure that signs harmonize with the character of the buildings and the neighbourhood.

64.33 Criteria

The criteria for evaluating whether the objectives listed in Section 64.32 are met are as follows:

- Proposed work on a main building of historical interest must restore its original historical characteristics or preserve them in regard to:
 - o its volume;
 - o the type, nature and colour of its exterior cladding materials and roof covering;
 - o the size and shape of its openings;
 - o the shape of its roof;
 - o its openings and projections.
- Notwithstanding the preceding subsection, when an original material is no longer available, it may be replaced with a material that is similar in appearance and colour;
- Proposed work on a main building with no historical character must harmonize with the main buildings in the vicinity of the construction site that present historical and architectural interest, with regard to:
 - o the architectural form and the construction of the building;
 - o the type and colour of the exterior cladding ;
 - o the shape of the roof and its slopes;
 - o the location, size and shape of any projection;
 - o the height of the main building, which should not significantly exceed that of the main buildings on adjacent lots;
 - o the number of exterior cladding materials for the main building, which should be limited to three, one of which to be used for accent purposes;

- the areas and spacing of openings must be based on the proportions of the openings on the main heritage buildings in the neighbourhood.
- The side facade of a main building located on a corner lot must receive the same architectural treatment as the main facade;
- The colours used for the roof and the exterior cladding must be of compatible hues;
- Proposed work on an existing accessory building or the construction of a new accessory building must not compromise the architectural integrity of the main building:
 - sober colours are preferable to bright colours for the exterior cladding materials;
 - exterior cladding materials of traditional masonry or wood or of similar appearance will be used;
 - a new accessory building or the extension of an existing accessory building must be located so that will not hide an historical architectural feature on an existing building, or an interesting view;
 - the accessory building must not take precedence over the main building, which must continue to dominate visually;
- The exterior landscaping of a yard adjacent to a street must be carried out using the following criteria:
 - landscaping in the portion of the yard that approaches the main entrance to the building must include walkways and access to the main building;
 - landscaping must consist mainly of plants between a main building and a street;
 - parking areas in back or side yards must be preferred to those in a yard adjacent to a street;
 - in the case of a building of historical interest, the original landscaping must be preserved in terms of the selection of plant species, the composition of the space and the combination of paved and planted areas;
- Signs attached to a building must be dimensioned and coloured so that they do not take an importance disproportionate when compared to the building to which they are attached;
- Signs attached to a building must not cover a feature of architectural interest;
- Signs that are separate from a building must be dimensioned and located so as not to compromise interesting views onto a building or a site.

ZONE 31
Natural Environments

64.34 Boundaries of Zone 31

Provisions relative to the natural environments (zone 31) apply to areas appearing on Plan number 32 attached to Annex A of the present by-law. For the purposes of applying these provisions, natural environments include woods, nature parks, ecoterritories, wetlands and watercourses and their banks, all shown on the plan of natural environments.

64.35 Field of application

Provisions relative to the *natural environments* (zone 31) apply to:

- 1° Projects in the cadastral operation;
- 2° Construction or extension of a building;
- 3° Excavation or backfilling work.

64.36 Objectives

The common objectives that apply to the natural environments (zone 31) are the following:

- 1° Preserve and enhance environments of natural interest while favouring their integration into urban development;
- 2° Encourage the conservation and enhancement of environments of natural interest identified on the plan in Annex “D”;
- 3° Allow for the creation of an ecological corridor around the Rivière à l’Orme;
- 4° Allow for the creation of a recreational corridor linking Beurepaire Station to the Cap Saint-Jacques nature park and the Bois-de-la-Roche agricultural park;
- 5° Preserve a viable ecosystem close to the Rapides-du-Cheval-Blanc;
- 6° Preserve the wildlife and floral biodiversity in the Rapides-du-Cheval-Blanc sector while maximizing access to the banks;
- 7° Maintain links among the conservation zones and the three existing waterfront parks (Île Roxboro Park, Rapides-du-Cheval-Blanc Nature Park and Des Arbres Park);
- 8° Maximize the conservation of woods, wetlands and inland watercourses;
- 9° Favour the development of ecological and recreational corridors linking shorelines, woods, wetlands and inland watercourses;
- 10° Favour the maintaining in its natural state of a protective waterfront strip of sufficient depth along the shoreline, wetlands and inland watercourses.

The specific objectives that apply to the study of a project for the construction or extension of a building, and to excavation and backfilling operations in the natural environments (zone 31) are the following:

- 1° Integrate the use of the lot or the construction to the banks, woods, wetlands or inland watercourse by developing its features;
- 2° Preserve the natural topography of sites by limiting excavation and backfilling work;
- 3° Encourage maintenance of the hydrology of the watercourses.

