

Montréal urban agglomeration land use and development plan – draft

Public consultation
Commission on the land use and development plan for Montréal

October 7, 2014

Montréal 



Content of the presentation

- **The context of the development of the plan**
- **The content of the plan**
- **Stages in the adoption of the plan**

The territory of the Montréal urban agglomeration



The plan in context



Obligations

- **Compliance with the *Act respecting land use planning and development***

Mandatory and optional elements, and supporting documents

- **The content of the PMAD**

Policy directions, objectives and criteria of the PMAD: metropolitan woodlands and forest corridors, green and blue network, minimum densities, rail and road traffic noise, etc.

- **The agglomeration's wishes in terms of land use and development**

The land use plans of municipalities and boroughs, the strategic sectorial visions for Montréal

Partners in the process



The content of the plan



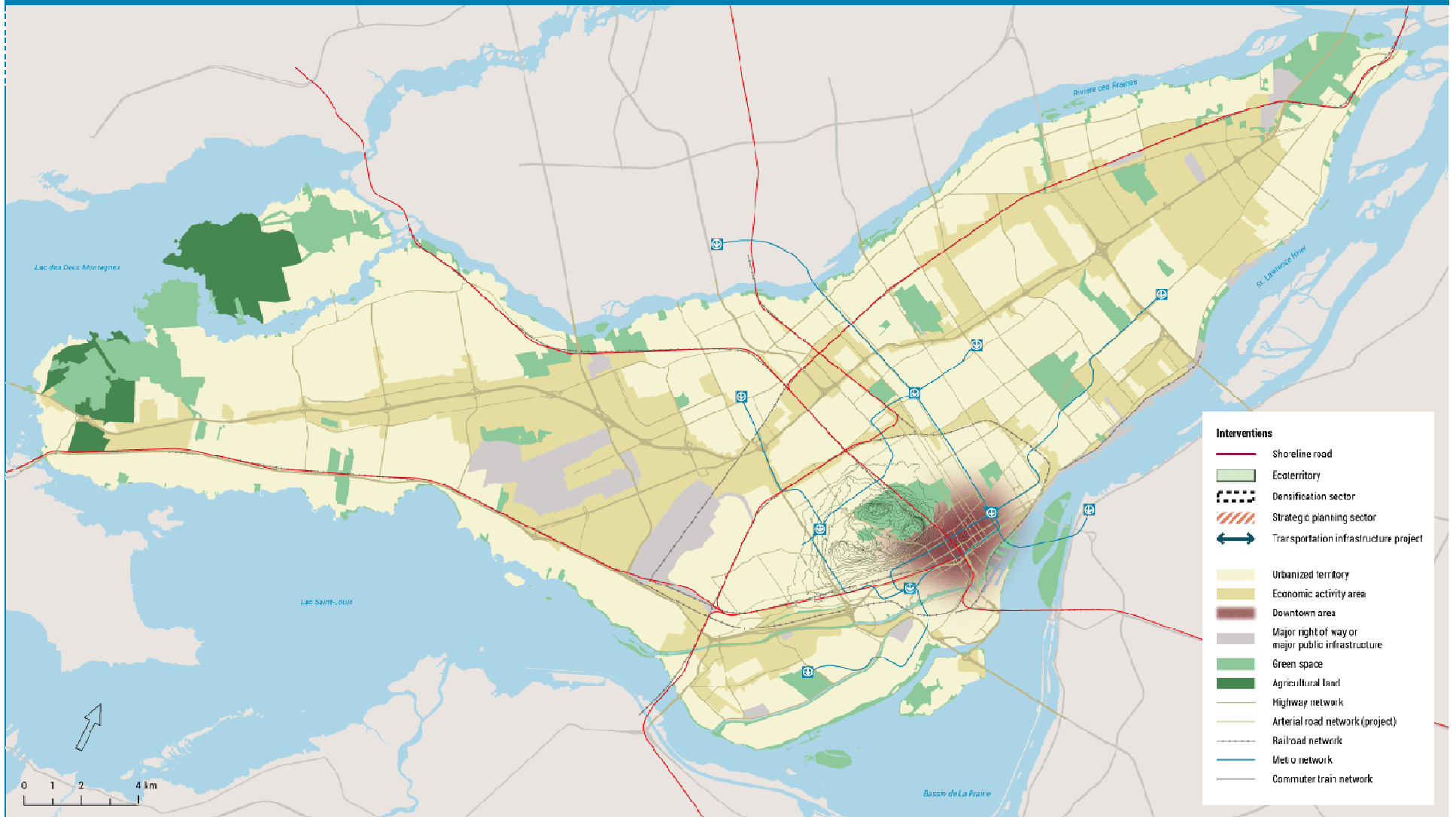
The content of the land use and development plan

- **Planning and development orientations**
- **Land use and land occupation densities**
- **Complementary document**
- **The plan's concept of spatial organization**

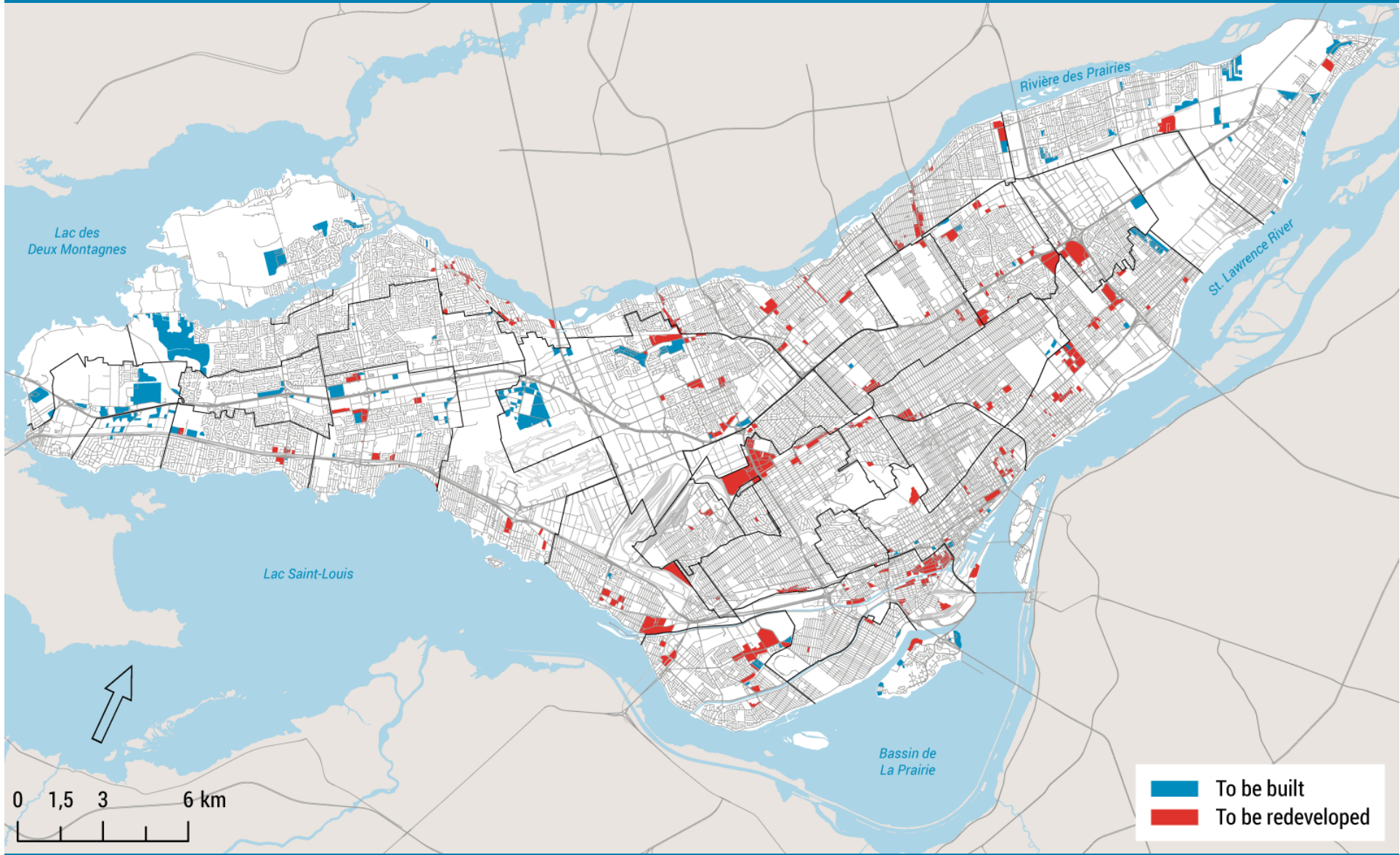
The main orientations for planning and development



The agglomeration: an extensively urbanized territory



Land to build and redevelop



Planning and development orientations

Improve the living environment, promote sustainable development

- Promoting an excellent living environment
- Fuelling vitality of the urban agglomeration and its central core
- Enhance areas of interest

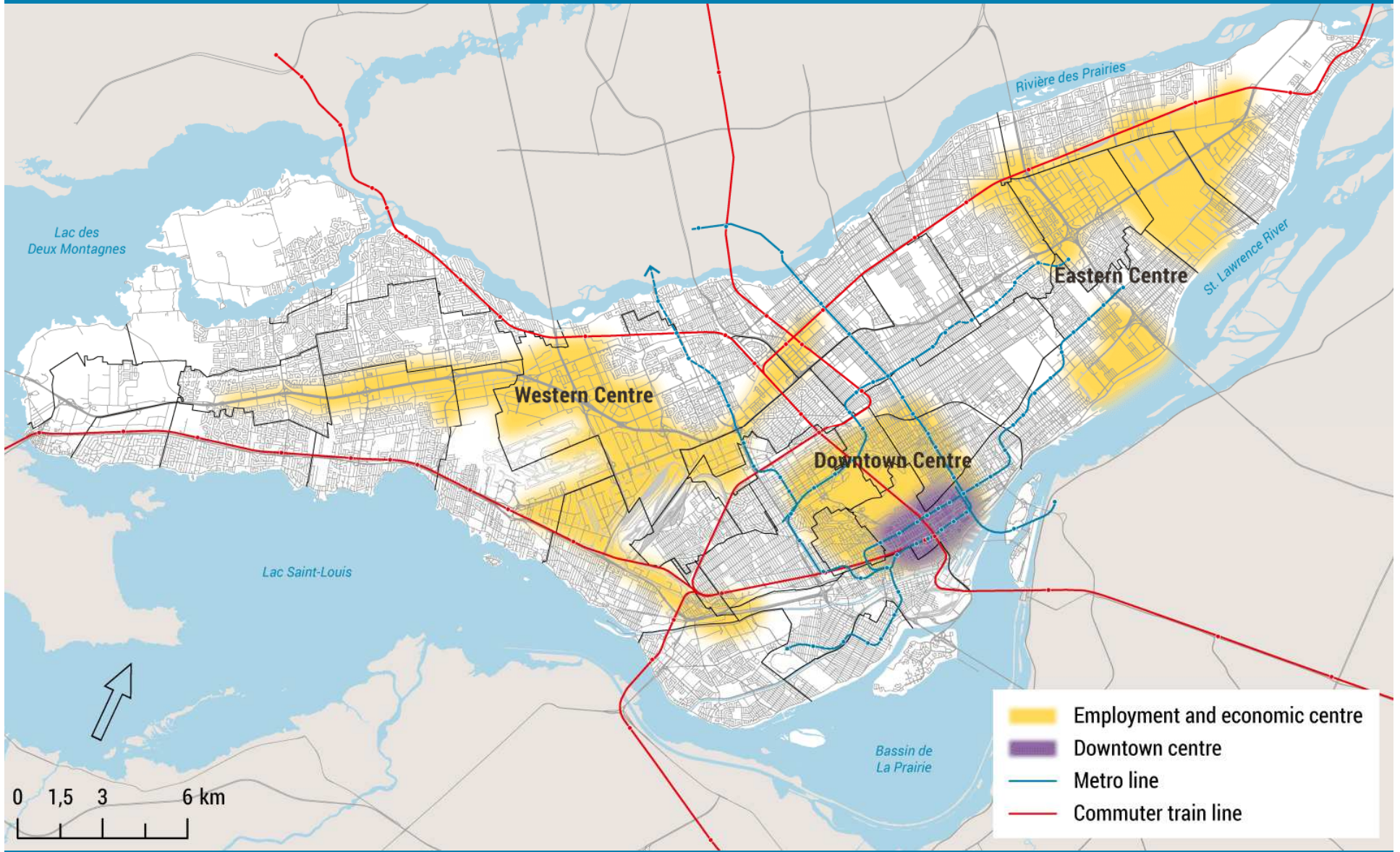
Planning and development orientations

- **Promoting an excellent living environment**
 - **Housing:** support a diverse residential offer
 - **Public facilities:** foster a comprehensive and optimally accessible offer
 - **Commercial activity:** support a comprehensive living environment
 - **Spatial planning and mobility:** intensify and diversify activities in the vicinity of the transit system
 - **Adaptation to climate change:** foster greening and the sound management of rainwater

Planning and development orientations

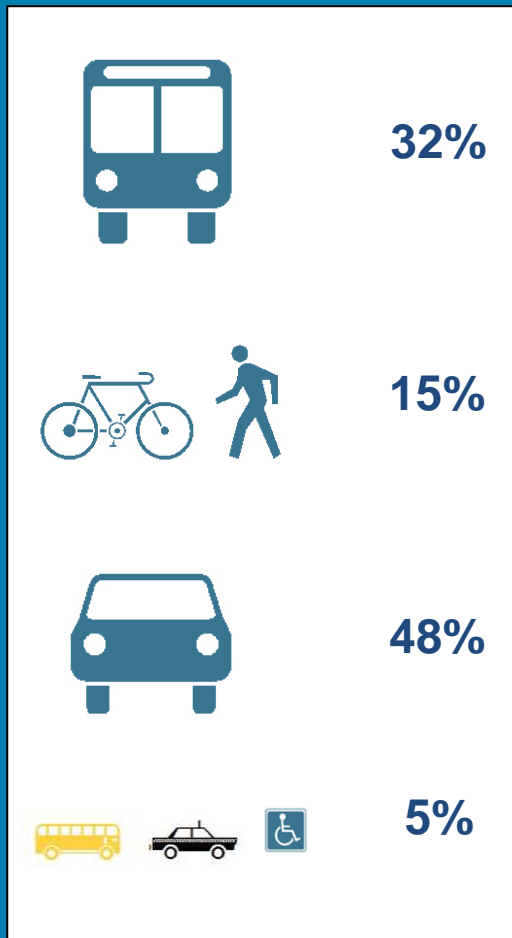
- **Fuelling the vitality of the agglomeration and of the central core**
 - **Employment sectors**: support economic vitality and focus on accessible and diversified employment sectors
 - **The centre of the agglomeration**: support the diversity of functions and its international status
 - **Accessibility to activity sectors**: improve accessibility according to the needs of different sectors
 - **Freight transportation**: foster access to intermodal platforms

