

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0010-12

BY-LAW MODIFYING BY-LAW CA29 0010 CONCERNING NUISANCES AND GOOD ORDER TO ADD THE AMOUNT OF FINES PROVIDED FOR THE PROHIBITION OF KEEPING TEMPORARY STRUCTURES IN PLACE FOR MORE THAN 20 DAYS AND THE PROHIBITION OF PARKING ANY VEHICLE ON PRIVATE PROPERTY IN A LOCATION OTHER THAN A PARKING SPACE

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At the Borough of Pierrefonds-Roxboro regular sitting held in the Borough Hall located at 13665, boulevard de Pierrefonds in said Borough, on February 5, 2024 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Louise Leroux, Charki (Shahi) Tarakjian and Benoit Langevin, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

Were also present, Mr. Dominique Jacob, Director of the Borough, and Mrs. Marie-Pier Cloutier, Acting secretary of the Borough.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 Interpretation of the present by-law

This by-law amends By-law CA29 0010 concerning nuisances and good order in the Borough of Pierrefonds-Roxboro and its successive amendments. The present by-law is understood to include the relevant interpretative and administrative provisions of the by-law it amends, as if they were reproduced herewith.

ARTICLE 2 Infringements and penalties

The table of fines in article 25 is amended as follows by adding the following paragraph 3 following the existing paragraph 2 under article 10:

ART.	TYPE OF INFRACTION	FINES							
		Natural person				Legal entity			
		1 <sup>st</sup> inf. Min. max.		2 <sup>nd</sup> inf. & subsequent min. max.		1 <sup>st</sup> inf. Min. max.		2 <sup>nd</sup> inf. & subsequent min. max.	
10 (1) 10 (2) 10 (3)	Scrap, waste and materials  Temporary structures, scaffolding	100	1000	200	2000	400	2000	800	4000

This table is also modified as follows by the addition of the following paragraph 5 following the existing paragraph 4 under article 18:

ART.	TYPE OF INFRACTION	FINES							
		Natural person				Legal entity			
		1 <sup>st</sup> inf. Min. max.		2 <sup>nd</sup> inf. & subsequent min. max.		1 <sup>st</sup> inf. Min. max.		2 <sup>nd</sup> inf. & subsequent min. max.	
18 (1) 18(1.1) 18 (2) 18 (2.1) 18(3) 18 (4) 18(5)	Storage and parking	100	1000	200	2000	400	2000	800	4000

### ARTICLE 3 Entry into force

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

PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT OF BY-LAW CA29 0042-02

BY-LAW AMENDING BY-LAW CA29 0042 CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS IN ORDER TO MAKE VARIOUS ADDITIONS AND ADJUSTMENTS RELATING MAINLY TO THE OBJECTIVES AND CRITERIA FOR NEW RESIDENTIAL CONSTRUCTIONS, AND WHEN ADDING AN EXTRA FLOOR TO AN EXISTING RESIDENTIAL CONSTRUCTION

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Pierrefonds-Roxboro's regular Borough Council meeting held on February 5, 2024, at 7 p.m., in accordance with the *Cities and Towns Act* (R.S.Q. chapter C-19) and chaired by Borough Mayor Dimitrios (Jim) Beis, was attended by:

Borough Mayor Dimitrios (Jim) Beis and Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all forming a quorum.

Dominique Jacob, Borough Manager, and Marie-Pier Cloutier, Acting Borough Secretary, were also present.

PURSUANT to section 145.15 of the *Act respecting land use planning and development* (CQLR chapter A-19.1);

BOROUGH COUNCIL ENACTS AS FOLLOWS:

By-law CA29 0042 is amended as follows:

ARTICLE 1 Article 20 3° b) of By-law CA29 0042 is amended by replacing “A construction plan” by “A preliminary architectural plan”.

ARTICLE 2 Chapter 3 of the By-law is replaced by the following:

**“CHAPTER 3**

**OBJECTIVES AND CRITERIA FOR THE CONSTRUCTION OF NEW RESIDENTIAL BUILDINGS HAVING TWO DWELLINGS OR LESS, THE ADDITION OF ONE STOREY AND THE ENLARGEMENT OF AN EXISTING RESIDENTIAL BUILDING HAVING TWO DWELLINGS OR LESS**

**24. SCOPE OF APPLICATION**

The provisions of this section apply to the entire territory.

**25. INTERVENTIONS AFFECTED**

The interventions subject to the objectives and criteria in the present section concern a cadastral operation involving the creation of a new land site, the construction of a new main building, the addition of one storey to a main building, an enlargement of a main building, the opening of new streets or the extension of an existing street within the territory of the Borough of Pierrefonds-Roxboro.

**SECTION 1: SUBDIVISION AND CADASTRAL OPERATION****26. OBJECTIVES AND CRITERIA**

<b>OBJECTIVES</b>	<b>EVALUATION CRITERIA</b>
To prioritize a high-quality living environment	The orientation of the streets and the urban fabric should favour bringing sunlight into private outdoor spaces. The street layout should be designed to minimize through-traffic. The project should not fragment the natural environment.
To preserve the dominant parcel characteristics of the surrounding area	Original lot shapes, orientations and dimensions should be respected. Consolidation and/or subdivision of lots for the purpose of new construction should be avoided.

**SECTION 2: NATURAL FEATURES AND LANDSCAPING****27. OBJECTIVES AND CRITERIA**

<b>OBJECTIVES</b>	<b>EVALUATION CRITERIA</b>
To take advantage of natural features	The layout of a building and its enlargements should be designed to adapt to the natural topography of the site
To encourage the integration and conservation of landscape components in the built environment in order to enhance its character and the proposed architecture	Existing trees located outside the footprint of a new building or enlargement and within a radius of more than 5 metres should be preserved, particularly in the front yard. The natural level of the ground around trees should be preserved by limiting backfill or by providing for a tree well all around a tree. The choice of plantings and their arrangement enhances existing and proposed architecture by drawing attention to certain features of the buildings. For example: to highlight entrances, outline volumes, combine colours and textures with cladding materials. Fences and screens should be part of the design concept as well as the architectural style of the project, both in terms of colour and choice of materials.
To enhance the character of a street by planting trees	Trees should be planted on the lot, in keeping with the alignment of the street serving it.

