



DRAFT MONTRÉAL  
DEVELOPMENT PLAN

SUMMARY

REVISED VERSION | APRIL 2013

# MONTRÉAL FOR TOMORROW

PRELIMINARY VERSION FOR DISCUSSION

Montréal 



## MORE THAN 10 YEARS AFTER THE MONTRÉAL SUMMIT, THE MONTRÉAL DEVELOPMENT PLAN (MDP) IS AN OPPORTUNITY TO TAKE STOCK OF THE CITY'S STRATEGIC VISION FOR CURRENT AND FUTURE GENERATIONS.

**As stated in section 91 of the Charter of Ville de Montréal:**

**“The city must draw up a plan for the development of its territory that encompasses the environmental, transportation and community, cultural, economic and social development objectives pursued by the city.”**

The Development Plan is to be adopted by city council in 2013. It will be implemented along with the Québec government's strategy to ensure the occupancy and vitality of territories, which will offer an opportunity to reach other municipal-provincial agreements. The MDP will also be implemented in conjunction with the Metropolitan Land Use and Development Plan (PMAD) of the Communauté métropolitaine de Montréal. The city will strive to ensure the greatest possible consistency between the Montréal Development Plan, its policies, programs and management mechanisms.

The MDP is intended to provide a shared reference for public- and private-sector, institutional and sociocommunity players, to help them draw up common strategies. This approach assumes that the Development Plan itself stems from a concerted approach that mobilizes the entire Montréal community.

The strategic vision proposed for the future of Montréal integrates key elements of the main municipal plans and policies adopted by the city over the past decade. This vision speaks of a city that has many strengths and assets, is in the process of transforming itself and needs to improve in certain areas. In the past 20 years, Montréal has seen demographic and economic changes. In addition, the city cannot escape the major international and local environmental issues, along with the need to adapt to climate change.

The development challenge for Montréal is to renew itself, applying sustainable development principles for its current citizens and future generations by encouraging all stakeholders in society to participate in the decision-making process. The goal is to shape a contemporary urban centre that is inclusive and dynamic on economic, cultural and social levels and develop a city that will preserve and improve its environment.

## DEVELOPMENT PRINCIPLES

The Development Plan proposes various urban planning and development principles which the city will rely on to plan Montréal for Tomorrow. Here is a broad outline:

- A compact city that encourages a wide range of urban activities and promotes the proximity of residences, employment, services and leisure activities;
- The development of public transit and active transportation;
- Safe residential neighbourhoods with adequate affordable housing as well as housing for families and the elderly and public services for all ages;
- A public domain that promotes greenery, comfort, universal access, safety, public art and cultural expression;
- A city of design that highlights its architecture, creativity, heritage, urban landscapes and natural environments in addition to promoting urban agriculture;
- The consolidation of the core metropolitan area, where services and infrastructures are present, with three strong employment and economic centres;
- A city that strengthens its position as a national and international cultural metropolis and the largest Francophone city in North America;
- A city that reduces greenhouse gases (GG), adapts to climate change and increases biodiversity;
- The involvement of the public and partners in drafting and implementing the MDP.



## DEMAIN **MONTRÉAL**

THE PROPOSED VISION CONSISTS OF DEVELOPING THE TERRITORY ACCORDING TO THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT TO MAKE MONTRÉAL A CITY THAT IS GREAT TO LIVE, GROW UP, WORK AND STUDY IN.

### LIVING AND GROWING UP IN MONTRÉAL

A focus on living and growing up in Montréal means ensuring that people can live their lives to the fullest. Montréal has a reputation as a city with an enviable quality of life. The mix of activities, housing and parks, the proximity of shops and services and community facilities and an efficient public transit system, along with vibrant neighbourhoods and a climate of social tolerance and inclusiveness, all contribute to this reputation. Montréal's different neighbourhoods offer a friendly and welcoming atmosphere, social diversity, and cultural and economic vitality that is important to sustain.

Consequently, the city plans to:

- Consolidate and improve existing neighbourhoods;
- Promote residential growth.

All the actions carried out by the city, the boroughs, public-sector bodies, other levels of government and the private sector and the community aim at creating a healthy and safe place to live, making Montréal an inclusive city and a pleasant and attractive place for people of all ages and incomes, and maintaining its social diversity. One of the major issues concerns access to affordable housing, especially for young families and low-income households.

By stimulating residential demand and supporting housing construction, Montréal will contribute to the consolidation of the central metropolitan area and maintain its demographic weight in the region. This will also be an opportunity to promote a variety of types of housing, including social and affordable housing and large homes for families.



