

## Regulations and other Acts

Gouvernement du Québec

### O.C. 540-2011, 1 June 2011

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

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, in accordance with sections 10 and 11 of the Regulations Act (R.S.Q., c. R-18.1), a draft Order concerning the 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 was published in Part 2 of the *Gazette officielle du Québec* of 13 May 2011 with a notice that it could be made by the Government on the expiry of 15 days following that publication;

WHEREAS section 18 of the Regulations Act provides that a regulation 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 section 18 of that Act, the reasons justifying such coming into force must be published with the regulation;

WHEREAS the Government is of the opinion that the necessity to intervene as soon as possible to avoid substantial costs related to a possible delay in the financing of the project justifies such coming into force;

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

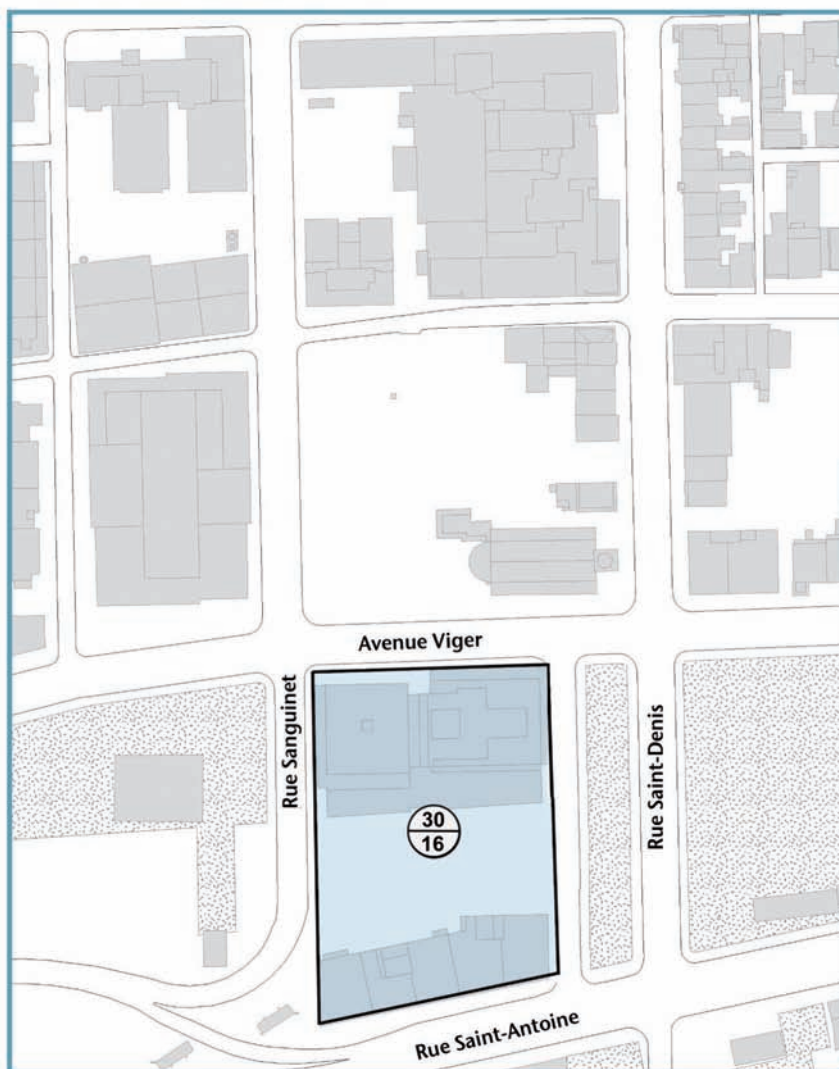
GÉRARD BIBEAU,  
*Clerk of the Conseil exécutif*



