



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

Montréal Summit, June 2002

Introduction

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

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.

PREPARATION AND IMPLEMENTATION SCHEDULE OF THE MASTER PLAN

June 2002

- Montréal Summit

June 2002 – March 2004

- Preparation of the Draft Version of the Master Plan
- Call for Ideas: "Do you have a plan?"
- Validation by Summit delegation and outside partners
- Consultation process on local issues in each borough

April 2004

- Adoption of the Draft Version of the Master Plan by City Council

May – June 2004

- Public consultation on the Draft Version, conducted by the OCPM

October 2004

- Tabling of the public consultation report
- Finalisation du Plan en conséquence

November 2004

- Adoption of the Master Plan by City Council

January – December 2005

- Integration of borough documents into the Master Plan
- Adoption of conformity by-laws by borough councils

2005 – 2007

- Elaboration of detailed planning efforts in strategic sectors

Annually

- Public study of the progress of implementation of the Master Plan by a City Council commission

CALL FOR IDEAS: "DO YOU HAVE A PLAN?"

More than 1,400 people responded to the Call for Ideas, which was held from November 2002 to June 2003. The objective was to survey Montrealers about what they would like to improve in their neighbourhood and City.

The main issues raised by respondents were the following:

- Quality of life;
- Transportation problems;
- Presence of a healthy natural environment;
- Protection and enhancement of the built heritage;
- Community facilities.

Mount Royal was designated as Montréal's most significant site.

Fourteen elementary schools also took part in the children's section of the Call for Ideas. The children generally raised the same issues as the adults and used drawings to illustrate the urban environment of their dreams.

The Internet site at

www.ville.montreal.qc.ca/concours-plan presents the main results of the Call for Ideas.

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).

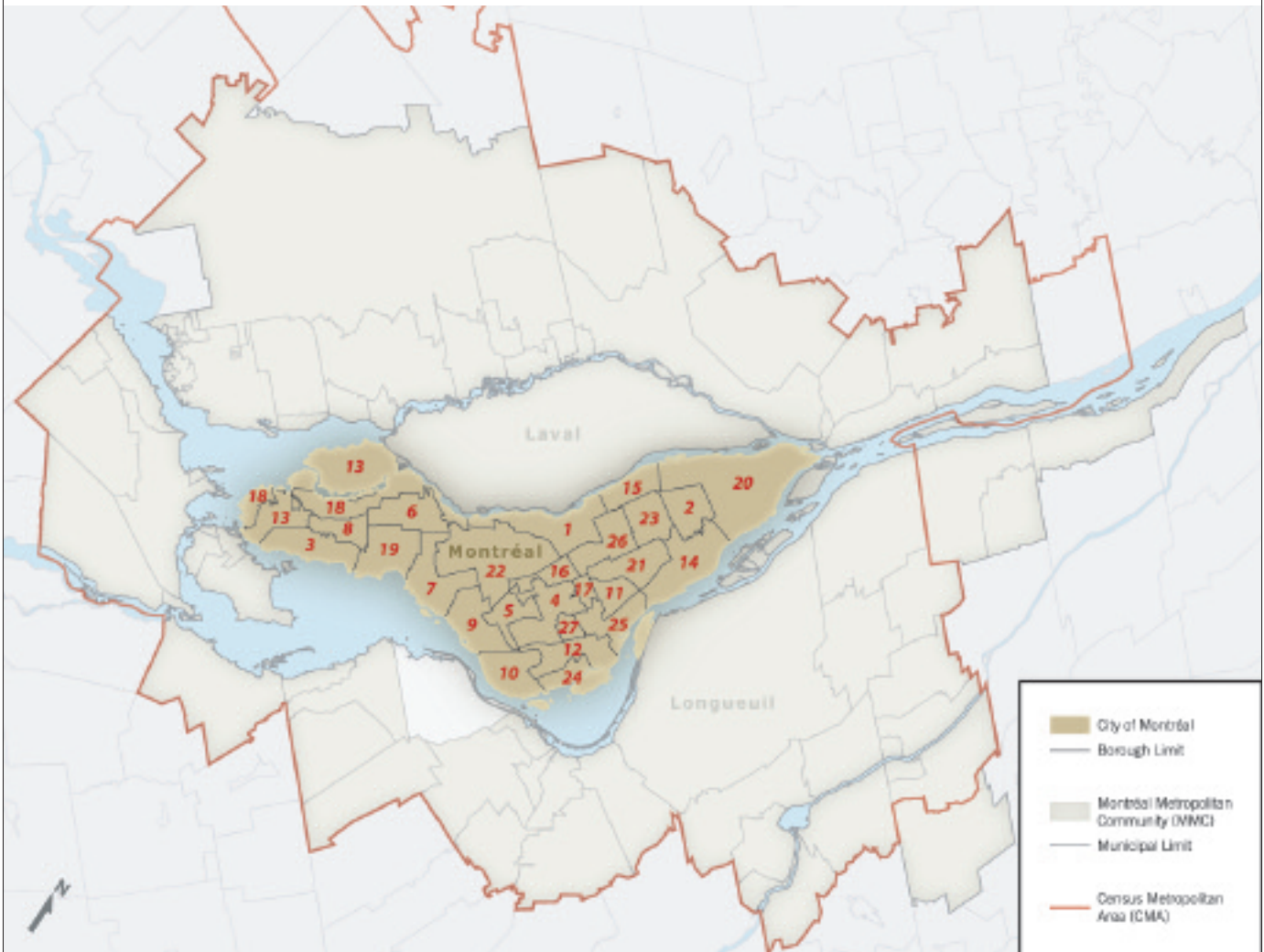
The Plan is innovative in many respects. Firstly, by working from a cross-sectional perspective on planning issues and implementation measures, the Plan departs from a conventional sectorial approach. Secondly, the Plan sets out a municipal investment strategy that links objectives and projects to specific 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.

POLICIES, PLANS AND STRATEGIES

Following the June 2002 Summit, the Ville de Montréal undertook the development of a set of targeted policies, plans and strategies referred to in the Master Plan. The following policies are discussed further in the appropriate sections of Chapter 2 in Part I:

- Stratégie de revitalisation urbaine intégrée (Integrated Urban Revitalization Strategy), see Objective 1;
- Schéma directeur de développement des équipements de loisir (Recreational Facilities Development Plan), see Objective 1;
- Stratégie d'inclusion du logement abordable (Affordable Housing Inclusion Strategy), see Objective 2;
- Plan de transport (Transportation Plan), see Objective 3;
- Politique de développement culturel (Cultural Development Policy), see Objective 5;
- Stratégie de développement économique (Economic Development Strategy), see Objective 8;
- Politique de l'arbre (Tree Policy), see Objective 11;
- Politique sur l'affichage commercial (Commercial Signage Policy), see Objective 13;
- Politique du patrimoine (Heritage Policy), see Objective 15;
- Politique de protection et de mise en valeur des milieux naturels (Policy Respecting the Protection and Enhancement of the Natural Environment), see Objective 16;
- Plan stratégique de développement durable (Sustainable Development Strategic Plan), see Objective 17;
- Plan municipal de gestion des matières résiduelles (Waste Management Policy), see Objective 17;
- Politique d'atténuation du bruit (Noise Reduction Policy), see Objective 18.

MONTRÉAL AND THE COMMUNAUTÉ MÉTROPOLITAINE DE MONTRÉAL



BOROUGHS OF MONTRÉAL

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

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.