

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

— Amendments to the by-laws made by Order in Council 703-2009 dated 18 June 2009

Notice is hereby given, in accordance with sections 10 and 11 of the Regulations Act (R.S.Q., c. R-18.1), that the Order concerning amendments to the by-laws made by Order in Council 703-2009 dated 18 June 2009 concerning the declaration of a special planning zone in the territory of Ville de Montréal, appearing below, may be made by the Government on the expiry of 15 days following this publication.

The draft Order amends the urban planning by-laws made by Order in Council 703-2009 dated 18 June 2009 concerning the declaration of a special planning zone in the territory of Ville de Montréal in order to allow the construction of the Centre hospitalier de l'Université de Montréal.

Under section 12 of that Act, the Order may be made by the Government within a period that is shorter than the 45 days provided for in section 11 of that Act, by reason of the urgency due to the costs that could result from any additional delay in the financing of the project.

Further information may be obtained by contacting Jean Pelletier, Director, Services juridiques du Bureau du Directeur exécutif des projets de modernisation des centres hospitaliers universitaires de Montréal (CHUM, CUSM, CHU Sainte-Justine), 2021, avenue Union, bureau 10.049, Montréal (Québec) H3A 2S9; telephone: 514 873-7386; email: jean.pelletier@msss.gouv.qc.ca

Any interested person wishing to comment on the Order is requested to submit written comments within the 15-day period to the Minister of Municipal Affairs, Regions and Land Occupancy, 10, rue Pierre-Olivier-Chauveau, Québec (Québec) G1R 4J3.

LAURENT LESSARD, YVES BOLDDUC,
*Minister of Municipal Affairs, Minister of Health and
Regions and Land Occupancy Social Services*

Amendments to the by-laws made by Order in Council 703-2009 dated 18 June 2009 concerning the 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 declared, by Order in Council 703-2009 dated 18 June 2009, a special planning zone in the territory of Ville de Montréal to make the urban planning by-laws applicable therein to allow the construction of the Centre hospitalier de l'Université de Montréal (CHUM);

WHEREAS the proposal of the selected tenderer for the construction of the hospital centre does not entirely comply with the by-laws made, in particular with respect to height and volume;

WHEREAS it is important to amend the by-laws in order to allow the construction of the hospital centre in accordance with the proposal retained, as soon as possible and in the best conditions;

WHEREAS sections 12 and 18 of the Regulations Act (R.S.Q., c. R-18.1) provide that a regulation may be made or approved at the expiry of a shorter period than the period applicable to it and may come into force on the date of its publication in the *Gazette officielle du Québec*, where the authority that has made it is of the opinion that the urgency of the situation requires it;

WHEREAS, under sections 13 and 18 of the Regulations Act, the reasons justifying a shorter publication period must be published with the proposed regulation, and the reasons justifying the coming into force of the regulation on the date of its publication must be published with the regulation;

WHEREAS the Government is of the opinion that it is essential to intervene as soon as possible to avoid substantial costs related to a possible delay in the financing of the project;

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

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 newspaper *Le Devoir* of 4 June 2008, rendered applicable as amended by Order in Council 703-2009 dated 18 June 2009, amended again by By-law 06-040-1 of Ville de Montréal, be amended again as follows:

(1) by replacing paragraph 1 of article 9 by the following:

“1° 85 m pour l’emplacement E et 93 m pour les emplacements B et D, identifiés à l’annexe B;”;

(2) by adding the following after paragraph 2 of article 10:

“3° coefficient d’occupation du sol de 9,0 (COS) pour l’emplacement A, identifié à l’annexe B.”;

(3) by striking out “, dans l’axe de la rue De La Gauchetière” in article 16;

(4) by striking out article 33;

(5) by replacing Annexe D to the By-law by that appearing in Schedule A to this Order in Council;

THAT the provisions of By-law 04-047-31, amending the City of Montreal Master Plan, rendered applicable as amended by Order in Council 703-2009 dated 18 June 2009, be amended again as follows:

(1) by inserting “et par le remplacement d’une partie du secteur de densité « 25-04 » sur le territoire délimité par le boulevard René-Lévesque et par les rues Sainte-Élisabeth, De La Gauchetière et Sanguinet par un nouveau secteur de densité « 25-05 »” in the first paragraph of article 2 after “par un nouveau secteur de densité « 25-T5 »”;

(2) by replacing the second paragraph of article 2 by the following:

“Les spécifications du nouveau secteur « 25-T5 », créé par le premier alinéa, sont les spécifications « C.O.S. maximal de 10.0 » et celles du nouveau secteur 25-05 sont les spécifications « C.O.S. maximal de 9.0 », tel qu’illustré à l’annexe 2 du présent règlement.”;

(3) by replacing “85” in article 3 by “93”;

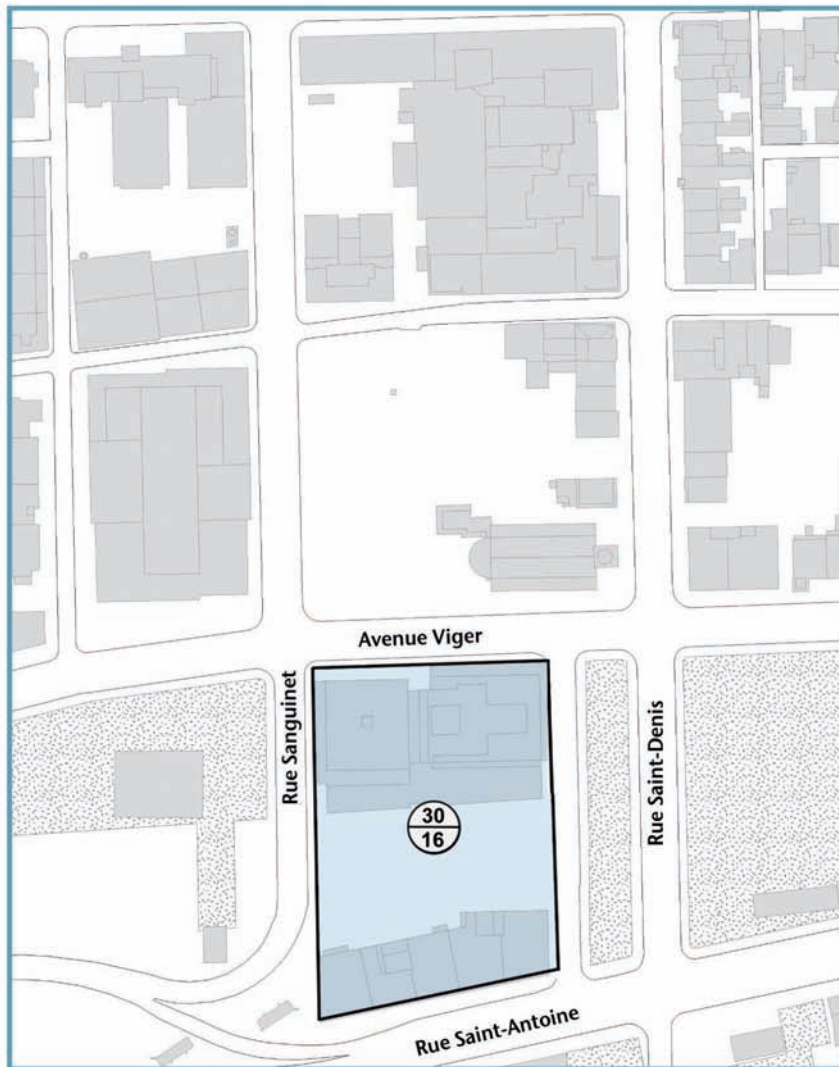
(4) by replacing Annexe 2 by that appearing in Schedule B to this Order in Council;



THAT the Order in Council come into force on the date of its publication in the *Gazette officielle du Québec*.

