



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 – NOVEMBER 8, 2022, AT 6:45 p.m.

(Draft Resolution PP-022)

NOTICE is given of the following:

1. At a meeting held on October 12, 2022, the municipal council adopted draft Resolution PP-022 entitled "**First draft of resolution PP-022 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) - 3612-3614, Saint-Jean Boulevard, lots 1 459 431 and 1 459 433 (zone C-1c)**".
2. A public consultation meeting will be held on November 8, 2022, at 6:45 p.m., in the **Civic Centre Theatre** 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-022 is:

TO authorize the specific construction project for the immovable located on lots 1 459 431 and 1 459 433 of the Quebec cadastre, Montreal registration division, in order for the immovable located at 3612-3614, Saint-Jean Boulevard to be at variance with the Urban Planning by-laws applicable within commercial zone C- 1c; 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) To allow an "Apartment building", whereas this use is not permitted;
  - (b) A building height of 9 storeys, whereas the maximum height on Saint-Jean Boulevard is 8 storeys;
  - (c) A site area of 9,150.6 m<sup>2</sup> (98,496.24 ft<sup>2</sup>), whereas the minimum required area for 272 dwelling units is 18,950.24 m<sup>2</sup> (203,978.69 ft<sup>2</sup>);
  - (d) A maximum site coverage of 39%, whereas there is no provision stipulated for a 9-storey building;
  - (e) A maximum floor space index of 2.64, whereas there is no provision stipulated for a 9-storey building;
  - (f) A front setback of 14.85 m (48.72 ft) giving onto Saint-Jean Boulevard, whereas a minimum front setback of 29.86 m (97.97 ft) is required for a building of more than 60.96 m (200 ft) in length;
  - (g) A front setback of 8.55 m (28.05 ft) giving onto Morningside Street, whereas there is no provision stipulated for a 9-storey building;
  - (h) A left lateral setback (south) of 10.55 m (34.61 ft), whereas there is no provision stipulated for a 9-storey building;
  - (i) A right lateral setback (north) of 10.05 m (32.97 ft) measured at the cantilevered parts of the building, whereas there is no lateral setback stipulated for a 9-storey building;
  - (j) A total number of 390 parking spaces for the residents, whereas 544 parking spaces are required for an apartment building, representing a ratio of 1.43 spaces per dwelling rather than the ratio of 2 required;
  - (k) A minimum of 20 exterior residential visitor parking spaces, whereas a minimum number of 41 exterior spaces is required;
  - (l) The location of 3 parking spaces in front of the building within the front setback giving onto Saint-Jean Boulevard, at a distance of 4.05 m (13.29 ft) from the right-of-way of the boulevard and with a grassed band of 3.85 m (13.29 ft), whereas parking spaces are prohibited in front of the building within the minimum front setback at less than 6.09 m (20 ft) and a grassed band of 6.09 m (20 ft) is required;
  - (m) The location of parking spaces at a distance of 1.45 m (4.76 ft) from a window of a habitable room, whereas a distance of 6.09 m (20 ft) is required;
  - (n) The location of a parking aisle (south side) at a distance that varies between 0.15 m (0.49 ft) and 1.75 m (5.74 ft), whereas a distance of 1.52 m (5 ft) is required;
  - (o) The location of a parking area including 2 parking spaces within the front setback giving onto Morningside Street, at a distance of 2.55 m (8.37 ft) of the public right-of-way, whereas no parking area is allowed within the front setback;
  - (p) An amenity area of 3,973.5 m<sup>2</sup> (42,770.40 ft<sup>2</sup>), whereas an area of 7,852.64 m<sup>2</sup> (84,525.11 ft<sup>2</sup>) is required;
  - (q) A total playground area of 517.5 m<sup>2</sup> (5,570.32 ft<sup>2</sup>), whereas the minimum required playground area is 1,009.12 m<sup>2</sup> (10,862.08 ft<sup>2</sup>).
4. The draft Resolution affects zone C-1c described as follows: Bounded to the North by the continuation of Algonquin Street; to the East by Saint-Jean Boulevard; to the South by the City limit; and to the West by Hastings Street and its prolongation.

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 October 20, 2022.

**SOPHIE VALOIS, City Clerk**