

## **Consultation Report**

Consultation process regarding the revised Urban Planning Program and new Zoning By-law

Presented to the City of Dollard-des-Ormeaux

March 2025

### **Preamble**

This report presents a summary of the public consultation meetings and comments received regarding the revised Urban Planning Program and draft Zoning by-Law for the City of Dollard-des-Ormeaux.

The report was drafted by an impartial external public participation analyst for the purpose of providing a summary that objectively reflects the comments and opinions expressed by the meeting participants.

The aim of this report is not to merely list those comments and opinions, but to provide a synthesis of the main concerns expressed at the meetings.

The detailed comments (briefs, oral comment and written comments) remain at the disposal of the City of Dollard-des-Ormeaux to be taken into account, as required, in adjusting the revised Urban Planning Program and draft Zoning By-law. All written comments submitted to the City are publicly available on the City's website.

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## 1. Background

## 1. Background

In 2019, the City of Dollard-des-Ormeaux (referred to in this report as "the City") embarked on a major project to revise its Urban Planning Program and replace its existing Zoning By-law. The project entailed various consultation phases to ensure that residents and other stakeholders were included in the process.

In the second stage of the project,, the members of the City Council adopted the revised Urban Planning Program (R-2024-190) on November 12, 2024, followed on January 14, 2025 by adoption of the draft Zoning Bylaw (R-2025-199).

The second stage of the project also provided for a final consultation phase to explain the draft By-law and the consequences of its enactment and to give residents and other stakeholders an opportunity to express their views prior to final adoption of the revised Urban Planning Program and draft Zoning By-law.

This report covers the final consultation phase of the Urban Planning Program revision and draft Zoning By-law project.



Various activities were organized to present the revised Urban Planning Program and draft Zoning By-law to residents and other stakeholders and to answer their questions and consider their comments. Activities included an open house, public meetings, and solicitation of comments in writing. These activities are described below.

### **Open House**

Prior to the first public meeting, an open house was held on January 28, 2025, from 1 to 4 p.m. in the Dollard-des-Ormeaux Civic Centre to give members of the public an opportunity to meet the City's urban planning team.

Seven people attended the open house session.

### **Public meetings**

As required by the *Act respecting land use planning and development* (LAU), public meeting were organized to consult residents and other stakeholders on the revised Urban Planning Program and draft Zoning By-law before their final adoption. Two public meetings were held, one on January 28, 2025 and the other on February 18, 2025, both at 7:00, p.m. at the Dollard-des-Ormeaux Civic Centre. A link was provided so that both meetings could be followed online.

First, highlights of the revised Urban Planning Program and draft Zoning By-law were presented, followed by a question and comment period. After each meeting, documents presented at the meetings were made publicly available on the City's website

In all, 52 people attended the meetings as follows:

- 21 people (including nine online) attended the January 28, 2025 meeting;
- 31 people (including nine online) attended the February 18. 2025 meeting.

Of those 52 people, seven either made a comment or asked a question (two people at the January 28 meeting and five people at the February 18 meeting.

### Solicitation of written comments

In addition to an open house session and two public meetings, between January 28 and February 18, 2025, members of the public were invited to submit comments in writing to the City urban planning team.

In all, 10 written comments were submitted either in the form of a brief or e-mail text. All written submissions are listed in Appendix A and available on the City's website under the heading: Reference documents – City of Dollard-des-Ormeaux (ddo.qc.ca).

Urban Planning Program
Revision and Replacement of
the Zoning By-law



### Dissemination of information

To inform residents and other stakeholders about the final consultation phase and planned activities, the City used the communication methods listed below (and illustrated in Appendix B):

- Information flyer sent to all residents (approximately 18,000 addresses), on January 2, 2025;
- Info-DDO newsletter, in the January 17, January 31 and February 7, 2025 editions;
- Special projects page on the City's website: <u>Urban Planning Program Revision and Rplacement of the Zoning By-law;</u>
- Banner on the home page of the City's website;
- Publications posted on the City's social media accounts (Facebook and Instagram) (January 20 and 27, 2025 and February 10 and 17, 2025);
- Press releases: November 12, 2024, January 27. 2025, January 29, 2025, and February 19, 2025.

