

PUBLIC CONSULTATION MEETINGS

January 28, 2025

February 18, 2025

Re-Imagine, Dream and Plan our City!

Urban Planning Program Revision
and Zoning By-law Replacement



By-law projects submitted for consultation:

By-law R-2024-190 to adopt the first Urban Planning Program applicable to the entire territory to replace the Urban Planning Program currently in force under By-law 04-047 of the City of Montréal

By-law R-2025-199 concerning zoning to replace zoning By-law 82-704 and other zoning provisions

Welcome address, opening message, and objectives of the meetings

Mayor,
Alex Bottausci

URBAN PLANNING PROGRAM REVISION AND ZONING BY-LAW REPLACEMENT:
PUBLIC CONSULTATION MEETINGS / DRAFT BY-LAWS

Attendees

Holding the meeting	Alex Bottausci, mayor
Moderator and independent facilitator	Jacques B�nard
City professionnals	Julie Ozell Sylvain Boulianne Kerri Strotmann
Independent auditor (report)	Isabelle T. Dion

Meeting proceedings

URBAN PLANNING PROGRAM REVISION AND ZONING BY-LAW REPLACEMENT:
PUBLIC CONSULTATION MEETINGS / DRAFT BY-LAWS

Agenda

01 Regional planning context and mandatory concordance

02 Draft Urban Planning Program

- Vision and main orientations
- Land uses and redevelopment areas
- Action Plan

03 Draft Zoning By-Law

- Zoning plan and general provisions
- Specific provisions for redevelopment areas

