

Montréal Master Plan

PART II : CHAPTER 24

Borough of Verdun



AUGUST 2009



A Word from the Mayor of the Borough

Dear fellow citizens,

Montréal's Master Plan, adopted by City Council in regular session on November 22, 2004, is the reference document for all interventions that are made in the City's territory. It presents the vision for the future planning and development of Montréal, one that spans the next ten years.

The chapter that deals with the Borough of Verdun is an integral part of the Master Plan. It restates the City-wide goals that will impact our Borough and presents goals, issues and objectives of a local nature that are specific to Verdun. It supports development that is well-balanced and respectful of the many different aspects of our borough, conceived to best respond to the needs of its citizens.

The Borough of Verdun invited its citizens to three meetings, held on December 8, 9 and 10, 2003. These meetings, held in each of the Borough's three different planning districts, sought to inform the public about the planning process and allow citizens to familiarize themselves with the contents of the draft version of the Plan. A follow-up meeting was held on January 20, 2004, at which time participants were able to share their comments, either in person or in writing. This feedback helped improve the contents of the Plan.

The Master Plan is a social contract between the citizens and the City, along with its public and private partners, drafted to formalize their shared goals and objectives for future planning and development in the borough. In this regard, the Borough has an important role to play in realizing the vision set out for future development in Montréal, and more specifically in Verdun. As a first step, the Borough will soon begin the process of modifying its planning by-laws to ensure their conformity with the Master Plan.

I am proud to invite you to take part in the realization of this revised Master Plan and, in so doing, help ensure that future development in our Borough will be of the highest possible quality.

The Mayor of the Borough of Verdun,

A handwritten signature in black ink, appearing to read 'Georges Bossé', written in a cursive style.

Georges Bossé

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24.1

Introduction

The Borough Chapter of Verdun is an element of Montréal's Master Plan. It will be implemented over the course of the next ten years in a process that translates the goals identified at the City-wide level into urban planning by-laws and regulations applicable at the borough level. The issues and realities particular to the Borough of Verdun will be an integral part of the implementation process.

The team of the Direction de l'aménagement urbain et des services aux entreprises (Planning and Business Services Department) worked with elected officials and citizens to develop and produce this Plan, using as its model the previous Master Plan of the City of Verdun which was adopted in July of 2000. The Borough also worked with several different consulting firms, which conducted a detailed examination of the potential impact of changes to the road network and redevelopment in the Troy-Lafleur area. Significant efforts are still underway to guide the forthcoming development of the northern tip of Île des Sœurs.

Building on these efforts, Verdun's Borough Chapter now sets forth the orientations that will direct planning and development in its jurisdiction and which will guide the legal framework to which all services of the Borough of Verdun, the Ville de Montréal and any other stakeholders must comply. It applies these orientations and strategies in a way that takes the Borough's urban character and social realities into careful consideration. The vision shared in the Plan has also been shaped by the opinions expressed by the Borough's citizens during public consultation meetings.

Accordingly, the Borough Chapter begins with a review of the Master Plan's planning approach and of the City-wide goals which will directly affect the Borough. Next, it enumerates the orientations, issues and local objectives that the Borough and the Ville de Montréal have identified for the planning and development of Verdun. They have also planned specific actions to be taken to ensure that these plans come to fruition.

The Borough Chapter then outlines the goals and planning guidelines for a local Detailed Planning Area in Verdun. The Dupuis-Hickson area will be the object of particularly close attention in the three years following the integration of this document into the revised Master Plan. Regulatory parameters specific to the Borough of Verdun are also presented in full detail.

Finally, the Borough Chapter will report on the status of two Special Planning Programs and present an action plan for the years to come.



24.2

Review of the Master Plan's planning approach and of City-wide goals that affect the Borough

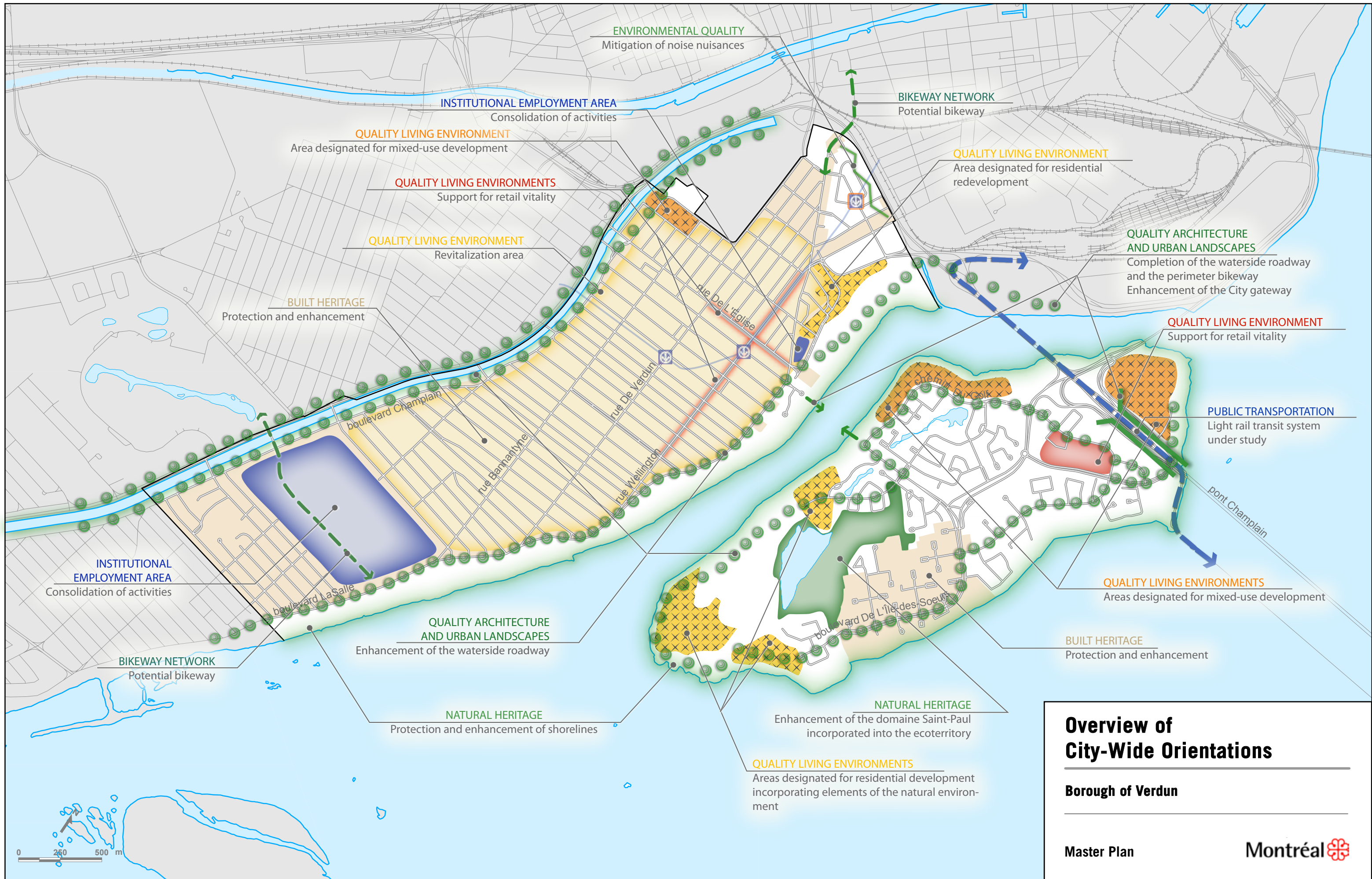
The Master Plan subscribes to the principles of sustainable development in its approach to planning. The Plan also aims for a marked increase in the quality of urban development (see Chapter 1 of Part I of the Master Plan).

Given the modest projections for development in the coming years, it is an opportune moment to focus on the optimal consolidation of the urban landscape, helping to make better use of existing infrastructure and facilities. As a result, it is important to recognize the quality of existing assets and to ensure that they are properly maintained. One of the key goals of the Plan is, therefore, to consolidate the existing character of established areas, which make up most of Montréal's territory.

However, the areas to be built and the areas to be transformed present significant challenges. Efforts in these areas will have to meet the Master Plan's standards regarding the quality of living environments, transportation infrastructure and economic activities while respecting the Plan's core values of quality development and sustainability.


The planning approach leads to seven goals, six of which particularly affect the Borough. The following map presents an overview of these goals as they apply to the Borough of Verdun.





**Overview of
City-Wide Orientations**

Borough of Verdun

Master Plan Montréal 

24.3

Local goals and planning issues

Local goals

The Borough has identified five basic goals that guide the approach to local issues as well as the choice of actions to deal with them. They are as follows:

Improve the image of the Borough and the quality of life of its citizens

Over the course of the past fifteen years, Verdun has made significant efforts to improve the quality of life of its residents, and in so doing, combat the negative prejudices that stem from the presence of more disadvantaged neighbourhoods found in certain areas. Due in large part to an aggressive program to demolish or transform sheds and a number of targeted intervention programs in both the public and private domains, both the quality of life and a positive image of Verdun have been greatly reinforced, paving the way for greater urban consolidation and attracting newcomers. Proud of its accomplishments, the Borough is now looking to continue these revitalization efforts while making its assets known to families looking for a high-quality living environment.

