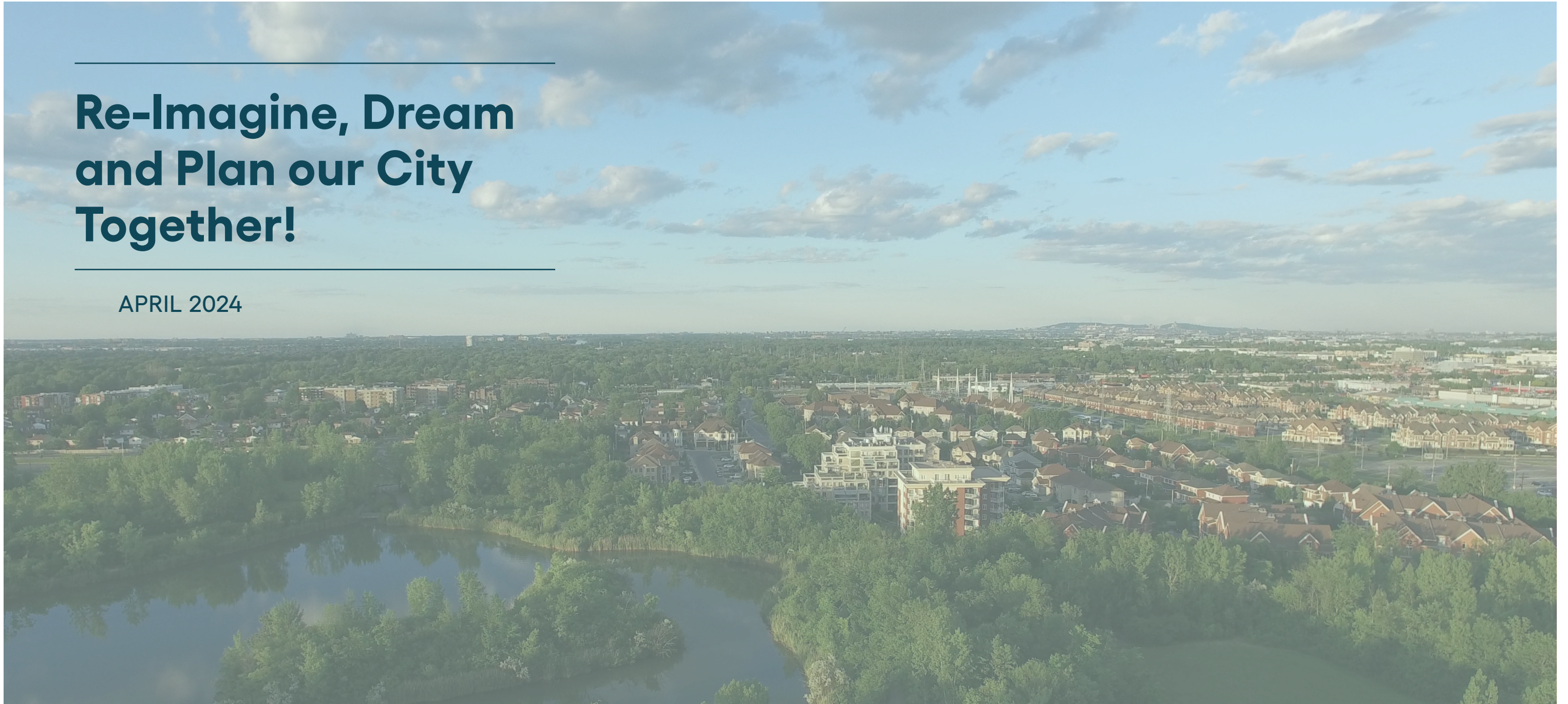




Re-Imagine, Dream and Plan our City Together!

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 04

Transformation Strategies Applicable to Dollard-des-Ormeaux



What strategy can the City of DDO implement to create stimulating living environments on a human scale while addressing housing issues?