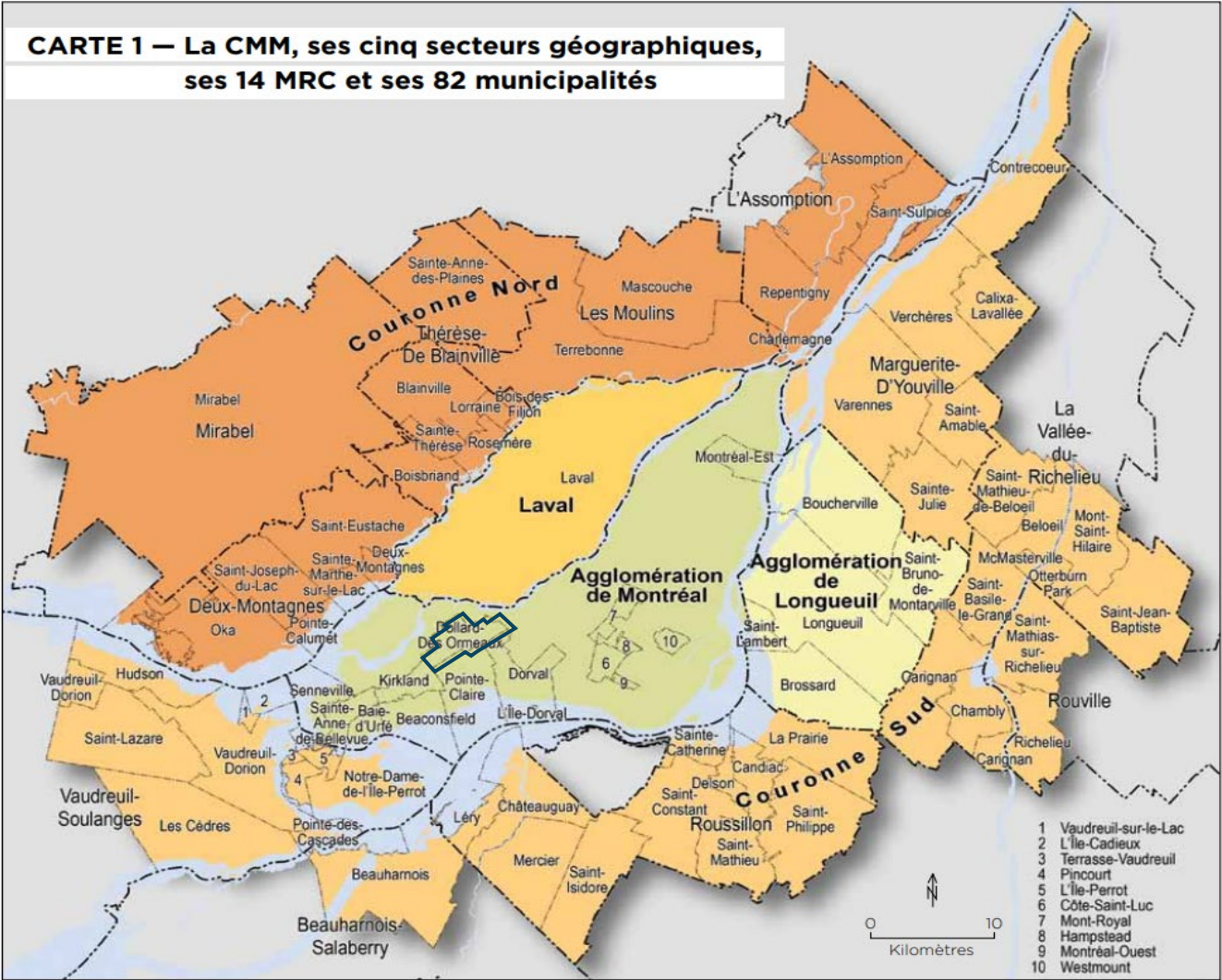
04 Question and comment period

05 Next steps

06 End of the meeting

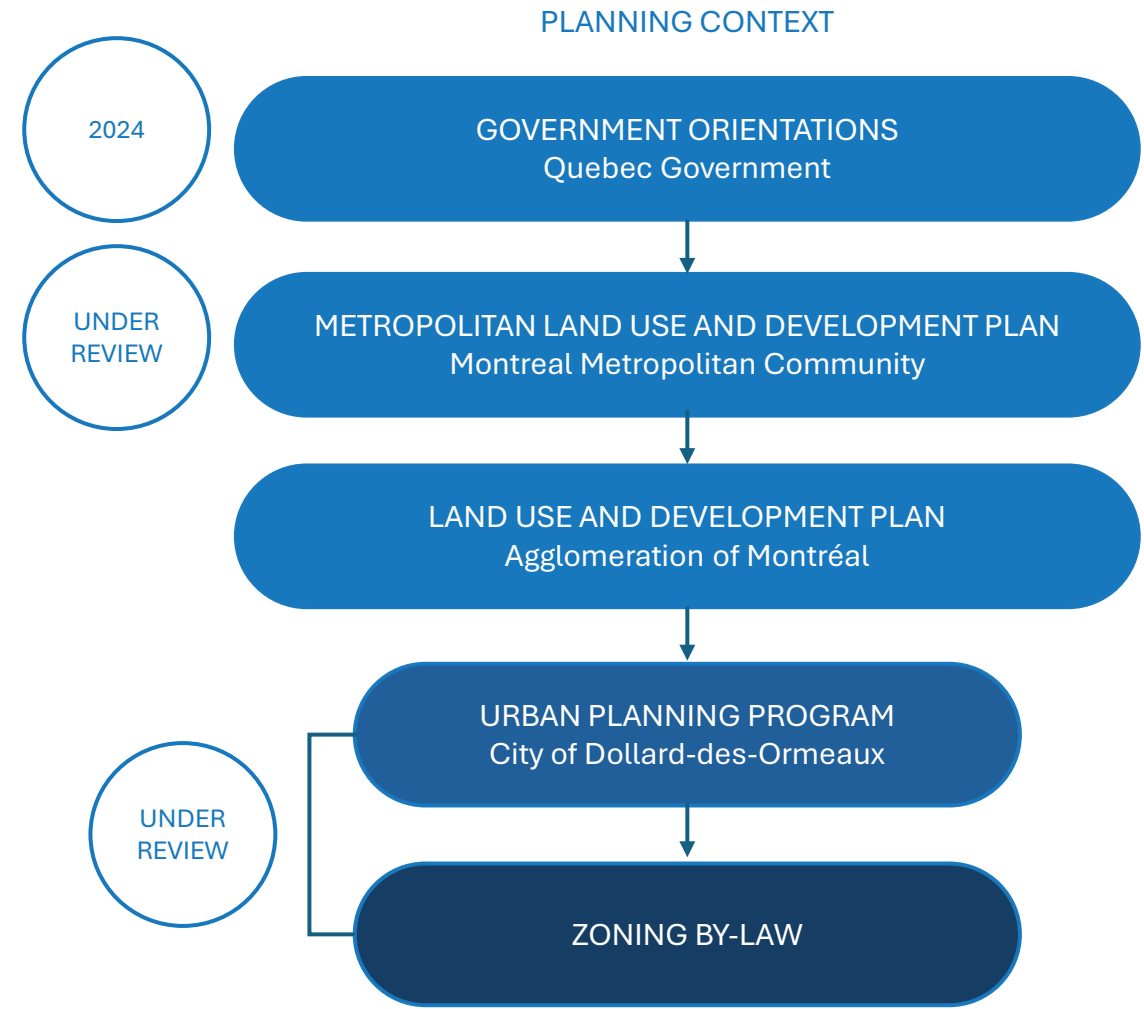
01. Regional planning context and mandatory concordance

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URBAN PLANNING PROGRAM REVISION AND ZONING BY-LAW REPLACEMENT:
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01. Regional planning context and mandatory concordance



URBAN PLANNING PROGRAM REVISION AND ZONING BY-LAW REPLACEMENT:
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What is the difference between an Urban Planning Program and a Zoning By-Law?

