

# Special Planning Program for the Quartier des grands jardins

Office de consultation publique de Montréal

Meeting of March 28, 2011

# Agenda

- 1- Context
- 2- Content of SPP
- 3- Conclusion



lundi 28 mars 2011

Programme particulier d'urbanisme - Quartier des grands jardins

2

**1**

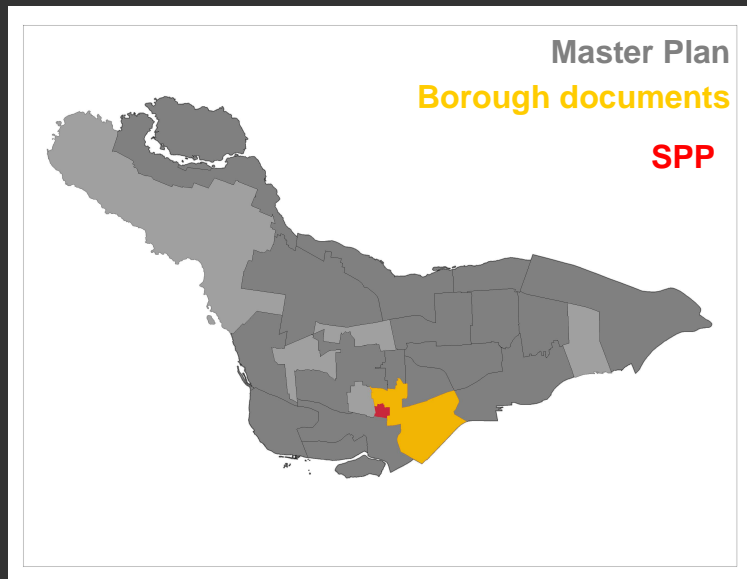
Context

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- **Mission of the Direction de l'aménagement urbain et services aux entreprises (DAUSE)**
- **June 2010: planning process**
  - Urban planning statement for downtown
  - SPP for Sainte-Marie district
  - SPP for Grands jardins district

# 1

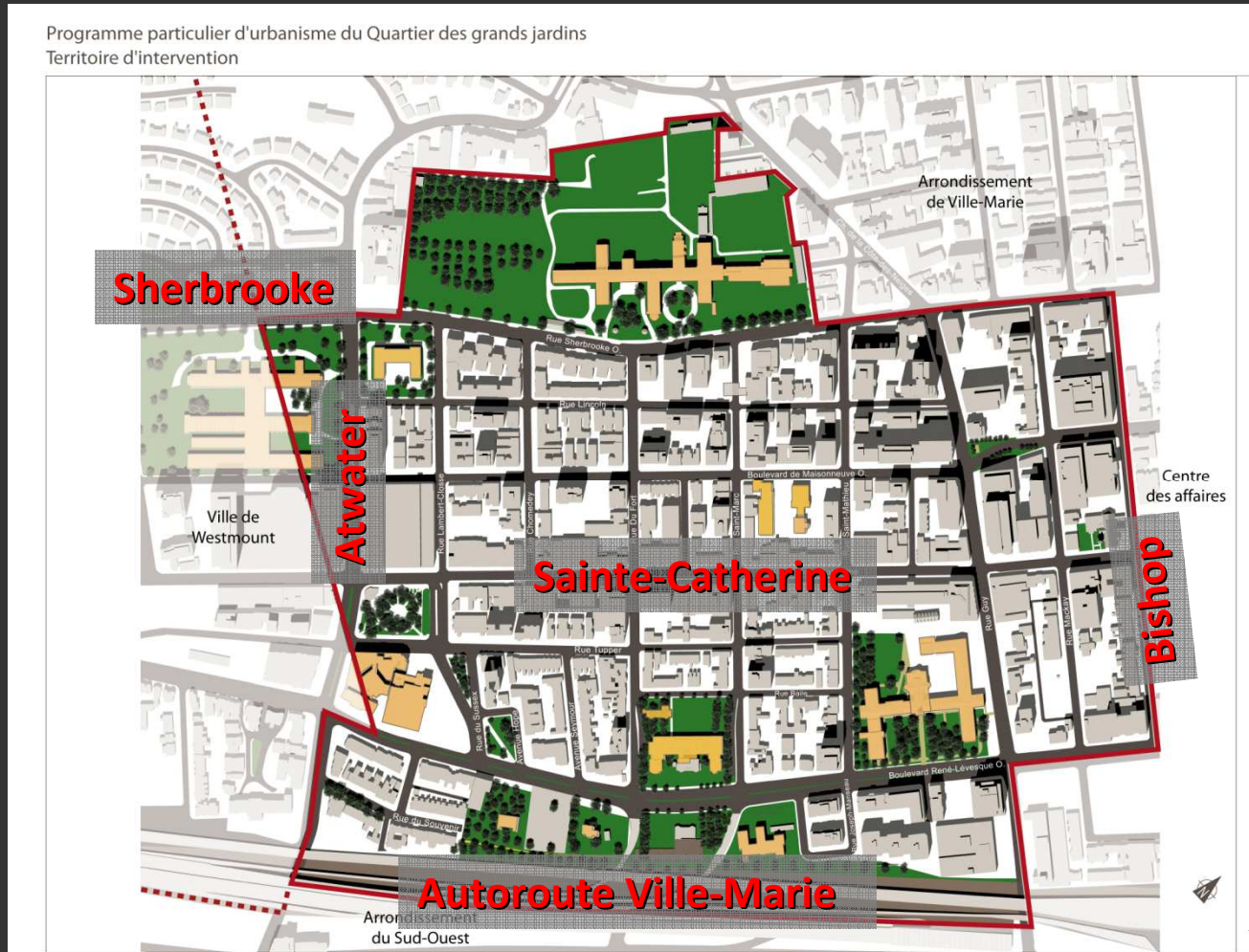
## What is a special planning program (SPP)?



