

URBAN PLANNING PROGRAMME

SUMMARY

URBAN PLANNING PROGRAMME REVIEW PROCESS

In the fall of 2019, the City of Dollard-des-Ormeaux undertook a review of its Urban Planning Programme and planning by-laws to update the vision for development and land use planning to reflect current realities and to plan for the years to come. Thus, the Urban Planning Programme makes it possible to ensure complementarity between the various sectoral policies of the City (housing, commerce, transportation, environmental protection, recreation, municipal facilities, etc.), to coordinate public interventions and investments and to establish the general parameters for the revision of the urban planning by-laws.

PARTICIPATORY APPROACH

The City of Dollard-des-Ormeaux conducts a participatory process to gather citizens' concerns, priorities, innovative ideas and recommendations at various stages of the Urban Planning Programme and by-law review process.

VISION STATEMENT



Perpetuate the peaceful, inclusive and landscaped character for which the City is famous.



Make the City of Dollard-des-Ormeaux stand out through its friendly living environment, marked by the omnipresence of green spaces and equipped with urban services adapted to the needs of the population.



Create complete living environments where it is pleasant to live, work and play.



Ensure the well-being, development and harmonious cohabitation of individuals, communities, organizations and businesses.



Enhance the value of the natural environment, landscape and heritage through attractive, high-quality development.

CONTENTS OF THE URBAIN PLANNING PROGRAMME

- » A complete portrait of the territory
- » A vision statement to guide the future development of the City of Dollard-des-Ormeaux to 2030
- » Development orientations to which objectives are linked
- » An action plan that specifies the measures to be taken to achieve the vision and in what order of priority
- » An implementation strategy outlining major land uses and building densities
- » A redevelopment strategy

Winter 2020

SURVEY WEB AND PAPER

- » Nearly 500 respondents
- » Validate the territory's strengths and weaknesses
- » Gathering the aspirations of citizens

in process

December 2020

PARTICIPATORY WORKSHOP

- » Validate the adherence of certain regulatory strategies

STRATEGIC AXES

- » Revitalize the built environment
- » Revitalize and requalify Saint-Jean and des Sources Boulevards
- » Diversify the commercial offer
- » Bolster the industrial employment niche
- » Enhance housing supply and accessibility
- » Adapt the supply of collective services and equipment
- » Facilitate movement by encouraging public transit and active transportation
- » Ensuring efficient road transportation
- » Promote sustainable development
- » Highlight the heritage of the agricultural and rural period

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DEVELOPMENT ORIENTATIONS AND OBJECTIVES

The orientations express the development aspirations for the territory of Dollard-des-Ormeaux. More specific objectives and concrete interventions are derived from the orientations.

The orientations are based on the various landscape units that make up the territory and that represent singular realities with common functional, morphological, architectural and landscape characteristics.

Orientation no.1_ Maintain the attractiveness of single-family residential neighbourhoods

6 objectives and 25 implementation tools related to:

- » the revitalization and consolidation of the built environment
- » the diversification of the residential offer based on the construction of intergenerational or additional housing
- » the greening and enhancement of the arboricultural and landscape heritage
- » the consolidation of community hubs and the enhancement of places of worship of interest
- » the accessibility to REM stations and alternative transportation modes
- » the management of interfaces with constraining infrastructures or activities

Orientation no. 2_ Improve the quality of semi-detached, contiguous and multi-family dwellings

5 objectives and 17 interventions related to:

