

BY-LAW N° RCM-60-PU.2-2023

BY-LAW TO FURTHER AMEND THE SUSTAINABLE MASTER PLAN 2015-2031 N° RCM-60-PU-2015 IN ORDER TO INCLUDE NEW ORIENTATIONS FOR ITS REQUALIFICATION SECTORS, A DELIMITATION OF THE PERIMETER OF THE MICHEL-JASMIN SPECIAL PLANNING PROGRAM (SPP) AND A BUILDING HEIGHTS MAP

Notice of motion	September 18, 2023
Adoption of the draft By-Law	September 18, 2023
Adoption of the By-Law	October 23, 2023
Entry into force	December 18, 2023

Meeting of the Council of the City of Dorval held at the chapel of the “Quatre Vents” residence located at 12 Dahlia Avenue, Dorval, Québec, on October 23, 2023, at 7 p.m. Mayor Marc Doret presides the meeting.

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WHEREAS according to article 350 of the *Cities and Towns Act* (RSQ, c. C-19), the by-laws, resolutions and other municipal ordinances must be passed by the Municipal Council;

WHEREAS the City of Dorval aims to include a building heights map in its Sustainable Master Plan 2015-2031;

WHEREAS the City of Dorval aims to include new orientations for its requalification sectors in its Sustainable Master Plan 2015-2031;

WHEREAS the City of Dorval aims to include a special planning program for the Michel-Jasmin sector in its Sustainable Planning Program 2015-2031;

WHEREAS draft by-law was tabled and a notice of motion was duly given at the regular Council meeting held on September 18, 2023;

WHEREAS the applicable procedure for the adoption of the by-law was followed;

The Municipal Council decrees and orders by the present by-law the following:

ARTICLE 1 :

The figure titled “Ecopark sector” on page 37 of the Sustainable Master Plan 2015-2031 is renamed “Territory subject to the Special Planning Program Michel-Jasmin” and is replaced by the map appearing in Annex A of this by-law.

ARTICLE 2 :

The text of action 1.2 of the table at the page 39 of the Sustainable Master Plan 2015-2031 is replaced by the following text:

“Develop an overall planning and development vision and adopt a special planning program (SPP) in the territory located east of the Dorval interchange and identified on page 37”.

ARTICLE 3 :

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The map 8 – *Potential for Density* is renamed “*Requalification Sectors*” and is replaced by the map appearing in Annex B of this by-law.

ARTICLE 4 :

The text of action 3.1 in the table appearing on page 49 of the Sustainable Master Plan 2015-2031 is replaced by the following text:

“Modify the urban planning regulations so as to promote densification and the redevelopment of requalification sectors identified on map 8, in accordance with the guidelines indicated in the table entitled ‘development framework for requalification sectors’ which follows this table”.

ARTICLE 5 :

Insert, after the table appearing on page 50 of the Sustainable Master Plan 2015-2031, the following text and tables:

“DEVELOPMENT FRAMEWORK FOR REQUALIFICATION SECTORS”

In order to implement the development strategy identified in the previous table, the urban planning regulations must be adjusted to integrate the following provisions for the sectors identified in map 8.

Sector	Development Framework
Sector 1	<p>Urban planning regulations must include the following provisions for the area of the Old Village located south of chemin du Bord-du-Lac-Lakeshore and west of de la Presentation Avenue:</p> <ul style="list-style-type: none">- Residential use is only authorized on the upper floors of a building;- Parking ratios are identical to those applicable in the central urban sector (U) of Dorval Avenue;- All redevelopment projects will be subject to the Site Planning and Architectural Integration By-law.
Sector 2	<p>Comprehensive development programs for the Garden Crescent sector identified on map 8 must include the following criteria:</p> <ul style="list-style-type: none">- Maintain at least 50% of Garden Crescent as a green space accessible to the public;- The construction of residential buildings on existing outdoor parking spaces is encouraged;- Existing or new parking spaces are encouraged to be built underground. <p>The urban planning regulations must also provide, for the same sector, that parking ratios are identical to those applicable in the central urban sector (U) of Avenue Dorval.</p> <p>For lots located east of Dorval Avenue, urban planning regulations must provide for the top floor to be setback from the lower floors.</p> <p>All redevelopment projects will be subject to the Site Planning and Architectural Integration By-law.</p>
Sector 3	<p>The Zoning by-law must provide for a minimum rear setback of 9 meters for the entire sector, with the exception of the land occupied by the gas station located at the corner of Dorval Avenue and Carson Avenue.</p> <p>The Zoning by-law must provide for a minimum floor area ratio of 3 for land bordering the Dorval roundabout.</p> <p>All redevelopment projects will be subject to the Site Planning and</p>