Employment and economic centres

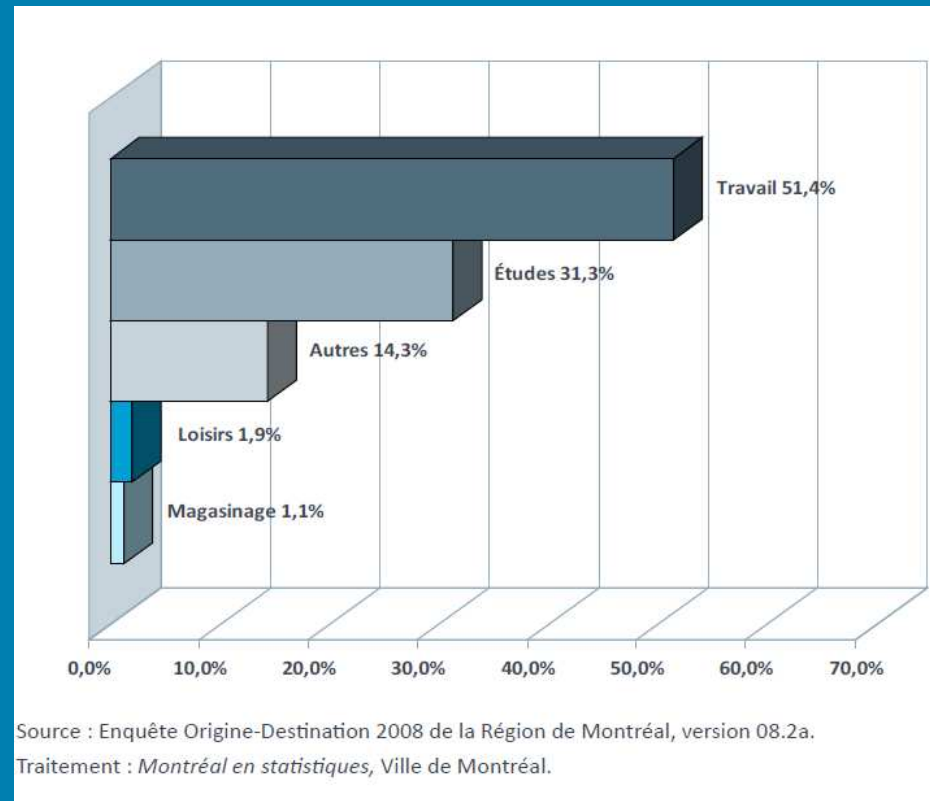


Commuting

Modal share by transportation modes in 2008

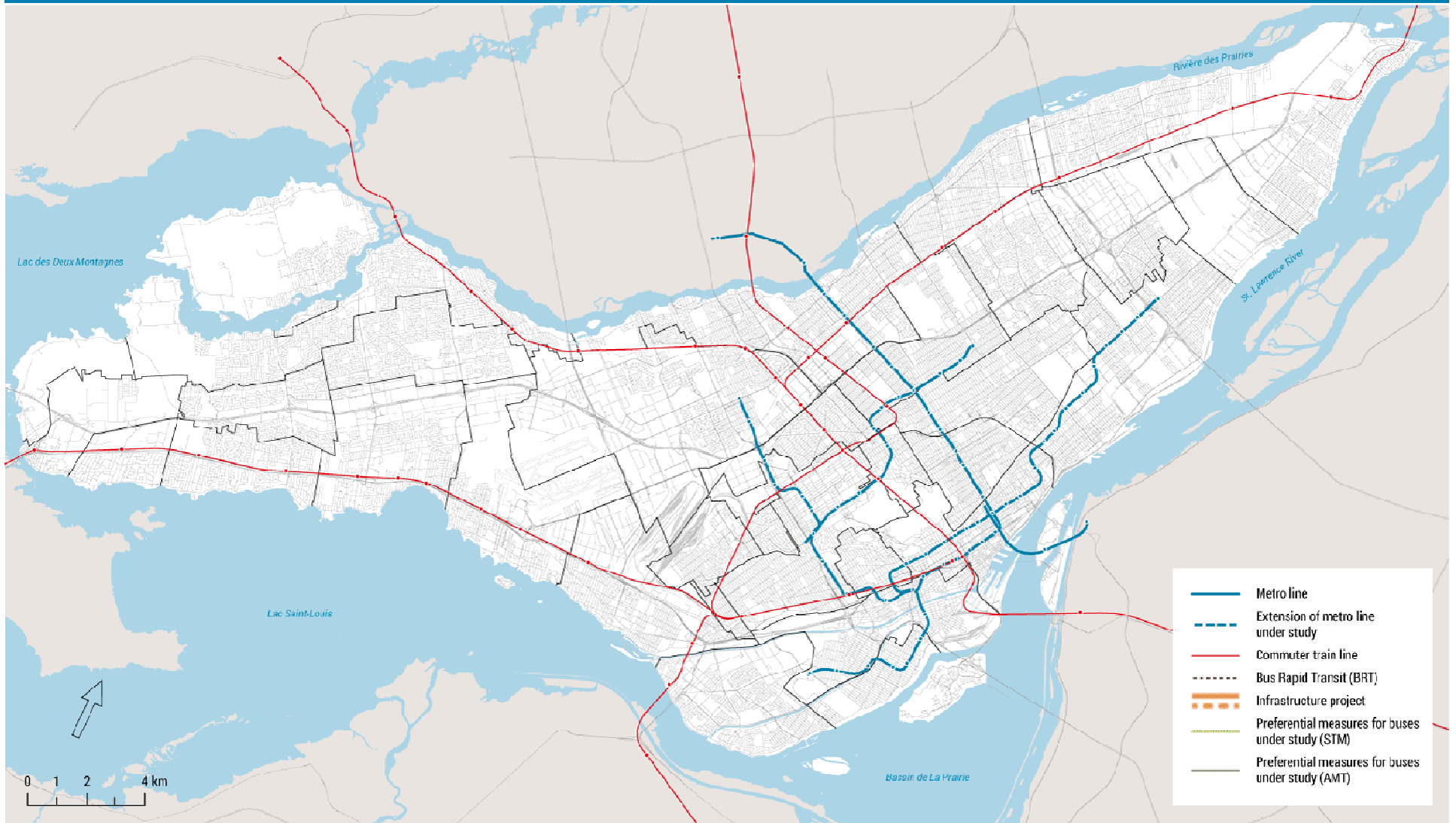


Trip purposes



Déplacements internes à l'agglomération de Montréal, Enquête OD 2008, période de pointe du matin

Major infrastructure and public transit projects



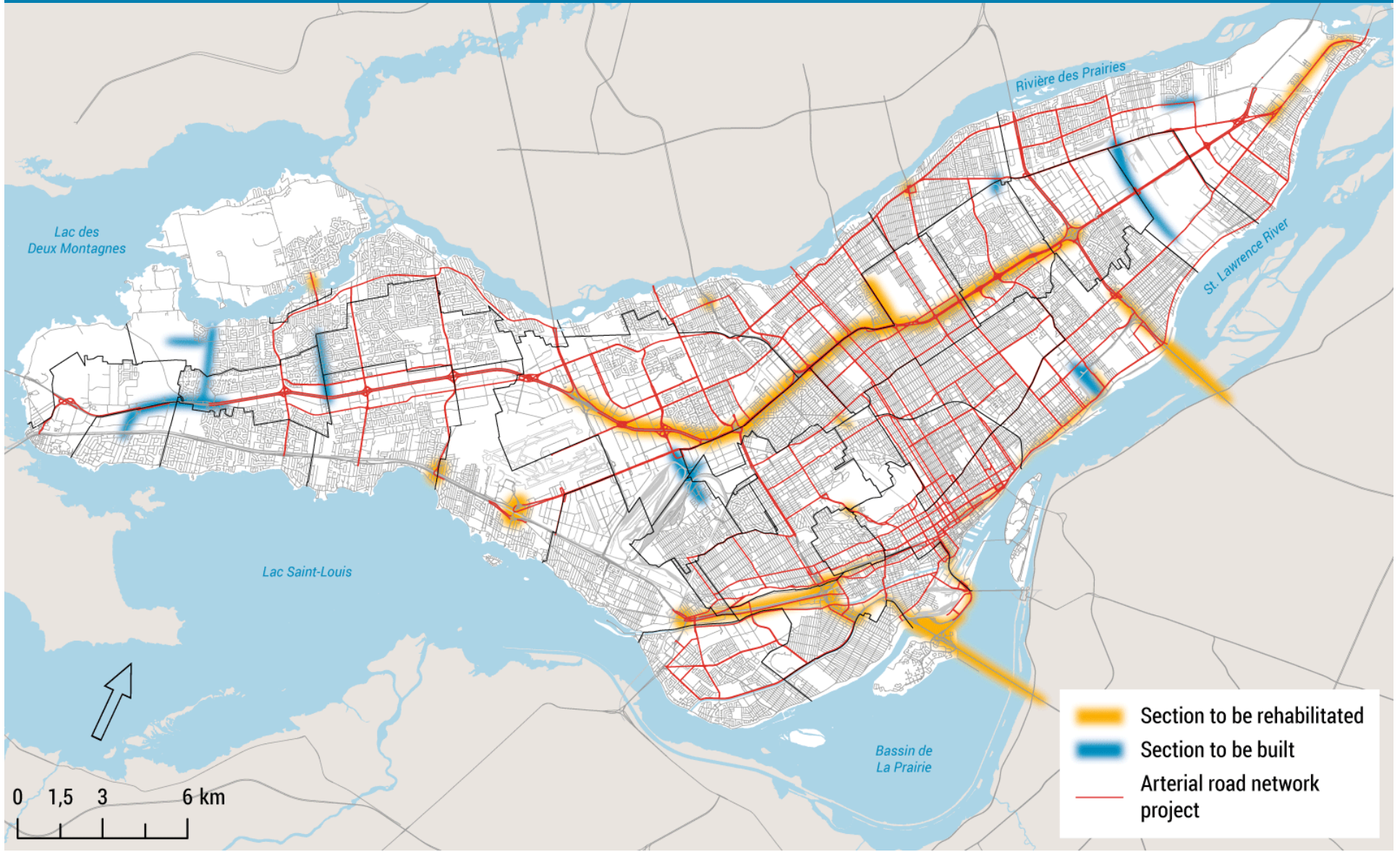
Major infrastructure and public transit projects



Major public transit projects



Major road projects



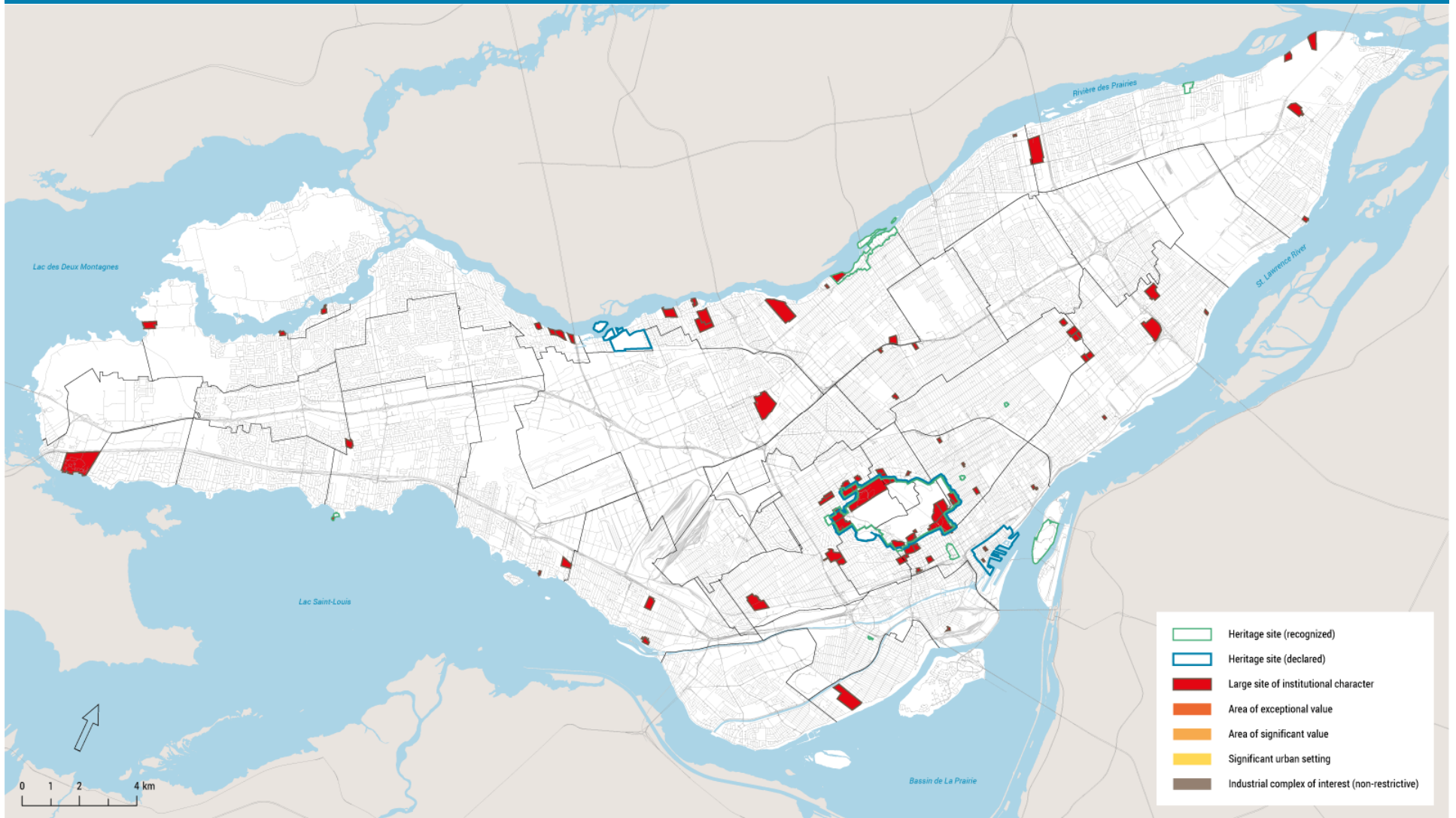
Planning and development orientations

- **Enhance areas of interest**
 - Built and archaeological heritage
 - Sectors of ecological interest
 - Landscapes
 - The green and blue network