What follows is a synthesis of the comments made during the consultation process, both in writing and at the public meetings.

The summary is structured as follows: it begins with a synthesis of the general comments made regarding the revision and consultation process, followed by a synthesis of comments that fall into seven over-riding themes. Certain zones are indicated where a statement relates specifically, but not exclusively, to those zones.

### Themes underlying the summary of comments:

- General comments
- Density and architecture
- Uses
- Exterior landscaping and parking

- Siting of buildings
- Housing
- Transportation and accessibility
- Community life

### **General comments**

Overall, revision of the Urban Planning Program was hailed by consultation participants as being necessary to ensure the city's sustainable development for years to come.

Several participants also commended the City for its consultation efforts at involving residents and other stakeholders throughout the entire process.

As noted in this summary, density and architecture, uses, exterior landscaping and parking, and housing were the issues most focussed on by participants in the winter 2025 consultative activities.















### **Comments regarding density and architecture:**

- Densification targets could lead to a sharp increase in population, to the detriment of the current living environment.
- The recommended net density for certain zones means that the 240 dwellings/ha prescribed in the Urban Planning Program is not achievable. (Zone C-424)
- Authorized density thresholds below 240 dwellings/ha are considered too low for viable site redevelopment. (Zone C-568)
- Densification of the Saint-Jean and des Sources Boulevards is regarded as excessive by several people who are concerned that new construction projects will not be properly integrated.
- Several participants supported the objective of consolidation and densification of the Saint-Jean Boulevard sector.
- Appreciation was expressed for densification initiatives in TOD (*Transit Oriented Development*) areas and transportation corridors.

- Several people consider the maximum permitted heights for the Saint-Jean and des Sources
   Boulevards to be excessive, particularly in areas adjacent to residential areas.
- Minimum and maximum permitted heights should be revised for mixed-use buildings. (Zone C-568).
- Building heights should be limited to two storeys higher than neighbouring buildings.
- Clarification is requested regarding permitted heights for commercial buildings (section 422). (Zone C-424).
- Encouraging a gradation between buildings and public spaces would ensure harmonious integration into the urban environment.

### **Comments regarding uses:**

- Several people support the mixed-use designation, which would allow for the coexistence of residential and commercial uses.
- The potential for co-existence between industrial and recreational uses should be recognized, to better meet the needs of certain sectors (Zone I-552).
- Greater zoning flexibility would support existing businesses and attract a greater diversity.



- The provisions of the draft Zoning By-law, especially as regards permitted uses and the density threshold, do not allow for mixed-use redevelopment of the Marché de l'Ouest site
- Comments regarding exterior landscaping and parking:
- Amenity area requirements are considered excessively onerous in some zones, which would make it difficult for development projects to be economically viable. (Zones C-424 and C-568)
- More flexible standards would accommodate more varied amenity areas, including balconies, common areas, rooftop terraces, etc. (Zone C-568)
- A more explicit environmental focus in the Urban Planning Program would be necessary, given the importance attached to this issue in previous public consultation activities.
- Measures to promote biodiversity are considered insufficient, and suggestions were made for creating diversified green spaces that are not limited solely to tree planting.
- The new parking requirements are likely to be out of step with the real needs of residents, especially in areas underserved by public transportation.

- The parking ratio should be higher for new construction projects, particularly in view of winter weather and car dependency..
- The parking ratio for residential use should be reduced, particularly in TOD areas. (Zones C-424 and C-568), as well as for commercial use. (Zones C-568 and C-214)
- The percentage of underground parking spaces should only be mandatory for residential uses. (Zone C-424))
- Underground parking requirements should be relaxed for social housing projects, to avoid being an obstacle to development.
- Comments regarding siting of buildings:
- Minimum setbacks should be increased, in part to promote better land use and green spaces. (Zones C-424 and C-214)
- The property coverage ratio should be increased in certain zones which would facilitate achieving the prescribed maximum density. (Zone C-424)

### **Comments regarding housing:**

- Densification and the construction of new buildings could lead to higher rents and gentrification in certain areas.
- The availability of social and community housing should be bolstered. It was suggested that a formal definition of "affordable housing" be added to the Urban Planning Program.
- A category for social and community (non-market) housing should be added to "residential uses", which would provide a better framework for non-commercial housing project.
- Community residential development should be permitted on the properties of places of worship and on municipal sites to encourage the use of certain underutilized areas.
- "Multi-family residential use" should be permitted in other zones to increase the housing supply. (Zone C-568)
- Authorizing alternative housing solutions, such as tiny houses and accessory dwelling units (ADUs), would allow for greater residential diversity.