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	Architectural Integration By-law.
Sector 4	<p>For land located along Highway 20, and to the west of the Rond-Point shopping center, the urban planning regulations must include the following criteria:</p> <ul style="list-style-type: none">- A minimum rear setback of 8 meters;- No maximum floor area ratio;- A list of authorized uses that includes all commercial and service uses generally authorized in a commercial sector, as well as multi-family dwelling;- Parking ratios identical to those applicable in the central urban sector (U) of Dorval Avenue;- All redevelopment projects will be subject to the Site Planning and Architectural Integration By-law. <p>For land located along Highway 20, on the site of the Rond-Point shopping center, the urban planning regulations must provide for the following provisions:</p> <ul style="list-style-type: none">- A minimum rear setback of 10 meters;- No maximum land use coefficient;- To submit the approval of redevelopment projects to the regulation on Site Planning and Architectural Integration Program.
Sector 5	<p>For land located at the western end of the sector, the urban planning regulations must include the following criteria:</p> <ul style="list-style-type: none">- A minimum rear setback of 10 meters;- No maximum floor area ratio;- A list of authorized uses that includes all commercial and service uses generally authorized in a commercial sector, as well as multi-family dwelling;- Parking ratios identical to those applicable in the central urban sector (U) of Dorval Avenue;- All redevelopment projects will be subject to the Site Planning and Architectural Integration By-law.
Sector 6	<p>Any modification to the urban planning regulations applicable to the land identified on map 8 as “Bouchard sector to be redeveloped” must respect the following criteria:</p> <ul style="list-style-type: none">- The entire site must have a minimum of 30% of its total area covered with vegetation.- The site redevelopment should highlight and enhance the existing creek;- The project must only incorporate the following classes of use: “Single-Family Dwelling (h1)”, “Two and Three-Family Dwellings (h2)” and “Multifamily Dwelling (h3)” ;- The project's architecture must meet high-quality standards and a variety of residential typologies;- The project must include the creation of a park;- The project must provide for the construction of a daycare facility (CPE);- No maximum floor area ratio and no minimum setback;- Parking ratios identical to those applicable in the central urban sector (U) of Dorval Avenue;- All redevelopment projects will be subject to the Site Planning and Architectural Integration By-law. <p>For the lots located at the tip of the triangle formed by Highway 20 and Bouchard Boulevard, when an amendment in the land use and development plan for the urban agglomeration of Montreal allows it, the City of Dorval will adopt a modification to the applicable urban planning regulations that will have to adhere to the following framework:</p> <ul style="list-style-type: none">- Change the industrial use of the triangle formed by Boulevard Bouchard and Highway 20 to a predominantly residential use,

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	in continuity with the surrounding sector. - All redevelopment projects will be subject to the Site Planning and Architectural Integration By-law.
Sector 8	When an amendment to the land use and development plan for the urban agglomeration of Montreal allows it, the City of Dorval will adopt a detailed plan for this sector to encourage its requalification and to introduce residential uses near the Station des Sources.

ARTICLE 6 :

The map 9 – *TOD and Living Area Concept Plan* is replaced by the map appearing in Annex C of this by-law.

ARTICLE 7 :

The map 10 – *Land-Use Designations and Densities* is replaced by the map appearing in Annex D of this by-law.

ARTICLE 8 :

At the end of chapter 3, after the section “*Land-Use Designation and Density Thresholds*”, the following text is added :

“MAXIMUM HEIGHT

Map 11 (Maximum Height) illustrates the sectors of the City of Dorval where building heights are regulated to encourage densification and redevelopment while respecting the existing built environments. The maximum heights shown on this map must be reproduced identically in the Zoning by-laws, in order to implement the guidelines relating to requalification sectors. »

ARTICLE 9 :

The map 11 – *Maximum Height* appearing in Annex E of this by-law is added following the text of the section introduced by Article 8 of this by-law.

