

**PUBLIC CONSULTATION MEETING
ON DRAFT RESOLUTION CA09 210027**

TO ALL INDIVIDUALS CONCERNED BY DRAFT RESOLUTION CA09 210027 ENTITLED "FIRST DRAFT – ADOPT, IN ACCORDANCE WITH BY-LAW GOVERNING SPECIAL BUILDING, RENOVATION OR OCCUPANCY PROJECTS, A RESOLUTION AUTHORIZING THE CONSTRUCTION OF A MIXED-USE BUILDING, RESIDENTIAL AND COMMERCIAL FOR FOOD PRODUCTS SALES, ON LOT 1 198 798 AT THE INTERSECTION OF RUE BANNANTYNE AND RUE GODIN (FORMERLY 5981 TO 5993 RUE BANNANTYNE)" SO AS:

1. TO authorize the construction of a mixed-use building, residential and commercial for food products sales, on lot 1 198 798 at the intersection of rue Bannantyne and rue Godin;
2. TO authorize an exemption to sections 83 and 90 of Zoning By-law 1700, as amended, concerning the side setback and the minimum parking spaces required as well as to the grid of uses and standards H01-30 of said by-law, concerning the height and the floor area ratio;
3. THAT the authorization under item 1 be granted subject to the following conditions:
 - TO replace the north side parking with masonry;
 - TO landscape the front of the building on rue Godin;
 - TO add a brick wall to the adjacent building;
 - TO submit a copy of the lease to guarantee the grocery store is in the planning;
 - THAT the construction be carried out in accordance with the plans attached to this report and submitted by Mr. Rabih Khazaka, architect, on November 4, 2008.

NOTICE is hereby given by the undersigned:

THAT the borough council, further to the adoption, at its regular meeting held on February 3, 2009, of draft resolution entitled: "First draft – Adopt, in accordance with By-law governing special building, renovation or occupancy projects, a resolution authorizing the construction of a mixed-use building, residential and commercial for food products sales, on lot 1 198 798 at the intersection of rue Bannantyne and rue Godin (formerly 5981 to 5993 rue Bannantyne)" shall hold a public consultation meeting on Tuesday, March 3, 2009, 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:

- 1. TO authorize the construction of a mixed-use building, residential and commercial for food products sales, on lot 1 198 798 at the intersection of rue Bannantyne and rue Godin;**
- 2. TO authorize an exemption to sections 83 and 90 of Zoning By-law 1700, as amended, so as to :**
 - **allow the construction of a building with a zero side setback;**

- provide 16 parking spaces for residential use and no parking space for commercial use;
- allow the construction of a 3-storey building plus a 4th level not exceeding 40% of the total floor area of the 3rd storey;
- increase the floor area ratio to 2.4.

3. THAT the authorization under item 1 be granted subject to the following conditions:

- TO replace the north side parking with masonry;
- TO landscape the front of the building on rue Godin;
- TO add a brick wall to the adjacent building;
- TO file a copy of the lease to guarantee the grocery store is in the planning;
- THAT the construction be carried out in accordance with the plans attached to this report and submitted by Mr. Rabih Khazaka, architect, on November 4, 2008.

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, during regular office hours, Monday through Friday, from 9:00 a.m. to 5:00 p.m.

Given at Montréal, arrondissement de Verdun, Québec
this February 12, 2009

Louise Hébert
Borough Council Secretary and
Director of the Borough Office

**PROJET PARTICULIER DE CONSTRUCTION, DE MODIFICATION OU D'OCCUPATION D'UN IMMEUBLE
RÉSOLUTION CA09 210027
AVIS PUBLIC**

