

Developing a Special Planning Program for the central area, including a feasibility and situation study for a sports and aquatic centre

Borough of Pierrefonds-Roxboro

Special information meeting

January 13, 2016, 7 p.m.

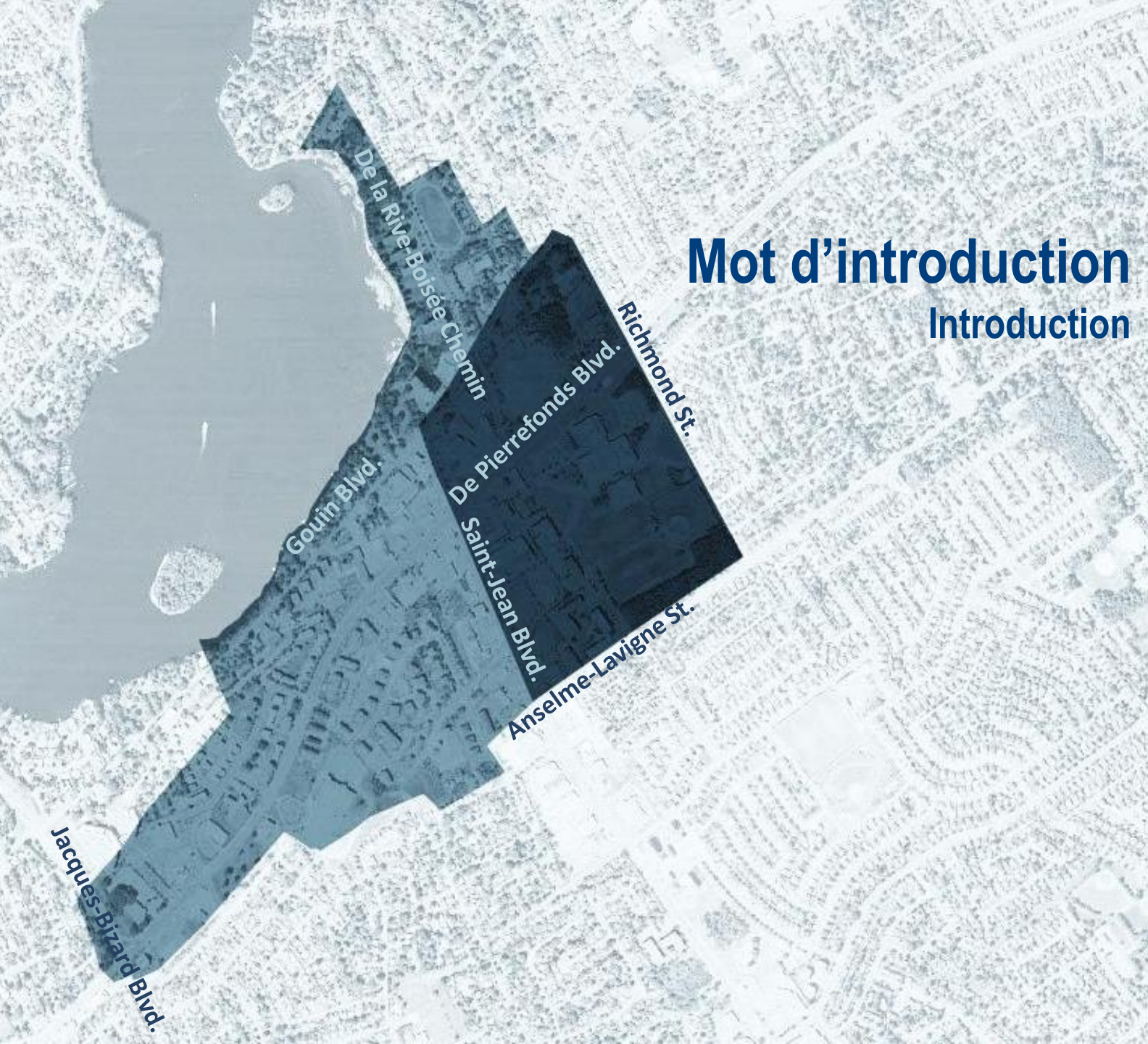
Marie-Hélène Breault, urban planner

Djemila Hadj-Hamou, urban planner / urban designer



Presentation outline

1. Mot d'introduction / *Introduction*
2. Portée du mandat / *Mandate scope*
3. Lecture du milieu / *Site analysis*
4. Complexe récréatif et sportif intergénérationnel /
Intergenerational sports and recreation complex
5. Vision et concept d'aménagement / *Vision and concept*
6. Affectations, usages et densités / *Detailed land use and density*
7. Prochaines étapes / *Next steps*



Mot d'introduction

Introduction

1



Portée du mandat

Mandate scope

2

QU'EST-CE QU'UN PROGRAMME PARTICULIER D'URBANISME?

WHAT IS A SPECIAL PLANNING PROGRAM?

A Special Planning Program (SPP) is a tool that allows for more detailed planning of an area of particular physical, economic or social interest.

Once in force, it becomes part of the urban development Master Plan.

An SPP enables a borough to set guidelines for the planning of its territory. It may contain the following elements:

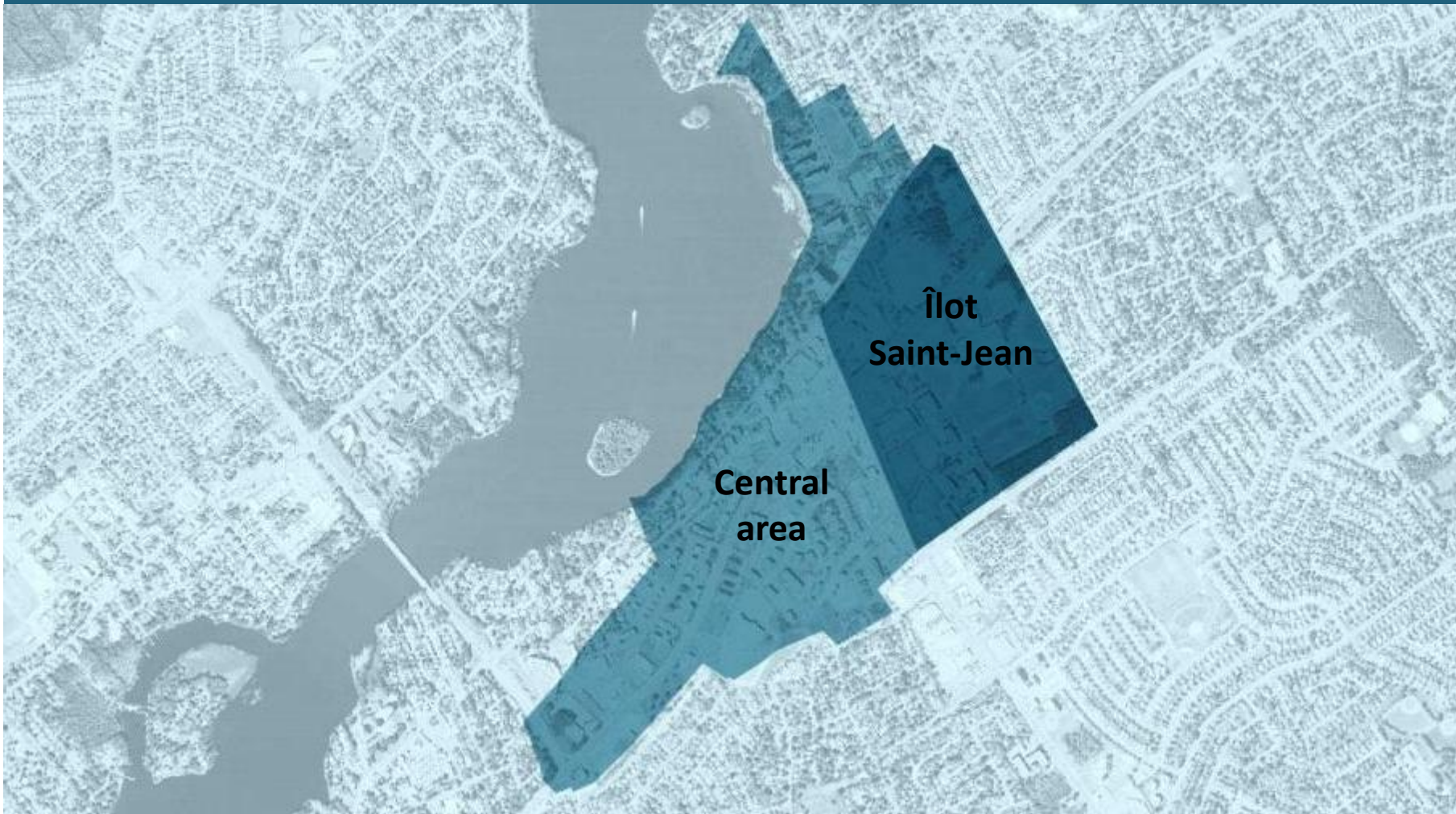
- Analysis
- Land use vision
- Directions, objectives, actions
- Land use designations and building density
- Routes and types of traffic corridors, facilities and infrastructure
- Work required, and the capital cost, sequence and length of that work
- Proposed zoning, subdivision and construction by-laws

An SPP serves as a borough's guide in its development of a given area over a 15- to 20-year period.

PRINCIPAL OBJECTIF DU PROGRAMME PARTICULIER D'URBANISME

MAIN OBJECTIVE OF THE SPECIAL PLANNING PROGRAM

To establish a vision and propose a land use concept for the central area, including the Îlot Saint-Jean



DÉMARCHE PARTICIPATIVE, INTRANTS ET ÉCHÉANCES

PARTICIPATORY APPROACH, INPUT AND DEADLINES

Participatory approach

- Workshop with the project committee – Summer 2015
- Workshop with the partners – Fall 2015
- 1st public consultation – January 2016
- 2nd public consultation – May 2016

Input

Planning document	Adoption	Impact
Montréal Master Plan – borough document for Pierrefonds-Roxboro	December 2007 (updated June 2011)	Central area identified as sector for local detailed planning effort
Strategic Plan for Sustainable Development	January 2012	Creation of a detailed plan for the central area as well as a development strategy (multi-functional)
Master Plan for Cultural, Sporting and Recreational Facilities	April 2013	Civic centre project in the heart of the borough
2015–2018 strategic plan	June 2015	Priority projects: Design and development of the land use concept for the Îlot Saint-Jean Technical and financial studies for the construction of an indoor sports and aquatic centre

Deadlines

- Submission of the Special Planning Program: Winter 2016
- Adoption of the Special Planning Program: Spring 2016



Lecture du milieu

Site analysis

3

Urban analysis based on an examination of:

1. La forme urbaine / *Urban form*
2. La vocation et la mixité des usages / *Vocation and mixed uses*
3. La mobilité / *Mobility*
4. L'environnement et le paysage / *Natural environment and landscape*

SECTEURS D'ÉTUDE

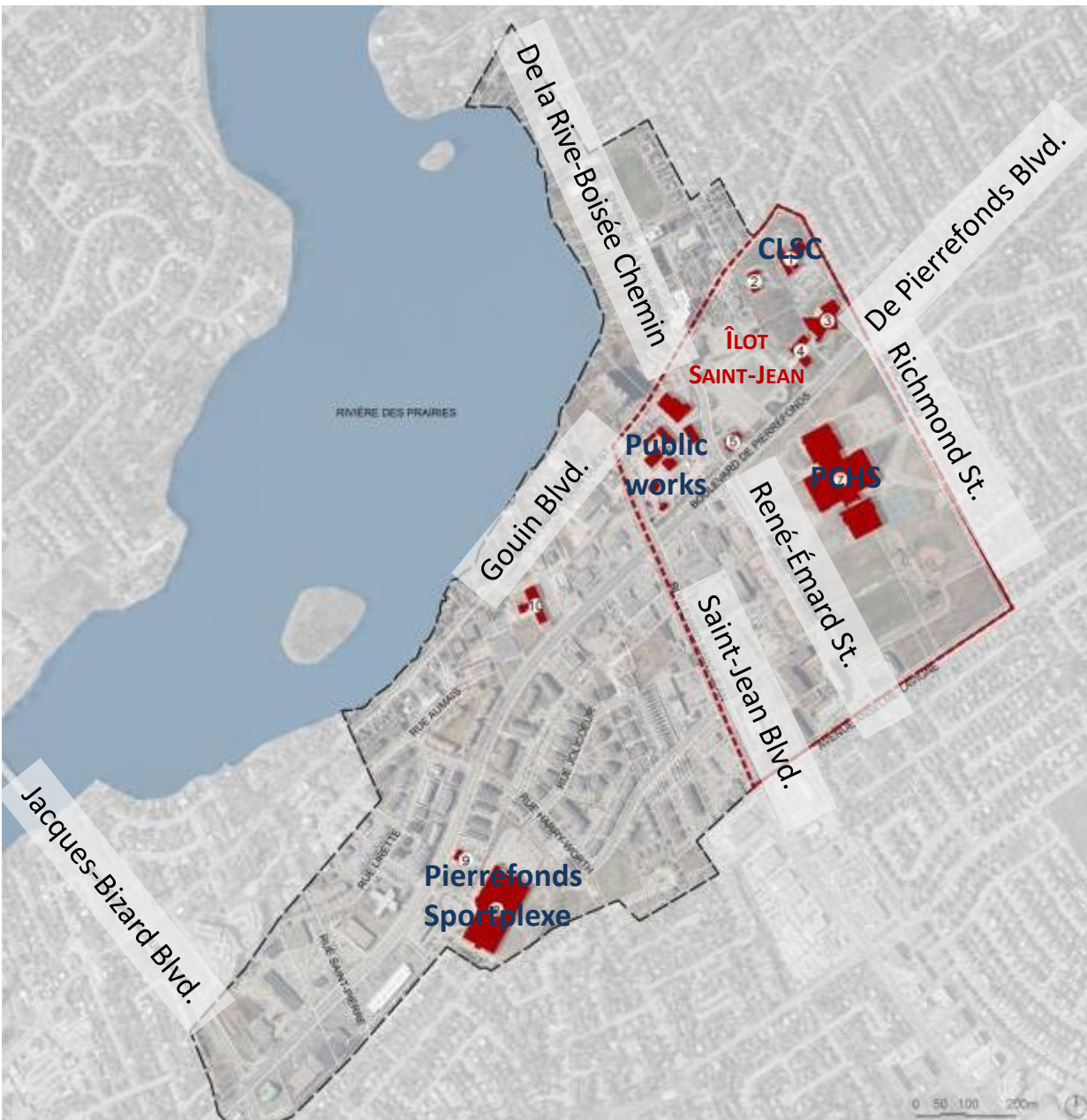
STUDY AREAS



- SECTEUR CENTRE
- ZONE INSTITUTIONNELLE
- LIMITE DE L'ARRONDISSEMENT
- RÉSEAU AUTOROUTIER
- RÉSEAU ROUTIER PRINCIPAL
- VOIE FERRÉE
- GARE
- PORTE D'ENTRÉE

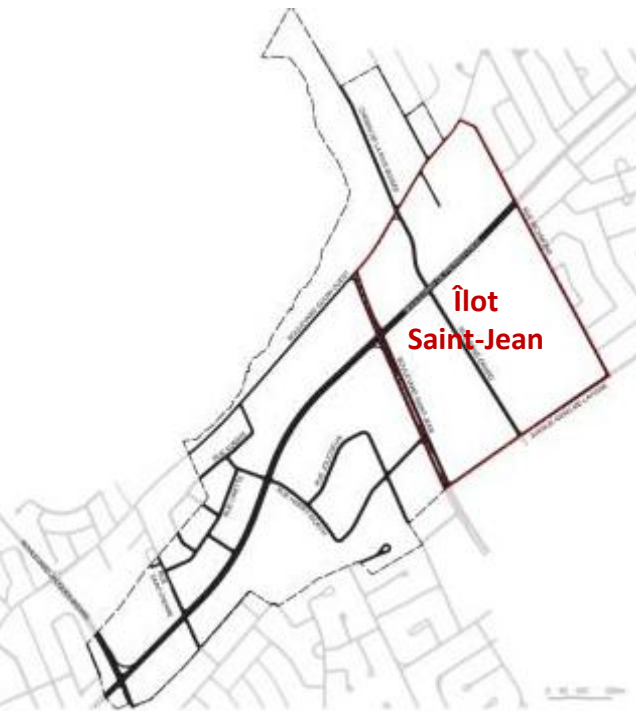
SECTEURS D'ÉTUDE

STUDY AREAS

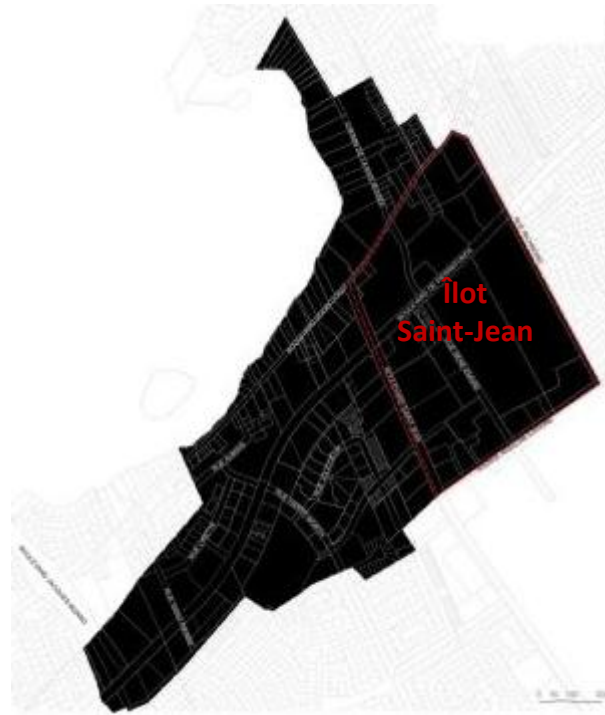


- SECTEUR CENTRE
- - - ZONE INSTITUTIONNELLE
- 1 CLSC DE PIERREFONDS
- 2 CENTRE CULTUREL DE PIERREFONDS
- 3 BIBLIOTHÈQUE DE PIERREFONDS
- 4 MAIRIE D'ARRONDISSEMENT
- 5 CASERNE D'INCENDIE
- 6 TRAVAUX PUBLICS
- 7 PIERREFONDS COMPREHENSIVE HIGH SCHOOL/ CFP DU WEST ISLAND
- 8 SPORTPLEXE PIERREFONDS
- 9 POSTE DE POLICE
- 10 ÉCOLE SAINT-GÉRARD