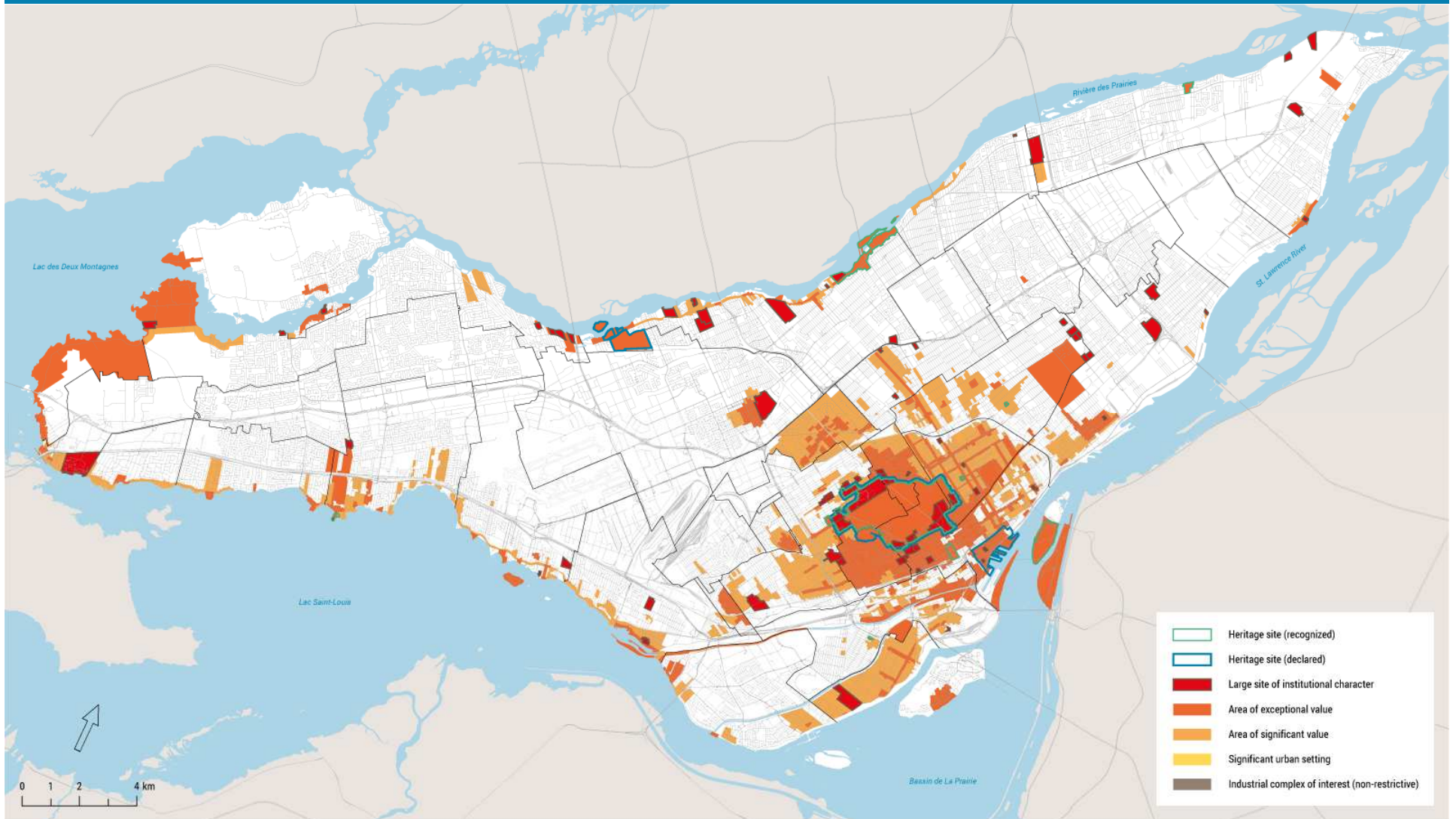
Built heritage : declared and recognized heritage site



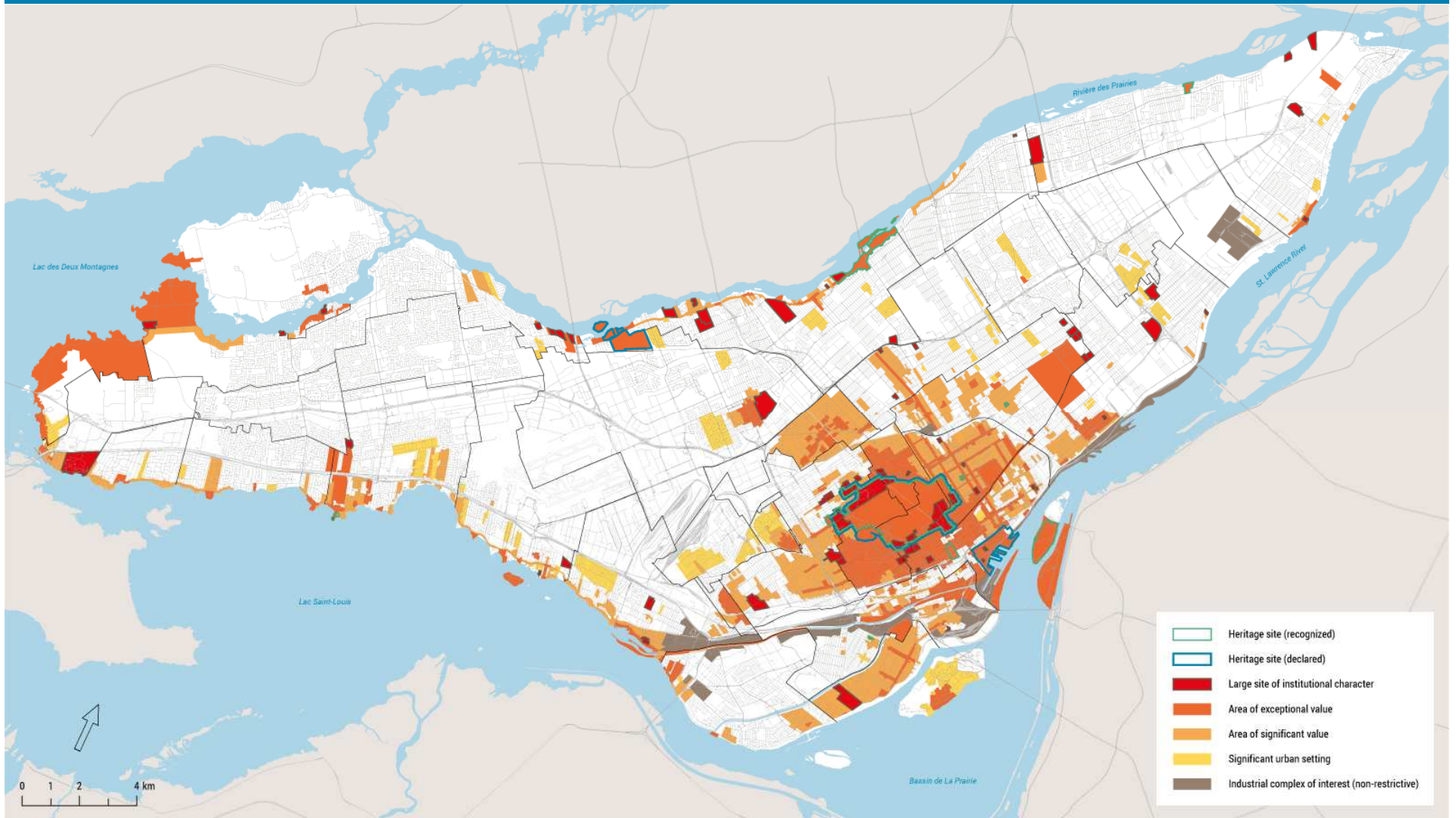
Built heritage : large site of institutional character



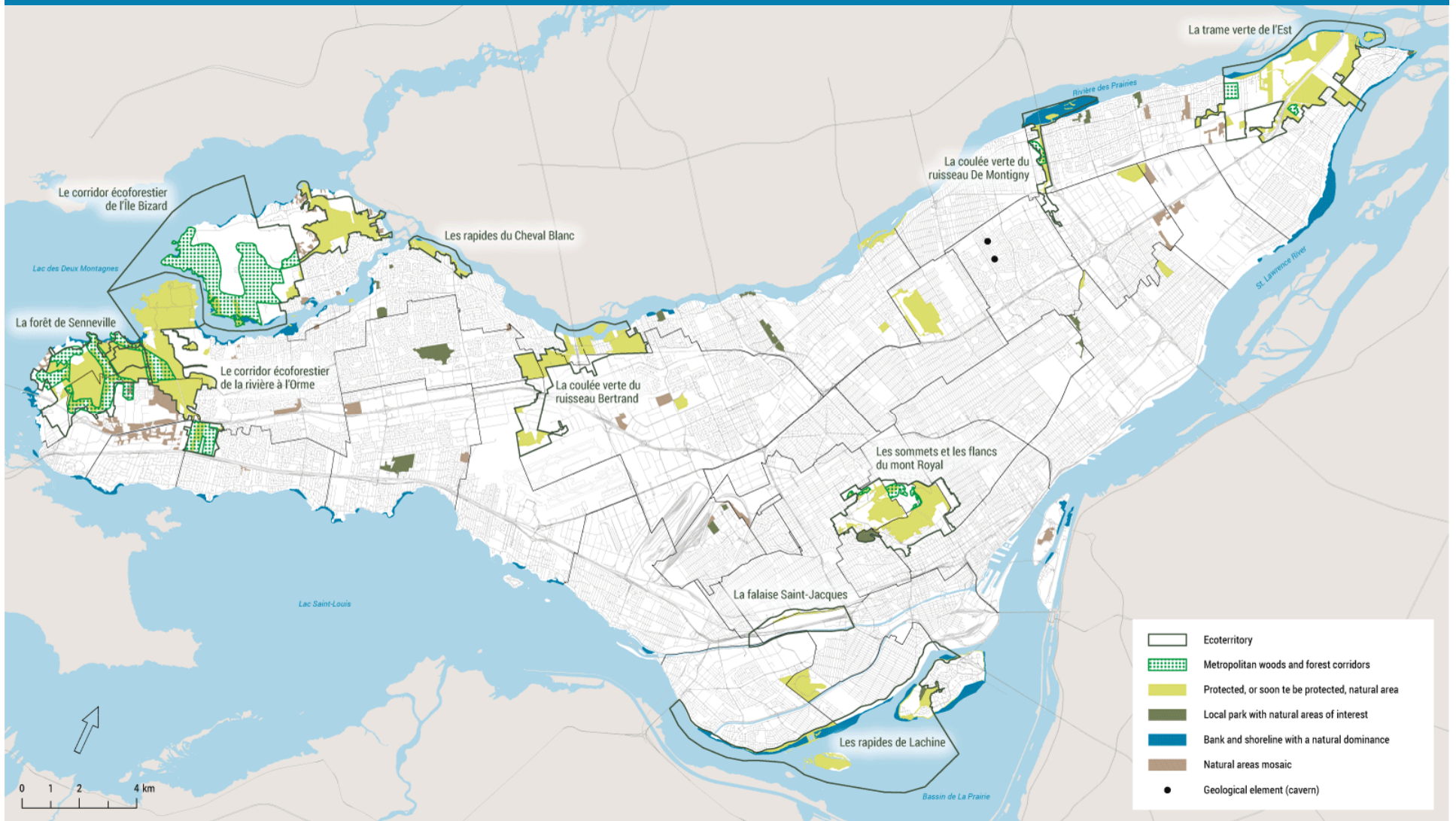
Built heritage : area of exceptional and significant value



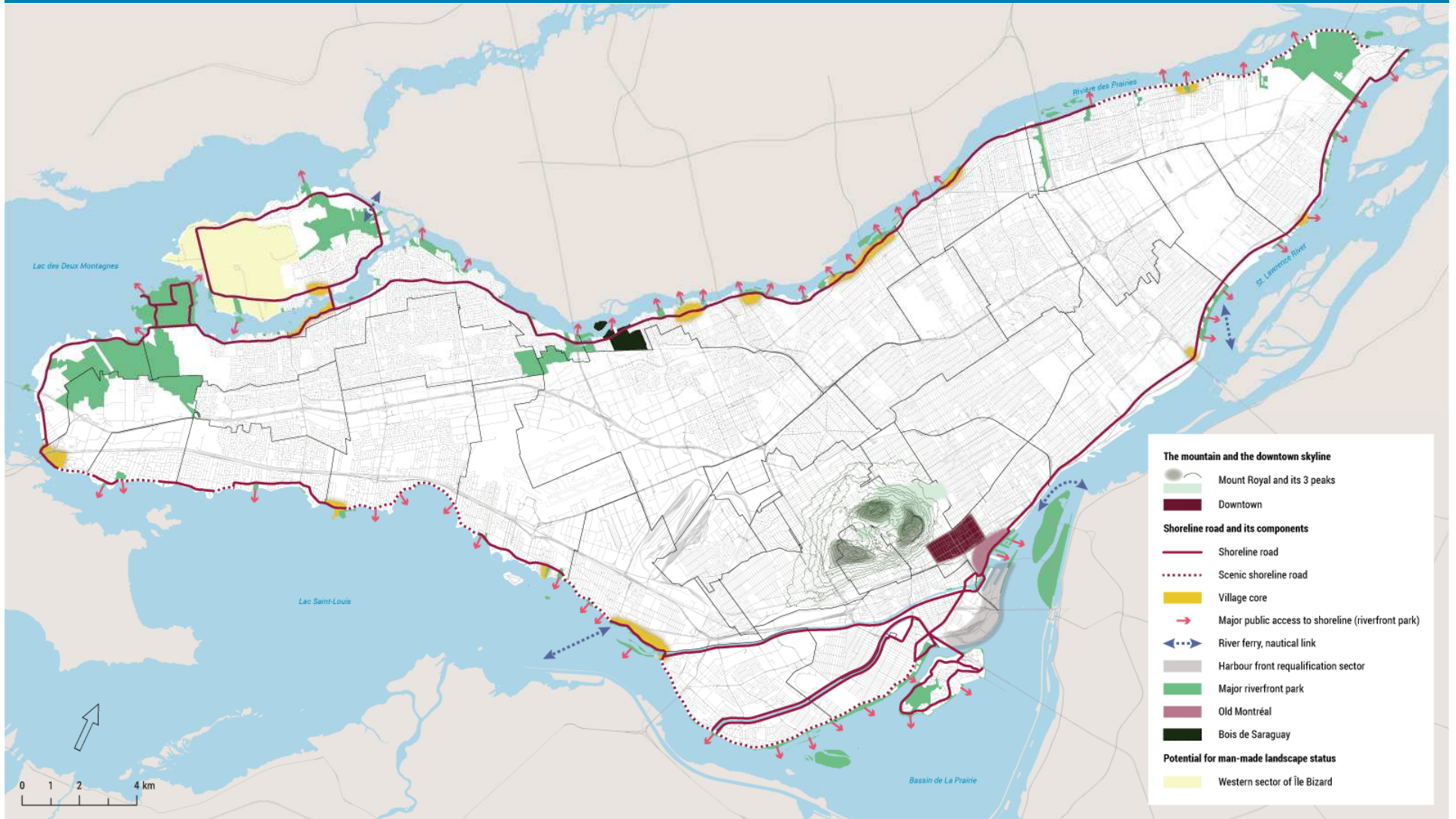
Built heritage : significant urban setting and industrial complex of interest