Mount Royal Park © Tourisme Montréal, Stéphan Poulin



## WORKING AND STUDYING IN MONTRÉAL

Increasingly, large cities' economic attractiveness depends on the way in which they foster innovation. In this respect, Montréal has many assets: a skilled workforce, a vibrant downtown scene, exceptional cultural vitality, employment and economic centres with high value added in the heart of the metropolitan area, efficient public transit and highway networks and a number of major universities and research centres. In addition, it has all the assets of a compact city, including easy access to public transit and active transportation and residential neighbourhoods nearby.

The city must continue its support for economic development by maintaining business and industrial zones. It must also ensure optimal conditions for the mobility of people, goods and ideas, and the quality of the urban environment for employment and economic centres.

Consequently, the city plans to:

- Strengthen its employment and economic centres, with increased mobility via public transit;
- Develop integrated management of goods transportation.

In downtown Montréal and its central neighbourhoods, it is important to continue strengthening economic, cultural, education, research and healthcare activities. In addition, there are opportunities in the Western and Eastern employment and economic centres and areas near the highway 15-40 and 25-40 interchanges that will make it possible to achieve greater urban diversity and density.

By 2020, the city would like to increase up to 55% the proportion of travel by public transit and active transportation in the morning rush hour, mainly for work and school. This initiative would help the city reach its objective of reducing greenhouse gas emissions by 30%.

Similarly, the city plans to strengthen Montréal's economic role as a shipping hub, by encouraging freight transportation logistics, near the airport and the port, and relying on rail and highway infrastructures.



Montréal metro © Ville de Montréal



Square Dorchester, Ville-Marie Borough © Marc Cramer

## SHAPING THE CITY

Montréal must provide leadership in order to shape a contemporary city, with a focus on sustainable development. For this purpose, it plans not only to take integrated action on city property, but also to reorient land use and development throughout Montréal, in existing neighbourhoods and sectors slated for renewal. It also wants to provide development guidelines for public and private property. In keeping with projects currently underway in Montréal and in light of the development principles outlined above, the city must act to:

- Strengthen Montréal's identity;
- Encourage high-quality development and architecture, while meeting certain environmental performance criteria.

The city plans to continue enhancing its built and landscaped heritage, in particular such symbols as Old Montréal, Mount Royal, natural habitats, its status as an island, downtown and local landscapes in the different neighbourhoods. Urban development and redevelopment must also take account of such aspects as the city's face

in winter, its nighttime cityscape and public art. In addition, to project a modern, creative image, Montréal needs distinctive, innovative architecture and development projects.

Given its responsibilities and jurisdiction, the city plays a key role in developing public realm and overseeing private-sector projects. Since public property plays a large role in shaping a city, Montréal plans to improve the quality and quantity of public spaces, from parks to streets and lanes.

Some environmental performance criteria will also be drawn up to reduce the environmental impact of such work. The goal first of all must be to encourage biodiversity and efforts to green the city, in particular by planting trees. This will reduce the impact of urban heat islands and help beautify neighbourhoods. The city will have to build infrastructure for better rainwater management and organic waste treatment.



# ACT ON THE CITY: MUNICIPAL ACTION PLAN (2013-2017)

The Development Plan is based on a strategic planning approach that requires making choices and establishing priorities. To make the proposed vision a reality, the city recommends implementing a concrete and feasible action plan over a five-year period. It will revolve around four major priority actions.

This municipal action plan is based on the city's Triennial Capital Expenditure Plan (TCEP) and its operating budget as well as certain government subsidies. It will realize, over time and on the territory, the orientations prioritized in the draft Plan. It also takes into account points of view expressed during public input process carried out in 2012.

Since the city can only act within its powers and financial capability, this action plan also calls for the collaboration of all stakeholders—government, institutional, private and sociocommunity partners—in Montréal's development.

## 1 | STRENGTHEN MONTRÉAL'S LEADERSHIP AS A METROPOLIS

The recommended actions aim to increase Montréal's role as a driving economic force and its visibility as a cultural metropolis. To achieve this, the city will focus its investments on strategic sectors. On the one hand, in the downtown area, given its importance as a nexus of the city's identity, economy and culture; on the other hand, in sectors where major projects have been planned or are under construction, for their multiplier effect.

The objective is to strengthen the major employment centres in the Centre, East and West. The city intends to intensify urban activity through quality development and improved transport service. The major urban projects will be developed and rolled out as an integrated whole, much like "pieces of the city" to be remodeled according to the principles of the Development Plan. They will serve as the foundation for creating positive economic and social spin-offs and for improving neighbouring districts.