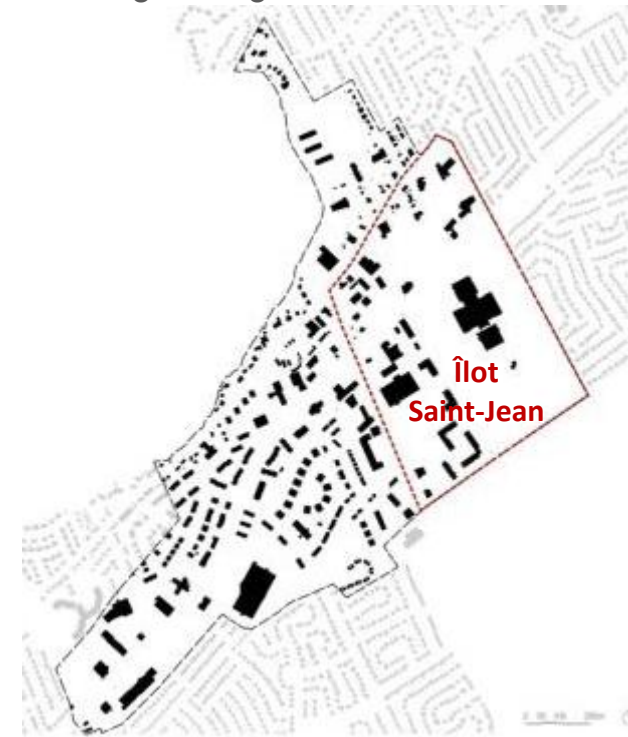
Road network



Lots



Building configuration



- Two major boulevards
- Huge blocks in the eastern section (Îlot Saint-Jean)
- Organic layout in the western section
- Separation from / lack of connection with surrounding areas

- Significant difference in size and shape of lots
- Larger lots in the eastern section and along the major boulevards
- Deep, narrow lots bordering the Rivière des Prairies

- Difference in building envelopes
- Compact footprint of buildings
- Buildings often not adjoined, with minimal setback

LA FORME URBAINE

URBAN FORM

Road network

Lots

Building configuration



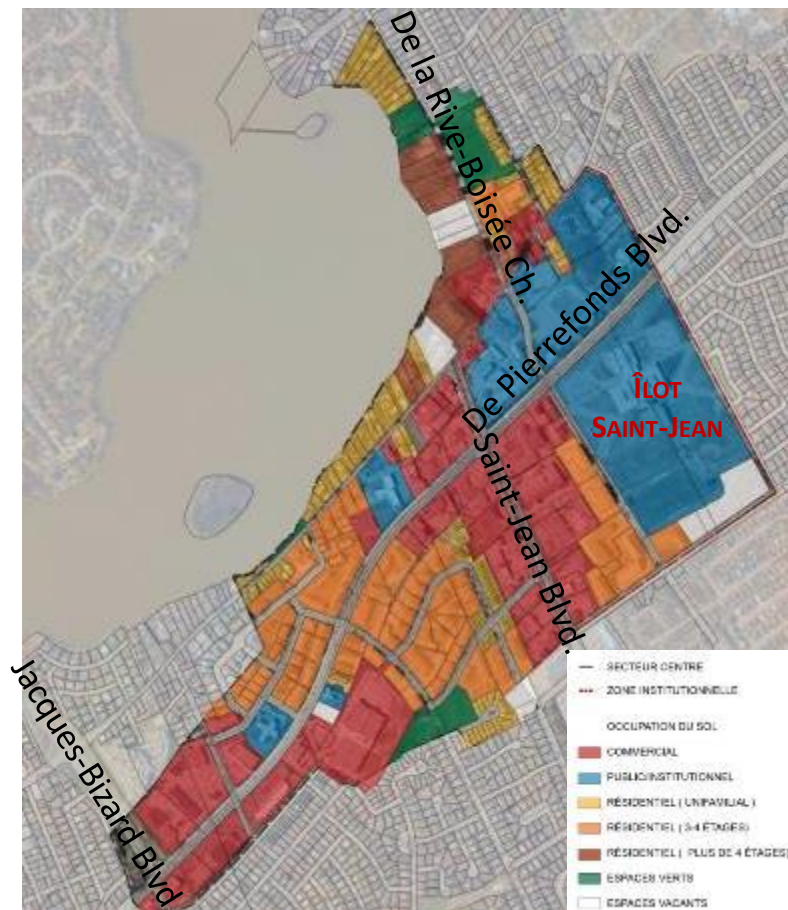
VOCATION ET MIXITÉ

VOCATION AND MIXED USES

Land use

Population

Classifications



Population	Area	Borough
Total population	6,000 (9%)	68,400
Total dwellings	3,000 (12%)	25,000
People per household	2.0	2.7
Age 0–14 years	13%	19%
Age 15–64 years	58%	68%
Age 65 years and older	29%	14%

Residential classifications	Proportion
Single-detached house	13%
Semi-detached house / row house / duplex	6%
Apartment (building with fewer than 5 floors)	56%
Apartment (building with 5 or more floors)	25%
Total	100%

Current projects

- Three projects
- Condos (68) and townhouses (44)
- Gouin Boulevard and De la Rive-Boisée Chemin

Recently constructed projects (for sale)

- Four projects
- Condos (202)
- Gouin, De Pierrefonds, De la Rive-Boisée

VOCATION ET MIXITÉ

VOCATION AND MIXED USES

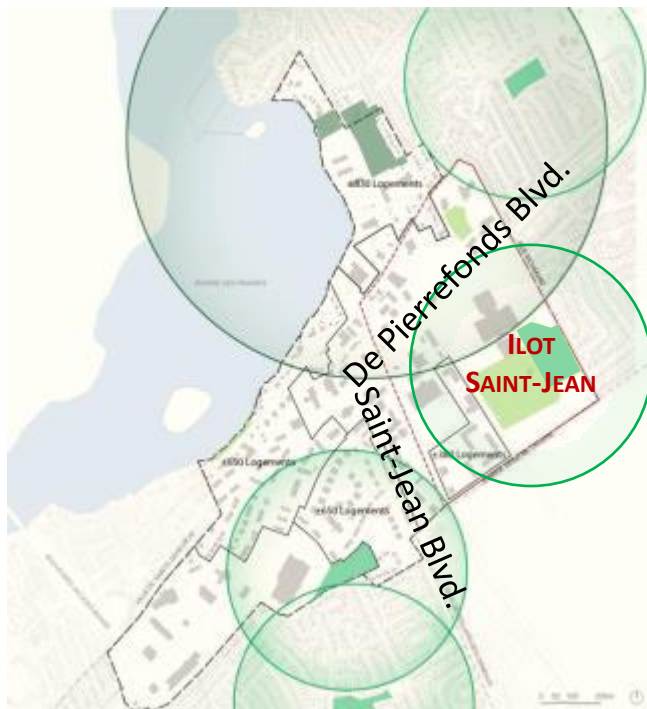
Land use
Population
Classifications



VOCATION ET MIXITÉ

VOCATION AND MIXED USES

Parks and density



Obsolete / incompatible uses



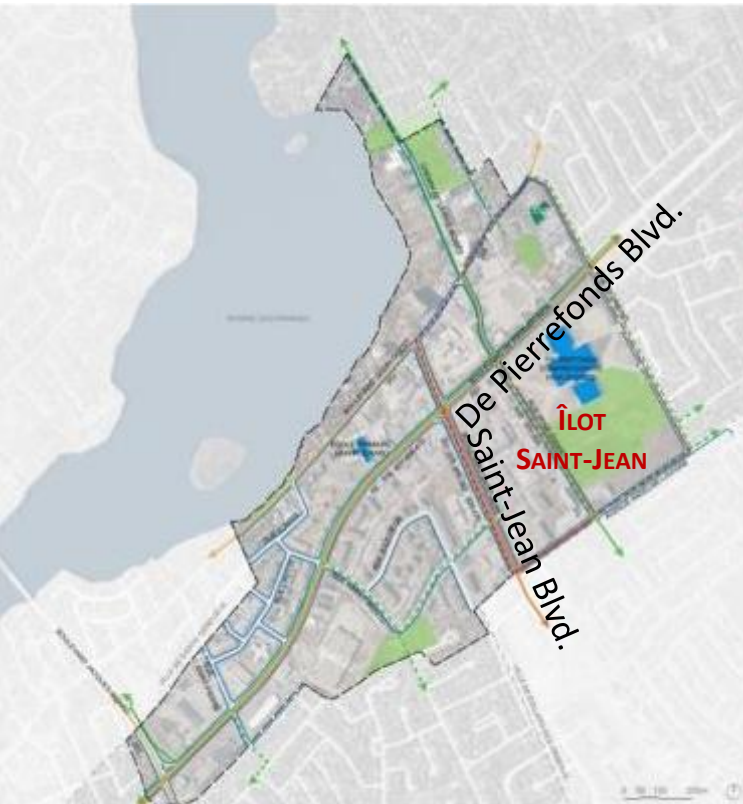
Underused land



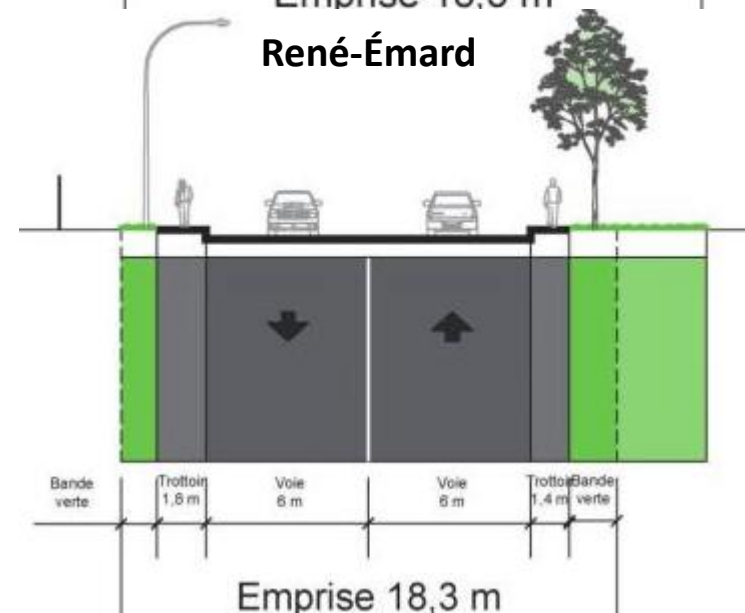
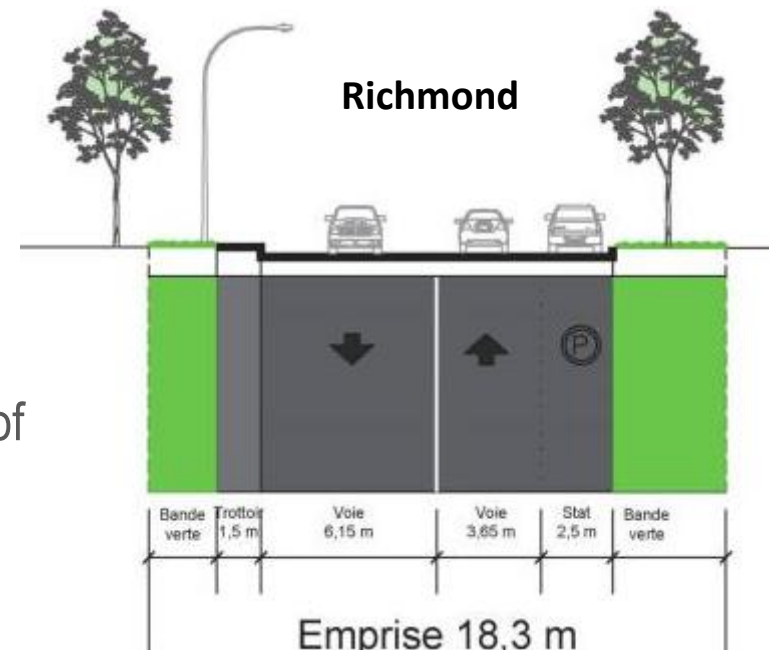
- Underdeveloped spaces / parking lots
- Obsolete / incompatible uses
- Vacant buildings

Average gross density: 21 dwellings/hectare

Public transit network / bike path network



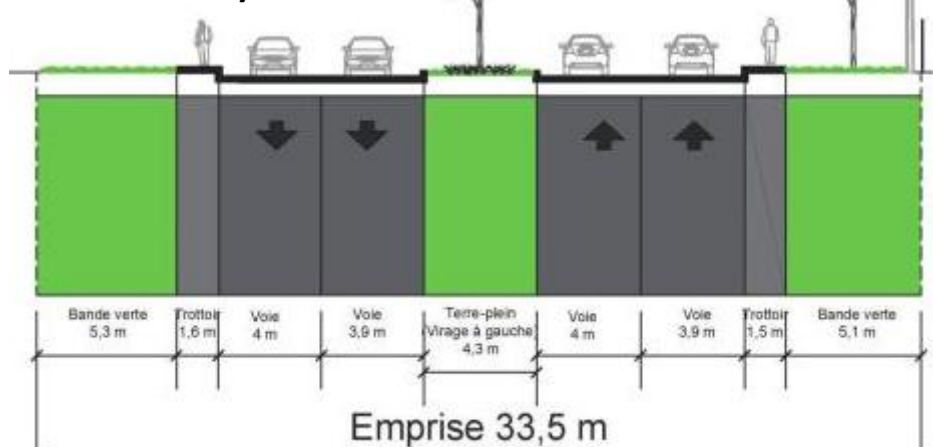
Current use of
the public
right-of-way



- SECTEUR CENTRE
- ZONE INSTITUTIONNELLE
- TROTTOIR
- PISTE CYCLABLE
- PISTE CYCLABLE PROJETÉE
- RÉSEAU LOCAL D'AUTOBUS
- 400 RÉSEAU EXPRESS D'AUTOBUS
- 300 RÉSEAU D'AUTOBUS DE NUIT
- MESURES PRÉFÉRENTIELLES POUR BUS
- ÉTABLISSEMENT SCOLAIRE
- ÉTABLISSEMENT DE SANTÉ
- PARC

Current use of the public right-of way

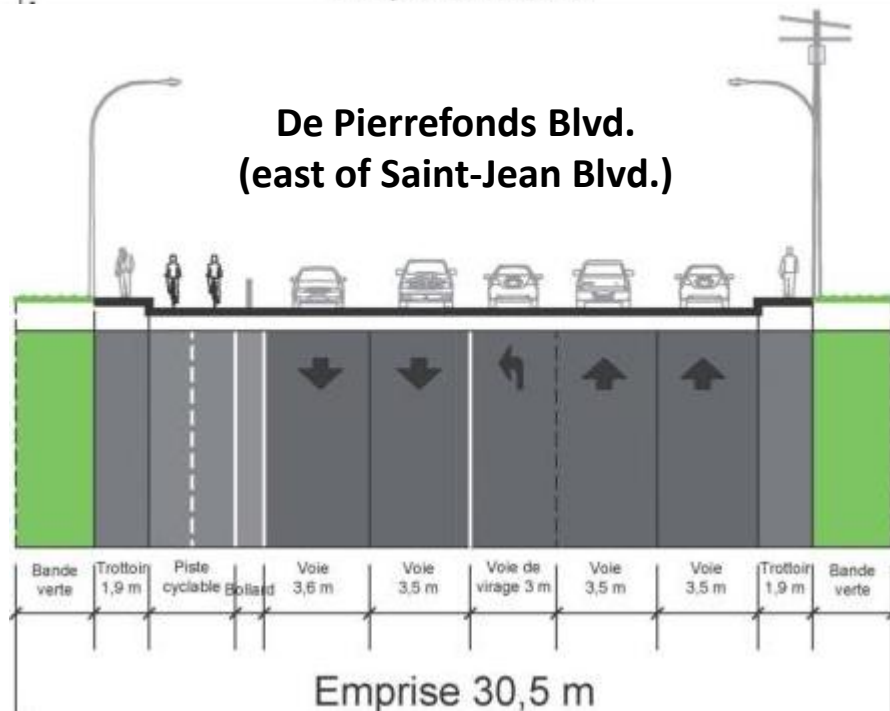
**Saint-Jean Blvd.
(north of De Pierrefonds Blvd.)**



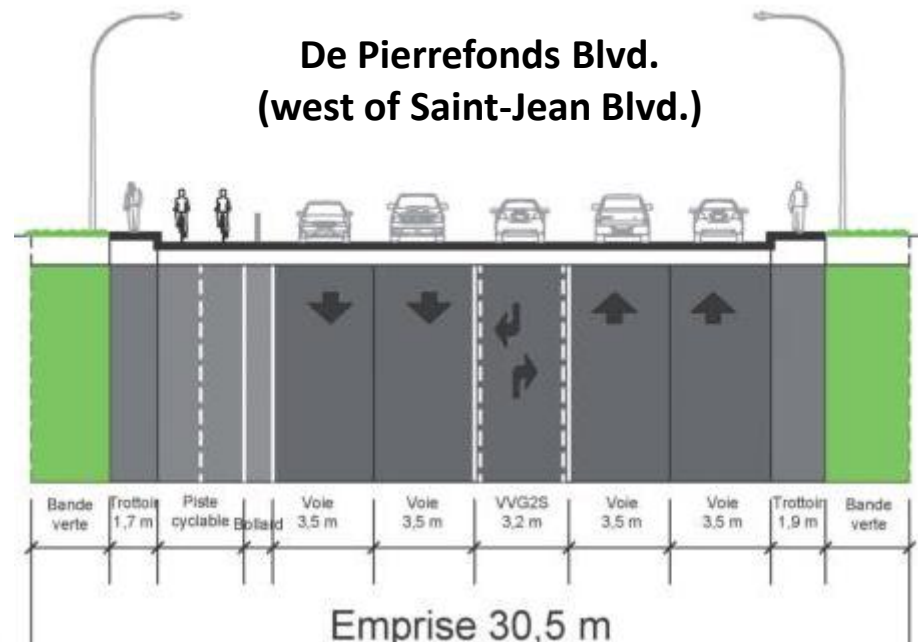
Gouin Blvd.