<p>To create attractive landscaping</p>	<p>The choice of greenery to be planted should contribute toward creating landscapes that are as interesting in summer as they are in winter, by virtue of their colours, their evergreen or non-evergreen foliage, their shape and their height. Native species should be given preference in choosing the species to be planted.</p>
<p>To reduce the impact of backyards and side yards opening onto a public thoroughfare for all new projects</p>	<p>All landscaping along boulevard de Pierrefonds should, in the long term, make it possible to conceal the backyards of a project as much as possible.</p> <p>It is strongly suggested that the private backyard space be enclosed by a conifer hedge. This hedge may be combined with a fence, which the hedge will conceal.</p> <p>Only chain-link fences (FROST type) or shrub hedges may be used along boulevard de Pierrefonds.</p>
<p>To avoid building a retaining wall between two lots</p>	<p>The difference in level between two lots should be designed to avoid retaining walls between units as much as possible. The slope should be revegetated to avoid natural earth movement.</p>
<p>To give preference to development that limits heat island surfaces</p>	<p>Limit paved and stone surfaces on lots.</p>
<p>To reduce the visual impact of construction elements of a housing project that has underground parking</p>	<p>The slab and exposed wall of an underground garage should be concealed.</p>

**SECTION 3: LAYOUT AND URBAN INTEGRATION**

**28. OBJECTIVES AND CRITERIA**

<p><b>OBJECTIVES</b></p>	<p><b>EVALUATION CRITERIA</b></p>
<p>To prioritize a layout and integration compatible with the built environment of the surrounding area</p>	<p>While complying with minimum and maximum front setbacks, the layout of the building should be consistent with the average front setback of adjacent buildings.</p> <p>Recommend a building of similar width to adjacent buildings.</p>

<p>To enhance the public thoroughfare through the layout of buildings</p>	<p>Buildings should be laid out parallel to the street and in such a way that their widest, most imposing facade faces the street, with the exception of buildings along boulevard de Pierrefonds, which may be laid out perpendicular to the street.</p>
<p>To enhance Lac des Deux Montagnes and Rivière des Prairies with appropriate layout</p>	<p>The layout or configuration of a project should be designed to maintain or improve views of Lac des Deux-Montagnes or Rivière des Prairies from boulevard Gouin Ouest, taking into account existing and planned greenery and land levels.</p> <p>The quality of views of the water or of landscape features visible beyond the water, such as islands, rapids, mountains and church bell towers, should also be taken into consideration, so as to enhance them.</p> <p>The dominant type of layout in the surrounding area should be given preference.</p>
<p>The layout of single-family dwellings, in terms of their relation to the public thoroughfare, should be in keeping with the surrounding area and the type of street along which they are located.</p>	<p>Sides of buildings located on corner lots facing the public thoroughfare should be additionally set back at least one storey in order to present interesting visual perspectives and maximize clearance at intersections.</p>
<p>To reduce the impact of an enlargement, the addition of a storey or a new construction project on neighbouring properties</p>	<p>Consider the anticipated shadow of a project on neighbouring properties.</p>

**SECTION 4: VOLUME AND ARCHITECTURAL COMPOSITION**

**29. OBJECTIVES AND CRITERIA**

<b>OBJECTIVES</b>	<b>EVALUATION CRITERIA</b>
<p>To ensure consistency in the relation between the buildings on the street section, while integrating architectural diversity</p>	<p>It is not desirable to have the same building model on two consecutive lots, nor on two lots facing each other. There should be an interval of at least one lot between two identical models.</p> <p>Housing models should be similar in the following respects:</p> <ul style="list-style-type: none"> <li>- Architectural style;</li> <li>- Facade (height, width, alignment);</li> <li>- Roof (shape and pitch);</li> <li>- Windows.</li> </ul> <p>Excessive differences in height and volume between neighbouring buildings should be avoided, so that neither appears dwarfed by the volume of the other. The project should favour both a gradual transition in height and volumetric setbacks to integrate with neighbouring buildings and the wider neighbourhood;</p> <p>Ensure that the architectural style is well defined;</p> <p>Avoid mixing architectural styles or ostentatious elements;</p> <p>Roof shape should be based on the dominant and significant architectural features of the site, in order to be in keeping with existing buildings;</p> <p>The materials and colours of exterior cladding and roofing should harmonize with the dominant materials and colours of significant buildings in the surrounding area.</p>

<p>To give preference to quality architecture</p>	<p>A side facade facing a park or street (corner lot) should have an architectural treatment similar to the main facade; Blind walls visible from the street should be avoided; On the front facade, the following architectural elements should be given preference:</p> <ul style="list-style-type: none"> <li>- Fascias and soffits in a colour similar to the colour of corner quoins and window bands;</li> <li>- Metric format bricks should be given preference;</li> <li>- No window or door sills should be made of brick;</li> <li>- The colour of asphalt shingles should be in harmony with the colours chosen for cladding;</li> <li>- Any lighting system should enhance the aesthetic qualities of landscaping and buildings;</li> <li>- The shape and arrangement of openings should be in keeping with the architectural features of the building;</li> <li>- Roof accessories, ventilators, downspouts, soffits, gutters and fascias should be of the same shade, in harmony with other materials;</li> <li>- All balconies adjacent to a street more than 0.5 metres above ground level should be finished with an authorized material to close off the space underneath the balconies.</li> </ul>
<p>To provide special treatment for corner lots</p>	<p>The front and side facades of a residential building located on a corner lot should be uniform in terms of height, materials, colours, style, architectural details, roof shapes, roof cladding materials and roof colour.</p>



<p>To recreate some of the characteristics of single-family homes in the area</p>	<p>Some of the area's distinctive architectural elements, such as private steps, bay windows and French balconies, should be incorporated;                  Draw inspiration from the dominant architectural styles of the street section in order to harmonize architectural details and ornamentation with the architectural style.</p>
<p>To minimize the visual impact of garage doors</p>	<p>The volume of the garage entrance should be set back from the front façade;                  For corner buildings, the garage should be located on the interior side of the lot;                  The colour of the garage door should be identical to that of the front door.</p>
<p>To maintain continuity when enlarging or adding a storey to an existing home</p>	<p>Any enlargement or modification should harmonize, in volume and architectural treatment, with the existing building.</p>

