

**PUBLIC CONSULTATION MEETING
ON DRAFT RESOLUTION CA11 210047**

TO ALL INDIVIDUALS CONCERNED BY DRAFT RESOLUTION CA11 210047 ENTITLED "FIRST DRAFT – ADOPT, IN ACCORDANCE WITH THE BY-LAW GOVERNING SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE, A RESOLUTION TO ALLOW THE CONSTRUCTION OF 12 CONDOMINIUMS IN A THREE-STOREY BUILDING AT 658, RUE HENRI-DUHAMEL (LOT 1 153 324):

1. TO allow the construction of 12 condominiums in a three-storey building on lot 1 153 324 situated at the corner of rue Joseph and rue Henri-Duhamel (658, rue Henri-Duhamel);
2. TO allow an exemption to the Table of Uses and Norms H02-91 of Zoning By-law 1700, as amended, and authorize two front yard setbacks smaller in size than the minimum required;
3. TO allow an exemption to the Table of Uses and Norms H02-91 of Zoning By-law 1700, as amended, and authorize the south side setback smaller in size than the minimum required;
4. TO allow an exemption to the Table of Uses and Norms H02-91 of Zoning By-law 1700, as amended, and authorize total side setbacks smaller in size than the minimum required;
5. TO allow an exemption to the Table of Uses and Norms H02-91 of Zoning By-law 1700, as amended, and authorize a rear setback smaller in size than the minimum required;
6. TO allow an exemption to the Table of Uses and Norms H02-91 of Zoning By-law 1700, as amended, in order that the number of units exceed the maximum permitted;
7. TO allow an exemption to the Table of Uses and Norms H02-91 of Zoning By-law 1700, as amended, in order that the land/built ratio exceed the maximum permitted;
8. TO allow an exemption to the Table of Uses and Norms H02-91 of Zoning By-law 1700, as amended, regarding the maximum floor area ratio (FAR) permitted;
9. TO allow an exemption to section 90 of Zoning By-law 1700, as amended, regarding the minimum number of parking spaces;
10. THAT the authorization be granted subject to the following conditions:
 - No front parking space;
 - Front yard setback of 1.40 metre (balcony columns) and 2 metres (main wall) on rue Henri-Duhamel;
 - The construction work must meet the requirements stated in the site plan approval;

- The construction work must be carried out in accordance with the plans filed by Construction JMC on November 18, 2010, regarding setbacks (with the exception of the front yard setback on rue Henri-Duhamel), land density, number of units and indoor parking spaces.”

PUBLIC NOTICE is hereby given by the undersigned:

THAT the borough council, further to the adoption, at its regular meeting held on February 1, 2011, of draft resolution entitled: “Adopt, in accordance with the By-law governing specific construction, alteration or occupancy proposals for an immovable, a resolution to allow the construction of 12 condominiums in a three-storey building at 658, rue Henri-Duhamel (lot 1 153 324)” shall hold a public consultation meeting on Tuesday, March 1, 2011, at 6:00 p.m., in room 205 of the borough hall located at 4555 rue de Verdun, in accordance with the provisions of *An Act respecting land use planning and development* (R.S.Q., c. A-19.1);

THAT the purpose of this modification is:

TO authorize the construction of 12 condominiums in a three-storey building at 658, rue Henri-Duhamel (intersection of rue Joseph and rue Henri-Duhamel).

THAT this draft resolution applies to the zone shown on the attached plan;