- plan that covers a limited area
- opportunity to adjust by-laws and refine urban planning

# 1

## Area of application of SPP



1

## Main characteristics of the district

### A residential sector in the heart of downtown



**1**

## **Main characteristics of the district**

**Exceptional landscaped and built heritage**





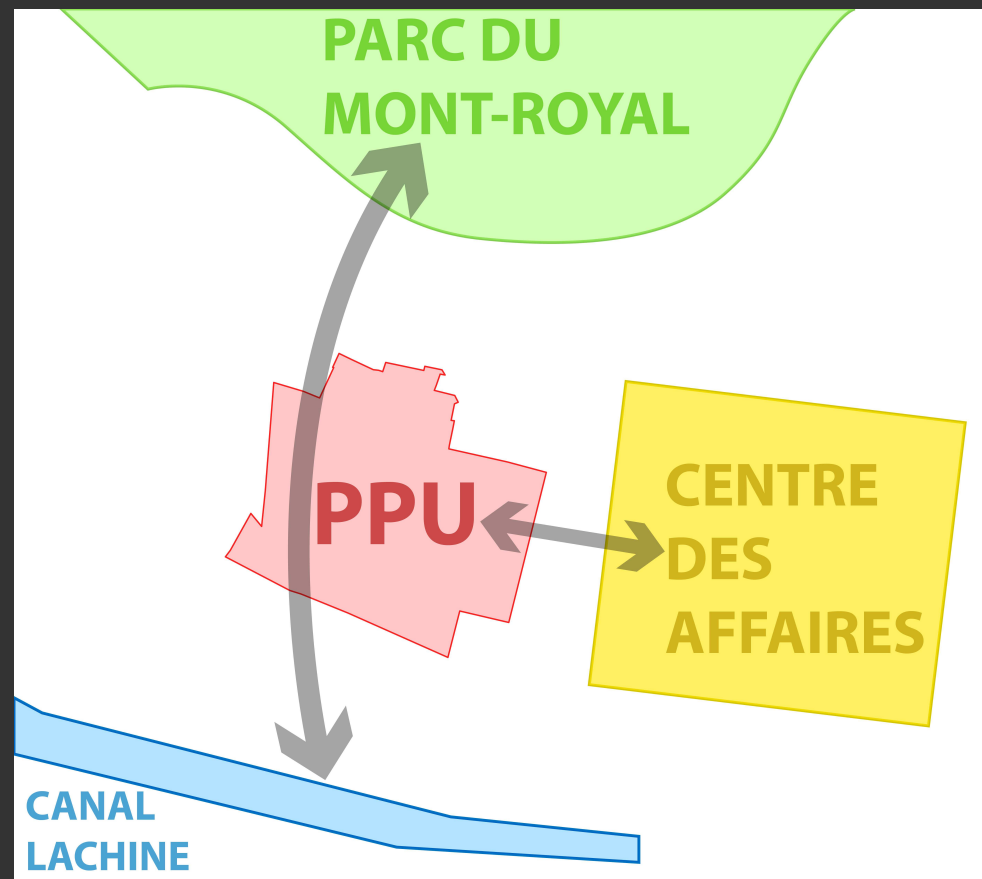
1

## Main characteristics of the district

### Many institutions



Central position between Mont Royal, the Lachine Canal and the business centre



2

## Main characteristics of the district

### A very accessible district



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# 1

## Why an SPP for this sector?

- opportunity to improve residents' quality of life
- promote the exceptional heritage value of the district
- stimulate the economy