Mixed-Use Living Environments

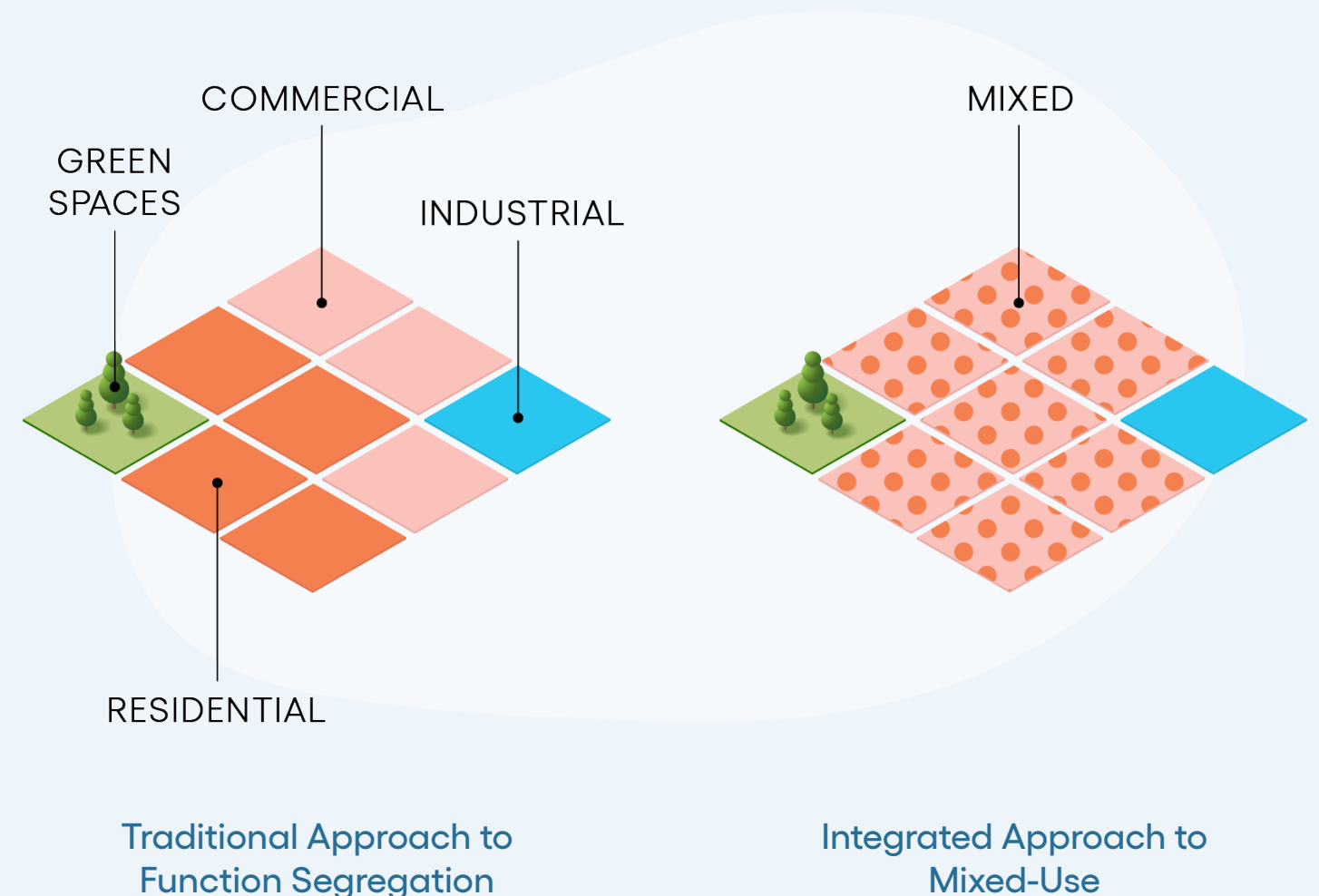
Diversify uses in commercial sectors by including the possibility of **integrating residential functions** to create mixed-use projects.



Faubourg Dollard-des-Ormeaux Project

Characteristics of Mixed-Use Living Environments

- **Mix of uses** - Shops, homes, public spaces, etc.
- **Commercial use is often planned on the ground floor**, to liven up streets and public spaces.
- **Encourages active transportation** - User-friendly design of public spaces
- **Human scale spaces** - Design prioritizing comfort, safety and accessibility for the people who use them
- **Density adapted to the context** - Denser population that can support the local businesses and shops
- **Diversity of housing types** - Offering a wider range of housing types to meet the needs of a greater number of citizens



Benefits of Mixed-Use Living Environments

- **Housing availability and diversity**
- **Social interaction**
- **Sustainable mobility options (active mobility and collective mobility)**
- **Efficient use of space**
- **Contributes to economic vitality and synergy**
- **Energy and resource conservation (sustainable development)**
- **Reduces heat islands**
- **Use of existing infrastructure**