64.37 Criteria

In the case of a cadastral operation, the following criteria need to be considered to evaluate whether the objectives listed in Section 64.36 are met:

- 1° The project must show that the planned subdivision meets the applicable objectives and criteria for the owner's entire immovable;
- 2° The road layout and the subdivision of the building lots must be designed so as to preserve mature wooded areas of interest, stands of rare trees (beech trees, red oaks and hemlocks) and groups designated or susceptible to be designated as exceptional sylvan group by the ministry responsible;
- 3° The road layout must be designed so as not to compromise the survival of a species designated as endangered or vulnerable, or likely to become so;
- 4° The road layout and the subdivision of the building lots must be designed so as to integrally preserve the wetlands that present high or exceptional ecological value or surface water connectivity, likewise a protective strip sufficient to ensure their ecological integrity;
- 5° The road layout and the subdivision of the building lots must be designed so as to enhance the banks of the watercourses by integrating the riverside routes in the development concept;
- 6° The road layout and the subdivision of the building lots must be designed so as not to compromise the potential creation of a recreational corridor linking Beurepaire Station to the Cap Saint-Jacques nature park and the Bois-de-la-Roche agricultural park;
- 7° The road layout and the subdivision of the building lots must be designed so as not to compromise the development of the ecological potential in the surroundings of the Rapides-du-Cheval-Blanc;
- 8° The road layout and the subdivision of the building lots must be designed to encourage the development of ecological and recreational corridors linking shorelines, woods, wetlands and inland watercourses located in the surroundings of the project and the project itself;

- 9° The road layout and the subdivision of the building lots must be designed so as to provide a protective strip along the watercourses that is wide enough to ensure the protection of the watercourse and to permit the preservation of the natural appearance of the bank or its potential naturalization.

In the case of the construction or enlargement of a building, and excavation or backfilling work, the following criteria should be considered to evaluate whether the objectives listed in Section 64.36 are met:

- 1° The layout of the building and landscaping of the lot on which it is built must be planned to favour integration into the natural character of the surrounding environment and preservation of existing mature trees on the lot, if the need arises;
- 2° The space between a building and an area of natural interest must be maximized;
- 3° The natural level of the lot must not be modified if this modification is likely to disturb an area of natural interest or vegetation that is to be preserved;
- 4° Modifications to the natural topography of the lot must be justified by technical constraints and be limited to essential modifications;
- 5° A construction project for a new building or enlargement of an existing building must be carried out so as to maximize the preservation of trees that are of ecological or esthetic interest.

In all cases where a project is likely to have an impact or disturb an area of natural interest, the project must be accompanied by an analysis carried out by a specialist; said analysis must demonstrate that the project is designed to optimize the meeting of the objectives and applicable criteria.

SECTION 3. By adding the following Sections after Section 70 in “Section II” “Categories contemplated” in “Chapter V”, concerning the “Specific provisions in certain categories of projects”:

Section 71 Large or medium-sized commercial project

For any large or medium-sized store, the objectives and criteria in the present section must be taken into consideration.

For the purposes of applying the present section, any building comprising a retail sales establishment with a floor area of 4,000 m² or more, as well as a building with a floor area of 1,000 m² or more comprising more than one a retail sales establishment, are considered a large or medium-sized stores.

The provisions of the present section take precedence over any incompatible or less restrictive provisions in Section 68.

Objectives

The objectives that apply to a store with a floor area of more than four thousand square metres (4,000 m²) are the following:

- 1° Manage the construction of buildings occupied by large and medium-sized retail stores to ensure the quality of architecture and urban insertion;
- 2° Ensure a harmonious insertion of the projects, in compliance with the dominant characteristics of the neighbourhood;
- 3° Encourage the architectural quality of the projects as well as the creation of structured, attractive and pedestrian-safe environments.

Criteria

The criteria for evaluating whether the objectives listed in the present section are met are as follows:

Architecture of a building:

- Facades must reflect their function while harmonizing with the characteristics of the surrounding urban fabric;
- The architectural expression and the details, materials and colours used must be coordinated throughout the elevations so as to create a coherent image that is visually interesting;
- When side and rear walls are visible from a public road, they must be treated carefully and present an architectural character similar to the main facade;
- The use of clear, intense colours must be restrained, and reserved for emphasizing certain architectural details;
- The exterior cladding materials used must ensure a continuity of treatment and a finished appearance for the building.