Urban Planning Program

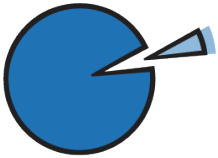
- Mid and long-term strategic level planning document:
 - Current situation and issues
 - Planning vision
 - Orientations and planning objectives
 - Land uses and density
 - Action plan
- Not applicable for permit issuance
- Must comply with Montreal Agglomeration Land use and development plan

Zoning By-Law

- Regulate land use standards by zone (uses, heights, setbacks, etc.)
- Applicable for permit issuance
- Must comply with the Urban Planning Program

01. Regional planning context and mandatory concordance

Highlights



**95% of the territory
remains as is**

Goal to uphold the appeal and quality of life in
Dollard-des-Ormeaux



**Reasonable redevelopment
along major boulevards**

Decided by feedback gathered during
consultation with residents since 2020



**Preserved the Marché de
l'Ouest site as is**

Any future redevelopment of the site would have
to follow a unique and tailored plan, where
residents would make the final decision



**Reduced allowable
densities and heights**

For the sites with redevelopment potential, drafted
from feedback from past public consultations
(April 2024)

02. Draft Urban Planning Program

By-law R-2024-190 to adopt the first Urban Planning Program applicable to the entire territory to replace the Urban Planning Program currently in force under By-law 04-047 of the City of Montréal

Content of the Urban Planning Program

Thorough portrait
of the area

Vision statement
to 2040

Implementation strategy
and an **Action plan**

Description of
the development issues

Development orientations,
with objectives

Redevelopment strategy
for specific sectors

Imagine Dollard-des-Ormeaux in 2040...

A city distinguished by its convivial and livable environment, with abundant green spaces and municipal services adapted to the needs of all residents. It's a wonderful place to live, work and play.

It's easy to get around thanks to an accessible and convenient network of pedestrian footpaths, bike paths and efficient, well-organized public transit.

Land-use planning is geared to community well-being. It creates the conditions for individuals, communities, organizations and businesses to coexist harmoniously and thrive.

The City is constantly striving to enhance its environment, landscapes and cultural and natural heritage through high-quality, aesthetic development.

Major orientations



Maintain the attractiveness and quality of life of residential neighbourhoods



Connect, protect and enhance identity and heritage landscapes, natural environments and large parks