### ENCOURAGE DEVELOPMENT OF THE DOWNTOWN AREA THROUGH QUALITY PUBLIC SPACES AND DESIGN

**TCEP Investments (2013-2015) on public realm and infrastructure : \$275 M**

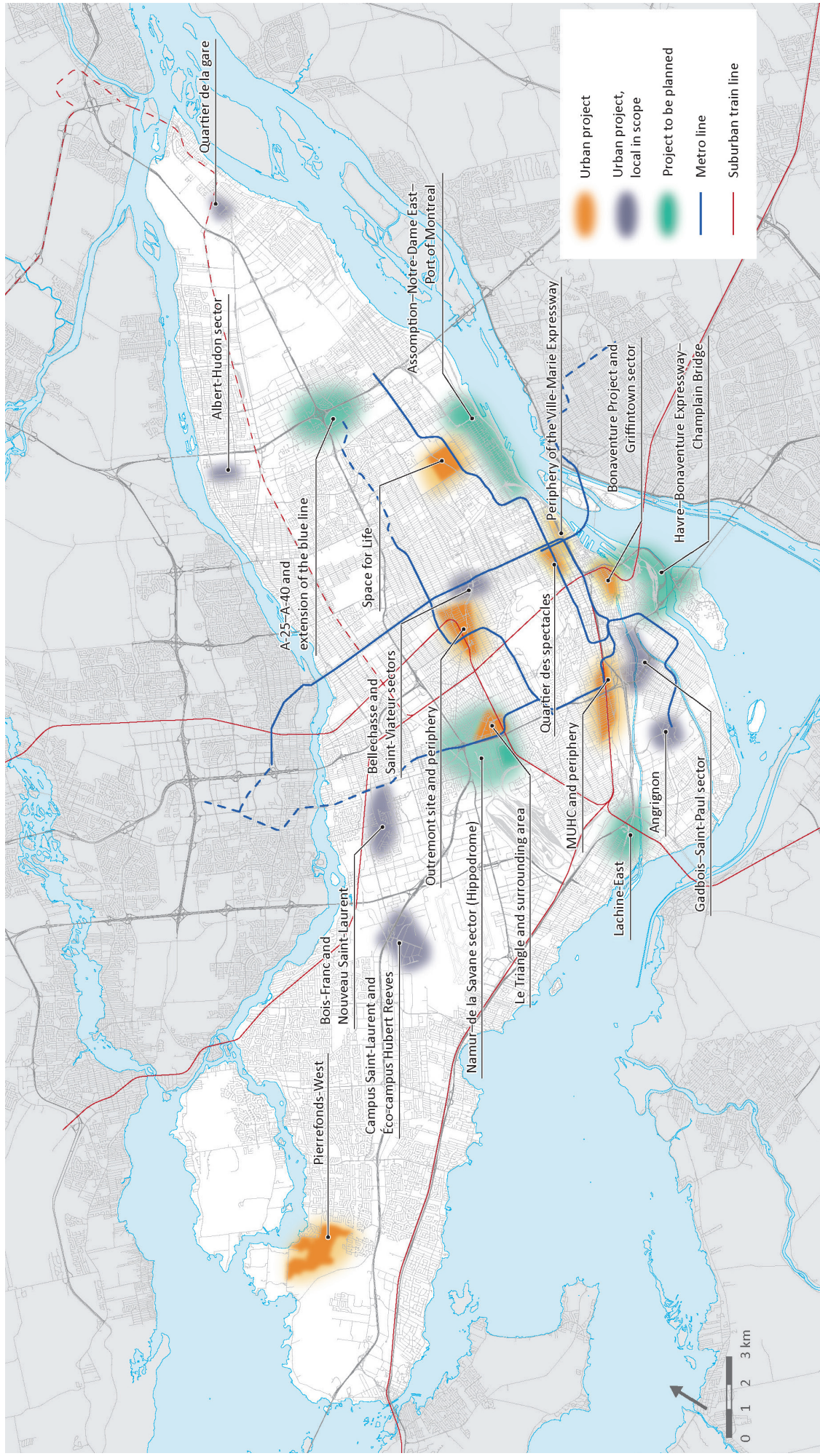
- Jean-Drapeau Park: development of waterfront walkways and the Place des Nations;
- Mount Royal Park: restoration and enhancement of the park and its road network;
- Old Montréal: development of public spaces;
- Development of an urban promenade between Mount Royal and the St. Lawrence River;
- Development of public spaces: Dorchester Square and Place du Canada, Pôle Frontenac (Sainte-Marie neighbourhood), Cabot Square (Quartier des grands jardins), Chinatown;
- Installation and restoration of public artworks.