1

# Orientations of SPP

Promotion of  
heritage

1



Quality of  
living  
environments

2

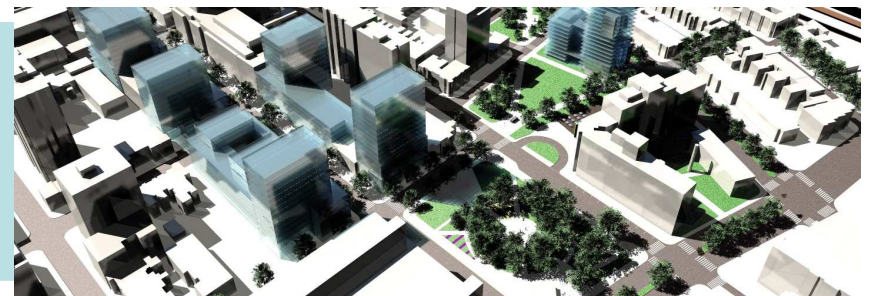


Economic  
dynamism

3



Detailed plan  
Cabot sector



2

## Content of SPP

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**2.1**

Improve local services

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2.1

## Improve local services

### Sector on an upswing



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2.1

## Improve local services

### Revitalizing a commercial thoroughfare



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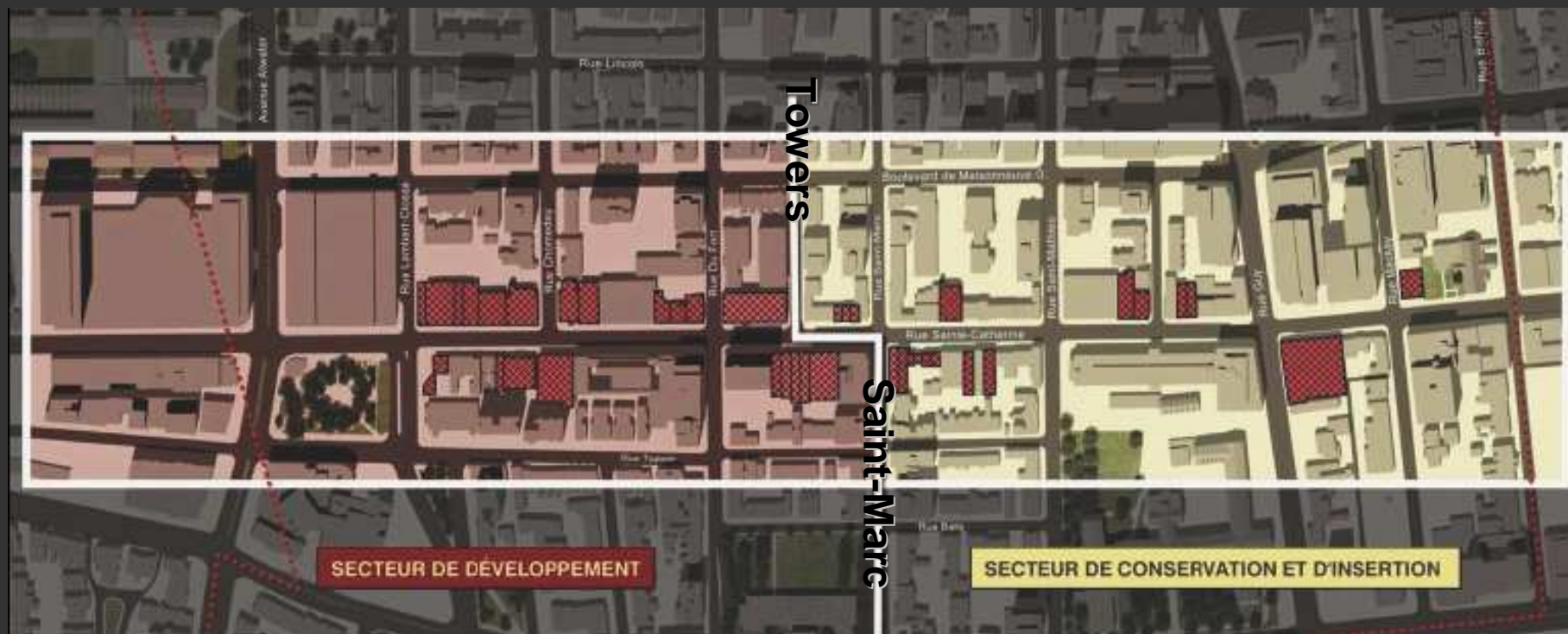
## Targeted improvements:

- Favour an influx of new residents to stimulate the dynamism of the thoroughfare
- Favour mixed uses
- Make rue Sainte-Catherine more friendly and inviting



## 2.1

## Improve local services



BÂTIMENTS À REMPLACER, PRÉSENTANT UNE OU PLUSIEURS DES CARACTÉRISTIQUES SUIVANTES :

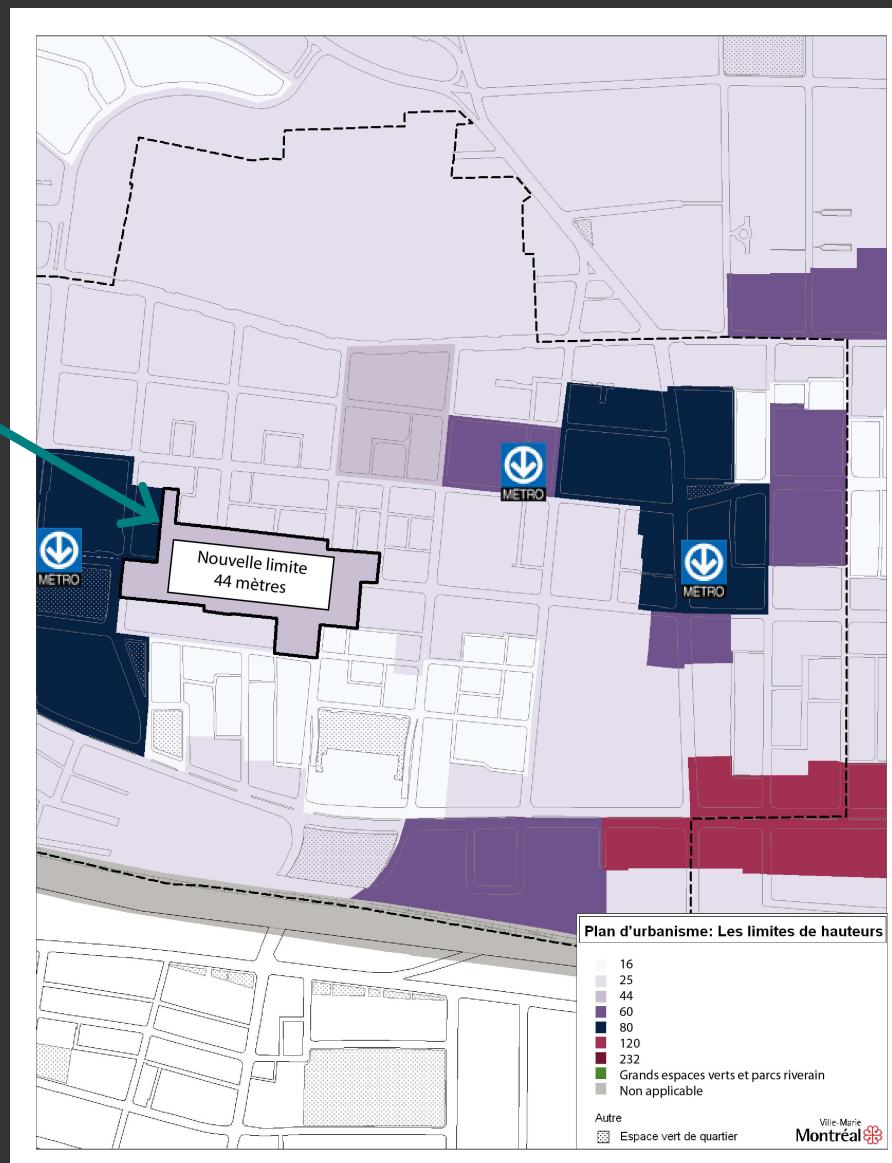
- Vacance complète ou partielle
- 1 ou 2 étages
- Architecture pauvre et/ou dégradée

## 2.1

### Improve local services

Increase heights of block edges on Sainte-Catherine, between Lambert-Closse and Towers

*Maximum 14 storeys  
(from 25 m to 44 m)*



## 2.1

## Improve local services

*Sensible insertion relative to traditional built framework via the building base*