Highlight the unifying vocation of the City centre

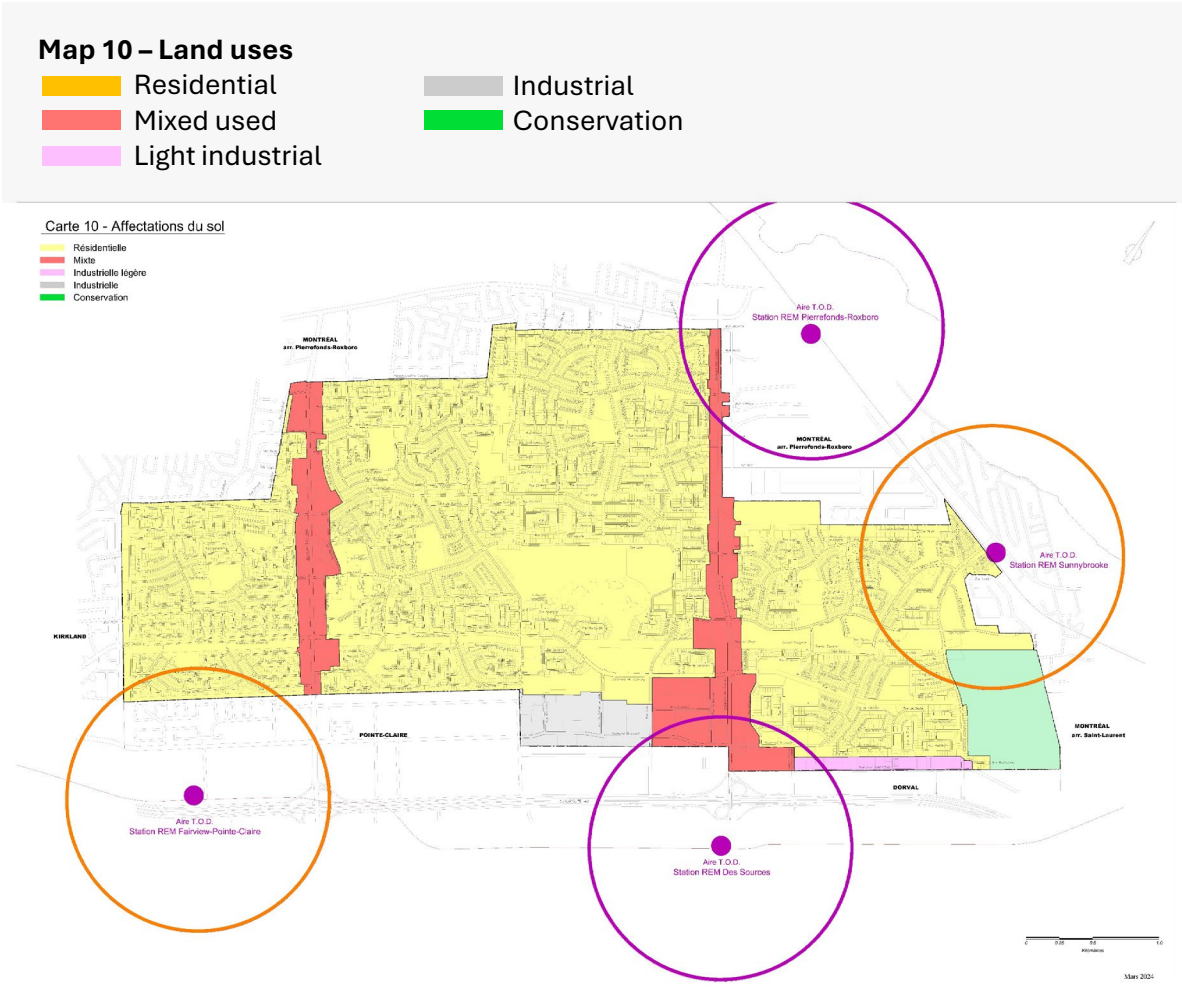


Re-affirm the multifunctional and unifying character of the Saint-Jean and Sources Boulevards, the key public transport routes to the REM and its TOD areas (Transit Oriented Development)