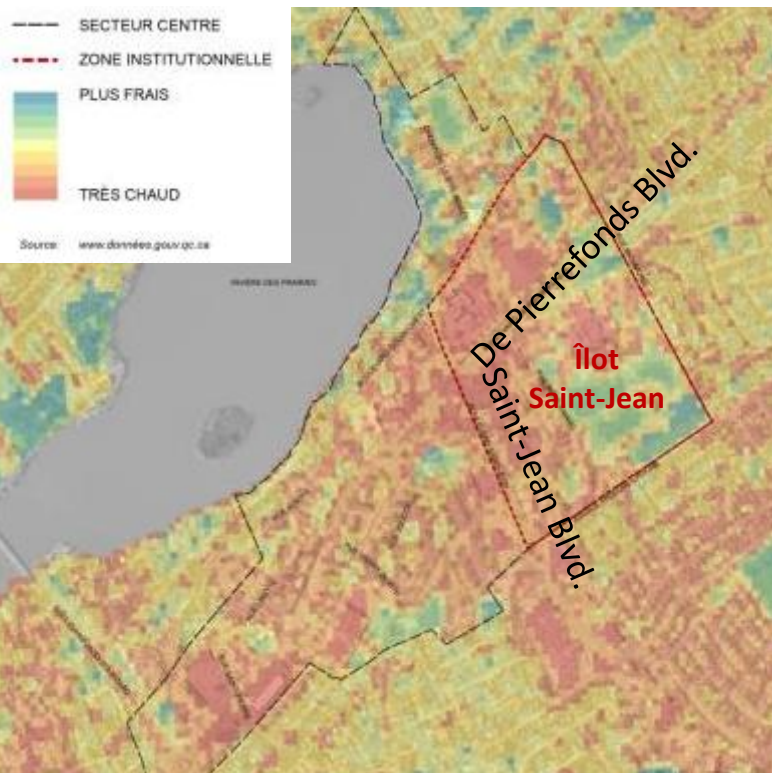
**De Pierrefonds Blvd.
(east of Saint-Jean Blvd.)**



**De Pierrefonds Blvd.
(west of Saint-Jean Blvd.)**



Heat islands



- Concentration of heat islands at the intersection of De Pierrefonds Blvd. and Saint-Jean Blvd. and along the major arteries
- Some cool islands in the institutional area and along the Rivière des Prairies

Natural elements

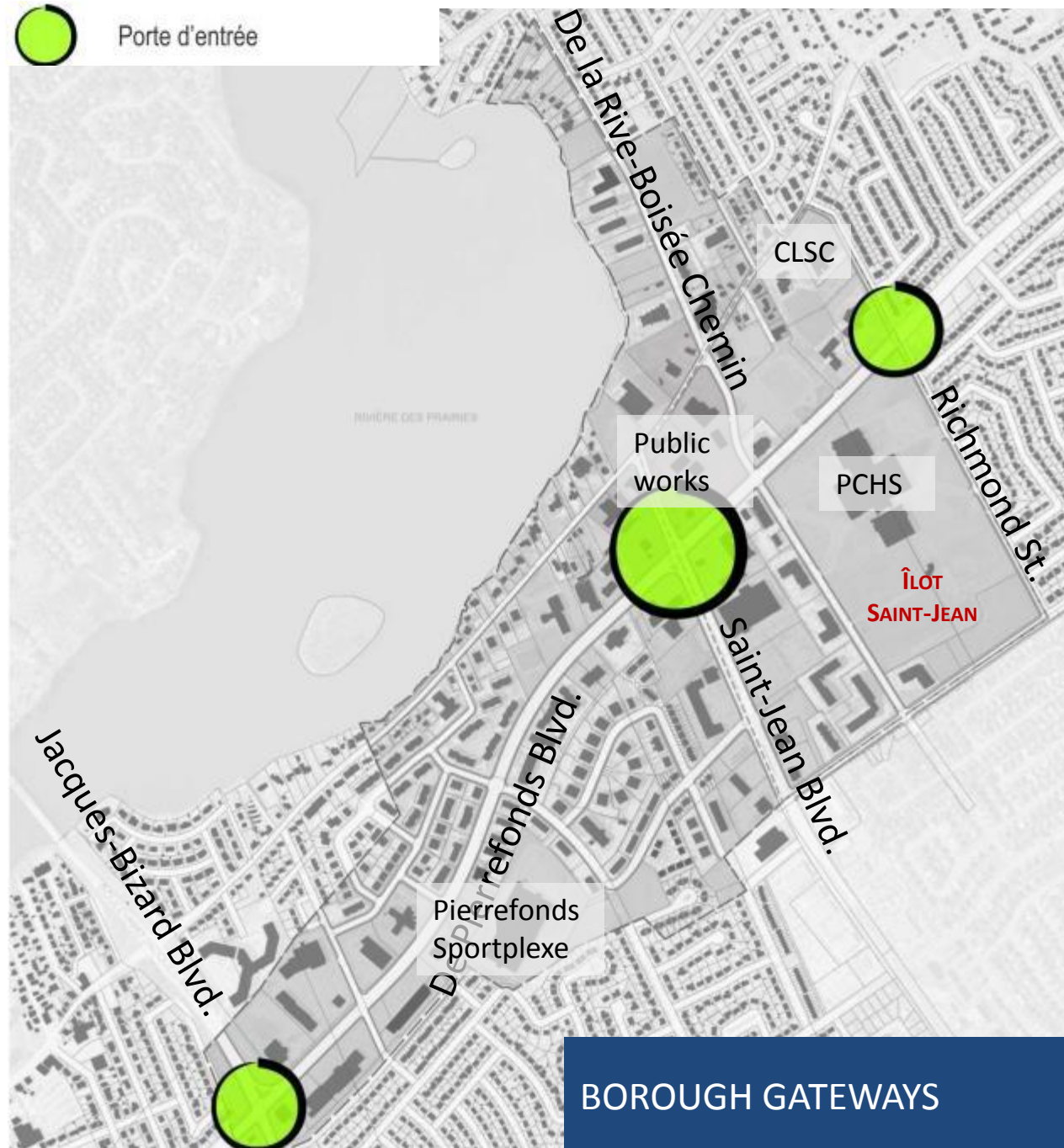


- Parks and wooded areas
- Flood zones and wetlands bordering the Rivière des Prairies
- Protected areas (Île-Ménard and part of De la Rive-Boisée Park)

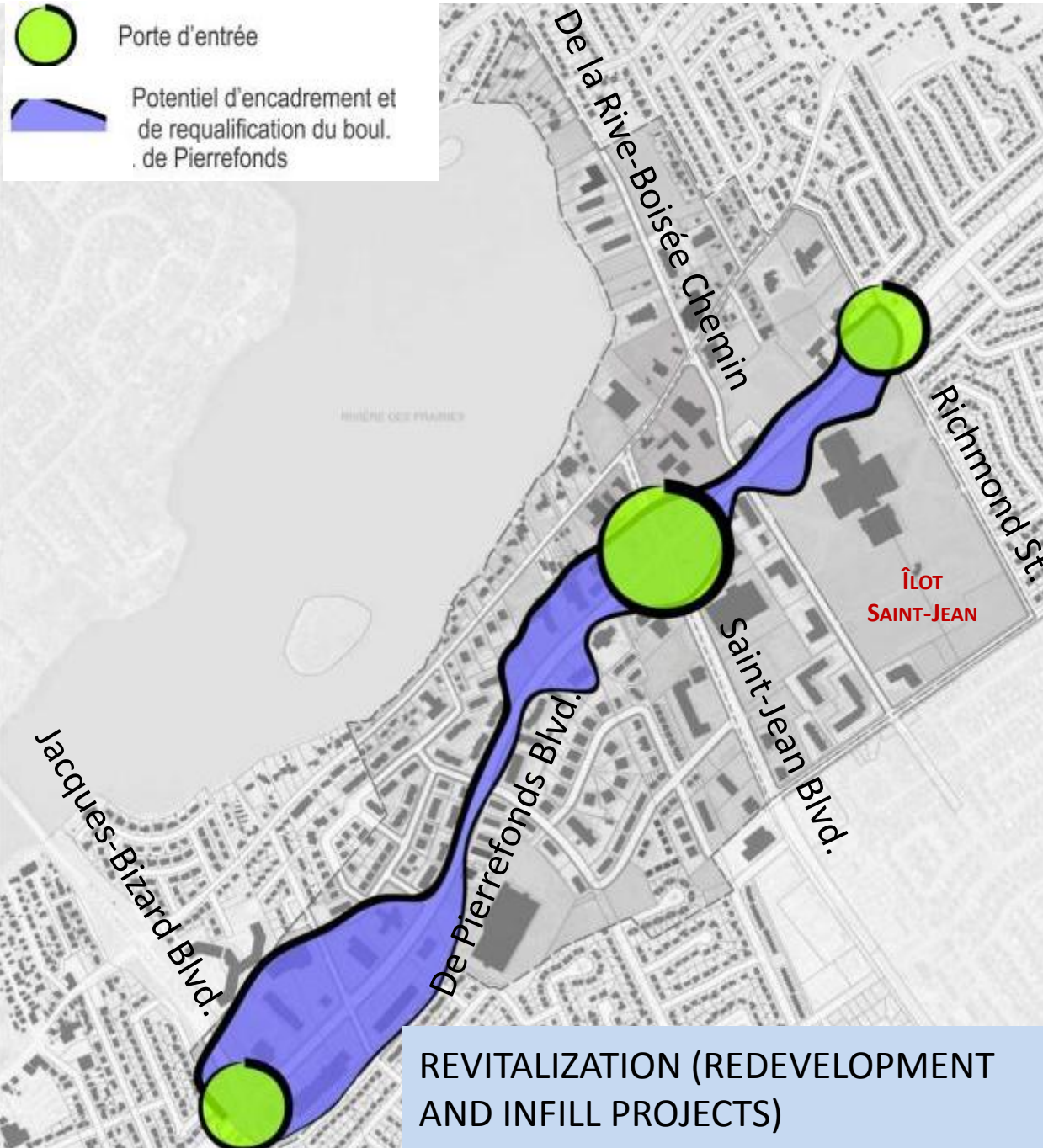
SYNTHÈSE / OVERVIEW

PROMISING AREAS AND FEATURES TO BE EXPLORED / DEVELOPMENT POTENTIAL

DEVELOPMENT OF GATEWAYS (EAST, CENTRE, WEST) THAT DEFINE THE BOROUGH (SIGNATURE FEATURE)



BOROUGH GATEWAYS



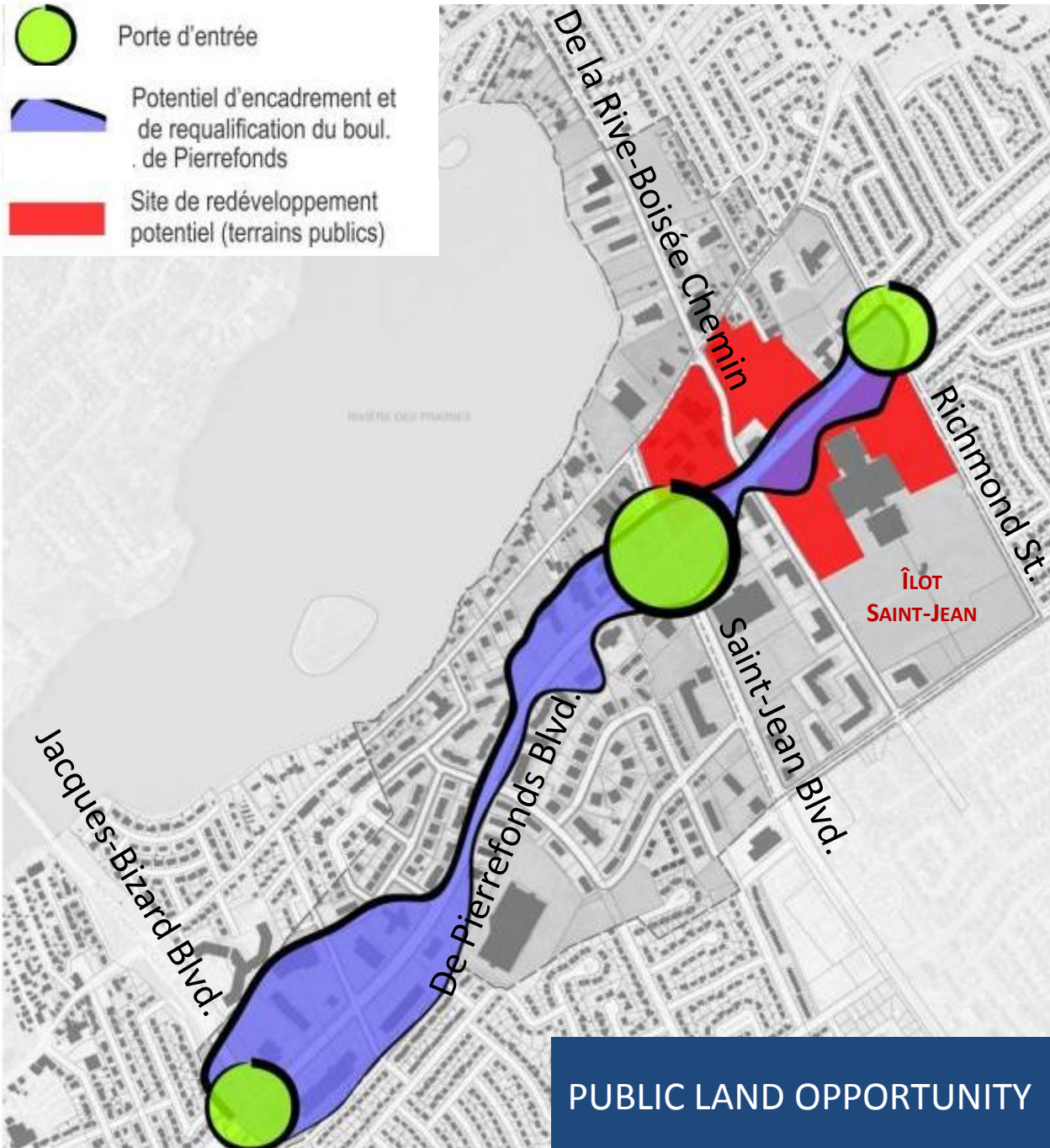
SYNTHÈSE / OVERVIEW

PROMISING AREAS AND FEATURES TO BE EXPLORED / DEVELOPMENT POTENTIAL

DEVELOPMENT OF GATEWAYS (EAST, CENTRAL, WEST) THAT DEFINE THE BOROUGH (SIGNATURE FEATURE)

A MAJOR ROAD (DE PIERREFONDS BLVD.) USED AS THE BACKBONE OF REDEVELOPMENT IN THE MEDIUM TERM (INTEGRATED DEVELOPMENT OF PUBLIC AND PRIVATE LAND)

REVITALIZATION (REDEVELOPMENT AND INFILL PROJECTS)



SYNTHÈSE / OVERVIEW

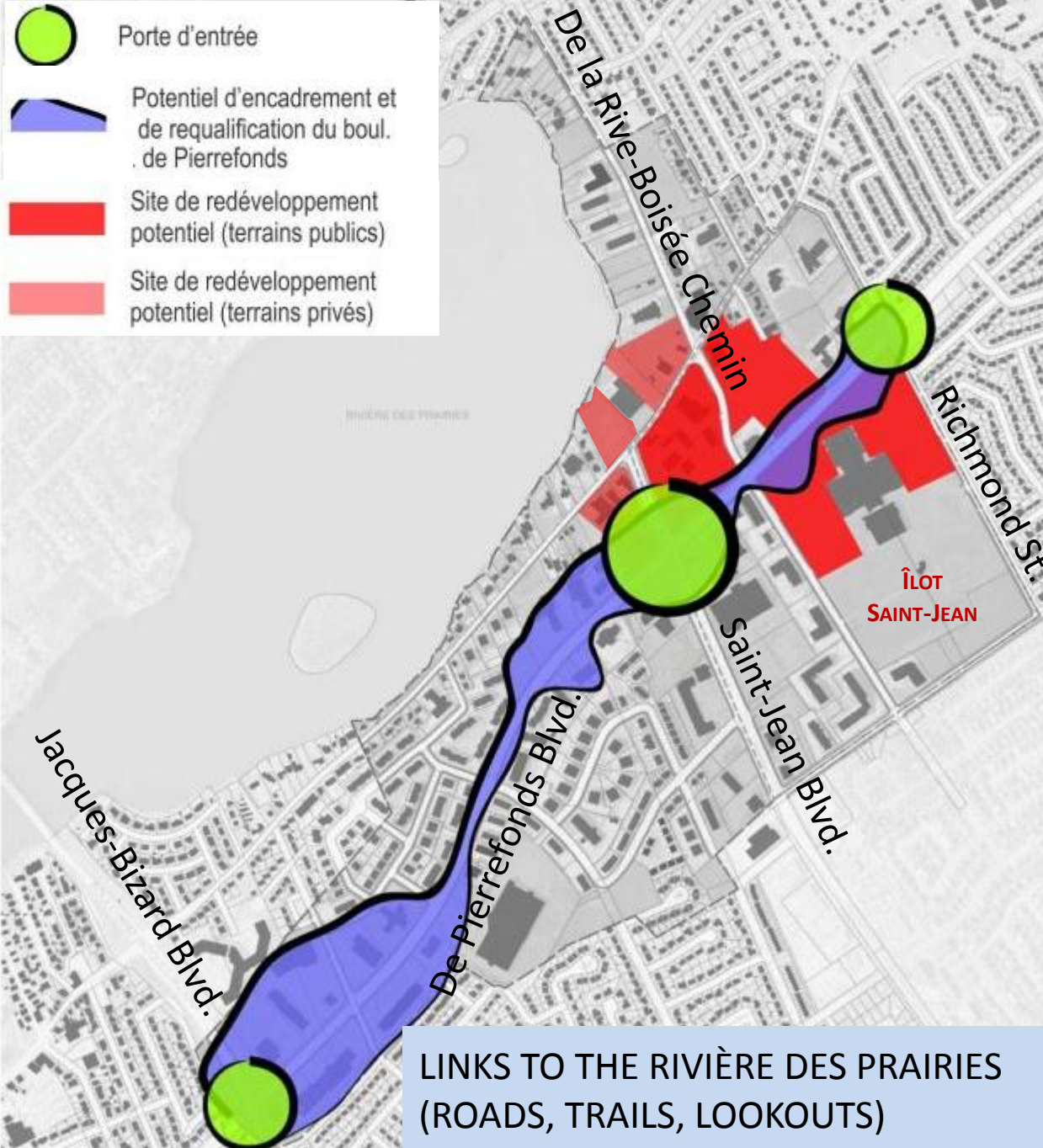
PROMISING AREAS AND FEATURES TO BE EXPLORED / DEVELOPMENT POTENTIAL

DEVELOPMENT OF GATEWAYS (EAST, CENTRAL, WEST) THAT DEFINE THE BOROUGH (SIGNATURE FEATURE)