Consolidate the family and residential character of Verdun

Verdun is a living environment traditionally oriented toward housing families. In a context where suburban life is becoming more challenging, Verdun's many advantages in terms of public transportation, recreational opportunities, community facilities and proximity to service centres help position it competitively in the regional housing market. As a result, the Borough administration would like to offer the widest possible variety in housing types (rental units, affordable, community and social housing, housing for the elderly, condominiums, row houses, etc.). In addition, the Borough plans to work to consolidate the housing function by dealing with activities that create nuisances and by favouring the development of new services and commercial ventures that complement living environments.

Pursue the development and revitalization of living environments

The revitalization of the Desmarchais-Crawford district and, more particularly, the Wellington-De l'Église district are the primary interventions planned by the Borough to improve the urban landscape and the Borough's positioning. Moreover, the Borough intends to continue to support the reinforcement of the commercial nodes of Wellington and De l'Église streets in collaboration with local merchants. In the Île des Sœurs district, the island's southern and northern tips have been identified as the two major areas to be built. The Borough intends to be closely involved in these efforts so as to control development of spaces still vacant and to construct public facilities that serve the population as a whole.

Protect and enhance the environment

The territory of the Borough is home to a diversity of natural environments of interest (such as the Domaine Saint-Paul, shorelines of the island of Montréal and Île des Sœurs) that must be protected and ought to be enhanced. The Borough Council therefore intends to proceed in the interest of enhancing its territory while keeping in mind both the potential of these areas as well as the need to protect their natural environment.

Maintain the Borough's commitment to fighting poverty and social exclusion

Since 1991, the Borough of Verdun has supported a number of different community-based organizations as well as key actors to support their fight against poverty and social exclusion. In keeping with this commitment, the Borough intends to pursue its involvement and its planning and development actions to improve quality of life for its residents. Moreover, it intends to encourage the creation and the maintenance of dwellings designed for lower-income residents and continue to favour access to homeownership for a greater number of low-income households.

24.3.1

Improve the quality of life of residents and the rental housing stock

Local issues

Ten key planning and development issues have been identified for the territory of the Borough. For each of them, one or several objectives have been identified and actions have been detailed, relying on the basic goals presented earlier.

Objective 1

Offer an improved rental stock that conforms with the new Code du logement de Montréal (Montréal Housing Code)

Actions

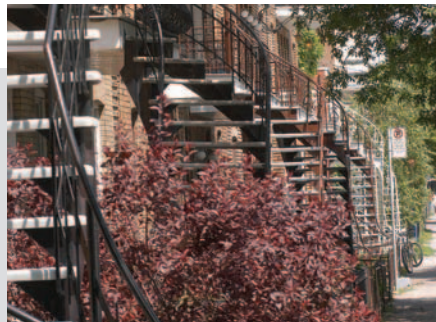
- 1.1 Systematically inspect rental dwellings and put in place a rigorous strategy to correct any shortcomings, by using multiple subsidy programs similar to those used to encourage the elimination of sheds.
- 1.2 Encourage the conversion of vacant businesses, outside of specific commercial zones, into residential units.
- 1.3 Continue efforts to demolish or bring up to code the 400 remaining sheds in the Borough.
- 1.4 Favour the opening of local retail stores in proximity to residences.

Objective 2

Favour access to high-quality dwellings for low- or moderate-income households by encouraging the creation of affordable and social housing

Actions

- 2.1 Promote and stimulate the creation of housing cooperatives in existing buildings, which sometimes require renovation work.
- 2.2 Return subsidy programs to local control and decentralize their management, to better distribute available funds in response to local needs.
- 2.3 Lobby other governments to put in place rent supplement-type aid programs.
- 2.4 Establish a reserve fund to purchase and resell land for development.
- 2.5 Promote and stimulate the construction of affordable and social housing in the Borough by participating proactively in the efforts of the Stratégie d'inclusion du logement abordable (Affordable Housing Strategy), the Stratégie de revitalisation urbaine intégrée (Integrated Urban Revitalization Strategy) and the Stratégie municipale en matière d'habitation (Municipal Housing Strategy) (see Objectives 1 and 2 of Part I of the Master Plan).



24.3.2

Increase residential ownership

Objective 3

Favour the conversion of a certain number of dwellings as a measure to increase the proportion of owner-occupants

Action

- 3.1 Support the transformation of rental units into condominiums or co-ops as well as an increase in the size of dwelling units.
-

Objective 4

Favour the transformation of areas to welcome increased residential development

Actions

- 4.1 Encourage the relocation of activities incompatible with residential uses, and favour the construction of family dwellings on lands with redevelopment potential.
 - 4.2 Prepare residential revitalization plans for areas whose conversion or transformation are currently under study, such as the Dupuis-Hickson district, within the framework of a detailed local planning effort (see section 24.4.1 of this chapter).
 - 4.3 Permit the demolition of warehouses located along Du Golf Road and authorize the construction of residential buildings there.
 - 4.4 Emphasize the presence of the river, the shorelines, the Domaine Saint-Paul woods, the aqueduct canal and public transportation service in the Borough's residential promotional materials (see Objective 2 and Action 3.2 of Part I of the Master Plan).
-



24.3.3

Support residential development in vacant areas in the Île des Sœurs district

Objective 5

Improve and enhance those elements of the Île des Sœurs district that give it its rural character

Actions

- 5.1 Pursue quality control in all new developments through site planning and architectural integration programs (SPAIP).
- 5.2 Design and implement green spaces, parks and leisure paths to keep pace with new development.
- 5.3 Finalize the acquisition of the shorelines and favour their enhancement through the creation of the waterside roadway (see Action 11.2 and Part I of the Master Plan).
- 5.4 Increase the amount of land under public ownership, particularly along the shorelines, by adjusting the limits of the different land use areas in southern tip of the district.

24.3.4

Create a verdant, dynamic and diverse living environment on the northern tip of the Île des Sœurs district by extending the Centre and linking with the river

Objective 6

Develop the northern tip of Île des Sœurs to create a high-quality area, offering a variety of functions and making a strong contribution to the Montréal landscape

Actions

- 6.1 Implement a high-quality development plan and integrate a master plan for the road network.
- 6.2 Require that developers demonstrate, with the aid of computer models, the integration of every phase of the development into the whole of the project.
- 6.3 Encourage the development of a hotel complex in proximity to the shoreline and the Champlain Bridge and authorize the construction of appropriate complementary facilities (a conference or health centre, etc.).
- 6.4 Plan for the design and construction of a rail station in the event that a light rail system is built linking the South Shore with Montréal's Centre (see Action 3.1 of Part I of the Master Plan).
- 6.5 Enhance this City gateway through the appropriate control of interventions made in the public and private domains (see Action 11.6 of Part I of the Master Plan).
- 6.6 Favour the creation of a pedestrian promenade along the length of the river, heading towards Old Montréal, which could be paired with the cycling path projected for the shoreline (see Action 3.4 as well as Map 2.2.4 of Part I of the Master Plan).



24.3.5

Reinforce the Borough's main commercial area

Objective 7

Improve the image and services of Wellington and De l'Église streets and, as a result, their public perception

Actions

- 7.1 Pursue the application of a Special Planning Program (SPP) in the Wellington-De l'Église district in order to support the efforts of merchants to stimulate commercial activity and to apply current subsidy programs for facade and signage improvements (see Section 24.6.1 of this chapter and Objective 12 of Part I of the Master Plan).
- 7.2 Complete feasibility studies on increasing the number of visitors to, and accessibility of, the Borough.
- 7.3 Continue to encourage the transformation of commercial buildings into residential units outside the Wellington and De l'Église commercial nodes.
- 7.4 Maintain the involvement and support of Borough representatives in the permanent committee of the SDC Wellington-Arrondissement de Verdun (Wellington-Borough of Verdun Commercial Development Corporation).
- 7.5 Revise the intervention tools to encourage owners of buildings in poor condition to make facade improvements when their appearance is deemed deficient, and to preserve or enhance architectural elements of interest (see Actions 12.1 and 15.1 of Part I of the Master Plan).

24.3.6

Consolidate the business and commercial area of the Île des Sœurs district

Objective 8

Redesign "Place du Commerce" to make it more animated, safe and convivial

Actions

- 8.1 Dedicate this area as the primary commercial destination of the Île des Sœurs district.
- 8.2 Encourage the construction of well-integrated residential units on the remaining lands to be developed and favour the transformation of certain office buildings for mixed uses, including housing.
- 8.3 Limit the construction of exterior parking lots.
- 8.4 Harmonize the maximum heights of buildings while taking into account the height of the area's existing buildings.