Openings and access-ways to the building

- The main façade must include openings that are of sufficient size to contribute to the animation of the street or to the quality of the commercial group, as the case may be;
- The main entrance must face a public road or be visible from one;
- Access-ways and entrances must be designed and located so as to ensure they are immediately visible.

Roof

- When visible from a public road, any construction above the roof must be integrated to the building or hidden by a screen integrated to the architecture of the building;
- The use of a green roof is favoured.

Parking spaces

- An outdoor parking area must be separated from a public road and from a property line bordering a residential zone by a strip of greenery;
- In an outdoor parking area larger than 1000 m², islands of greenery must be included in sufficient area and number to create a comfortable, safe environment, and to contribute to the structure and readability of the parking area;
- An accessory building used, or destined to be used for parking must be designed to harmonize with the architectural treatment of the main building and present architectural quality that is at least equivalent.

Pedestrian traffic

- The project must provide safe and attractive walkways between the public road and the entrance to each building or establishment;
- The parking area must include sidewalks or other protected walkways in sufficient number to ensure safe passage for pedestrians across the parking area.

Service areas

- Loading and unloading bays for vehicles must be located and treated so as to minimize impacts associated with truck traffic and delivery activities, particularly in proximity to a residential zone;
- Garbage disposal services must be integrated into the architecture of the building and be designed so as to minimize the nuisances associated with them, such as noise and odours;
- Outdoor storage must be contained within an area reserved for this purpose and integrated into the architecture of the building and the landscaping.

Installation of a buffer zone bordering houses or lots destined to be occupied by houses

- The landscaping must include a buffer zone to lessen the impacts associated with the presence of commercial activities.

Outdoor lighting

- It must be designed so as to provide good visibility on the sites and a feeling of safety for users;
- It must be designed to minimize the light cast onto adjacent properties and public roads, by means such as a reduction in the height of lamp posts, directing light downwards and the use of devices to limit lateral distribution of the light.

Section 72 Lots bordering another borough

Provisions relative to lots bordering another borough apply to any lot adjacent to another lot that is located in the boroughs of Île-Bizard, Sainte-Geneviève, Saint-Laurent or Ahuntsic–Cartierville.

Provisions relative to lots bordering another borough also apply to any lot presenting all the following features:

- 1° It borders a public road that gives access on both sides to a waterfront lot;
- 2° A boundary of the Borough of Île-Bizard–Sainte-Geneviève, Saint-Laurent or Ahuntsic–Cartierville faces this lot, borders it or crosses it.

Field of application

Provisions relative to lots bordering another borough apply to:

- 1° A construction project, of which the height exceeds by more than half the height allowed on an adjacent lot that presents all of the following characteristics:
 - a) It is located in a borough listed in the present section;
 - b) Housing is permitted on this lot.
- 2° A project aimed at occupation for a new use or the extension of an existing use when contingency measures apply to this use in one of the boroughs listed in the present section;
- 3° An outdoor storage project on a lot that is adjacent to a lot that presents all of the following characteristics:
 - a) It is located in a borough listed in the present section;
 - b) Housing is permitted on this lot.

Objectives

The objectives that apply to lots bordering another borough are the following:

- 1° Reduce nuisances associated with differences in heights of buildings located on the boundary of a borough;
- 2° Take into account the contingency measures applicable in another borough and the impacts of a new occupation by a use that is subject to these contingency measures;
- 3° Minimize the negative impacts of an outdoor storage area that occupies a space next to a residential lot;
- 4° Favour the production of ecologically sensitive, quality architecture that respects the Montreal character;
- 5° Minimize the impact from nuisances;
- 6° Ensure harmonization of buildings, installations and signage among the boroughs.

Criteria

The criteria for evaluating whether the objectives listed in the present Section are met are as follows:

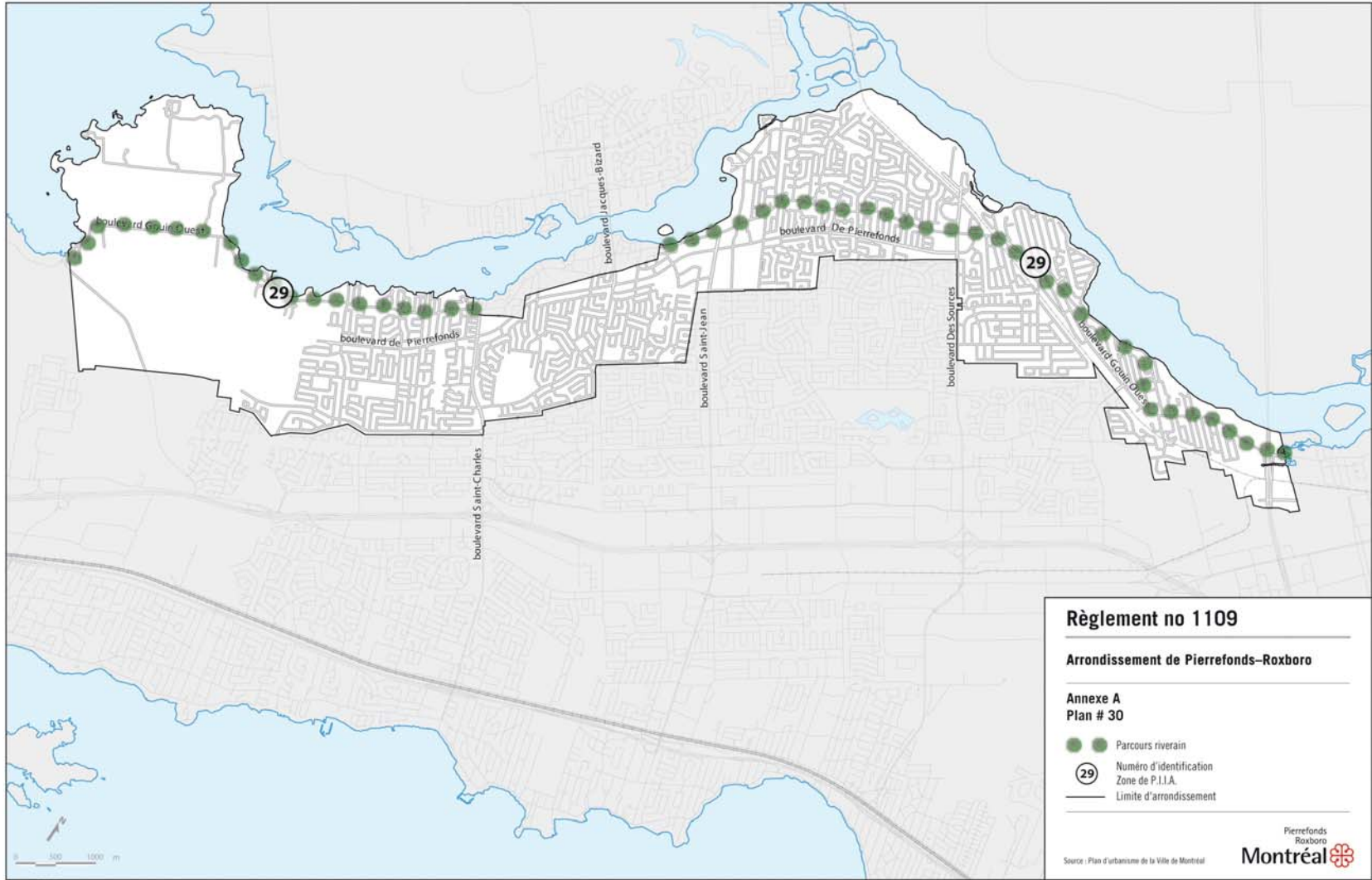
- For a construction project of which the height exceeds by more than half the height allowed on an adjacent lot:
 - o The setback of the excess storeys or of the entire building in relation to the borough boundary or the shape of the roofs must take into account the course of the sun so as to minimize any increase in shadows over the lot located in the other borough;
 - o Increases in the distance between the proposed buildings and variations in alignments of the rear wall or in the height of the building must allow for visual openings towards the sky or between the buildings, which, along with the percentage of fenestration and the colour of the cladding materials, help to lessen the impact of the project.
- The project must help to maintain or increase the character of the common public road by seeking to lessen any disparities with the neighbouring borough, while remaining in coherence with the character of the borough in which it is located;
- For any use subject to the contingency measures of the neighbouring borough, the use may not occupy a location in which it would not be authorized if the contingency measures applied equally to both boroughs;
- An outdoor storage area would preferably have to be located in a yard that is not adjacent to a residential lot in the neighbouring borough. In such case, mitigation measures would have to be included (landscaping, visual screen, fence).
- If a project is located on a lot bordering a public road that gives access on both sides to a lot and where a borough boundary faces this lot, borders it or crosses it, the project must take into account the following criteria:

- The project must help to maintain or increase the character of the common public road by seeking to lessen any disparities with the neighbouring borough, while remaining in coherence with the character of the borough in which it is located;
- The project must take into consideration the building located opposite or to one side in the other borough when these buildings are representative of the buildings located in that borough or when they have architectural or historical value. In the opposite case, regulatory provisions affecting these lots must serve as a guide to establishing accountability.

