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Pie-IX Boulevard

General goals

- Improve the quality of Pie-IX Boulevard as a City gateway
- Improve the quality of residential living environments
- Intensify and diversify activities on underused sites
- Make the boulevard more pedestrian- and cyclist-friendly
- Improve public transportation service



Planning issues

Pie-IX Boulevard is a major gateway to the City, connecting Montréal to Laval and the North Shore. The heavy traffic and high speeds on this artery have a substantial impact on the adjacent areas. The construction of a bridge in the Highway 25 corridor could help to reduce through traffic on Pie-IX Boulevard.

The boulevard is bordered by commercial and residential areas that are largely underused and poorly integrated with regards to the scale of the roadway. North of Monselet Street, two- and three-storey residential buildings face the boulevard directly, with very little setback. To the south, the presence of huge off-street parking lots, architectural discontinuity, lack of trees and poorly designed public spaces give this City gateway a poor image. In addition to optimizing land use, the intensification and diversification of activities along Pie-IX Boulevard would improve the streetscape of this major transportation corridor.

The boulevard's current design is inappropriate and sometimes dangerous for pedestrians and cyclists. The interchange with Henri-Bourassa Boulevard East confirms the dominance of automobile traffic and occupies a site with substantial potential for medium-density construction.

Public transportation service on Pie-IX Boulevard should also be increased, due to the high population density in the area and lack of rapid links to the other parts of the City. In addition to the potential creation of a commuter train station, the Société de transport de Montréal has identified Pie-IX Boulevard as a transport corridor with potential for an intermediate capacity mode such as articulated bus service, a modern tramway or a light rail system.

Bordering the north end of the area, Gouin Boulevard is a segment of Montréal's waterside roadway. Its most characteristic elements deserve to be enhanced, including heritage buildings and the many vistas of Rivière des Prairies.

Planning guidelines

- 1 Improve the quality of life in the residential areas bordering Pie-IX Boulevard, by reducing the nuisances caused by fast and heavy traffic and by industrial activities situated between Forest Street and Grandes Prairies Boulevard.
- 2 Increase the density of construction in the residential area between Monselet Street and Henri-Bourassa Boulevard East.
- 3 Favour intensification and diversification of activities south of Monselet Street.
- 4 Control the addition of new buildings on Pie-IX Boulevard and ensure quality architecture.
- 5 Improve the design quality of the public spaces along Pie-IX Boulevard, particularly by favouring tree planting, the construction of retail buildings close to the street and the installation of quality street furniture at appropriate locations.
- 6 Regulate commercial signage and the installation of billboards in order to limit their visual impact on Pie-IX Boulevard.
- 7 Make the Pie-IX/Henri-Bourassa intersection safer and more welcoming to pedestrians.
- 8 Confirm Pie-IX Boulevard as a key public transit axis and study the possibility of constructing an intermediate-capacity transportation system on it.
- 9 Protect and enhance elements of the waterside roadway.