

Dollard-des-Ormeaux Urban Planning Program

Summary 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 choices and objectives proposed in this new Urban Planning Program reflect the outcomes of the public participation process, to which the public has been actively contributing since 2020. This involvement ensures sustainable development of the territory, prioritizing the collective interest and the protection of the natural environment, while taking into account the specific characteristics and needs of Dollard-des-Ormeaux.

The adoption of a new Urban Planning Program represents a strong and proactive affirmation of the City's adapted urban planning vision in relation to other cities in the Greater Montreal area.

HIGHLIGHTS

1. 95 % of the territory remains as is	2. Reasonable redevelopment along major boulevards	3. Preserving the Marché de l'Ouest site as is	4. Reducing allowable densities and heights
Goal to uphold the appeal and quality of life in Dollard-des-Ormeaux	Informed by feedback gathered during consultation with residents since 2020	Any future redevelopment of the site would have to follow a unique and tailored plan, where residents will be asked for their input	For the sites with redevelopment potential, compared with the City's initial proposal (April 2024)

CONTENT OF THE URBAN PLANNING PROGRAM

- **Thorough portrait** of the area: history, demographics, urban morphology and other characteristics
- **Description of the development issues** that need to be addressed
- **Vision statement** to guide the city's future to 2040
- **Development orientations**, with related **objectives** and **possible solutions**
- **Implementation strategy** outlining regulatory provisions (land use, densities) and an **action plan** to achieve the vision
- **Development strategy** for specific sectors

VISION AND MAJOR ORIENTATIONS

The draft Urban Planning Program is adapted to the reality of Dollard-des-Ormeaux: it aims at maintaining the quality of life of residential neighbourhoods, while considering current and potential issues. Five orientations guide the urban redevelopment.

1. Maintain the attractiveness and quality of life of residential neighbourhoods	Priorities <ul style="list-style-type: none">- Maintain the peaceful, inclusive and landscaped character of its existing neighbourhoods- Enable the urban environment to evolve to meet the needs of a changing demographic context- Promote respectful architectural integration and sustainable, environmentally-friendly construction and development practices
2. Connect, protect and enhance identity and heritage landscapes, natural environments and large parks	Priorities <ul style="list-style-type: none">- Reassert the importance of nature to the community's quality of life in the context of climate change- Ensure the preservation and improvement of natural environments on its territory

	<ul style="list-style-type: none"> - Enhance landscapes that are significant for the identity of Dollard-des-Ormeaux
3. Highlight the unifying vocation of the City Centre	<p>Priorities</p> <ul style="list-style-type: none"> - Affirm the unifying role and dynamism of its City Centre, including the Civic Centre and the Marché de l'Ouest - Diversify activities in the neighbourhood, by optimizing the use of underutilized land - Promote best urban planning and environmental practices, in harmony with nearby residential neighbourhoods
4. 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)	<p>Priorities</p> <ul style="list-style-type: none"> - Make Saint-Jean and Sources boulevards priority areas for public transit routes and for redevelopment - Create lively mixed-use areas where residential and commercial functions are well-balanced - Make these areas accessible, convivial, and safe
5. Support the vitality and sustainability of the employment sector	<p>Priorities</p> <ul style="list-style-type: none"> - Support the economic prosperity of the City's commercial and industrial park and its positioning on the West Island of Montreal - Ensure that existing businesses are maintained and that the business sector continues to attract new businesses and a local workforce

POTENTIAL FOR REDEVELOPMENT

Areas with redevelopment potential have been identified, mainly along the Saint-Jean and Sources boulevards.

Why focus on these areas?

- Strong commercial presence and services
- Vicinity of future REM stations
- Vacant and underused spaces
- Potential for reducing urban heat islands

How to redevelop these areas successfully?

- Creating a mix of uses (commercial and services on the ground floor and residential on the upper floors) to revitalise streets and public spaces
- Integration of infrastructure to promote active and public transport (e.g., walk paths, bike lanes, bus, REM)
- Redevelopment approach respecting the existing built environment and adapted to the demographic context

“A reasonable redevelopment of the main boulevards that maintains Dollard-des-Ormeaux's quality of life.”

INTEGRATED URBAN AND MOBILITY PLANNING

Objectives and suggested actions relating to sustainable mobility are included in the draft Urban Planning Program.

