



PUBLIC NOTICE

TO THOSE PERSONS INTERESTED IN A SECOND DRAFT RESOLUTION PP-020 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 written consultation held from May 17 to 31, 2021, the Municipal Council adopted, at a meeting held on June 8, 2021, the second draft of resolution PP-020 entitled “**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)***”.

This draft resolution aims to set the following standards for lot 6 357 586, which are not conforming to 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 m² (± 80,133 ft²), while the minimum required area is 8,360.4 m² (± 89,991 ft²);
- (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 24.93 m (81.8 ft) is required;
- (e) A lateral setback (west) of ± 10.46 m (± 34.32 ft) while ± 14.55 m (± 47.74 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 north, 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 m² (± 28,797 ft²), while ± 3,464 m² (± 37,290 ft²) 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.

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 the *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 C-3d and from adjacent zones R-3n, K-1b, C-3a, C-1b, R-3k and R-1c:

Any such request concerning item a) above requires that this resolution containing this provision be submitted for the approval of qualified voters of the affected zone C-3d 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), e), f), h), i), j), k) and m) (for the location) above requires that this resolution containing this provision be submitted for the approval of qualified voters of the affected zone C-1d, and any adjacent zone where a valid request comes from.

2. DESCRIPTION OF THE ZONES

Zone C-3d is 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.

The illustration of the affected zone C-3d and the adjacent zones R-3n, K-1b, C-3a, C-1b, R-3k and R-1c appear on the last 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 June 18, 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 June 8, 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 June 8, 2021, is of full age and Canadian citizen and who is not under curatorship.

5. SUBMISSION OF REQUESTS

Any request shall be submitted via email at 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 or can be requested by email at svalois@ddo.qc.ca.

GIVEN at Dollard-des-Ormeaux, this June 10, 2021.

SOPHIE VALOIS, City Clerk

Zone C-3d and adjacent zones R-3n, K-1b, C-3a, C-1b, R-3k and R-1c