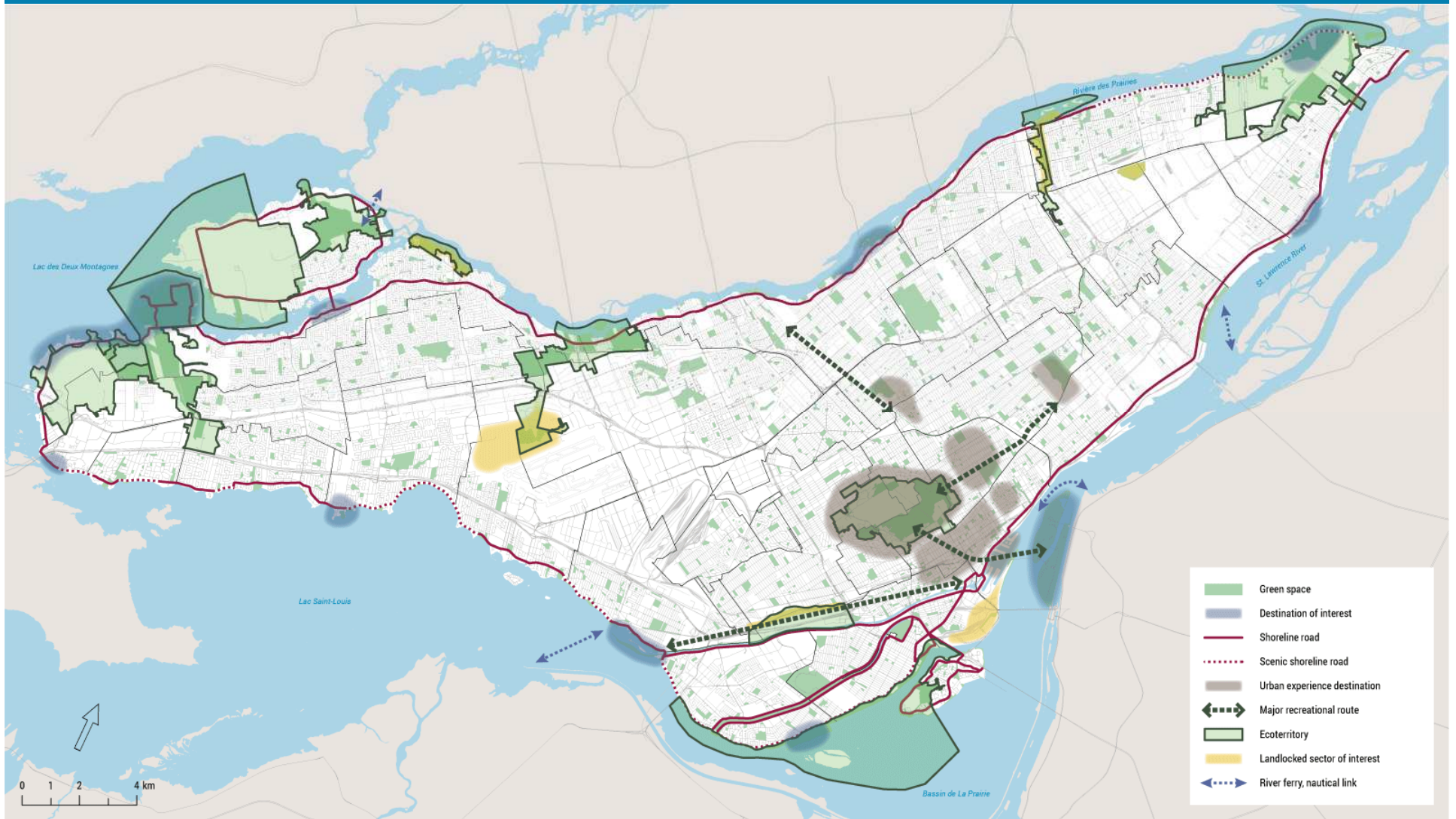
Sectors of ecological interest



Iconic landscapes



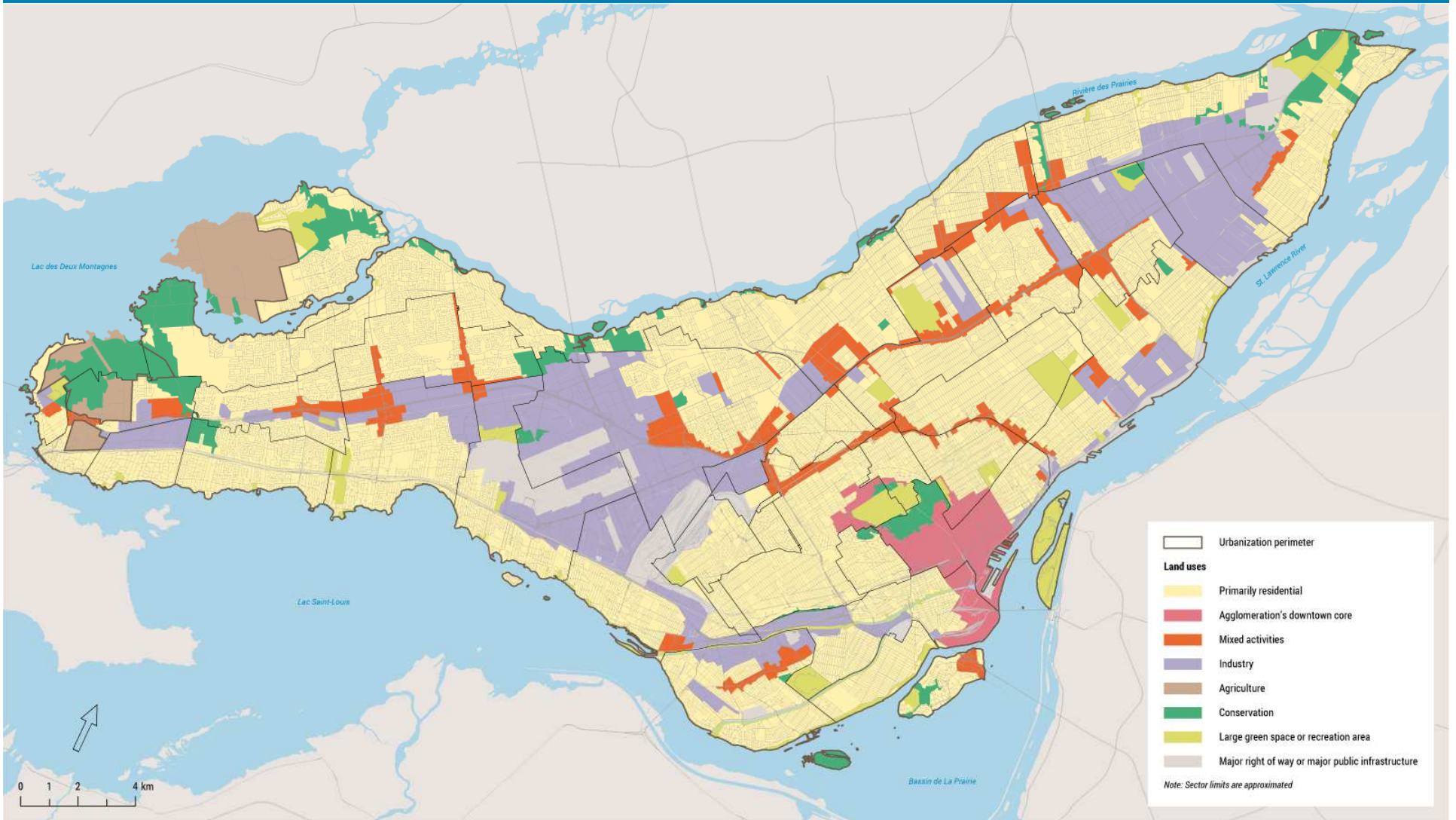
Green and blue network



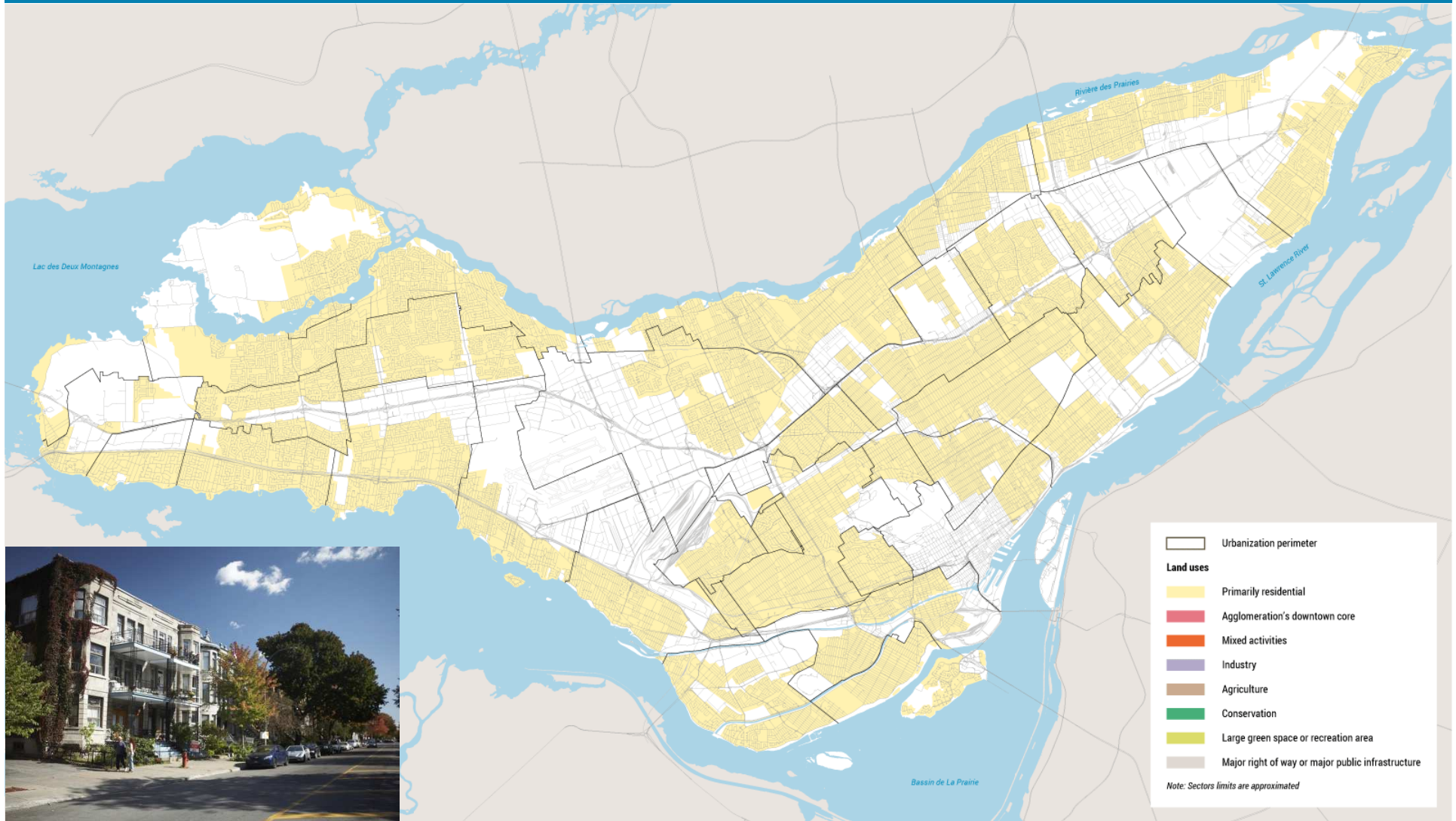
Key regional land use and land occupation density