SECTION 05

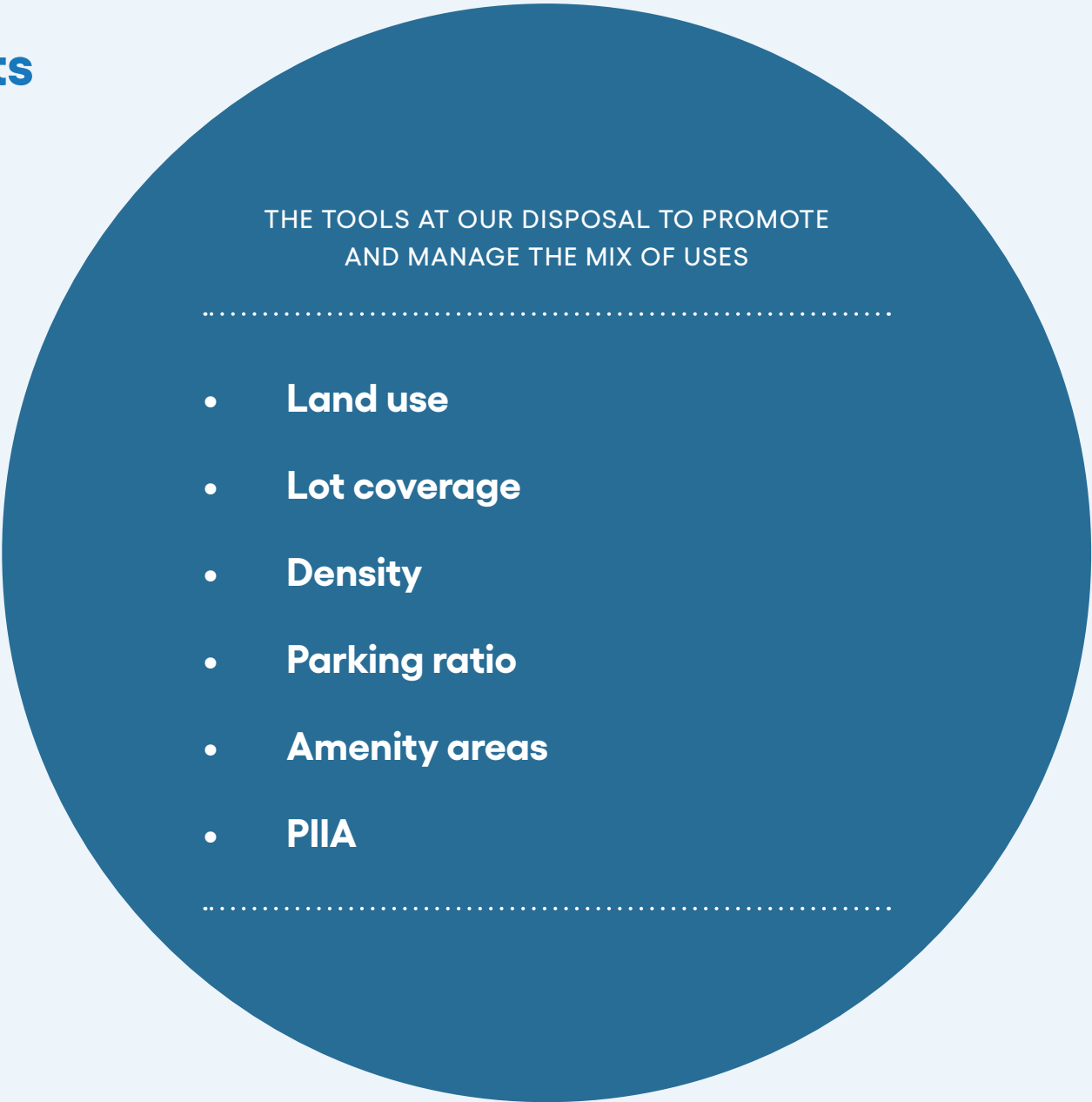
Proposed Regulatory Framework



Objective

The implementation of tools that encourage the creation of mixed-use living environments in commercial zones.

- This strategy aims to expand the housing supply through an approach respectful of the existing built environment of Dollard-des-Ormeaux and adapted to its demographic context.



Mixed-Use Framework

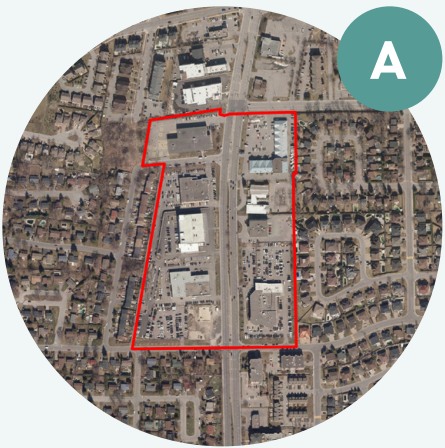
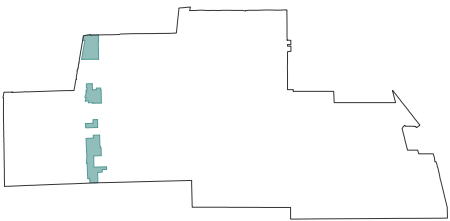
Main Objective | Adding residential uses to encourage the gradual transformation of these areas into mixed-use living environments.

- CONDITIONS
- 1. Maintain commercial space in redevelopment projects
 - 2. Encourage the creation of ground-floor retail spaces in mixed-use areas
 - 3. Ensure integration with existing buildings (SPAIP)
 - 4. Limit lot coverage to 30% of lot area
 - 5. Require the construction of outdoor amenity areas at a ratio of 28.8 m² / dwelling
 - 6. Modify parking ratios to 1.5 per dwelling for residential projects and 1.25 for projects in TOD areas (one-km radius from REM stations).
 - 7. Implement a requirement for at least 90% of residential parking spaces to be located underground.
-