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## Schedule A of decree

## Annexe D - Paramètres d'urbanisme / Plan 1

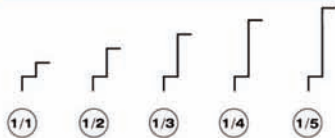
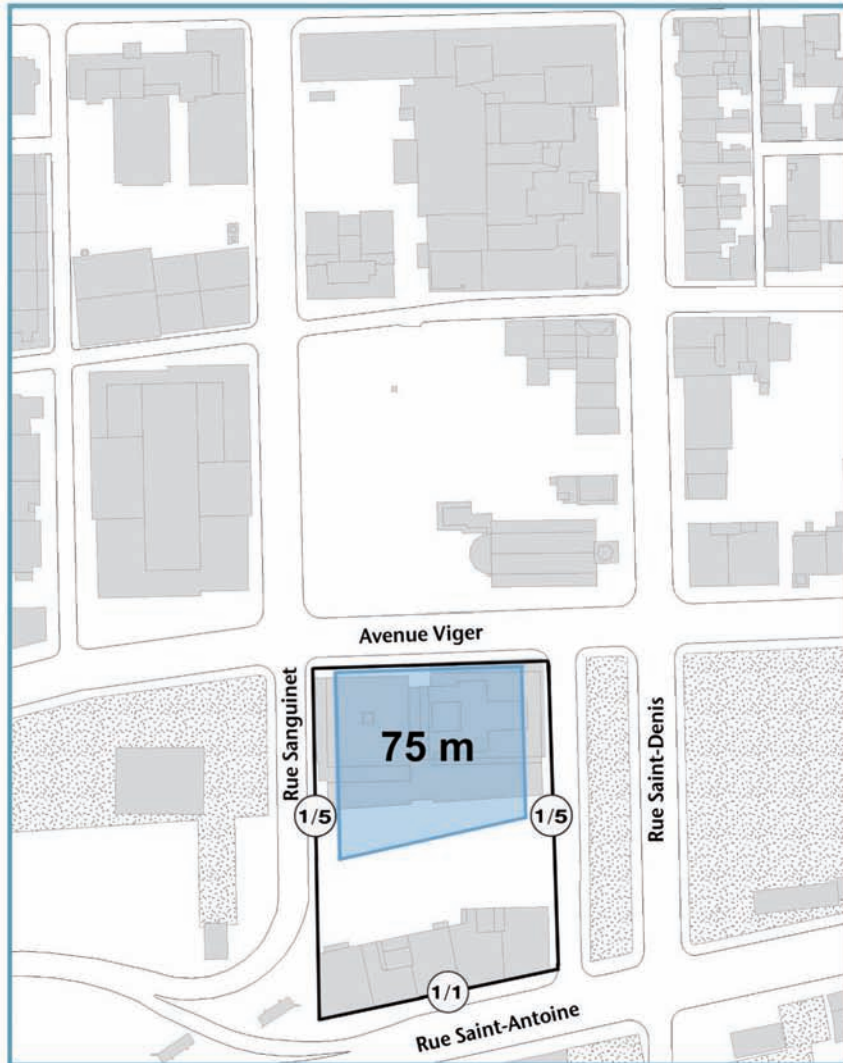
### Plafonds de hauteur sur rue



-  Hauteur maximum (en mètre)
-  Hauteur minimum (en mètre)

