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L'Anse-à-l'Orme

General goals

- Protect and enhance the natural environments of the Rivière à l'Orme ecoterritory
- Foster the harmonious integration of urban development and road projects with natural environments of ecological value
- Improve road access to the area in order to support the development of certain parts of the area
- Support urbanization that encourages public transportation and bicycle use



Planning issues

The L'Anse-à-l'Orme area is characterized by rich rural landscapes within the Borough of Pierrefonds – Senneville and by large natural areas of high ecological value: Rivière à l'Orme (the only river on the Island that is bordered by floodplains), wetlands and forests of interest, especially Angell Woods. These natural environments make up the Rivière à l'Orme ecoforest corridor, where development control will be exercised by the City in order to preserve its character and enhance its natural assets.

The area is characterized by nearly 600 hectares of vacant land designated for urban development but not yet serviced by either roads or utilities (water and sewers).

The discontinuity of the road network, combined with the railway and expressway infrastructure, limits access to the industrial areas of Baie d'Urfé and Sainte-Anne-de-Bellevue and to public transportation service at the Baie-d'Urfé and Bearepaire commuter train stations. In fact, only Saint-Charles Boulevard provides a continuous north-south link in this part of the Island. The Highway 440 right-of-way, located between Gouin Boulevard West and Highway 40 and owned by the Ministère des Transports du Québec, limits accessibility of the residential areas in the boroughs of Kirkland and Pierrefonds-Senneville.

Urban development and the required extensions to transportation and other infrastructure could jeopardize the integrity of the area's ecosystems and the sustainability of its landscapes. In light of this, planning objectives must support a built environment that respects natural heritage while favouring the use of public transportation and bicycles.

Planning guidelines

- 1 Preserve a viable and biologically diverse ecological corridor around the Rivière à l'Orme and ensure the integrity of its watershed.
- 2 Create a recreational corridor from Bearepaire commuter train station to the Cap-Saint-Jacques nature park and the Bois-de-la-Roche agricultural park passing through Angell Woods and the L'Anse-à-l'Orme nature park.
- 3 Maintain the current limits of the agricultural zone and open the Bois-de-la-Roche Agricultural Park to the public.
- 4 Support the construction of residential, industrial and commercial projects that optimize land use, incorporate mixed uses and have adequate lot coverage.
- 5 Consolidate the employment areas along Highways 20 and 40 and Sainte-Marie Road, by attracting high-tech firms.
- 6 Favour transit-oriented residential and economic development in the vicinity of the Baie-d'Urfé and Bearepaire commuter train stations.
- 7 Determine and implement innovative planning, design and architectural standards to enhance the site's natural environments and character: integrate existing large green spaces, limit tree-cutting and paved surfaces, install retention basins, favour the use of environmentally-friendly materials and maximize sunlight through appropriate street patterns and building orientations.
- 8 Improve the accessibility of commuter train stations, particularly by extending Pierrefonds Boulevard to Morgan Boulevard and by designing a new urban roadway in the Highway 440 right-of-way.
- 9 Integrate facilities for public transportation users, pedestrians and cyclists when building new road links.