



REGULATION 01-280-57

BY-LAW AMENDING THE URBAN PLANNING BY-LAW FOR THE SOUTH BOROUGH WEST (01-280), THE TARIFF REGULATION (RCA19 22012), THE PLANNING AND ARCHITECTURAL INTEGRATION PLANS (RCA07 22019) AND THE BY-LAW RESPECTING CERTIFICATES OF AUTHORIZATION FOR THE SOUTH BOROUGH WEST (RCA11 22007) FOR AN ECOLOGICAL TRANSITION

In view of sections 113, 119, 120, 145.15 and 145.16 of the Act respecting land use planning and development (CQLR, chapter A-19.1);

In view of sections 131 and 145 of the Charter of Ville de Montréal, metropolis of Québec (CQLR, chapter C 11.4) and section 155 of schedule C of this Charter;

At the meeting of December 7, 2020, the Sud-Ouest borough council decrees:

1. Article 5 of the Urban planning by-law of the Sud-Ouest borough (01-280) is amended by:

- 1°

The insertion, after the definition of “amusement device”, of the following definitions:

““medium-spreading tree”: tree having a height at maturity varying from 8 to 15 meters and whose canopy at maturity can vary from 3 to 8 meters in diameter;

“large-spreading tree”: tree having a minimum height at maturity of 15 meters and whose canopy at maturity can vary from 5 to 13 meters in diameter; »;
- 2°

The insertion, after the definition of “cochere opening”, of the following definition:

““solar panel”: a device designed to produce and store thermal or electrical energy from solar radiation; »;
- 3°

The insertion, after the definition of “transverse terrain”, of the following definitions:

““Sloped roof”: roof whose slope is equal to or greater than 2 units vertically by 12 units horizontally (2:12);

“Flat roof”: roof whose slope is less than 2 units vertically by 12 units horizontally (2:12)”;
- 4°

The replacement of the definition of “green roof” by the following definition:

““green roof” means part of a roof covering system that is designed to allow the growth of vegetation and that can be classified in one of the following two categories:

“type 1 green roof”: green roof whose growth substrate is not more than 150 mm thick;

“type 2 green roof”: green roof whose growth substrate is thicker than 150 mm”.

2. This by-law is amended by adding, after section 89.1. of the following items:

“ **89.2.** Notwithstanding article 86.1 of this by-law, any new construction with a floor area of 2000 m2 or more must have a green roof. Similarly, any extension to an existing building, when this extension has a floor area of 2000 or more, must also have a green roof.
m²

A green roof referred to in the first paragraph must meet the following conditions:

- 1°

Be of type 1 on a building of combustible construction;
- 2°

Be of type 2 on a building of incombustible construction;
- 3°

The minimum required area of green roof, excluding the area occupied by mechanical equipment, a greenhouse, a lean-to or a swimming pool, must comply with the following requirements:

Floor area of the building in square meters (m²)	% of the minimum roof area that must be provided for the purposes of a green roof
2 000 – 4 999	20
5 000 – 9 999	30
10 000 – 14 999	40
15 000 – 19 999	50
20,000 and over	60

89.3. A pitched roof must be covered with a material whose solar reflectance index (SRI) is equal to or greater than 25, as certified by the manufacturer's specifications or by the opinion of an expert in this field. " .

3. This by-law is amended by inserting the following article after article 90.1.1:

“ **90.1.2.** Despite paragraph 1 of section 90.1, a solar panel is authorized on the facade of a building under the following conditions:

- (1) the area of the solar panel represents a maximum of 40% of the area of the facade for an exclusively commercial, industrial or institutional building;
- (2) the area of the solar panel represents a maximum of 20% of the area of the facade for any other type of building. " .

4. Paragraph 1 of section 145.4 of this by-law is replaced by the following:

“1° It is exercised inside a building occupied by one or more main uses for which a maximum number of parking units is prescribed; " .

