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

☐ **New building** or ☐ **Expansion of existing building**

☐ **Housing (H)** **Use group:**

☐ 1. Rental ☐ 2. Condos

☐ **Commercial (C) Retail and service** **Use group:**

☐ **Public, institutional and community-based (P)** **Use group:**

☐ **Recreation (R)** **Use group:**

☐ **Industrial (I)** **Use group:**

☐ **Public service facility (F)** **Use group:**

Number of buildings: **Number of dwellings:**

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

laval économique | LAVAL

Description of uses

Use area (m^2):

Use area (m^2):

Use area (m^2):

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/reglements-permis/index-reglements/code-urbanisme/ (in French).

Project Estimation and Planning

Estimated cost of the work: $ **Target start of construction (Year):**

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 Basic 3D volume model**
- ☐ **Sun/shadow study (when a PIIA is applicable)**
- ☐ **Environmental Site Assessment (Phase I and Phase II)**
- ☐ **Power of attorney (if required)**
- ☐ **Regulatory analysis of compliance with the CDU**
- ☐ **Analysis grid of PIIA criteria (when a PIIA is applicable)**
- ☐ **Proof of registration in the Lobbyists Registry**

** 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), the location and detailed specifications of waste management facilities, as well as green spaces and paved surfaces and vehicular surfaces.

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 document in your project design:

Requirements of the Service de sécurité incendie de Laval for construction projects:
exigences-service-incendies.pdf (in French only)

Information on the proposed building

Setbacks and other

	Minimum/Maximum required*	Proposed
Front		
Secondary front		
Left side		
Right side		
Back		
Built Street Frontage (%)		
Building footprint (%)		
Building width (m)		
Floor area (m^2)		
Number of floors		
Building height (m)		
Angular plane (degrees)		

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.

Authorization to Publish on the Laval économique Website

The developer authorizes Laval économique to publish on its website, in the "Real Estate Investment" section, information related to the project that has benefited from the Support for strategic real estate projects Service, once all required permits and authorizations have been obtained.

The sole purpose of the publication will be to present, in a neutral manner, projects that have benefited from the support services offered by Laval économique, highlighting the territory's vitality. The information disclosed will be limited to the following elements: building type, project name, location, number of units or floor area, tenure type, and a link to the project website, where applicable.

This visibility will be offered to all projects that have benefited from this service.

○ **I authorize** Laval économique to publish information related to my project in accordance with the terms outlined above.

○ **I do not authorize** Laval économique to publish information related to my project.

Developer Name:

Signature: DD MM YYYY

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.

Lobbyist

Definition:

Any person who, on behalf of a client, business, or organization, communicates with, among others, a municipal employee for the purpose of influencing a decision, whether in writing, by telephone, or in person.

Pursuant to the *Lobbying Transparency and Ethics Act* (RLRQ T-11.011), we remind you that **any party involved in a request under the *Support for Real Estate Developer Program* must provide proof of registration in the Lobbyists Registry in relation to the project covered by this request**. This requirement is intended to ensure transparent and appropriate communications between you, your professionals, and City representatives.

For more information, please consult the following websites: Carrefour Lobby Québec and Lobbyisme Québec