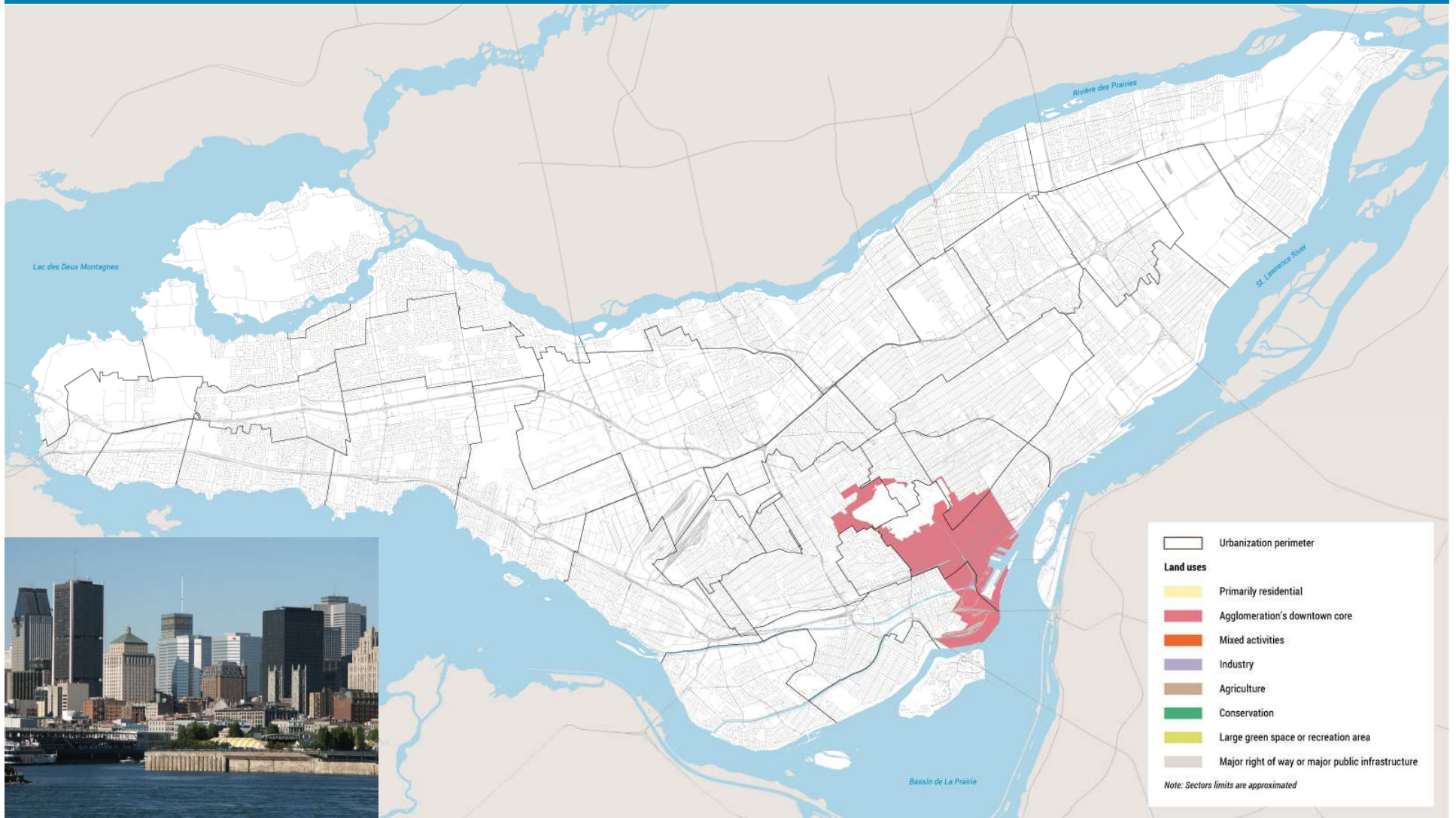
Key regional land uses



Primarily residential



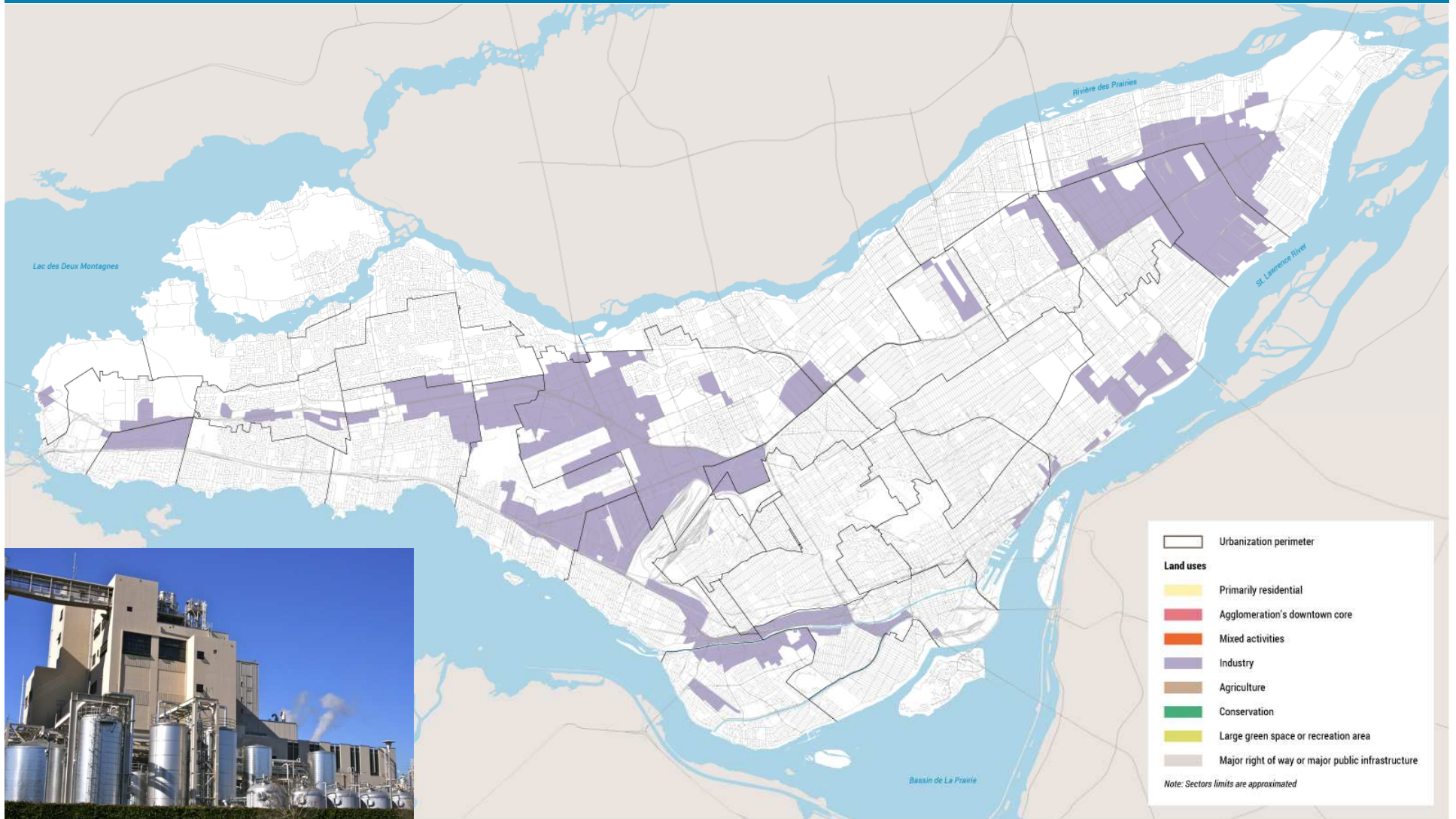
Agglomeration's downtown core



Diversified activities



Industry



Agriculture



Conservation



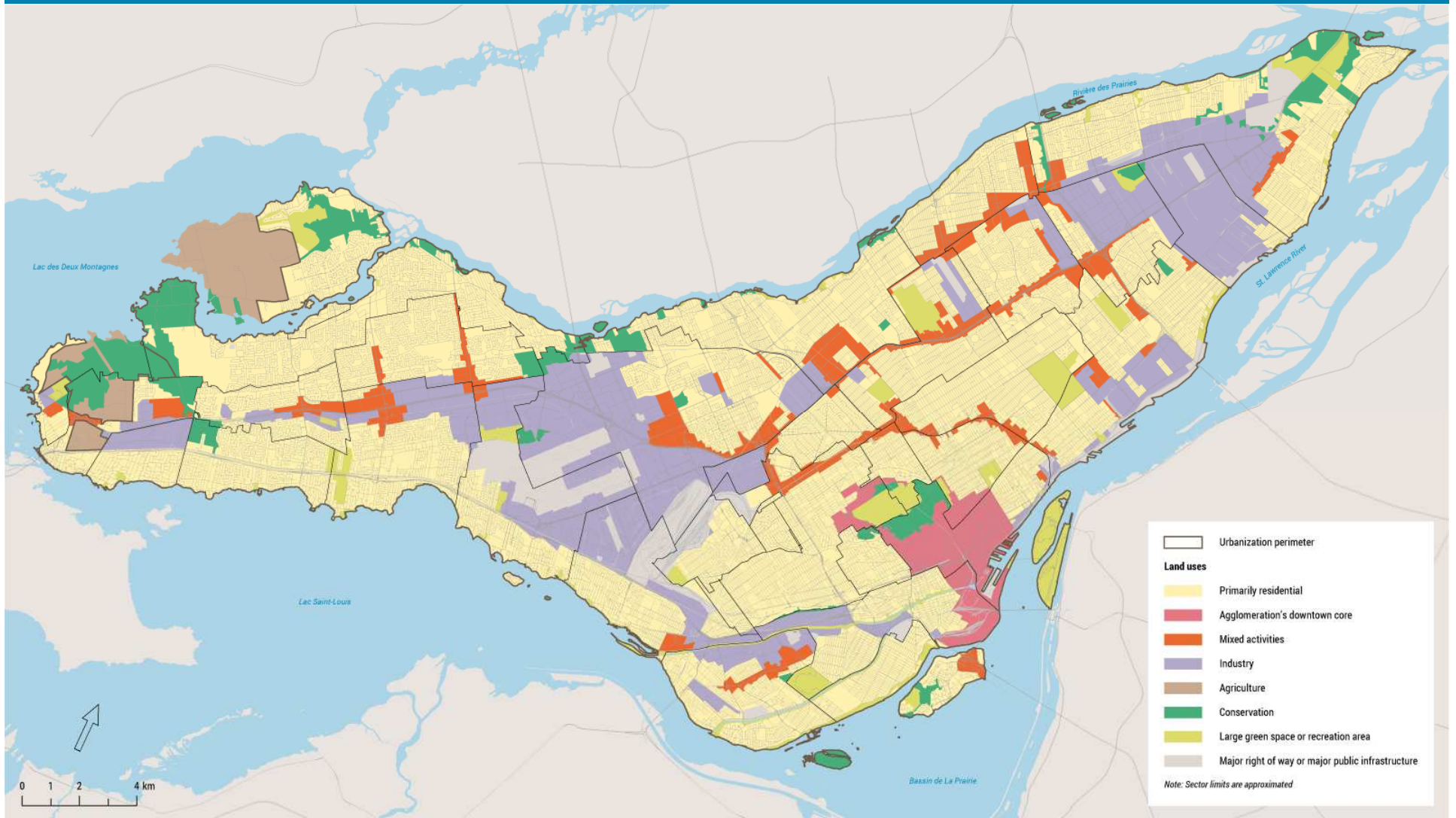
Large green space or recreation area



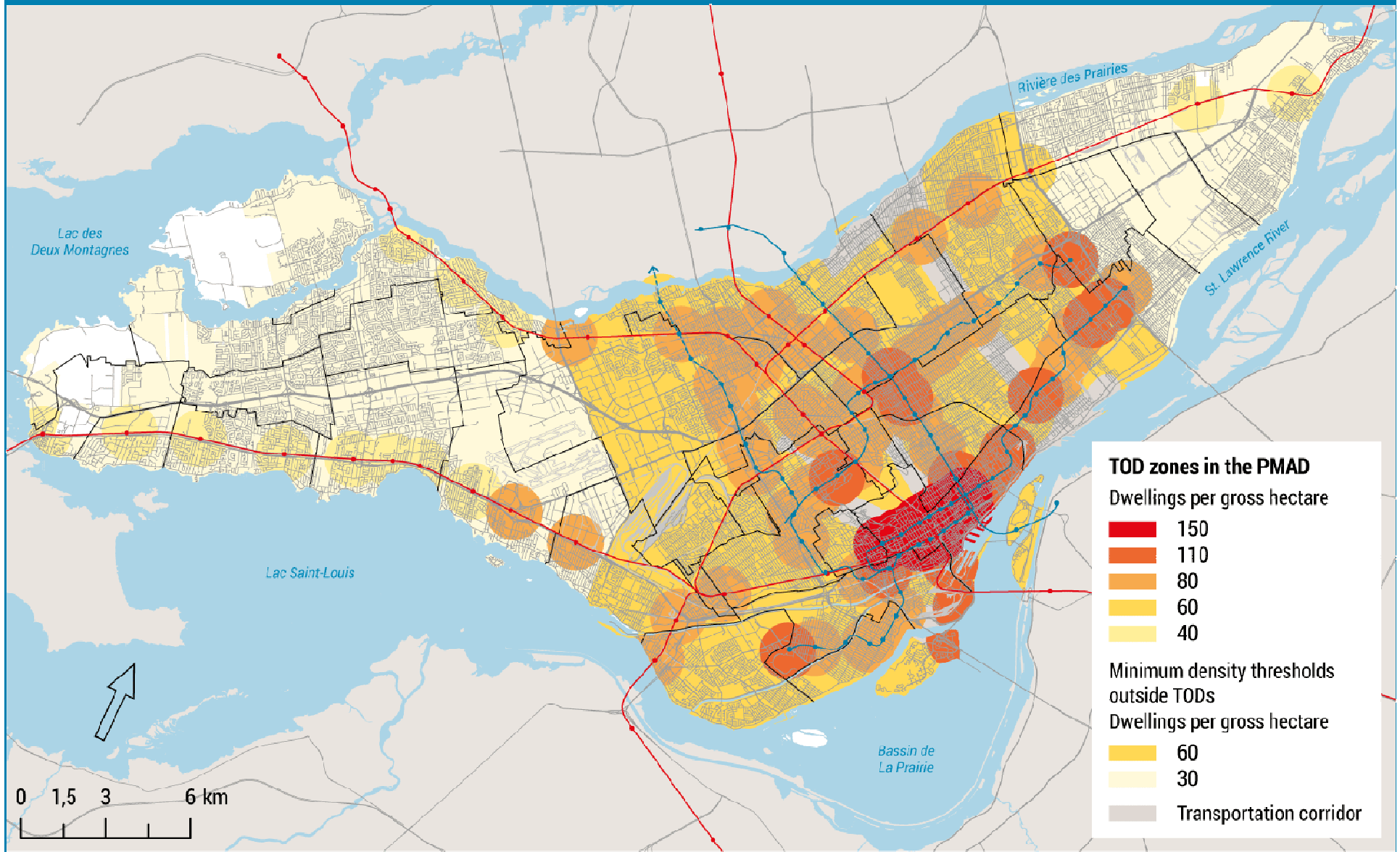
Major right of way or public infrastructure