5. Article 147 of this regulation is replaced by the following:

“ **147.** For the purposes of this by-law, the expression:

- 1° “category H” includes categories H.1, H.2, H.3, H.4, H.5, H.6 and H.7;
- (2) “category C.1” includes categories C.1(1) and C.1(2);
- 3° “category C.6” includes categories C.6(1) and C.6(2);
- 4° “category I.3” includes categories I.3(1), I.3(2);
- 5° “category I.7” includes categories I.7(1) and I.7(2);
- (6) “category E.1” includes categories E.1(1), E.1(2), E.1(3) and E.1(4);
- 7° “category E.2” includes categories E.2(1) and E.2(2);
- 8° “category E.4” includes categories E.4(1), E.4(2), E.4(3) and E.4(4);
- 9° “category E.5” includes categories E.5(1), E.5(2) and E.5(3);
- 10° “category E.6” includes categories E.6(1), E.6(2) and E.6(3);
- 11° “category E.7” includes categories E.7(1), E.7(2) and E.7(3). " .

6. Articles 150, 570, 571 and 571.1 of this by-law are repealed.

7. Article 573 of this regulation is replaced by the following article:

“ **573.** The maximum number of parking units authorized for a building comprising more than one use corresponds to the sum of the maximum number of parking units authorized respectively for each of these uses. " .

8. Article 574 of this regulation is replaced by the following article:

“ **574.** When the maximum number of parking units authorized corresponds to a fractional number, the number of units is rounded off to the nearest whole number. A mixed number with a fraction equal to one-half is rounded up to the nearest whole number. ”.

9. Article 575 of this by-law is repealed.

10. Article 576 of this by-law is replaced by the following article:

“ **576.** The maximum number of parking units according to use must comply with the requirements listed in the following table:

MAXIMUM NUMBER OF PARKING UNIT REQUIREMENTS	
USAGES	MAXIMUM NUMBER OF UNITS ALLOWED
HOME FAMILY	
building with 3 units or less building	1 unit per dwelling 1
with more than 3 units (floor area of a unit less than 50 m²) building with more than 3 units (floor area of a unit	unit per dwelling
is equal to or greater than 50 m²) rooming house , retirement home social or community housing building	1.5 units per apartment
FAMILY COMMERCE	1 unit per group of 2 bedrooms 1 unit
	per dwelling
additional uses of category C.2 hotel fuel	1 unit per 100 m² floor area 1 unit per bedroom 1 unit per 40 m² floor
	area
other uses in the commercial family 1 unit	per 75 m² of floor area floor
INDUSTRY FAMILY	
all uses of the industrial group 1 unit per	100 m² of surface area floor
FAMILY COLLECTIVE AND INSTITUTIONAL FACILITIES	
1º arena, recreation center and 1 unit per hall, place of worship with more than 500 people, reception (2) hospital accommodation centre, retirement and convalescent home with more than 500 beds; 3º preschool, primary and secondary school, general and vocational college, university and other educational institutions that can accommodate more than 500 students. socio-cultural community activity, library, cultural centre, museum, uses in category E.1 other uses in the group community and institutional facilities	75 m² of sports area, performance centre, reception (2) hospital accommodation centre, retirement and convalescent home with more than 500 beds; 3º preschool, primary and secondary school, general and vocational college, university and other educational institutions that can accommodate more than 500 students. socio-cultural community activity, library, cultural centre, museum, uses in category E.1 other uses in the group community and institutional facilities
or	1 unit per 100 m² of floor area
	1 unit per 100 m² of floor area

Despite the first paragraph, for zone 0415, the minimum number of parking units must comply with the requirements listed in the following table:

PARKING UNIT NUMBER REQUIREMENTS	
USAGES	MINIMUM NUMBER OF UNITS REQUIRED
HOME FAMILY	
building with 3 units or less	no
building with more than 3 dwellings (floor area of a dwelling less than 50 m²)	1 unit per group of 4 dwellings

building with more than 3 dwellings (floor area of a dwelling is equal to or greater than 50 m²)	1 unit per group of 2 dwellings
rooming house, retirement home	None
social housing building or community	1 unit per group of 4 dwellings
COMMERCIAL FAMILY additional uses of category C.2 1 unit per 200 m² of floor area	
hotel	1 unit per group of 3 bedrooms
fuel	1 unit per 200 m² of floor area
other uses of the commercial group	1 unit per 200 m² of floor area
INDUSTRY FAMILY all uses of the industry family	
	1 unit per 200 m² of floor area
COLLECTIVE AND INSTITUTIONAL FACILITIES FAMILY 1º arena, leisure center and sport, auditorium, place of worship which have more than 500 seats permanents; 2nd center hospital, centre reception and accommodation, home retirement and convalescence which have more than 500 beds; 3rd preschool, primary and secondary, college of education general and professional, university and other educational institutions which can accommodate more than 500 students.	
	1 unit per 300 m² of floor area
socio-cultural community activity, or library, cultural centre, museum, uses in category E.1	no
other uses of community and family institutional facilities	1 unit per 300 m² of floor area

