



PUBLIC NOTICE

TO THOSE PERSONS INTERESTED IN THE SECOND DRAFT OF RESOLUTION PP-023 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 on September 13, 2022, at 7 p.m., the Municipal Council adopted, the same day, the second draft of resolution PP-023 entitled **“Second draft of resolution PP-023 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) - 43 - 57 Brunswick Boulevard, lot 2 262 268 (zone C-1b)”**.

This draft resolution aims to set the following standards for this project, some of which are non-conforming to *By-law 82-704 concerning the zoning of Ville de Dollard-des-Ormeaux*:

- (a) Authorize a building consisting of 3 parts erected on a common underground parking garage:
 - i. One part of the building (Part A) of 1 to 12 storeys comprising of a «mixed apartment building» use, 130 dwelling units, a rooftop community room, terrace and pool reserved for residents of the building, whereas the height of 12 storeys and the use are not permitted;
 - ii. One part of the building (Part B) of 1 to 8 storeys comprising of a «mixed apartment building» use, 116 dwelling units, a rooftop community room and terrace reserved for the residents of the building, whereas the height of 8 storeys and the use are not permitted;
 - iii. One part of the building (Part C) of 4 to 8 storeys comprising of an “apartment building” use, 147 dwelling units, a rooftop community room and terrace reserved for the residents of the building, whereas the height of 8 storeys and the use are not permitted; and
 - iv. An underground parking garage of 2 or 3 storeys.
- (b) A site area of 13,197 m² (142,051.33 ft²), whereas the minimum required area for 393 units is 27,380.31 m² (294,719.20 ft²);
- (c) A maximum site coverage of 37%, whereas there is no provision stipulated for this type of project;
- (d) A maximum floor space index of 2.5, whereas there is no provision stipulated for this type of project;
- (e) A front setback (south) that varies between 6 m and 9 m (19.69 ft and 29.53 ft) giving onto Brunswick Boulevard, as per the site plan prepared by Robert Katz, Land Surveyor, whereas a minimum front setback of 15.24 m (50 ft) is required;
- (f) A front setback (east) that varies between 2.2 m and 9.1 m (7.22 ft and 29.86 ft) giving onto Davignon Street, as per the site plan prepared by Robert Katz, Land Surveyor, whereas a minimum front setback of 13.71 m (45 ft) is required;
- (g) A left lateral setback (west) that varies between 12.7 m and 14.35 m (41.67 ft and 47.08 ft), as per the site plan prepared by Robert Katz, Land Surveyor, whereas no such provision is stipulated for a 12-storey building;
- (h) A rear setback (north) of 10.45 m (34.29 ft), as per the site plan prepared by Robert Katz, Land Surveyor, whereas a minimum rear setback of 13.71 m (45 ft) is required;
- (i) A rear setback (north) of 8.8 m (28.88 ft) for the cantilevered parts of the building, whereas a minimum rear setback of 13.71 m (45 ft) is required;
- (j) A minimum distance between parts of the building (parts A, B and C) that varies between 12.5 m and 22.6 m (41.01 ft and 74.15 ft), as per the site plan prepared by Robert Katz, Land Surveyor, whereas the minimum distance required varies between 21.32 m and 24.37 m (70 ft and 80 ft);
- (k) Canopies that encroach 2.45 m (8.04 ft) within the front setback (south) giving onto Brunswick Boulevard, whereas a maximum encroachment of 1.82 m (6 ft) is permitted;
- (l) A metal facing material on part of the exterior facades of the building, whereas all of the facing material must be masonry;
- (m) A minimum of 472 residential parking spaces, whereas a total number of 629 spaces is required;
- (n) A minimum of 30 residential visitor parking spaces, whereas a minimum number of 59 spaces is required;
- (o) The location of a minimum of 17 visitor parking spaces in the underground parking garage, whereas the parking spaces for visitors must be situated outdoors;