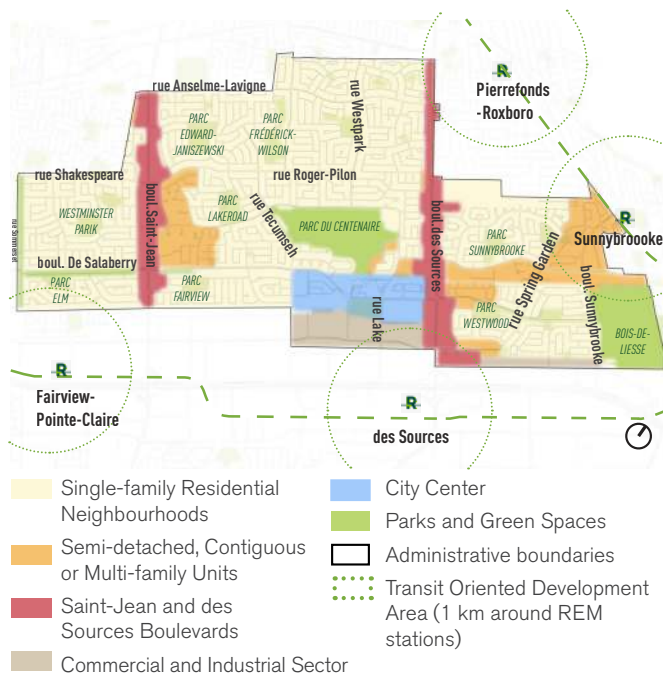
- » land use optimization and residential densification near the Sunnybrooke REM station TOD area
- » the requalification and revitalization of residential complexes through the integration of sustainable development strategies
- » the intergenerational and social mix of the residential offer
- » the accessibility to REM stations and alternative transportation modes

Orientation no. 3_ Affirm the multifunctional and unifying character of Saint-Jean and des Sources Boulevards

4 objectives and 20 interventions related to:

- » the requalification of the boulevards as mixed, lively and friendly arteries
- » improvements to the quality of the built and urban environment
- » the enhancement of the identity of Saint-Jean and des Sources Boulevards
- » the conviviality, safety and efficiency of automobiles, active transportation and public transit

LANDSCAPE UNITS ASSOCIATED WITH ORIENTATIONS



Orientation no. 4_ Support the vitality and sustainability of the commercial and industrial sectors

4 objectives and 18 interventions related to:

- » the attractiveness of the employment hub and its strategic positioning in the West Island
- » the improvement of the quality of the built and urban environment
- » a harmonious cohabitation between sensitive uses and constraining infrastructures or activities
- » the accessibility to REM stations and alternative transportation modes and the fluidity of traffic flow

Orientation no. 5_ Highlight the unifying vocation of the City Center

4 objectives and 18 interventions related to:

- » the optimization and intensification of urban activities in compatibility with the surrounding environment
- » the creation of a lively and sustainable urban signature
- » safe and inviting routes connecting points of interest in the City Center and nearby

Orientation no. 6_ Connect, protect and enhance natural environments of interest

3 objectives and 12 interventions related to:

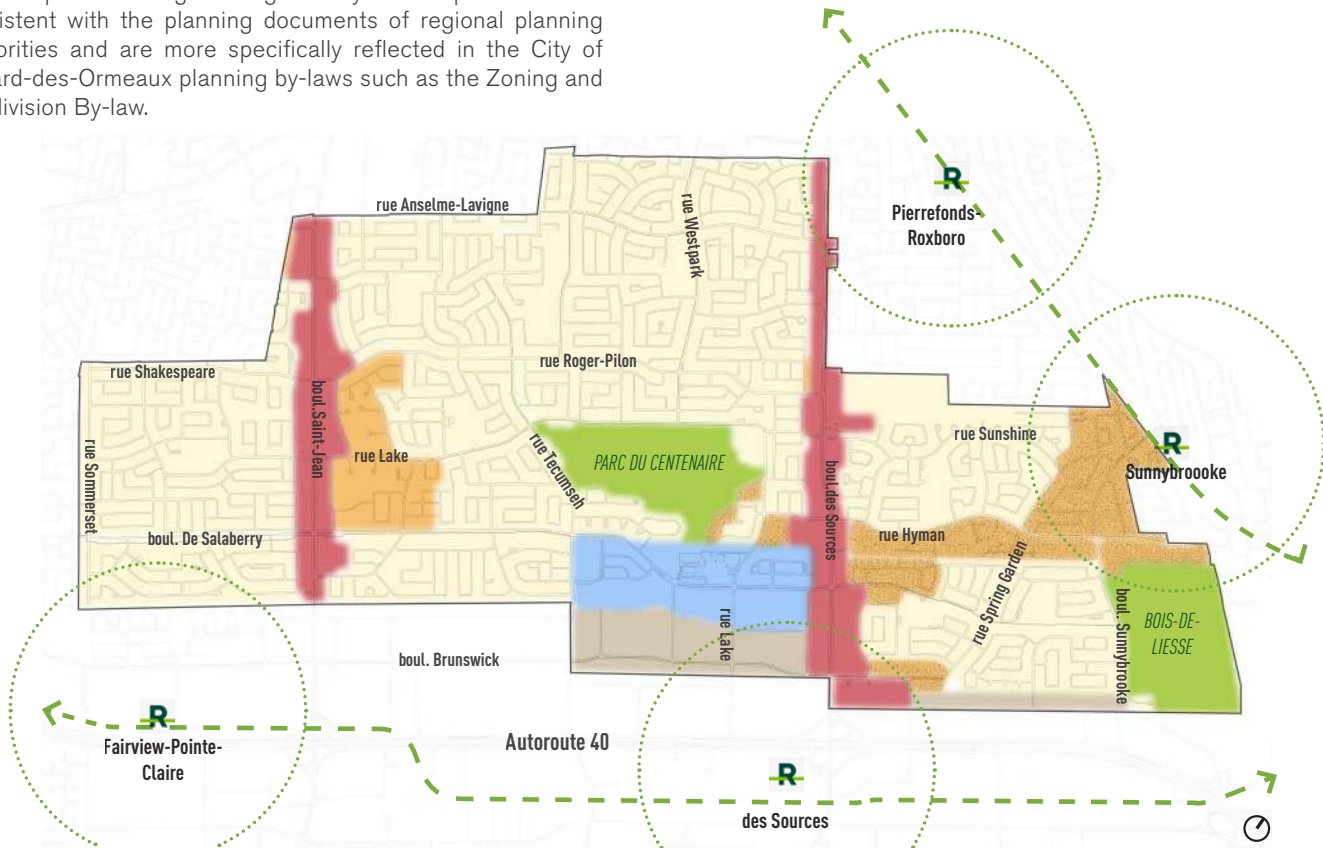
- » the enhancement of the natural, archaeological and landscape heritage of the major parks
- » the linking of parks and natural environments of interest through biodiversity corridors

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LAND USE AND DENSITY

The Urban Planning Programme identifies major land uses and building densities that broadly describe the permitted uses and the parameters governing density. These provisions are consistent with the planning documents of regional planning authorities and are more specifically reflected in the City of Dollard-des-Ormeaux planning by-laws such as the Zoning and Subdivision By-law.



- Low Density Residential (RB) - Sector 01**
 Sectors of a primarily residential vocation, including community hubs (collective or institutional facilities), local parks and green spaces.
- Medium to High Density Residential (RH) - Sector 02**
- Medium to High Density Residential (RH) - Sector 03**
 Sectors of a primarily residential vocation with a more dense and compact urban fabric consisting of semi-detached, contiguous or multi-family residential complexes. These sectors also include community centres (collective or institutional facilities), local shops, and local parks and green spaces. Density differs between the two categories.
- Large parks and green spaces**
 Areas reserved for green spaces, protection and enhancement of biodiversity and natural and landscape heritage.

- Mixed - Saint-Jean and des Sources Boulevards - Sector 04**
 Diversified areas with a variety of activities and housing. Boulevard neighbourhoods have the potential for housing and employment intensification. The mixed land use aims to create lively and complete living environments along the structuring axes. Residential densification and functional mix are favoured on the lands to be developed and requalified.
- Industrial - Sector 05**
 Economic areas comprised of a group of establishments that produce goods or provide services.
- Mixed - City Center - Sector 06**
 Area representing the institutional and commercial core of the City of Dollard-des-Ormeaux, dedicated to an intensification of the number of housing units, the development of a new housing market and to the consolidation of commercial and institutional activities. The "mixed" land use aims to create animated and complete living environments to promote the development of the City Centre. Residential densification and functional mix are encouraged in terms of land to be constructed and requalified.