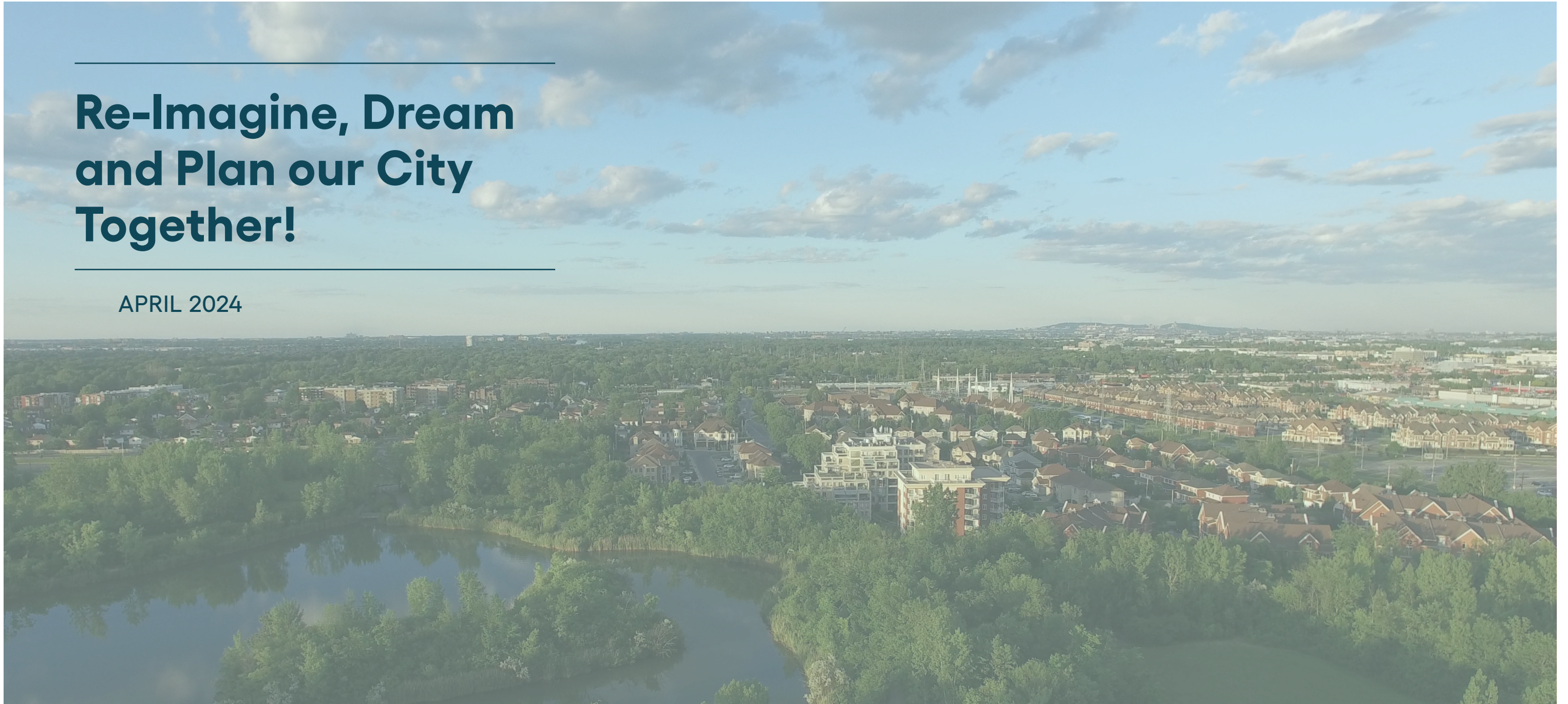




Re-Imagine, Dream and Plan our City Together!

APRIL 2024



MIXED-USE PLANNING IN OUR
COMMERCIAL AREAS

CITY OF DOLLARD-DES-ORMEAUX

Content

01 — Context
02 — Transformation of the City and its Population
03 — The Ongoing Planning Process
04 — Transformation Strategies Applicable to Dollard-des-Ormeaux
05 — Proposed Regulatory Framework
06 — Participate in the Process



SECTION 01

Context



→ **The City of Dollard-des-Ormeaux (DDO) is currently reviewing its Urban Planning Programme:**

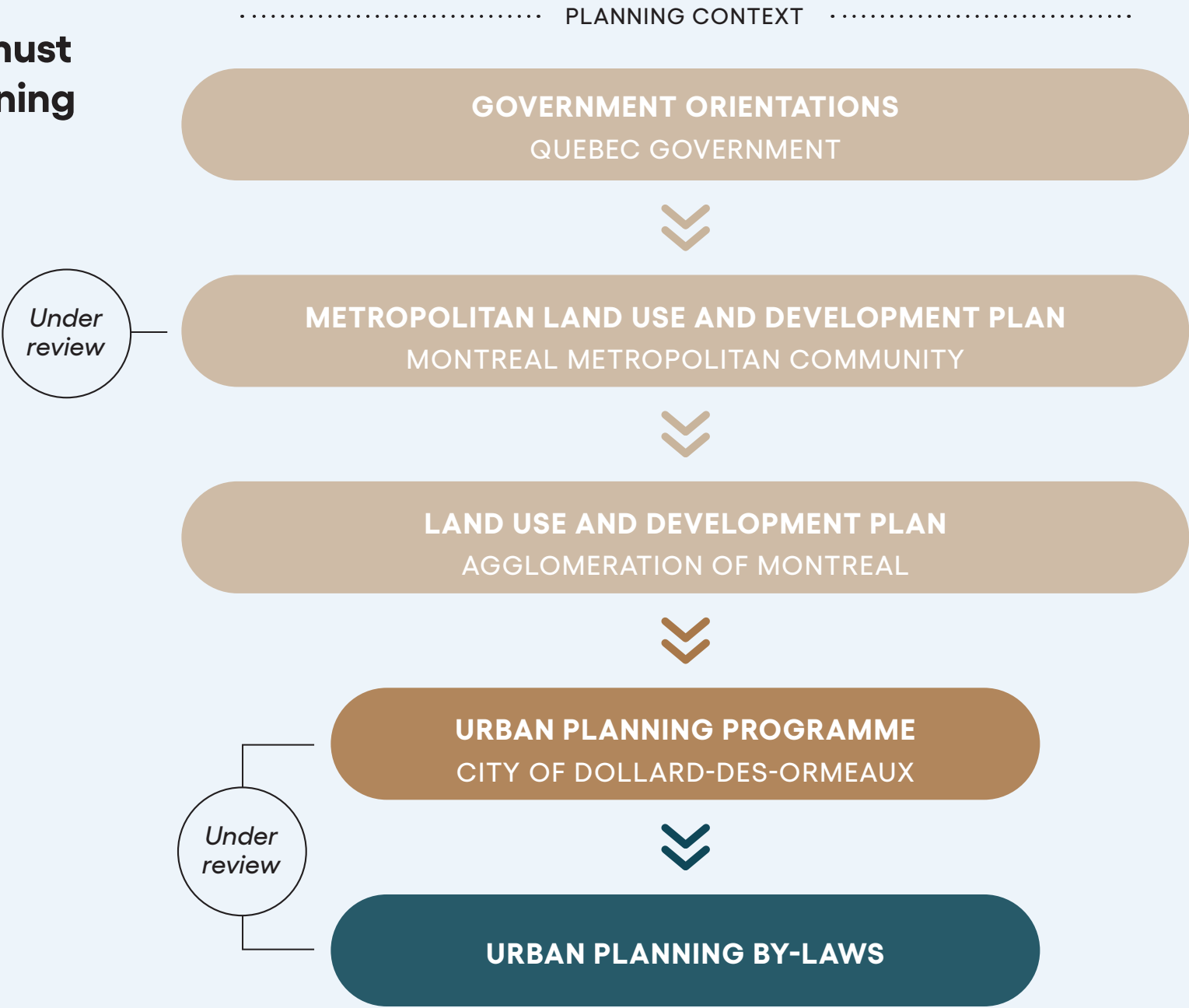
- The city has evolved over time, and the needs of our population are changing.
- Some areas of the city have the potential to be transformed to meet the challenges of housing accessibility and affordability.