- (p) A minimum of 28 commercial parking spaces for 694 m² (7,470.15 ft²) of commercial floor area for the uses permitted in a «mixed apartment building», whereas the number of parking spaces for a commercial vocation in a «mixed apartment building» varies by permitted commercial use;
- (q) The location of 13 parking spaces at a distance of 3.5 m (11.48 ft) from windows of habitable rooms at grade, whereas the minimum distance required is 6.09 m (20 ft);
- (r) The minimum dimensions of 83 interior parking spaces at 2.5 m x 5.48 m (8.20 ft x 17.98 ft), whereas the minimum required dimensions vary, depending on the position of the walls and columns of the building, between 2.75 m x 5.48 m (9 ft x 18 ft), 3.04 m x 5.48 m (10 ft x 18 ft), or 3.35 m x 5.48 m (11 ft x 18 ft);
- (s) The minimum dimensions of 13 exterior parallel parking spaces at 2.5 m x 6.7 m (8.20 ft x 21.98 ft), whereas the minimum required dimensions are 2.75 m x 6.7 m (9 ft x 22 ft);
- (t) An exterior one-way parking aisle of a width of 4.5 m (14.76 ft), whereas a minimum width of 6.7 m (22 ft) is required;
- (u) Interior two-way parking aisles of a width of 6 m (19.69 ft), whereas a minimum width of 6.1 m (20 ft) is required;
- (v) A vehicular access ramp to an underground parking garage with a maximum slope of 16%, whereas a maximum slope of 12% is permitted;
- (w) An amenity area of 5,420 m² (58,340.39 ft²), whereas an area of 11,345.91 m² (122,126.36 ft²) is required;
- (x) A total playground area of 165 m² (1,776.05 ft²), separated into two areas of 117 m² (1,259.38 ft²) and 48 m² (516.69 ft²), whereas the minimum required playground area is 1,458.03 m² (15,694.10 ft²) and no single area may be less than 232.25 m² (2,500 ft²).

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 (except for item (k)) may be made by persons from the affected zone C-1b; and from adjacent zones (C-3a, R-4, R-2f, R-3r, C-1e, R-3k and C-3d):

Any such request concerning items (a) and (b) requires that this resolution containing this provision be submitted for the approval of qualified voters of the affected zone C-1b 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 (c) through (k) and (m) through (x) requires that this resolution containing this provision be submitted for the approval of qualified voters of the affected zone C-1b, and any adjacent zone where a valid request comes from.

2. DESCRIPTION OF THE ZONES

Zone C-1b is described as follows: Bounded to the north by du Village Street; to the east by Davignon Street and its continuation to du Village Street; to the south by Brunswick Boulevard; and to the west by Sources Boulevard and the immovable located on the north-west corner of the De Salaberry and Sources Boulevards' intersection.

The adjacent zones (C-3a, R-4, R-2f, R-3r, C-1e, R-3k and C-3d), taken as a whole, are described as follows: Starting from a point located at the intersection of Armenia and Hyman Streets, the rear line of the two properties fronting Sources Boulevard (northwestern side), Sources Boulevard, Hyman Street, Sunnybrooke Boulevard, Spring Garden, Sunshine and Trilium Streets, the city limit, the rear limit of the properties fronting Cérès Street (western side), the eastern city limit, the high-tension line, the rear line of the properties fronting Sunnybrooke Boulevard (eastern side); Hyman and Spring Garden Streets; the high-tension line; the western limit of the regional park; the rear limit of the properties fronting St-Régis Boulevard (northern side); Deacon Street; the southern city limit; du Marché Street; the rear limit of the properties fronting De Salaberry Boulevard (southern side); Lake Street; the rear limit of the properties fronting Athènes Street until the starting point.

The illustration of the affected zone and the adjacent zones is shown 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 October 5, 2022;
- 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 September 13, 2022;

- 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 September 13, 2022, 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 or via mail at the following address:

Office of the City Clerk
City of Dollard-des-Ormeaux
12 0021 de Salaberry Boulevard
Dollard-des-Ormeaux (Québec) H9B 2A7

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 second draft by-law may be examined in the City Clerk's Office, 12001 De Salaberry Boulevard, Dollard-des-Ormeaux, from Monday to Friday, during office hours, or can be requested by email at svalois@ddo.qc.ca.

GIVEN at Dollard-des-Ormeaux, this September 26, 2022.

SOPHIE VALOIS, City Clerk

ZONE C-1b – PP-023

