



CABINET DU MAIRE

VILLE DE DOLLARD-DES-ORMEAUX



OFFICE OF THE MAYOR

The Mayor's Message on the Draft Urban Planning Program



Today, we are proud to take the next step in building, together, a unique vision for our city. Our Urban Planning Program (UPP) and Zoning By-law (ZB) had not been reviewed in over 40 years. The time had come to redefine ourselves, to consider the current and future challenges facing our city, and to align it with the needs and aspirations of our community.

This year has been marked by an approach based on listening and openness. We have gone beyond the legal requirements for public consultation to give every citizen the space to be heard.

Since 2020, nearly 1,300 residents have participated in various consultation activities, and we have received hundreds of comments, briefs and survey responses. This valuable feedback has guided us in creating a regulatory document that truly reflects our community.

The Council heard the concerns of residents, particularly on two issues: the redevelopment of the *Marché de l'Ouest* and the increase in traffic due to future population growth.

To respect these concerns, the Council has decided:

- 1- to preserve the *Marché de l'Ouest* as it is, without incorporating it into the Urban Planning Program to be adopted today, in preparation for its final adoption in the spring of 2025. As a result, any future development project on this site will have to go through a separate special planning process involving all stakeholders, including the population.
- 2- to reduce the densities and heights permitted in potential development areas compared to the initial proposals presented in April 2024, opting for a more reasonable and sustainable planning approach.

This choice goes hand in hand with a clear commitment and a strengthened partnership with the STM and the ARTM, aimed at improving the quality of public transit and easing congestion on our roads.

It should be emphasized that the potential development zones designated in this UPP project account for only 5% of our territory. The remaining 95% of our territory will be preserved as is.



The adoption of this UPP project marks an important step, **but it does not conclude the process**. By adopting a draft UPP, the City offers its residents the opportunity to comment on the regulatory document currently being finalized. We are going to continue our consultation process for continuous feedback. Through our physical and digital platforms, and public participation and informational activities, we will continue to inform residents, answer their questions and, above all, gather their comments, **starting this winter**.

Together, we are building a common framework, a vision that will guide our city for the next 20, 40 years. This shared vision will allow us to position ourselves further within the CMM as an independent city, with a regulation made by us and for us, that will enable us to determine development on our territory, while preserving the exceptional quality of life to which we have become accustomed.

Alex Bottausci
Mayor