→ **Objectives of this presentation:**

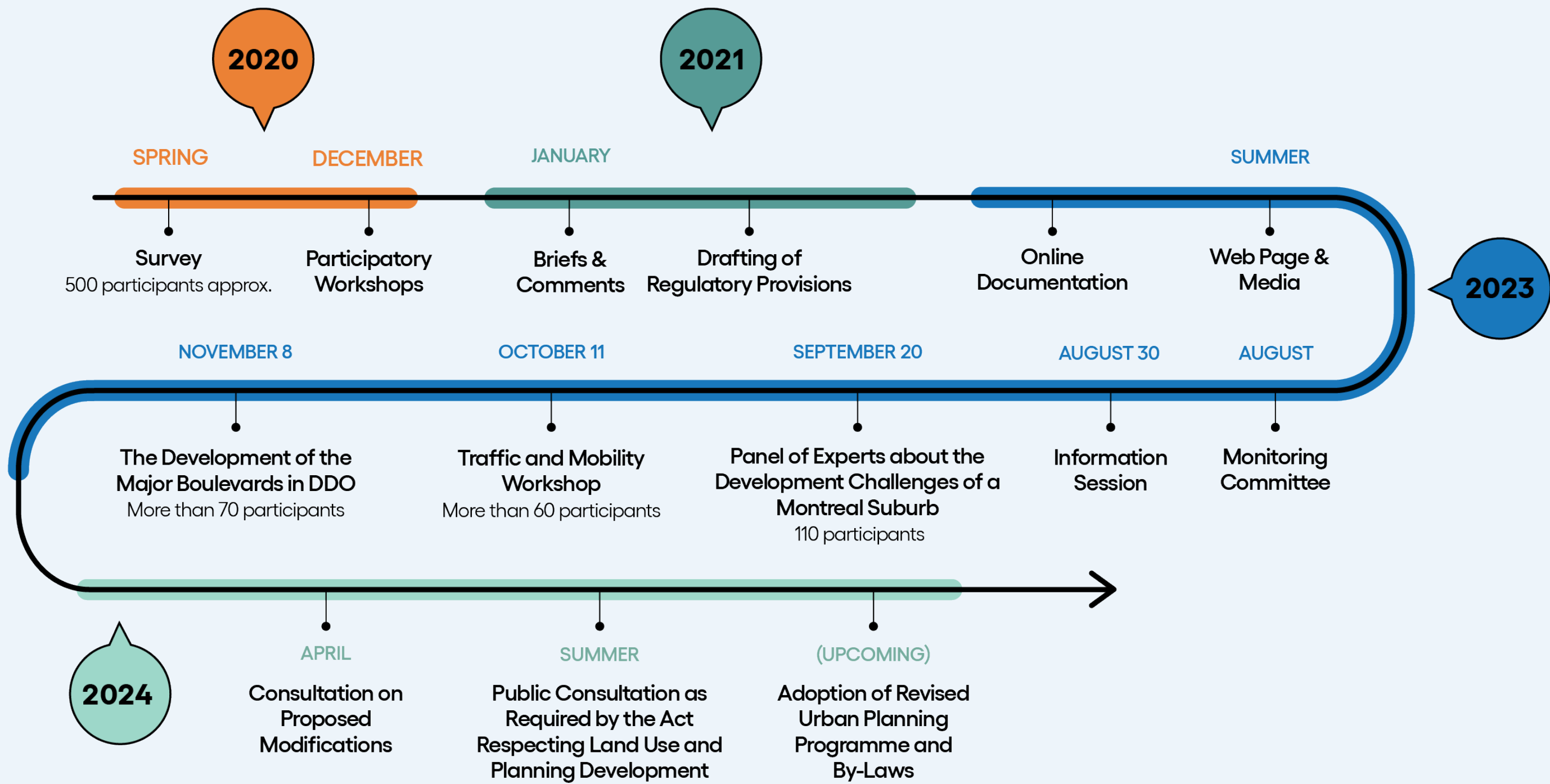
- ① Present the strategies that can be used to meet these challenges.
- ② Present the regulatory changes for certain areas of the city.