Support the vitality and sustainability of the employment sector

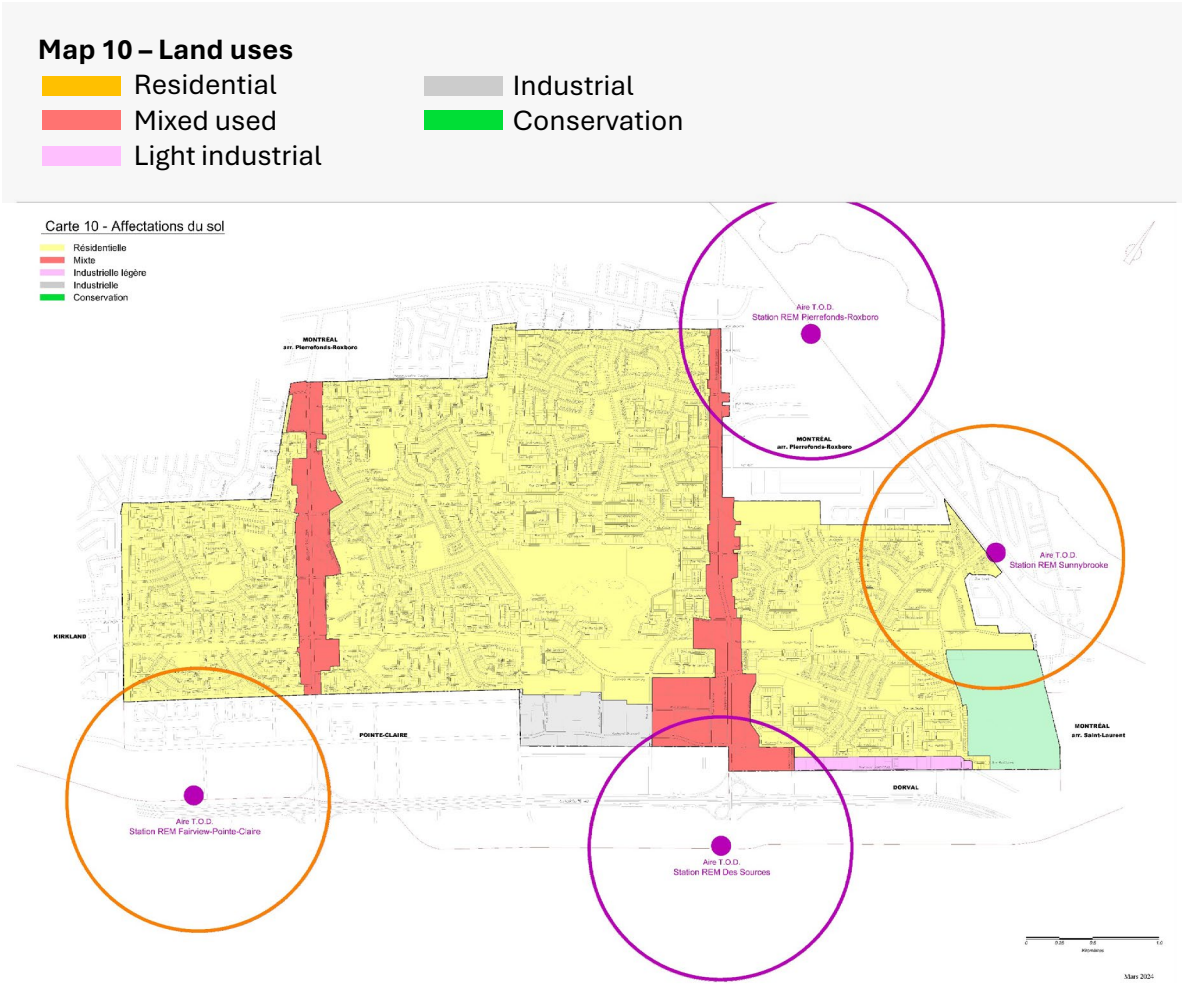
02. Draft Urban Planning Program



Land uses	Main functions	Complementary functions
Residential	Housing	Shops and services Offices Recreational, cultural, community or institutional facilities Existing industries Existing large public infrastructures Existing shopping malls

Land uses	Main functions	Complementary functions
Mixed used	Housing Shops and services Shopping malls Offices	Recreational, cultural, community or institutional facilities Light industries Existing industries

02. Draft Urban Planning Program

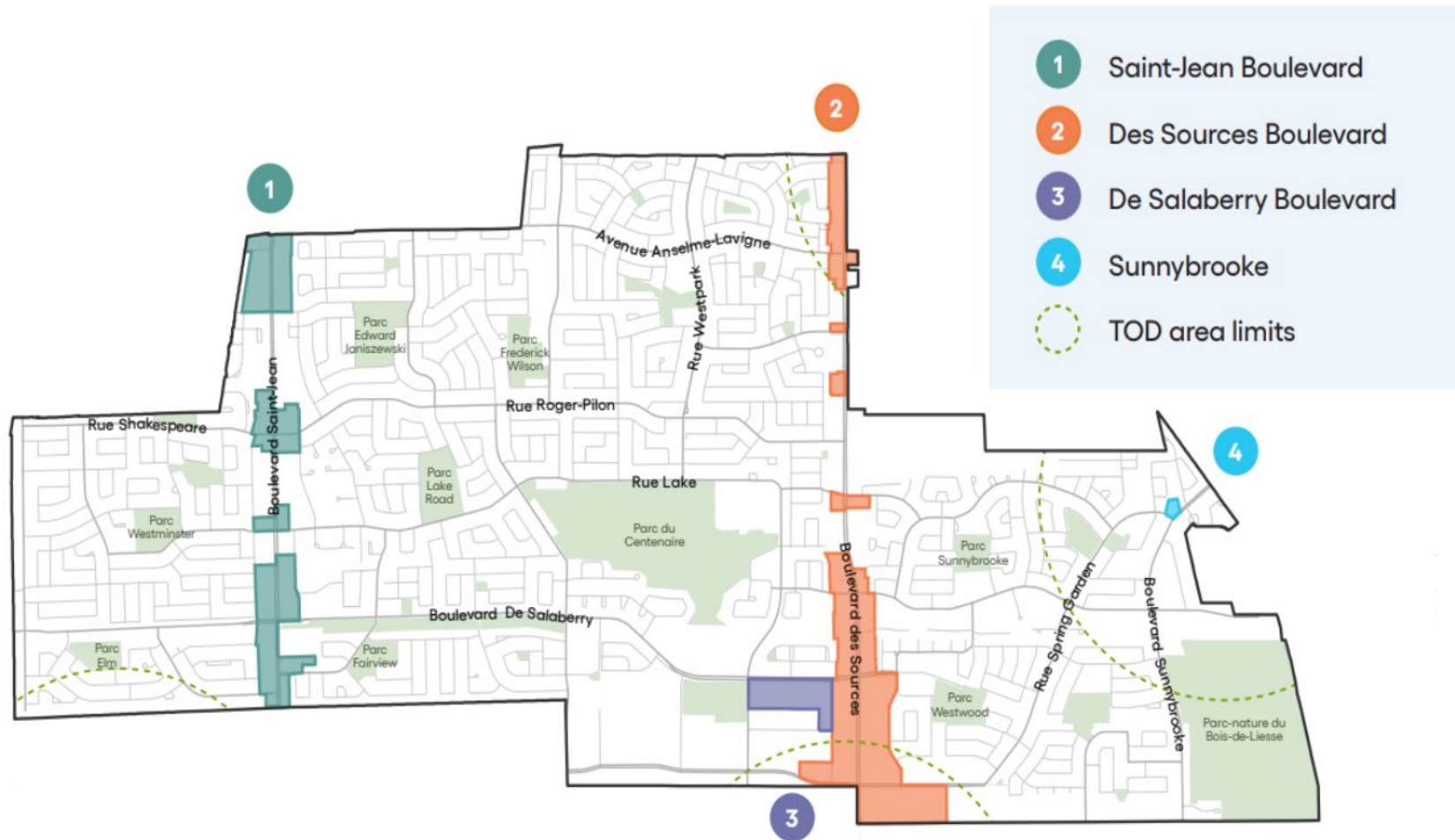


Land uses	Main functions	Complementary functions
Light industrial	Light industries	Shops and services Offices Recreational, cultural, community or institutional facilities Major public infrastructures