**SECTION 5: ACCESSORY STRUCTURES AND EQUIPMENT**

**30. OBJECTIVES AND CRITERIA**

<p><b>OBJECTIVES</b></p>	<p><b>EVALUATION CRITERIA</b></p>
<p>To ensure the integration of accessory structures with main buildings and the compatibility of the design and layout of accessory equipment</p>	<p>An accessory structure should share architectural components with the main building with which it is associated;                  Detached garages should harmonize with the architectural treatment of the main building and be of at least equivalent architectural quality.</p>
<p>To minimize the visual impact of accessory equipment.</p>	<p>Accessory equipment should be designed and installed in such a way as to limit any visual nuisance;                  Accessory components such as propane gas tanks and heat pumps should not be visible from the street, or should be concealed by a fence or landscaping.</p>

ARTICLE 3 The By-law is amended as follows by the addition, following Chapter 3, of a new Chapter 3.1 entitled “Objectives and criteria for the construction of new residential buildings having three or more dwellings, the addition of a storey, the enlargement, the conversion of a facade and the development of a lot of an existing residential building having three or more dwellings”:

**"CHAPTER 3.1**

**OBJECTIVES AND CRITERIA FOR THE CONSTRUCTION OF NEW RESIDENTIAL BUILDINGS HAVING THREE OR MORE DWELLINGS, THE ADDITION OF A STOREY, THE ENLARGEMENT, THE CONVERSION OF A FACADE AND THE DEVELOPMENT OF A LOT OF AN EXISTING RESIDENTIAL BUILDING HAVING THREE OR MORE DWELLINGS**

**30.1. SCOPE OF APPLICATION**

The provisions of this section apply to the entire territory.

**30.2. INTERVENTIONS AFFECTED**

Interventions subject to the objectives and criteria of this section concern a cadastral operation involving the creation of a new lot, the construction of a new main building having three or more dwellings, the enlargement or addition of a storey to a building having three or more dwellings, the conversion, the renovation or restoration of a facade, the total or partial reconstruction of a main residential building having three dwellings or more as well as the development of a lot and the opening of new streets or the extension of an existing street within the territory of the Borough of Pierrefonds-Roxboro.

**SECTION 1: SUBDIVISION AND CADASTRAL OPERATION**

**30.3 OBJECTIVES AND CRITERIA**

<b>OBJECTIVES</b>	<b>EVALUATION CRITERIA</b>
To give preference to a high-quality living environment	The orientation of streets and the urban fabric should promote sunlight for private outdoor spaces; Street layout should be designed to minimize through-traffic; The project should not fragment the natural environment;
To preserve the dominant parcel characteristics of the surrounding area	Lot shapes, orientations and dimensions are calibrated to suit lots with a similar building typology to the new construction.

**SECTION 2: NATURAL ELEMENTS AND LANDSCAPING****30.4 OBJECTIVES AND CRITERIA**

<b>OBJECTIVES</b>	<b>EVALUATION CRITERIA</b>
To take advantage of natural elements	The layout of a building and its enlargements should be designed to adapt to the natural topography of the lot; On the banks of the Rivière des Prairies, the layout of any tall building should take river views into account.
To give preference to the integration and conservation of landscape components with buildings in order to enhance their character and the proposed architecture	Existing trees located beyond the footprint of a new building or enlargement should be preserved; The natural level of the ground around trees is maintained by limiting backfill or providing a tree well all around the tree; The choice of plantings and their arrangement should enhance existing and proposed architecture by highlighting certain building features. For example: highlight entrances, outline volumes, combine colours and textures with cladding materials; Fences and screens should be part of the design concept and the architectural style of the project, both in terms of colour and choice of materials.
To enhance the character of a street by planting trees	Trees should be planted on the lot, in keeping with the alignment of the street serving it.
To create attractive, functional, dense landscaping	Landscaping may also be designed, as appropriate, to direct pedestrian traffic, mark off areas, create visual screens and control sunlight; The choice of plantings should contribute to creating landscapes that are as interesting in summer as they are in winter, through their colours, their evergreen or non-evergreen foliage, their shape and their height.

<p>To reduce the impact of backyards and side yards fronting on a public thoroughfare, for all new projects</p>	<p>Any landscaping along boulevard de Pierrefonds should, in the long term, make it possible to conceal a project's backyards as much as possible; It is strongly suggested that the private backyard space be bounded by a conifer hedge. This hedge may be fenced in and the hedge should conceal it; Only chain-link fences (such as FROST type) or shrub hedges may be used along boulevard de Pierrefonds.</p>
<p>To reduce the impact of the project in terms of drainage toward neighbouring properties  To avoid building walls between two lots</p>	<p>The difference in level between two lots should be designed to avoid retaining walls between units as much as possible. The slope should be revegetated to avoid natural earth movement.</p>
<p>To give preference to developments that limit heat island surfaces</p>	<p>Limit paved and stone surfaces on lots.</p>
<p>To reduce the visual impact of construction elements in a housing project that includes underground parking</p>	<p>The slab and exposed wall of an underground garage should be concealed.</p>

**SECTION 3: BUILDING LAYOUT AND URBAN INTEGRATION**

**30.5 OBJECTIVES AND CRITERIA**

<b>OBJECTIVES</b>	<b>EVALUATION CRITERIA</b>
<p>To prioritize a layout and integration compatible with the surrounding built environment</p>	<p>While complying with minimum and maximum front setbacks, the layout of the building should be consistent with the average front setback of adjacent buildings.</p>
<p>To enhance the public thoroughfare with appropriate building layouts</p>	<p>Buildings should be located parallel to the street.</p>
<p>To enhance the Lac des Deux Montagnes and Rivière des Prairies through appropriate building layouts</p>	<p>The siting or configuration of a project should be designed to maintain or enhance views of the Lac des Deux-Montagnes or Rivière des Prairies from boulevard Gouin Ouest, taking into account existing and planned greenery and land levels.  The quality of views of the water or of landscape features that are visible beyond the water, such as islands, rapids, mountains and church bell towers, should also be taken into consideration, so as to enhance them.</p>

