

PUBLIC CONSULTATION MEETING

TO ALL INDIVIDUALS CONCERNED BY FIRST DRAFT RESOLUTION ENTITLED "FIRST DRAFT – ADOPT, IN ACCORDANCE WITH BY-LAW GOVERNING SPECIAL BUILDING, RENOVATION OR OCCUPANCY PROJECTS, A RESOLUTION AUTHORIZING THE CONSTRUCTION OF 4 CAR DEALERSHIPS BUILDINGS ON LOT 1 859 717 (BOULEVARD RENÉ-LÉVESQUE)":

1. TO authorize the construction of four (4) car dealerships buildings on part of lot 1 859 717 located on boulevard René-Lévesque;
2. TO allow an exemption to the grid of uses and standards C03-07 of Zoning By-law 1700, as amended, regarding the frontage, the lot depth and the surface area of parcels of lot, the front, rear and side setbacks, total side setbacks and authorized uses as well as allow an exemption to the ban to store vehicles at less than 10 metres from the front property line, and this, pertaining to building "A";
3. TO allow an exemption to the provisions of Zoning By-law 1700, as amended, regarding the following elements: the height of lamp posts (section 100), the outdoor lighting of lamp posts (section 100), the layout of concrete borders around paved surfaces (section 99), the layout of tandem parking spaces (section 94), the number of catch basins (section 99), the layout of the embankment along the property lines (section 99), the minimum number of trees pertaining to building "E" (section 126);
4. TO allow an exemption to the provisions of Construction By-law 05-036, as amended, (section 29), regarding the location of building "B" in relation to the public thoroughfare and regarding the construction of four (4) buildings on a single lot;
5. THAT the authorization under item 1 be granted subject to the following conditions :
 - THAT each building shall have lamp posts that do not exceed its height;
 - THAT three large buildings shall have a white roof;
 - THAT the 4200 square-foot building shall have a green roof;
 - THAT the construction work be carried out in accordance with the plans filed by Groupe CIBS on February 18, 2010;
 - THAT the construction work must meet the requirements stipulated in the approval of the infill project (SPAIP);
6. THAT the monetary contribution for park purposes is payable according to the financial information described in the decision-making summary;
7. THAT the electrical chamber along boulevard René-Lévesque be removed and its electrical equipment relocated and concealed with vegetation.

NOTICE is hereby given by the undersigned:

THAT the borough council, further to the adoption, at its regular meeting held on March 2, 2010, of first draft resolution entitled: "First draft – Adopt, in accordance with By-law governing special building, renovation or occupancy projects, a resolution authorizing the construction of 4 car dealerships buildings on lot 1 859 717 (boulevard René-Lévesque)" shall hold a public consultation meeting on Wednesday, March 17, 2010, 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 four car dealerships buildings, on the site of Gravel Automobiles (lot 1 859 717) located on boulevard René-Lévesque.

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

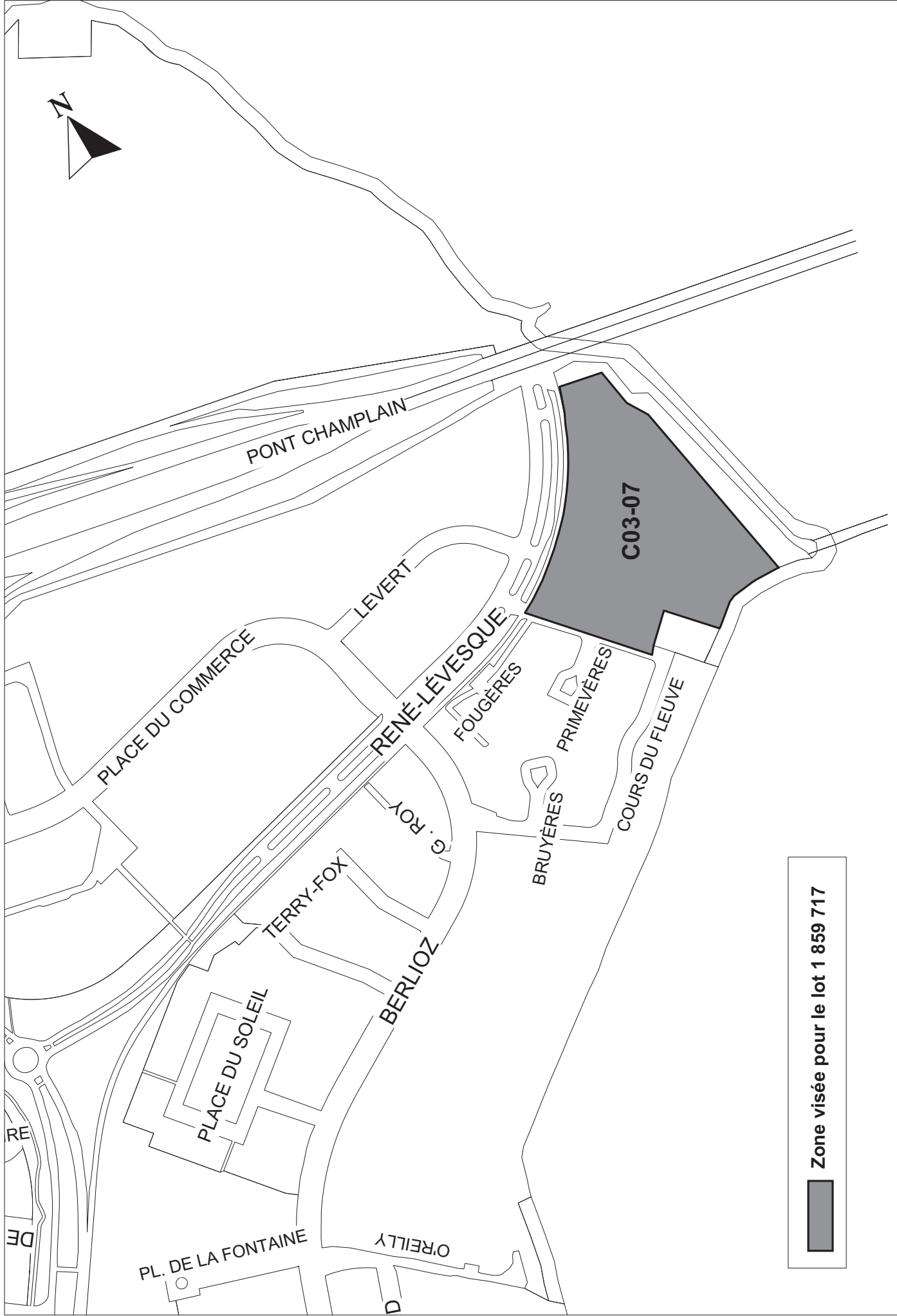
THAT during this public consultation meeting, the borough mayor shall explain this draft resolution as well as the consequences of its adoption, and shall hear individuals interested in voicing their opinion on this matter;

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 March 4, 2010

Louise Hébert
Director of the Borough Office and
Borough Council Secretary

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



Zone visée pour le lot 1 859 717