ARTICLE 10 : COMING INTO FORCE

This by-law shall come into force in compliance with the law.

MAYOR

CITY CLERK

ANNEX A

Territory subject to the Michel-Jasmin Special Planning Program



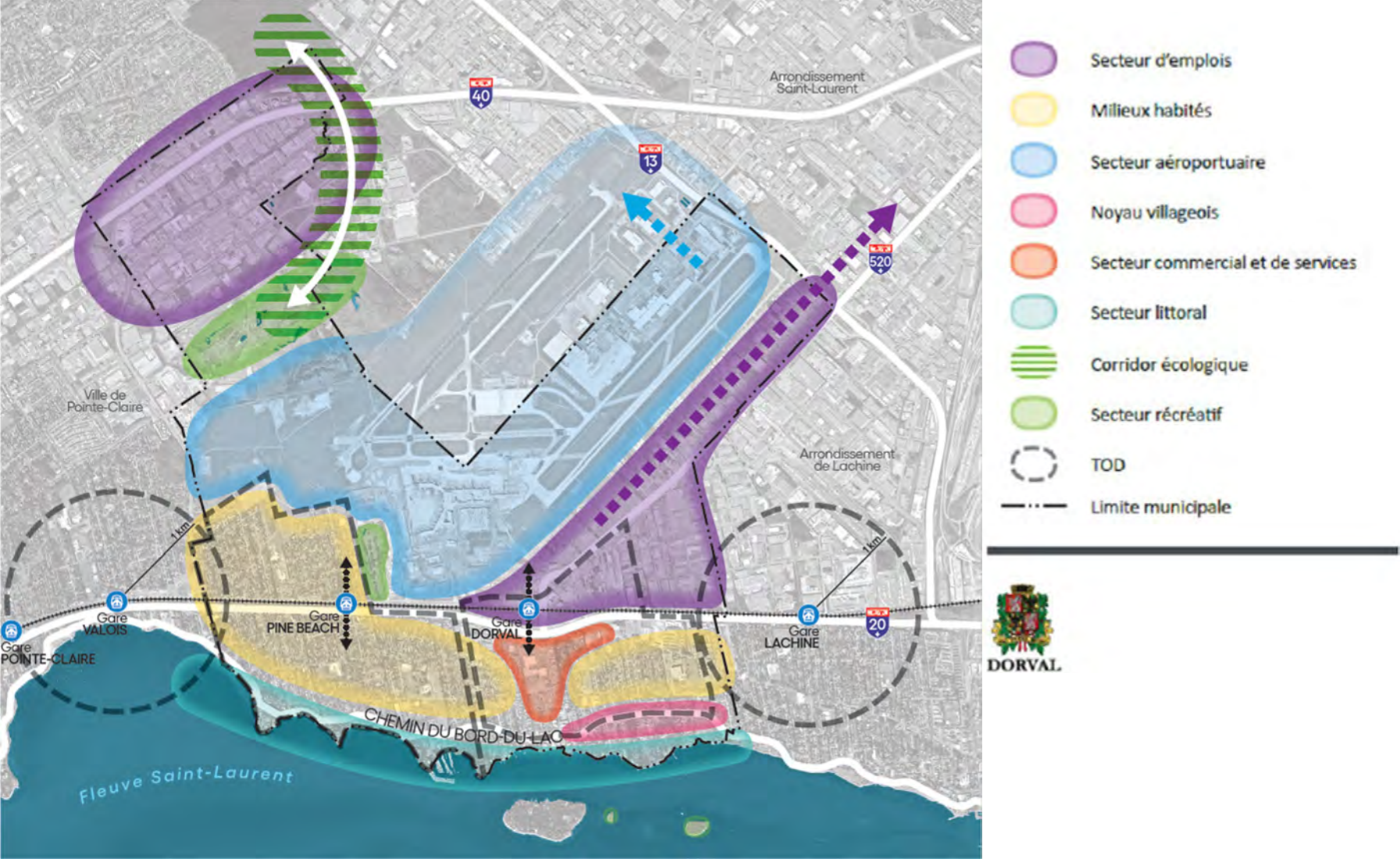