Schedule A of decree

Annexe D - Paramètres d'urbanisme / Plan 1

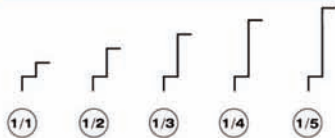
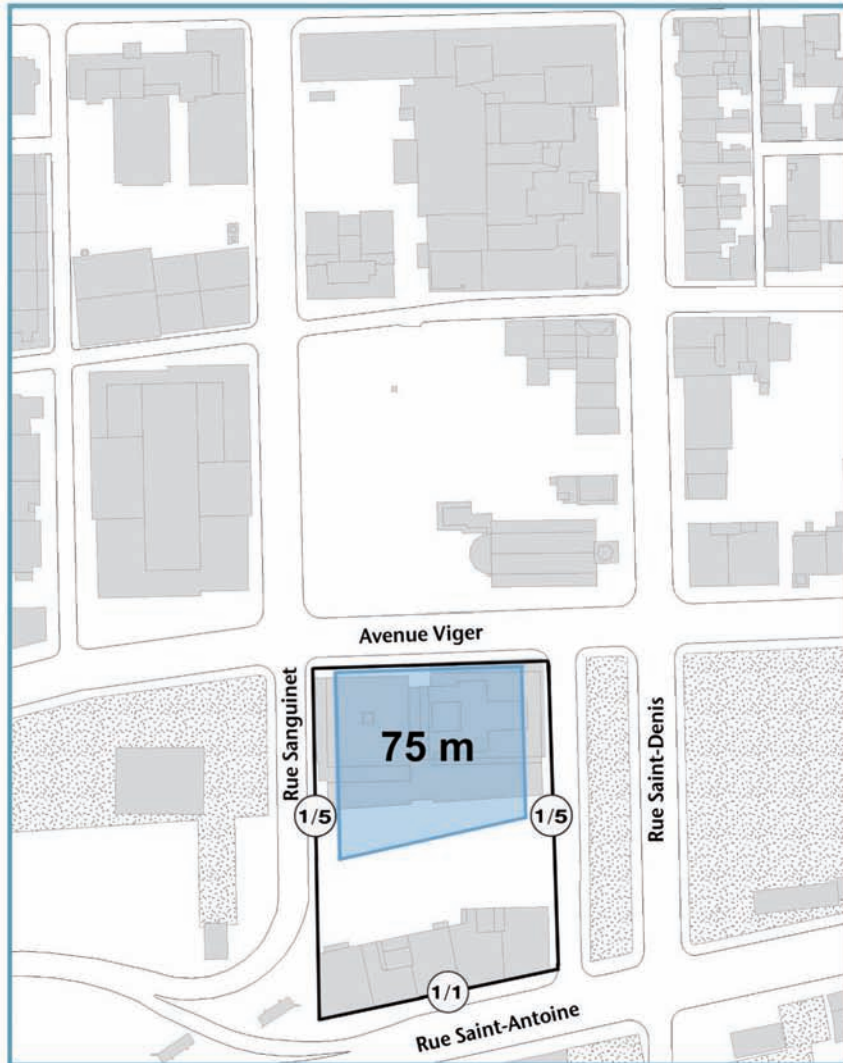
Plafonds de hauteur sur rue



-  **44** Hauteur maximum (en mètre)
-  **16** Hauteur minimum (en mètre)

