



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)**

WRITTEN CONSULTATION FROM DECEMBER 17 TO 31, 2020

(Draft Resolution PP-015)

NOTICE is given of the following:

1. At a special sitting held on December 15, 2020, at 6:35 p.m., the municipal Council adopted 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).**

2. The goal of the draft resolution PP-015 is to:

Authorize the specific construction proposal for the immovable located on lot 1 844 258 of the Quebec cadastre, Montreal registration division, in order for the immovable located on lot 1 844 258, on Saint-Jean Boulevard, to be at variance with the Urban Planning by-laws applicable within zone R-3p; and

Set the following standards, which are not conforming to the zoning by-law 82-704:

- a. Two 8-storey buildings, whereas the maximum allowed storeys is 4;
 - b. A land area per dwelling of $\pm 121,550$ ft², whereas the required minimum is 145,500 ft²;
 - c. An amenity area of $\pm 42,000$ ft² whereas the minimum required is 60,285 ft²;
 - 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 side section of the building that is adjacent to the residential zone composed of single family dwellings; and
 - g. Balconies and terraces that do not respect the maximum permitted encroachment of 1.82 m (6 ft) within the minimum side setback of 10.66 m (± 35 ft).
3. The draft resolution affects zone R-3p described as follows: Surrounds the properties along the west side of Saint-Jean Boulevard that are backing the properties on Ferncrest Street.
 4. The said draft resolution contains provisions making it subject to approval by way of a referendum.
 5. In accordance with Decree 2020-049, any procedure that involves the movement or gathering of citizens, which is part of the decision-making process of the Municipal Council is replaced by a 15-day written consultation announced in advance by a public notice.
 6. Due to the exceptional circumstances surrounding COVID-19, a written consultation on this draft resolution will therefore take place from December 17 to 31, 2020. Anyone interested can submit their comments in writing and send them by email to questionauconseilmunicipal@ddo.qc.ca or by mail to the following address:

Office of the City Clerk
City of Dollard-des-Ormeaux
12001 de Salaberry Boulevard
Dollard-des-Ormeaux (Québec) H9B 2A7

7. The said draft resolution is available for consultation on the City website at www.ville.ddo.qc.ca or can be requested by email at svalois@ddo.qc.ca.

GIVEN at Dollard-des-Ormeaux, Québec, this December 16, 2020.

SOPHIE VALOIS, City Clerk