Land uses	Main functions	Complementary functions
Industrial	Industries	Shops and services Offices Recreational, cultural, community or institutional facilities Major public infrastructures

Land uses	Main functions	Complementary functions
Conservation	Protection and enhancement of biodiversity	Extensive recreation Research, education, nature interpretation Activities or infrastructures to support the conservation mission

Redevelopment potential



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Action Plan

01. Transportation and mobility

- Formulation of a sustainable mobility plan
(Optimization of the network of public bus, bike paths, sidewalks, etc.)
- Collaboration in the development of public and alternative transport
- Extension of the Jacques-Bizard corridor
- Analysis and interventions to optimize traffic flow

02. Urban planning by-law revisions

(SPAIP, subdivision, construction, etc.)

03. Housing

04. Environment, green spaces and public spaces

- Centennial Park development program
- Urban forestry and tree inventory program
- Etc.

03. Draft Zoning By-Law

By-law R-2025-199 concerning zoning to replace Zoning By-law 82-704 and other zoning provisions

Zoning plan and general provisions

95% of the territory remains unchanged

Existing residential areas are preserved in their current form

Parks and green spaces, the conservation area (Bois-de-Liesse), and the linear park are maintained

The civic hub retains its purpose as a city hall, community, sports and recreation center, etc.

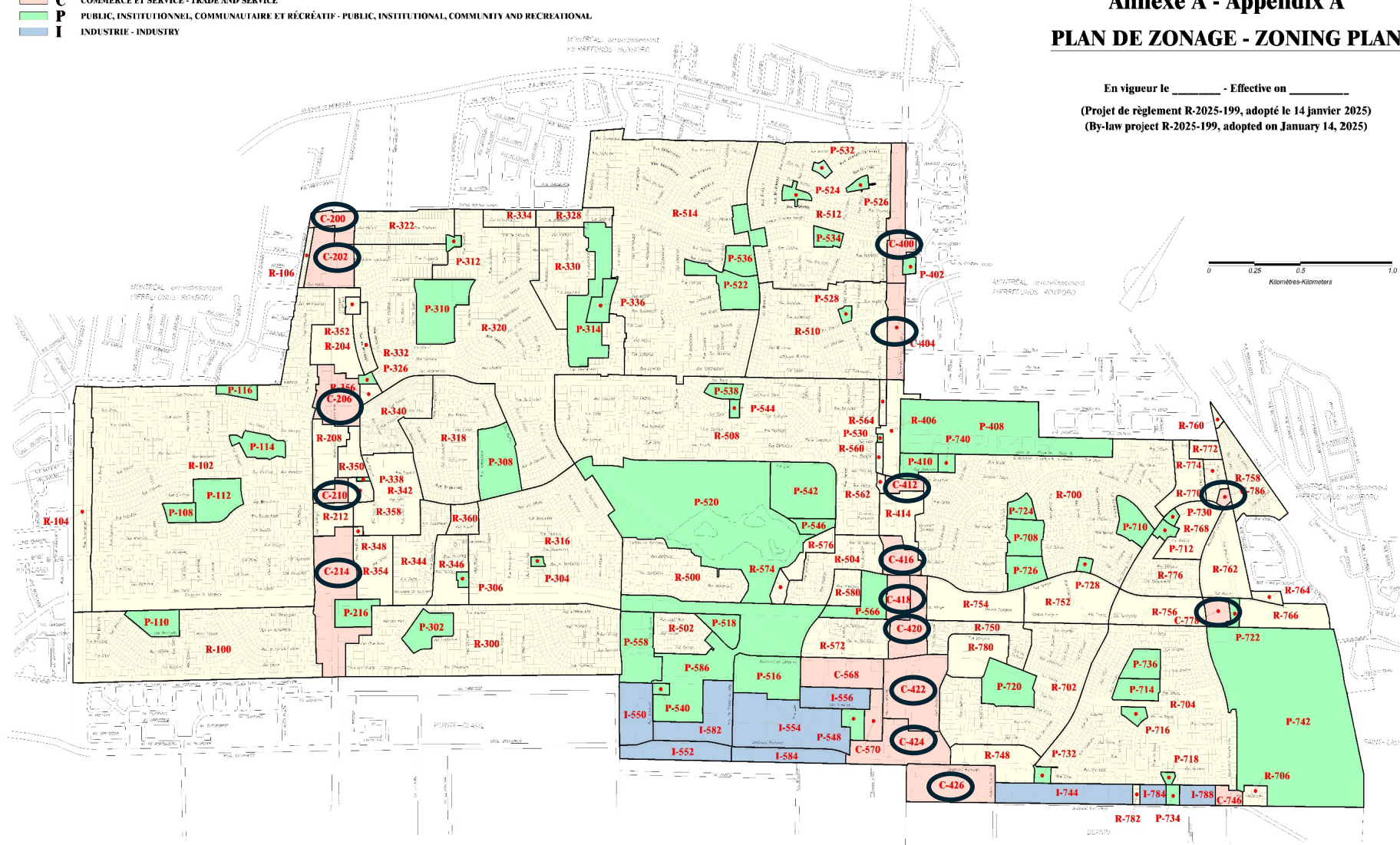
The Marché de l'Ouest maintains the current regulations, confirming that any redevelopment proposal will require a specific process