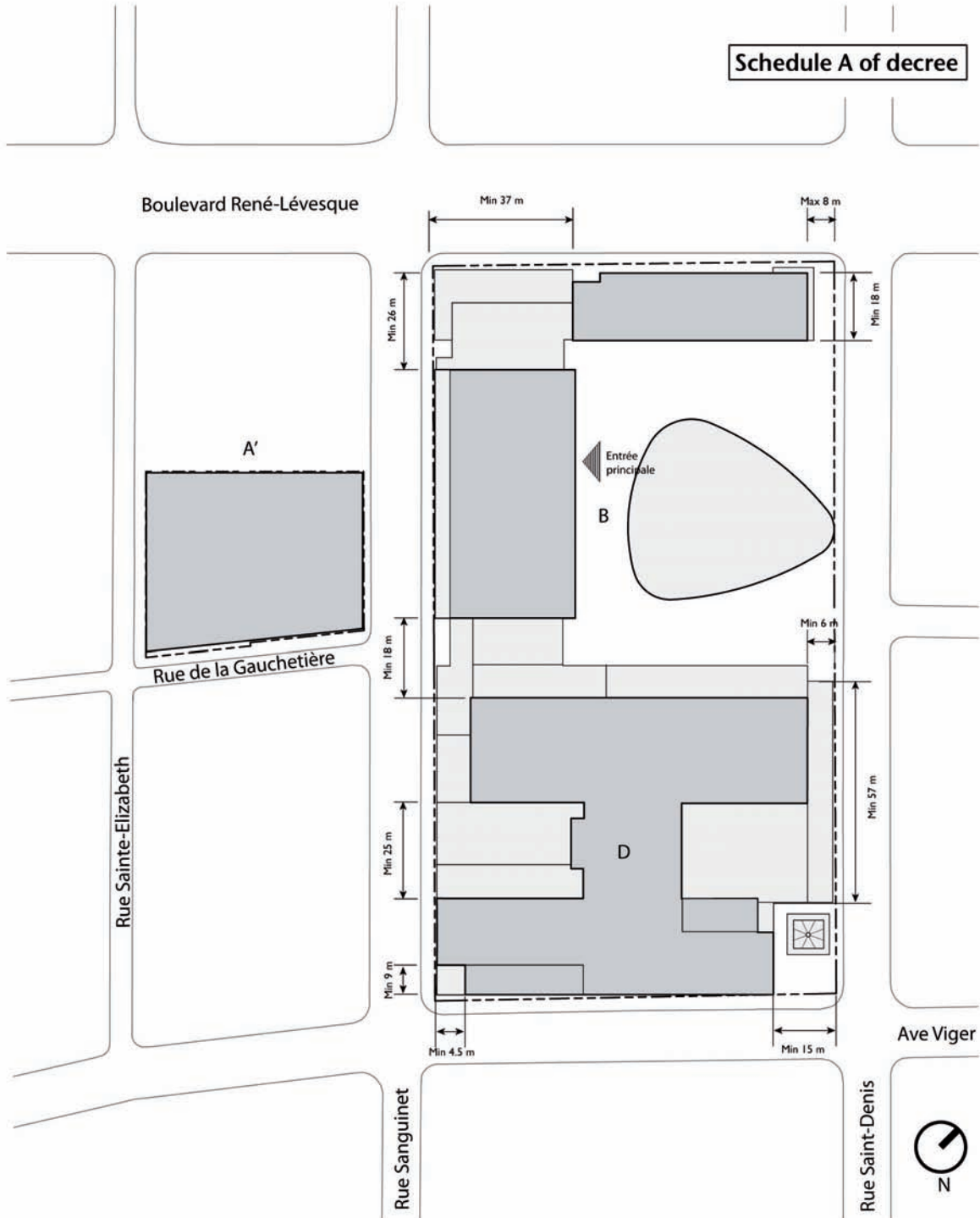
Schedule A of decree

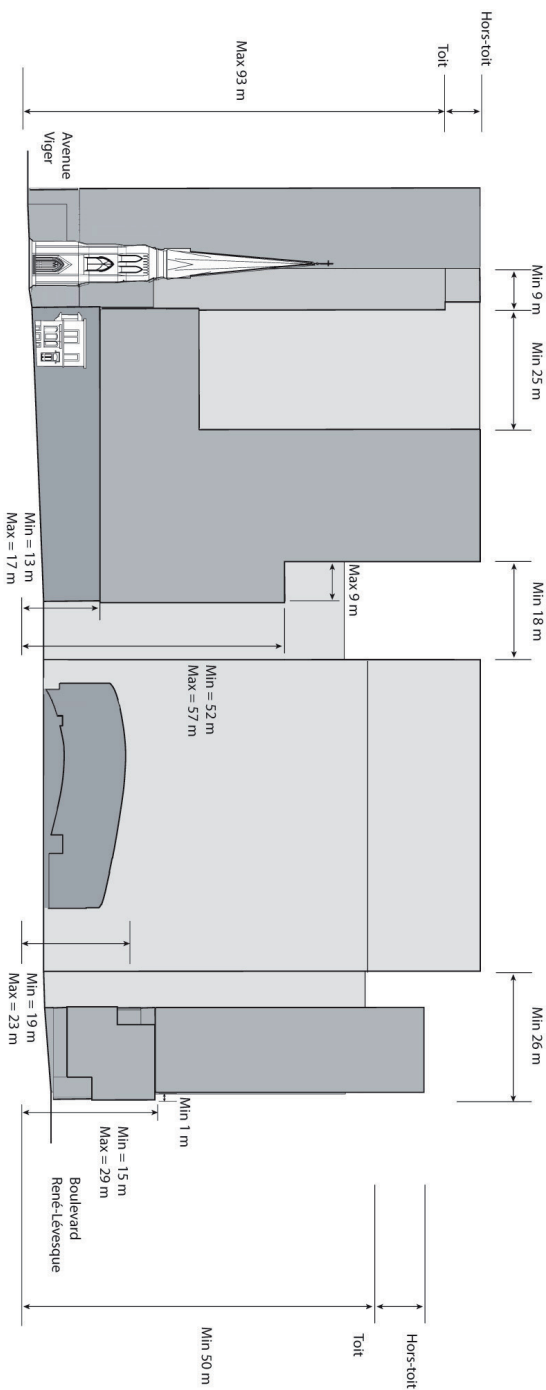
Annexe D - Paramètres d'urbanisme / Plan 2
Surhauteur et ratio de retrait d'alignement