## SECTION 4: VOLUME AND ARCHITECTURAL COMPOSITION

### 30.6 OBJECTIVES AND CRITERIA

OBJECTIVES	EVALUATION CRITERIA
To articulate facades with recesses, overhangs and projections of vertical planes in order to break up excessive, monotonous linearity	<p>The articulation of volumes on a façade should make it possible to reduce the effect of monotony that a multi-family building could generate;</p> <p>Buildings should be designed with balconies or loggias on the upper floor.</p>
To ensure overall unity through architectural diversity of models within each of the target zones	<p>It is not desirable to have the same building model on two consecutive lots, nor on two lots facing each other. There should be an interval of at least one lot between two identical models.</p> <p>Dwelling models should be similar in the following respects:</p> <ul style="list-style-type: none"> <li>- Architectural style;</li> <li>- Facade (height, width, alignment);</li> <li>- Roof (shape and pitch);</li> <li>- Windows.</li> </ul>
To give preference to quality architecture	<p>A side facade facing a park or street (corner lot) should have an architectural treatment similar to the main facade;</p> <p>On the front facade, preference should be given to the following architectural elements:</p> <ul style="list-style-type: none"> <li>- Fascias and soffits in a colour similar to the colour of corner quoins and window bands;</li> <li>- Metric format brick should be given preference;</li> <li>- No window or door sills should be made of brick;</li> <li>- The colour of asphalt shingles should be in harmony with the colours chosen for cladding. However, a white or light grey aluminum cladding might be desirable to prevent heat build-up;</li> </ul>

To give preference to quality architecture	<p>All lighting systems should enhance the aesthetic qualities of landscaping and buildings; The shape and arrangement of openings should be in keeping with the architectural features of the building;</p> <p>Roof accessories, ventilators, downspouts, soffits, gutters and fascias should be of the same shade, in harmony with other materials;</p> <p>All balconies adjacent to a street more than 0.5 metres above ground level should be finished with an authorized material to close off the space underneath the balconies.</p>
To provide special treatment for corner lots	<p>The front and side facades of a residential building located on a corner lot should be consistent in terms of height, materials, colours, style, architectural details, roof shapes, roofing materials and roof colour.</p>
To maintain continuity when enlarging an existing building	<p>Any enlargements or alterations should harmonize in volume and architectural treatment with the existing building.</p>
To reduce the difference in height between a public thoroughfare and a building storey	<p>For dwellings of more than 8 units:</p> <p>For any new construction, the building layout should ensure that entrances and exits are on one level. If this is not possible, given the topography and the main objective of the project, the height from ground level should be reduced to a minimum in order to allow for the eventual installation of a means of access to the building;</p> <p>For any enlargement, the layout of the enlargement should ensure that level access is provided and that the floor levels are the same as those of the existing building. If this is not possible, the objective should be to make use of the premises as easy as possible for the user;</p> <p>For any building conversion, an accessible building must remain accessible. A non-accessible building should be made accessible. If this is not possible, the objective should be to make use of the premises as easy as possible for the user.</p>

<p>To reduce the difference in height between a public thoroughfare and a building storey</p>	<p>For dwellings of 8 units or less:                  For all new construction, the layout of the new building should minimize the difference in height between the public thoroughfare and the entrance level. The front yard of the new building should be large enough to accommodate a means of bridging the height difference between the public thoroughfare and the entrance level (gentle slope, access ramp or platform lift);                  In the case of integrating a new building or enlargement, the horizontal rhythm should be maintained on the upper floors.</p>
<p>To give preference to the development of safe, well-lit paths between a building and the public thoroughfare</p>	<p>The outdoor layout should include paths that are as direct as possible, with no gently sloping steps, being sufficiently wide, free of encroaching obstacles, well-defined on both sides and free of visual obstructions, well-lit and suitably surfaced, connecting the sidewalk and the entrances and exits to the building;                  Paths should be exclusively for pedestrian use and preferably not cross cycling paths, vehicle lanes or parking areas. Failing this, appropriate signage must be provided.</p>
<p>To give preference to the creation of parking spaces reserved for people with limited mobility near building entrances</p>	<p>When the project includes off-street parking, parking spaces reserved for people with limited mobility should be located as close as possible to the accessible entrances to the building. If several entrances are accessible, reserved spaces should be provided close to each of them;                  Preferably, there should be a drop-off point at the public entrance.</p>
<p>To articulate the facade so as to highlight the main entrances to the building</p>	<p>Entrances should be highlighted by eaves and provide protection from the elements.</p>
<p>To provide some privacy for residents on the second floors</p>	<p>For high-density projects, private landscaped outdoor spaces should be developed.</p>

## SECTION 5: ACCESSORY STRUCTURES AND EQUIPMENT

### 30.7 OBJECTIVES AND CRITERIA

OBJECTIVES	EVALUATION CRITERIA
To ensure the integration of accessory structures with main buildings and the compatibility of the design and layout of accessory equipment	An accessory structure should share architectural components with the main building with which it is associated; Detached garages should harmonize with the architectural treatment of the main building and be of at least equivalent architectural quality.
To minimize the visual impact of accessory equipment	Accessory equipment should be designed and installed in such a way as to limit any visual and sound nuisance; Accessory components such as propane gas tanks and heat pumps should not be visible from the street, or should be concealed by a fence or landscaping.

## SECTION 6: INTEGRATED HOUSING PROJECT

### 30.8 INTERVENTIONS AFFECTED

All integrated housing projects are subject to the objectives and criteria of this section.

### 30.9 OBJECTIVES AND CRITERIA

OBJECTIVES	EVALUATION CRITERIA
To allow the creation of a housing project of a size similar to that of the neighbourhood in order to maintain an appropriate scale	The primary building cladding should be the same as that of the buildings in the area.
To ensure architectural homogeneity and quality	Buildings should create a homogeneous whole in terms of orientation, volume, colour, materials and architectural elements. The chosen style should be the same for the entire project and building variants should be in harmony.
To densify plant cover	The landscaping should be designed to significantly increase the number of trees in the zone.



