



**PUBLIC NOTICE**

**TO THOSE PERSONS INTERESTED IN THE SECOND DRAFT OF RESOLUTION PP-028 ADOPTED  
UNDER 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-028 entitled **“Second draft of resolution PP-028 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) - future 3887, Saint-Jean Boulevard, future lot 6 472 193 (zone C-3b)*”**.

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

- (a) To allow an “Apartment building”, whereas this use is not permitted;
- (b) A site area of 3,344.5 m<sup>2</sup> (35,999.89 ft<sup>2</sup>), whereas the minimum required area for 67 dwelling units is 4,667.89 m<sup>2</sup> (50,244.75 ft<sup>2</sup>);
- (c) A right lateral setback (south) of 10 m (32.81 ft) for the 2nd through 6th storeys and 8.6 m (28.22 ft) for the 7th and 8th storeys, whereas a minimum lateral setback of 10.66 m (35 ft) is required;
- (d) Balconies that encroach 1.82 m (6 ft) within the right lateral setback (south) as set forth in the present resolution;
- (e) A metal facing material (aluminum composite panels) on part of the exterior facades of the building, whereas all of the facing material must be masonry;
- (f) A total number of 130 parking spaces, whereas 144 parking spaces are required for an apartment building, representing a ratio of 1.94 spaces per dwelling rather than the ratio of 2.15 required;
- (g) The location of 14 parking spaces at a distance of 2.44 m (8.01 ft) from windows of habitable rooms at grade, whereas the minimum distance required is 6.09 m (20 ft);
- (h) A right lateral setback (south) of a common parking area (shared with 3883-3885 St-Jean Boulevard) at a distance of 0 m (0 ft), whereas a minimum setback of 1.52 m (5 ft) is required;
- (i) The minimum dimensions of 2 interior parking spaces at 2.67 m x 5.49 m (8.75 ft x 18 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);

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 C-3b; and from adjacent zones R-3a, R-3t, C-1f, C-1c, C-3c and R-3q.

Any such request concerning item (a) and (b) requires that this resolution containing this provision be submitted for the approval of qualified voters of the affected zone C-3b 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), (d) and (f) through (i) requires that this resolution containing this provision be submitted for the approval of qualified voters of the affected zone C-3b, and any adjacent zone where a valid request comes from.

**2. DESCRIPTION OF THE ZONES**

Zone C-3b is described as follows: Bounded to the north by the continuation of Gazaille Street eastbound; to the east by Hurteau Street; to the south by the continuation of Woodridge Street eastbound; and to the west by Saint-Jean Boulevard.

The adjacent zones (R-3a, R-3t, C-1f, C-1c, C-3c and R-3q), taken as a whole, are described as follows: Starting from a point located at the intersection of Hasting and Westminster Streets, this street, Lake, Barnett, Roger-Pilon, Armstrong Streets, the western continuation of Birkdale Street, Dauphin, Lake Streets, the rear line of the properties fronting Mozart Street and its continuation towards Lake Street, De Salaberry Boulevard, the rear line of the properties fronting the eastern side of Saint-Jean Boulevard, the southern city limit, the rear line of the properties fronting the western side of Saint-Jean Boulevard 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](mailto: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 on the city website at <https://ville.ddo.qc.ca/en/my-city/municipal-by-laws/draft-by-laws/>.

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

**SOPHIE VALOIS, City Clerk**

## ZONE C-3b – PP-028