3 mai 2011
 Division de l'urbanisme
 Ville-Marie
Montréal 

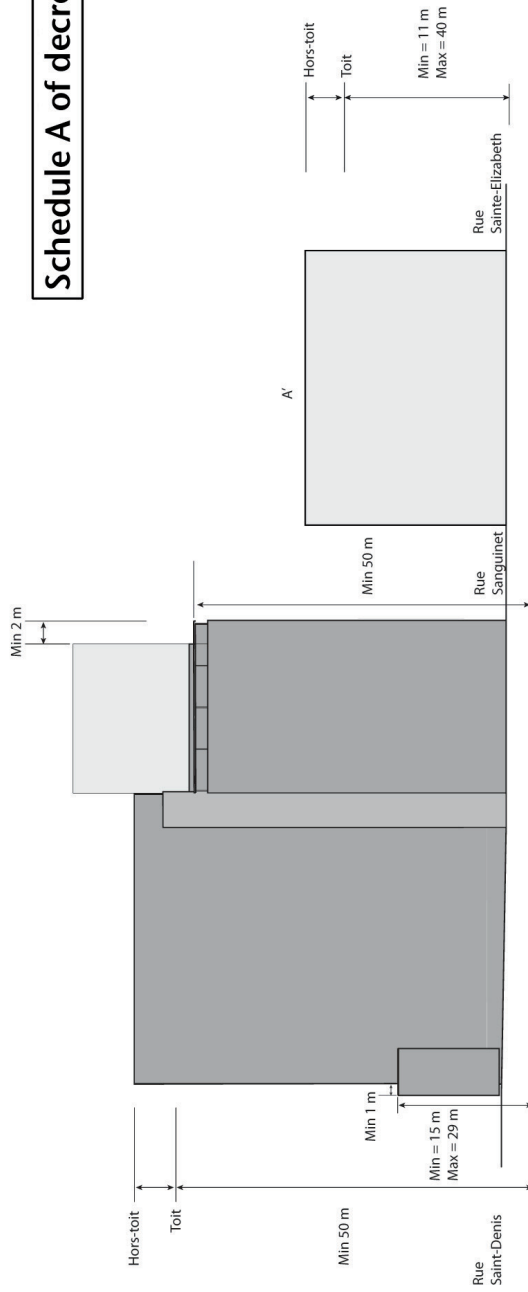
Schedule A of decree



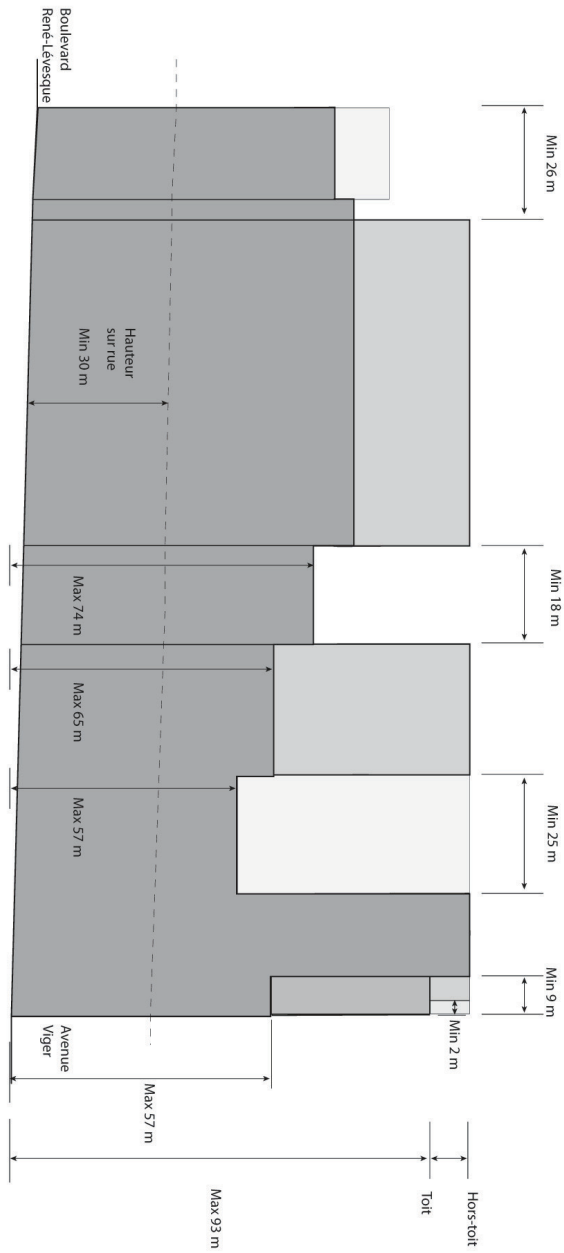


Schedule A of decree

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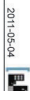