11. Sections 577.1, 578, 578.1 and 579 of this by-law are repealed.

12. Article 588 of this by-law is replaced by the following article:

“ **588.** A parking unit must measure:

(1) at least 2.50 m wide and 6.1 m long when parallel to a traffic lane
traffic, to an alley or a public road;

(2) at least 2.50 m wide and 5.1 m long, when it respects an angle of 30 to 45 degrees in relation to a traffic
lane, an alley or a public thoroughfare;

3° at least 2.50 m wide and 5.5 m long in any other case.

Despite the first paragraph, a parking unit located in zone 0415 must measure:

(1) at least 2.75 m wide and 6.1 m long when parallel to a lane
traffic, to an alley or a public road;

(2) at least 2.75 m wide and 5.1 m long, when it respects an angle of 30 to 45 degrees in relation to a traffic
lane, an alley or a public thoroughfare;

3° at least 2.50 m wide and 6.1 m long when it is parallel to a lane
traffic, to an alley or a public road; ”.

13. Article 620 of this by-law is replaced by the following:

“ **620.** An area corresponding to at least 20 % of the parking area must be landscaped.

This area must be developed in the form of islands of greenery. Each island of greenery must:

- (a) have a minimum depth of 1.0 m below ground level;
- b) have a minimum width of 3.0 m;
- c) have a minimum area of 15 m²;
- d) include landscaping or plant cover consisting of ground covers, perennials, shrubs or trees;

- e) be surrounded by a concrete curb with a minimum height of 0.15 m and a minimum width of 0.15 m.
This concrete border must be interrupted or lowered to the level of the floor covering over a length of at least 0.3 m and at most 0.9 m on at least 2 sides, in order to allow the bio-retention of water .

Despite the first paragraph, for zone 0415, the following standards apply:

The minimum clearances prescribed in Subsection 2 apply and an additional area corresponding to at least 10% of the total area of the parking area, including the access lanes and the minimum clearances required, must be landscaped in accordance with to the following requirements:

- (1) the area of landscaped land must be developed in several places, each space must have a minimum area of 5 m²;
- (2) the area of landscaped land must be covered with ground cover plants, flowers or shrubs;

- (3) there must be at least one tree, with a trunk at least 5 cm in diameter and a minimum height of 1.5 m, per 150 m² of parking area area;
- (4) the trees must be at least 5 m apart;
- (5) the trees required must be planted in the minimum clearances required, up to half the number required. The others must be distributed in the parking area;

- (6) the area of landscaped land must be surrounded by a border of mineral material fixed in the ground, with a minimum height of 0.15 m and a minimum width of 0.15 m.

14. This by-law is amended by inserting the following articles after article 620:

“ **620.1.** A pedestrian passage crossing a parking area must be provided from the main entrance of the building to the sidewalk along the public road. This passage must be marked out and cleared at all times and must respect the following conditions:

- 1° Be at least 1.8 m wide;
- 2° Be indicated by markings on the ground when it crosses an access road or a circulation;
- 3° Be delimited, except when it crosses an access road or a thoroughfare, by a strip of landscaping in the form of an island of greenery as defined by article 620.

These requirements do not apply to field 0415.”

620.2. All parking areas must be laid out in accordance with the following requirements:

- 1° Its area must be made up of trees planted so that the shade cover of the canopy, once the trees have reached maturity, covers at least 40 % of the mineralized surface of the parking area, excluding access roads and traffic lanes.
- 2° The shade coverage referred to in the first paragraph must be calculated according to the vertical projection on the ground of the crown of trees that have reached their canopy at maturity.

These requirements do not apply to field 0415.”

