



PUBLIC NOTICE

TO THOSE PERSONS INTERESTED IN A DRAFT RESOLUTION ADOPTED UNDER THE PROVISIONS
OF BY-LAW R-2013-085 CONCERNING SPECIFIC CONSTRUCTION, ALTERATION
OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI)

Public consultation meeting –September 13, 2022, at 7 p.m.

(Draft Resolution PP-023)

NOTICE is given of the following:

1. At a meeting held on August 23, 2022, the municipal council adopted draft Resolution PP-023 entitled “**Draft resolution PP-023 relating to an authorization request under the provisions of *By-law R-2013-085 concerning specific construction, alteration or occupancy proposals for an immovable (SCAOPI) 43 - 57 Brunswick Boulevard, lot 2 262 268 (zone C-1b)***”.
2. A public consultation meeting will be held on September 13, 2022, at 7 p.m., in the Council Room of Dollard-des-Ormeaux, 12001 De Salaberry Boulevard. During this meeting the Mayor will explain the said draft resolution and the consequences of its adoption and will hear the persons and bodies wishing to be heard.
3. The goal of the draft resolution PP-023 is:

To authorize the specific construction proposal for an immovable located on lot 2 262 268 of the Quebec cadastre, Montreal registration division, in order for the immovable located at 43-57 Brunswick Boulevard Street to be at variance with the Urban Planning by-laws applicable within zone C-1b; and

To set, for this project, the following standards, some of which are non-conforming to *By-law 82-704 concerning the zoning of Ville de Dollard-des-Ormeaux*:

- a. Authorize a building consisting of 3 parts erected on a common underground parking garage:
 - i. One part of the building (Part A) of 1 to 12 storeys comprising of a «mixed apartment building» use, 130 dwelling units, and a rooftop community room, terrace and pool reserved for residents of the building, whereas the height of 12 storeys and the use are not permitted;
 - ii. One part of the building (Part B) of 1 to 8 storeys comprising of a «mixed apartment building» use, 116 dwelling units, a rooftop community room and rooftop terrace reserved for the residents of the building, whereas the height of 8 storeys and the use are not permitted;
 - iii. One part of the building (Part C) of 4 to 8 storeys comprising of an “apartment building” use, 147 dwelling units and a rooftop community room and terrace reserved for the residents of the building, whereas the height of 8 storeys and the use are not permitted; and
 - iv. An underground parking garage of 2 or 3 storeys.
- b. A site area of 13,197 m² (142,051.33 ft²), whereas the minimum required area for 393 units is 27,380.31 m² (294,719.20 ft²);
- c. A maximum site coverage of 37%, whereas there is no provision stipulated for this type of project;
- d. A maximum floor space index of 2.31, whereas there is no provision stipulated for this type of project;
- e. A front setback (south) that varies between 6 m and 9 m (19.69 ft and 29.53 ft) giving onto Brunswick Boulevard, as per the site plan prepared by Robert Katz, Land Surveyor, whereas a minimum front setback of 15.24 m (50 ft) is required;
- f. A front setback (east) that varies between 2.2 m and 9.1 m (7.22 ft and 29.86 ft) giving onto Davignon Street, as per the site plan prepared by Robert Katz, Land Surveyor, whereas a minimum front setback of 13.71 m (45 ft) is required;
- g. A left lateral setback (west) that varies between 12.7 m and 14.35 m (41.67 ft and 47.08 ft), as per the site plan prepared by Robert Katz, Land Surveyor, whereas no such provision is stipulated for a 12-storey building;
- h. A rear setback (north) of 10.45 m (34.29 ft), as per the site plan prepared by Robert Katz, Land Surveyor, whereas a minimum rear setback of 13.71 m (45 ft) is required;
- i. A minimum distance between parts of the building (parts A, B and C) that varies between 12.5 m and 22.6 m (41.01 ft and 74.15 ft), as per the site plan prepared by Robert Katz, Land Surveyor, whereas the minimum distance required varies between 21.32 m and 24.37 m (70 ft and 80 ft);
- j. Canopies that encroach 2.45 m (8.04 ft) within the front setback (south) giving onto Brunswick Boulevard, whereas a maximum encroachment of 1.82 m (6 ft) is permitted;

- k. A metal facing material on part of the exterior facades of the building, whereas all of the facing material must be masonry;
 - l. A minimum of 472 residential parking spaces, whereas a total number of 629 spaces is required;
 - m. A minimum of 30 residential visitor parking spaces, whereas a minimum number of 59 spaces is required;
 - n. The location of a minimum of 17 visitor parking spaces in the underground parking garage, whereas the parking spaces for visitors must be situated outdoors;
 - o. A minimum of 28 commercial parking spaces for 694 m² (7,470.15 ft²) of commercial floor area for the uses permitted in a «mixed apartment building», whereas the number of parking spaces for a commercial vocation in a «mixed apartment building» varies by permitted commercial use;
 - p. The location of 13 parking spaces at a distance of 3.5 m (11.48 ft) from windows of habitable rooms at grade, whereas the minimum distance required is 6.09 m (20 ft);
 - q. The minimum dimensions of 83 interior parking spaces at 2.5 m x 5.48 m (8.20 ft x 17.98 ft), whereas the minimum required dimensions vary, depending on the position of the walls and columns of the building, between 2.75 m x 5.48 m (9 ft x 18 ft), 3.04 m x 5.48 m (10 ft x 18 ft), or 3.35 m x 5.48 m (11 ft x 18 ft);
 - r. The minimum dimensions of 13 exterior parallel parking spaces at 2.5 m x 6.7 m (8.20 ft x 21.98 ft), whereas the minimum required dimensions are 2.75 m x 6.7 m (9 ft x 22 ft);
 - s. An exterior one-way parking aisle of a width of 4.5 m (14.76 ft), whereas a minimum width of 6.7 m (22 ft) is required;
 - t. Interior two-way parking aisles of a width of 6 m (19.69 ft), whereas a minimum width of 6.1 m (20 ft) is required;
 - u. A vehicular access ramp to an underground parking garage with a maximum slope of 16%, whereas a maximum slope of 12% is permitted;
 - v. An amenity area of 5,420 m² (58,340.39 ft²), whereas an area of 11,345.91 m² (122,126.36 ft²) is required;
 - w. A total playground area of 165 m² (1,776.05 ft²), separated into two areas of 117 m² (1,259.38 ft²) and 48 m² (516.69 ft²), whereas the minimum required playground area is 1,458.03 m² (15,694.10 ft²) and no single area may be less than 232.25 m² (2,500 ft²).
4. The draft Resolution affects zone C-1b described as follows: Bounded to the north by du Village Street; to the east by Davignon Street and its prolongation to du Village Street; to the south by Brunswick Boulevard; and to the west by Sources Boulevard and the immovable located on the north-west corner of the De Salaberry and Sources Boulevards' intersection.
 5. The said draft Resolution contains provisions making it subject to approval by way of a referendum.
 6. The said draft Resolution is available for consultation at the office of the City Clerk, 12001 De Salaberry Boulevard, Dollard-des-Ormeaux, during office hours, from Monday to Friday, or on the City's website at ville.ddo.qc.ca/en/my-city/municipal-by-laws/draft-by-laws/.

GIVEN at Dollard-des-Ormeaux, Québec, this September 1, 2022.

SOPHIE VALOIS, City Clerk