Process Underway

- **The Urban Planning Programme review process must be carried out in concordance with regional planning documents**
- **Steps in the process :**
 - Preliminary version of the revised Urban Planning Programme **Completed**
 - Pre-consultation activities with the public and with stakeholders **Completed**
 - Drafting the Urban Planning Programme and by-laws **In progress**
 - Information session on upcoming public consultation activities and on proposed changes **Today**
 - Public consultation required by the Act respecting land use planning and development **Coming soon (spring - summer 2024)**



Overview of Activities



SECTION 02

The Transformation of the City and its Population



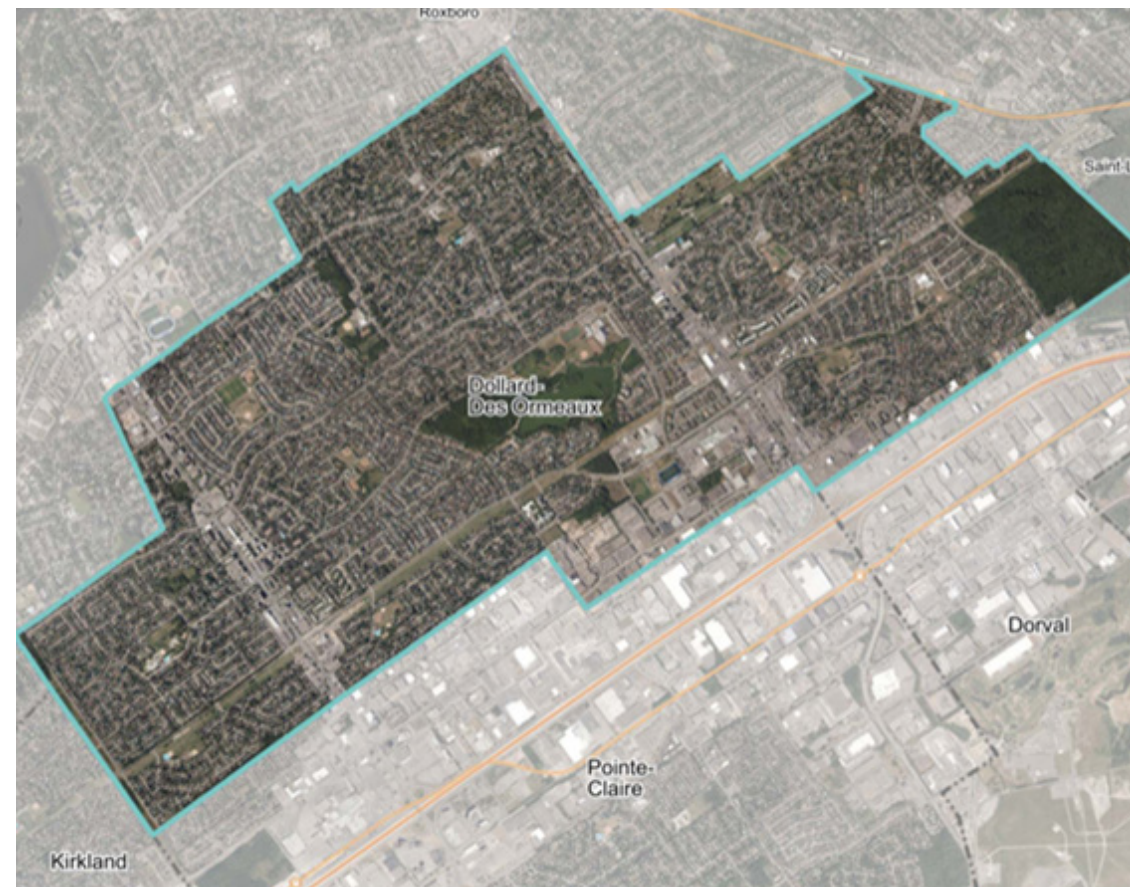
The city has been in constant evolution since its foundation in response to a number of social, environmental and economic factors. The city is alive and constantly reinventing itself!

History and Development of the City

- **Founding of the Municipality of Dollard-des-Ormeaux in 1924** - Focus on agriculture.
- **After Expo 67 - Arrival of the highway and of the Deux- Montagnes train** - Development of the West Island accelerates.
- **Late 1960s - early 2000s** - Rapid population growth and car-oriented development.
- **Tendency to segregate uses** - Increases our dependence on the car.
- **Today, there is very little vacant land left in the area**, resulting in real estate pressures and rising housing costs.
- **The remaining spaces are often large parking lots or underutilized asphalt or concrete lots**, which contribute to the creation of heat islands.