A MAJOR ROAD (DE PIERREFONDS BLVD.) USED AS THE BACKBONE OF REDEVELOPMENT IN THE MEDIUM TERM (INTEGRATED DEVELOPMENT OF PUBLIC AND PRIVATE LAND)

LARGE AREAS WITH POTENTIAL FOR REDEVELOPMENT IN THE SHORT TERM ($\pm 159,000 \text{ m}^2$)

PUBLIC LAND OPPORTUNITY



SYNTHÈSE / OVERVIEW

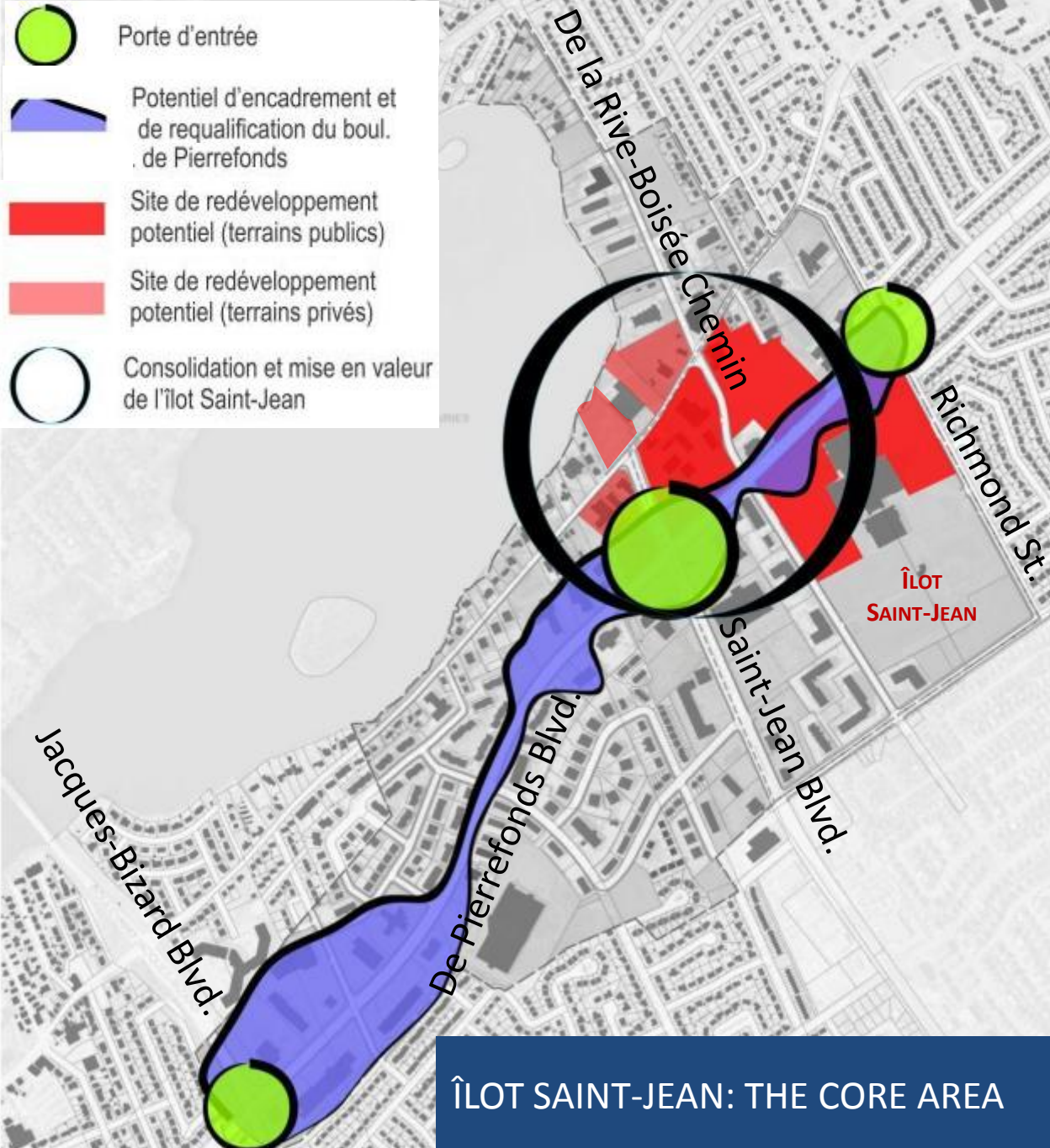
PROMISING AREAS AND FEATURES TO BE EXPLORED / DEVELOPMENT POTENTIAL

DEVELOPMENT OF GATEWAYS (EAST, CENTRAL, WEST) THAT DEFINE THE BOROUGH (SIGNATURE FEATURE)

A MAJOR ROAD (DE PIERREFONDS BLVD.) USED AS THE BACKBONE OF REDEVELOPMENT IN THE MEDIUM TERM (INTEGRATED DEVELOPMENT OF PUBLIC AND PRIVATE LAND)

LARGE AREAS WITH POTENTIAL FOR REDEVELOPMENT IN THE SHORT TERM ($\pm 159,000 \text{ m}^2$)

POTENTIAL LINKS TO THE RIVIÈRE DES PRAIRIES FROM ÎLOT SAINT-JEAN (ROADS, TRAILS, LOOKOUTS)



SYNTHÈSE / OVERVIEW

PROMISING AREAS AND FEATURES TO BE EXPLORED / DEVELOPMENT POTENTIAL

DEVELOPMENT OF GATEWAYS (EAST, CENTRAL, WEST) THAT DEFINE THE BOROUGH (SIGNATURE FEATURE)

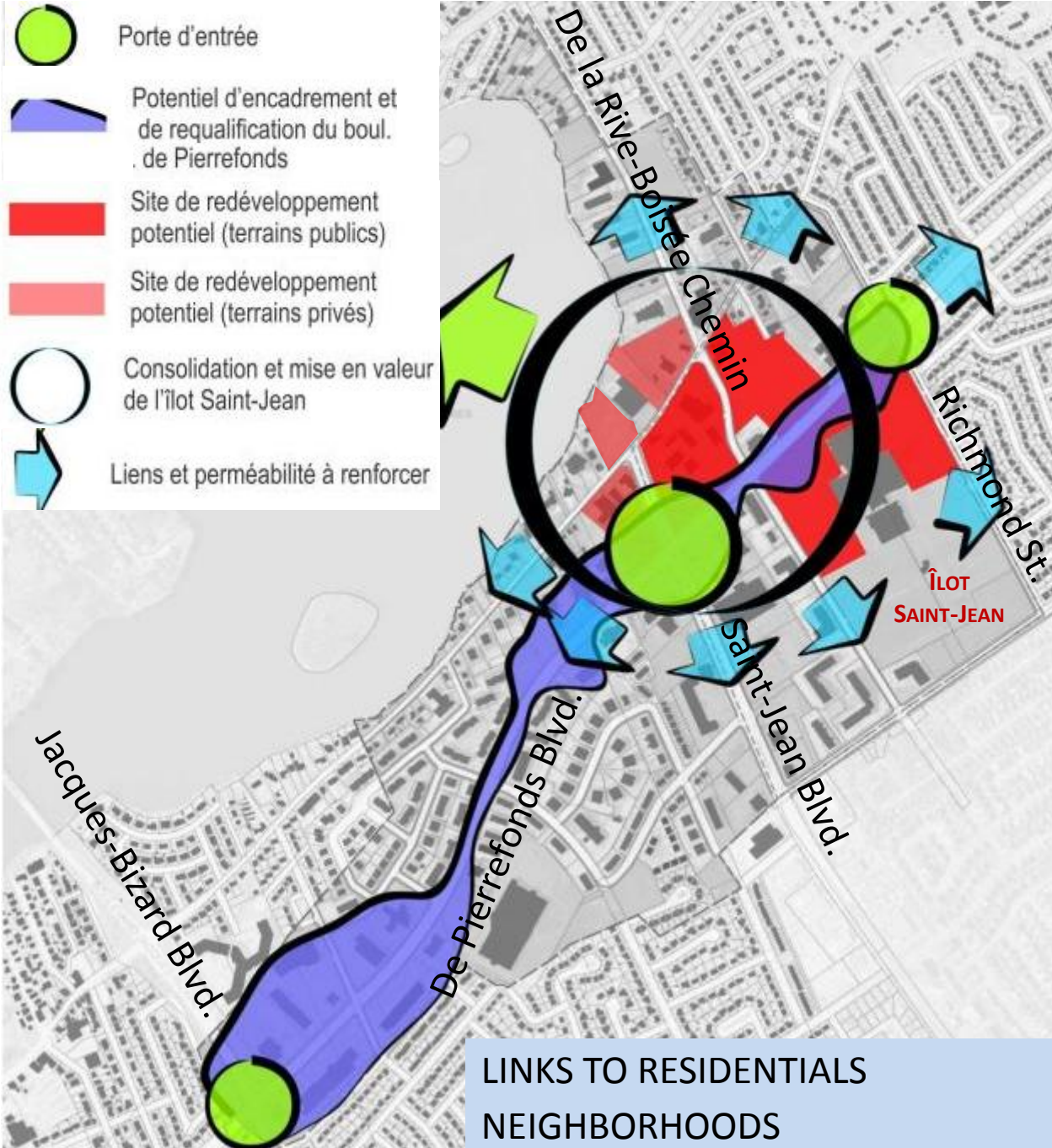
A MAJOR ROAD (DE PIERREFONDS BLVD.) USED AS THE BACKBONE OF REDEVELOPMENT IN THE MEDIUM TERM (INTEGRATED DEVELOPMENT OF PUBLIC AND PRIVATE LAND)

LARGE AREAS WITH POTENTIAL FOR REDEVELOPMENT IN THE SHORT TERM ($\pm 159,000 \text{ m}^2$)

POTENTIAL LINKS TO THE RIVIÈRE DES PRAIRIES FROM ÎLOT SAINT-JEAN (ROADS, TRAILS, LOOKOUTS)

ÎLOT SAINT-JEAN, IN THE CENTRAL AREA CORE, USED TO SPUR URBAN REDEVELOPMENT

ÎLOT SAINT-JEAN: THE CORE AREA



LINKS TO RESIDENTIALS
NEIGHBORHOODS

SYNTHÈSE / OVERVIEW

PROMISING AREAS AND FEATURES TO BE EXPLORED / DEVELOPMENT POTENTIAL

DEVELOPMENT OF GATEWAYS (EAST, CENTRAL, WEST) THAT DEFINE THE BOROUGH (SIGNATURE FEATURE)

A MAJOR ROAD (DE PIERREFONDS BLVD.) USED AS THE BACKBONE OF REDEVELOPMENT IN THE MEDIUM TERM (INTEGRATED DEVELOPMENT OF PUBLIC AND PRIVATE LAND)

LARGE AREAS WITH POTENTIAL FOR REDEVELOPMENT IN THE SHORT TERM ($\pm 159,000 \text{ m}^2$)

POTENTIAL LINKS TO THE RIVIÈRE DES PRAIRIES FROM ÎLOT SAINT-JEAN (ROADS, TRAILS, LOOKOUTS)

ÎLOT SAINT-JEAN, IN THE CENTRAL AREA CORE, USED TO SPUR URBAN REDEVELOPMENT

CREATION OF LINKS BETWEEN THE CENTRAL AREA CORE AND ADJACENT RESIDENTIAL NEIGHBOURHOODS

3. Site analysis



Complexe récréatif et sportif intergénérationnel

Intergenerational
sports and
recreation complex

4

COMPLEXE RÉCRÉATIF ET SPORTIF INTERGÉNÉRATIONNEL

INTERGENERATIONAL SPORTS AND RECREATION COMPLEX

Future Pierrefonds library: the winning architectural design

Design elements



- Significant and distinctive architectural design (heart of the future downtown)
- Architectural language integrated into the components (connection to the future library)
- Space divided in different ways, taking into account constraints (e.g., aquatic section)
- Larger spaces that allow for interesting architectural composition (related uses)



COMPLEXE RÉCRÉATIF ET SPORTIF INTERGÉNÉRATIONNEL

INTERGENERATIONAL SPORTS AND RECREATION COMPLEX

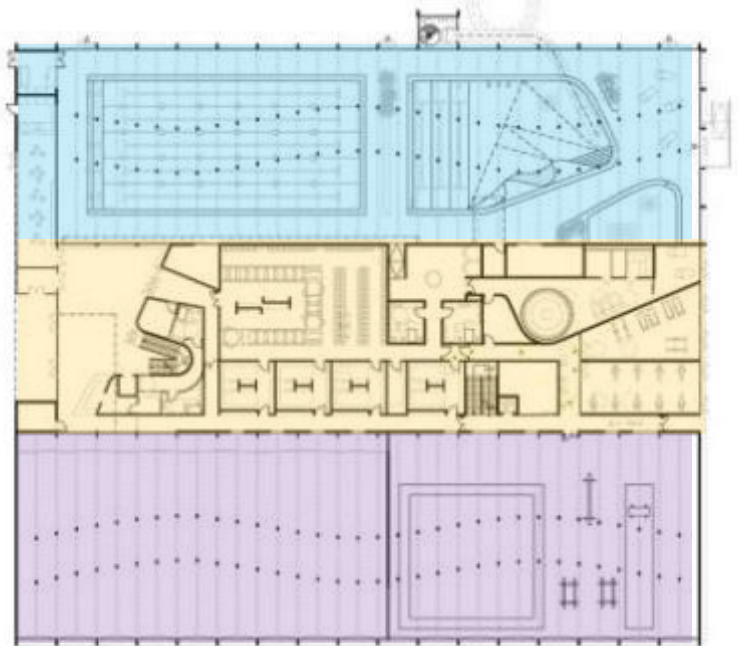


Need identified in the following documents:

- Master plan for aquatic facilities, December 2012
- Master Plan for Cultural, Sporting and Recreational Facilities, March 2013

Features

Bâtiment de 5 000 m² composé de trois sections distinctes et complémentaires / 5,000-m² building, with three separate and complementary sections



POTENTIAL SPORTS AND AQUATIC CENTRE DESIGN

Aquatique: bassin avec couloirs, bassin multifonctionnel, piscine avec tremplins

Aquatic: pool with lanes, multi-purpose pool, pool with diving boards

Usages connexes: administration, vestiaires, café, salles multifonctionnelles, santé, terrasse extérieure

Related uses: administrative area, locker rooms, coffee area, multi-purpose rooms, health facilities, outdoor patio

Gymnase: plateaux sportifs, gradins, salle de musculation

Gymnasium: athletic courts, bleachers, weight room

COMPLEXE RÉCRÉATIF ET SPORTIF INTERGÉNÉRATIONNEL

INTERGENERATIONAL SPORTS AND RECREATION COMPLEX

Similarities

- Signature architecturale distinctive / *Distinctive architectural design*
- Lieu identitaire / *Reflects the area's identity*
- Intégré à un pôle civique / *Integrated into a civic centre*
- Bâtiment intergénérationnel / *Intergenerational building*
- Complexe multi-usages / *Multi-purpose complex*
- Accessibilité universelle / *Universal accessibility*
- Viable (développement durable) / *Sustainable*



Sports Center, Oakland



Ian Thorpe Aquatic and Fitness Centre, Australia

COMPLEXE RÉCRÉATIF ET SPORTIF INTERGÉNÉRATIONNEL

INTERGENERATIONAL SPORTS AND RECREATION COMPLEX

Similarities

**CENTRE SPORTIF DE NOTRE-DAME-DE-GRÂCE /
NOTRE-DAME-DE-GRÂCE SPORTS CENTRE**

Square footage: 4,900 m²

Year of construction: 2008

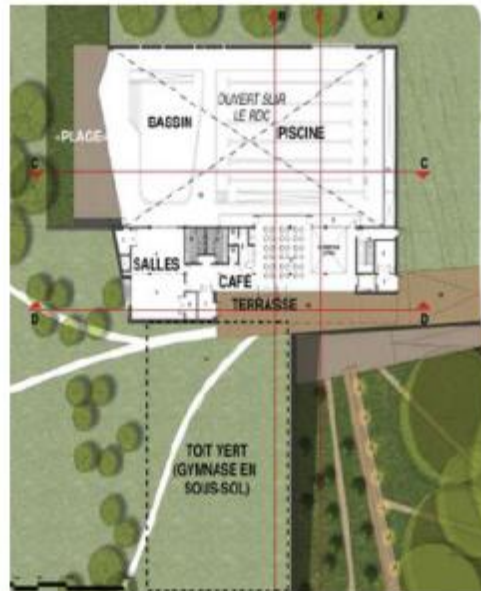
Cost: \$17 million – LEED Gold

Features:

- Reflects the area's identity, integrated into a civic centre
- Intergenerational, multi-use
- Universally accessible
- Sustainable design

Amenities:

- 25-m, 6-lane pool
- Multi-purpose pool for seniors, individuals with reduced mobility and young children
- Outdoor patio accessible from the pool area
- Single gymnasium with a 7.3-m ceiling height and portable bleachers
- Weight room
- Coffee area overlooking an outdoor patio
- Green roof with a green space accessible to users
- Two multi-purpose rooms



COMPLEXE RÉCRÉATIF ET SPORTIF INTERGÉNÉRATIONNEL

INTERGENERATIONAL SPORTS AND RECREATION COMPLEX

Similarities

COMPLEXE AQUATIQUE ET SPORTIF DE DORVAL *I DORVAL AQUATIC AND SPORTS COMPLEX*

Square footage: 4,500 m²

Year of construction: 2015

Cost: \$20 million

Features:

- Integrated into a civic centre
- Multi-use
- Universally accessible

Amenities:

- Swimming pool
- Pool with a sloping bottom
- Wading pool
- Pool with waterslide
- Locker rooms
- Double gymnasium with basketball, badminton and volleyball courts, as well as bleachers for spectators
- Multi-purpose room
- Service area and a reception/administration section



COMPLEXE RÉCRÉATIF ET SPORTIF INTERGÉNÉRATIONNEL

INTERGENERATIONAL SPORTS AND RECREATION COMPLEX

Similarities



CENTRE INTERGÉNÉRATIONNEL ET AQUATIQUE DE CÔTE-SAINT-LUC / CÔTE-SAINT-LUC INTERGENERATIONAL AND AQUATIC CENTRE

Square footage: 5,450 m²

Year of construction: 2011

Cost: \$18.4 million

Features:

- Integrated into a civic centre
- Intergenerational
- Multi-use
- Universally accessible

Amenities:

- 25-m, 10-lane pool
- Recreational pool
- Portable bleachers that seat 200 people
- Indoor patio adjacent to the aquatic pools
- Multi-purpose community halls
- Workout room
- Dance and warm-up studios
- Various service areas (administration, reception, coffee)





Vision et concept d'aménagement

Vision and concept

5

Land use vision statement for 2030

- LE SECTEUR CENTRE CONSTITUE LE **CŒUR URBAIN** DE L'ARRONDISSEMENT DE PIERREFONDS-ROXBORO
- IL S'ARTICULE AUTOUR D'UNE **PLACE CENTRALE MULTIFONCTIONNELLE ACCESSIBLE, ANIMÉE, FRÉQUENTÉE** ET INTÉGRÉE À SON ENVIRONNEMENT
- LA PRÉSENCE D'UN **RÉSEAU DE LIENS ACTIFS COMPLET** PERMET D'OPTIMISER L'ACCÈS AUX PARCS, AUX ESPACES VERTS, À LA RIVIÈRE-DES-PRAIRIES ET AUX ÉQUIPEMENTS D'INTÉRÊT
- LES PRINCIPALES ARTÈRES ACCORDENT UNE **PLACE IMPORTANTE AUX MODES DE TRANSPORT ALTERNATIFS À LA VOITURE** TOUT EN ASSURANT LE MAINTIEN DE LA FLUIDITÉ DE LA CIRCULATION
- LES **PORTES D'ENTRÉE** SONT AMÉNAGÉES DE FAÇON DISTINCTIVE ET MARQUENT L'ARRIVÉE AU SECTEUR
- LA **DENSITÉ RÉSIDENTIELLE**, LA **MIXITÉ DES USAGES**, L'**ENCADREMENT DE LA RUE** ET L'INTÉGRATION DE **CHEMINEMENTS PIÉTONS** SONT AU CŒUR DES PRINCIPES DE DÉVELOPPEMENT



Land use vision statement for 2030

- THE CENTRAL AREA IS PIERREFONDS-ROXBORO'S **URBAN CORE**
- THIS TRANSFORMED DISTRICT SERVES AS A **MULTI-FUNCTIONAL, ACCESSIBLE, LIVELY AND BUSY HUB** THAT IS INTEGRATED INTO ITS SURROUNDINGS
- A **COMPREHENSIVE NETWORK OF ACTIVE LINKS** OPTIMIZES ACCESS TO PARKS, GREEN SPACES, THE RIVIÈRE DES PRAIRIES AND OTHER POINTS OF INTEREST
- THE MAIN ARTERIES **EASILY ACCOMMODATE ALTERNATIVE MEANS OF TRANSPORTATION** (PUBLIC TRANSIT, PEDESTRIAN AND BIKE NETWORK) WHILE ENSURING SMOOTH TRAFFIC FLOW
- ACCESS TO THE **CENTRAL AREA** IS MARKED BY **DISTINCTIVE GATEWAYS**
- DEVELOPMENT IS DRIVEN BY A CONCERN FOR **RESIDENTIAL DENSITY, MIXED USES** AND THE INTEGRATION OF **PEDESTRIAN PATHS**



Silver Spring, Maryland, US



Silver Spring, Maryland, US



SCHÉMA ORGANISATIONNEL

ORGANIZATIONAL SCHEME

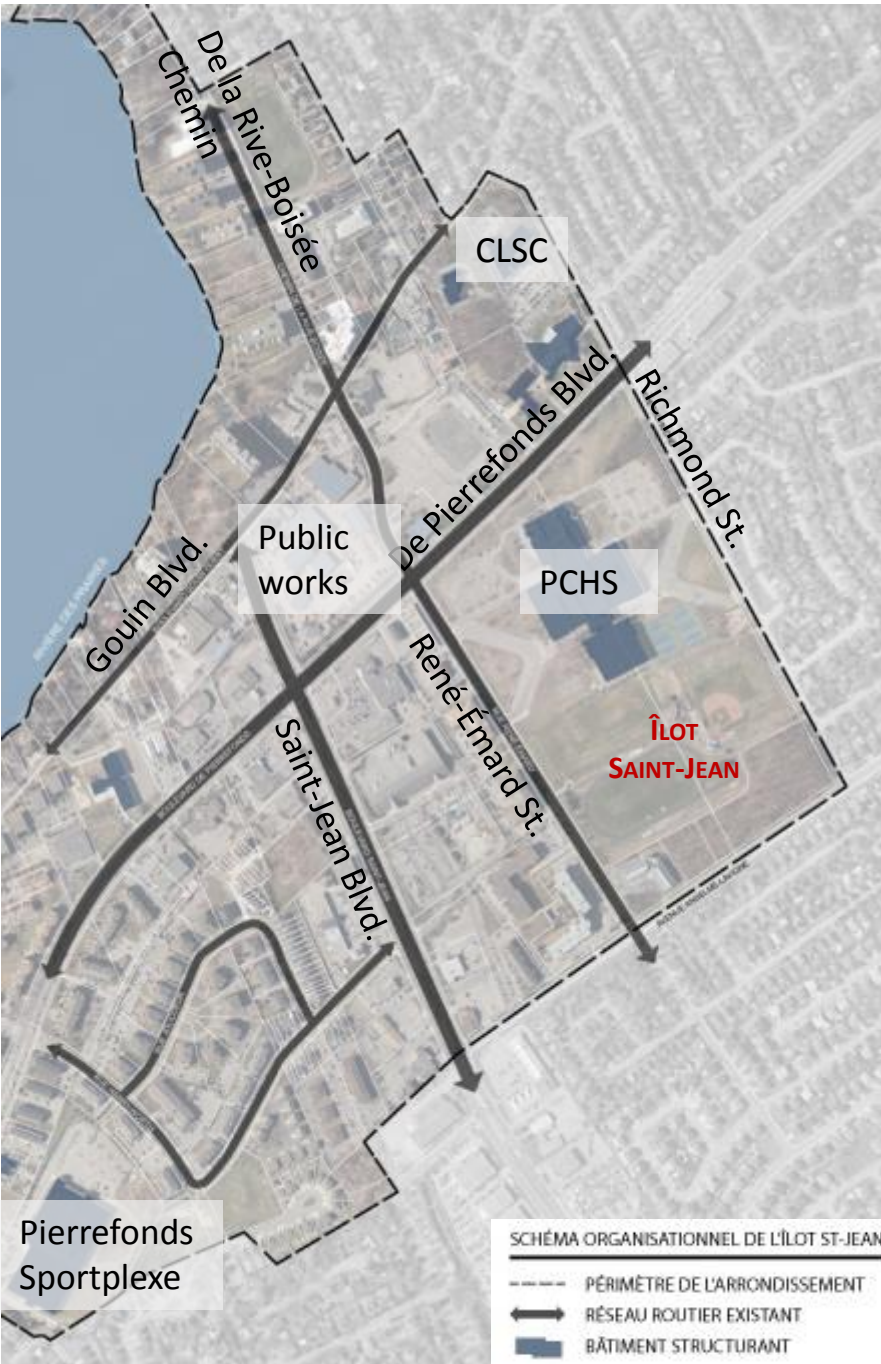


SCHÉMA ORGANISATIONNEL

ORGANIZATIONAL SCHEME

New streets

Construction of roads (to improve access to the blocks)

Walking paths

Development of pedestrian paths

Gateways

Creation of distinctive gateways at strategic intersections



SCHÉMA ORGANISATIONNEL

ORGANIZATIONAL SCHEME



New streets

Construction of roads (to improve access to the blocks)

Walking paths

Development of pedestrian paths

Gateways

Creation of distinctive gateways at strategic intersections

Urban boulevard, green spaces, green network

Installation of green areas that connect points of interest

Public waterside access

Creation of access points to the Rivière des Prairies

SCHÉMA ORGANISATIONNEL

ORGANIZATIONAL SCHEME



New streets

Construction of roads (to improve access to the blocks)

Walking paths

Development of pedestrian paths

Gateways

Creation of distinctive gateways at strategic intersections

Urban boulevard, green spaces, green network

Installation of green areas that connect points of interest

Public waterside access

Creation of access points to the Rivière des Prairies

Site for the intergenerational sports and recreation complex and a public square

Ideal location for large-scale facilities

SCHÉMA ORGANISATIONNEL

ORGANIZATIONAL SCHEME



New streets

Construction of roads (to improve access to the blocks)

Walking paths

Development of pedestrian paths

Gateways

Creation of distinctive gateways at strategic intersections

Urban boulevard, green spaces, green network

Installation of green areas that connect points of interest

Public waterside access

Creation of access points to the Rivière des Prairies

Site for the intergenerational sports and recreation complex and a public square

Ideal location for large-scale facilities

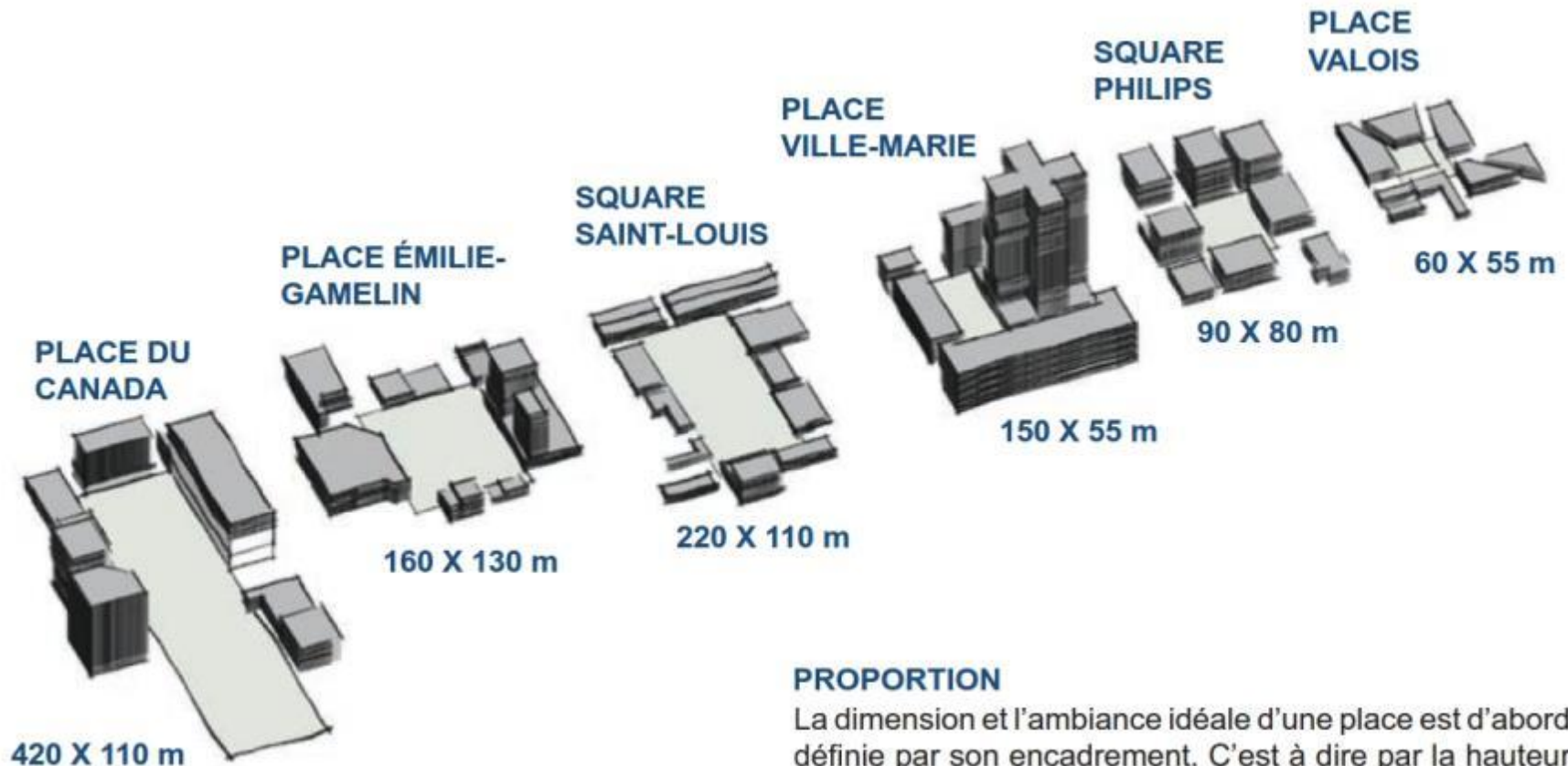
Areas for densification

Areas with greatest potential for densification and development

PLACE PUBLIQUE – CŒUR DU SECTEUR CENTRE

PUBLIC SQUARE – CORE AREA

Composition and development principles



PROPORTION

La dimension et l'ambiance idéale d'une place est d'abord définie par son encadrement. C'est à dire par la hauteur des bâtiments à son pourtour, le nombre et l'ampleur des ouvertures qui y mènent.

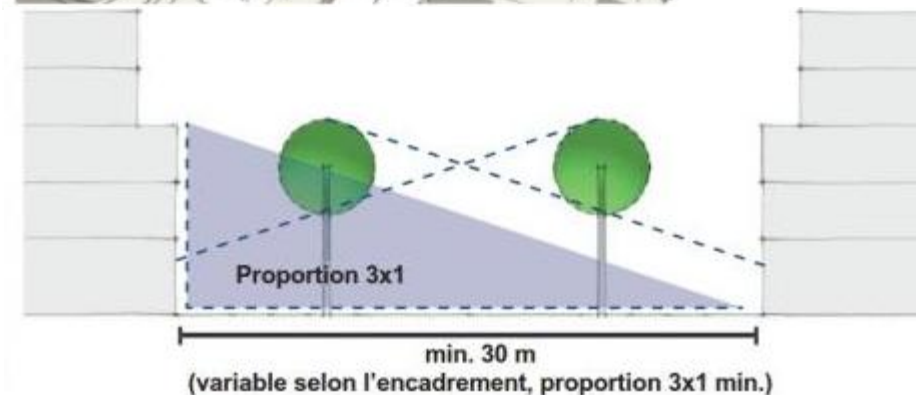
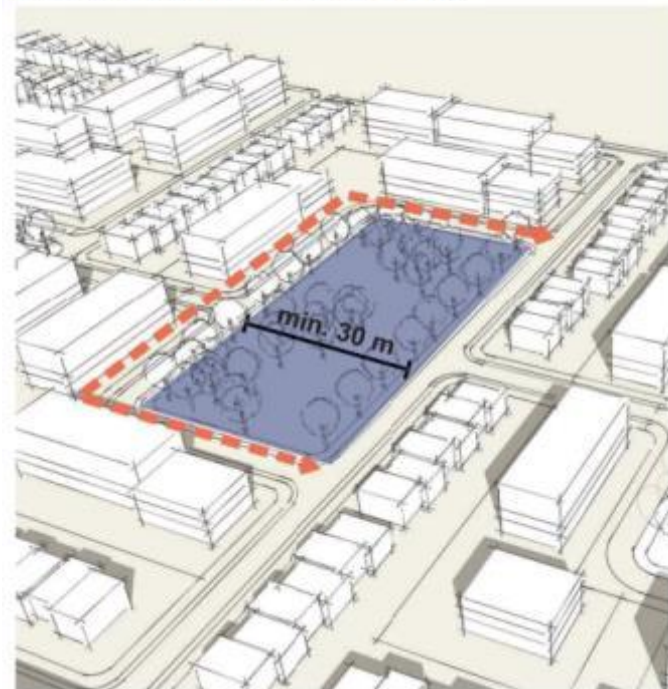
From the guide for sustainable neighbourhoods, Ville de Candiac. AECOM 2015.