620.3. Trees used to meet the planting requirements set out in this section must be:

- (1) at least 3 different species;

2° trees with large or medium spread.

620.4. Tree planting required by this section must comply with the following provisions:

1° Minimum height of the tree at the time of planting: 2 m;

2° Minimum DBH of the tree at the time of planting: 8 cm;

3° The minimum distance between each tree: 8 m;

4° Each planted tree must have a planting pit with the following dimensions:

a) minimum depth: 1.0 m;

b) minimum volume of earth: 10.5 m³ per tree for a continuous pit of two trees or more or 15 m³ for an individual pit. »

15. Article 622 of this by-law is amended by deleting the words “to the minimum number of units required and”.

16. Article 625 of this by-law is amended by adding, after the word "width", the words "and 1.2 m height ".

17. Article 627 of this by-law is replaced by the following:

“**627.** A bicycle parking area may be set up inside or outside the building it serves. However, for a residential building with 9 or more dwellings, or for any other type of building with a floor area of more than 2000 m², all bicycle parking units must be set up inside the building.

A visitor bicycle parking area can be set up inside or outside the building it serves. ".

18. This by-law is amended by inserting the following article after article 627:

“ **627.01.** A bicycle parking area located inside a building under Article 627 of this by-law must correspond to one or other of the following arrangements:

1° be laid out at the level of the ground floor;

2° be located on the first level or on the second level of the basement, insofar as the parking area is served by an elevator;

3° A combination of the locations identified in paragraphs 1 and 2 of this paragraph. »

The bicycle parking area must be:

1° clearly identified by appropriate signage;

2° be equipped with a lighting system;

3° be accessible so that the two wheels of the bicycle can travel in time to get there. » in all

19. Article 630 of this by-law is replaced by the following:

“ **630.** For a use in the residential group, except for a building with a single dwelling, the minimum number of bicycle parking units is 1.5 units per dwelling. »

20. This by-law is amended by inserting, after article 630, the following article 630.1:

« **630.1.** For a building with 36 dwellings or more, the minimum number of bicycle parking units for visitors is 5 for the first group of 50 dwellings, plus 5 units for each group of 50 additional dwellings.

For the calculation provided for in the first paragraph, when the number of dwellings is not a multiple of 50, this number is rounded up to the next multiple of 50. ".

21. Article 631 of this by-law is amended by replacing the words “floor of 500 m²” by the words "floor of 200 m²".

22. Article 631.1 of this by-law is amended by replacing the words "floor area of 300 m²" by “floor area of 200 m²”.

23. Article 632 of this by-law is amended by replacing the words "floor area of

500 m²" with the words "floor area of 200 m²".

24. Article 633 of this by-law is amended by replacing the number “500” by “200”.

25. By-law concerning tariffs no. RCA19 22012 is amended by replacing article 57 by the following article:

" 57. For the purposes of the Traffic and Parking By-law (RBCM, chapter C-4.1), amended by the Sud-Ouest borough council, for parking reserved on the street for residents (SRRR), it will be collected, for a parking permit reserved for residents, all taxes included:

1ŷ Sticker issued from January 1 to March 31, valid until September 30 of the same year :

a) electric passenger vehicle (100% electric)

i. first thumbnail for an address	70,00 \$
ii. each additional sticker for the same address	170,00 \$

(b) passenger vehicle with a displacement of 1.6 liters or less or hybrid of 2 liters and less

i. first thumbnail for an address	100,00 \$
ii. each additional sticker for the same address	200,00 \$

c) passenger vehicle with a displacement of 1.61 liters to 2.4 liters or a hybrid of 3 liters or less

i. first thumbnail for an address	130,00 \$
ii. each additional sticker for the same address	230,00 \$

(d) passenger vehicle with a displacement of 2.41 liters to 3.4 liters or a hybrid of 3.1 liters or more

i. first thumbnail for an address	145,00 \$
ii. each additional sticker for the same address	245,00 \$

(e) passenger vehicle with a cylinder capacity of 3.5 liters or more

i. first thumbnail for an address	160,00 \$
ii. each additional sticker for the same address	260,00 \$

2ŷ Vignette issued from April 1 to June 30, valid until September 30 of the same year:

a) electric passenger vehicle (100% electric)

i. first thumbnail for an address	35,00 \$
ii. each additional sticker for the same address	135,00 \$