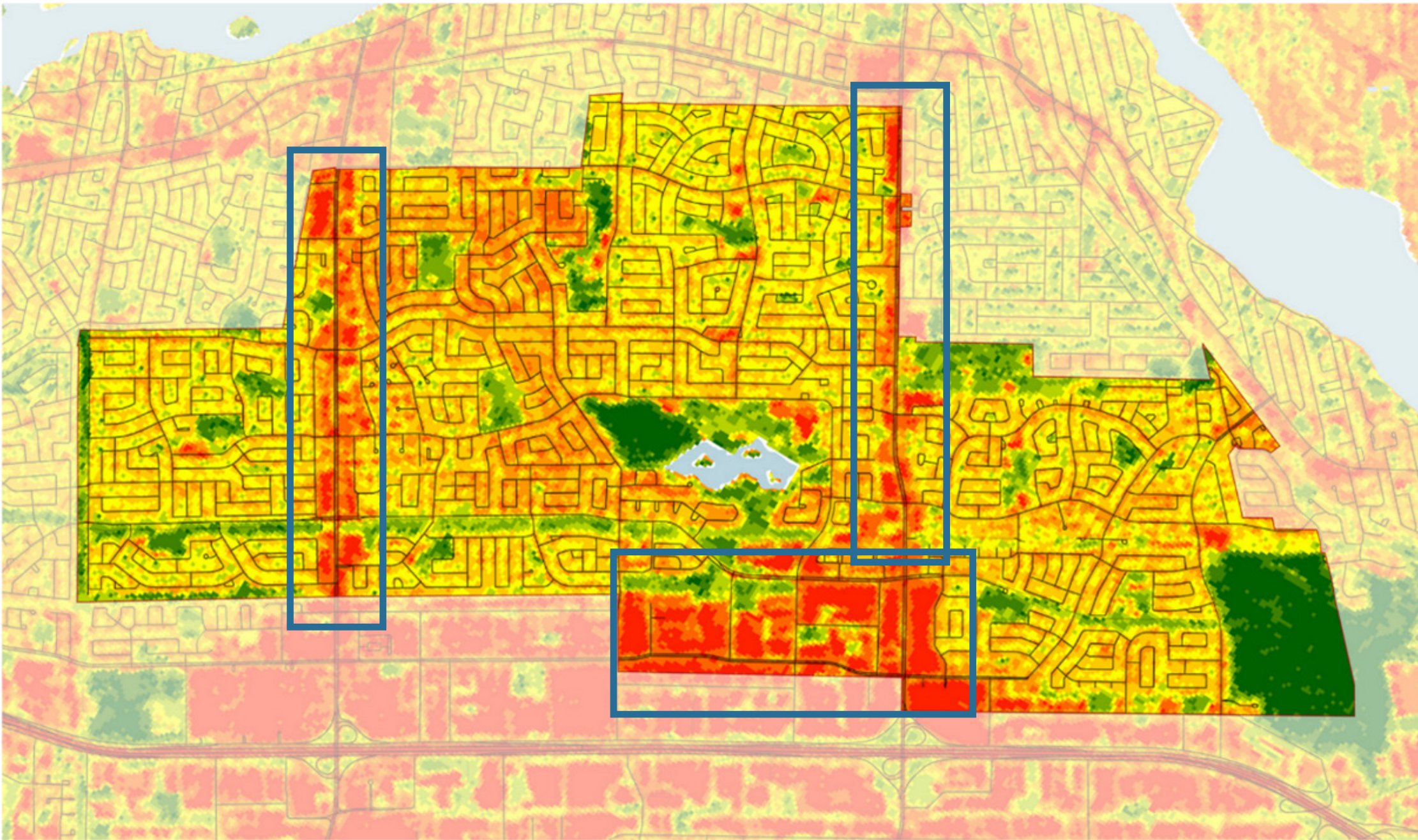


DDO in 1956
- focused on
agriculture

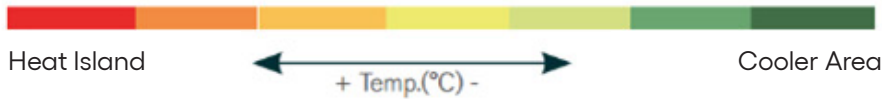


DDO in 2019

Heat Islands in the City

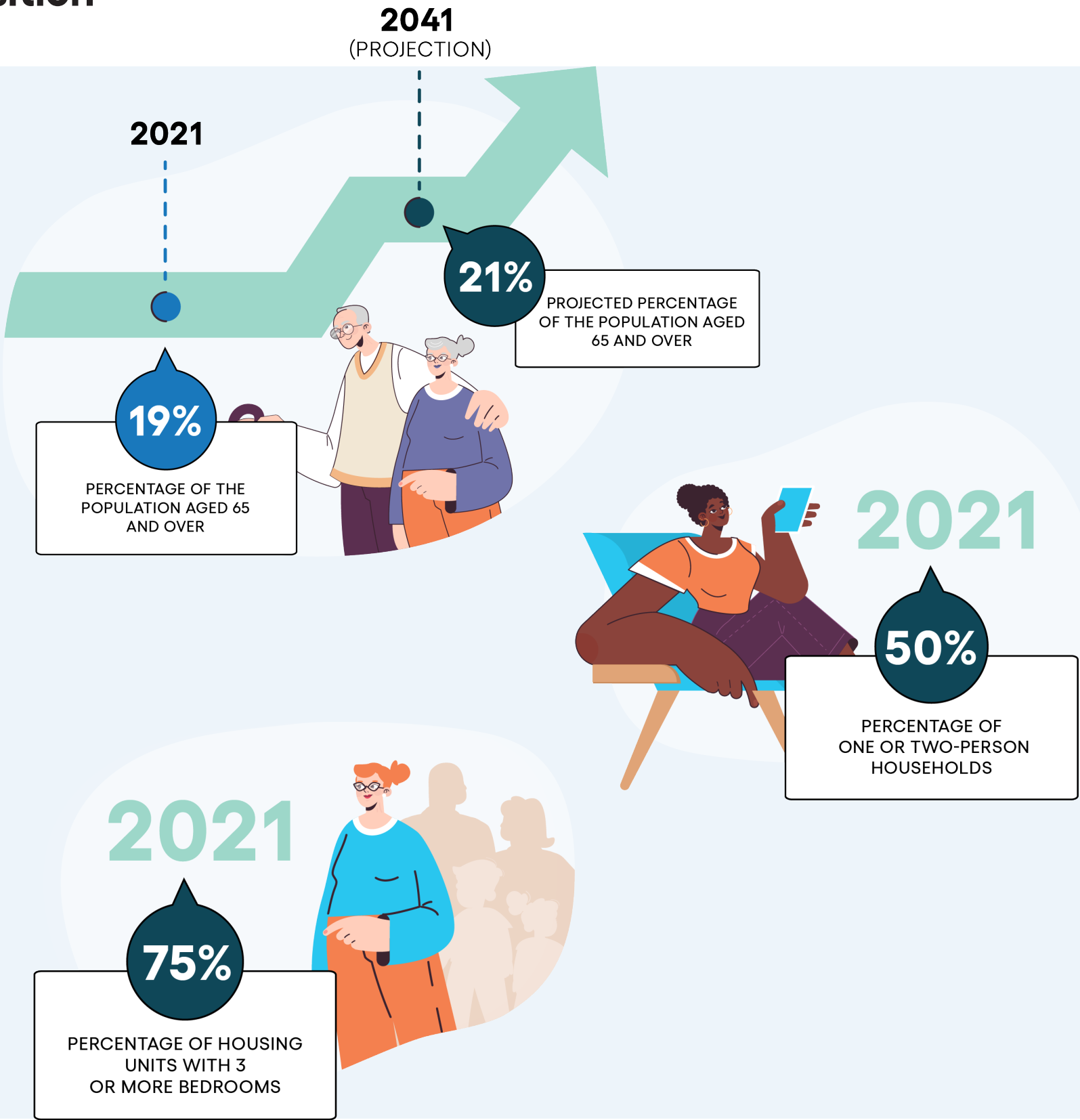


» Heat islands and surface temperature, 2012
(Ministère de la Sécurité publique, Québec)



