



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 MAY 17 TO 31, 2021

(Draft Resolution PP-020)

NOTICE is given of the following:

1. At a meeting held on May 11, 2021, the Municipal Council adopted the first draft of Resolution PP-020 entitled "**Draft resolution PP-020 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)* - 3800 Sources Boulevard, lot 6 357 586 (zone C-3d)**".
2. The goal of the draft resolution PP-020 is:

To authorize the specific construction proposal for the immovable located on lot 6 357 586 of the Quebec cadastre, Montreal registration division, in order for the future immovable located at 3800 Sources Boulevard to be at variance with the Urban Planning by-laws applicable within zone C-3d; and

To set for this project the following standards, which are not conforming to the zoning by-law 82-704:

- a. An 8-storey mixed-use apartment building (co-ownership) with an urban chalet on the roof when this use is not permitted;
  - b. A total lot area of 7,444.6 m<sup>2</sup> (± 80,133 ft<sup>2</sup>), while the minimum required area is 8,360.4 m<sup>2</sup> (± 89,991 ft<sup>2</sup>);
  - c. A front setback (north) on Hyman Street of ± 8.08 m (± 26.5 ft), while a minimum front setback of 23.41 m (76.8 ft) is required;
  - d. A secondary front setback (east) on Sources Boulevard of ± 15.48 m (± 50.79 ft) while a minimum of 29.93 m (81.8 ft) is required;
  - e. A lateral setback (west) of ± 10.46 m (± 34.32 ft) while ± 15.55 m (± 47.72 ft) is required;
  - f. The encroachment of the awning, located above the entrance door on Hyman Street, of ± 2.43 m (± 8 ft) in the minimum front setback while the maximum permissible encroachment is 1.82 m (6 ft);
  - g. A metal facing material on part of the south, east and west exterior walls while 100% of the surfaces must be masonry;
  - h. 199 parking spaces rather than the 237 required spaces;
  - i. A parking space located within the front setback on Hyman Street at a distance of 2.8 m (9.19 ft) from the property line when none is permitted;
  - j. The creation of two (2) parking spaces, limited by walls or columns, with dimensions of ± 9 ft X ± 18 ft while the required dimensions must be 10 ft X 18 ft;
  - k. An amenity area of ± 2,675 m<sup>2</sup> (± 28,797 ft<sup>2</sup>), while ± 3,464 m<sup>2</sup> (± 37,290 ft<sup>2</sup>) is required;
  - l. The location of the existing freestanding commercial sign for the neighboring property (lot 6 357 587), whereas it is prohibited to have a commercial sign installed elsewhere than the place of business.
  - m. The design of the proposed semi-buried waste containers installed at 0 m (0 ft) from the property line whereas they must have the same exterior building facing materials and be located behind the building they serve and at a minimum distance of 2 m (6.6 ft) from the property limit.
3. The draft Resolution affects zone C-3d described as follows: limited to the north by the continuation of Donnacona Street; to the east by Sources Boulevard; to the south by De Salaberry Boulevard; and to the west by Barcelone Street and its continuation to Donnacona 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 May 17 to 31, 2021. Anyone interested can submit their comments in writing and send it by email to [questionauconseilmunicipal@ddo.qc.ca](mailto:questionauconseilmunicipal@ddo.qc.ca).
  7. The said draft resolution is available for consultation on the City's 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, Québec, this May 14, 2021.

SOPHIE VALOIS, City Clerk