ANNEX B

Map 8 – Requalification Sectors



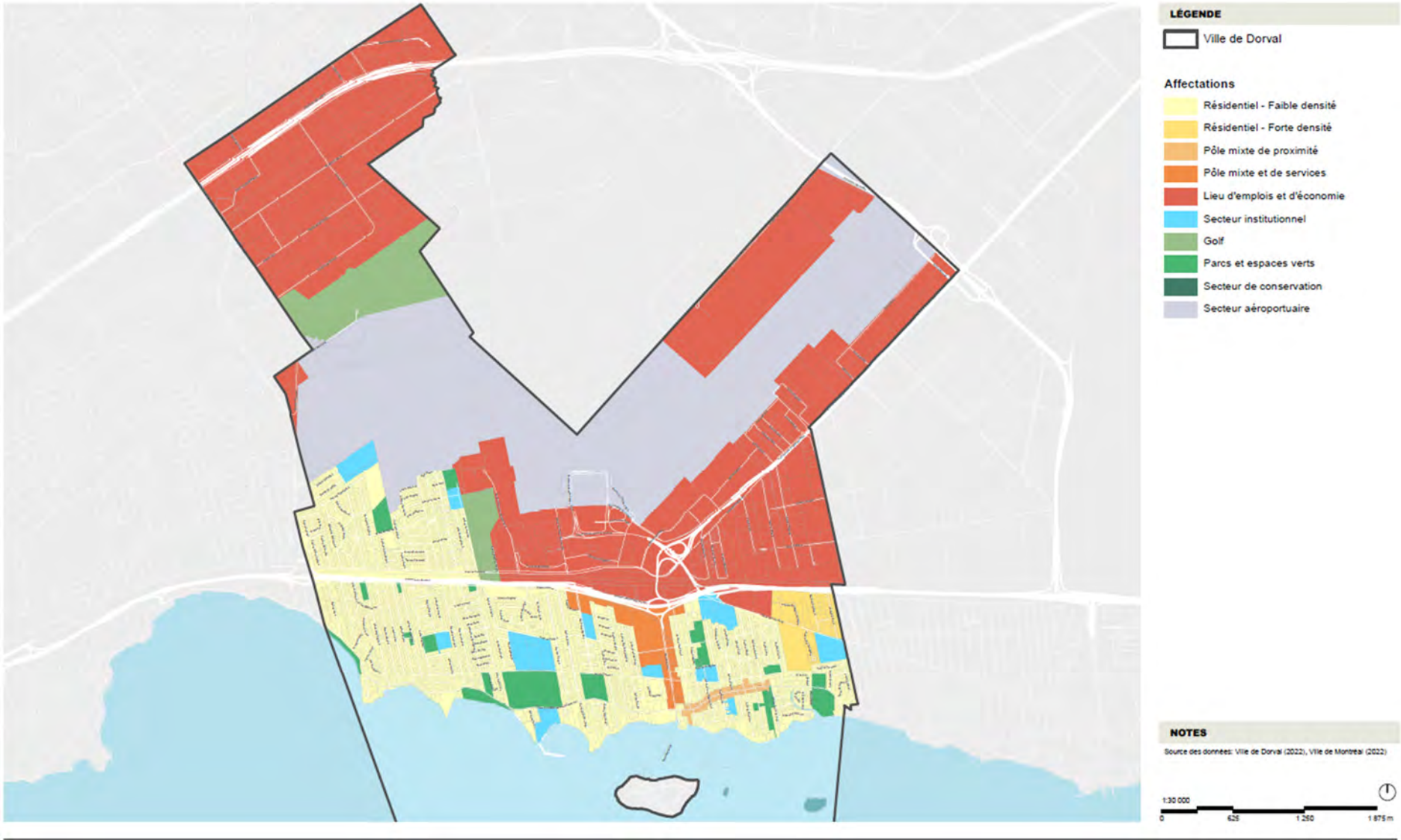
ANNEX C

Map 9 – TOD and Living Area Concept Plan



ANNEX D

Map 10 – Land-Use Designations and Densities



ANNEX E

Map 11 – Maximum Height