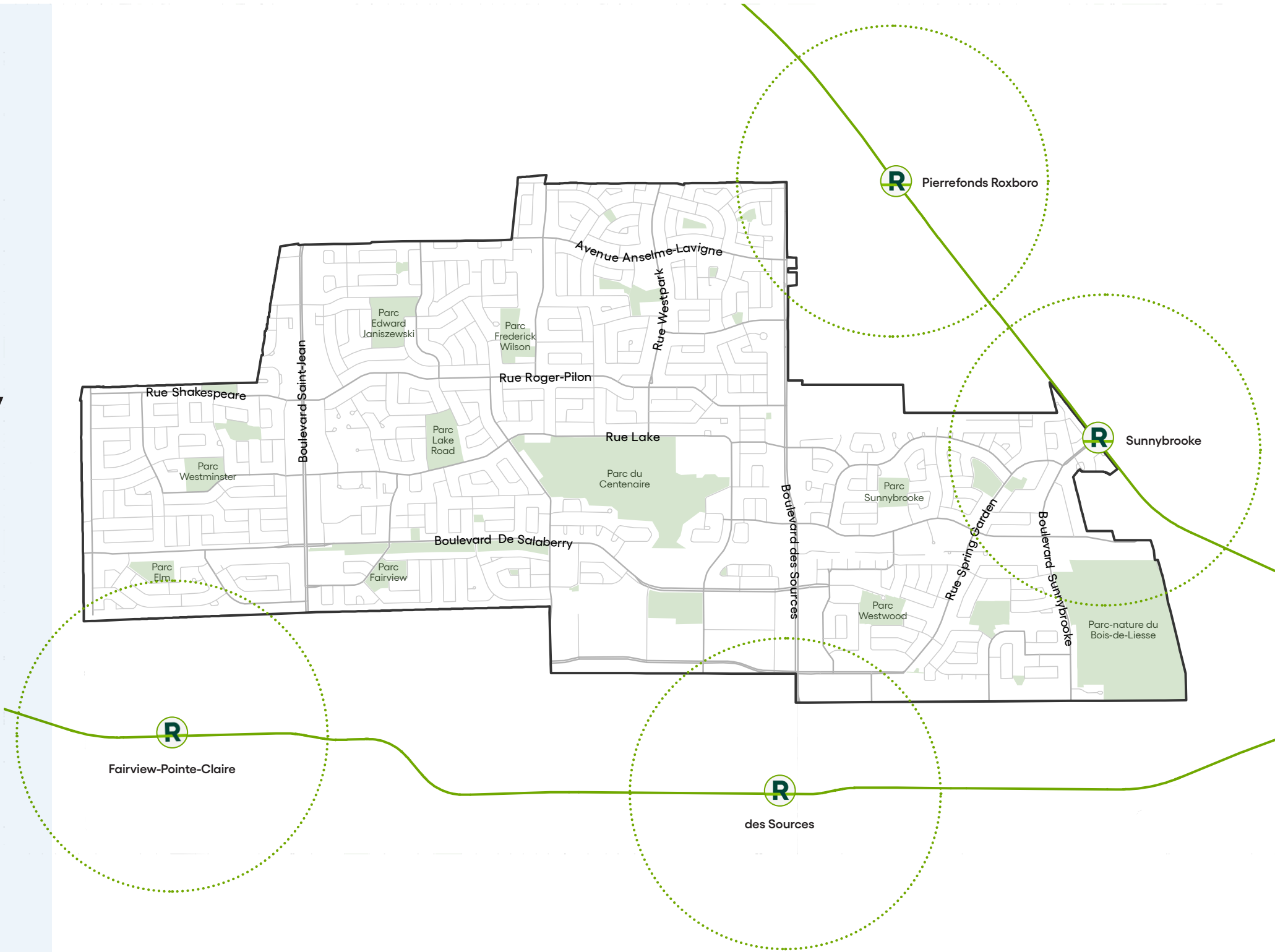
Changes in Population and Household Composition

- **The changing socio-demographic profile of the population has an impact on housing needs. Here are a few facts about DDO :**
- **The population is aging:** the type of housing needed must evolve to meet the needs of this growing population.
 - **The housing stock is no longer sufficient to meet demand:** The number of available units must be increased to preserve affordability and meet demand (housing crisis).
 - **Evolving housing supply:** It is essential that the population has access to diverse housing types adapted to the various phases of a person’s life.