PLACE PUBLIQUE – CŒUR DU SECTEUR CENTRE

PUBLIC SQUARE – CORE AREA

Composition and development principles

ENCADREMENT ET PROPORTIONS



RASSEMBLEMENT ET CONFORT



Cibler des espaces de rassemblement définis par leur forme, les matériaux, les coloris et l'aménagement. Des points de repères uniques et distinctifs. Présents de jour comme de nuit.

Offrir des espaces abrités du soleil et/ou des intempéries par des aménagements construits ou végétaux.



Intégrer des bancs et des lieux de repos dans l'aménagement.

USAGE ET ACTIVITÉS



Créer des aménagements versatiles pouvant accueillir des événements et activités variés durant toute saison.

Favoriser l'intégration de terrasses commerciales extérieures, vente trottoir, marché temporaire pouvant apporter une animation supplémentaire sur la place.









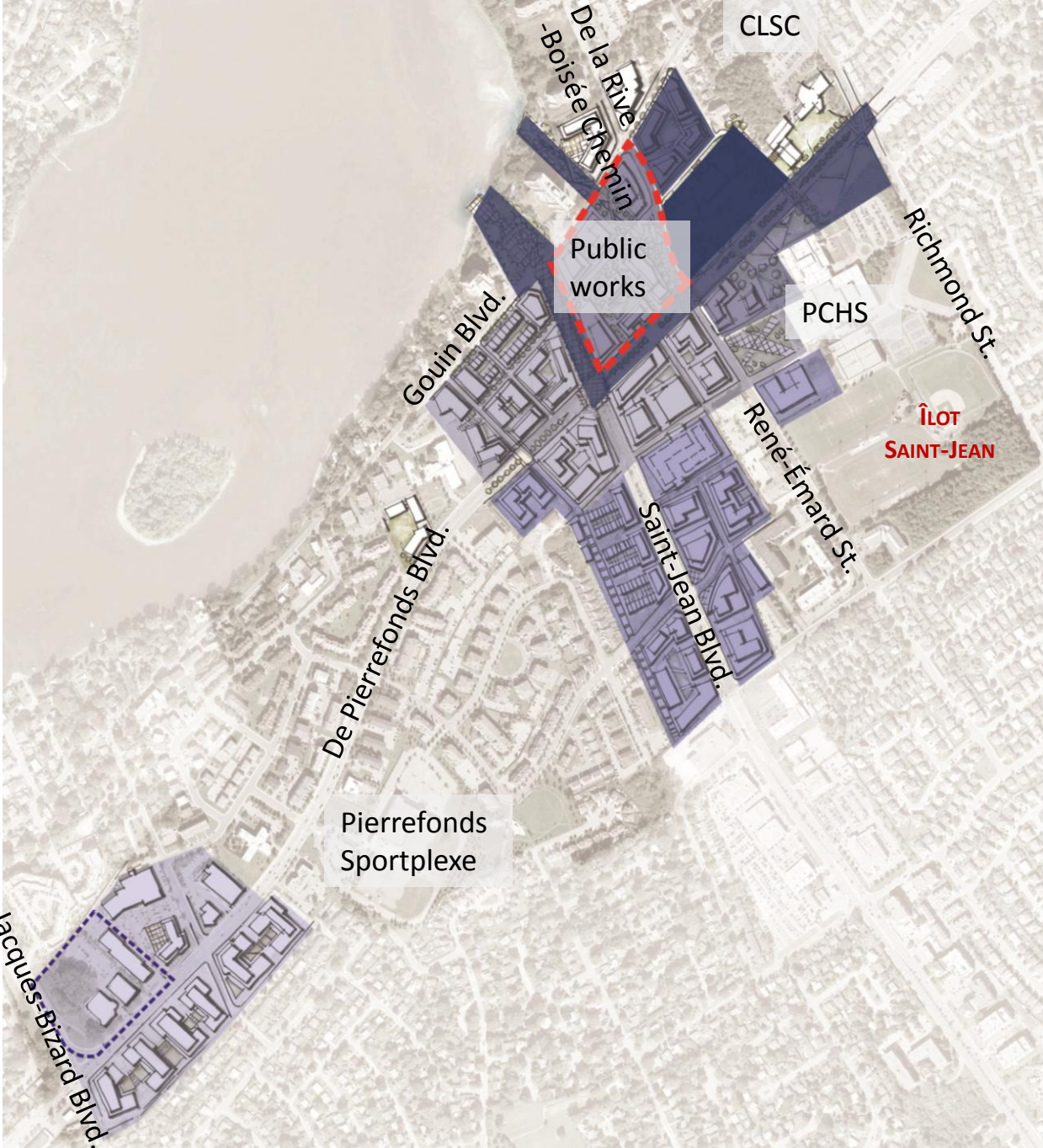
Intégrer des éléments ajoutant un caractère ludique, sportif ou contemplatif au site (fontaine, sites d'art urbain, jeux pour enfants, jeu d'échec géant, structure de musculation, etc.).

AMÉNAGER / DEVELOPMENT

PHASAGE DE DÉVELOPPEMENT PROPOSÉ

PROPOSED DEVELOPMENT PHASES

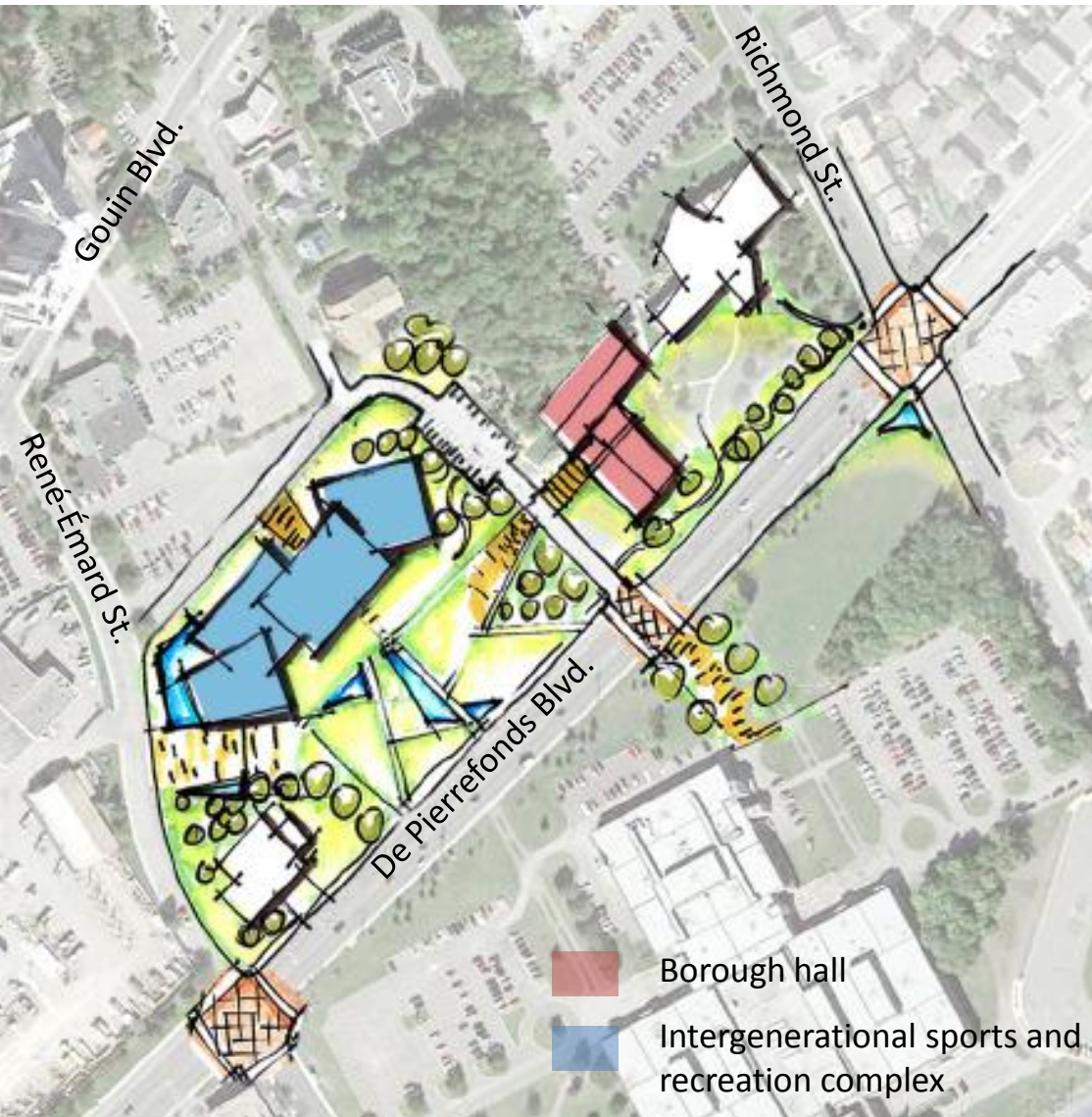
-  PHASE 1
-  PHASE 2
-  PHASE 3
(Selon relocalisation des ateliers municipaux)
-  PHASE 4
-  PHASE 5
-  PHASE 6
(Pôle intermodal potentiel)



AMÉNAGER / DEVELOPMENT

PHASE 1

- Development of public land
- Creation of an intergenerational sports and recreation complex



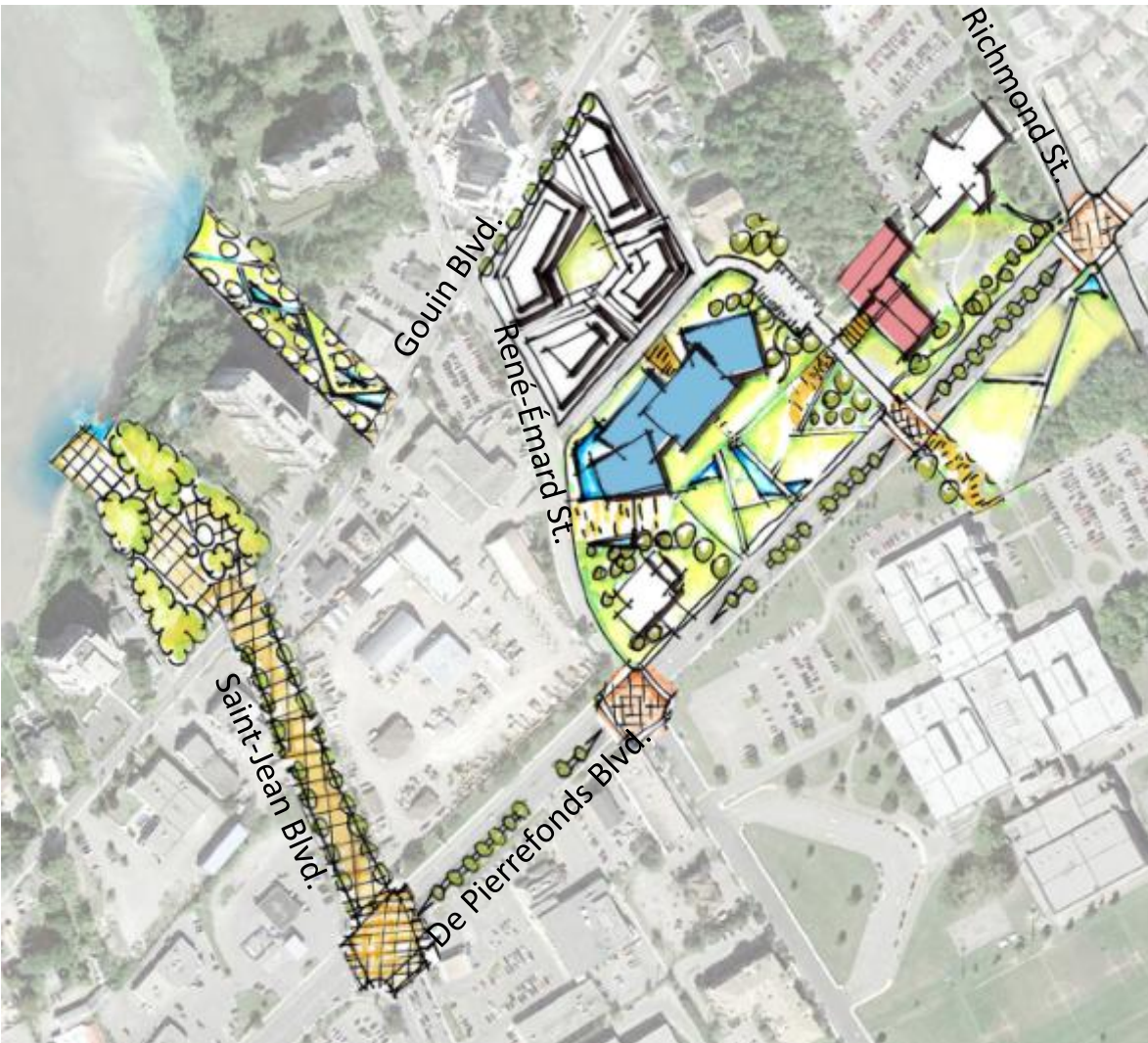
- Consolidation of public facilities around a public square



AMÉNAGER / DEVELOPMENT

PHASE 2

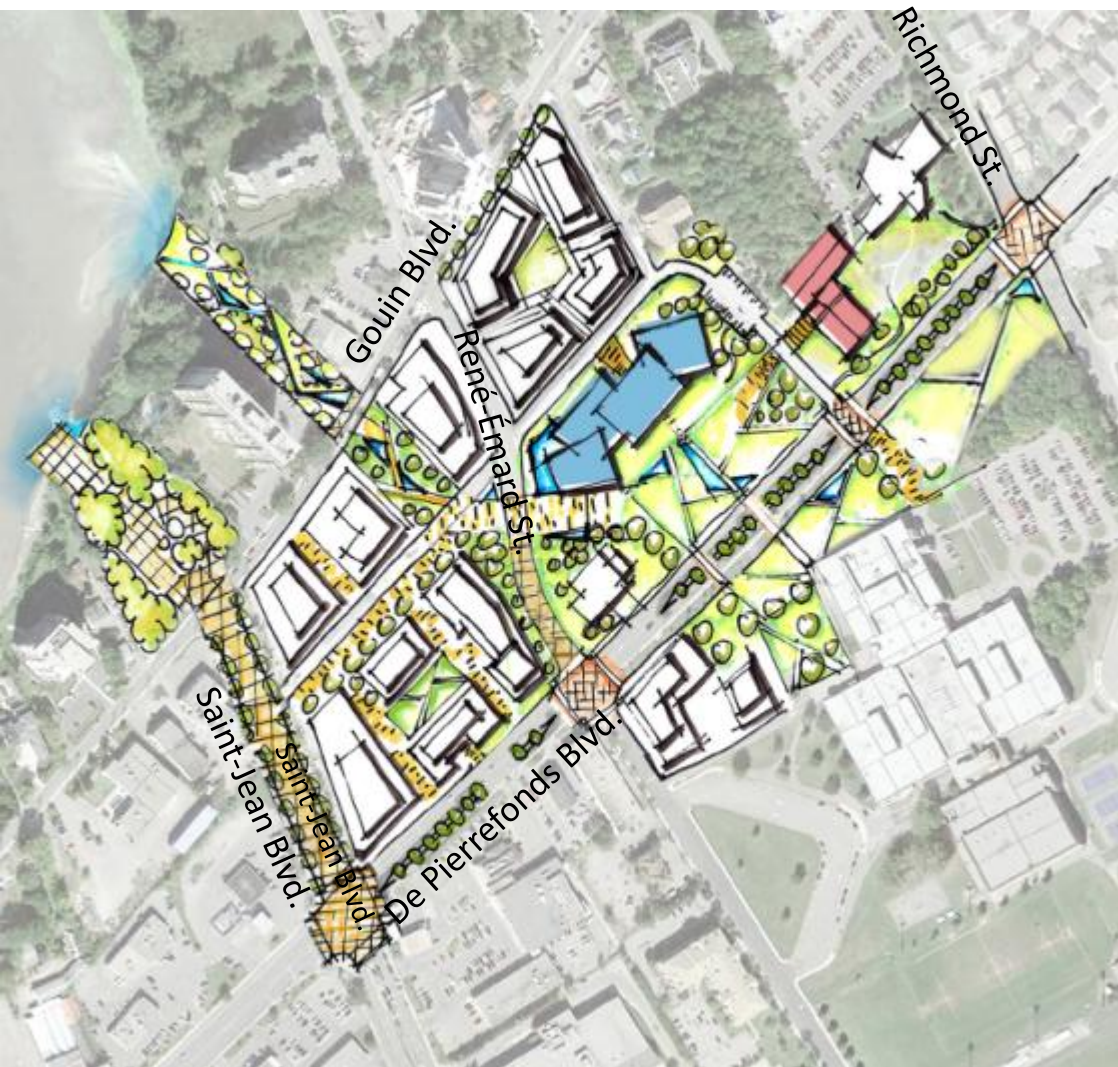
- Development of public land
- Work to make public areas usable: water access, multi-functional urban space
- Mixed-density developments (Marcel Morin Centre land)



AMÉNAGER / DEVELOPMENT

PHASE 3

- Development of public land
- Mixed-density developments (municipal workshops land)



AMÉNAGER / DEVELOPMENT

PHASE 4

- Development of private land
- Mobility and permeability
- Optimization of commercial lots
- Density and diversity



AMÉNAGER / DEVELOPMENT

PHASE 5

- Living environment
- Mixed development
- Urban core



AMÉNAGER / DEVELOPMENT

PHASE 6

- Creation of a distinctive gateway
- Densification of commercial complexes
- Potential integration of an intermodal hub (intersection of De Pierrefonds Boulevard and Jacques-Bizard Boulevard)