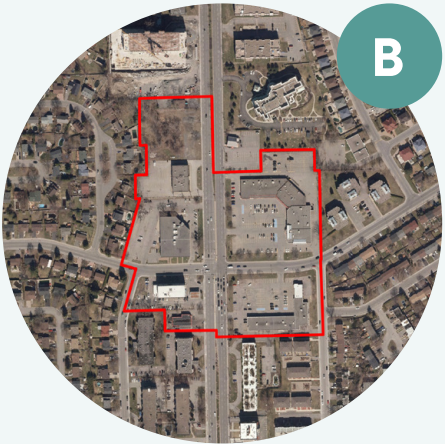


Baldwin Project — DDO

Proposed Framework – Saint-Jean Boulevard



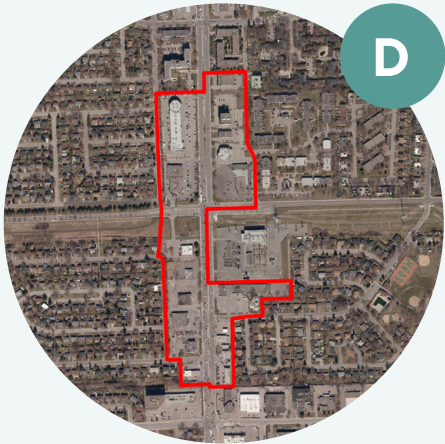
Incl. car dealerships



Incl. Shakespeare Plaza



Incl. gas station



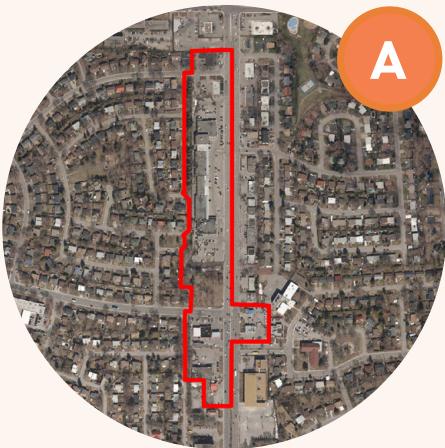
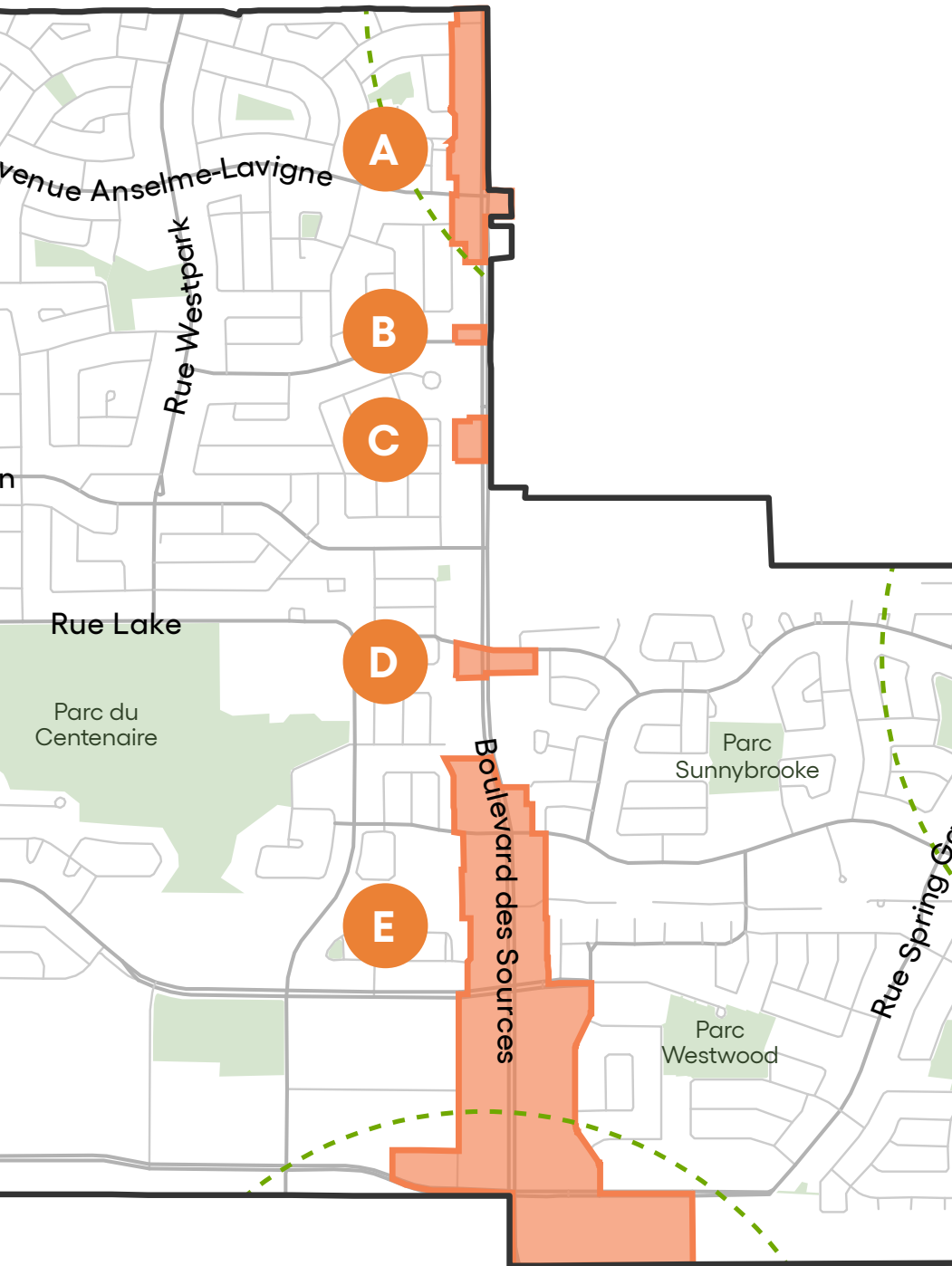
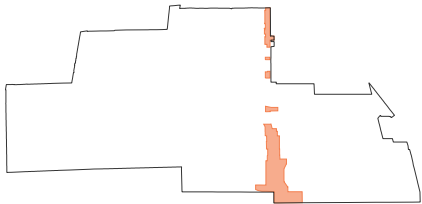
Incl. Blue Haven Plaza