### MAKE URBAN PROJECTS A REALITY

**TCEP Investments (2013-2015) on public realm and infrastructure : \$376.5 M**

- Le Quartier des spectacles (Place des Arts and Quartier latin sectors);
- Areas around the Ville-Marie Expressway ;
- The Bonaventure project and Griffintown sector;
- The MUHC and surrounding areas ;
- Le Triangle sector and surrounding area ;
- Outremont site and surrounding area;
- The Space For Life infrastructures;
- The Pierrefonds-West project.

# URBAN PROJECTS AND PROJECTS TO BE PLANNED





## 2 | IMPROVE THE QUALITY OF COMMUNITY LIFE IN THE NEIGHBOURHOODS

### URBAN PROJECTS WITH LOCAL IMPACT

- Campus Saint-Laurent and Éco-campus Hubert-Reeves of the Technoparc Montréal (Saint-Laurent);
- Bois-Franc and Nouveau Saint-Laurent (Saint-Laurent);
- Pointe-aux-Trembles train station neighbourhood (Rivière-des-Prairies–Pointe-aux-Trembles);
- Bellechasse (Rosemont–La Petite-Patrie) and Saint-Viateur East (Le Plateau-Mont-Royal);
- The Gadbois–Saint-Paul sector (Le Sud-Ouest);
- Angrignon (LaSalle);
- Albert-Hudon (Montréal-Nord).

### PRIORITIZE PLANNING OF MAJOR STRATEGIC SECTORS

- Le Havre and the Bonaventure Expressway and Champlain Bridge;
- The sectors of L'Assomption and the port;
- The Namur–de la Savane sector;
- The sector near the highway 25-40 interchange, related to the extension of the blue line of the metro;
- The Lachine-East sector.

### LONGER-TERM PROJECTS TO PLAN

- The Turcot Yard;
- The refineries sector.

The city wants to capitalize on a maximum number of opportunities to improve the quality of life in its neighbourhoods and provide Montrealers with a healthy as well as socially and demographically diverse environment. To achieve this, it will work on a number of fronts: develop public spaces, streets, parks and lanes, provide affordable housing and public facilities; implement social outreach programs, etc.

**IMPROVE ACCESS TO OWNERSHIP OF AFFORDABLE, QUALITY HOUSING, PARTICULARLY FOR FAMILIES, LOW-INCOME HOUSEHOLDS AND THE ELDERLY**

There are many issues at stake for the city with regard to housing: an increase in the residential market, a lack of social and affordable housing, keeping families in the city, and the ageing of housing inventory. To meet these challenges, it must continue, intensify and diversify its actions, with the support of the federal and provincial governments and the collaboration of private and social stakeholders.

#### Cost-shared programs

- Renovation Québec;
- AccèsLogis Québec for developing social and community housing projects;
- Home adaptation.

#### Municipal programs

- Access to home ownership;
- Sanitation initiatives;
- Montréal residential incentive programs.

**Operating budgets 2013: \$51.6 M**

Champlain Bridge © iStockphoto



Le Coteau Vert and Un toit pour tous Projects © Daniel Herrera Castillo







## DEMAIN **MONTREAL**

### IMPROVE THE RANGE AND QUALITY OF MUNICIPAL PUBLIC FACILITIES

The city wants to ensure an adequate range and quality of municipal public facilities for all Montrealers, within a reasonable distance of their places of residence. The planned actions include the upgrading of several arenas and aquatic facilities, and the construction of new sports facilities and new swimming pools, among others. Various investments related to culture and heritage are also planned, such as the enhancement of heritage buildings and the renovation, expansion or construction of libraries.

The city will also establish new service yards and eco-centres, as well as treatment infrastructures for organic material and a pre-treatment centre for household waste. It will also initiate a Plan for the enhancement and development of commercial arteries.

**TCEP Investments (2013-2015) on municipal public facilities : \$378 M**



Centre communautaire de l'Est, Pierrefonds-Roxboro Borough  
© Ville de Montréal

### PRIORITIZE ACTIONS IN DISADVANTAGED SECTORS

The city would like to develop and hone the tools intended to better support disadvantaged sectors through a cost-shared program with the Government of Québec. The preferred approach will focus as much on housing, public facilities and the development of parks as on social conditions, access to employment, student retention rates, integration of immigrant communities and the social reintegration of marginalized people. It will be based on local dialogue and community mobilization.

**Operating budgets 2013 : \$14.6 M**

### GREENING OF NEIGHBOURHOODS

The city must make sustained efforts with regard to the planting of trees and their protection, as well as for the preservation of natural environments of interest. It plans to increase the urban canopy index from 20% to 25% by 2025. Locally, the city will work toward the enhancement of public places, the greening of neighborhoods and the creation of pedestrian amenities.

