“The Master Plan shall become the municipal reference document for any action pertaining to urban development within the City”

Montréal Summit, June 2002
Introduction

The Master Plan is the result of a planning and cooperative process initiated at the Montréal Summit in June 2002. The Master Plan presents a planning and development vision for the City, as well as measures for implementing the goals and objectives resulting from that vision.

The Plan deals with issues applying both to Montréal as a whole and to the specific characteristics of the 27 boroughs, which reflect the City’s multi-faceted identity. Indeed, the personality of this great North American city is displayed in the different characteristics of each borough, which gives them a distinctive local colour. As the cultural and economic metropolis of Québec, at the heart of a region of more than three million people, Montréal has succeeded in developing an enviable quality of life.

The boroughs and the various municipal departments have worked together closely in order to produce this document. As such, it is a major landmark in the establishment of the new Ville de Montréal, which was created on January 1, 2002. The Plan’s preparation also involved a number of government officials and outside partners. The public consultation process gave Montrealers an opportunity to express their point of view concerning the planning and development of their City and borough.

PUBLIC CONSULTATION ON THE DRAFT VERSION OF THE MASTER PLAN

In April 2004, City Council gave the Office de consultation publique de Montréal (Montréal Public Consultation Office or OCPM) the task of leading the public consultation process on the Draft Version of the Master Plan.

The OCPM held ten information sessions in ten sections of the City between May 17th and June 16th, attracting around 1,000 participants. Later, some two hundred private citizens and representatives of organizations presented their opinions and comments at the public hearings which took place between June 21st and 29th.

The report of the OCPM’s commission on the Master Plan was made public on October 12th, 2004.

All documents related to this public consultation process are available on the OCPM website at www.ocpm.qc.ca

PREPARATION AND IMPLEMENTATION SCHEDULE OF THE MASTER PLAN

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<td>▪ Call for Ideas: “Do you have a plan?”</td>
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The nature and scope of the Master Plan

The Master Plan is a social contract between the Ville de Montréal, governments, private and community partners and Montrealers in general. The Plan's vision of the future, based on a ten-year horizon, rests on an analysis of the present context and issues. However, this vision is not meant to be static. The Master Plan must be viewed as dynamic and evolving. It will be amended as needed to deal with emerging issues following an open public discussion and consultation process. Moreover, the City intends to revise the Plan every five years.

This first Master Plan for Montréal respects the requirements established by the Act respecting Land Use Planning and Development by setting the City's urban development goals, as well as the regulatory guidelines for land use and building density. The boroughs, which are responsible for urban planning by-laws, will bring their existing by-laws into conformity with the Plan within twelve months of its adoption. Similarly, Montréal's Master Plan will also conform to the future Schéma métropolitain d'aménagement et de développement (Metropolitan Land Use Planning and Development Plan) to be adopted in 2005 by the Communauté métropolitaine de Montréal (CMM).

The Plan is innovative in many respects. Firstly, by working from a cross-sectional perspective on planning issues and implementation measures, the Plan departs from a conventional sectorial approach. Secondly, the Plan sets out a municipal investment strategy that links objectives and projects to specific municipal financial tools. A number of the City's sectorial policies to be implemented over the next few years are also reflected in the Master Plan.
MONTRÉAL AND THE COMMUNAUTÉ MÉTROPOLITAINE DE MONTRÉAL

BOROUGHS OF MONTRÉAL

1 Ahuntsic-Cartierville
2 Anjou
3 Beaconsfield-Baie d’Urfé
4 Côte-des-Neiges–Notre-Dame-de-Grâce
5 Côte-Saint-Luc–Hampstead–Montréal-Ouest
6 Dollard-Des Ormeaux–Roxboro
7 Dorval–L’Île-Dorval
8 Kirkland
9 Lachine
10 LaSalle
11 Le Plateau-Mont-Royal
12 Le Sud-Ouest
13 L’Île-Bizard–Sainte-Geneviève–Sainte-Anne-de-Bellevue
14 Mercier–Hochelaga-Maisonneuve
15 Montréal-Nord
16 Mont-Royal
17 Outremont
18 Pierrefonds-Senneville
19 Pointe-Claire
20 Rivière-des-Prairies–Pointe-aux-Trembles–Montréal-Est
21 Rosemont–La Petite-Patrie
22 Saint-Laurent
23 Saint-Léonard
24 Verdun
25 Ville-Marie
26 Villeray–Saint-Michel–Parc-Extension
27 Westmount
URBAN PLANNING INSTRUMENTS

The Act respecting Land Use Planning and Development sets out three main urban planning tools for Montréal:

- The Communauté métropolitaine de Montréal’s Metropolitan Land Use Planning and Development Plan, to be adopted in 2005, will describe the strategic vision for cultural, economic, environmental and social development and will determine the overall aims of land development policy, along with general policies on land use. Montréal’s Plan and urban planning by-laws must comply with the Metropolitan Land Use Planning and Development Plan.

- The Master Plan is a planning and management tool adopted by City Council. It includes the planning and development goals of the City, land use and building density designations and the nature as well as the location of projected transportation infrastructure. It includes a complementary document, as well as Special Planning Programs (SPP).

- The urban planning by-laws set the rules for issuing building and alteration permits. They are adopted by borough councils and must conform to the Master Plan. The main regulatory tool is the zoning by-law. The other urban planning by-laws are:
  - By-laws governing site planning and architectural integration programs (SPAIP), comprehensive development programs (CDP) and individual projects;
  - Subdivision and building by-laws;
  - By-laws governing permits, minor exemptions and conditional uses.

THE MASTER PLAN’S WEBSITE

Montréal’s Master Plan can be consulted online at: www.ville.montreal.qc.ca/plan-urbanisme.

The site presents the Plan’s contents and the studies used in its development, including hyperlinks to socio-economic data and other relevant sites. The Master Plan’s website is updated regularly to reflect any amendments or revisions.

The structure of the document

The Master Plan is divided into three parts. The first part covers issues that affect the City as a whole. The second presents documents that are specific to each of the 27 boroughs. The third is the complementary document.

Part I

The Master Plan’s planning approach presents a comprehensive vision that leads to seven development goals. The second chapter fleshes out these goals and sets the resultant development objectives and implementation measures. The third chapter deals with the Plan’s implementation, including monitoring, regulatory guidelines, municipal investment strategy and partners. Finally, the fourth chapter discusses areas of the City that will require further detailed planning after the Master Plan is adopted.

Part II

The second part of the Plan presents, for each of the 27 boroughs:

- An overview of City-wide objectives;
- An enlargement of the land use designation map;
- An enlargement of the building density map;
- An enlargement of the parks and green spaces map;
- An enlargement of the built heritage map;
- A list of heritage buildings in the borough.

The Master Plan can be modified at the initiative of a borough to add the following elements:

- Specific planning and development goals to respond to local issues;
- Treatment of local Detailed Planning Areas;
- Regulatory guidelines specific to the borough;
- The local action plan.

Part III

The third part of the Master Plan is the complementary document. It establishes the rules and criteria for the boroughs’ urban planning by-laws. These rules and criteria emerge from Parts I and II of the Plan.