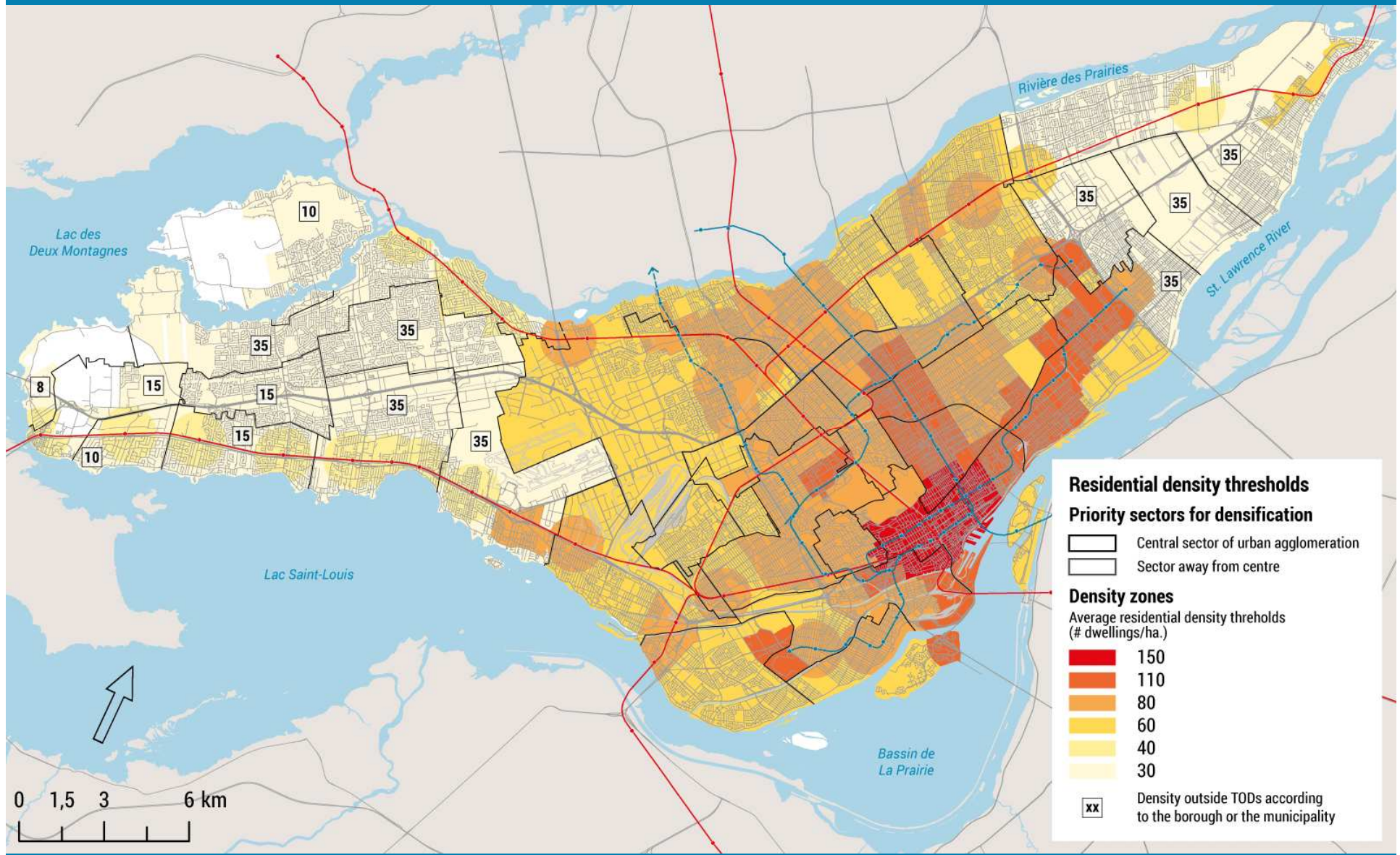
Key regional land uses



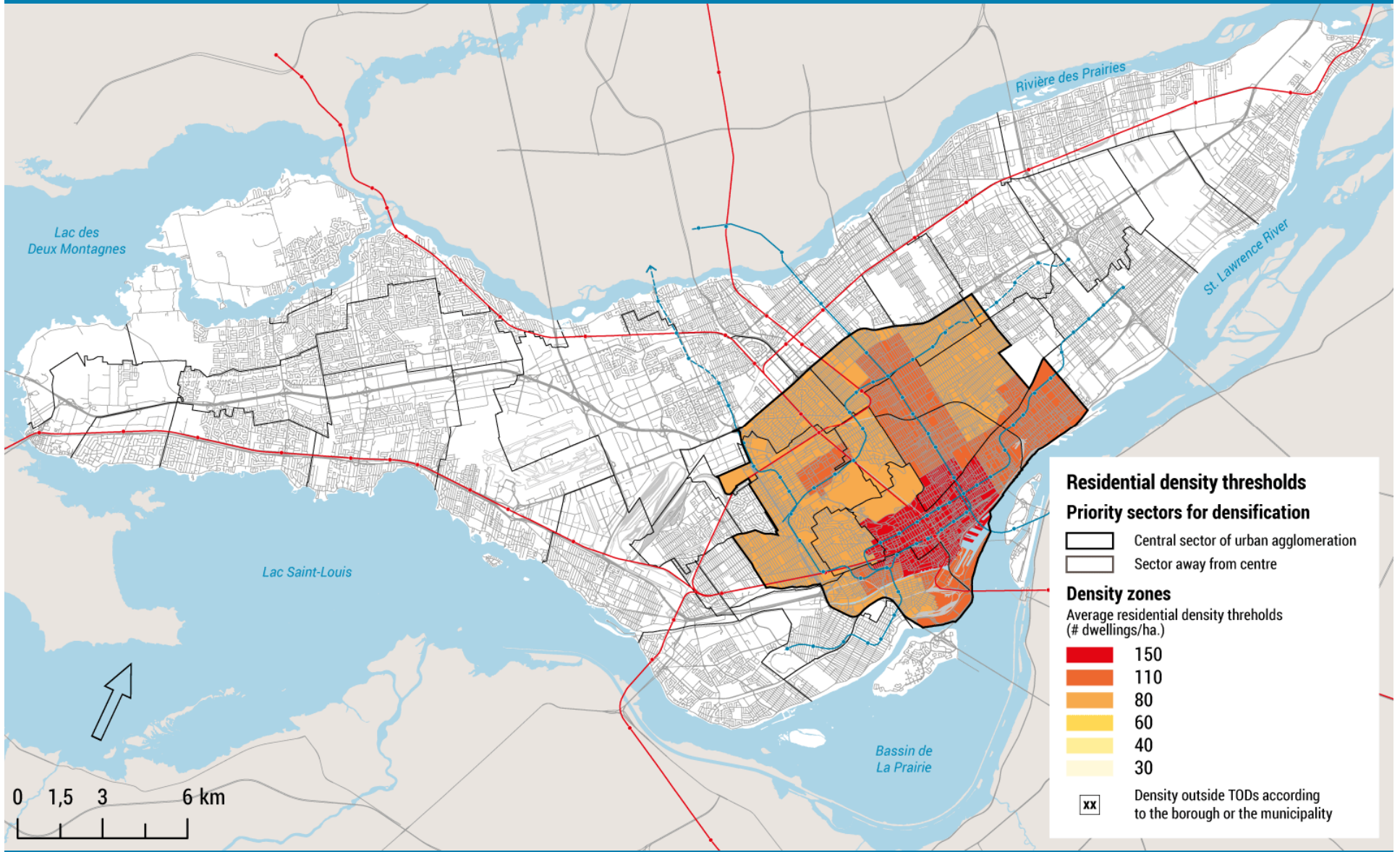
TOD zones in the PMAD



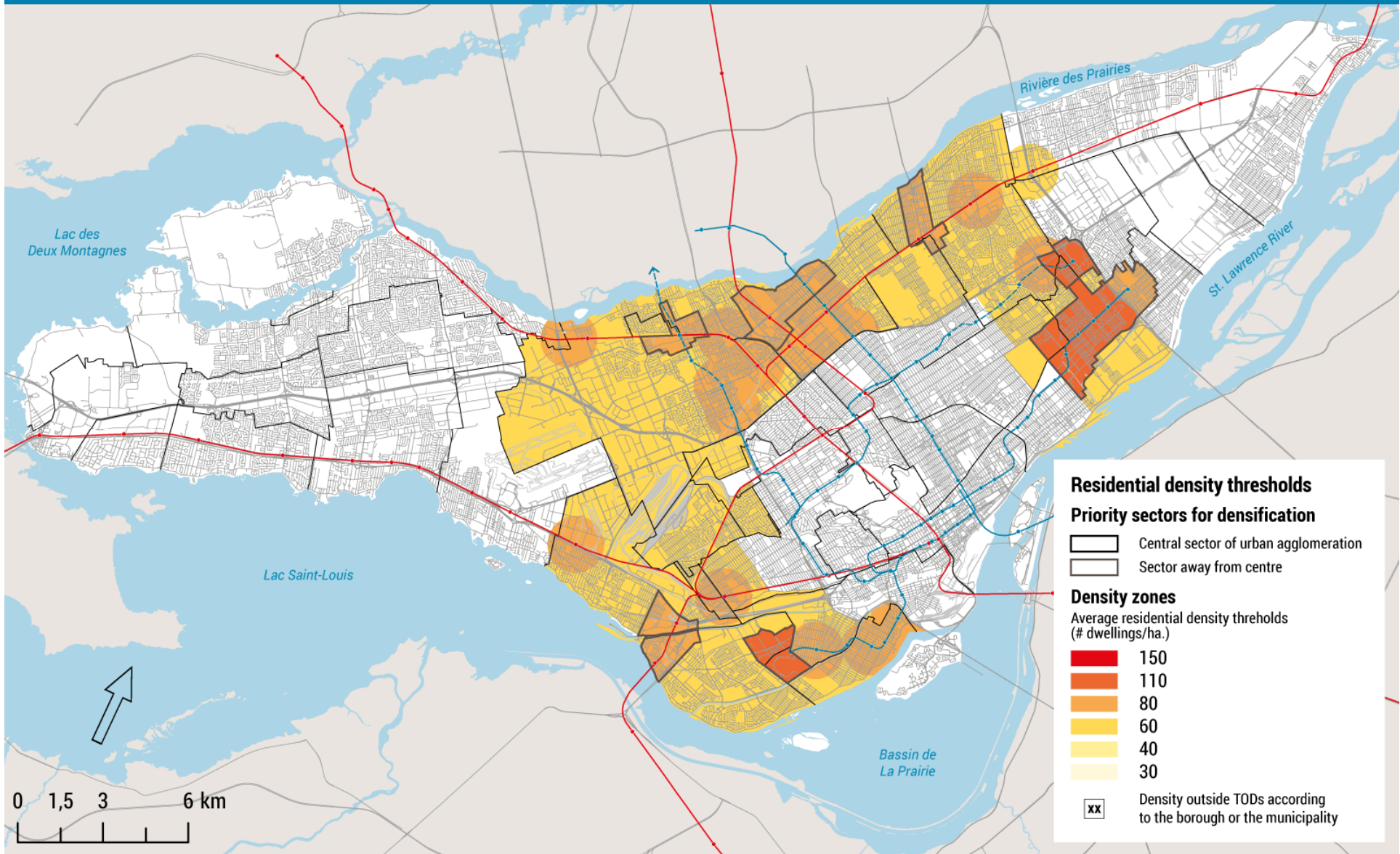
Residential density thresholds



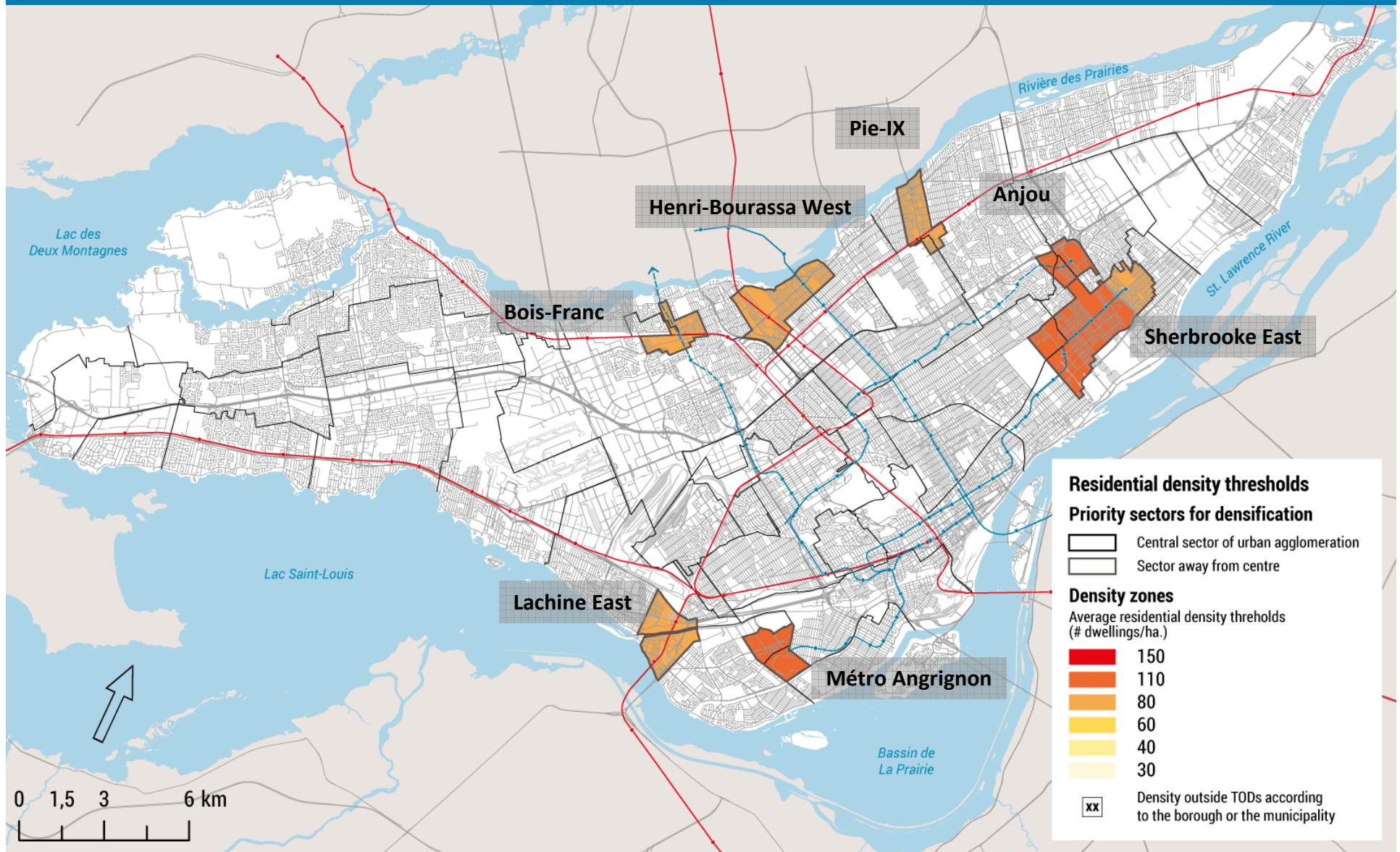
The central territory: consolidate its compactness



