



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-027)

NOTICE is given of the following:

1. At a meeting held on August 23, 2022, the municipal council adopted draft Resolution PP-027 entitled “**Draft resolution PP-027 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) - 3883-3885, St-Jean Boulevard, future lot 6 472 194 (zone C-3b)***”.
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-027 is:

TO authorize the specific alteration proposal for the immovable located on future lot 6 472 194 of the Quebec cadastre, Montreal registration division, in order for the immovable located at 3883-3885 St-Jean Boulevard to be at variance with the Urban Planning by-laws applicable within zone C-3b; and

TO set, for this project, the following standards which are not conforming to *By-law 82-704 Concerning the Zoning of Ville de Dollard-des- Ormeaux*:

- a. A minimum site area of 3,394.3 m<sup>2</sup> (36,535.941 ft<sup>2</sup>), whereas the minimum required site area for the use “Mixed Occupancy Building” is 9,290 m<sup>2</sup> (100,000 ft<sup>2</sup>);
  - b. A site width of 44.31 m (145.37 ft), fronting on Hurteau Street and 44.78 m (146.92 ft) fronting on St-Jean Boulevard, whereas the minimum required site width for a “Mixed Occupancy Building” is 61 m (200 ft);
  - c. Considering a “Mixed Occupancy Building” use with a maximum total floor area of 20% for the use “Personal Service Establishments” and a maximum total floor area of 80% for the uses “Administrative and Business Offices” receiving clients and “Professional Services” receiving client, a total number of 118 parking spaces, of which 104 spaces are located on future lot 6 472 194 and 14 spaces are located on future lot 6 472 193, whereas 187 spaces are required on future lot 6 472 194;
  - d. A parking area at a distance of 1 m (3.28 ft) from the right lateral property line (south), whereas a minimum side setback distance of 1.5 m (5 ft) is required;
  - e. A common parking area (shared with future 3887 St-Jean Boulevard) at a distance of 0 m (0 ft) from the left lateral property line (north), whereas a minimum lateral distance of 1.52 m (5 ft) is required;
  - f. A parking area at a distance of 1.2 m (3.94 ft) from the front property line giving onto Hurteau Street, whereas a minimum front setback of 12.19 m (40 ft) is required;
  - g. The dimensions of 10 exterior parking spaces, parallel to the right lateral property line (south) measuring 2.75 m x 5.48 m (9.02 ft x 17.98 ft), whereas the minimum dimensions of 2.75 m x 6.7 m (9 ft x 22 ft) are required; and
  - h. The width of 2 exterior parking aisles measuring respectively 5.21 m (17.09 ft) and 5.39 m (17.68 ft), whereas the minimum width of 6.7 m (22 ft) is required;
4. The draft Resolution affects zone C-3b described as follows: Bounded to the north by the continuation of Gazaille Street eastbound; to the east by Hurteau Street; to the south by the continuation of Woodridge Street eastbound; and to the west by Saint-Jean Boulevard.
  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/](http://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**