## 2.1

## Improve local services

### Promote existing tools

PR@M Commerce –  
Grants to renovate facades



## Actions in the public domain:

- make intersections safer
- greening
- add urban furniture



## 2.1

## Improve local services

### Upgrade of Cabot Square

### An initiative to revitalize rue Saint-Catherine





**2.2**

## Green space and greening

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2.2

## Green space and greening

Lots of green space, little public space



### Planned improvements:

- increase access to existing green space
- propose new public green space for families
- make the public domain greener

## Access to institutional gardens -- negotiation of agreements

- **Application mode of agreements:**
  - Mutual agreement
  - Development agreement
  
- **Conditions stated in agreements:**
  - Maintenance
  - Development
  - Security
  - Activities
  - Schedule
  - Etc.

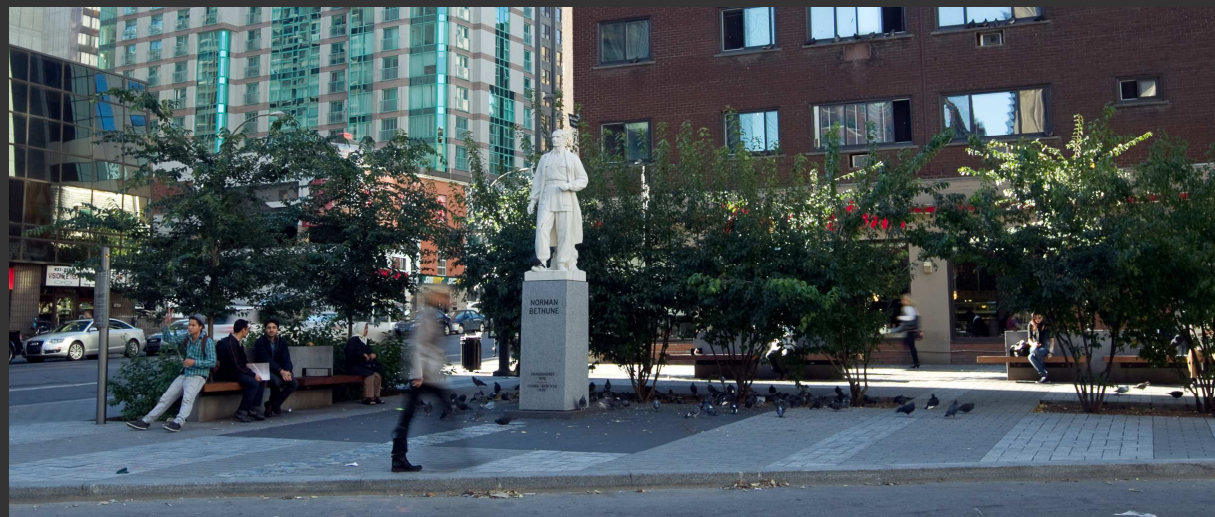


## Creation of a new park for families



## Green space and greening

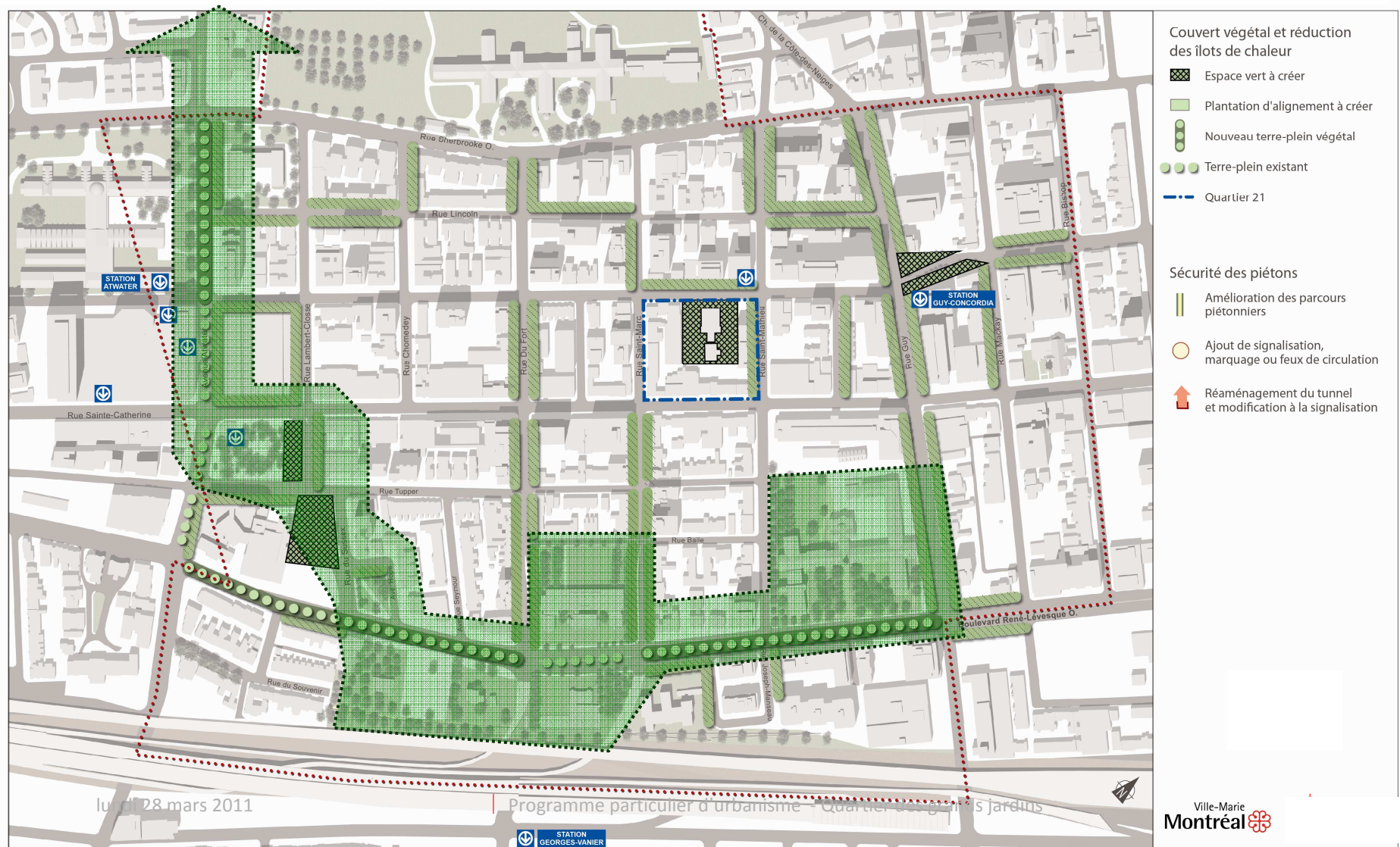
### Development of Place Norman-Béthune



## Playground equipment in Hector-Toe-Blake park



## Greening of the public domain





## 2.3

# Better protect landscape and built heritage

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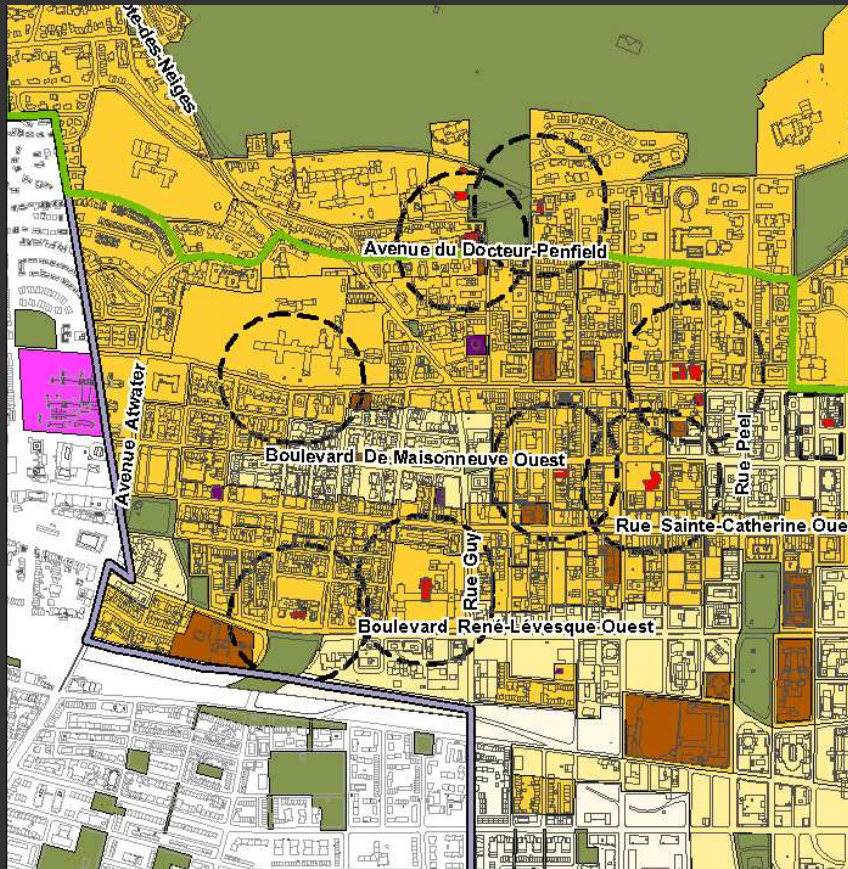
2.3