### Comments regarding transportation and accessibility:

 There is still a lack of clarity regarding public transportation objectives for the Saint-Jean and des Sources Boulevards, particularly as regards to the development of reserved lanes.

### **Comments regarding community life:**

- Concrete initiatives should be planned to strengthen the community fabric, especially for single people.
- The unique character of the Marché de l'Ouest and its importance to the city (Zone C-568) should be formally acknowledged.

## 4. Conclusion

### 4. Conclusion

The comments received during the winter 2025 consultation activities provide an indication of aspects of the revised Urban Planning Program and draft Zoning By-law that should be adjusted or improved with a view to their final adoption.

Residents and other stakeholders who took part in these activities were given the opportunity to be heard by the City, to express their views, present requests and make suggestions with a view to improving the final versions of the draft Zoning B-law and revised Urban Planning Program prior to their adoption and enactment.

## Appendix A

Submissions (briefs and written comments)

### **List of written comments**

Available on the City's website: https://ville.ddo.qc.ca/en/special-projects/urban-planning-programme/reference-material/

## **Appendix B**

Information dissemination methods

### Information flyer

Mailed out to residents on January 2, 2025 (approx. 18,000 addresses)

### **Draft Urban Planning Program**





### Overview of the draft regulation prior to consultation

The City of Dollard-des-Ormeaux is pleased to present its draft Urban Planning Program to the public for consultation before its final adoption. The urban planning reflects the outcomes of the public participation process ongoing since 2020.

The Urban Planning Program sets out five major orientations to guide urban redevelopment, details the approach chosen for redevelopment potential sectors and proposes strategies for improving sustainable mobility.

### **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)

### Share your thoughts! Next stages of public consultation

Early in 2025, the City will be organizing different public consultation activities (public consultation meetings and open house) to gather residents' comments on the draft Urban Planning Program. Visit the City's website for public notices detailing the location, date and time in the coming days.

A complete version of the draft Urban Planning Program is available on the City of Dollard-Des-Ormeaux's Urban Planning Program webpage.



### Info-DDO newsletter

January 17, 2025 edition





Info-DDO

### **News**



### **Urban Planning Program**

Following the adoption of the draft of the Urban Planning Program and the draft of the zoning by-law, the City will hold a public consultation meeting, held over two days on January 28 and February 18, 2025, to gather your ideas and feedback.

Information



### **Urban Planning Program**

Following a successful initial public consultation meeting on January 28, where many residents offered their comments to our urban planning experts, the City is continuing with the revision of its Urban Planning Program and Zoning By-law. This major adoption project, shaped by nearly five years of citizen participation, aims to preserve 95% of the territory, including the Marché de l'Ouest site, while providing a framework for harmonious redevelopment.

Don't miss the second public meeting on February 18, and take the opportunity to share your comments between now and then in writing to our e-mail inbox: <a href="mailto:consultation@ddo.qc.ca">consultation@ddo.qc.ca</a>.

Information

### **Urban Planning Program**

Join our final public consultation meeting on Tuesday, February 18, 2025, at 7 p.m., in the Banquet Hall (entrance 5 of the Civic Centre). This is your last opportunity to give your opinion on the drafts of the Urban Planning Program and zoning by-law, whether in person, through written submissions during the meeting, or by email at consultation@ddo.qc.ca.

Information

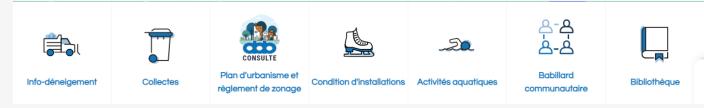


January 31, 2025 edition

February 7, 2025 edition

### The City's website

### Specific project tab on home page



### Banner on home page



#### Information on the project page

### News

On November 12, 2024, council members adopted the <u>draft of the urban planning program</u>, and on January 14, 2025, the <u>draft Zoning By-law</u>. This step marks the beginning of new consultations that will enable us to adopt urban planning by-laws that reflect the needs of our citizens.