<p>To minimize the visual impact of electrical, telephone and cable distribution networks</p>	<p>Connections to future buildings should be underground, using existing overhead or underground electrical, telephone and cable distribution networks.</p>
<p>To provide a distinctive entrance</p>	<p>The entrance to an integrated project should be distinguished by special signage and landscaping.</p>
<p>To promote an attractive, high-quality residential environment</p>	<p>Buildings should be positioned in such a way as to create individual or common interior courtyards.          Building shapes should offer a variety of orientations to create well-ventilated spaces between units.          Buildings should be strategically positioned to ensure sufficient privacy and sunlight between dwelling units.</p>
<p>To promote harmonious grading of lots, preserve natural features of interest and protect trees during construction work</p>	<p>Buildings should be laid out on natural plateaus in such a way as to disturb the environment as little as possible; backfill and excavation work should be modest in order to preserve terraced landscaping; the difference in level between two lots should be designed to avoid retaining walls between units as much as possible.          Tree cutting should be controlled so that backfill, if any, is limited to that required for the driveway and building layout.          Building architecture should be integrated into the slope, with volumes and elevations proportional to the level of the lot.</p>
<p>To facilitate the use of services</p>	<p>Ensure the location of containers for waste and recyclables collection.          Provide a location close to the street, accessible to all buildings, where waste can be placed.</p>

ARTICLE 4 Chapter 5 “Objectives and criteria related to specific zones” of this by-law is amended by replacing the title of section 2.1 “*Vieux Roxboro*” with the words “Roxboro sector”, and by replacing articles 70.4.1 and 70.4.2 of this section with the following text:

**"SECTION 2.1: ROXBORO SECTOR**

**70.4.1. SCOPE OF APPLICATION**

The provisions pertaining to the Roxboro sector (zone 7) apply to the zone defined on the plan attached as Appendix A to this by-law and entitled “Plan of the zones affected”.

**70.4.2. INTERVENTIONS AFFECTED**

The provisions pertaining to this section apply to the subdivision, to the construction of a new main building or to the enlargement of a residential building in the Roxboro sector (zone 7)."

ARTICLE 5 Chapter 5 “Objectives and criteria related to specific zones” of this by-law is amended by the addition, after section 2.3, of the following sections 2.4 “Yuile Park sector” and 2.5 “Rue Parkinson sector”:

**"SECTION 2.4: YUILE PARK SECTOR**

**70.4.1. SCOPE OF APPLICATION**

The provisions pertaining to the Yuile Park sector (zone 10) apply to the zone defined on the plan attached to this by-law as Appendix A, “Plan of the zones affected”.

**70.4.2. INTERVENTIONS AFFECTED**

The provisions pertaining to this section apply to the construction of a new main building or to the enlargement of a residential building in the Yuile Park sector (zone 10)."

**70.4.3 OBJECTIVES AND CRITERIA**

<b>OBJECTIVES</b>	<b>EVALUATION CRITERIA</b>
To control interventions in the built environment in order to ensure good integration with the bungalow-type homes in the sector	Enlargement by adding a storey or a volume in the front yard should be avoided. In the case of new construction, differences in height and in alignment of the front setback of the building in relation to neighbouring homes should be avoided.
To ensure harmonious management of interventions on the built environment in order to preserve the architectural characteristics of the residential buildings in the sector	Enlargements and alterations to existing buildings are intended to enhance the existing architecture and type of construction.  Where the building being enlarged already has a gable roof, or in the case of new construction, a gable roof facing the street should be given preference.  The central position of the front door and the architectural treatments (marquee, distinctive cladding, etc.) highlighting it should be preserved.  The use of brick as the main exterior covering should be given preference. The use of stone and clapboard (wood, vinyl) is permitted as a complement to brick.  Cladding materials should be in harmony with those of the original building.

**SECTION 2.5: RUE PARKINSON SECTOR**

**70.5.1. SCOPE OF APPLICATION**

The provisions pertaining to the rue Parkinson sector (zone 11) apply to the zone defined on the plan attached to this by-law as Appendix A “Plan of the zones affected”.

**70.5.2. INTERVENTIONS AFFECTED**

The provisions pertaining to this section apply to the construction of a new main building or the enlargement of a residential building in the rue Parkinson sector (zone 11).

**70.5.3 OBJECTIVES AND CRITERIA**

OBJECTIVES	EVALUATION CRITERIA
To control interventions on the built environment in order to ensure good integration with the bungalow-type residential buildings in the sector.	Enlargement by adding a storey or a volume in the front yard should be avoided. In the case of new construction, differences in height and in alignment of the front setback of the building in relation to neighbouring homes should be avoided. Where existing, the construction of "semi-detached" homes should be maintained.
To ensure harmonious management of interventions on the built environment in order to preserve the architectural characteristics of the residential buildings in the sector.	Enlargements and alterations to existing buildings are intended to enhance the existing architecture and type of construction. The enlargement of a residential building must be in keeping with the shape and angle of the roof of the enlarged building, particularly when the roof is very horizontal (low slope). Architectural elements emphasizing a strong horizontal built form (low roof pitch, accentuated cornice, horizontal openings, etc.) should be preserved. Brick, stone and clapboard should be preferred. Light, sober shades should be given preference. Cladding materials should harmonize with those of the original building.
To maintain green spaces in the front yard	Except where there are garages, paving surfaces between the main front facade of a residential building and the street should be avoided in the case of semi-detached residential buildings.

ARTICLE 6 Appendix A “Plan of the zones affected” of this by-law is amended by the addition of zones 10 and 11, as illustrated in Appendix A of this by-law.

ARTICLE 7 Appendix D "Descriptive guide of the specific zones" of this by-law is amended by replacing the seventh paragraph with the following:

**“ZONE 7– ROXBORO SECTOR**

Zone 7 corresponds to the Roxboro sector characterized by single-family detached residential buildings.”

This appendix is also amended by the addition of the following paragraphs:

**“ZONE 10– YUILE PARK SECTOR**

Zone 10 corresponds to the Yuile Park sector, characterized by single-family detached residential buildings.

**ZONE 11– RUE PARKINSON SECTOR**

Zone 11 corresponds to the rue Parkinson sector, characterized by single-family detached and semi-detached residential buildings.”