Certain commercial uses (retail, cinema, restaurant, etc.) are removed as permitted uses in industrial zones

03. Draft Zoning By-Law

LÉGENDE - LEGEND

- R** RÉSIDENCE - RESIDENCE
 C COMMERCE ET SERVICE - TRADE AND SERVICE
 P PUBLIC, INSTITUTIONNEL, COMMUNAUTAIRE ET RÉCRÉATIF - PUBLIC, INSTITUTIONAL, COMMUNITY AND RECREATIONAL
 I INDUSTRIE - INDUSTRY



DOLLARD-DES-ORMEAUX
Annexe A - Appendix A
PLAN DE ZONAGE - ZONING PLAN

En vigueur le _____ - Effective on _____

(Projet de règlement R-2025-199, adopté le 14 janvier 2025)
(By-law project R-2025-199, adopted on January 14, 2025)

Zones where
residential use is
added as an
authorized use

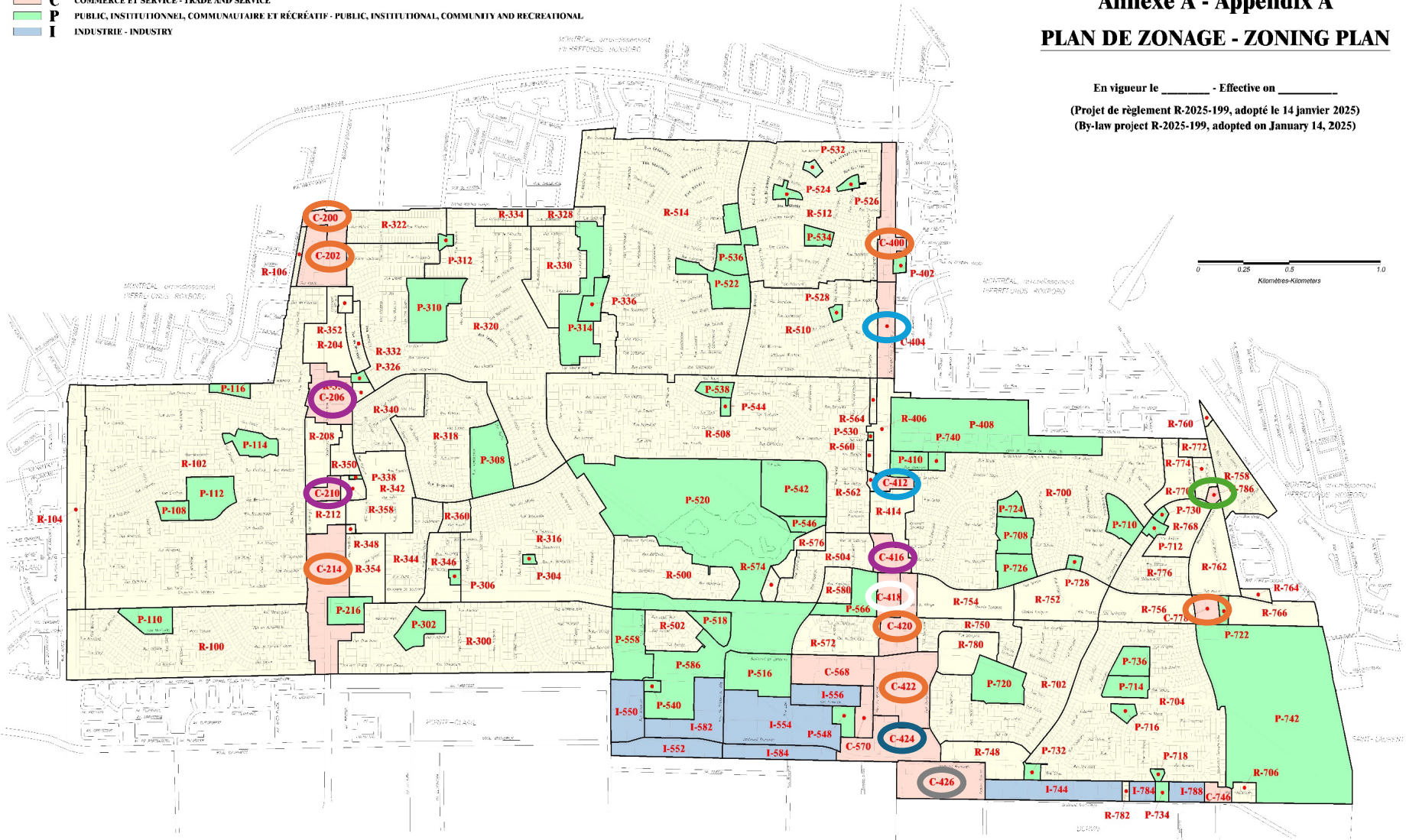
03. Draft Zoning By-Law

LÉGENDE - LEGEND

- R RÉSIDENT - RESIDENCE
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DOLLARD-DES-ORMEAUX
Annexe A - Appendix A
PLAN DE ZONAGE - ZONING PLAN