- Click here to find out about the upcoming public consultations
  - Open House at the Civic Center (entrance #5) <u>Tuesday, January</u>
     28, 2025, from 1 p.m. to 4 p.m.

Meet the professionals behind our draft regulations and benefit from an in-depth, interactive exchange.

 Public consultation meeting at the Banquet Hall (entrance #5 of the Civic Center) –

### Tuesday, January 28, 2025, at 7 p.m.

Join us at this meeting and share your comments on the draft regulations in person, by written submission at the meeting, or by email at consultation@ddo.qc.ca, until February 18, 2025.

 Public consultation meeting at the Banquet Hall (entrance #5 of the Civic Center) –

#### Tuesday, February 18, 2025, at 7 p.m.

Join us for this final public meeting and share your comments on the draft regulations in person, by written submission at the meeting, or by e-mail at consultation@ddo.qc.ca, until February 18, 2025.

#### To participate online via ZOOM:

https://us06web.zoom.us/j/89050885933

## Publications on social media accounts

#### Publication de Ville de Dollard-des-Ormeaux



### Publication de Ville de Dollard-des-Ormeaux



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Ville de Dollard-des-Ormeaux est à Civique Centre.

20 janvier · Dollard-Des Ormeaux · 🚱

[PLAN D'URBANISME] Ne manquez pas nos assemblées publiques de consultation! Nous sommes ravis de vous inviter à participer à nos prochaines consultations publiques, suite à l'adoption du projet du plan d'urbanisme et du projet de règlement de zonage par le conseil (pour consulter les projets de règlement : https://ville.ddo.qc.ca/proje.../refonte-du-plan-durbanisme/).

C'est l'occasion idéale pour vous de vous exprimer et de contribuer à l'avenir de notre ville!

Transcription Portes ouvertes: Seulement le mardi 28 janvier 2025, de 13 h à 16 h, au Centre civique (entrée 5). Venez rencontrer les professionnels derrière nos projets de règlement et profitez d'un échange interactif en profondeur.

Première assemblée publique de consultation : Mardi 28 janvier 2025, à 19 h, à la Salle de Banquet (entrée 5 du Centre civique). Partagez vos commentaires en personne, par dépôt écrit lors de l'assemblée, ou par courriel à consultation@ddo.qc.ca, jusqu'au 18 février 2025.

■ Dernière assemblée publique de consultation : Mardi 18 février 2025, à 19 h, à la Salle de Banquet (entrée 5 du Centre civique). C'est votre dernière chance de donner votre avis sur les projets de règlement, en personne, par dépôt écrit ou par courriel.

**Important** : Tous les commentaires seront rendus publics sur le site Web de la Ville incluant le nom de la personne ou de l'organisme qui dépose les commentaires.

Votre voix est essentielle pour façonner un avenir qui nous ressemble. Venez nombreux et faites entendre votre opinion!

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[URBAN PLANNING PROGRAM] Join our public consultation meetings! We are thrilled to invite you to participate in our upcoming public consultations following the adoption of the draft of the Urban Planning Program and the draft of the zoning by-law by the Council. (To review the draft by-laws: https://ville.ddo.qc.ca/.../spe.../urban-planning-programme/).

This is the perfect opportunity to express your ideas and contribute to the future of our city!

- 📅 Open House: Tuesday, January 28, 2025, from 1 p.m. to 4 p.m., at the Civic Centre (Entrance
- 5). Meet the professionals behind our draft by-laws and enjoy an in-depth interactive exchange.
- First public consultation meeting: Tuesday, January 28, 2025, at 7 p.m., in the Banquet Hall (Entrance 5 of the Civic Centre). Share your comments in person, through written submissions during the meeting, or by email at consultation@ddo.gc.ca until February 18, 2025.
- Final public consultation meeting: Tuesday, February 18, 2025, at 7 p.m., in the Banquet Hall (Entrance 5 of the Civic Centre). This will be your last chance to provide feedback on the draft bylaws, in person, through written submissions or by email.
- Important: All comments will be made public on the City's website, including the name of the individual or organization submitting them.

Your voice is essential in shaping a future that reflects our community. Join us and make your opinion count!