Sustainable mobility improvement strategies

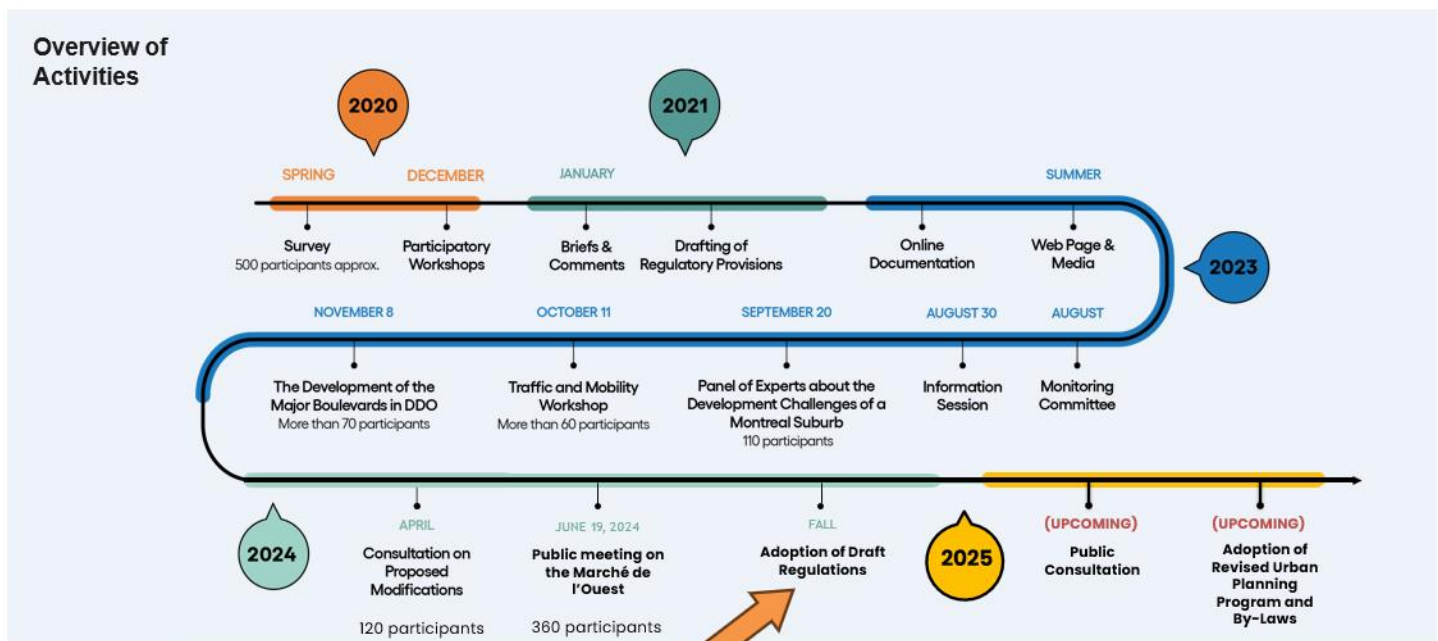
- Sustainable mobility plan adding active and public transport links leading to REM
- Optimization of the bus and public transit network (with the STM)
- Program to improve safety of bike paths, sidewalks and intersections
- Program to improve public spaces near bus stops
- Analyses and interventions to optimize traffic flow
- Steps to promote the extension of the Jacques-Bizard corridor

Objectives

- Encourage active mobility (e.g., walking & bike paths)
- Facilitate access to public transit and REM stations
- Optimize traffic flow for all means of transportation
- Create a convivial and safe travel environment

PUBLIC PARTICIPATION PROCESS

Over the past years, the City has engaged with the Dollard-des-Ormeaux community on multiple occasions. Since 2020, about 1,300 participants have taken part in the various consultation activities, in addition to receiving more than 320 comments, submissions and survey forms, which have been analyzed by the City.



LA PLANIFICATION DE MILIEUX DE VIE MIXTES DANS NOS SECTEURS COMMERCIAUX

MIXED-USE PLANNING IN OUR COMMERCIAL AREAS



SHARE YOUR THOUGHTS! NEXT STAGES OF PUBLIC CONSULTATION

Early in 2025, the City will be organizing different public consultation activities to gather residents' comments on the draft Urban Planning Program.

PUBLIC CONSULTATION MEETINGS

The draft Urban Planning Program will be submitted to public consultation meetings. The location, dates and times will be announced in the coming weeks and published on the City's digital platforms and through public notices.

OPEN HOUSE

Alongside the first public consultation meeting, the City is planning to hold an open house to allow residents to meet the City's urban planning professionals. Further details will be announced in the coming weeks.

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



The draft Urban Planning Program of the City of Dollard-des-Ormeaux has been drawn up in accordance with the provisions of the Act Respecting Land Use Planning and Development (Loi sur l'aménagement et l'urbanisme) (LRQ, chapitre A-19.1). It complies with the following territorial planning documents of the Montreal Metropolitan Community (Communauté métropolitaine de Montréal) and the Montreal Urban Agglomeration (Agglomération de Montréal).