SECTION 4. Plans number 30, 31 and 32 contemplated in Section 1 are attached to the present by-law as Annex A, and form an integral part thereof.

SECTION 5. The present by-law comes into force in accordance with the law.

ANNEX “A”





Mars 2007

Règlement no 1109

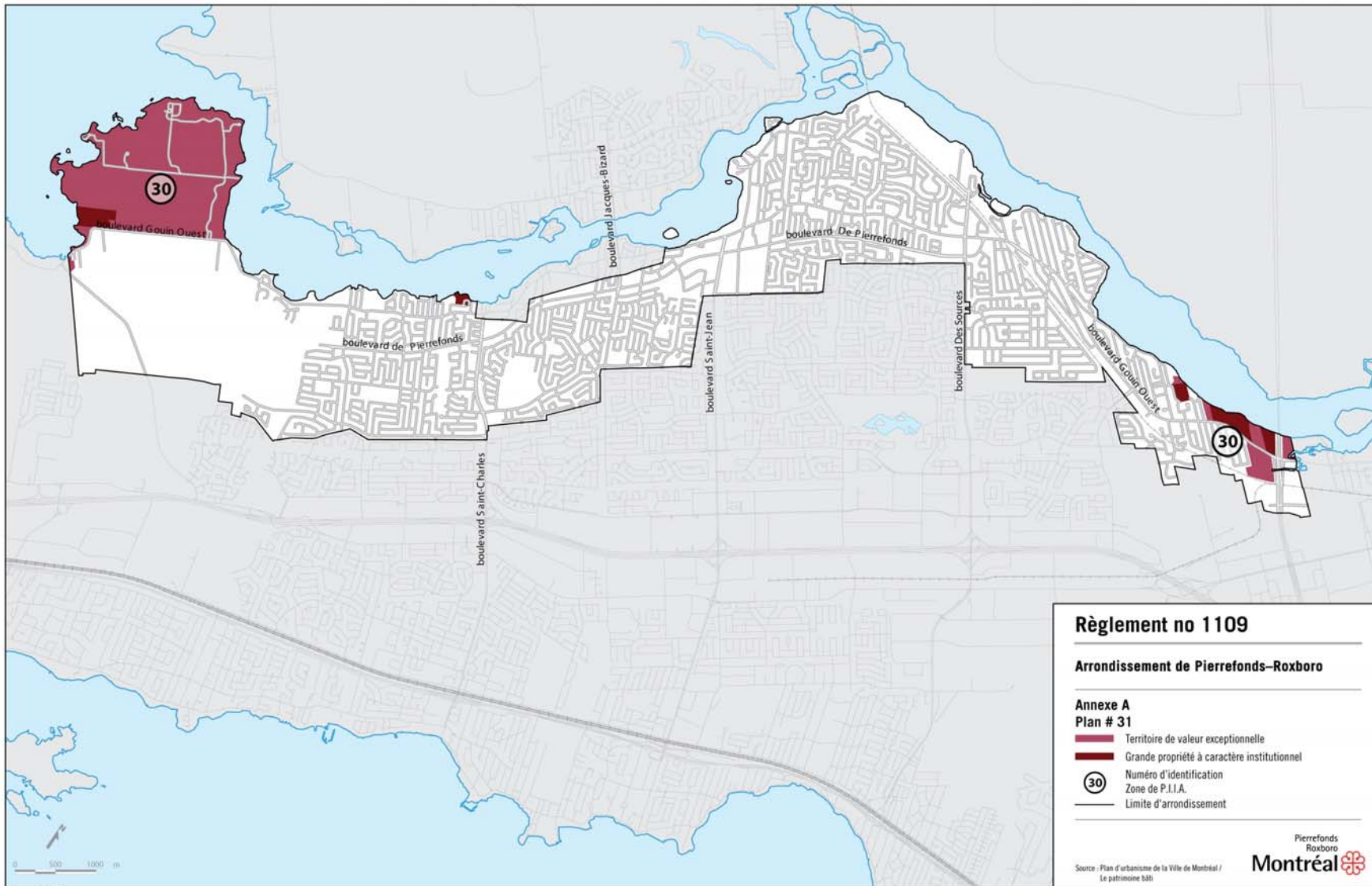
Arrondissement de Pierrefonds-Roxboro

**Annexe A
Plan # 30**

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

Source : Plan d'urbanisme de la Ville de Montréal





Règlement no 1109

Arrondissement de Pierrefonds-Roxboro

**Annexe A
Plan # 31**

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



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