Schedule A of decree

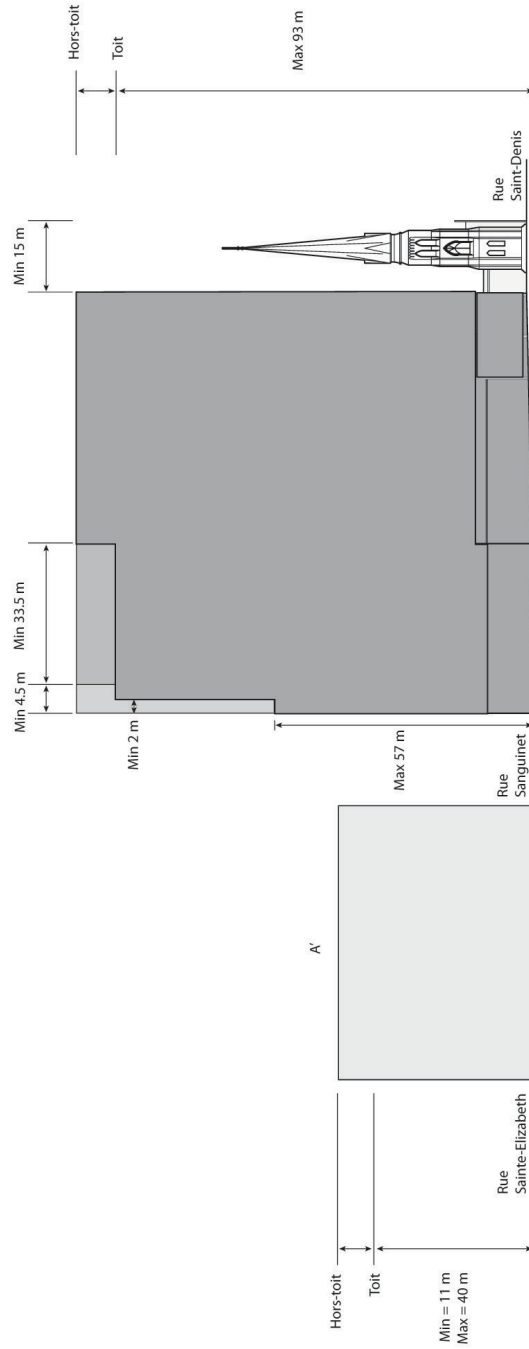


ANNEXE D - PARAMÈTRES D'URBANISME / PLAN 6

ÉLEVATION RUE SANGUINET



Schedule A of decree

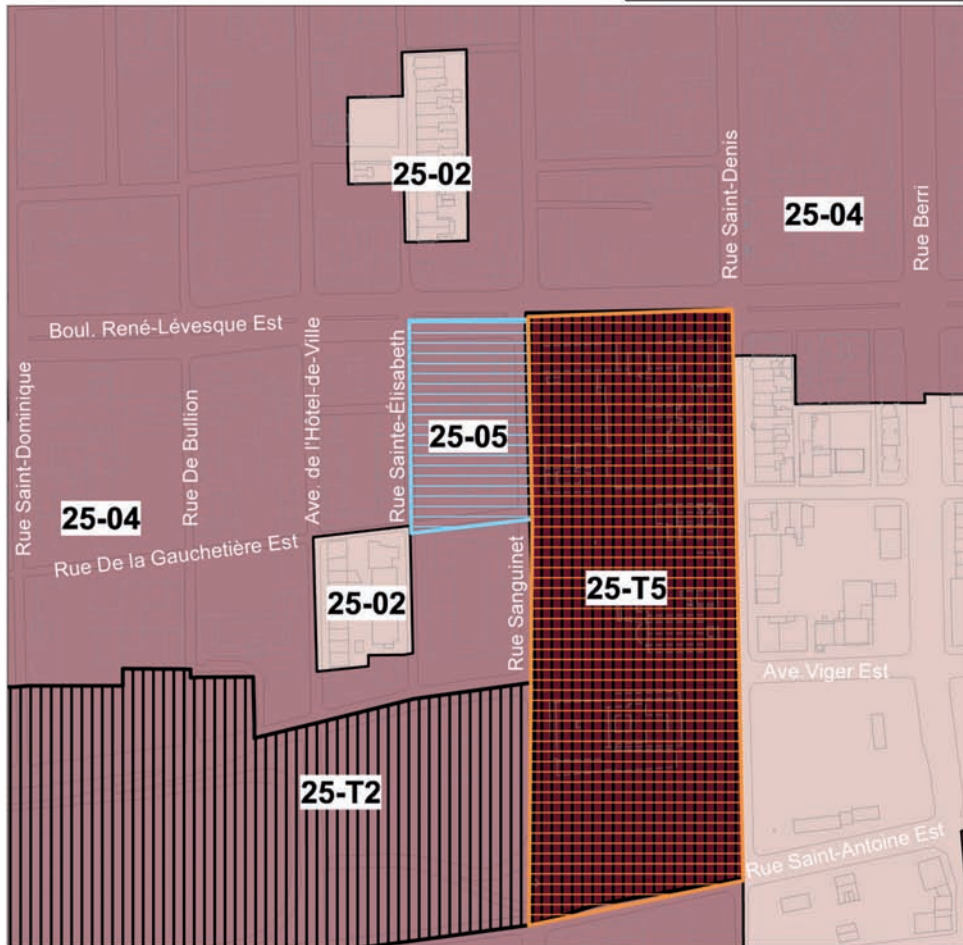


ÉLÉVATION AVE. VIGER



ANNEXE D - PARAMÈTRES D'URBANISME / PLAN 7



Schedule B of decree



PLAN D'URBANISME - La densité de construction.

-  Secteur actuel: 25-04 C.O.S. maximal de 6.0
Secteur proposé: 25-05 C.O.S. maximal de 9.0
-  Secteur actuel: 25-T2 C.O.S. maximal de 6.0
Secteur proposé: 25-T5 C.O.S. maximal de 10.0

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Ville de Montréal

Arrondissement de Ville-Marie

Date: 2011-05-03

Annexe: _____

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