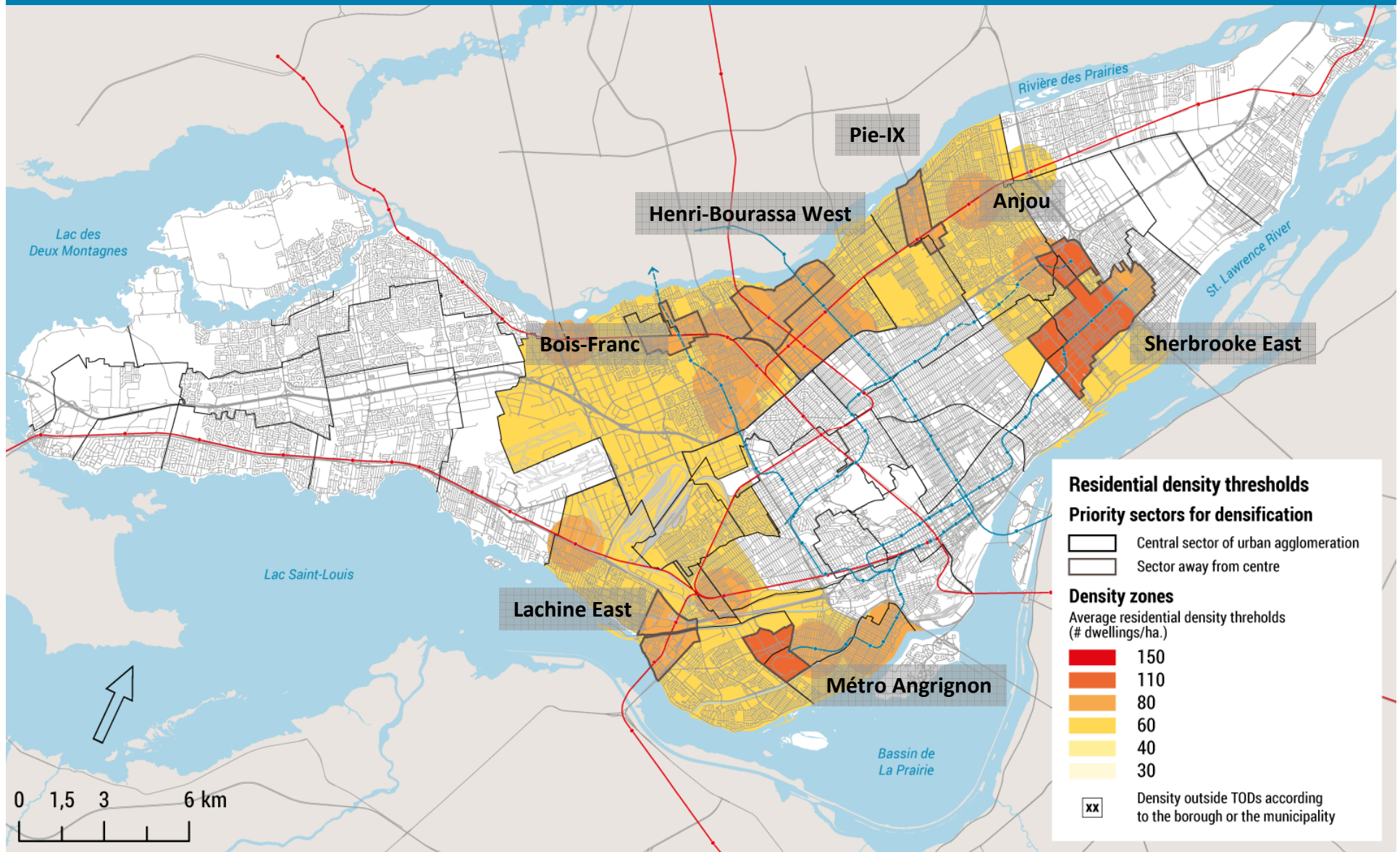
Outside the central territory: intensify and diversify urban activities within priority sectors



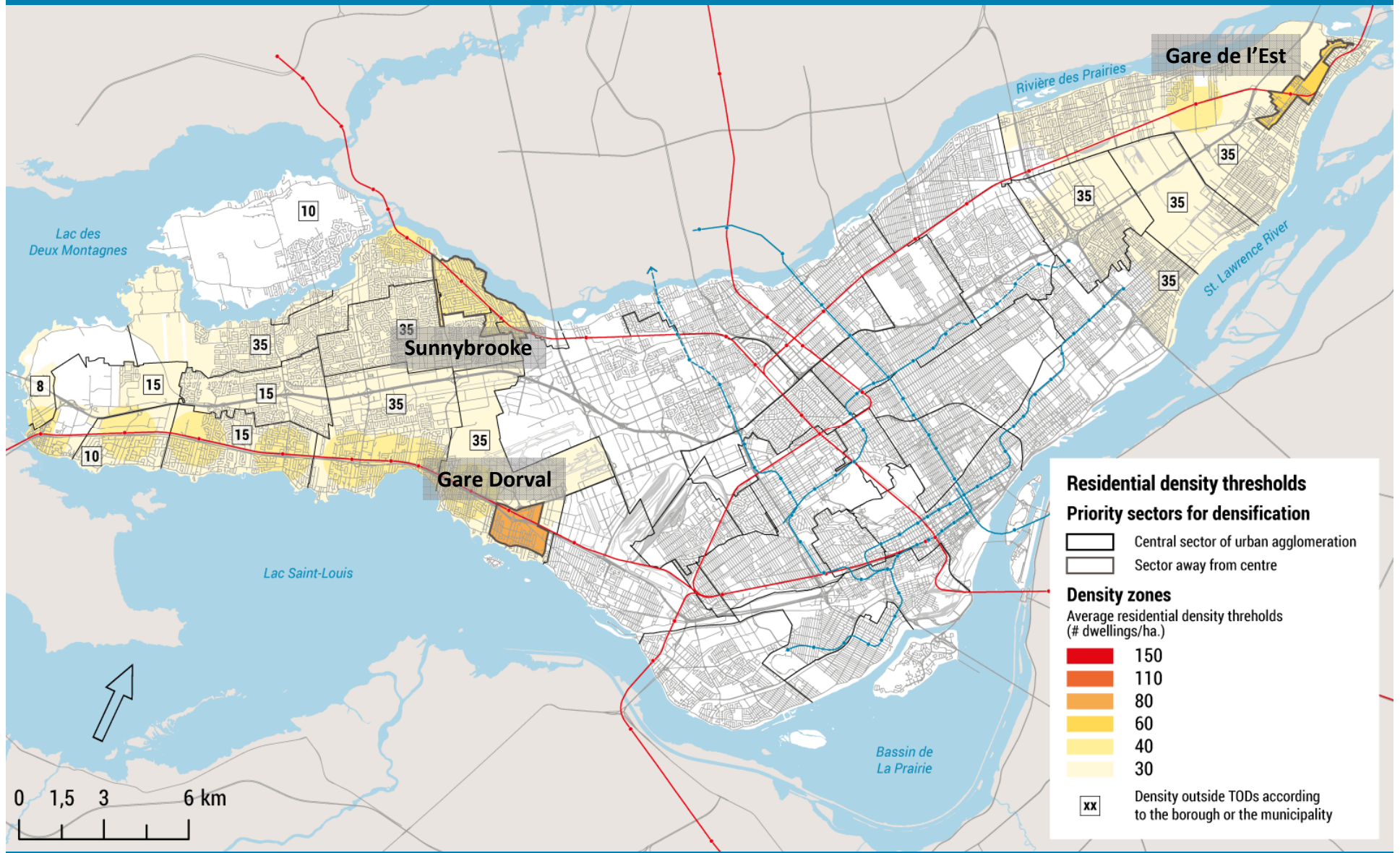
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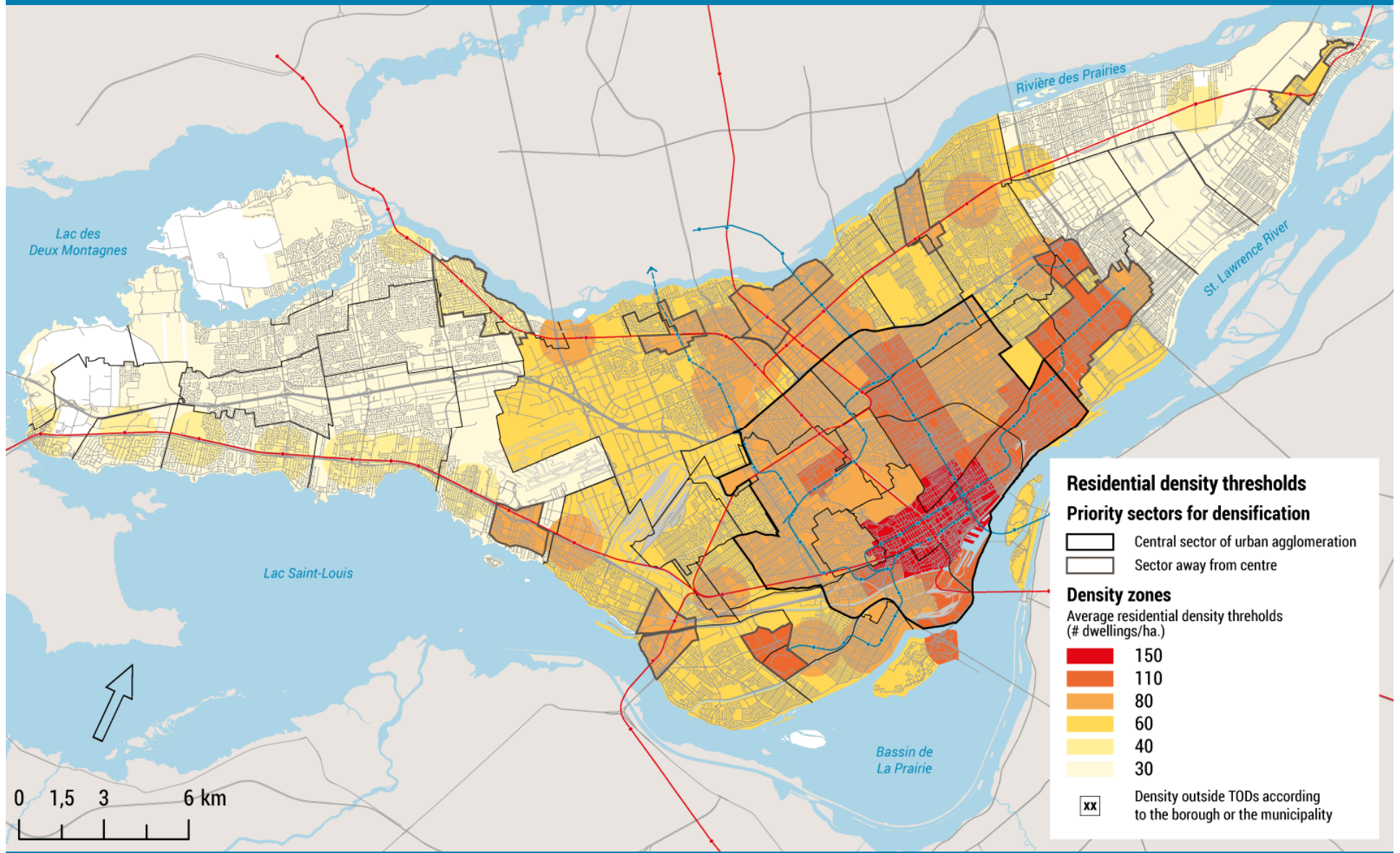
Outside the central territory: intensify and diversify urban activities within priority sectors



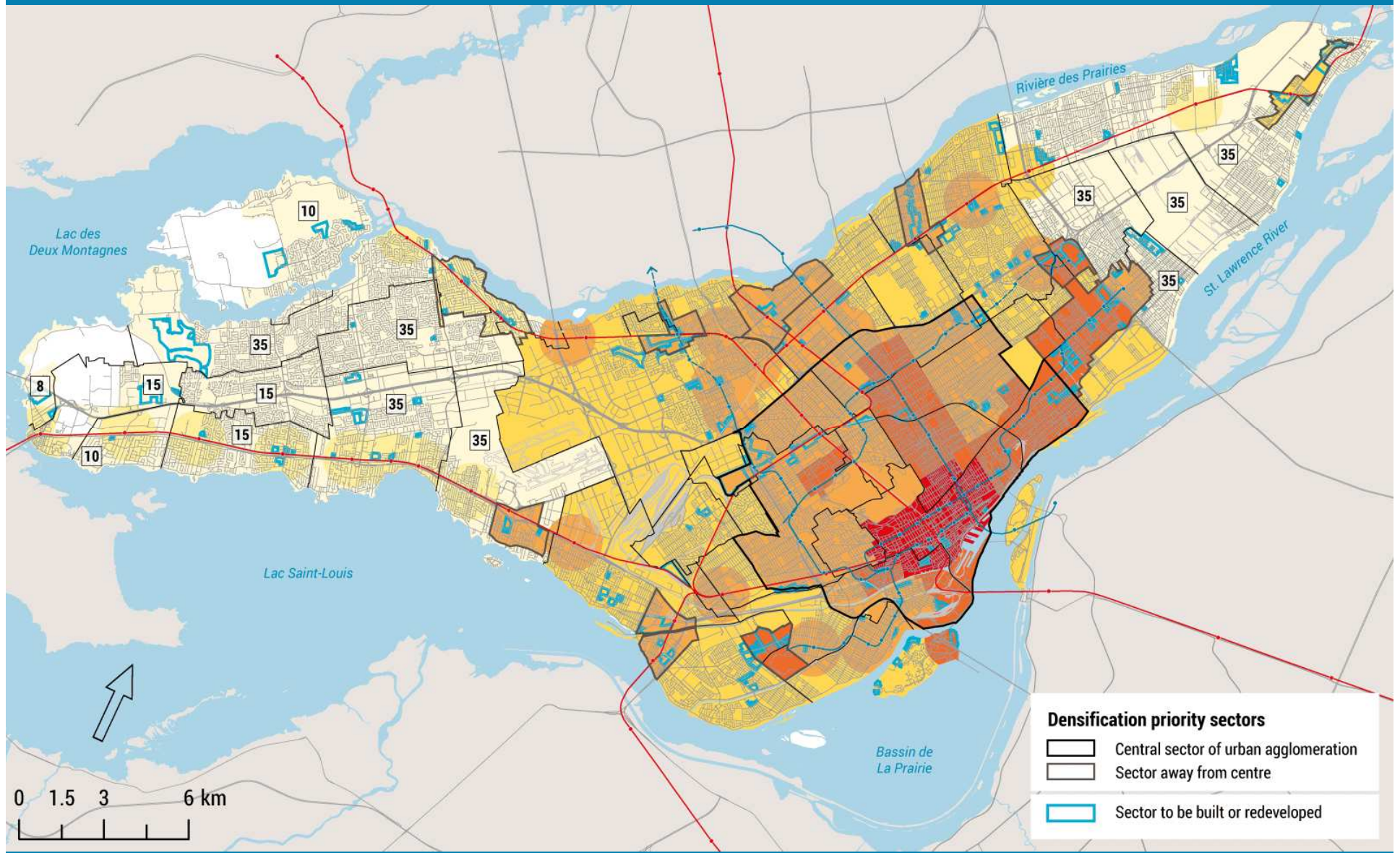
Extremities of the island: strengthen urbanization



