

# 4.18

## Laurentien / Lachapelle / Marcel-Laurin

### General goals

- Enhance Laurentien Boulevard as a City gateway
- Optimize development in the area by favouring the construction of residential projects along Laurentien Boulevard and by intensifying and diversifying activity near the Bois-Franc commuter train station
- Improve the quality of architecture and the design of public spaces
- Improve the quality of the adjacent residential environments
- Protect and enhance elements of the waterside roadway



## Planning issues

Laurentien Boulevard is an important City gateway. Its surroundings present a destructured and underutilized urban fabric but offer great potential for development, particularly for residential use. The projected extension of metro Line 2 of the metro from Côte-Vertu to the Bois-Franc commuter train station helps to justify the intensification and diversification of activity around the station. The development of this area is constrained by a number of factors including an overhead power line, a Hydro-Québec transformer substation and a public works equipment yard.

Action is also required to improve the image of the area. Architectural discontinuity, a glut of outdoor parking lots and the variation in setbacks all contribute to its destructured character. The poor design quality of public spaces, which often lack appropriate street furniture and sidewalks of sufficient width, discourages pedestrian or bicycle travel. The absence of trees along most of the boulevard and the lack of control over signage on Laurentien Boulevard and Gouin Boulevard West give a negative image to the former site of the historic village of Cartierville. In addition, the primacy of automobile traffic diminishes the quality of life for residents. Indeed, the area handles a high volume of through traffic from Laval and several Montréal and Laval bus routes.

These difficulties have resulted in the appreciable deterioration of area buildings and the steady decline of commercial activity along Laurentien Boulevard and Gouin Boulevard West. Identified as a component of the waterside roadway, Gouin Boulevard West hosts many heritage buildings and offers several views of Rivière des Prairies that are worth enhancing.

## Planning guidelines

- 1 Develop the underused sites on Laurentien Boulevard, favouring housing as well as complementary retail and community facilities.
- 2 Support medium-density mixed-use development near the Bois-Franc commuter train station.
- 3 Favour reorganizing certain blocks on Laurentien Boulevard to facilitate their development and to improve the image of this City gateway.
- 4 Consider relocating the Hydro-Québec substation and overhead power line located immediately east of the area in order to support its development.
- 5 Control new construction on Laurentien Boulevard to ensure better architectural quality and reduce off-street parking in front of buildings.
- 6 Improve the quality of public spaces on Laurentien Boulevard in order to make it safer and more pleasant, notably by favouring tree planting, the creation of green spaces, sufficiently wide sidewalks and quality street furniture.
- 7 Control commercial signage and billboards in order to limit their visual impact on Laurentien Boulevard and Gouin Boulevard West.
- 8 Take concerted and integrated action on the area to be revitalized in order to improve the quality of housing as well as the interface between residential areas, the railway and Laurentien Boulevard.
- 9 Consolidate retail activities near Gouin Boulevard West.
- 10 Reconvert Lachapelle Street to a local thoroughfare.
- 11 Add bikeways to the area in order to improve links to the rest of Montréal's bikeway network.
- 12 Enhance features of the waterside roadway, including the heritage buildings on Gouin Boulevard West and the views of Rivière des Prairies.