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Maximum height
currently authorized
along Saint-Jean and
Sources and des
Sources Boulevards

32 m

Maximum height
authorized by the
Zoning by-law

- Maximum
- 12 m (3 floors)
 - 21 m (6 floors)
 - 24 m (7 floors)
 - 27 m (8 floors)
 - 30 m (9 floors)
 - 39 m (12 floors)
 - 45 m (14 floors)

Specific provisions for development

01. The ground floor must be mixed-use, with a minimum of activities other than residential

02. Upper floors can be either residential or commercial/services

03. Maximum footprint of the main building is 30% of the lot area

04. A minimum of 28.8 m² of outdoor amenity area per dwelling

05. Parking ratios of 1.5 spaces per dwelling (1.25 in TOD areas)

06. A minimum of 90% of residential parking spaces must be underground

07. Projects are subject to the Site Planning and Architectural Integration Program (SPAIP)

04. Question and comment period proceedings

Break (15 minutes)

Opening of the register for the question and comment period

If you have a question or comment, please fill in the register.

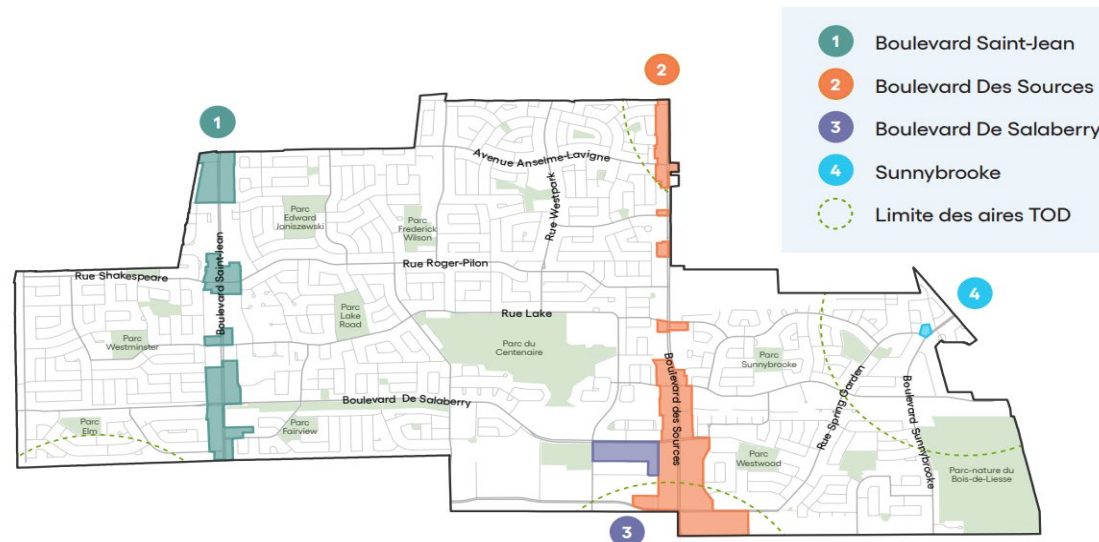
You can also send us your comments in writing to Consultation@DDO.qc.ca.

Written comments will be published on the City of Dollard-des-Ormeaux website with the name of the person or organization making the comment.



Question and comment period

Highlights



95% of the territory remains as is



Preserved the Marché de l'Ouest site as is



Reasonable redevelopment along major boulevards



Reduced allowable densities and heights

05. Next steps

URBAN PLANNING PROGRAM REVISION AND ZONING BY-LAW REPLACEMENT:
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Next steps

01. Second public consultation meeting:

February 18, 2025 at 7:00 PM

Deadline for submitting written comments

02. Amendement to the draft by-laws, if required

03. Adoption of by-laws

04. Notices

- Notice of conformity, Land Use Development Plan (Urban Planning Program (UPP))
- Notice of conformity, Commission municipal du Québec (UPP and Zoning By-law)
- Public notice, register (Zoning By-law)
- Register of qualified voters, if required (Zoning By-law)

05. Approval and coming into force of the regulations

06. Implementation of Urban Planning Program and Zoning By-law

**Thank you and
have a good
evening!**

