

Draft Regulations

Draft Order

An Act respecting land use planning and development (R.S.Q., c. A-19.1)

Ville de Montréal — Declaration of a special planning zone in the territory

Notice is hereby given that, under section 158 of the Act respecting land use planning and development (R.S.Q., c. A-19.1), the Government intends to declare part of the territory of Ville de Montréal to be a special planning zone by an order appearing below.

Under section 161 of the Act, a special planning zone order may be passed only if a draft order has been previously published in the *Gazette officielle du Québec*.

Under section 163 of the Act, before the adoption of the order, the Minister or the Minister's representative is to hold a consultation on the content of the draft order.

Further information may be obtained by contacting John Gauvreau, 1005, chemin Sainte-Foy, 1^{er} étage, Québec (Québec) G1S 4N4 (telephone: 418 266-5830; fax: 418 266-5834.

NATHALIE NORMANDEAU,
*Minister of Municipal Affairs,
Regions and Land Occupancy*

Declaration of a special planning zone in the territory of Ville de Montréal

WHEREAS, under section 158 of the Act respecting land use planning and development (R.S.Q., c. A-19.1), the Government may, by order, declare any part of the territory of Québec to be a special planning zone for the purpose of solving a development or environmental problem whose urgency or seriousness, in the opinion of the Government, warrants its intervention;

WHEREAS the absence of a hospital facility suited to adequately meet current health needs is a serious situation, likely to harm the citizens of the greater Montréal area and of Québec as a whole in matters of health;

WHEREAS it is in the public interest to offer the population concerned a new large-scale hospital centre as soon as possible;

WHEREAS the by-laws applicable in the part of the territory of the city where the hospital centre is to be built have been, prior to their adoption, the subject of public consultations by the Office de consultation publique de Montréal in accordance with section 89.1 of the Charter of Ville de Montréal (R.S.Q., c. C-11.4);

WHEREAS the hospital centre project cannot be carried out under the applicable municipal by-laws;

WHEREAS the Government is of the opinion that it is a development problem whose seriousness warrants the Government's intervention;

WHEREAS it is important, in the public interest, to amend the land use planning and development by-laws to allow the construction of the hospital centre as soon as possible and in the best conditions;

IT IS ORDERED, therefore, on the recommendation of the Minister of Municipal Affairs, Regions and Land Occupancy:

THAT the part of the territory of Ville de Montréal whose perimeter is shown in the sketch attached hereto be declared a special planning zone;

THAT the objectives pursued be stated as follows:

(1) to offer a modern hospital facility to the citizens of Québec, in particular those of the greater Montréal area, as soon as possible;

(2) to allow the carrying out of the project in the part of the city best suited for the project and in the best building conditions given the surrounding environment in terms of planning and development;

(3) to avoid that the health of the population concerned be put at risk by the absence of a hospital facility suited to adequately meet current health needs;

THAT the provisions of By-law 06-040 of Ville de Montréal promulgated by a public notice posted at city hall and published in The Gazette of 4 June 2008 be applicable within the special planning zone and be deemed made by this Order, subject to the following provisions:

(1) the words “, excluding bulkheads,” are inserted after the word “building” in the first line of article 9;

(2) the maximum height of a building provided for in paragraph 1 of article 9 is 85 metres;

(3) the land use ratio provided for in paragraph 1 of article 10 is, for site B mentioned in that paragraph, 10.0 rather than 7.0;

(4) the land use ratio provided for in paragraph 2 of article 10 is 10.0 rather than 9.0;

(5) article 14 is replaced by the following:

“14. Despite section 12, any construction erected on the site of building 10 shown on schedule E must integrate the bell tower of the existing building.”;

(6) the number of 1,100 parking units mentioned in paragraph 1 of article 19 is replaced by 2,052;

(7) article 25 is amended by striking out “partial” and by adding building 11 identified in schedule E to the by-law;

THAT Ville de Montréal be the authority responsible for the administration of the by-laws;

THAT the by-laws may be amended in accordance with the provisions of the Charter of Ville de Montréal, except the provisions of the second and third paragraphs of section 89.1 of the Charter.

