



DORVAL

PUBLIC NOTICE

PUBLIC CONSULTATION MEETING

To all persons and bodies interested in the draft resolution relating to the derogatory housing project at 750 Dawson Avenue,

PUBLIC NOTICE is hereby given as follows:

1. At a regular sitting held on September 23, 2024, the Municipal Council of the City of Dorval adopted the draft resolution CM2409 398 regarding a derogatory housing project located at 750 Dawson Avenue.
2. The purpose of this draft resolution is to authorize a multi-family housing project of eighty-two (82) affordable units on lot 1 523 331, which housing project is at variance with the planning by-laws in force, the whole in accordance with section 93 of the *Act to amend various legislative provisions relating to housing* (2024, chapter 2) (commonly known under the name “Bill 31”), assented to on February 21, 2024, and which grants municipalities the power to authorize, before February 21, 2027, a housing project that is at variance with the local planning by-laws in force when the project meets certain conditions.
3. A public consultation meeting will be held on October 21, 2024, 7:30 p.m. at the Chapel of the “Quatre Vents” Residence, located at 12 Dahlia Avenue, Dorval. During this public consultation, the mayor, or another designated person, will explain the draft resolution and the consequence of its adoption, and will hear any person or body wishing to be heard on the subject.
4. The exemptions of the housing project to the City of Dorval planning by-laws are as follows:
 - to allow a four-storey principal building while Zoning By-law RCM-60A-2015 (schedule of uses and standards H01-20) prescribes a maximum height of three stories;
 - to allow a principal building with a floorspace index of 2.5 while Zoning By-law RCM-60A-2015 (schedule of uses and standards H01-20) prescribes a maximum index of 1;
 - to allow the installation of a principal building with each of the lateral setbacks being of 1.5 m while the Zoning By-law RCM-60A-2015 (schedule of uses and standards H01-20) prescribes that the lateral setback on one side must be of a minimum of 6 m;
 - to allow a setback of 0.5 m between the underground parking and the lot limits while Zoning By-law RCM-60A-2015 (art. 356) prescribes a minimum setback of 1.5 m;
 - to allow air conditioning units in the front yard, while Zoning By-law RCM-60A-2015 (art. 356) prohibits it, provided that they are integrated into the architecture of the building;
 - to allow an electrical transformer on a base in a side yard while Zoning By-law RCM-60A-2015 (art. 356) prohibits it, provided that it is hidden behind a plant screen;
 - to allow parking spaces that encroach in the front setback of lot 1 523 332 while Zoning By-law RCM-60A-2015 (art. 356 and 372) prohibits it;
 - to allow parking spaces of lot 1 523 332 not to be located on the same lot as the use served while Zoning By-law RCM-60A-2015 (art. 372) prohibits it;
 - to authorize a parking space ratio of 0.3 stall per dwelling while Zoning By-law RCM-60A-2015 (art. 377) provides for a minimum ratio of 1.75 stall per dwelling;

- to authorize that the project is not subject to the compensation required for redevelopment projects while Zoning By-law RCM-60A-2015 (art. 44.7) requires it;
 - to authorize that the project is not subject to the by-law on site planning and architectural integration program in force.
5. To come into force, the resolution must be in conformity with the land use and development plan in force on the territory of the Montreal Agglomeration.
6. The draft resolution is available for consultation on the City's website at www.city.dorval.qc.ca, on the "Public Notices" page.

Given at Dorval, Québec, on October 9, 2024.

(signed) Me Louiza Sadoun
Assistant City Clerk