PROPOSED MAXIMUM HEIGHT			
30 m (~ 9 floors)	24 m (~ 7 floors)	24 m (~ 7 floors)	30 m (~ 9 floors)
PROPOSED MINIMUM DENSITY			
150 dwellings per hectare			
GROUND-FLOOR USES			
Minimum 66% commercial use at intersections on Saint-Jean Boulevard and where commercial activities are present			

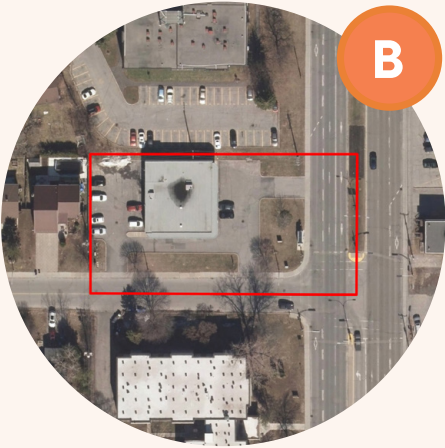
Did You Know?

- > **The current maximum height is 32 metres**
- > Current regulations allow for a **density of 145 dwellings per hectare** in the city’s multi-dwelling residential sectors

Proposed Framework – Des Sources Boulevard



Incl. Dollard Shopping Centre



Belcourt road intersection



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



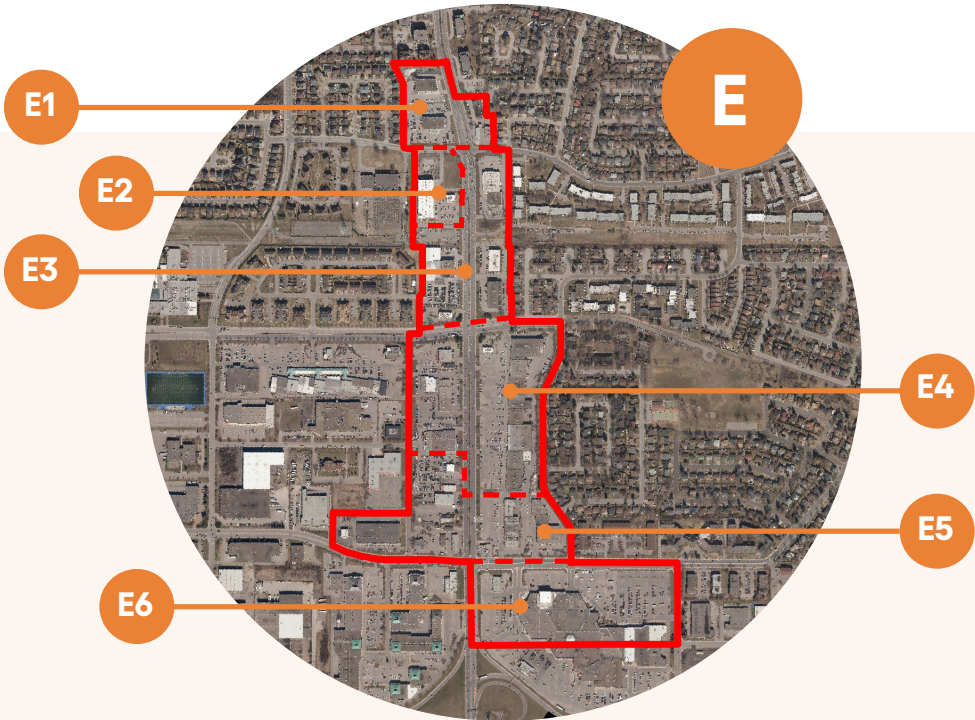
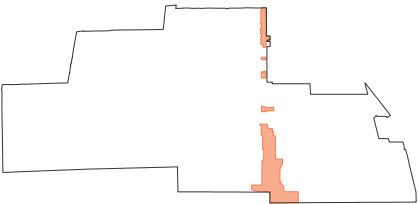