AMÉNAGER / DEVELOPMENT

PHASE 6



- Densification of commercial complexes
- Commercial activity



AMÉNAGER ... À TERME

/ DEVELOPMENT COMPLETED

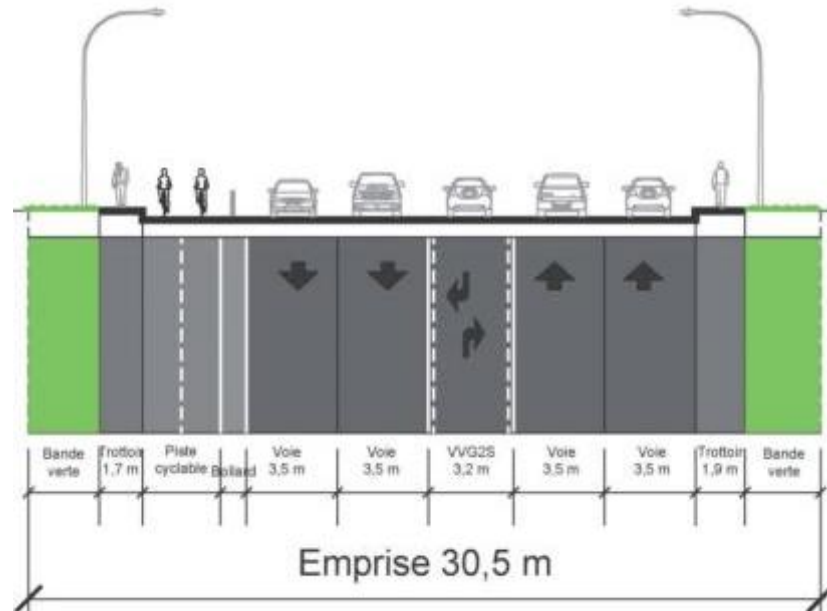


-  Borough hall
-  Intergenerational sports and recreation complex

INTENTIONS – ESPACES PUBLICS

PLAN – PUBLIC SPACES

De Pierrefonds Boulevard – Current use



INTENTIONS – ESPACES PUBLICS

PLAN – PUBLIC SPACES

De Pierrefonds Boulevard – Potential use



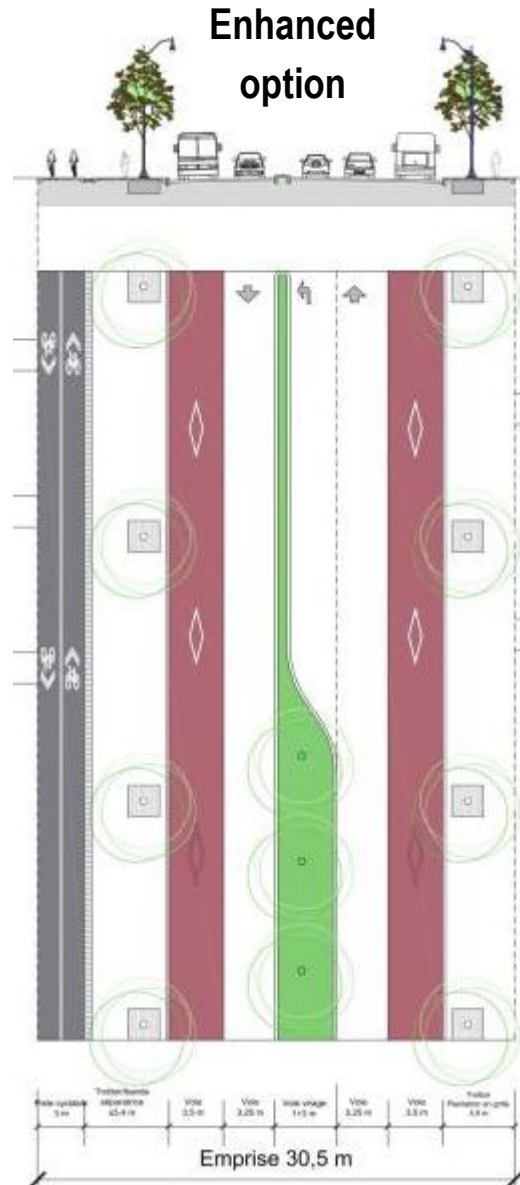
De Pierrefonds Boulevard – Development options

PLAN – PUBLIC SPACES

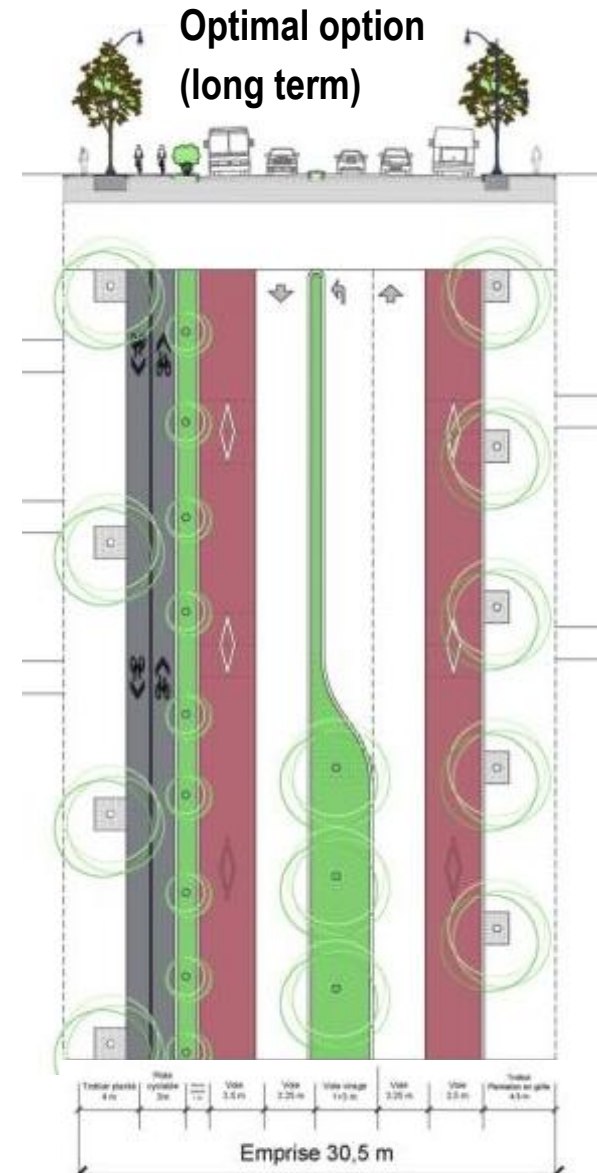
Minimal option



Enhanced option



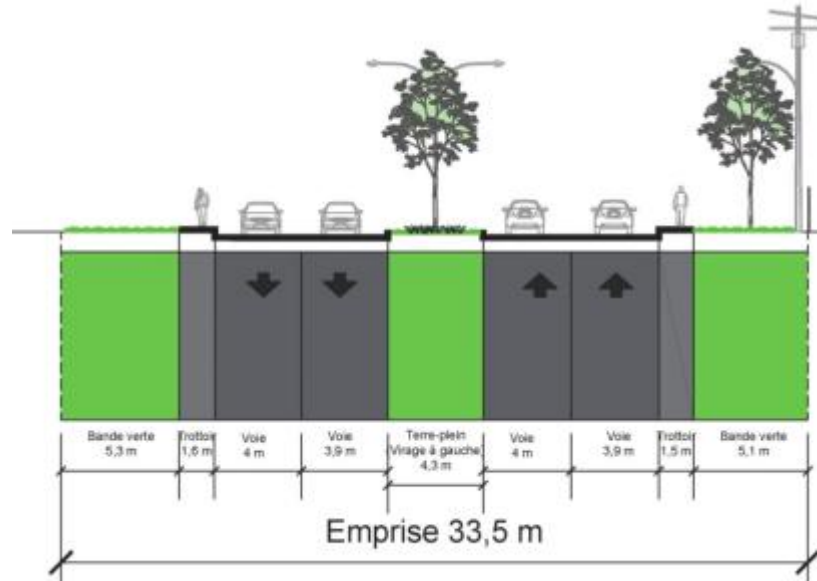
Optimal option (long term)



INTENTIONS – ESPACES PUBLICS

PLAN – PUBLIC SPACES

Saint-Jean Boulevard – Current use



INTENTIONS – ESPACES PUBLICS

PLAN – PUBLIC SPACES

Saint-Jean Boulevard – Potential use

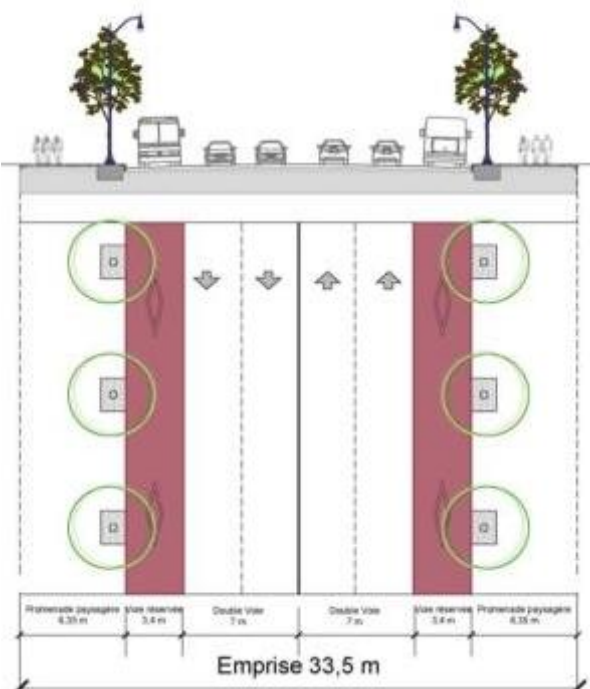


Saint-Jean Boulevard – Potential use

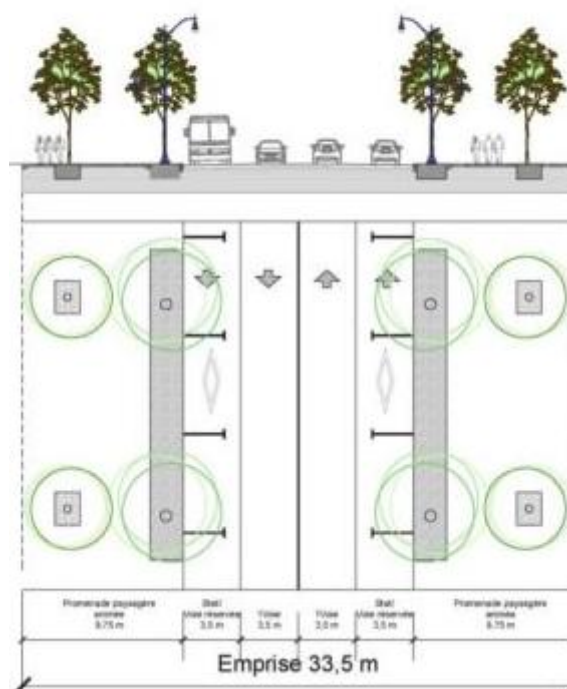


Saint-Jean Boulevard – Development options

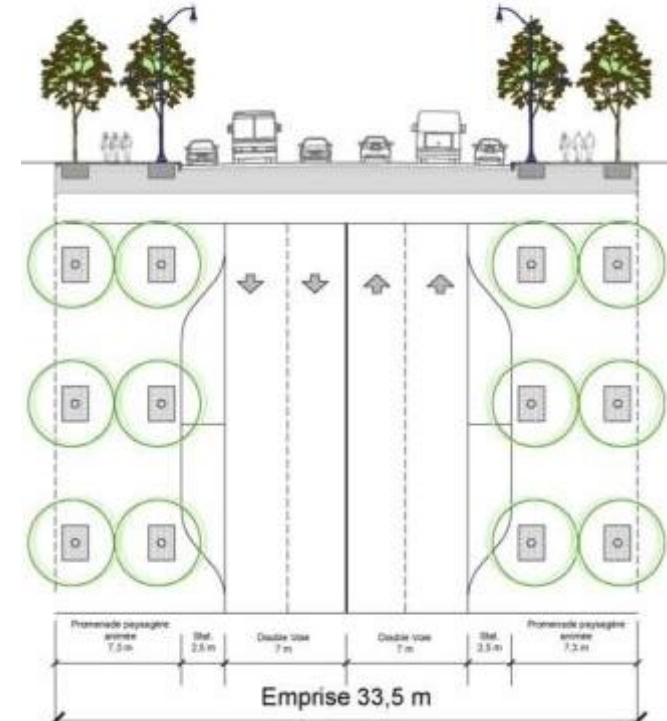
Minimal option



Enhanced option



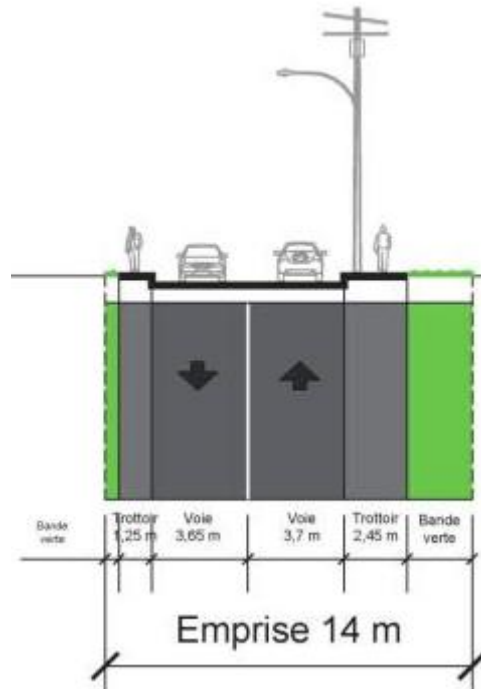
Optimal option (long term)



INTENTIONS – ESPACES PUBLICS

PLAN – PUBLIC SPACES

Gouin Boulevard – Current use



INTENTIONS – ESPACES PUBLICS

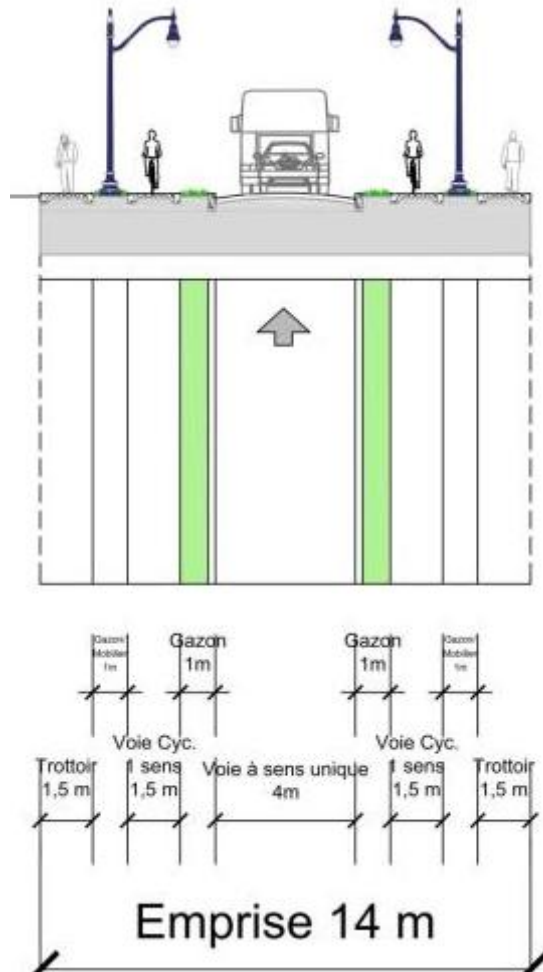
PLAN – PUBLIC SPACES

Gouin Boulevard – Potential use

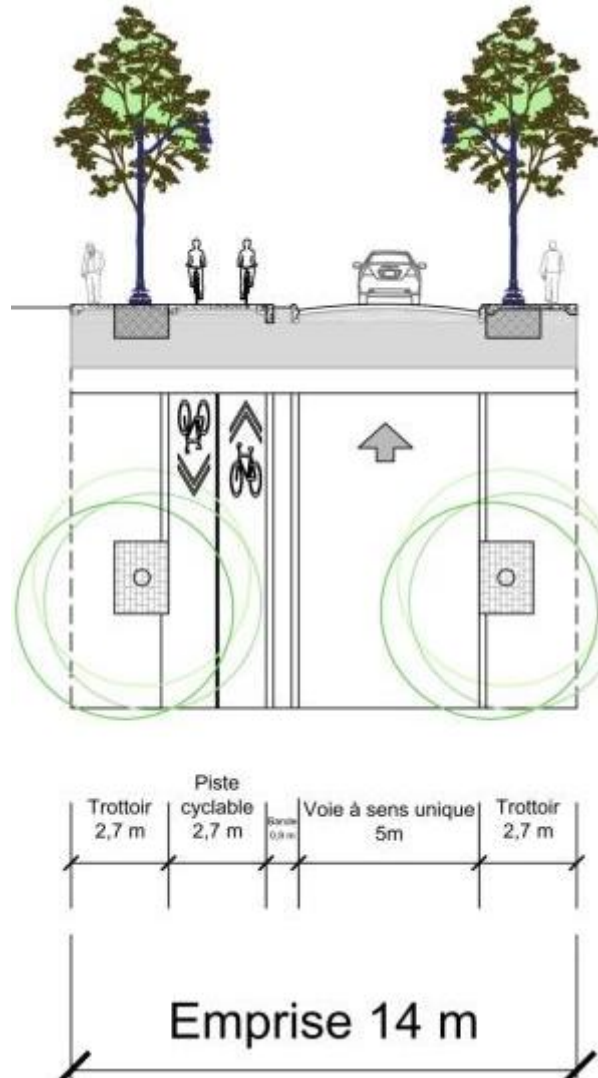


Gouin Boulevard – Development options

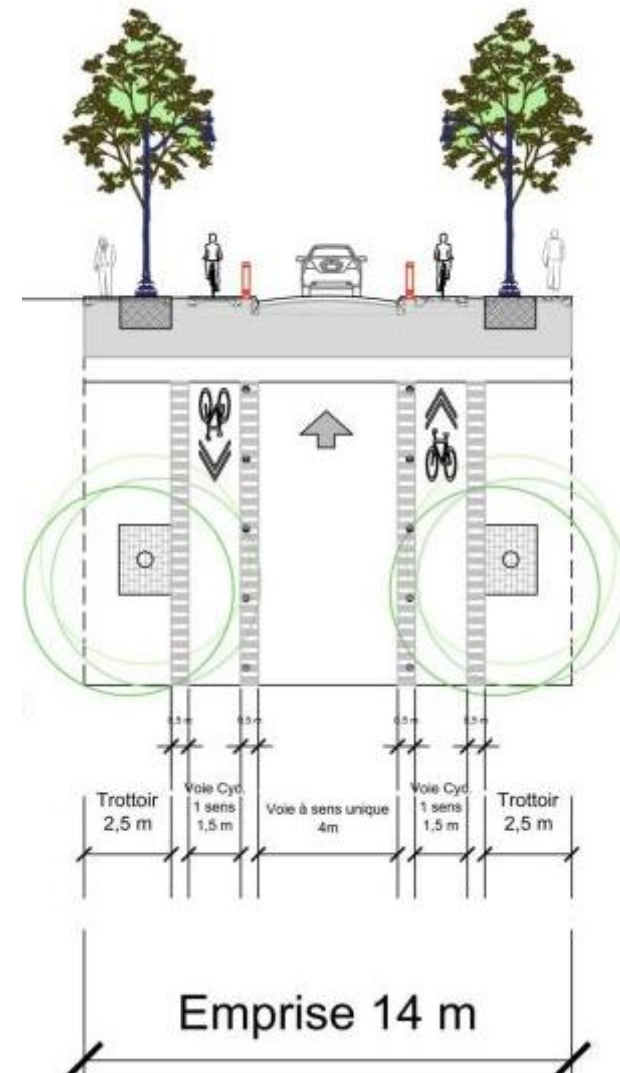
Minimal option 1 (one-way)