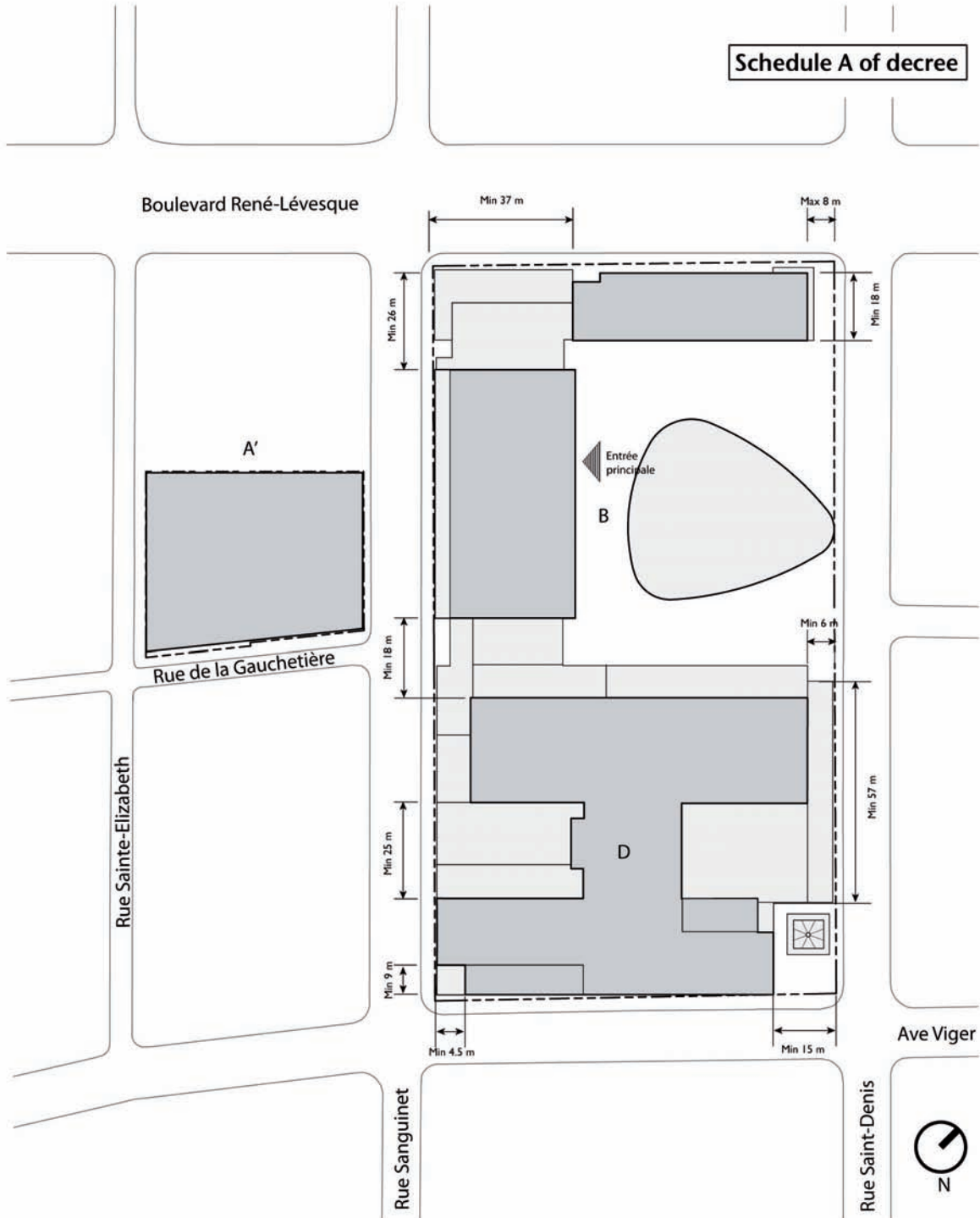
Schedule A of decree

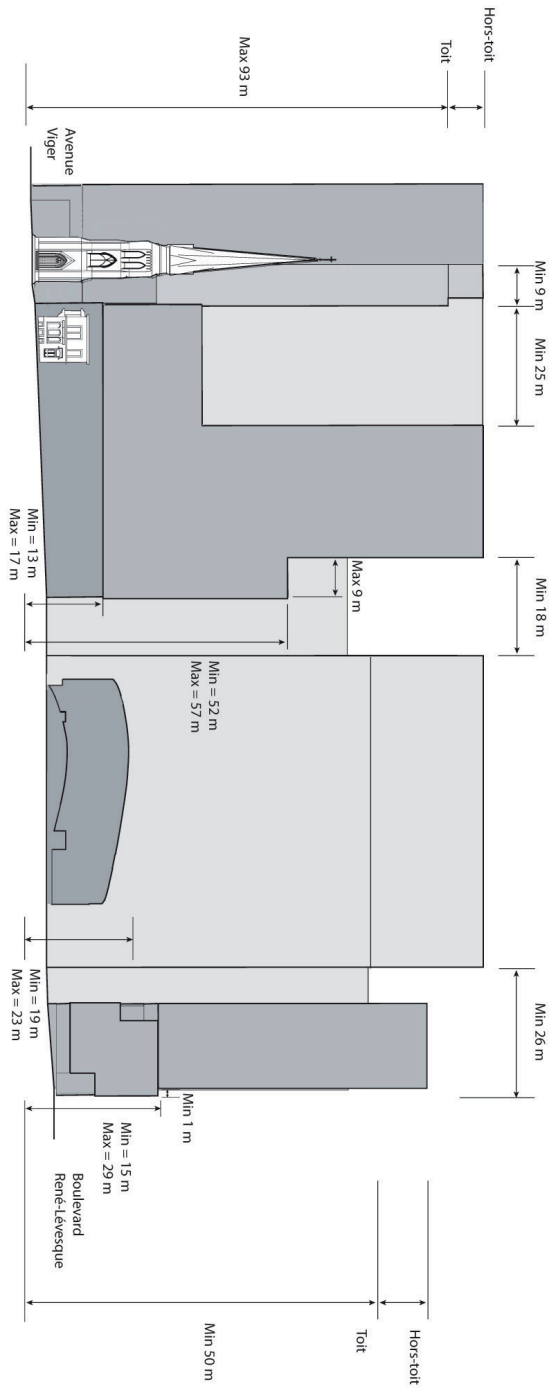
**Annexe D - Paramètres d'urbanisme / Plan 2**  
**Surhauteur et ratio de retrait d'alignement**



