



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-028)

NOTICE is given of the following:

1. At a meeting held on August 23, 2022, the municipal council adopted draft Resolution PP-028 entitled “**Draft resolution PP-028 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) - future 3887, St-Jean Boulevard, future lot 6 472 193 (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-028 is:

TO authorize the specific construction proposal for the immovable located on future lot 6 472 193 of the Quebec cadastre, Montreal registration division, in order for the immovable located at future 3887 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) To allow an “Apartment building”, whereas this use is not permitted;
  - b) A site area of 3,344.5 m<sup>2</sup> (35,999.89 ft<sup>2</sup>), whereas the minimum required area for 67 dwelling units is 4,667.89 m<sup>2</sup> (50,244.75 ft<sup>2</sup>);
  - c) A right lateral setback (south) of 10 m (32.81 ft) for the 2nd through 6th storeys and 8.6 m (28.22 ft) for the 7th and 8th storeys, whereas a minimum lateral setback of 10.66 m (35 ft) is required;
  - d) Balconies that encroach 1.82 m (6 ft) within the right lateral setback (south) as set forth in the present resolution;
  - e) A metal facing material (aluminum composite panels) on part of the exterior facades of the building, whereas all of the facing material must be masonry;
  - f) A total number of 130 parking spaces, whereas 144 parking spaces are required for an apartment building, representing a ratio of 1.94 spaces per dwelling rather than the ratio of 2.15 required;
  - g) The location of 14 parking spaces at a distance of 2.44 m (8.01 ft) from windows of habitable rooms at grade, whereas the minimum distance required is 6.09 m (20 ft);
  - h) A right lateral setback (south) of a common parking area (shared with 3883-3885 St-Jean Boulevard) at a distance of 0 m (0 ft), whereas a minimum setback of 1.52 m (5 ft) is required;
  - i) The minimum dimensions of 2 interior parking spaces at 2.67 m x 5.49 m (8.75 ft x 18 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);
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