



REPLACEMENT OF THE REFERENDUM PROCEDURE BY WRITTEN CONSULTATION SCAOPI – 360 CLARKE – ACTION DESIGNATED AS A PRIORITY

TO QUALIFIED VOTERS ENTITLED TO HAVE THEIR NAME ENTERED ON THE REFERENDUM LIST OF THE CONCERNED SECTOR (ZONES R3-23-01 AND R9-23-02)

PUBLIC NOTICE is given of the following:

- 1. The City of Westmount adopted, at its regular Council sitting held on April 6, 2020, pursuant to By-law 1489 entitled "By-law concerning specific construction, alteration or occupancy proposals for an immovable (S.C.A.O.P.I.) of the City of Westmount" and Order 2020-008, Resolution No. 2020-04-74 designating the specific construction, alteration or occupancy project for an immovable bearing the civic address 360 Clarke Avenue on lot 2 626 404 of the Quebec cadaster (hereinafter referred to as the IMMOVABLE), as described in the final resolution (Resolution No. 2020-03-60), as a priority action;
- 2. Resolution No. 2020-04-74 contains seven (7) provisions subject to approval by way of referendum:
 - a. Grant a variance to section 8.4.1.5 of By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the 5% or 92.9 m² restriction imposed for the area of an enlargement to an assembly building appearing in Table 4 of Division 8, an enlargement of approximately 2,120 m²;
 - b. Grant a variance to By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the maximum site coverage authorized of 30% for this assembly building appearing in Table 4 of Division 8, a site coverage of approximately 37%:
 - c. Grant a variance to By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the maximum floor area ratio of 0.90 authorized for this assembly building appearing in Table 4 of Division 8, a floor area ratio of approximately 1.14;
 - d. Grant a variance to By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the maximum construction height permitted in the physical and spatial specification grid for zone R3-23-01 of the City's zoning plan, a height of approximately 1.25 m (4'-1¼") in excess of the authorized 10.668 m (35'-0");
 - e. Grant a variance to section 5.5.9.2 of By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the maximum permitted mineral surface rate of 30% for a building in a residential area, a ratio of mineral surfaces of approximately 84% for the school yard;

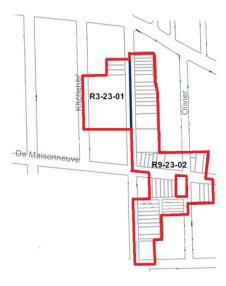




- f. Grant a variance to section 6.2.1 of By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the requirements for the location of a fence in the front yard of a lot, a fence at the proposed location in the landscaping; and
- g. Grant a variance to section 6.2.4 of By-law No. 1303 of the City of Westmount, entitled *Zoning By-law*, by allowing, notwithstanding the requirements for the maximum height of a fence in the front yard of a lot, a fence between 1.8 and 2.1 metres high proposed in the landscaping drawings.
- 3. The Resolution n° 2020-04-74 can be consulted on the City's website at the following address:

https://westmount.org/wp-content/uploads/2020/04/2020-04-74 Projet-prioritaire.pdf

4. The concerned sector is comprised of the following zones: R3-23-01 and R9-23-02. The sketch of the concerned sector is reproduced hereafter:



5. In accordance with Order 2020-008, the holding of the registry is being replaced by a written consultation during which written comments will be received by email or mail as follows:

By email at the following address:

By mail to the attention of:

legal@Westmount.org

Andrew Brownstein
City Clerk
4333, Sherbrooke Street West
Westmount (Quebec) H3Z 1E2





- 6. In accordance with Order 2020-008, any action taken following this replacement procedure will not be subject to the approval of the qualified persons entitled to vote.
- 7. Any interested person from the concerned zone may submit written comments no later than **April 29, 2020, at 4:30 p.m.**

GIVEN at Westmount, this April 14, 2020.

Andrew Brownstein
City Clerk