ARTICLE 8 This by-law comes into force in accordance with the Law.

\_\_\_\_\_  
BOROUGH MAYOR

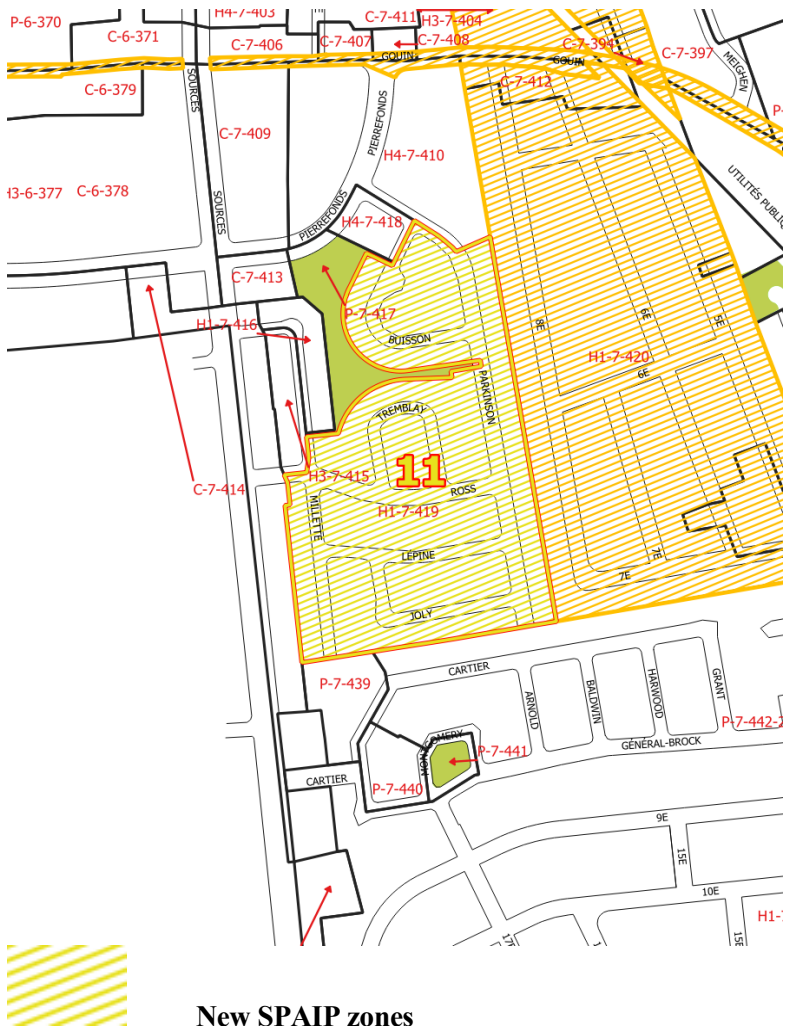
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BOROUGH SECRETARY

**APPENDIX A**

**Addition of zone 10 “Yuile Park sector”**



**Addition of zone 11 “Rue Parkinson sector”**



PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW 04-047-XX

DRAFT BY-LAW AMENDING BY-LAW 04-047 CONCERNING VILLE DE  
MONTRÉAL'S MASTER PLAN - PIERREFONDS-ROXBORO BOROUGH

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At Pierrefonds-Roxboro's regular Borough Council meeting held on February 5, 2024, at 7 p.m., in accordance with the *Cities and Towns Act* (R.S.Q. chapter C-19), which was attended by:

Borough Mayor Dimitrios (Jim) Beis and Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all forming a quorum chaired by Borough Mayor Dimitrios (Jim) Beis.

Dominique Jacob, Borough Manager, and Marie-Pier Cloutier, Acting Borough Secretary, were also present.

**PURSUANT** to section 130.3 of the *Charter of Ville de Montréal, metropolis of Québec*, (CQLR c C-11.4);

**PURSUANT** to sections 109 and 109.1 of the *Act respecting land use planning and development* (CQLR chapter A-19.1);

BOROUGH COUNCIL ENACTS AS FOLLOWS:

ARTICLE 1 Map 1.1 entitled "*Les secteurs établis, les secteurs à construire et les secteurs à transformer*" (Established sectors, sectors to be built and sectors to be converted) of Part I of Ville de Montréal's *Plan d'urbanisme* (master plan) (By-law 04-047), is amended by replacing the part of the map corresponding to the territory of the Borough of Pierrefonds Roxboro with the map attached as Appendix A to this by-law.

ARTICLE 2 Map 3.1.1 entitled "*L'affectation du sol*" (land use) in Part I of Ville de Montréal's *Plan d'urbanisme* (master plan) (Bylaw 04-047), is amended by replacing the part of the map corresponding to the territory of the Borough of Pierrefonds-Roxboro with the map attached as Appendix A to this by-law.

ARTICLE 3 Map 3.1.2 entitled "*La densité de construction*" (building density) in Part I of the *Plan d'urbanisme* (master plan) is amended by replacing the part of the map corresponding to the territory of the Borough of Pierrefonds-Roxboro with the map attached as Appendix B to this by-law.

ARTICLE 4 Chapter 18 of Part II of Ville de Montréal's *Plan d'urbanisme* (master plan), which concerns the Borough of Pierrefonds-Roxboro is amended, within the section relating to density parameters, by the creation of the following three new sectors to be converted or built upon:

**Sector 18-T3:**

- two-storey above-ground buildings;
- low to medium footprint;
- minimum Open Space Ratio (O.S.R.): 1.0;
- maximum O.S.R.: 1.5.

**Sector 18-T4:**

- three- to four-storey above-ground buildings;
- average footprint;
- minimum O.S.R.: 2.0;
- maximum O.S.R.: 3.0.

**Sector 18-T5:**

- three- to five-storey above-ground buildings;
- high footprint;
- minimum O.S.R.: 2.5;
- maximum O.S.R.: 4.0.

ARTICLE 5 Part IV entitled "*Les programmes particuliers d'urbanisme*" (special planning programs) of Ville de Montréal's *Plan d'urbanisme* (master plan) (04-047) is amended by the addition of the document entitled "*Plan particulier d'urbanisme du boulevard Saint-Charles*" (special planning program for boulevard Saint-Charles), attached as Appendix C to this by-law.