Ville de Dollard-des-Ormeaux est à Centre Civique. 27 janvier à 10:00 · 🚱

[PLAN D'URBANISME] Rappel: Ne manquez pas l'assemblée publique de consultation demain! Nous avons hâte de vous voir à nos événements de consultation, le moment parfait pour partager vos idées et façonner l'avenir de notre ville ensemble. Nous vous encourageons à prendre connaissance des projets de règlement: https://ville.ddo.qc.ca/proje.../refonte-du-plan-durbanisme/.

#### 📅 Evénements du 28 janvier :

- Portes ouvertes: de 13 h à 16 h, au Centre civique (entrée 5). Venez discuter avec les professionnels de la ville derrière nos projets de règlement et profitez d'un échange interactif en profondeur.
- Assemblée publique de consultation: à 19 h, dans la Salle de Banquet (entrée 5 du Centre civique). Exprimez-vous en personne, par écrit lors de la séance ou par courriel à consultation@ddo.qc.ca, jusqu'au 18 février 2025.

Si vous ne pouvez pas assister à l'assemblée publique de consultation de demain soir, pas de souci! Vous avez une autre chance **le 18 février 2025 à 19 h**, au même endroit. Et n'oubliez pas, nous acceptons aussi les commentaires par courriel jusqu'au 18 février 2025.

**Important**: Tous les commentaires seront rendus publics sur le site Web de la Ville, incluant le nom de la personne ou de l'organisme qui dépose les commentaires.

Venez nombreux et faites entendre votre opinion ! 🚵

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[URBAN PLANNING PROGRAM] Reminder: Join the public consultation meeting tomorrow! We look forward to seeing you at our public consultation events tomorrow, the perfect time to share your ideas and shape the future of our city together. We encourage you to review the draft by-laws: https://ville.ddo.gc.ca/.../spe.../urban-planning-programme/.

#### The Events on January 28:

- **Open House:** from **1** p.m. to **4** p.m. at the Civic Centre (entrance 5). Come and enjoy an in-depth interactive exchange with the city professionals behind our draft by-laws.
- Public Consultation Meeting: at 7 p.m., in the Banquet Hall (entrance 5 of the Civic Centre).
   Share your comments in person, through written submissions during the meeting, or by email at consultation@ddo.qc.ca, until February 18, 2025.

If you cannot attend the public consultation meeting tomorrow evening, no need to worry! You have another chance on **February 18**, **2025**, **at 7 p.m.**, at the same location. And remember that we also accept comments by email until February 18, 2025.

**Important**: All comments will be made public on the City's website, including the name of the individual or organisation submitting them.

Join us and make your voice heard! 🚵

## Publications on social media accounts

#### Publication de Ville de Dollard-des-Ormeaux





Ville de Dollard-des-Ormeaux est à Dollard-Des Ormeaux.

27 janvier à 17:00 · 🚱

[PLAN D'URBANISME] [ Impossible de vous déplacer pour participer à l'assemblée publique de consultation du 28 janvier sur le projet du Plan d'urbanisme et le projet du règlement de zonage? Pas de problème! Utilisez le lien ci-dessous pour vous joindre à l'assemblée dès 19 h demain :

- → Assemblée publique de consultation sur Zoom: https://us06web.zoom.us/j/89050885933
- 1 Projets du plan et du règlement : https://ville.ddo.qc.ca/proje.../refonte-du-plan-durbanisme/

Pour ceux qui peuvent venir en personne, rendez-vous à 19 h le 28 janvier dans la Salle de Banquet (entrée 5 du Centre civique).

Besoin de plus d'informations? Participez aux portes ouvertes le 28 janvier de 13 h à 16 h, au Centre civique (entrée 5).

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[URBAN PLANNING PROGRAM] unable to attend the public consultation meeting on January 28 regarding the draft of the Urban Planning Program and the draft of the zoning by-law? No problem! Use the link below to join the meeting on Zoom starting at 7 p.m. tomorrow:

- → Public Consultation Meeting on Zoom: https://us06web.zoom.us/j/89050885933
- 1 Draft plan and by-law: https://ville.ddo.qc.ca/.../spe.../urban-planning-programme/

For those who can attend in person, join us at 7 p.m. on January 28 in the Banquet Hall (Entrance 5 of the Civic Centre).