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

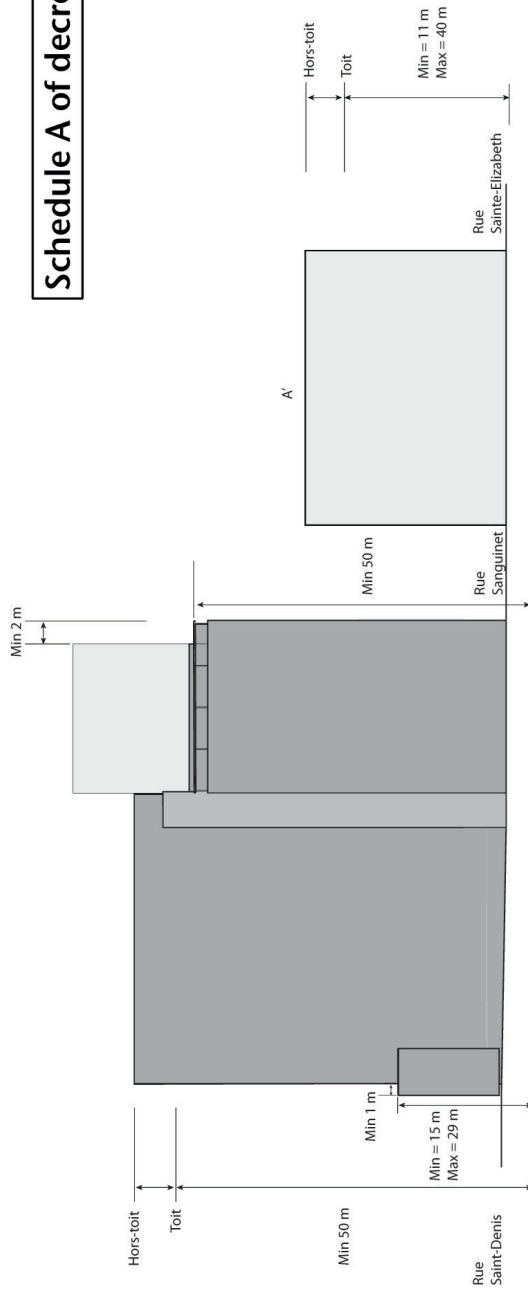
Schedule A of decree





Schedule A of decree

**Schedule A of decree**



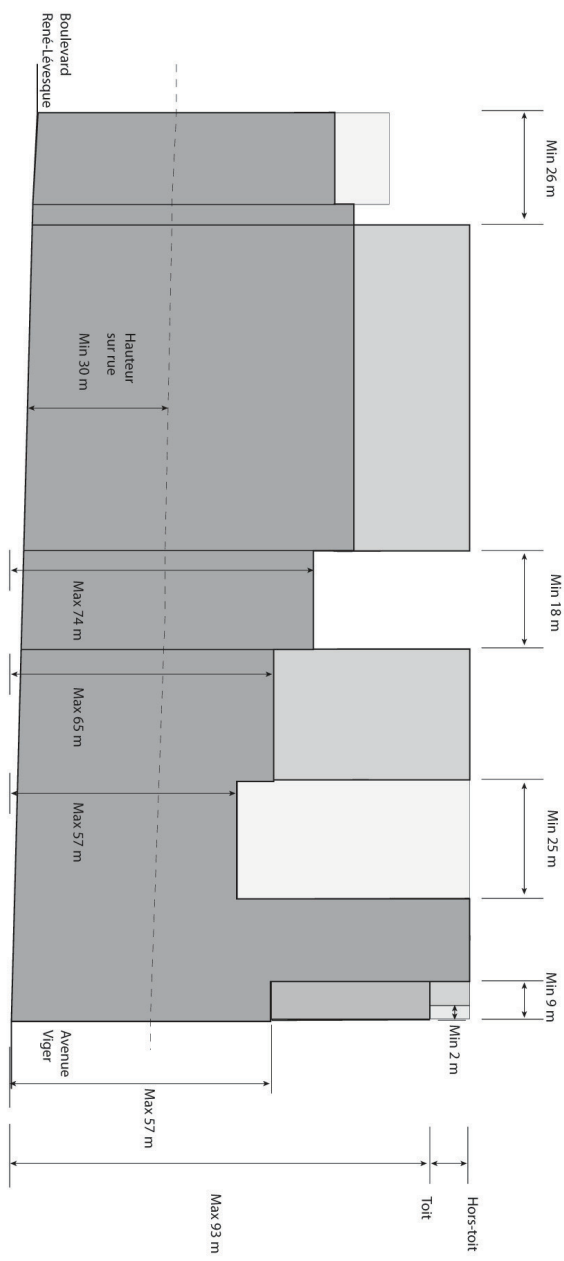


ANNEXE D - PARAMÈTRES D'URBANISME / PLAN 6

ÉLEVATION RUE SANGUINET

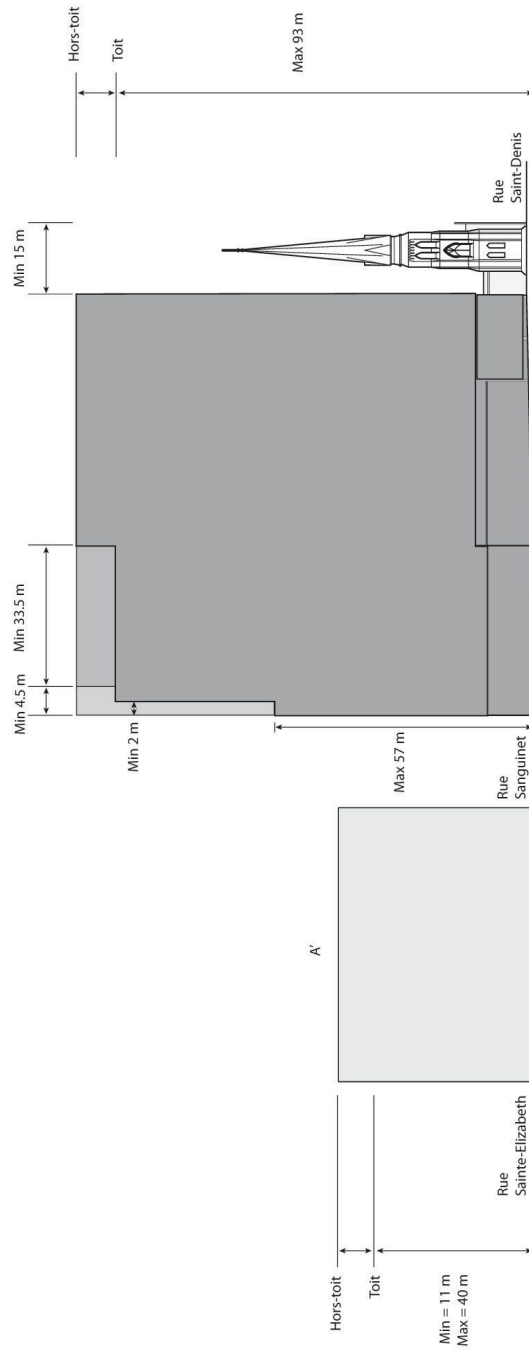