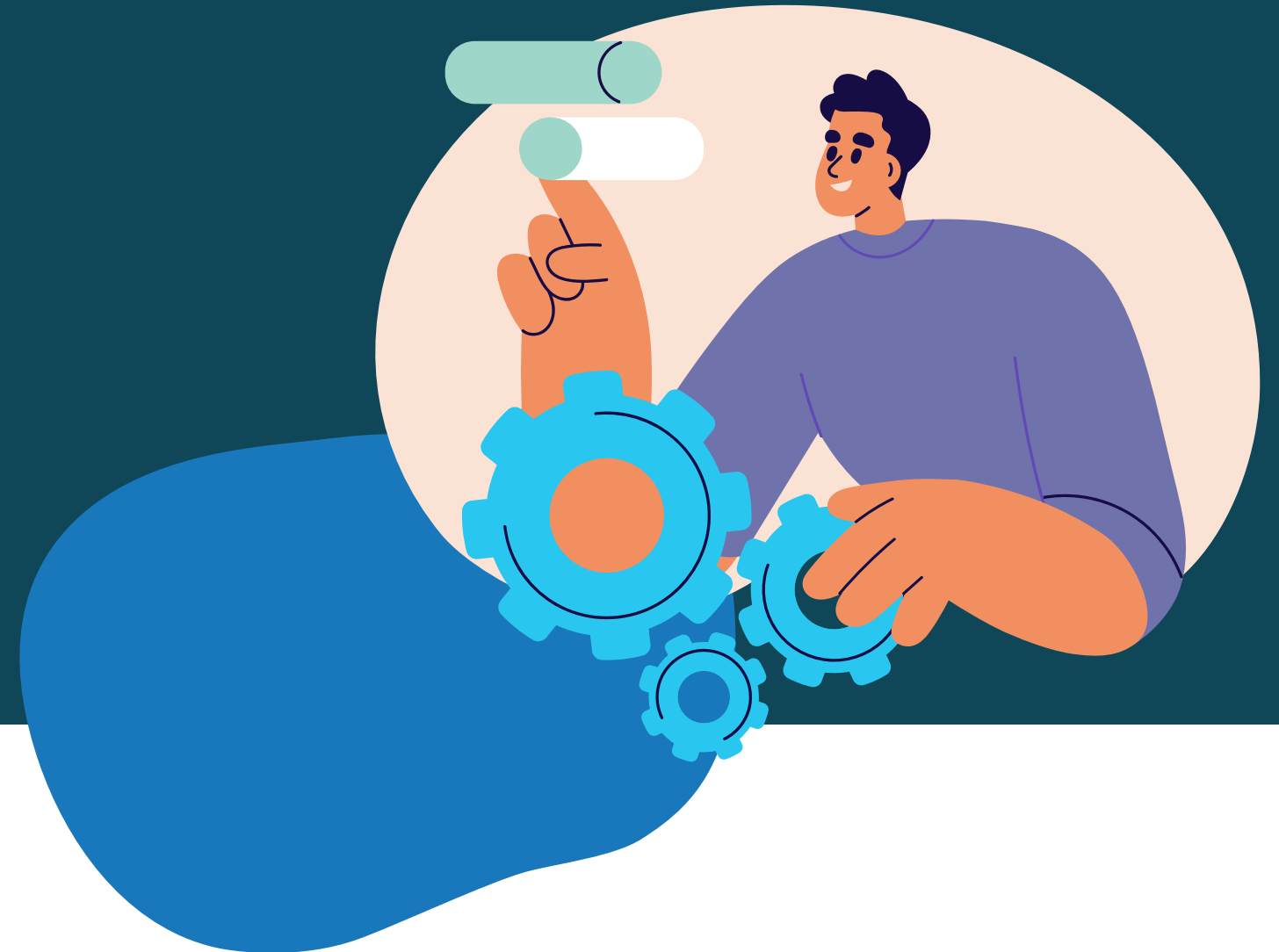
Regional Context

- Regional projects will inevitably influence land use in Dollard-des-Ormeaux:
- The Plan métropolitain d’aménagement et de développement (PMAD) of the Montreal Metropolitan Community (MMC) - Specifies housing density thresholds per hectare to be reached.
 - PMAD revision underway - Increased density thresholds expected.
 - Arrival of four (4) REM stations - PMAD density thresholds are higher in these areas.



SECTION 03

The Ongoing Planning Process

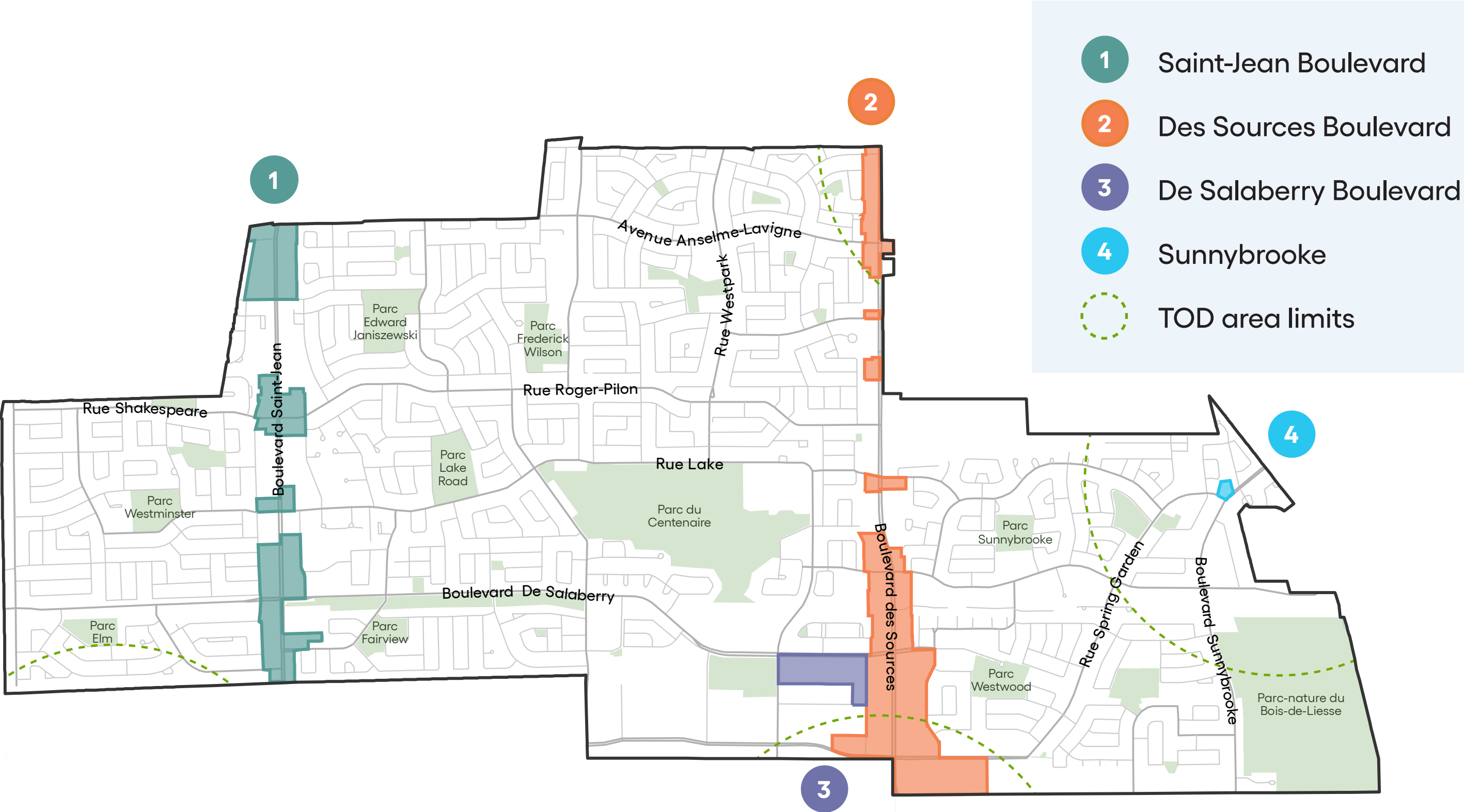


The City of Dollard-des-Ormeaux Wishes to Plan the Evolution of the City Responsibly.