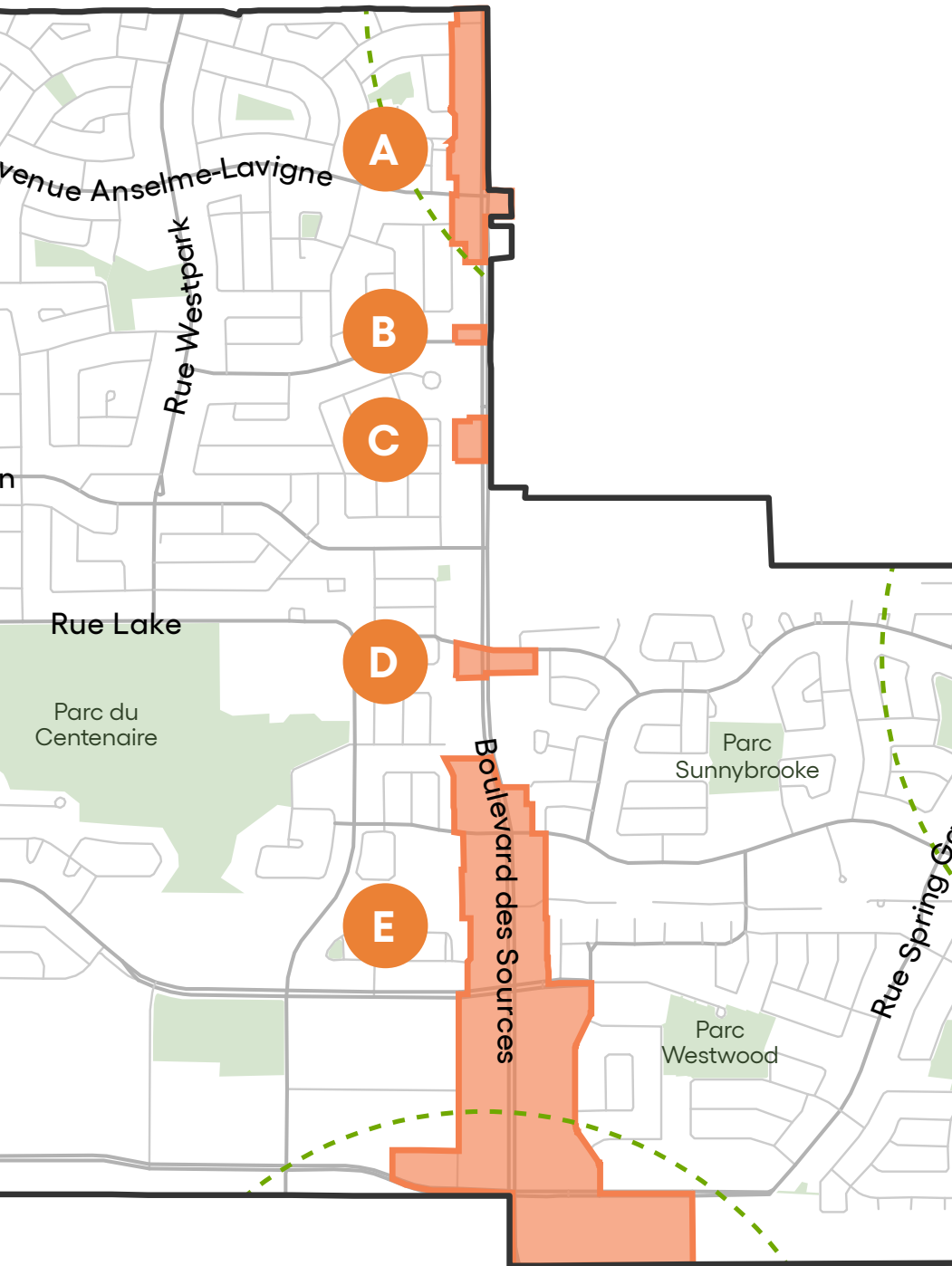
Churchill/Sunnydale intersection

PROPOSED MAXIMUM HEIGHT			
30 m (~ 9 floors)	21 m (~ 6 floors)	21 m (~ 6 floors)	21 m (~ 6 floors)
✓	✓	✓	✓
PROPOSED MINIMUM DENSITY			
200 dwellings per hectare	150 dwellings per hectare		
✓			
GROUND-FLOOR USES			
Minimum 66% commercial use in TOD areas, at intersections on Des Sources Boulevard and where commercial activities are present			

Did You Know?

- > **The current maximum height is 32 metres**
- > Current regulations allow for a **density of 145 dwellings per hectare** in the city’s multi-dwelling residential sectors

Proposed Framework – Des Sources Boulevard



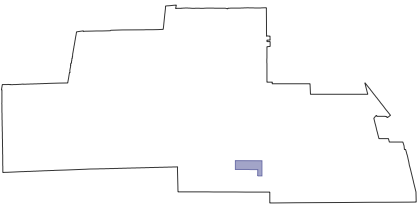
Incl. Galeries Des Sources, Centennial Plaza and car dealerships, etc.