**Schedule A of decree**





**Schedule A of decree**

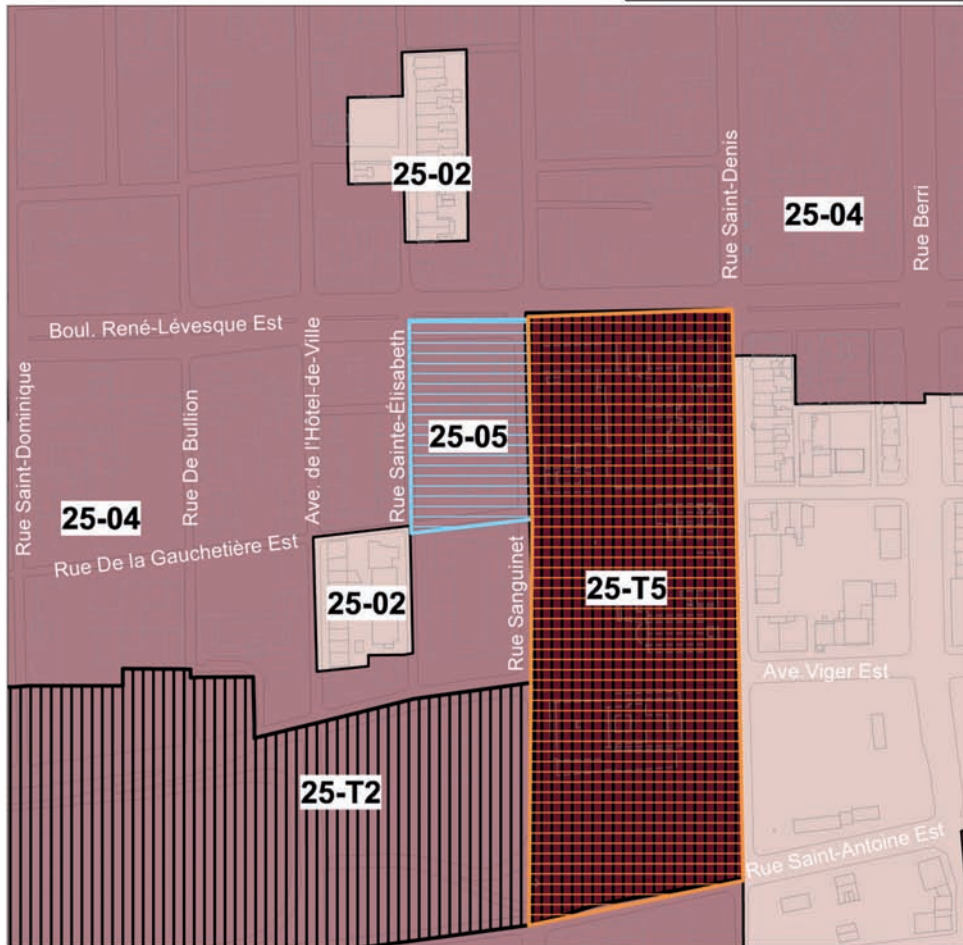


ÉLÉVATION AVE. VIGER



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

1062 840 024

**Ville de Montréal**

Arrondissement de Ville-Marie

Date: 2011-05-03

Annexe: \_\_\_\_\_

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