24.3.7

Increase the facilities and services available to the population

Objective 9

Expand the neighbourhood parks network in a way that supports the revitalization of the oldest areas and stimulates their residential development

Actions

- 9.1 Create a master plan to oversee sports and leisure facilities as well as cultural and community facilities throughout the Borough.
- 9.2 Update the Parks and Green Spaces Master Plan and add an item about community services with the participation of citizens.
- 9.3 Pursue the application of annual programs for park improvements, the redesign of old parks and the creation of new ones.
- 9.4 Pursue the acquisition of land for parks in developing areas as well as in areas that are poorly served in this regard.

Objective 10

Consolidate the existing civic and community nodes, giving priority to the concentration of social, community and municipal service providers

Actions

- 10.1 Build a library in the Île des Sœurs district.
- 10.2 Undertake a professional evaluation of the needs of teenagers in cooperation with specialists involved in the field.
- 10.3 Examine the practicality of creating a civic node in the Wellington-De l'Église district.
- 10.4 Examine the feasibility of establishing educational services for middle school students in the Île des Sœurs district.



24.3.8

Develop a leisure path network and enhance the shorelines

Objective 11

Pursue the development of a leisure path network that offers users a safe, comfortable and lively space

Actions

-
- 11.1 Complete the leisure path network, adapting it to the needs of different users by adding or maintaining parallel paths dedicated exclusively to pedestrians and improving signage.

 - 11.2 Complete the linkage of the leisure path network to major destinations, such as community centres, schools and commercial districts.

 - 11.3 Pursue the creation of continuous leisure paths along the perimeter of Île des Sœurs and through new residential developments.

 - 11.4 Elaborate a comprehensive master plan for planning and design of the shorelines which favours contact with the water while preserving and enriching existing natural environments (see Action 16.1 of Part I of the Master Plan).

 - 11.5 Modify the geometry of LaSalle Boulevard, redesigning its Y-intersections and laying out crosswalks in appropriate places to reduce its barrier effect and to lower traffic volume.

 - 11.6 Undertake efforts to convince the appropriate authorities to pave the bicycle path, located along the Seaway, that connects Île Notre-Dame with the Champlain Bridge ice bridge.
-



24.3.9

Conserve natural environments in harmony with development areas and the urban landscape

Objective 12

Develop the shorelines and enhance natural environments in a way that harmonizes human activities with the development of fauna and flora

Actions

-
- 12.1 Put in place a master plan to direct interventions and ensure the healthy management of the shorelines.
-
- 12.2 Obtain the necessary authorization from the relevant authorities to create observation, interpretation and fishing areas as well as using parts of the shoreline for leisure paths or beaches.
-
- 12.3 Put in place an annual reed control and removal program.
-
- 12.4 Complete the improvement of the Domaine Saint-Paul woods path system and the shoreline woods, finish the landscaping surrounding the neighbouring residences, continue environmental follow-up and counter the spread of reeds.
-
- 12.5 Put in place an awareness and signage program to encourage the preservation of natural environments.
-
- 12.6 Create an ecologically friendly golf course that will contribute to the preservation of the Domaine Saint-Paul, without a fiscal impact on the community.
-
- 12.7 Eliminate all remaining cases of crossed pipes in the sewer connections of certain buildings located in the Île des Sœurs district.
-
- 12.8 Pursue the construction of subsurface networks separating rainwater and sewage water as necessary, in concert with the re-engineering of roads in the Desmarchais-Crawford and Wellington-De l'Église districts.
-

24.3.10

Improve the local road network

Objective 13

Improve the image of the local road network

Actions

-
- 13.1 Maintain the annual streetside tree-planting program.
-
- 13.2 Develop road layout standards that provide space sufficient to permit tree planting (applicable to road redesign projects).
-
- 13.3 Redesign LaSalle Boulevard to create panoramic views for road users and create green corridors on Île-des-Sœurs, Marguerite-Bourgeoys and Champlain boulevards.
-
- 13.4 Plan the correction of intersections that present enhancement potential when undertaking repaving work.
-



Objective 14

Increase the safety of all network users

Actions

-
- 14.1 Revise the borough's traffic master plan.

 - 14.2 Favour the application of the regulation giving priority to pedestrians in crosswalks and put in place appropriate signage and an awareness campaign.

 - 14.3 Redesign Y-intersections and crosswalks and put in place safe routes, specifically designed to meet the needs of pedestrians.

 - 14.4 Modify the geometry of certain roads, whether by painting pavement markings, installing speed bumps or making landscape improvements, to reduce the volume of through traffic and speed of vehicles on Borough roads.
-

Objective 15

Channel through traffic onto arterial roads

Actions

-
- 15.1 Update the Borough's traffic master plan.

 - 15.2 Complete redesign work on Cerf-Volant Boulevard.

 - 15.3 Modify signalling and/or street geometry to dissuade motorists from using Henri-Duhamel Street as a shortcut to Highway 15 South.
-

Objective 16

Redesign access to the Île des Sœurs district

Actions

-
- 16.1 Redesign the entry and exit lanes leading to and from the Île des Sœurs district, particularly on either side of the Champlain Bridge right-of-way, so as to make them safer.

 - 16.2 Complete pre-feasibility studies on the construction of a bridge between the Île des Sœurs district and the Wellington-De l'Église district, designed primarily for pedestrians and cyclists, and evaluate the possibility of constructing it so that it could bear occasional emergency vehicle traffic when necessary.
-



24.4

Local Detailed Planning Area

One part of the Borough presents a complex set of urban planning issues that could not be resolved before the integration of this Borough Chapter into the whole of the Master Plan. For this area, the Borough intends to complete a detailed planning exercise in the three years following the incorporation of the present chapter into the Master Plan, based on an integrated approach that is adapted to the specific nature of this case. The Annual Assessment Report on the Master Plan will include a progress report on this work. The Borough has identified the Dupuis-Hickson district as the subject of a local detailed planning effort, and the details of the area are given in the following sub-section.

Parallel to the work being undertaken in local Detailed Planning Areas, the Ville de Montréal Master Plan has identified 26 City-wide Detailed Planning Areas, in which the development decisions made will affect the entire City, or directly concern more than one borough. Among these, the development of the Havre de Montréal is of greatest interest to the Borough of Verdun. The parameters that will frame its detailed planning process are described in Chapter 4 of Part I of the Master Plan.

Both local and City-wide detailed planning exercises will be centered on strong public participation and will rely on successful cooperation between all stakeholders concerned, including the Borough, City services, government ministers and public, private and community organizations.

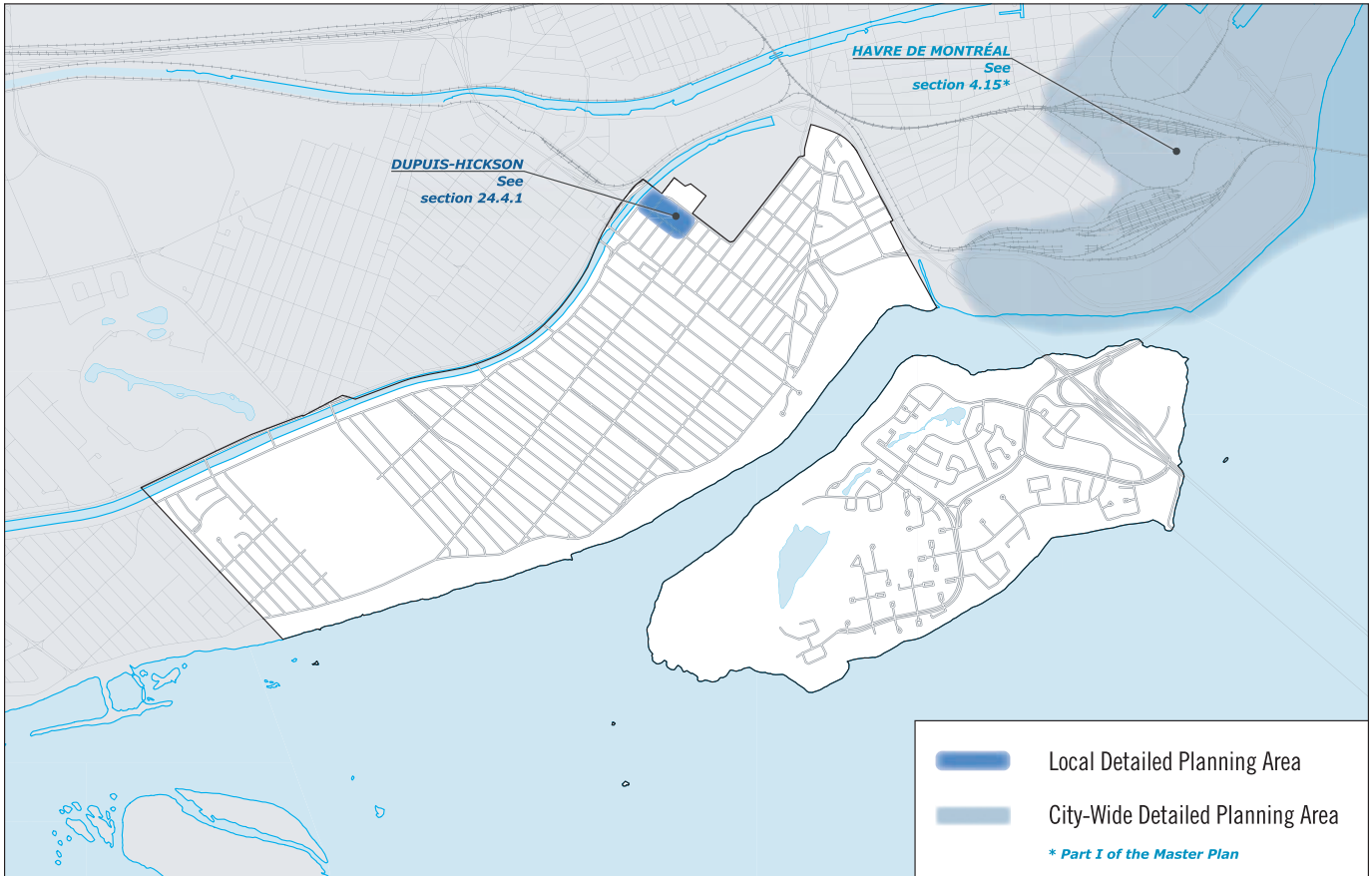
According to need, detailed planning could lead to:

- The adoption of a Special Planning Program (SPP);
- The adoption of a development or action plan by the Borough Council;
- The amendment of the Borough's urban planning by-laws;
- The implementation of appropriate programs;
- The implementation of capital projects by the City, either alone or in association with the governments of Québec and Canada;
- Projects in partnership with one or more private, public or community partners.

In order to initiate and guide the detailed planning process, the following pages present, for the local Detailed Planning Area:

- General goals;
- A brief summary of the planning issues;
- Planning guidelines.

Detailed Planning Areas



24.4.1

Dupuis-Hickson

General goals

- Modify the vocation of the area
- Encourage demolition and reconstruction of buildings for residential uses or economic activities.



Planning issues

Falling mostly within the area bounded by Hickson, Bannantyne and Dupuis streets and the aqueduct canal, this area is characterized by the presence of large, single-storey industrial buildings. Built to meet industrial specifications, they are most often cavernous structures with blind curtain walls.

Through the years, these buildings have been put to various uses, and have not always been regularly maintained. Some currently present deficiencies in both their appearance and their condition.

Located alongside a residential district and served by a conventional street pattern, this area presents excellent potential for conversion to residential use or economic activities.

In order to evaluate the impacts and feasibility of the different planning options, it is appropriate to complete an analysis of and detailed planning process in this area.

Planning guidelines

- 1 Put in place new regulations governing zoning and building occupancy so as to gradually effect a change in the vocation of the area.
- 2 Encourage the demolition or reconstruction of existing buildings for residential or economic activities, to encourage the conversion of the area to residential use or the reuse of the existing buildings for a business park.
- 3 Relocate commercial or industrial activities that cause nuisances away from existing residential areas or ones to be built.
- 4 Plan for the implementation of a subsidy program aimed at private enterprise to encourage the implementation of the chosen option.

24.5

Regulatory parameters applicable to the Borough

The parameters and orientations expressed by the Master Plan that are regulatory in scope are represented in the urban planning by-laws of the Borough. The zoning code is the primary regulatory vehicle for the implementation of the Master Plan.

It determines the vocation of different zones of the territory in order to control land and building uses as well as the site characteristics, form and appearance of all buildings.

Land use

Working from the orientations of the Master Plan, the extract of the land use designation map applicable to the Borough of Verdun illustrates the desired vocations of areas to be built or transformed and confirms the vocations of established areas. Land use designations reflect the general nature of the environments and, as such, are a departure from an overly normative designation approach that would excessively divide the City's territory. These inclusive designations favour mixed use and encompass a variety of activities that may take place within a single designation, in accordance with complementarity or compatibility rules that will be defined in the Borough's urban planning by-laws. Based more on rationale than on detailed restrictions, this approach allows for the adapted management of urban development and simplifies administrative procedures. Thus, the Master Plan's amending procedure will apply only in cases with significant implications for the future of the City.

The table on the following page presents and defines the nine different land use designations. The first four are inclusive in nature and correspond to distinct urban environments. The remaining five are essentially exclusive in nature and apply to areas that are reserved for specific activities.

Building density

The building density parameters guide architectural design by determining the scale of the built form and the intensity of activities in different areas of the territory. The parameters for each area to be built or transformed reflect the character sought by the Plan. In established areas, the parameters correspond to the general character of the existing built environment, which the plan seeks to maintain.

The extract of the construction density map applicable to the Borough of Verdun expresses the allowed construction density according to a colour scale, corresponding to a number of different density parameters. A short description lists the parameters applicable to each area. These parameters are explained in additional notes, when necessary. In most cases, the following parameters describe the existing or desired general character of an area, based on one or more of the following:

- The number of aboveground stories (excluding mezzanines);
- The type of configuration: detached, semi-detached or row;
- The building site coverage ratio;
- The floor area ratio (F.A.R.), especially in areas to be built or transformed.

Parks and green spaces

The Plan wishes to ensure the protection and enhancement of the parks and green spaces illustrated in the extract of the map entitled "Parks and Green Spaces," applicable to the Borough of Verdun.

Built heritage

In compliance with Objective 15 of Part I of the Master Plan, the structures identified in the list of buildings of heritage and architectural interest located outside areas of exceptional value, as well as all buildings found within areas of exceptional value or large sites of institutional character, must be subject to tight control over to all construction, renovation and demolition work through applying the appropriate regulatory tools, most notably site planning and architectural integration programs (SPAIP).

table

Land use designations



Land use designations		
Designation and description	Components	Notes
<p>Residential area Essentially residential areas including mixed activities, especially mixed retail/residential streets</p>	<ul style="list-style-type: none"> ■ Housing ■ Retail ■ Public or institutional facilities 	<p>The by-laws will divide the predominantly residential areas, retail zones and public or institutional facility areas into separate zones.</p> <p>By-laws will determine land use according to the nature of environments and the Borough. By means of land use management mechanisms (as-of-right uses, conditional uses, floor area limits, retail continuity obligations, use quotas, etc.), they will ensure a smooth interface between residential and non-residential activities.</p> <p>To safeguard both the coherence of living environments and a healthy mix of uses, by-laws may recognize certain industrial uses present at the moment of the Master Plan's adoption.</p>
<p>Mixed-use area Diversified areas comprising a variety of activities and housing. A number of these areas encompass sub-areas that are designated for increased housing and employment density.</p>	<ul style="list-style-type: none"> ■ Housing ■ Retail ■ Office buildings ■ Commercial buildings ■ Buildings housing light industry ■ Public or institutional facilities 	<p>The by-laws will define the zones and determine authorized uses in accordance with the nature of the environments in order to ensure a smooth interface between essentially residential areas and more intensive activity areas.</p>
<p>Employment area Economic activity areas comprising essentially industrial and/or retail activities. Housing is excluded in these areas.</p>	<ul style="list-style-type: none"> ■ Industrial buildings ■ Office buildings ■ Commercial buildings ■ Public or institutional facilities 	<p>The by-laws will ensure that the uses presented in the Employment Areas Map (see Section 2.4 of Part I of the Master Plan) are reflected.</p> <p>The by-laws will define the zones and determine authorized uses in accordance with the nature of the environments, particularly to limit major nuisance-generating uses to industrial employment areas.</p>
<p>Rural area Areas of a rural nature, comprising housing and agricultural activity.</p>	<ul style="list-style-type: none"> ■ Housing ■ Agriculture and complementary industrial activities ■ Public or institutional facilities 	
<p>Major institutional facility Areas comprising facilities and land reserved for institutional activities that play an important service role in the Montréal community.</p>	<ul style="list-style-type: none"> ■ Major institutional facilities (education, health care, sports, culture) ■ Public or institutional facilities ■ Complementary retail and housing ■ Casino, business and complementary services public facilities 	<p>The by-laws do not allow Casino, business and complementary services public facilities except on lots 2 988 178, 2 988 179 and 2 988 180 of the Québec Land Register, where this land use is permitted without restriction to floor area.</p>

