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Galeries d'Anjou / Jean-Talon East

General goals

- Intensify and diversify activity in the area in order to reinforce its urban character and multifunctional role
- Improve the area's image and allow for a more pedestrian- and cyclist-friendly environment
- Improve public transportation services, especially by extending the metro to Galeries d'Anjou Boulevard



Planning issues

The area is currently undergoing consolidation, especially in terms of retail and residential activities. Its location at the junction of Highways 25 and 40 makes it highly visible and easily accessible from the rest of the region. As a result, it offers excellent potential for densification and development, especially for mixed-use projects, near the proposed metro stations where the Plan recommends an intensification and diversification of activities.

However, some of the area's features present important development problems, preventing it from reaching its full potential. Its built form lacks structure and coherence as a result of the heterogeneity of building settings and volumes. The power transmission line towering overhead also impedes the enhancement of part of the area. Despite these constraints, the huge lots surrounding the most important shopping area in Montréal's East End present significant development potential.

The abundant outdoor parking lots and the poor quality of landscaping on both public and private spaces certainly do not contribute to the area's visual appeal. The decidedly automobile-oriented layout of the area creates major barriers to pedestrian movement. In addition, the absence of public or civic facilities keeps the area from playing its full economic and strategic role in East End Montréal.

Furthermore, the topography of the area and the presence of major expressways do not facilitate local trips, as evidenced by the frequent congestion on Jean-Talon Street East and Galeries d'Anjou Boulevard. The eventual construction of two new metro stations in the area could exacerbate these problems, especially on Bélanger Street, with an increased number of vehicles and buses converging on the future transit terminal. The area is also not very cyclist-friendly.

Planning guidelines

- 1 Encourage consolidation of the area by intensifying and diversifying activities near the future metro stations and along Galeries d'Anjou Boulevard and Jean-Talon Street East in order to create a lively, active environment that would include recreational, cultural and hotel activities.
- 2 Favour the establishment of public and institutional facilities as well as new office buildings to complete the range of services offered in the area and review the list of authorized retail activities in order to avoid uses that are incompatible with the area's desired vocation.
- 3 Continue high-density residential construction in certain parts of the area.
- 4 Favour the replacement of outdoor parking lots by underground parking garages as a way to free land for development.
- 5 Harmonize the design and architecture of new buildings and encourage quality landscaping.
- 6 Plan the surroundings of the future metro stations, reduce available parking and develop the road network to meet future needs.
- 7 Apply appropriate public space design guidelines to areas with heavy pedestrian traffic.
- 8 Review entrances and exits to the various commercial sites.
- 9 Review and harmonize signage regulations regarding retail establishments, billboards and expressway access signs.
- 10 Study the possibility of burying the power transmission line along Galeries d'Anjou Boulevard in order to maximize construction potential.