

Support for Real Estate Developers

Real estate project on plots serviced by municipal infrastructures

! Please save this form to your computer before completing it.

Obligation to secure the required authorizations

This document does not constitute an application for a permit and/or a certificate.

The developer support process does not exempt you from the obligation to secure any municipal permits and/or certificates or any other government authorizations that may be required.

The right to secure any permit or certificate must be reviewed taking into consideration any amendments to municipal bylaws or any other government authorizations.

To submit an application

First, you must complete the preliminary analysis before submitting your application and must ensure that your project meets the eligibility criteria. The details are available at

<https://lavaleconomique.com/en/strategic-consulting/investissement-immobilier/projet-desservis-infrastructures/>

Location of the project

Address:

Cadastral lot number(s):

Information on the project

<input type="checkbox"/> New building	or	<input type="checkbox"/> Expansion of existing building
<input type="checkbox"/> Housing (H)		Use group: <input type="text"/>
<input type="checkbox"/> 1. Rental <input type="checkbox"/> 2. Condos		
<input type="checkbox"/> Commercial (C) Retail and service		Use group: <input type="text"/>
<input type="checkbox"/> Public, institutional and community-based (P)		Use group: <input type="text"/>
<input type="checkbox"/> Recreation (R)		Use group: <input type="text"/>
<input type="checkbox"/> Industrial (I)		Use group: <input type="text"/>
<input type="checkbox"/> Public service facility (F)		Use group: <input type="text"/>

Number of buildings: Number of dwellings:

Number of dwellings based on type: 1 bedroom 2 bedrooms 3 bedrooms

Description of uses

Use area (m²):

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For further details on each of the main use groups and their description, please refer to Title 6 of the Urban Planning Code, available on the following page : <https://www.laval.ca/amenagement-territoire/code-urbanisme-outils-discretionnaires/> (in french)

Construction value

Estimated cost of the work: \$

Contact

Project manager (main contact)

Property owner of the lot *: Yes No

Full name:

Telephone No.: Email:

Owner's contact information (if the project manager is not the owner)

Full name:

Telephone No.: Email:

* Only the concerned property owner can undertake the steps prior to the completion of the project. However, the owner can authorize another person to undertake steps by providing power of attorney. The power of attorney must be included in the application. When the owner is a legal person (company), a board of directors' resolution designating a person authorized to sign must be adopted.

Required documents

- Floor plan with dimensions**
- Preliminary architectural drawings (elevations and typical of floor plan)***
- Preliminary Basic 3D volume model (when a PIIA is applicable)
- Sun/shadow study (when a PIIA is applicable)
- Environmental study (if available)
- Power of attorney (if required)
- Regulatory analysis of compliance with the CDU
- Analysis grid of PIIA criteria (if applicable)

** including setbacks, subsoil limit (if applicable), the location of parking spaces (ratios and dimensions), the dimensions of driveways and circulation aisles, site access points (curb cuts), as well as green spaces and paved surfaces and vehicular surfaces.

*** including floor areas.

All your documents must be dated for purposes of identification. You may be asked to provide additional documents in order to process your application.

Please refer to the following documents in your project design:

- Construction and Fire & Life safety requirements of the Service de sécurité incendie de Laval ▶ [exigences-service-securite-incendie.pdf](#) (in French)
- Biological environmental study ▶ [guide-etude-biologique.pdf](#) (in French)

Information on the proposed building

Setbacks and other

	Minimum/Maximum required*	Proposed
Front		
Secondary front		
Back		
Right side		
Left side		
Building footprint (%)		
Building height (m)		
Building height (No. of storeys)		
Building width (m)		

Site development

Configuration of the site

	Minimum/Maximum required*	Proposed
Proportion of green spaces on the site (%)		
Proportion of paved surface on the site (%)		

Calculation of parking ratio

Number of parking spaces

	Minimum required*	Proposed
Regular parking spaces		
Parking spaces for people with disabilities		
Visitor parking spaces		
Parking spaces for rechargeable electric or hybrid vehicles		
Total	0	0

Provide the calculation of the parking ratio:

Safety

Will blasting work be carried out?

Yes No

Signature

Name: DD MM YYYY

Please sign in the above box using your first name followed by your family name and the date. A handwritten signature is not required.

Mailing instructions

Please send your completed form and all the required documents by email to the following address: guichet.immobilier@laval.ca.

An acknowledgement of receipt of your documents will be sent to the project manager's email address, as provided in the Contact section.