(b) passenger vehicle with a displacement of 1.6 liters or less or hybrid of 2 liters and less

i. first thumbnail for an address	50,00 \$
ii. each additional sticker for the same address	150,00 \$

c) passenger vehicle with a displacement of 1.61 liters to 2.4 liters or a hybrid of 3 liters or less

i. first thumbnail for an address	65,00 \$
ii. each additional sticker for the same	165,00 \$

address	
(d) passenger vehicle with a displacement of 2.41 liters to 3.4 liters or a hybrid of 3.1 liters or more	
i. first thumbnail for an address	72,50 \$
ii. each additional sticker for the same address	172,50 \$
(e) passenger vehicle with a cylinder capacity of 3.5 liters or more	
i. first thumbnail for an address	80,00 \$
ii. each additional sticker for the same address	180,00 \$
3ÿ Sticker issued from July 1 to December 31, valid until September 30 of the year next:	
a) electric passenger vehicle (100% electric)	
i. first thumbnail for an address	70,00 \$
ii. each additional sticker for the same address	170,00 \$
(b) passenger vehicle with a displacement of 1.6 liters or less or hybrid of 2 liters and less	
i. first thumbnail for an address	100,00 \$
ii. each additional sticker for the same address	200,00 \$
c) passenger vehicle with a displacement of 1.61 liters to 2.4 liters or a hybrid of 3 liters or less	
i. first thumbnail for an address	130,00 \$
ii. each additional sticker for the same address	230,00 \$
(d) passenger vehicle with a displacement of 2.41 liters to 3.4 liters or a hybrid of 3.1 liters or more	
i. first thumbnail for an address	145,00 \$
ii. each additional sticker for the same address	245,00 \$
(e) passenger vehicle with a cylinder capacity of 3.5 liters or more	
i. first thumbnail for an address	160,00 \$
ii. each additional sticker for the same address	260,00 \$

26. Article 1 of Site Planning and Architectural Integration Program By-law No. RCA07 22019 is amended by adding the following definition before “landscape area”:

““building area”: the greatest horizontal surface of the building above the ground, calculated between the external faces of the exterior walls or from the external face of the exterior walls to the axis of the firewalls. ”.

27. Article 2 of this by-law is amended by adding, after the first sentence of the first paragraph, of the following sentence:

“This by-law also applies to an extension of a building, when this extension corresponds to 50% or more of the area of the existing building and is carried out on more than 1 floor. ”.

28. Section 3.2 of this by-law is amended by removing the following paragraph:

“5° removal of an exterior staircase and extension of the guardrail by a guardrail similar to the existing one, as part of a group of dwellings”.

29. Article 7 of this by-law is amended by adding the following paragraph:

“7° a study comparing the impacts of the modifications resulting from the project on sunshine, at the equinoxes and the solstices, at 9 a.m., 12 p.m. and 3 p.m. This study must describe the effects of the project in terms of sunshine on the neighborhood; ”.

30. Criterion “Antenna and mechanical equipment” of intervention booklet B3 is modified by, with the exception of one panel the addition, after the words “mechanical equipment”, of the words “solar,”.

31. Criterion "Mechanical equipment" of intervention booklet B6 is replaced by the following:

“ **Mechanical equipment:**

- A search for optimal solutions must be carried out prior to the installation of mechanical equipment, with the exception of the solar panel, in order to take into account the particularities of the situation and thus limit noise pollution as much as possible while promoting harmonious visual integration.
- The applicant must submit a project including one or more noise and visual impact mitigation measures.
- The equipment, with the exception of the solar panel, must be located in such a way as to limit visual and sound impacts.
- The exterior appearance of the equipment and its screen, if applicable, with the exception of the solar panel, must be integrated with that of the building in terms of color, shape and materials chosen. ”.

32. Article 32 of the By-law concerning certificates of authorization of Le Sud-Ouest borough no. RCA11 22007 is amended by inserting, after subparagraph d) of paragraph 2 of section 32, the following subparagraph e):

“e) for a parking area of 500 m² or more, a complete landscaping plan prepared by an expert in the field. ”.

File 1208856001

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