



PUBLIC NOTICE

**TO THOSE PERSONS INTERESTED IN THE SECOND DRAFT OF RESOLUTION PP-029 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 November 8, 2022, at 6:45 p.m., the Municipal Council adopted, the same day, the second draft of resolution PP-029 entitled “**Second draft of resolution PP-029 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) – 35-37 Brunswick Boulevard, lot 2 262 952 (zone R-3r)**”.

This draft resolution aims to set the following standards for this project, some of which are not conforming to *By-law 82-704 concerning the zoning of Ville de Dollard-des-Ormeaux*:

- (a) A building height of 3 to 6 storeys, whereas the maximum height is 3 storeys;
- (b) A site area of 14,580 m² (156,937.82 ft²), whereas the minimum required area for 250 units is 17,417.5 m² (187,480.41 ft²);
- (c) A minimum front setback of 16.59 m (54.43 ft) for the ground floor, whereas a minimum front setback of 25.93 m (85.08 ft) is required for the phase 1 building and 34.15 m (112.04 ft) is required for the phase 2 building;
- (d) A minimum front setback of 14.73 m (48.33 ft) for the cantilevered parts of the building, whereas a minimum front setback of 25.93 m (85.08 ft) is required for the phase 1 building and 34.15 m (112.04 ft) is required for the phase 2 building;
- (e) A minimum left lateral setback (west) of 5.61 m (18.41 ft) for the roof over a vehicular access ramp to an underground parking garage, whereas a minimum lateral setback of 13.42 m (44.03 ft) is required;
- (f) A minimum rear setback of 13.36 m (43.83 ft), whereas a minimum rear setback of 24.55 m (80.55 ft) is required for the phase 1 building and of 32.47 m (106.53 ft) is required for the phase 2 building;
- (g) Balconies that encroach by 1.5 m (4.93 ft) within the left lateral, right lateral and rear setbacks, as set forth in the present resolution;
- (h) Balconies that encroach by 1.83 m (6 ft) within the front setback, as set forth in the present resolution;
- (i) A minimum distance between 2 buildings of 5.45 m (17.88 ft) and of 20.09 m (65.91 ft), whereas the minimum distance of 26.84 m (88.06 ft) is required for the phase 1 building and 33.2 m (108.92 ft) is required for the phase 2 building;
- (j) A total number of 337 parking spaces for the residents, whereas 500 spaces are required for an apartment building, representing a ratio of 1.35 spaces per dwelling rather than the ratio of 2 required;
- (k) A minimum of 26 visitor parking spaces, whereas a minimum number of 38 spaces is required;
- (l) The minimum dimensions of 11 interior parking spaces at 2.75 m x 5.48 m (9 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);
- (m) A right lateral setback (east) of a common parking area (shared with 33 Brunswick Boulevard) at a distance of 0 m (0 ft), whereas a minimum lateral setback of 1.52 m (5 ft) is required;
- (n) A common two-way exterior parking aisle of a minimum width of 6.7 m (22 ft), whereas a common parking aisle is prohibited;
- (o) An in-ground pool at a distance of 7.43 m (24.38 ft) from the walls of the building, whereas a minimum setback of 15.24 m (50 ft) from any wall with windows or 7.5 m (25 ft) from any blank wall is required;

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 R-3r; and from adjacent zones R-2f, K-1c, E-1o, C-1e and C-1b.

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

2. DESCRIPTION OF THE ZONES

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 December 1, 2022;
- be signed by at least twelve (12) interested persons from the affected zone or by at least the majority of them if the number of interested persons 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 November 8, 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 November 8, 2022, is of full age and Canadian citizen and who is not under curatorship.

5. SUBMISSION OF REQUESTS

Any request shall be submitted via mail at the following address:

Office of the City Clerk
City of Dollard-des-Ormeaux
12 001 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 resolution may be consulted on the City's website at <https://ville.ddo.qc.ca/en/my-city/municipal-by-laws/draft-by-laws/> or at the City Clerk's Office, located at 12001 De Salaberry Boulevard, Dollard-des-Ormeaux, from Monday to Friday, during office hours. For more information on the project, consult the "[Special projects](#)" Section of the City's website.

GIVEN at Dollard-des-Ormeaux, this November 23, 2022.

SOPHIE VALOIS, City Clerk