Land use designations

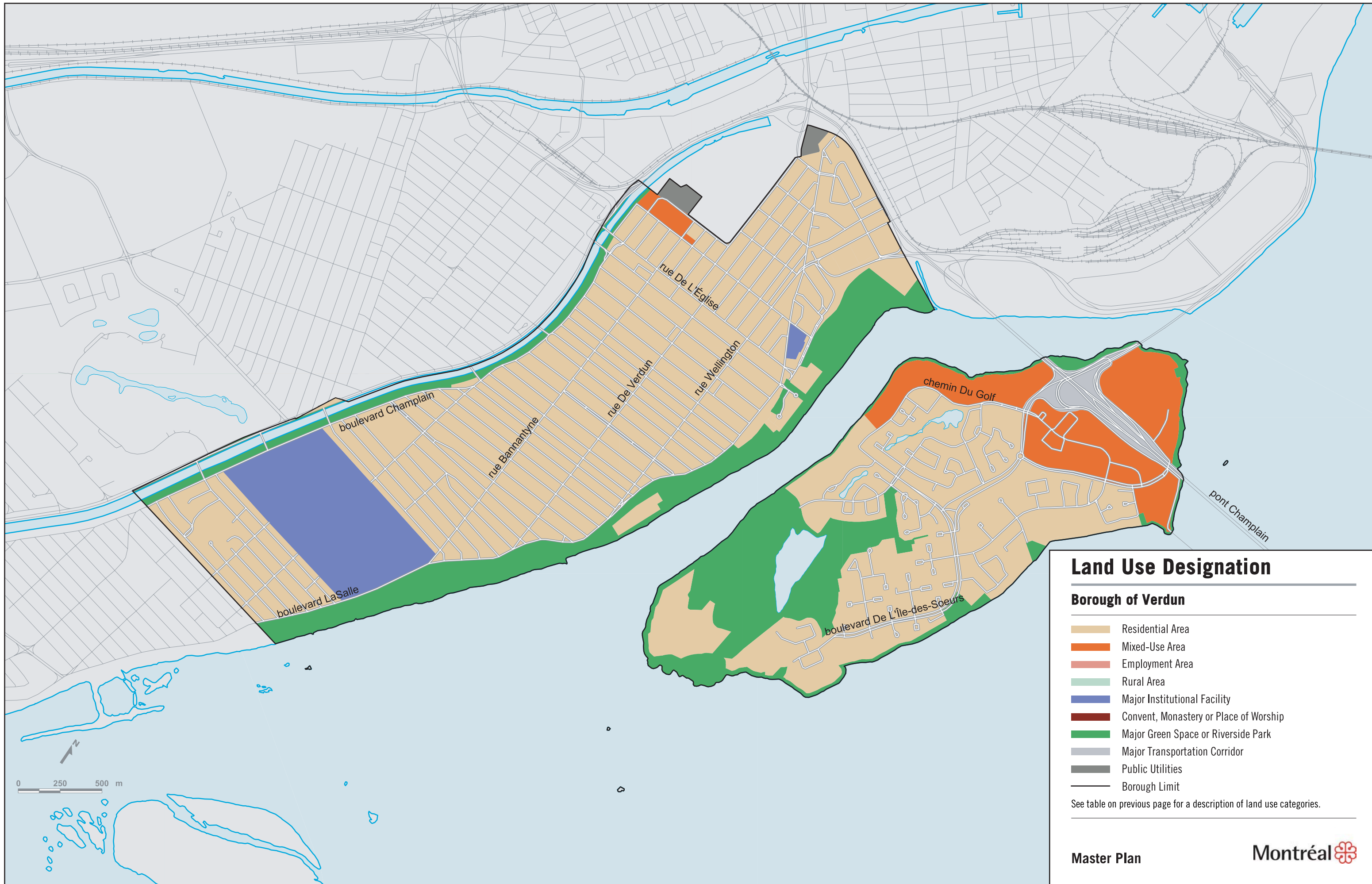
Designation and description	Components	Notes
<p>Convent, monastery, or place of worship Areas comprising structures and sites reserved for convents, monasteries, or other religious establishments.</p>	<ul style="list-style-type: none"> ■ Buildings devoted to religious orders, including residences ■ Places of worship ■ Public or institutional facilities ■ Complementary retail and housing 	<p>Even if they are not identified on Map 3.1.1 of Part I of the Master Plan, areas subject to this land use category are included on the lists of heritage buildings on page 35.</p>
<p>Major green space or waterside park Areas reserved for green or natural spaces of City-wide importance or located on a riverbank, as well as major cemeteries.</p>	<ul style="list-style-type: none"> ■ Major and metropolitan parks ■ Nature parks ■ Public areas ■ Nature reserves ■ Public riverbanks and islands ■ Major cemeteries ■ Golf courses ■ Complementary retail, public or institutional facilities 	<p>The riverbanks and islands in question, along with the summits of Mount Royal, are publicly owned spaces, primarily local parks.</p> <p>This designation recognizes the presence of residential enclaves in some nature parks at the time the Master Plan is adopted.</p>
<p>Major transportation corridor Areas reserved for transportation, specifically the main passenger and freight transportation infrastructure.</p>	<ul style="list-style-type: none"> ■ The parts of the road network under the jurisdiction of the federal and Québec governments ■ Port, rail and airport infrastructure ■ Complementary uses and infrastructure 	<p>The by-laws will divide the railyards as well as the port and airport areas into separate zones. This obligation does not apply to the road network and the rail corridors.</p>
<p>Public utilities Areas comprising structures and sites reserved for public utilities.</p>	<ul style="list-style-type: none"> ■ Electrical substations, water or wastewater treatment plants, public works yards, etc. 	

General notes:

The present chapter includes a map that identifies local parks whose designation is confirmed by the Master Plan. The conversion of any park or any part thereof for purposes other than a complementary use or local public facility requires an amendment to the Master Plan.

Parks, cemeteries, golf courses, transformer stations and public works yards are authorized in all designations.

On the accompanying maps, the limits of land use designation areas should be interpreted as corresponding with street, lane and cadastral boundaries.



Building density >

Building density >

Borough of Verdun

Established areas

Orientation

Maintain area character

Zoning by-laws will aim to maintain the existing built form, which presents the following characteristics

Sector 24-01 :

- Building height of one or two stories above ground;
- Detached;
- Low site coverage.

Sector 24-02 :

- Building height of one to three stories above ground;
- Low to high site coverage.

Sector 24-03 :

- Building height of two to six stories above ground;
- Medium or high site coverage.

Sector 24-04 :

- Building height of two to six stories above ground;
- Row;
- Medium or high site coverage.

Sector 24-05 :

- Building height of one to six stories above ground;
- Low or medium site coverage.

Sector 24-06 :

- Building height of six stories above ground or higher;
- Detached or semi-detached;
- Low or medium site coverage;
- Maximum F.A.R.: 3.0.

Sector 24-07 :

- Building height of two to six stories above ground;
- Low or medium site coverage.

Sector 24-08 :

- Building height of two to eight stories above ground;
- Detached;
- Low or medium site coverage.

Sector 24-09 :

- Building height of six stories above ground or higher;
- Detached;
- Low or medium site coverage;
- Maximum F.A.R.: 3.0.

24 Borough of Verdun

Areas to be built or transformed

Orientation

Renew area character

Zoning by-laws will permit a new built form, which presents the following characteristics:

Sector 24-T1:

- Building height of two to eight stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.7;
- Maximum F.A.R.: 4.0.

Sector 24-T2:

- Building height of two to fifteen stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 2.75;
- Maximum F.A.R.: 4.0.

Sector 24-T3:

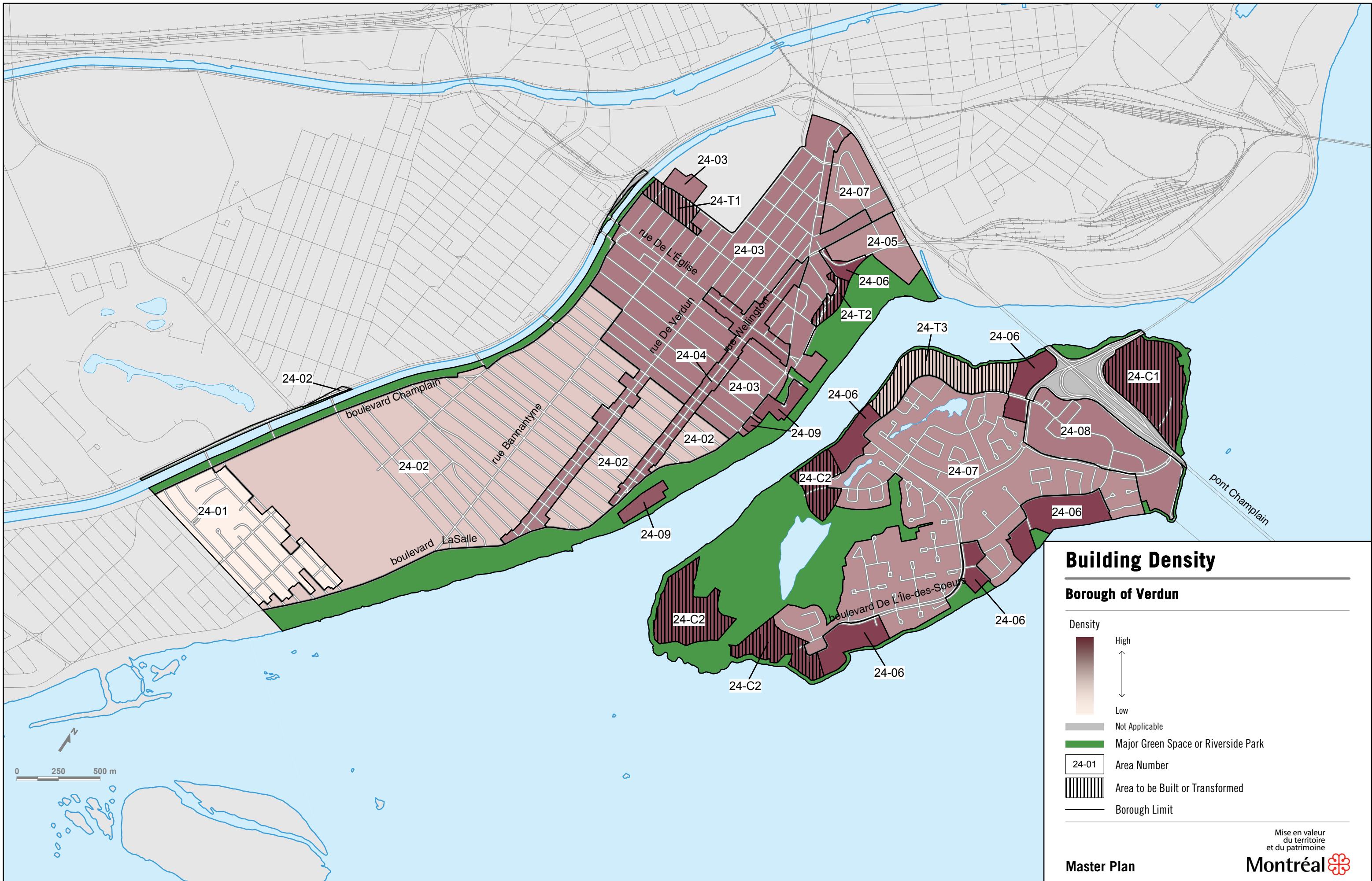
- Building height of one to three stories above ground;
- Medium site coverage;
- Minimum F.A.R.: 0.5;
- Maximum F.A.R.: 1.5.

Sector 24-C1:

- Building height of three stories above ground or higher;
- Medium or high site coverage;
- Minimum F.A.R.: 2.0;
- Maximum F.A.R.: 4.0.

Sector 24-C2:

- Building height of two stories above ground or higher;
- Low or medium site coverage;
- Minimum F.A.R.: 0.3;
- Maximum F.A.R.: 4.0.