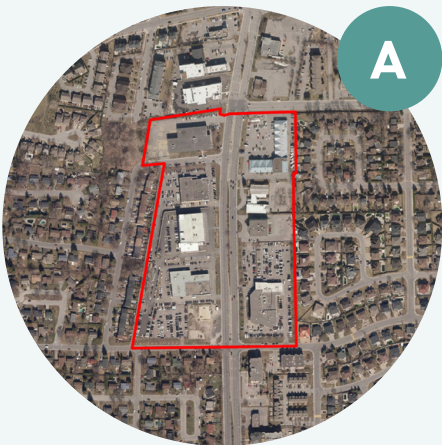
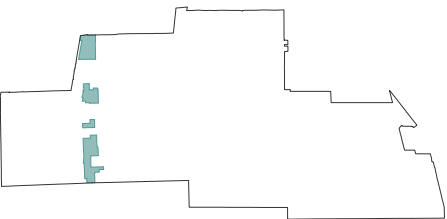
- **These areas have been identified as having transformation potential:**
 - Saint-Jean Boulevard
 - Des Sources Boulevard
 - De Salaberry Boulevard
 - Sunnybrooke

- **These areas are mainly in commercial zones and/or near future REM stations.**
- **Generally vacant, underutilized or heavily mineralized areas (heat islands).**

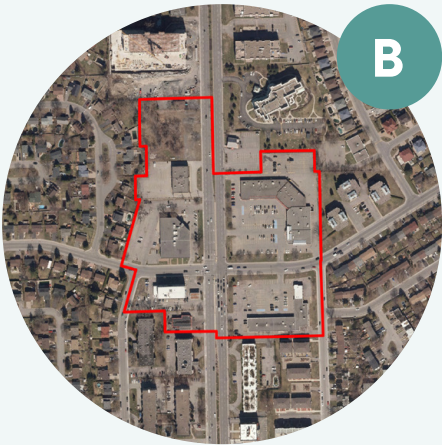
Areas with Transformation Potential



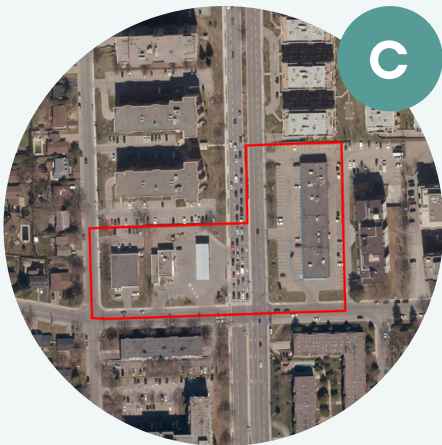
1 Saint-Jean Boulevard



Incl. car dealerships



Incl. Shakespeare Plaza



Incl. gas station

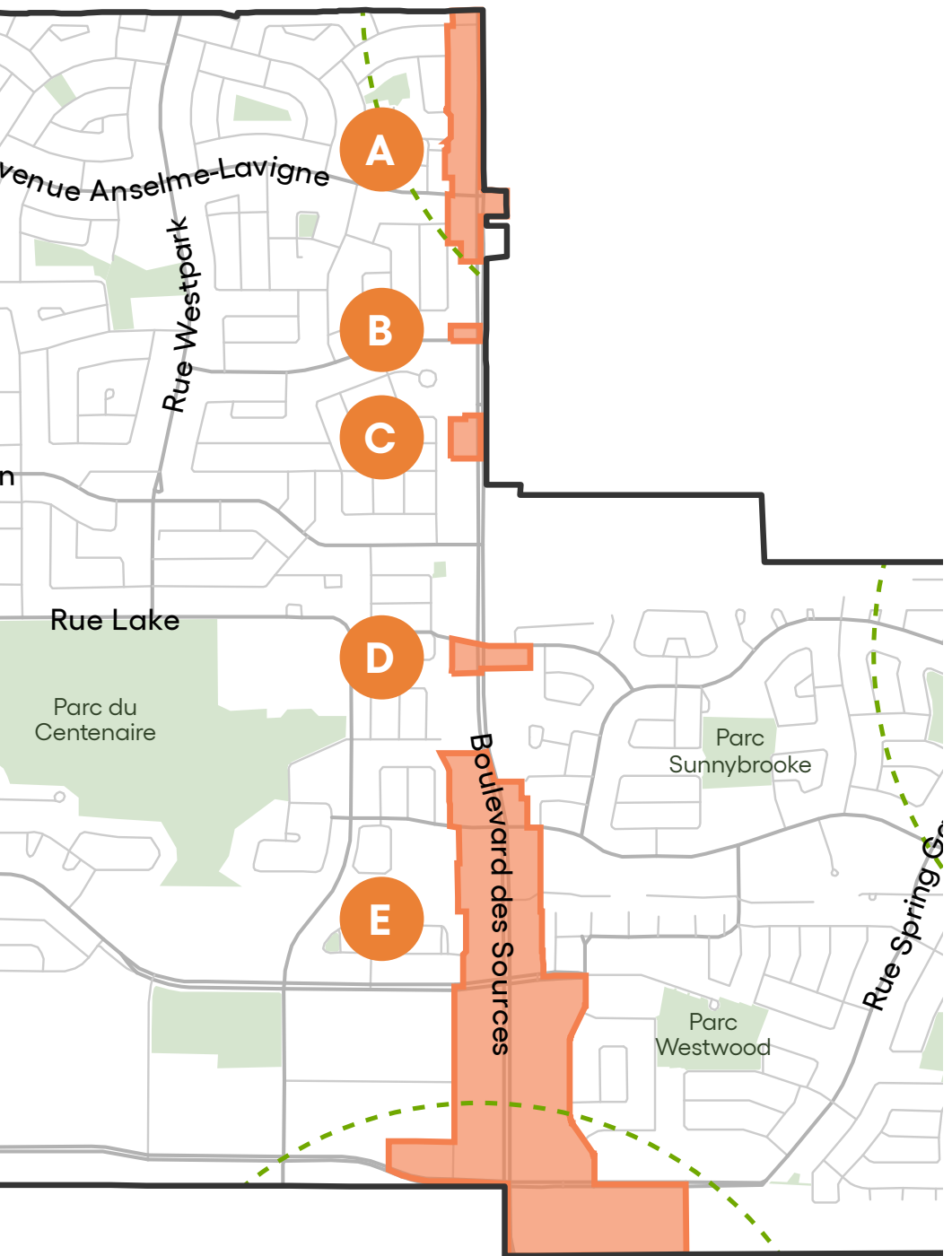
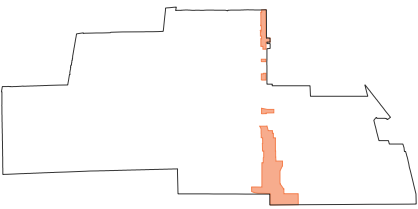


