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Glen and Turcot sites

This area consists of two separate sub-areas, requiring a comprehensive and integrated development approach, being directly affected by the Ministère des Transports du Québec's plan to rebuild the Turcot interchange.

General goals

- Favour quality architecture, given the high visibility of both sites
- Preserve and enhance the Saint-Jacques escarpment

Turcot :

- Favour the establishment of job-creating businesses and a relatively high building density
- Improve the site's accessibility in order to optimize development

Glen :

- Favour the establishment of the McGill University Health Centre (MUHC) on the western part of the site and residential development on the eastern side
- Improve road access to the site while minimizing through traffic in living environments
- Intensify and diversify activity in the vicinity of the Vendôme intermodal station



Glen and Turcot sites

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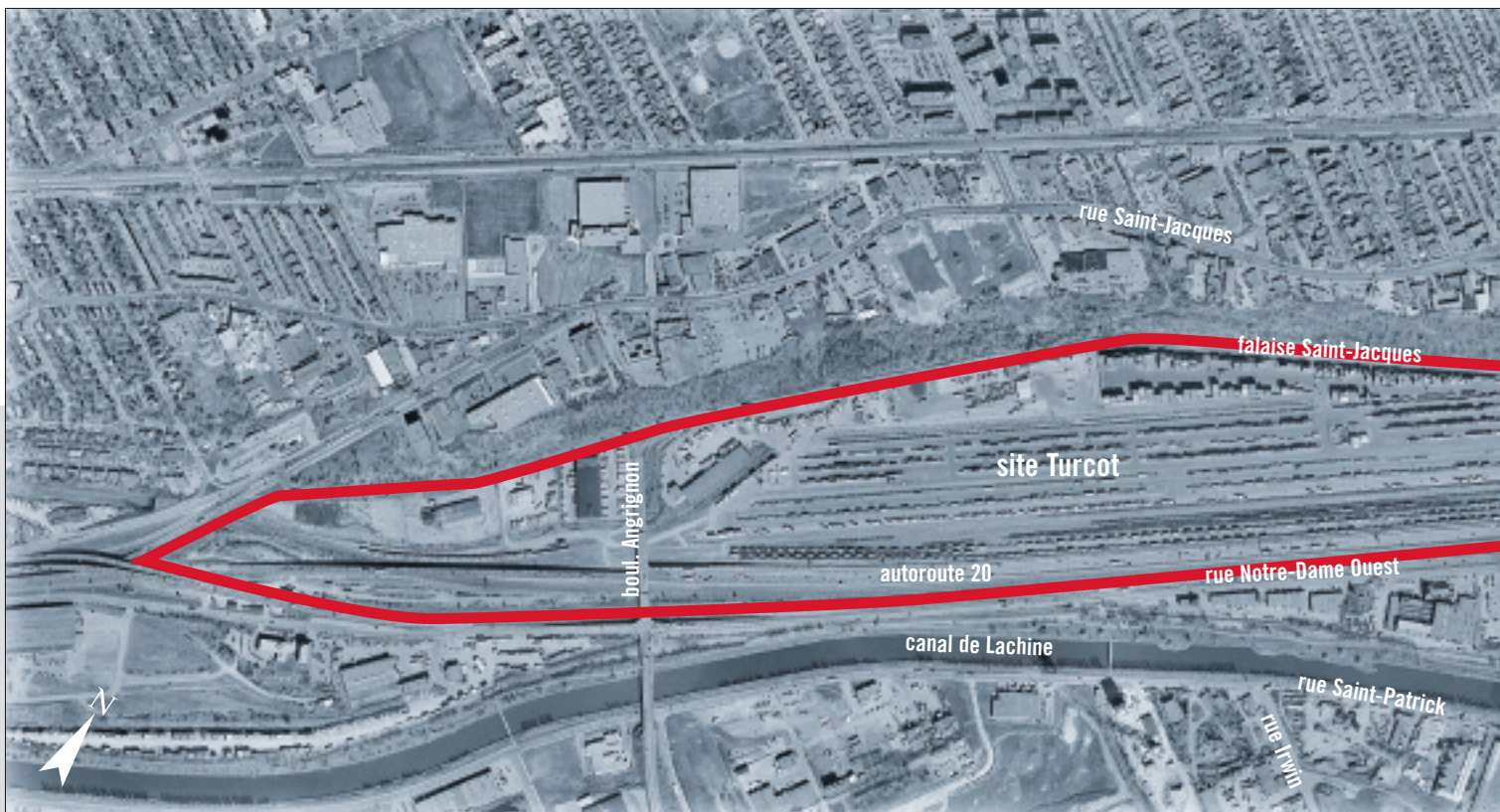
Planning issues

The area consists of two former railyards that have been dismantled. Apart from a few residual activities, these vacant sites benefit from excellent visibility and offer strong development potential. The very large amount of land available, the presence of major regional highways and the relative proximity to the Centre and to Montréal – Pierre Elliott Trudeau International Airport are prime assets. Due to this unmitigated locational advantage, the western part of the Glen site, in close proximity to the Vendôme intermodal station, has been chosen by the Québec government as the future site of the McGill University Health Centre.

However, significant constraints hinder the potential of both sites. Significant physical barriers limit their road accessibility and some local intersections would have difficulty accommodating an increase in traffic. Both sites are affected by major noise nuisances generated by vehicular and rail traffic as well.

The risk of soil contamination and the absence of connections to the water, stormwater or sanitary networks could also hamper the development of the two sites. In addition, infrastructure development of part of the Turcot site is likely to be postponed a few years, since the Ministère des Transports du Québec plans on using it temporarily while the Turcot interchange is rebuilt.

Finally, the Saint-Jacques escarpment, a recognized ecoterritory, should be enhanced and thus contribute to the development of the sites. However, it is a significant natural barrier that limits access to the sites and its instability could affect development potential.



Planning guidelines

Turcot :

- 1 Define and implement an urban planning concept and a development strategy.
- 2 Evaluate soil conditions and estimate soil rehabilitation costs.
- 3 Analyze the possibility of relocating the existing railway and expressway closer to the escarpment in order to improve the site's access to the existing road network and its development potential. Otherwise, reconfigure or modify the main intersections and consider extending Irwin Street to the site in order to provide access from Notre-Dame or Saint-Patrick streets.
- 4 Ensure adequate public transportation service.
- 5 Favour a relatively dense built environment and the establishment of job-creating industrial firms.
- 6 Ensure quality architecture.
- 7 Develop and implement a plan to protect and enhance the Saint-Jacques escarpment, particularly with respect to erosion.

Glen :

- 1 Support the establishment of the McGill University Health Centre (MUHC) on the western part of the site and develop the eastern part of the site for residential use while respecting the character of the neighbouring areas.
- 2 Improve the site's accessibility to improve public safety (study various road redevelopment options, including the possibility of moving a section of Saint-Jacques Street toward the base of the escarpment).
- 3 Ensure quality architecture and preserve certain views of Mount Royal and the river.
- 4 Ensure an appropriate density and mix of uses in the vicinity of the Vendôme intermodal station.
- 5 Integrate the urban fabric of residential development with neighbouring areas.
- 6 Favour the construction of new public spaces that take advantage of the different views from the escarpment.