E1	E2	E3	E4	E5	E6
..... PROPOSED MAXIMUM HEIGHT					
24 m (~ 7 floors)	30 m (~ 9 floors)	27 m (~ 8 floors)	27 m (~ 8 floors)	39 m (~ 12 floors)	45 m (~ 14 floors)
✓	✓	✓	✓	⬆	⬆
PROPOSAL TO ADD A MINIMUM DENSITY					
150 dwellings per hectare				200 dwellings per hectare	
⬆				⬆	
GROUND-FLOOR USES					
Minimum 66% commercial use in TOD areas, at intersections on Des Sources Boulevard and where commercial activities are present					

Did You Know?

- > **The current maximum height is 32 metres**
- > Current regulations allow for a **density of 145 dwellings per hectare** in the city’s multi-dwelling residential sectors

Proposed Framework – De Salaberry Boulevard



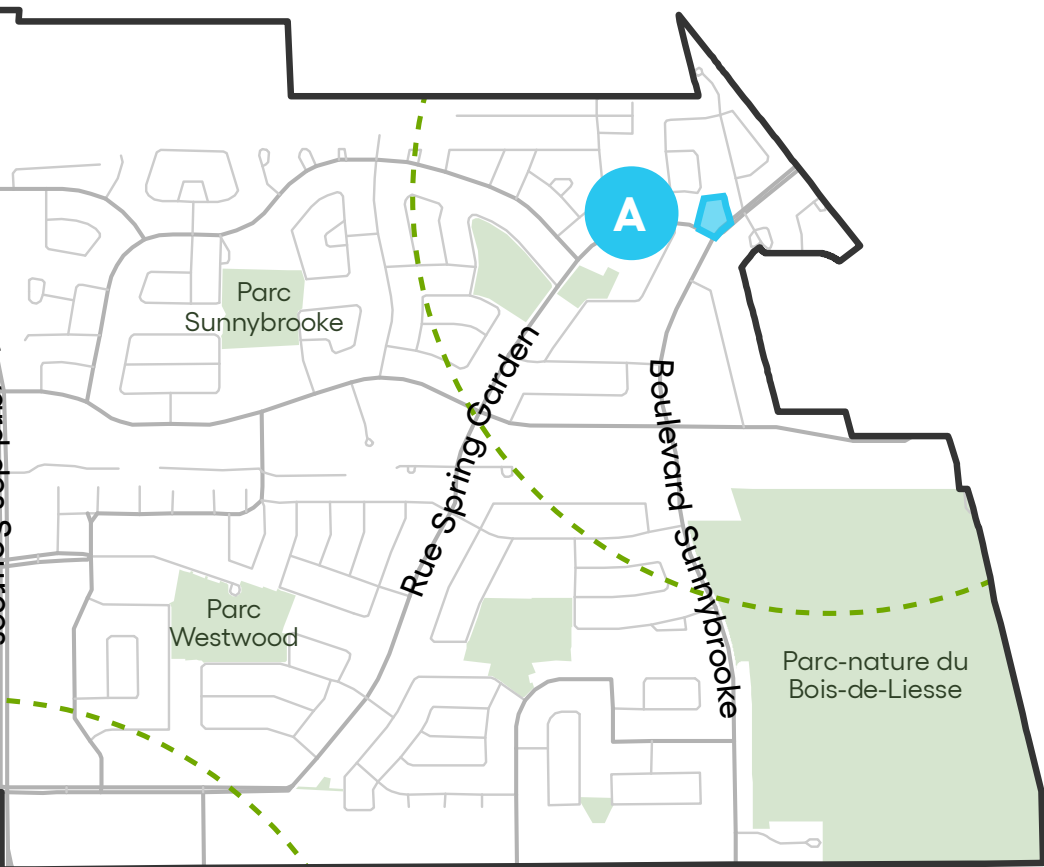
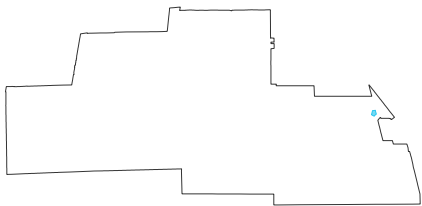
Incl. Marché de l'Ouest

.....	PROPOSED MAXIMUM HEIGHT
	30 m (~ 9 floors)	
	✓	
—————	PROPOSED MINIMUM DENSITY	—————
	200 dwellings per hectare	
	^	
—————	GROUND-FLOOR USES	—————
	Maintain existing amount of indoor and outdoor retail space (conserve famer’s market)	

Did You Know?

