



## PUBLIC NOTICE

### **TO THOSE PERSONS INTERESTED IN A SECOND DRAFT RESOLUTION PP-015 ADOPTED UNDER THE PROVISIONS OF BY-LAW R-2013-085 CONCERNING SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI) HAVING THE RIGHT TO SIGN A REQUEST FOR PARTICIPATING IN A REFERENDUM**

#### **1. PURPOSE OF PROJECT AND REQUEST FOR PARTICIPATING IN A REFERENDUM**

Following the public consultation meeting held from December 17 to 31, 2020, the Municipal Council adopted, at a meeting held on January 12, 2021, the second draft resolution PP-015 entitled “**Draft resolution PP-015 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) in order to allow the construction of two 8-storey condominium apartment buildings on lot 1 844 258 located on Saint-Jean Boulevard*” (zone R-3p).**

This draft resolution aims to set the following standards for this project, which are not conforming to zoning By-law 82-704:

- a) Two 8-storey buildings, whereas the maximum allowed is 4 storeys;
- b) A minimum land area of 57.9 m<sup>2</sup> (623.3 ft<sup>2</sup>) per dwelling unit rather than the minimum required of 69.67 m<sup>2</sup> (750 ft<sup>2</sup>);
- c) An amenity area of ± 3902 m<sup>2</sup> (42,000 ft<sup>2</sup>) whereas the minimum required is 5600.7 m<sup>2</sup> (60,285 ft<sup>2</sup>);
- d) A maximum lot coverage of 31%, whereas for an 8-storey building, the maximum lot coverage is 30%;
- e) A floor/space index (FSI) of 2.4, whereas for an 8-storey building the maximum FSI is 2;
- f) A left (south) and right (north) side setback of ± 7.5 m (± 24.6 ft), whereas the required minimum is 10.66 m (35 ft) and 13.71 m (45 ft) for the rear left (south) side section of the building that is adjacent to the residential zone composed of single family dwellings;
- g) Balconies and terraces that encroach a maximum of 1.82 m (6 ft) within a reduced minimum side setback.

This draft resolution contains provisions which may cause interested parties to request that the resolution containing such provisions be submitted to their approval in conformity with *An Act Respecting Elections and Referendums in Municipalities*.

Therefore, a request concerning a provision aiming one of the items listed above may be made by persons from the affected zone R-3p; and from adjacent zones R-2a, K-1f and K-1a.

Any such request concerning items a) and e) requires that this resolution containing this provision be submitted for the approval of qualified voters of the affected zone R-3p and where a request comes from, and any adjacent zone where a request comes from, provided that a request comes also from the zone to which it is adjacent.

Any such request concerning items b), c), d), f) and g) requires that this resolution containing this provision be submitted for the approval of qualified voters of the affected zone R-3p, and any adjacent zone where a valid request comes from.

#### **2. DESCRIPTION OF THE ZONES**

Zone R-3p is described as follows: Surrounds the properties along the west side of Saint-Jean Boulevard that are backing the properties on Ferncrest Street.

The adjacent zones (R-2a, K-1f and K-1a), taken as a whole, are described as follows: Bounded to the north by Jolicoeur Street; to the east by Saint-Jean Boulevard, including the property located on the south-east corner of the intersection of this Boulevard and Ernest Street, the properties located on the north-east and south-east corners of the intersection of this Boulevard and Roger-Pilon Street, and the properties located on the north-east corner of the intersection of this Boulevard and Lake Street; to the south by Lake Street; and to the west by Hasting and Shakespeare Streets and the western City limit, until Jolicoeur Street.

The illustration of the affected zone and the adjacent zones appears on the third page of the present notice.

### **3. CONDITIONS FOR THE VALIDITY OF A REQUEST**

In order to be valid, a request must:

- clearly indicate the provision it concerns and the zone where it comes from;
- be received at the office of the City Clerk no later than 4 p.m. on January 21, 2021;
- be signed by at least twelve (12) qualified voters from the affected zone or by at least the majority of them if the number of persons interested from the zone does not exceed 21.

### **4. INTERESTED PARTIES**

4.1 Shall be considered an interested party any person who is not disqualified from voting and who fulfils the following conditions on January 12, 2021;

- be of full age, Canadian citizen and not be under curatorship;
- be domiciled in a zone where a request may come from, and at least since six months in Québec;
- be, at least since twelve months, owner of an immovable or occupant of a business establishment in compliance with *An Act Respecting Municipal Taxation* (CQLR, chapter F-2.1) located on the territory of the City of Dollard-des-Ormeaux.

4.2 Additional condition to undivided co-owners of an immovable or co-occupants of a business establishment: be designated by means of a power of attorney signed by the majority of co-owners or co-occupants, as the one entitled to sign the request on their behalf.

4.3 Condition to exercise the right to sign a request by a legal person: any legal party must designate among its members, directors and employees, by resolution, someone who, on January 12, 2021, is of full age and Canadian citizen and who is not under curatorship.

### **5. SUBMISSION OF REQUESTS**

Any request may be submitted via email at [questionauconseilmunicipal@ddo.qc.ca](mailto:questionauconseilmunicipal@ddo.qc.ca).

### **6. LACK OF REQUESTS**

All of the provisions of a second draft for which no valid request has been received shall be included in a resolution that does not have to be approved by qualified voters.

### **7. CONSULTATION OF THE DRAFT**

The said draft resolution is available for consultation on the City website at [www.ville.ddo.qc.ca](http://www.ville.ddo.qc.ca) or can be requested by email at [svalois@ddo.qc.ca](mailto:svalois@ddo.qc.ca).

GIVEN at Dollard-des-Ormeaux, this January 13, 2021.

**Sophie Valois, City Clerk**