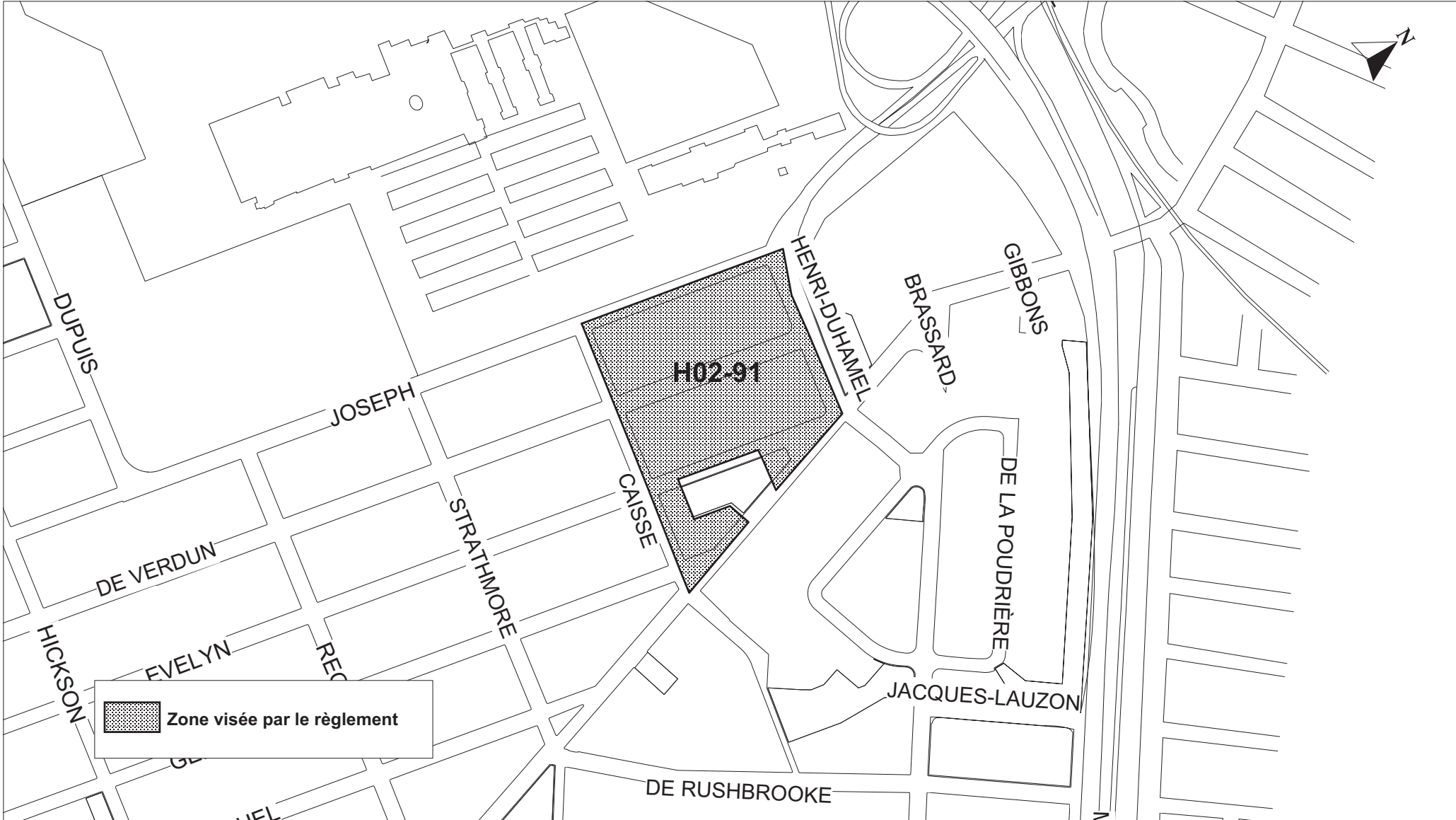
THAT during this public consultation meeting, the borough mayor shall explain this draft resolution as well as the consequences of its adoption, and shall hear individuals interested in voicing their opinion on this matter;

THAT this draft resolution may be consulted at the borough hall, room 102, 4555 rue de Verdun, Monday to Thursday, from 8:30 a.m. to 5 p.m., and Friday, from 8:30 a.m. to 12:30 p.m., without interruption.

Given at Montréal, arrondissement de Verdun, Québec
this February 17, 2011

Louise Hébert
Director of the borough office and
Borough council secretary

PROJET PARTICULIER DE CONSTRUCTION, DE MODIFICATION OU D'OCCUPATION D'UN IMMEUBLE
RÉSOLUTION CA11 210047
AVIS PUBLIC



 Zone visée par le règlement