**TCEP Investments (2013-2015) on public realm and infrastructure : \$198.4 M**

- Requalification of parks, green spaces and playing fields;
- Protection of the natural environment;
- Improvements related to the Complexe environnemental Saint-Michel;
- Creation of urban promenades;
- Increase of the urban canopy index by 5%.



Development of public realm, worker on street © Ville de Montréal



### 3 | INCREASE THE USE OF PUBLIC TRANSIT AND ACTIVE MODES OF TRANSPORTATION

The city has prioritized the development of public transit and active modes of transportation, especially for work and study. This commitment aims to foster more fluid movements and the reduction of greenhouse gas emissions. Recurrent and permanent funding of public transportation is required, both to maintain and to improve services. The layout of the city should also be designed to prioritize active modes of transportation, including facilitating the movements of pedestrians and cyclists, and ensuring their security.

#### SUPPORT THE MAIN INFRASTRUCTURE PROJECTS PLANNED BETWEEN NOW AND 2020

**TCEP Investments (2013-2015) on public realm and infrastructure : \$88.6 M**

- Establishment of measures to give priority to buses;
- Installation of the Pie-IX BRT;
- Completion of the Train de l'Est;
- Extension of the blue line of the metro.

#### DETERMINE ADEQUATE FUNDING FOR INFRASTRUCTURE PROJECTS, ROLLING STOCK AND OPERATING BUDGETS OF PUBLIC TRANSPORTATION ON A RECURRENT BASIS

The Société de transport de Montréal (STM) wants to increase the number of trips made using public transit by 40% by 2020. However, the funds allocated are inadequate, both for maintaining current levels of operation and for improving services. Substantial financial support from higher levels of government is required, as well as new dedicated revenue sources. The City proposes to increase the gas tax and to index the tax on vehicle registration fees in the entire AMT territory. It is also calling for the establishment of a regional road tolls to fund road and public transport infrastructure.



Future metro car © Société de transport de Montréal

#### PROMOTE AND ENSURE THE SECURITY OF PEDESTRIAN AND BICYCLE TRAVEL

The city wants to increase the modal share of active transportation on the island from 15% to 18% by 2020. It also plans to expand the bicycle path network from 602 to 800 kilometres by 2016. Various pedestrian security and traffic-calming measures are also planned.

**TCEP Investments (2013-2015) on public realm and infrastructure : \$60.1 M**

- Development of the bicycle path network;
- Installation of traffic-calming measures along the periphery of Notre-Dame Street in Hochelaga-Maisonneuve;
- Development of public and private spaces to ensure pedestrian comfort;
- Improvement of pedestrian traffic.



BIXI © Ville de Montréal



## 4 | MODERNIZE INFRA-STRUCTURES AND INVEST IN THE QUALITY OF PUBLIC REALM

The city will take advantage of the planning and implementation of urban projects and major water and sewer system rehabilitation works to requalify Montréal's large arteries. It will set up a program specific to major arteries to encourage use of public transit and active modes of transportation, the planting of trees, integrated water management and the enhancement of the built environment. These operations will also provide an opportunity to integrate digital infrastructures and new technologies.

### REHABILITATE THE WATER AND ROAD NETWORKS

**TCEP Investments (2013-2015) on public realm and infrastructure : \$2 037.3 M**

- Rehabilitation of water infrastructure;
- Maintenance and rehabilitation the road network;
- Construction and modification of underground conduits, conversion and disposal of electrical wires and burying cables.

Water distribution work site © Ville de Montréal



## THE FINANCIAL FRAMEWORK

Implementing the Montréal Development Plan (MDP) will require an overall financial framework to allow the priority actions established in the Plan to be carried out. This framework will determine the respective contributions by the different stakeholders:

- Property and other taxes paid by Montréal ratepayers;
- General subsidy programs and financial transfers from the provincial and federal governments, or possible specific agreements;
- Fiscal tools related to specific aspects of the MDP, established by the Québec government.

The largest municipal investments in infrastructure, community facilities and the improvement of public realm will mainly be carried out as part of the Triennial Capital Expenditure Plan (TCEP). These investments will translate into higher property values and hence additional revenue for the city and other levels of government.

Other aspects of the implementation of the Plan will call for the introduction of special tax incentives, such as support for the creation of affordable housing in the city, financing public transit or creating programs to revitalize underprivileged sectors.

A view of Montréal from Jean Drapeau Park © Tourisme Montréal