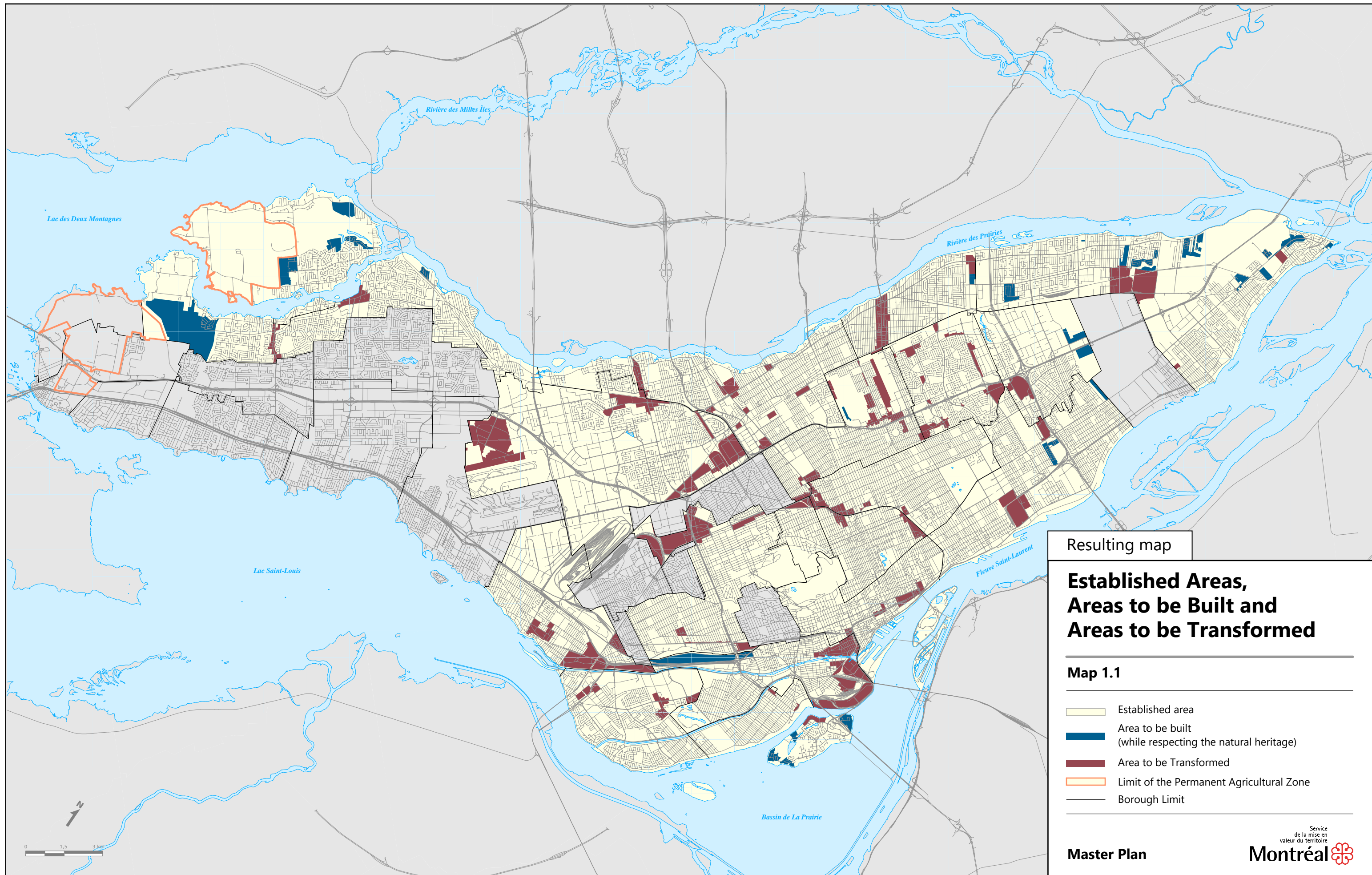
ARTICLE 6 This by-law comes into force in accordance with the Law.