## Better protect landscape and built heritage

### An exceptional heritage



## A protection plan already in place



- Under the Cultural Property Act

*Classified monuments, Classified historical sites, designated buildings*

- Under the Master Plan

*Significant sectors subject to criteria, modern and contemporary significant sectors, significant buildings*

**Planned improvements:**

- **reinforce heritage protection tools**
- **promote exceptional landscapes in the district**

2.3

## Better protect landscape and built heritage

### By-law on Site Planning and Architectural Integration (SPAI)

Institutional and religious heritage

1



Built environment of rue Sainte-Catherine

2



Shaughnessy Village

3



New constructions and expansions

4



Changes visible from the street and public space

5



## Approach toward conservation of green space of large institutions

### Preferred tools

- Development agreements

*part of change in land use*

- By-law on SPAI

*part of an expansion*



**2.4**

Improve the housing stock

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2.4

## Improve the housing stock

Residential district mostly made up of tenants





### Planned improvements:

- **support the development of diversified housing stock**
- **maintain the quality of existing rental housing stock**
- **stabilize the resident population**

### 3 three lines of action:

Begin reflection on ways to better adapt housing programs to the particular reality of downtown

Rigorously apply by-laws on cleanliness and maintenance of dwellings

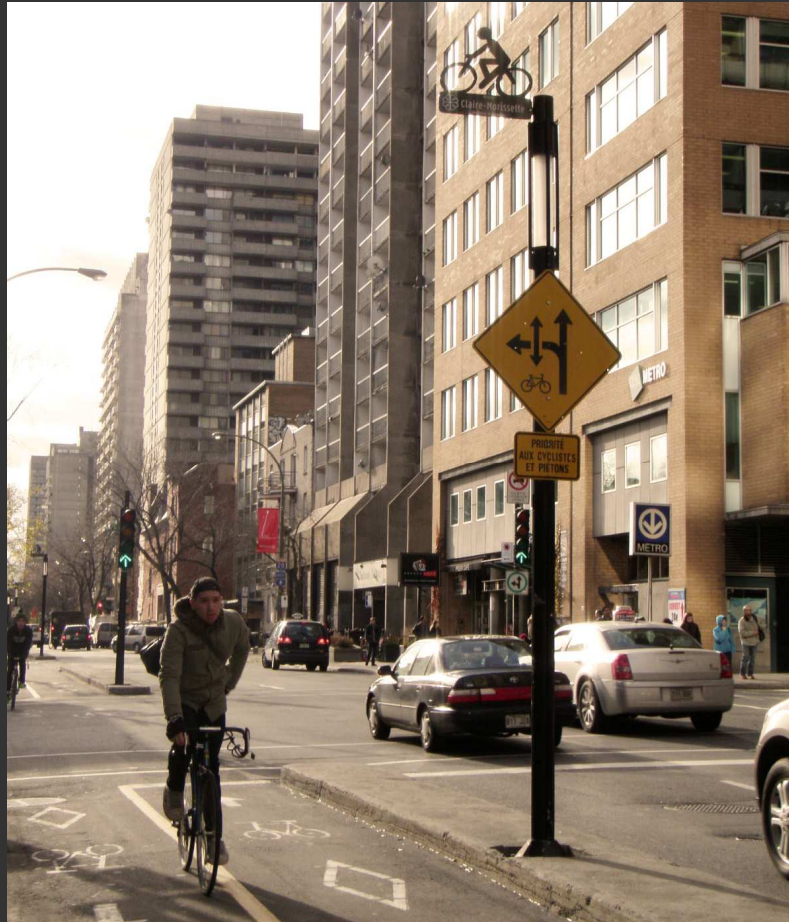
Introduce new types of households as part of residential redevelopment of rue Sainte-Catherine

**2.5**

Enhance traffic safety

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## A population that embraces active and collective transportation modes