Minimal option 2 (one-way)



Optimal option (one-way)





Affectations, usages et densité

Detailed land use
and density

6

Proposed land uses

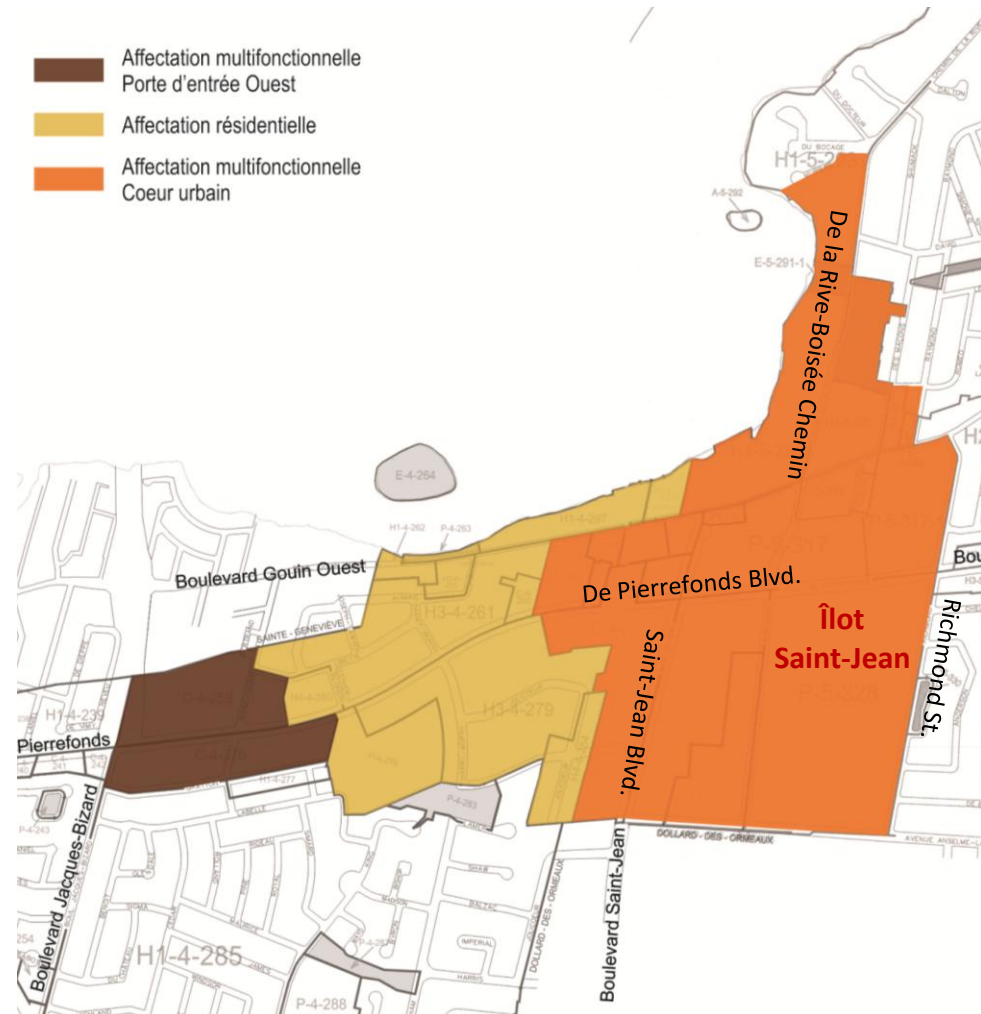
MULTI-FUNCTIONAL – URBAN CORE

USES:

- Diverse functions (homes, businesses, offices, recreational, cultural or institutional facilities), buildings of various heights
- Development priority given to recreational, cultural or institutional facilities that contribute to the borough's identity
- Businesses incongruous with the area disallowed (e.g., wholesalers, storage warehouses)

DENSITIES:

- Minimum average gross density (areas to be redeveloped): 40 dwellings/hectare
- Minimum floor area ratio (FAR): 1
- Minimum land to building ratio (LBR): 30%
- Buildings with 1 to 8 storeys above ground



Proposed land uses

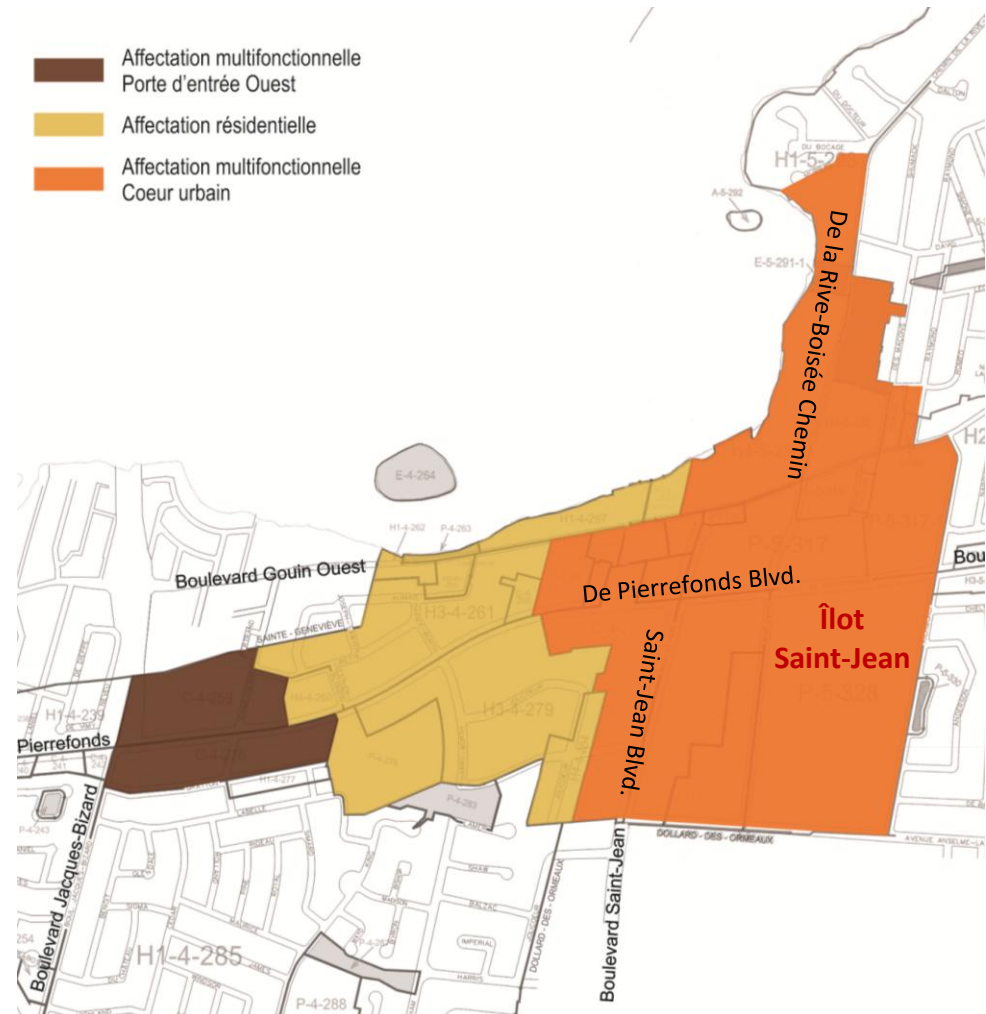
MULTI-FUNCTIONAL – WESTERN GATEWAY

USES:

- Diverse functions (homes, businesses, offices, recreational, cultural or institutional facilities), buildings of various heights
- Development allowed for recreational, cultural or institutional facilities that complement those authorized in the urban core
- Businesses incongruous with the area disallowed (e.g., wholesalers, storage warehouses)

DENSITIES:

- Minimum average gross density (areas to be redeveloped): 35 dwellings/hectare
- Minimum FAR: 1
- Minimum LBR: 30%
- Buildings with 1 to 8 storeys above ground



Proposed land uses

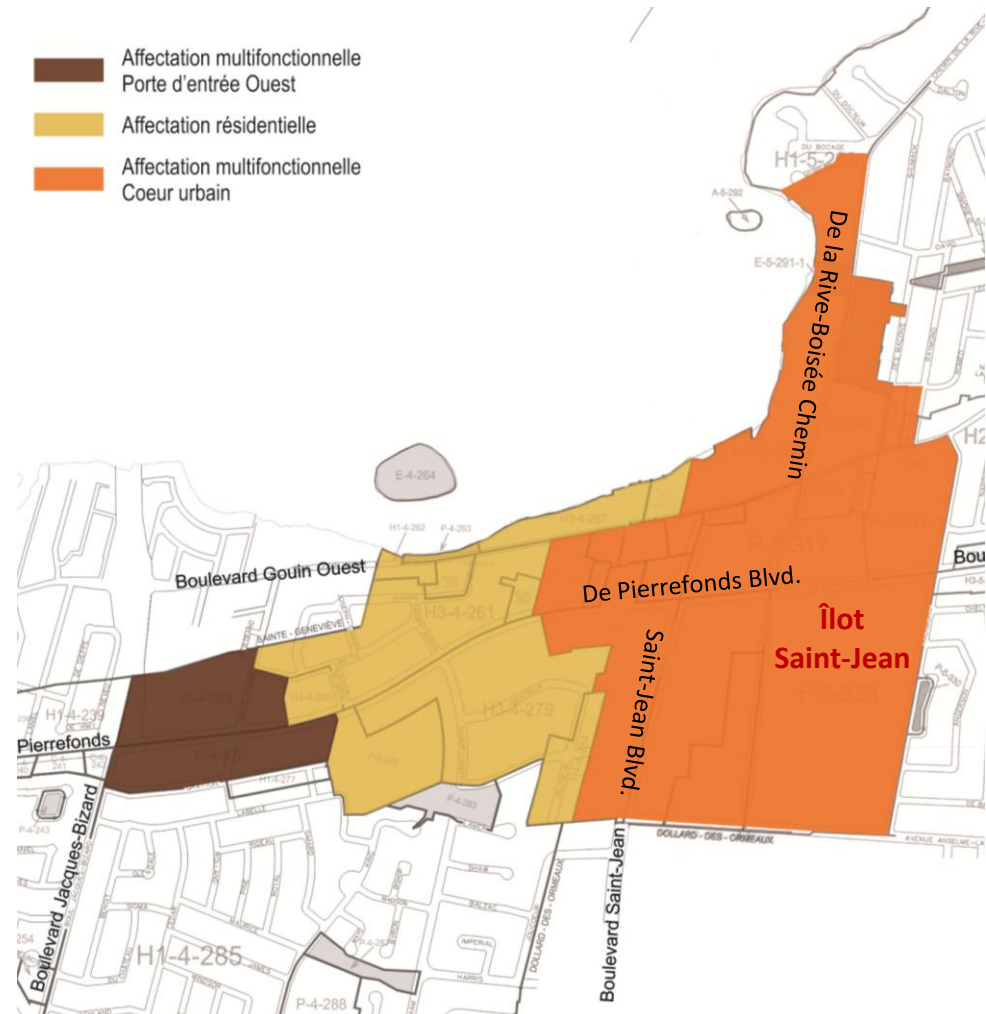
RESIDENTIAL

USES:

- Maintenance and consolidation of the residential function
- Certain businesses allowed that complement the residential function; offices disallowed
- Development allowed for recreational, cultural or institutional facilities that complement those authorized in the urban core

DENSITIES:

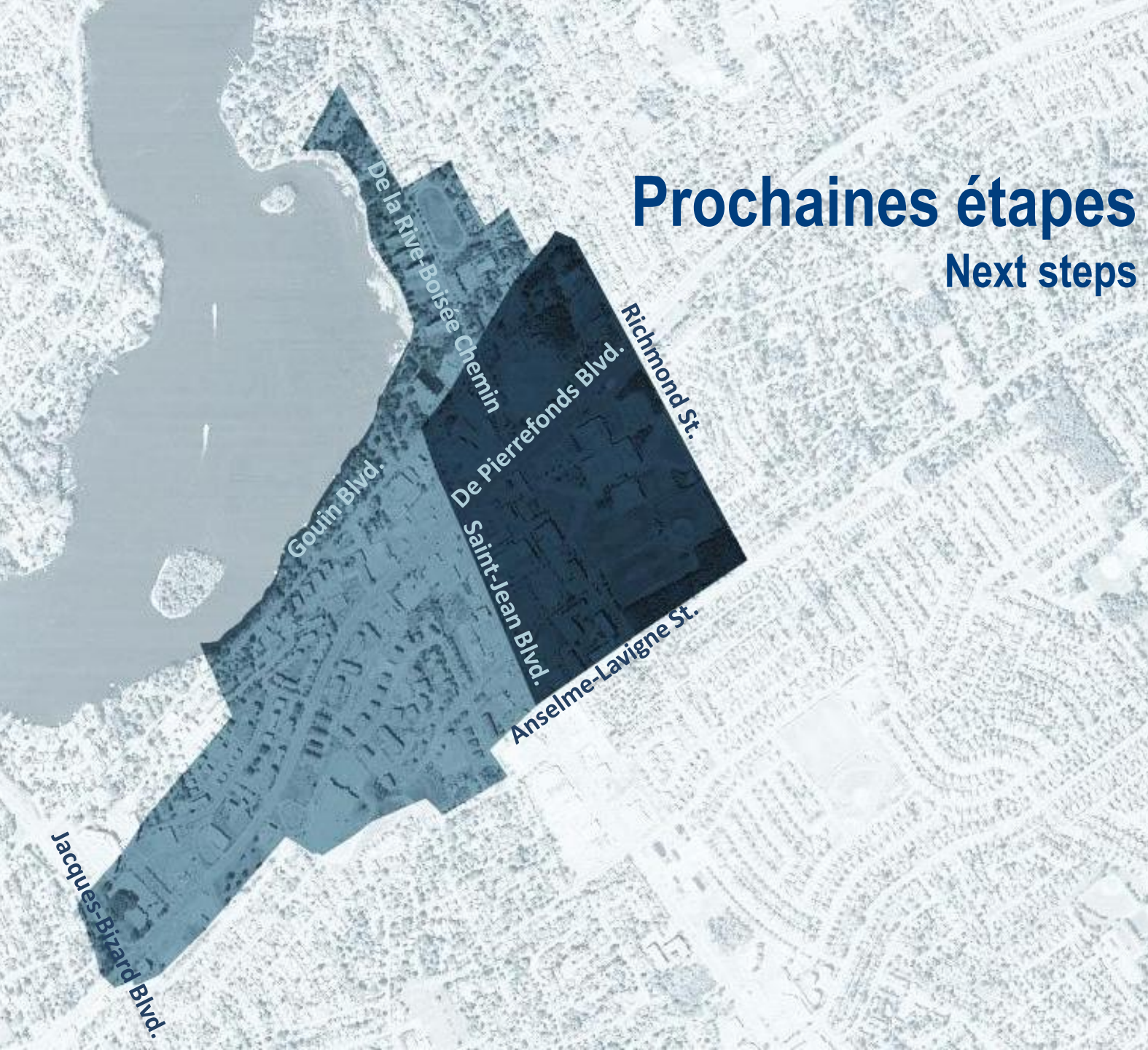
- Minimum average gross density (areas to be redeveloped): 30 dwellings/hectare
- Minimum FAR: 1
- Minimum LBR: 30%
- Buildings with 1 to 8 storeys above ground



Prochaines étapes

Next steps

7



Development of Chapter 3 – Execution (implementation schedule):

- Action plan and phases of execution
- Catalogue of public space development projects
- Creation of draft by-laws (amendments required to support the SPP)
- Meetings to present/validate Chapter 3

Special Planning Program adoption process:

- Public consultation (May 2016)
- Adjustments to, tabling of and adoption of final by-laws (June 2016)

Objective:

For Pierrefonds-Roxboro to adopt the Special Planning Program
for the central area in mid-June 2016

Commentaires et mémoires / *Comments*

Jusqu'au 30 janvier, les citoyens pourront envoyer leurs commentaires à l'arrondissement à l'adresse suivante / *Residents have until January 30 to send their comments to the borough at the following address:*

pierrefonds-roxboro@ville.montreal.qc.ca

Merci!
Thank you!

Questions, commentaires
Questions, comments