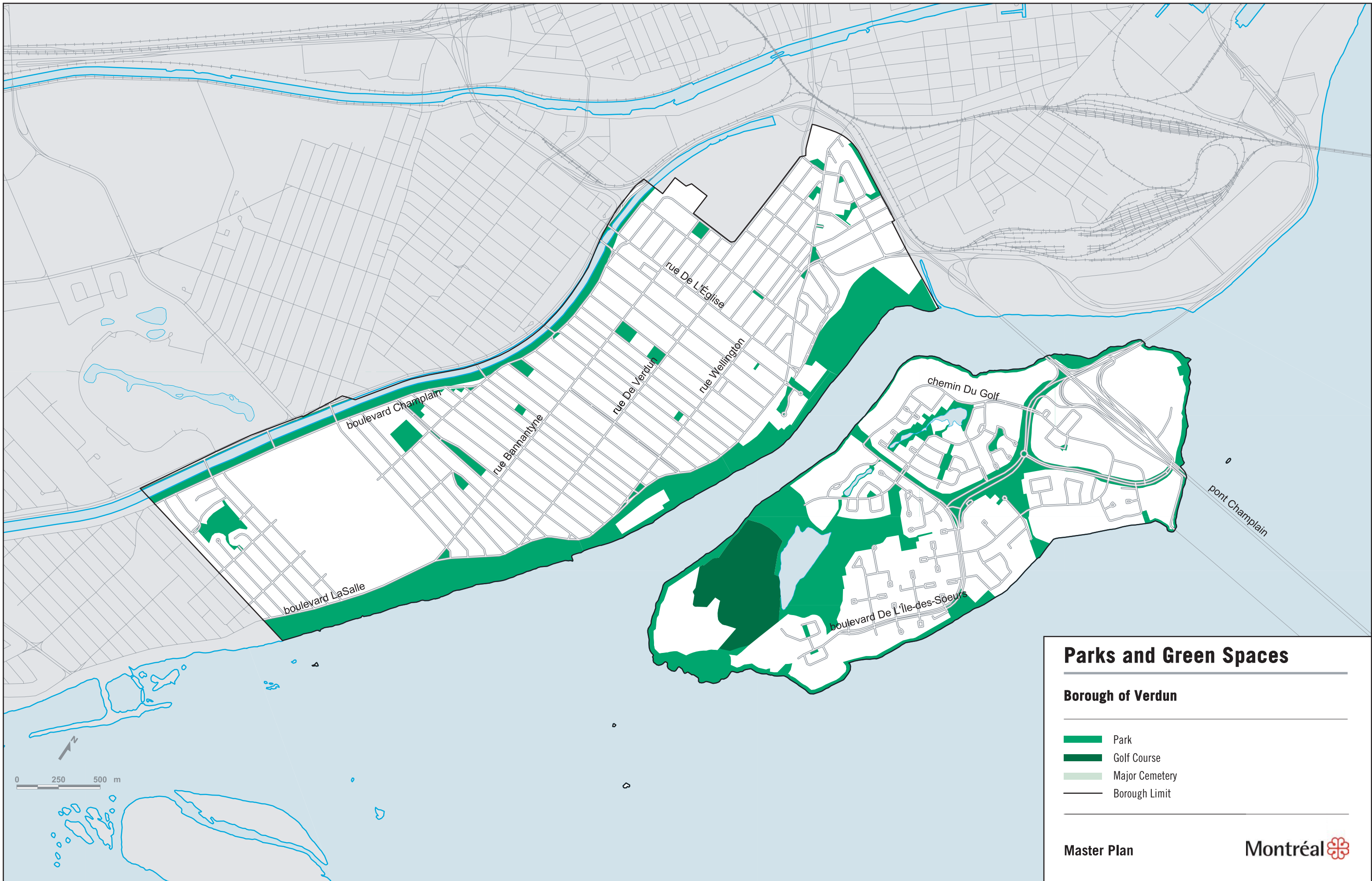


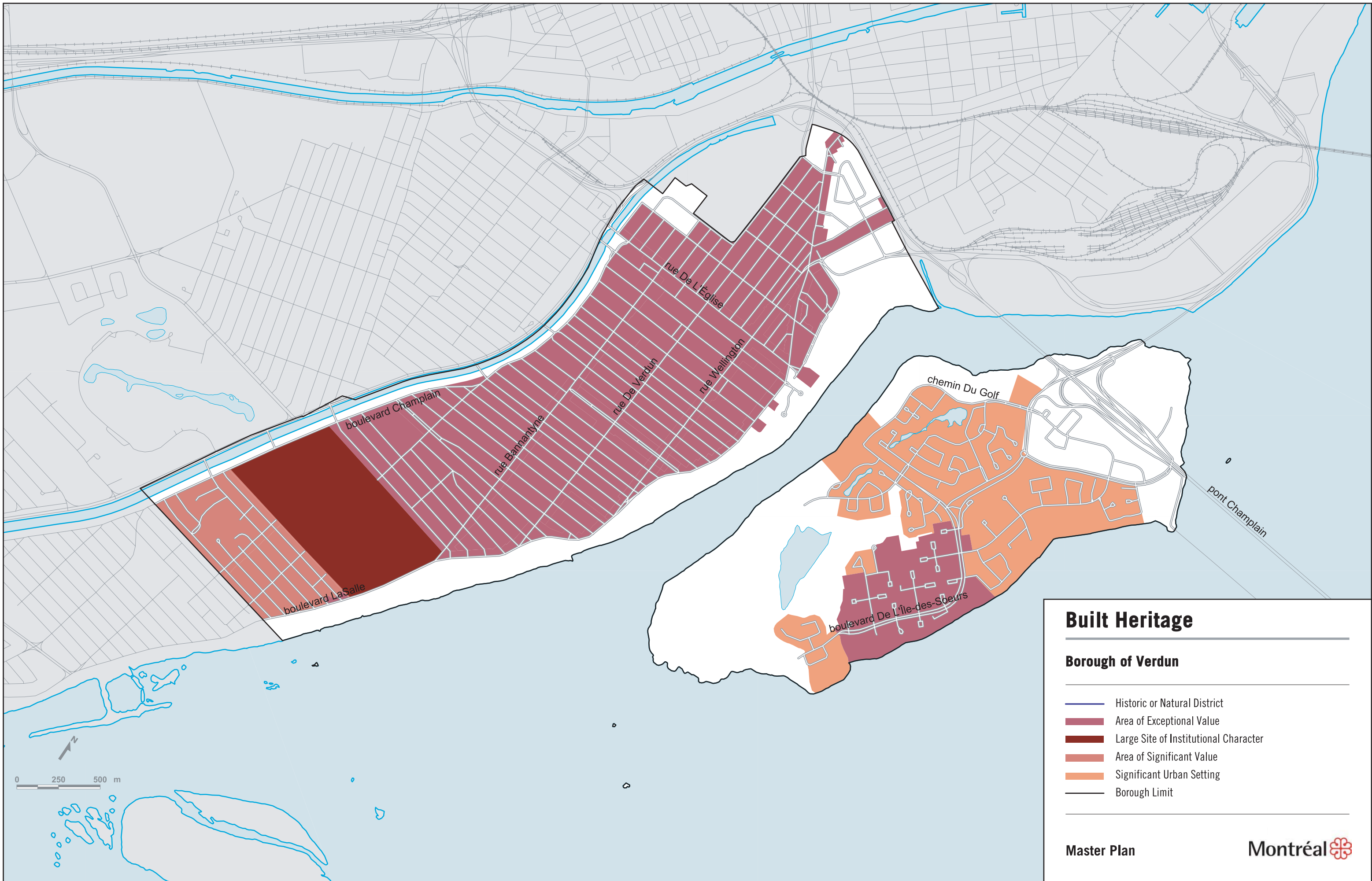
Building Density

Borough of Verdun

- Density
 - High
 - ↑
 - ↓
 - Low
- Not Applicable
- Major Green Space or Riverside Park
- 24-01 Area Number
- Area to be Built or Transformed
- Borough Limit







0 250 500 m





Built Heritage

Borough of Verdun

-  Historic or Natural District
-  Area of Exceptional Value
-  Large Site of Institutional Character
-  Area of Significant Value
-  Significant Urban Setting
-  Borough Limit

Master Plan



0 250 500 m

Buildings of heritage and architectural interest located outside areas of exceptional value Borough of Verdun

Outside areas of exceptional value or large sites of institutional character in the Borough (see preceding map).

The list also identifies places of worship of heritage value in the Borough. As mentioned in the table on page 24, these places of worship are covered under the land use designation “Convent, Monastery or Place of Worship.”

In keeping with Objective 15 of Part I of the Master Plan, the buildings identified in the following list as well as those located within areas of exceptional value or large sites of institutional character must be subject to strict controls pertaining to construction, renovation or demolition work, by employing appropriate regulatory measures such as by-laws on Site Planning and Architectural Integration Programs (SPAIP).

Places of worship

- 501, 5^e Avenue
(First Presbyterian)
- 345, avenue Strathmore
(Église Notre-Dame-de-la-Paix)
- 4141, rue Bannantyne
(Église Notre-Dame-Auxiliatrice)
- 5500, rue Bannantyne
(Église Baptiste évangélique
de la Grâce/Olivet Baptist)
- 785, rue Brault
(Église Notre-Dame-de-la-Garde)
- 1445, rue Clémenceau
(Crawford Park United)
- 177, rue De L'Église
(Korean United/Chalmers Presbyterian)
- 4949, rue De Verdun
(Église Notre-Dame-de-Lourdes)
- 645, rue Egan
(Verdun United)
- 980, rue Moffat
(St. Thomas More)
- 7325, rue Ouimet
(All Saints)
- 3099, rue Wellington
(Église des Montréalais)
- 4155, rue Wellington
(Église Notre-Dame-des-Sept-Douleurs)
- 4322, rue Wellington
(St. Clement)
- 351, rue Willibrord
(St. Willibrord)

Public buildings

- 6500, boulevard LaSalle
(Natatorium)

Residential buildings

- 7244, boulevard La Salle
(Maison Étienne-Nivard de Saint-Dizier)
- 960, rue Moffat
(Faith Christian Center of Montreal/
St. John the Divine)

Industrial buildings

- 444, place De La Poudrière
(British Munitions Supply Company)

24.6

Special Planning Programs

The Special Planning Program (SPP) applicable to Wellington and De l'Église streets, initially adopted in 1989 with the passage of by-law 1404 (amended) by the City of Verdun, is renewed with the adoption of this document. This area includes all buildings whose street addresses fall between 3617 and 5057 Wellington Street and 11 and 555 De l'Église Street, inclusively.

24.6.1

The Wellington-De l'Église District

Planning goals

The primary planning goals of this special program are the following:

- Improve the overall quality of the urban landscape in this retail area;
- Restore the area's former architectural cachet;
- Increase the mixture of uses in commercial buildings.

Completed projects

The Wellington-De l'Église commercial node is the Borough's principal retail area. Due to its central importance and its current condition, the Borough has undertaken a number of efforts aimed at renovating its key infrastructure and improving the services offered to its clientele over the past number of years. The district received a major overhaul in 1991 as the sewers, water mains, road surface and sidewalks were mostly replaced and new street furniture was installed. Then, after more than a decade, the area's overhead wires were buried in 2003.

Next steps

Certain elements remain to be completed, including:

- Facade improvements for retail and other buildings;
- The conversion of upper floors into residential units;
- The enhancement of the Ethel Street parking garage;
- The expansion of mixed commercial uses.



To achieve these goals, the following three programs are being reinstated:

**Special Planning Program in Urban Planning and Design,
Renovation and Demolition**

The Borough will offer a number of subsidies to the owners of properties and/or businesses located within the SPP area to encourage the renovation of facades, the replacement of signs or the renovation of building interiors. The goal of this program is to help merchants in their efforts to revitalize the local economy and rejuvenate the district's physical appearance.

Building Acquisition Program

The Borough reserves the right to create a fund for the acquisition of buildings in the interest of revitalizing the SPP area. This includes purchasing buildings for public uses, selling them (conditional to their renovation, reconstruction or construction), or by renting them out in accordance with a revitalization program.

The Retail/Mixed-Use Support Program

The Borough will offer subsidies to the owners of properties and/or businesses in the SPP area that support the conversion of upper floors into residential units.

Through the three programs, the Borough and its partners wish to continue their efforts at revitalizing these two retail streets in order to improve the quality of life for all residents of Verdun.

24.6.2

Troy-Lafleur area

Located in the northern part of the Borough along the banks of the Saint Lawrence River, the Troy-Lafleur residential area presents a complex set of urban planning challenges that require an integrated intervention plan. Demarcated by Hickson and Rhéaume streets and LaSalle and Cerf-Volant boulevards, this area has a reasonably diverse built and physical environment of which certain elements, both private and public, deserve to be reviewed and improved.

In addition to the improvement and consolidation of its physical setting, the area's image, safety and aesthetics are all important issues, as will be the creation of a new living environment.

The Borough has therefore chosen to pursue these goals through the medium of this SPP. The SPP identifies the following four basic strategic goals, accompanied by detailed objectives and intervention measures that will be used in achieving the goals.



Goal 1	Objectives	Implementation Measures
<ul style="list-style-type: none"> ■ Improve quality of life in the area 	<ul style="list-style-type: none"> ■ Intervene to improve the area's safety and physical environment as well as the street architecture of its roads and alleys ■ Favour physical links between the area, the waterside park, and the river while enhancing the most important elements of the area's past 	<ul style="list-style-type: none"> ■ Implement an overhead wire relocation program ■ Put in place incentives to encourage tree planting ■ Improve public lighting to encourage walking ■ Improve the safety of LaSalle Boulevard by correcting dangerous intersections ■ Build on the embankments of buildings fronting on Cerf-Volant Boulevard to maintain a coherent streetscape ■ Redesign paths and certain alleys found behind buildings and which are public ways, thereby facilitating traffic flow within the area ■ Ensure the extension of Hickson Street within the waterfront park ■ Create a neighbourhood park in the vicinity of Cerf-Volant Boulevard ■ Enhance the public domain with new statues or commemorative plaques
Goal 2	Objective	Implementation Measures
<ul style="list-style-type: none"> ■ Improve the quality of residential units and renovate building facades 	<ul style="list-style-type: none"> ■ Intervene in the housing stock to improve the habitability, appearance and real estate value of existing dwellings 	<ul style="list-style-type: none"> ■ Create a renovation program ■ Carry out systematic inspections of all area residential units
Goal 3	Objective	Implementation Measure
<ul style="list-style-type: none"> ■ Attract young households with children 	<ul style="list-style-type: none"> ■ Ensure that children have adequate recreational spaces in proximity to residential areas 	<ul style="list-style-type: none"> ■ Create a neighbourhood park with playground equipment in the heart of the neighbourhood, aimed at children 12 years of age and younger
Goal 4	Objective	Implementation Measures
<ul style="list-style-type: none"> ■ Ensure that current residents have access to affordable and well-maintained dwellings 	<ul style="list-style-type: none"> ■ Promote continuity between the existing community and all future developments by ensuring the integration of the existing built form and current residents 	<ul style="list-style-type: none"> ■ Institute regulations concerning the construction of future buildings ■ Social housing and affordable dwelling units, available to current residents and located within their neighbourhoods (based on availability)

