

PUBLIC NOTICE

TO ALL INTERESTED PERSONS QUALIFIED TO SIGN AN APPLICATION TO TAKE PART IN A REFERENDUM

SECOND DRAFT RESOLUTION CA11 210240 ADOPTED, IN ACCORDANCE WITH THE BY-LAW GOVERNING SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE, TO ALLOW THE CONSTRUCTION OF 35 CONDOMINIUMS IN A 6-STOREY BUILDING AT 211, RUE GORDON (LOTS 1 183 874 AND 1 183 875).

1. Purpose of the draft resolution and applications to take part in a referendum

Further to the public consultation meeting held on Tuesday, May 3, 2011, the borough council adopted, the same day, second draft resolution CA11 210240:

1. TO authorize the construction of 35 condominiums in a 6-storey building on lots 1 183 874 and 1 183 875 (rue Gordon);
2. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order to allow contiguous typology;
3. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order to have a lot surface area smaller than the minimum required;
4. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order to have a lot frontage smaller than the minimum required;
5. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order to have setbacks smaller than the minimum required;
6. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order that the building height exceed the required maximum height in metres and number of storeys;
7. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, regarding the maximum floor area ratio (FAR) allowed;
8. TO authorize an exemption to section 90 of Zoning By-law 1700, as amended, regarding the number of parking spaces;
9. TO authorize an exemption to section 91 of Zoning By-law 1700, as amended, regarding the indoor parking dimensions;
10. TO authorize an exemption to section 184 of Zoning By-law 1700, as amended, regarding the distance between the rooftop structure and the façade wall;
11. THAT the authorization be granted subject to the following condition:
 - The construction work must meet the requirements stated in the site plan approval.

The second draft resolution contains provisions that are subject to approval by way of a referendum. Interested persons may file an application to require that a resolution containing the following provisions be submitted for their approval in accordance with the *Act respecting elections and referendums in municipalities*:

1. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order to have a lot surface area smaller than the minimum required;
2. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order to have a lot frontage smaller than the minimum required;
3. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order to have setbacks smaller than the minimum required;
4. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, in order that the building height exceed the required maximum height in metres and number of storeys;
5. TO authorize an exemption to the Table of Uses and Norms H02-48 of Zoning By-law 1700, as amended, regarding the maximum floor area ratio (FAR) allowed;
6. TO authorize an exemption to section 90 of Zoning By-law 1700, as amended, regarding the number of parking spaces;
7. TO authorize an exemption to section 91 of Zoning By-law 1700, as amended, regarding the indoor parking dimensions;
8. TO authorize an exemption to section 184 of Zoning By-law 1700, as amended, regarding the distance between the rooftop structure and the façade wall.

The object of such an application is so that the resolution containing such provisions be submitted for the approval of qualified voters in the zone affected shown on the attached plan and those in any adjacent zone from which a valid application originates.

Information as to which interested persons may sign an application regarding provisions of the second draft resolution may be obtained at room 102 of the borough hall located at 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.

2. Validity of an application

To be valid, an application must:

- clearly state the provision(s) to which it refers and the zone from which it originates;
- be received within 8 days of the publication of this notice, no later than Friday, May 27, 2011;
- be signed by at least 12 interested persons in the zone from which it originates, or by at least a majority of them if the number of interested persons in that zone does not exceed 21.

3. Interested persons

- 3.1 An interested person is a person who is not disqualified under the law and who meets the following conditions on May 3, 2011:
 - is domiciled in the zone from which an application may originate;
 - has been domiciled for at least 6 months in Quebec.
- 3.2 Any sole owner of an immovable or sole occupant of a business establishment who is not disqualified under the law and who meets the following conditions on May 3, 2011:
 - has been the owner of an immovable or the occupant of a business establishment for at least 12 months in the zone from which an application may originate.
- 3.3 Any undivided co-owner of an immovable or co-occupant of a business establishment who is not disqualified under the law and who meets the following conditions on May 3, 2011:

- has been the undivided co-owner of an immovable or the co-occupant of a business establishment for at least 12 months in the zone from which an application may originate;
- has been designated, by power of attorney signed by the majority of persons who have been co-owners or co-occupants for at least 12 months, as the person authorized to sign on their behalf and to have his name entered on the referendum list, as the case may be. The power of attorney must have been produced ahead of time or produced with the application.

A natural person must be of legal age, a Canadian citizen, and not under curatorship.

A legal person must:

- have designated from among its members, directors or employees, by resolution, a person who, on May 3, 2011, is of full age, a Canadian citizen, and not under curatorship or any voting disqualification;
- have previously produced, or produce at the same time as the application, a resolution designating the authorized person to sign the application and to have his name entered on the referendum list, as the case may be.

Except in the case of a person designated as representative of a legal person, no one may be considered an interested person in more than one capacity, in accordance with section 531 of the Act respecting elections and referendums in municipalities.

4. Absence of applications

Provisions for which no applications were filed may be included in a resolution that need not be submitted for the approval of qualified voters.

5. Consultation of documents

The second draft resolution may be consulted at room 102 of the borough hall, 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 May 19, 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 210240
AVIS PUBLIC