Incl. Blue Haven Plaza

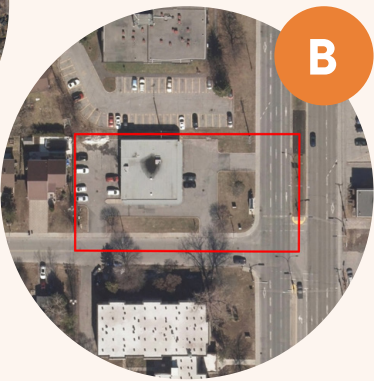
MAIN CHARACTERISTICS

- **Mainly commercial uses**
- **Buildings set back from the street with large parking lots**
- **Unfriendly spaces for pedestrians and cyclists**
- **Significant presence of heat islands**

2 Des Sources Boulevard



Incl. Dollard Shopping Centre



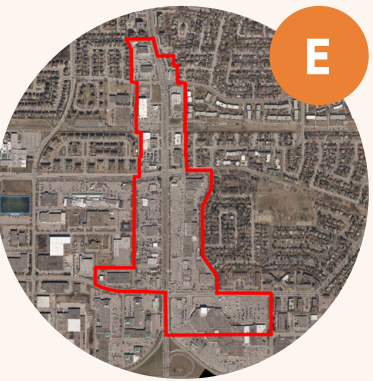
Belcourt road intersection



Incl. local shops (e.g. Bagel de l'Ouest, Côte-Saint-Luc BBQ)



Churchill/Sunnydale intersection

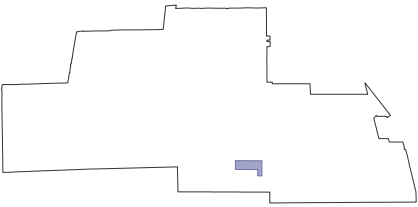


Incl. Galeries Des Sources, Centennial Plaza and car dealerships, etc.

..... MAIN CHARACTERISTICS

- **Mainly commercial uses**
 - **Partly in the Des Sources and Pierrefonds-Roxboro TOD areas**
 - **Buildings set back from the street with large parking lots**
 - **Unfriendly spaces for pedestrians and cyclists**
 - **Significant presence of heat islands**
-

3 De Salaberry Boulevard

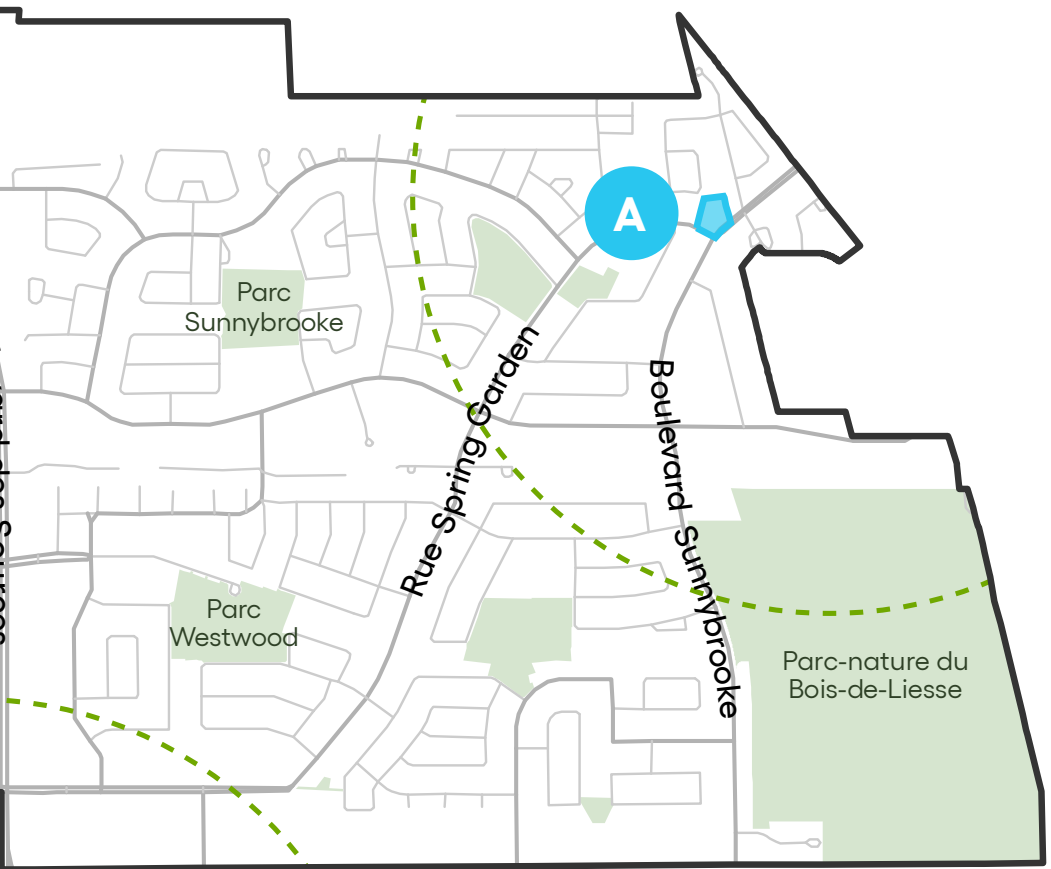


Incl. Marché de l'Ouest

MAIN CHARACTERISTICS

- **Institutional and commercial uses**
- **Groups of citizens with particular needs (seniors, day-care)**
- **Proximity to an industrial sector**
- **Close to civic center and parks**

4 Sunnybrooke



Spring Garden and Sunnybrooke intersection

..... SECTOR CHARACTERISTICS

- **A single lot targeted**
 - **Mainly residential function**
 - **In the Sunnybrooke TOD area**
 - **A few local shops**
-

SECTION 06

Participate in the Process



How to Get Involved

- **Come and meet us at the Civic Centre during our open house :**

 - Thursday, **April 4, 2024** from 5 to 8 p.m.
 - Saturday, **April 6, 2024** from 2 to 6 p.m.
 - You will be able to ask questions, obtain clarification, provide your comments and suggestions, and more.
- **Complete the questionnaire available online as of April 4**

→ **Send your comments by email**