Need more information on the subject? Join the Open House on January 28, from 1 p.m. to 4 p.m., at the Civic Centre (Entrance 5).

#### Publication de Ville de Dollard-des-Ormeaux





Ville de Dollard-des-Ormeaux est à Centre Civique.

10 février à 17:30 · 🚱

[PLAN D'URBANISME] Dernière chance pour vous exprimer! Ne manquez pas notre dernière assemblée publique de consultation le mardi 18 février 2025 à 19 h, à la Salle de Banquet (entrée 5 du Centre civique). C'est votre dernière chance pour donner votre avis sur les projets du Plan d'urbanisme et du règlement de zonage, que ce soit en personne, par dépôt écrit lors de la séance ou par courriel à consultation@ddo.qc.ca. D'ailleurs, vous pouvez consulter les projets de règlement sur notre page web : https://ville.ddo.qc.ca/proje.../refonte-du-plan-durbanisme/.

Vous ne pouvez pas assister à la séance ? Pas de souci ! Vous pouvez toujours découvrir tout le contenu de la présentation en visionnant l'enregistrement de la séance du 28 janvier : https://youtu.be/ea2BGbsrCrM

Important: Tous les commentaires seront rendus publics sur le site Web de la Ville, incluant le nom de la personne ou de l'organisme qui dépose les commentaires.

Votre voix est essentielle pour façonner un avenir à l'image de notre ville. Venez nombreux et faites entendre votre opinion!

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[URBAN PLANNING PROGRAM] Last chance to have your say! Join our final public consultation meeting on Tuesday, February 18, 2025, at 7 p.m., in the Banquet Hall (Entrance 5 of the Civic Centre). This is your last opportunity to give your opinion on the drafts of the Urban Planning Program and zoning by-law, whether in person, through written submissions during the meeting, or by email at consultation@ddo.qc.ca. In fact, you can review the draft by-laws on our webpage: https://ville.ddo.qc.ca/.../spe.../urban-planning-programme/.

Can't make it to the meeting? No problem! You can still discover the full content of the presentation by viewing the recording of the meeting from January 28: https://youtu.be/ea2BGbsrCrM

Important: All comments will be made public on the City's website, including the name of the individual or organisation submitting them.

## Publications on social media accounts

### Ville de Dollard-des-Ormeaux's Post





Ville de Dollard-des-Ormeaux February 17 ⋅ 🚱

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[PLAN D'URBANISME] (A RAPPEL: Dernière chance pour vous exprimer!

Ne manquez pas notre dernière assemblée publique de consultation demain, le 18 février, à 19 h, à la Salle de Banquet (entrée 5 du Centre civique) ou en ligne sur la plateforme Zoom : https://us06web.zoom.us/j/89050885933.

C'est votre dernière chance pour donner votre avis sur les projets du Plan d'urbanisme et du règlement de zonage, que ce soit en personne, par dépôt écrit lors de la séance ou par courriel à consultation@ddo.qc.ca.

Vous pouvez consulter les projets de règlement sur notre page web : https://ville.ddo.qc.ca/proje.../refonte-du-plan-durbanisme/.

**Important**: Tous les commentaires seront rendus publics sur le site Web de la Ville, incluant le nom de la personne ou de l'organisme qui dépose les commentaires.

Venez nombreux et faites entendre votre voix ! 🚵

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[URBAN PLANNING PROGRAM] **②** REMINDER: Last chance to have your say! **② Join our final public consultation meeting tomorrow**, **February 18**, **at 7 p.m.**, in the Banquet Hall (Entrance 5 of the Civic Centre) or online by Zoom: https://us06web.zoom.us/j/89050885933.

This is your last opportunity to give your opinion on the drafts of the Urban Planning Program and zoning by-law, whether in person, through written submissions during the meeting, or by email at consultation@ddo.qc.ca.

You can review the draft by-laws on our webpage <a href="https://ville.ddo.qc.ca/.../spe.../urban-planning-programme/">https://ville.ddo.qc.ca/.../spe.../urban-planning-programme/</a>.

Important: All comments will be made public on the City's website, including the name of the individual or organisation submitting them.

Join us and make your voice heard! 🚵