24.7

Action plan

Actions	Timeline		
	Short term	Medium and long term	Continuing
1.1 Systematically inspect rental dwellings and put in place a rigorous strategy to correct any shortcomings, by using multiple subsidy programs.	×	×	
1.2 Encourage the conversion of vacant businesses, outside of specific commercial zones, into residential units.	×	×	
1.3 Continue efforts to demolish or bring up to code the remaining sheds in the Borough.	×		
1.4 Favour the opening of local retail stores in proximity to residences.	×		
2.1 Promote and stimulate the creation of housing co-operatives.	×	×	
2.2 Return subsidy programs to local control and decentralize their management, to better distribute available funds in response to local needs.	×		
2.3 Lobby other governments to put in place rent supplement-type aid programs.	×	×	
2.4 Establish a reserve fund to purchase and resell land for development.	×	×	
2.5 Promote and stimulate the construction of affordable and social housing in the Borough.	×	×	
3.1 Support the transformation of rental units into condominiums as well as an increase in the size of dwelling units.	×	×	
4.1 Encourage the relocation of activities incompatible with residential uses, particularly in the Troy-Lafleur and Dupuis-Hickson districts.	×	×	
4.2 Prepare residential revitalization plans for certain areas in the Borough, such as the Dupuis-Hickson district.	×	×	
4.3 Permit the demolition of warehouses located along Du Golf Road and authorize the construction of residential buildings there.	×		
4.4 Create a campaign to promote residential life in Verdun.	×	×	
5.1 Pursue quality control in all new developments through site planning and architectural integration programs (SPAIP).			×
5.2 Design and implement green spaces, parks and leisure paths to keep pace with new development.	×		
5.3 Finalize the acquisition of the shorelines and favour their enhancement.	×		
5.4 Increase the amount of land under public ownership, particularly along the shorelines, by adjusting the limits of the different land use areas in southern tip of the Île des Sœurs district.	×		
6.1 Implement a high-quality development plan and integrate a master plan for the road network.	×		
6.2 Require that developers demonstrate, with the aid of computer models, the integration of every phase of the development into the whole of the project.	×		
6.3 Encourage the development of a hotel complex in proximity to the shoreline and the Champlain Bridge and authorize the construction of appropriate complementary facilities (a conference or health centre, etc.).	×		

Actions	Timeline		
	Short term	Medium and long term	Continuing
6.4 Plan for the design and construction of a rail station in the event that a light rail system is built linking the South Shore with Montréal's Centre.	×		
6.5 Enhance the Champlain Bridge City gateway.	×		
6.6 Favour the creation of a pedestrian promenade along the length of the river, heading towards Old Montréal, which could be paired with the cycling path projected for the shoreline.		×	
7.1 Pursue the application of a Special Planning Program in the Wellington-De l'Église district.	×		
7.2 Complete feasibility studies on increasing the number of visitors to the main commercial area and increasing its accessibility.	×		
7.3 Outside of the concentration of commercial activity on Wellington and De l'Église streets, continue to encourage the transformation of commercial spaces into residential units.	×		
7.4 Maintain the involvement and support of Borough representatives in the permanent committee of the SDC Wellington-Arrondissement de Verdun (Wellington-Borough of Verdun Commercial Development Corporation).			×
7.5 Revise the intervention tools to encourage owners of buildings in poor condition to make facade improvements when their appearance is deemed deficient, and to preserve or enhance architectural elements of interest.	×		
8.1 Dedicate "Place du Commerce" as the primary commercial destination of the Île des Sœurs district.	×		
8.2 Encourage the construction of well-integrated residential units on the remaining lands to be developed in "Commerce Place" and favour the transformation of certain office buildings for mixed uses, including housing.	×		
8.3 Limit the construction of exterior parking lots in the area.	×		
8.4 Harmonize maximum building heights while taking into account the height of the area's existing buildings.	×		
9.1 Create a master plan to oversee sports and leisure facilities as well as cultural and community facilities throughout the Borough.	×		
9.2 Update the Parks and Green Spaces Master Plan and add an item about community services with the participation of citizens.	×		
9.3 Pursue the application of annual programs for park improvements, the redesign of old parks and the creation of new ones.			×
9.4 Pursue the acquisition of land for parks in development areas as well as in areas that are poorly served in this regard.			×

Actions	Timeline		
	Short term	Medium and long term	Continuing
10.1 Build a library in the Île des Sœurs district.		×	
10.2 Undertake a professional evaluation of the needs of teenagers living in the Île des Sœurs district in cooperation with specialists in the field.	×		
10.3 Examine the practicality of creating a veritable civic node in the Wellington-De l'Église district.		×	
10.4 Examine the feasibility of establishing educational services for middle school students in the Île des Sœurs district.	×		
11.1 Complete the leisure path network, adapting it to the needs of different users by adding or maintaining parallel paths dedicated exclusively to pedestrians and improving signage.		×	
11.2 Complete the linkage of the leisure path network to major destinations, such as community centres, schools and commercial districts.		×	
11.3 Pursue the creation of continuous leisure paths along the perimeter of Île des Sœurs and through the new residential developments.			×
11.4 Elaborate a comprehensive master plan for planning and design of the shorelines which favours contact with the water while preserving and enriching natural environments.	×		
11.5 Modify the geometry of LaSalle Boulevard, redesigning its Y-intersections and laying out crosswalks in appropriate places in an effort to reduce its barrier effect and to lower traffic volume.		×	
11.6 Undertake efforts to convince the appropriate authorities to pave the bicycle path located along the Seaway, that connects Île Notre-Dame with the Champlain Bridge ice bridge.	×		
12.1 Put in place a master plan to direct interventions and ensure the healthy management of the shorelines.	×		
12.2 Obtain the necessary authorization from the relevant authorities to create observation, interpretation and fishing areas as well as using parts of the shoreline for leisure paths or beaches.	×		
12.3 Put in place an annual reed control and removal program.	×		
12.4 Complete the improvement of the Domaine Saint-Paul woods path system and the shoreline woods, finish the landscaping surrounding the neighbouring residences, continue environmental follow-up and counter the spread of reeds.	×		
12.5 Put in place an awareness and signage program to encourage the preservation of natural environments.	×		
12.6 Create an ecologically friendly golf course that will contribute to the preservation of the Domaine Saint-Paul, without a fiscal impact on the community.	×		
12.7 Eliminate all remaining cases of crossed pipes in the sewer connections of certain buildings located in the Île des Sœurs district.	×		

Actions	Timeline		
	Short term	Medium and long term	Continuing
12.8 Pursue the construction of subsurface networks separating rainwater and sewage water as necessary, in concert with the re-engineering of roads in the Desmarchais-Crawford and Wellington-De l'Église districts.			×
13.1 Maintain the annual streetside tree-planting program.			×
13.2 Develop road layout standards that provide for the space sufficient to permit tree planting.	×		
13.3 Redesign LaSalle Boulevard to create panoramic views for road users and create green corridors on Île-des-Sœurs, Marguerite-Bourgeoys and Champlain boulevards.		×	
13.4 Plan the correction of intersections that present enhancement potential when undertaking repaving work.	×		
14.1 Revise the borough's traffic master plan.	×		
14.2 Favour the application of the by-law giving priority to pedestrians in crosswalks and put in place appropriate signage and an awareness campaign.	×		
14.3 Redesign Y-intersections and crosswalks and put in place safe routes, specifically designed to meet the needs of pedestrians.		×	
14.4 Modify the geometry of certain roads, whether by painting pavement markings, installing speed bumps or making landscape improvements, to reduce the volume of through traffic and speed of vehicles on Borough roads.			×
15.1 Update the Borough's traffic master plan.	×		
15.2 Complete redesign work on Cerf-Volant Boulevard.	×		
15.3 Modify signalling and/or street geometry to dissuade motorists from using Henri-Duhamel Street as a shortcut to Highway 15 South.	×		
16.1 Redesign the entry and exit lanes leading to and from the Île des Sœurs district, particularly on either side of the Champlain Bridge right-of-way.	×		
16.2 Complete pre-feasibility studies on the construction of a bridge between the Île des Sœurs district and the Wellington-De l'Église district, designed primarily for pedestrians and cyclists, and evaluate the possibility of constructing it so that it could bear occasional emergency vehicle traffic when necessary.		×	

Acknowledgements

Ms. Ginette Marotte, Borough Councillor and Chair of the Borough Commission de l'urbanisme (Urban Planning Committee); Mr. Dany Tremblay, Director of the Direction de l'aménagement urbain et des services aux entreprises (Urban Planning and Business Services Department); Mr. Benoît Malette, Head of the Division urbanisme (Urban Planning Division); and Ms. Manon Bédard, planning analyst, all participated in developing this document.

The Borough of Verdun extends its sincere thanks to all who participated in enriching this Borough Chapter by expressing their opinions and submitting briefs. The process of consulting and listening was not limited to confirming the issues, but helped us set out our actions for the next ten years in a more complete and precise way, to continue to improve quality of life for all residents of Verdun.

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