- > **The current maximum height** is **32 metres**
- > Current regulations allow for a **density of 145 dwellings per hectare** in the city’s multi-dwelling residential sectors

Proposed Framework – Sunnybrooke



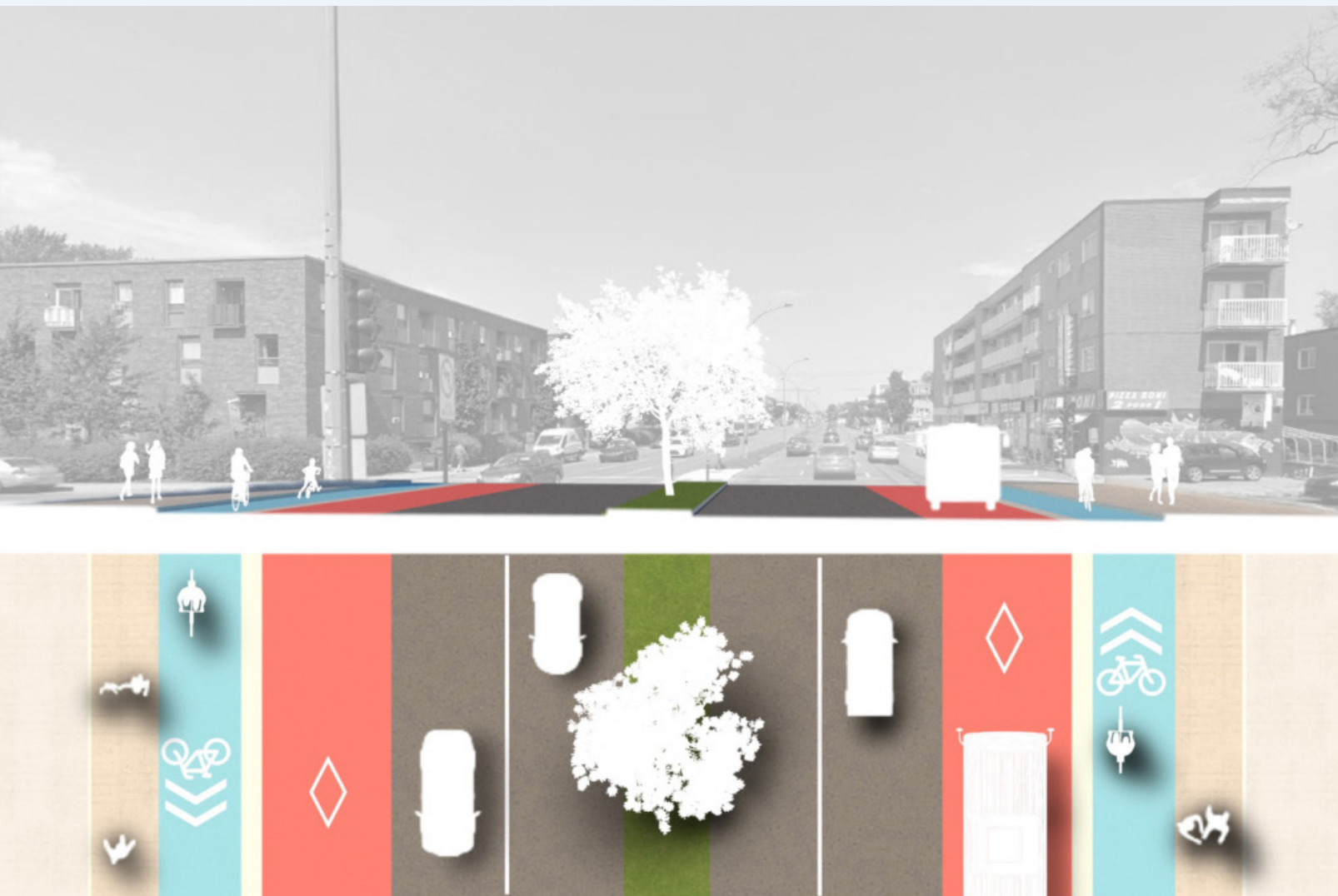
Spring Garden and Sunnybrooke intersection

.....	PROPOSED MAXIMUM HEIGHT
	15 m (~ 4 floors)	
	✓	
—————	PROPOSED MINIMUM DENSITY	—————
	60 dwellings per hectare	
	✓	
—————	GROUND-FLOOR USES	—————
	Minimum 66% commercial use in TOD areas, at intersections on Sunnybrooke Boulevard and where commercial activities are present	

Did You Know?

- > There are **currently no height restrictions** in this area.
- > Current regulations allow a **density of 145 dwellings per hectare** in the city’s multi-dwelling residential sectors

Mobility



- **Sustainable mobility improvement strategies to be implemented over time include:**
- > Sustainable Mobility Masterplan integrating the addition of active transportation corridors to REM stations
 - > Optimization of bus and mass transit network (in collaboration with the STM)
 - > Improvement and safety programme for bike paths, sidewalks and intersections
 - > Programme to improve public spaces near bus stops
 - > Study and action plan to optimize traffic flows
 - > Steps to encourage the extension of the Jacques-Bizard corridor

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**