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BOROUGH MAYOR

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BOROUGH SECRETARY



Resulting map

### Established Areas, Areas to be Built and Areas to be Transformed

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**Map 1.1**

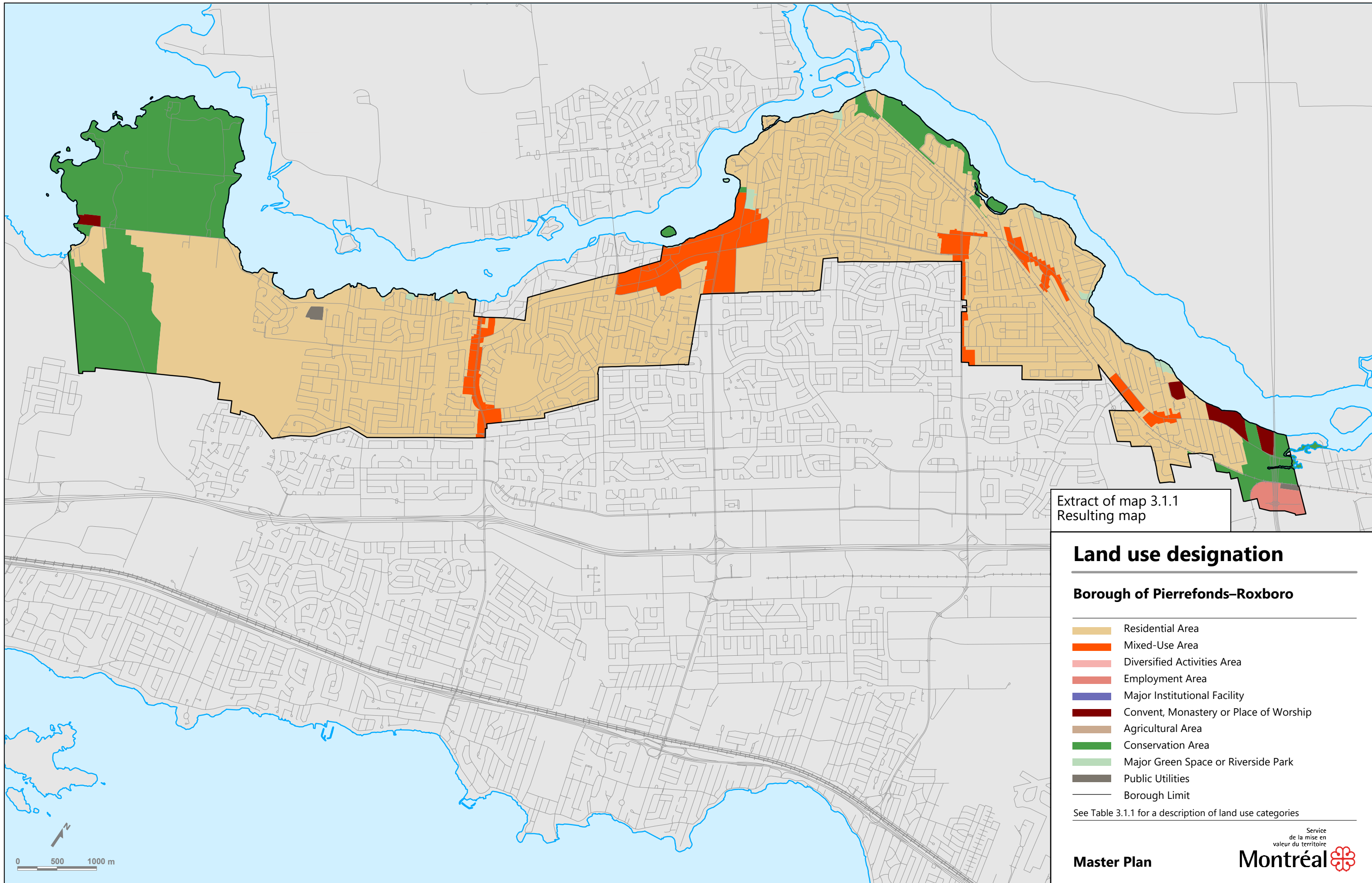
- Established area
- Area to be built  
(while respecting the natural heritage)
- Area to be Transformed
- Limit of the Permanent Agricultural Zone
- Borough Limit

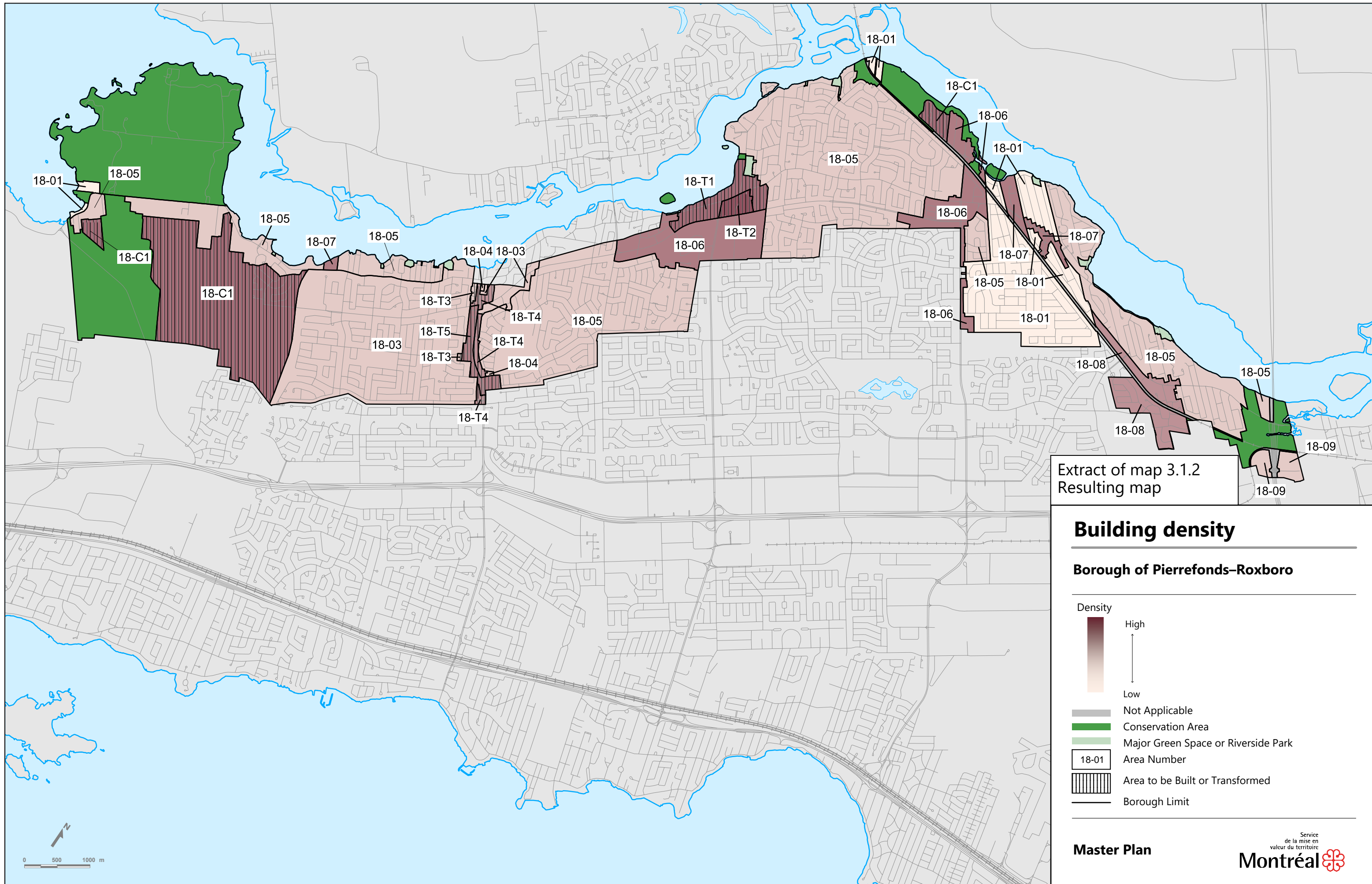
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**Master Plan**

Service de la mise en valeur du territoire  
**Montréal**







Extract of map 3.1.2  
 Resulting map