## Major automobile transit traffic

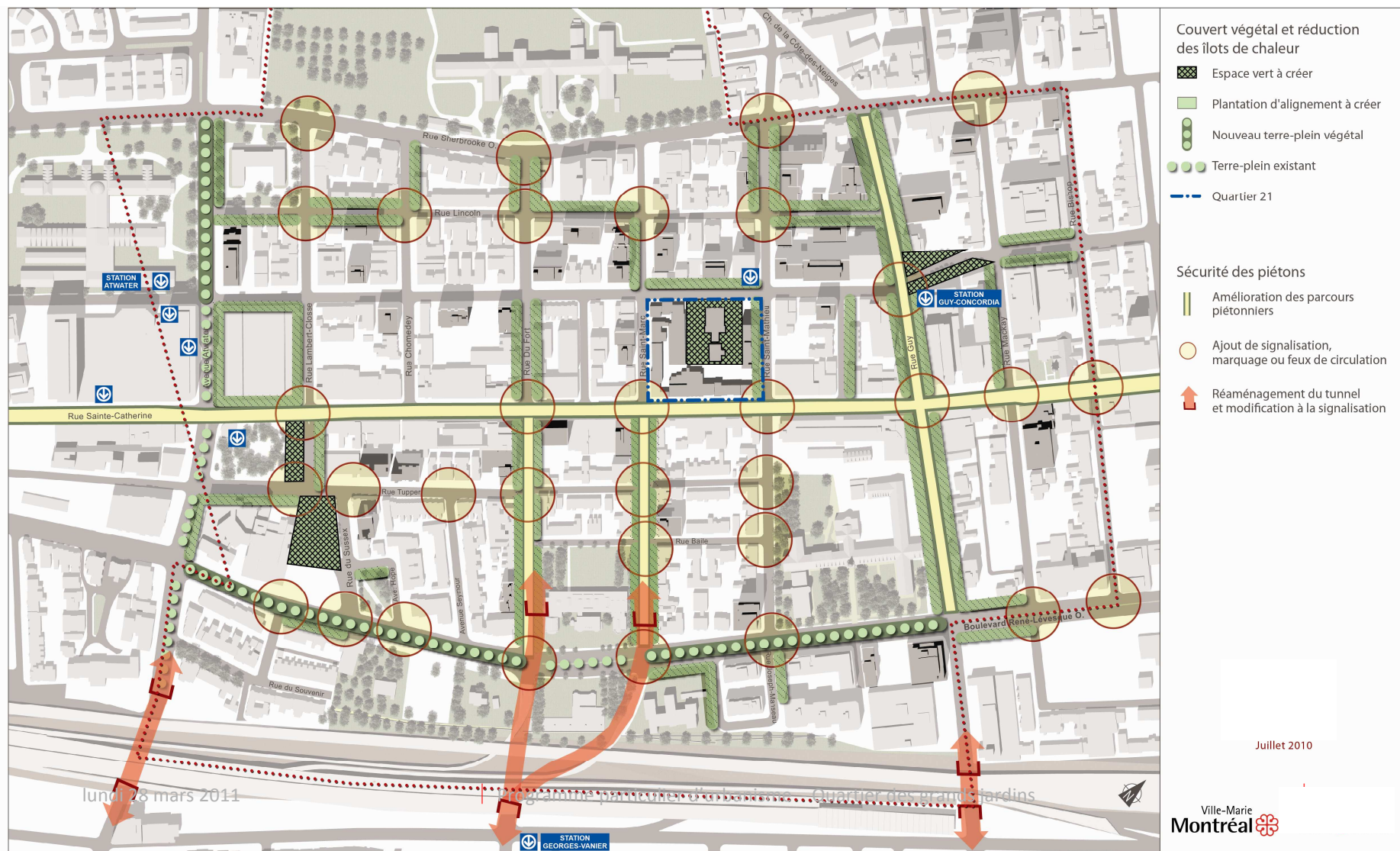


## Planned improvements:

- encourage greater use of active transportation modes
- minimize potential conflicts between motorists, pedestrians and cyclists



# Make intersections safer



**3**

# Conclusion

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# 3 Concrete actions to improve heritage promotion

- | New by-law on SPIA that takes into account notions of landscaped and built heritage
- | Approach to promote and enhance institutional gardens
- | Creation of a new park
- | Upgrade of Cabot Square
- | Development of an heritage route



### 3

## Implementing the SPP

- | Additions to the Special Planning Program following consultations and adoption of the final version of the document
- | Amendment of the Master Plan to include changes to the construction height map
- | Adoption of a new by-law on site planning and architectural integration



THANK YOU!

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