

# 4.2

## CP tracks surroundings

### General goals

- Consolidate and diversify employment activities and explore the possibility of conversion to residential use in certain locations.
- Maintain railway operations on the Canadian Pacific tracks while improving accessibility to different parts of the area.
- Intensify and diversify activities around metro stations.



## Planning issues

The surroundings of the CP corridor are extremely diverse. Over the past 20 years, industrial activities in the area have declined and some sections of the area have been gradually converted to residential, commercial and institutional uses.

In addition to generating nuisances, railroad activities and tracks limit the area's visibility and accessibility. However, it has high reuse and improvement potential, especially in light of its central location and the ready availability of land and buildings. An eloquent example is the Outremont railyard, which offers excellent potential for reuse as residential space.

The entire area is marked by the difficult cohabitation of certain industrial activities and neighbouring residential areas. The area's loading docks, storage areas and outdoor parking lots, along with a lack of landscaping, reduce visual appeal and constitute permanent irritants. Furthermore, the varied sizes of lots as well as the wide variety of building types and bulks make the redevelopment of the area more complicated.

The presence of the railway tracks impedes local trips across this transportation corridor. Not only is it an unfriendly environment for pedestrians and cyclists, its many tunnels and overpasses contribute to the spillover of automobile and heavy vehicle traffic onto certain arteries and local streets. Moreover, the Route verte, which runs along the rail line, stops abruptly in the area when it could be extended all the way to the Rivière des Prairies.

Fortunately, the area is served by several metro stations. Their surroundings should be redeveloped as part of a broader exercise to change the vocation of certain parts of the area. The Mont-Royal Borough bus terminal could be moved next to the L'Acadie metro station, where the Plan calls for the intensification and diversification of activities. In addition, the potential development of a light rail transit system for the Parc Avenue corridor would support a change in vocation for this part of the area.

## Planning guidelines

- 1 Redevelop the immediate surroundings of the railway corridor with appropriate activities.
- 2 Encourage the preservation of old industrial buildings that offer potential for reuse.
- 3 Favour residential construction in certain parts of the area, especially on the site of the Outremont railyard, in continuity with the already built-up area and accompanied by an adequate buffer zone along the railway corridor.
- 4 Review the street grid and the design of certain parts of the area in light of the planned uses.
- 5 Minimize the nuisances generated by railway operations in adjacent living environments by applying appropriate mitigation measures.
- 6 Examine the relocation of businesses that cause major nuisances in living environments, especially in cases where mitigation is insufficient.
- 7 Develop an accessibility and traffic plan in order to better connect various parts of the area and, in particular, to favour north-south pedestrian travel.
- 8 Redesign public facilities (streets, sidewalks, lighting) in order to adequately meet the needs of the various proposed uses.
- 9 Reinforce the use of the railway corridor as a bicycle travel route, notably by completing the Route verte bikeway.
- 10 Favour, with the use of appropriate regulatory tools, the intensification and diversification of activities in the surroundings of the following metro stations: Outremont, L'Acadie, Rosemont, Parc and De Castelnau.
- 11 Study the possibility of relocating the bus terminal from the centre of Mont-Royal Borough to the vicinity of the L'Acadie metro station.
- 12 Plan redevelopment of the Parc Avenue corridor while considering the construction of a light rail transit system.