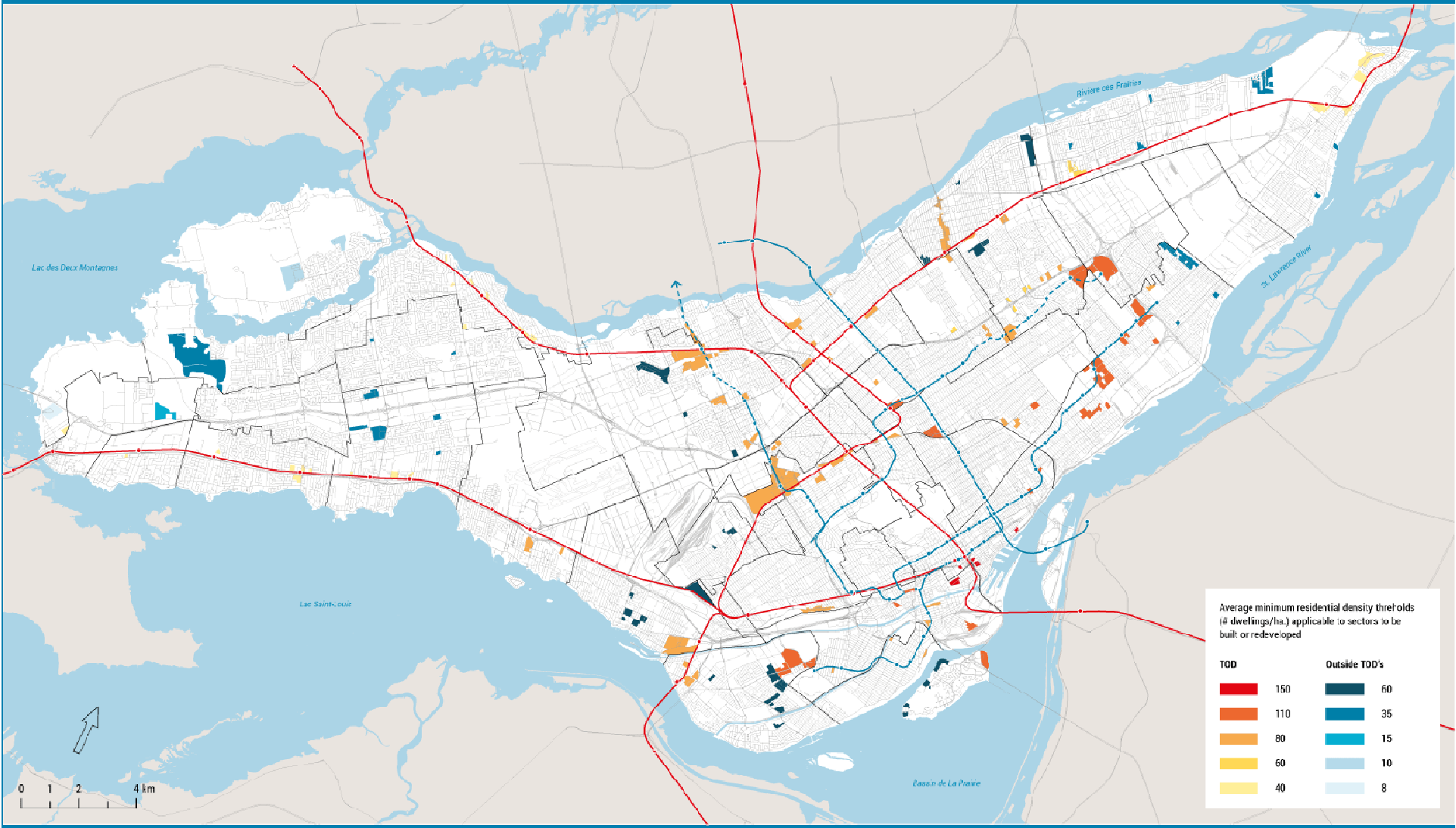
Residential density thresholds



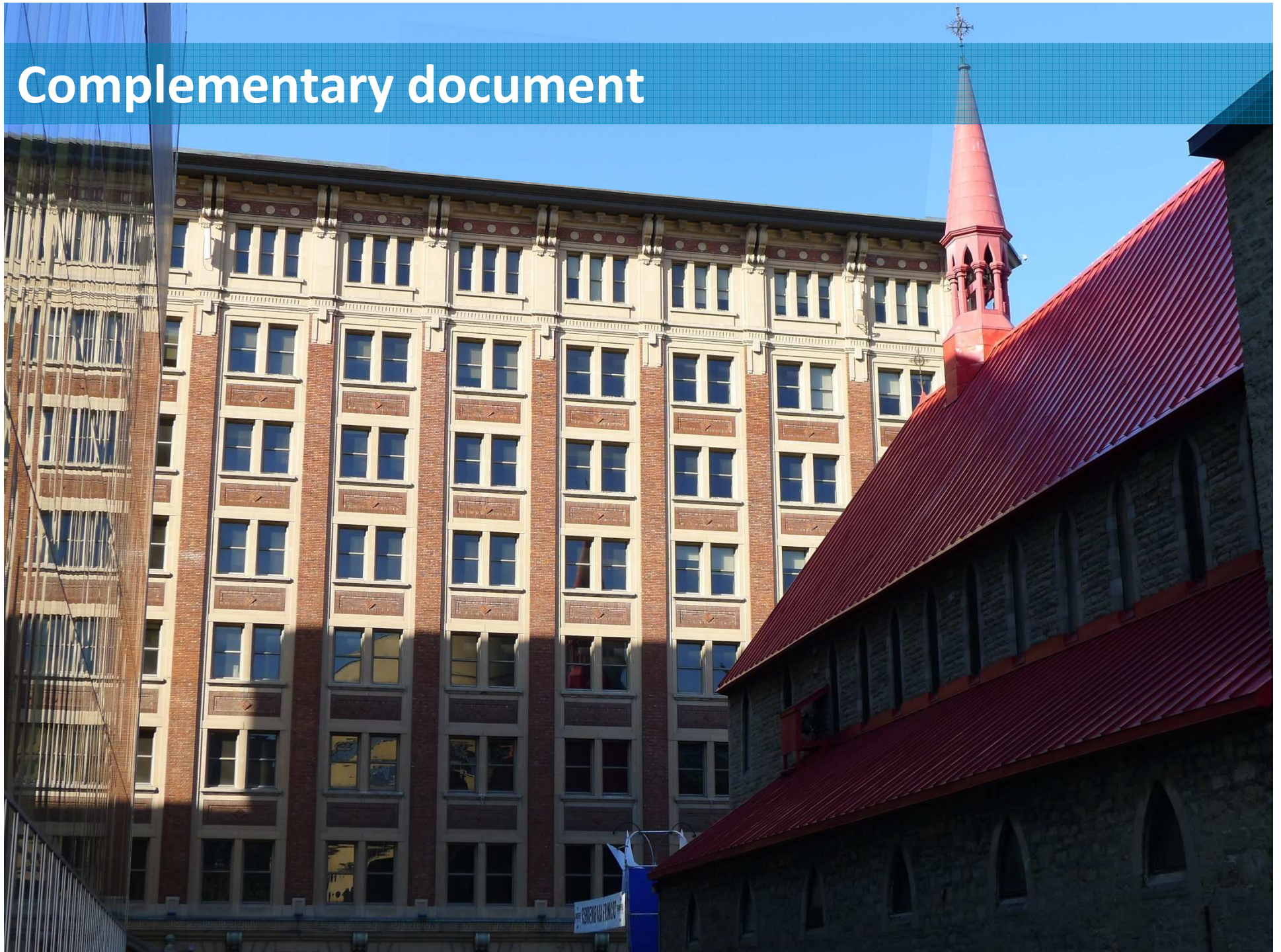
Residential density applied to sites



Residential density



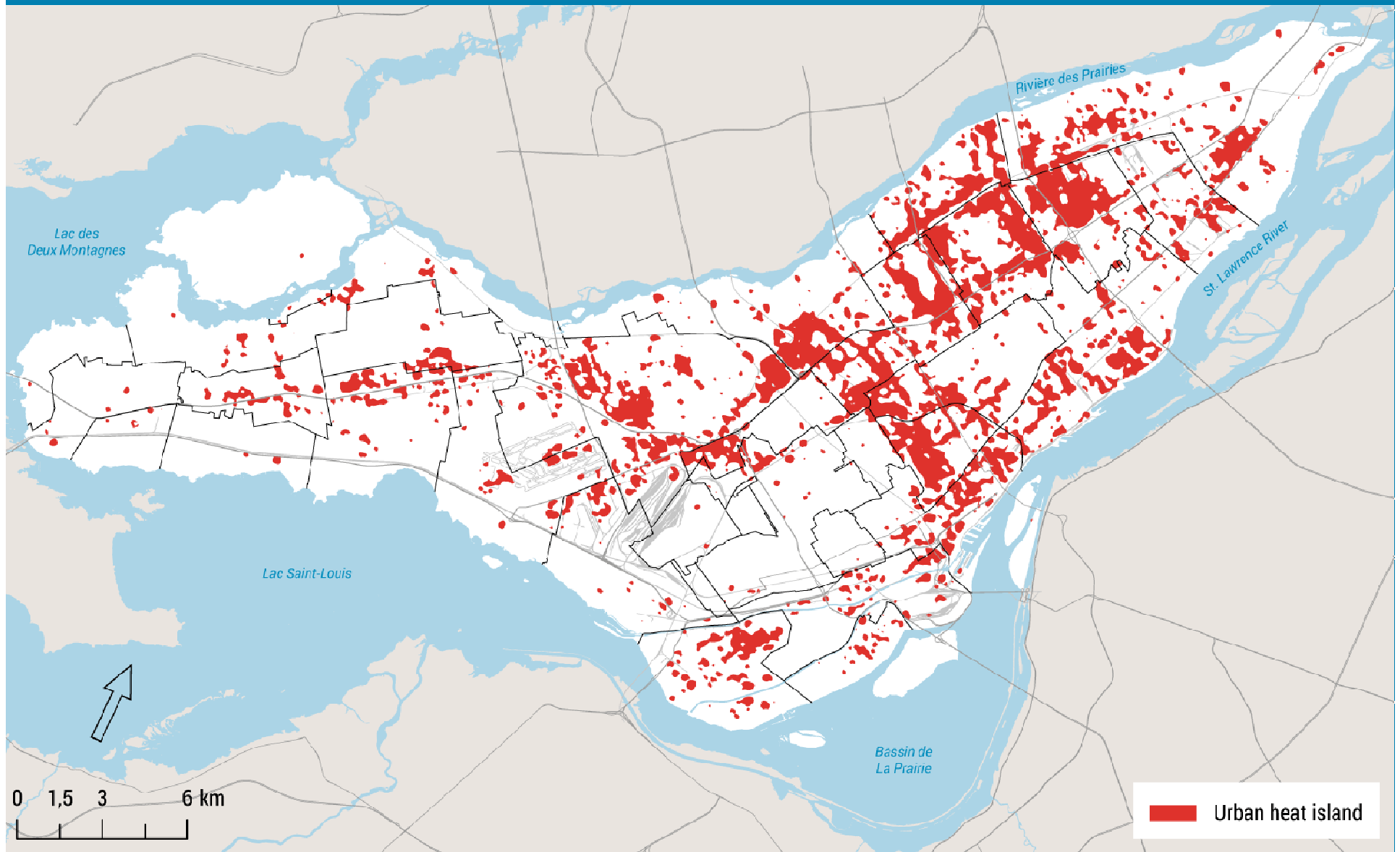
Complementary document



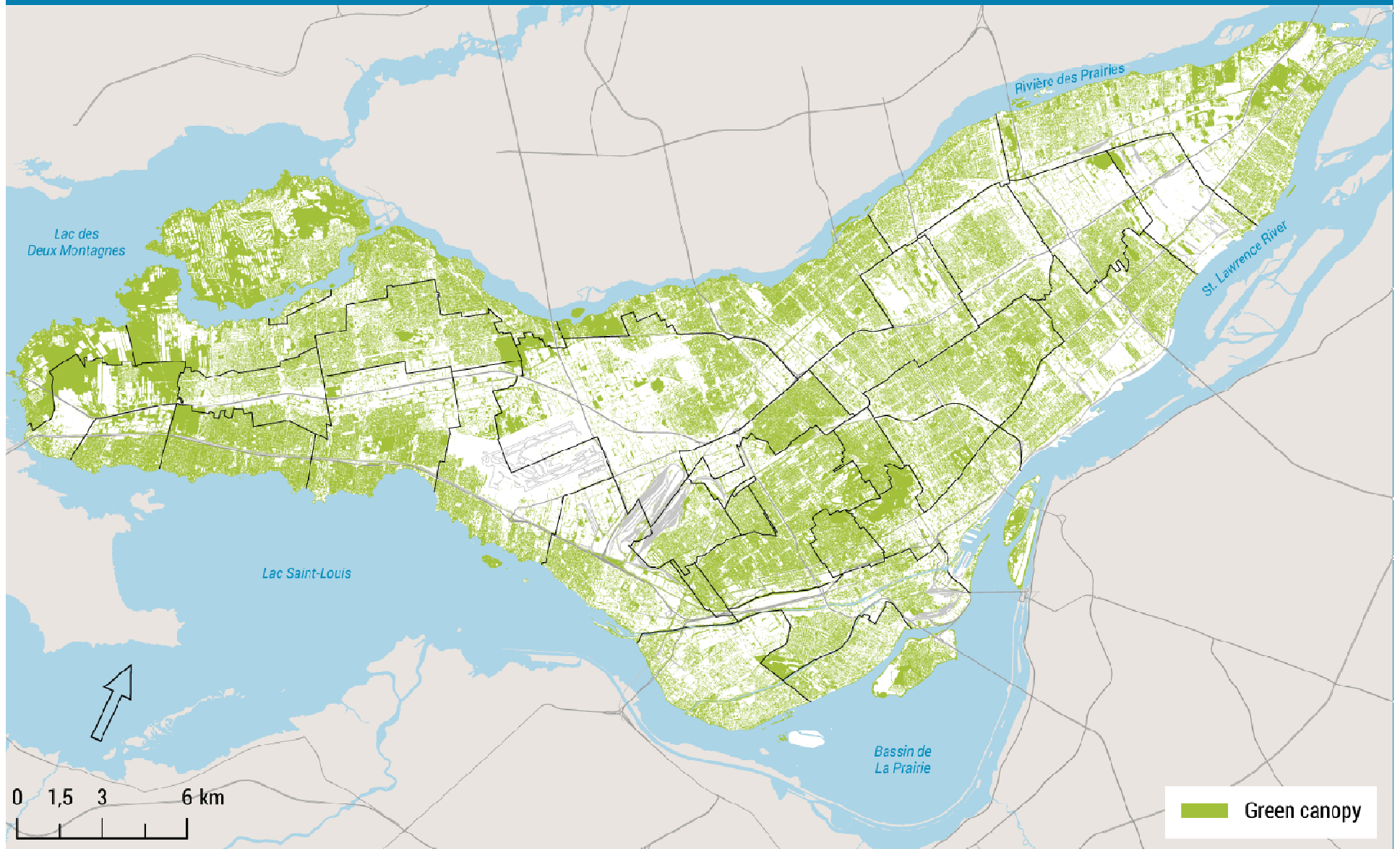
Content of the complementary document

- **Spatial planning and sustainable mobility**
(car and bicycle parking)
- **Adaptation to climate change**
(greening, tree planting and cutting)
- **Heritage**
(Mount Royal, large sites of institutional character, sectors of heritage value, places of worship of interest, archaeological heritage)
- **Sectors of ecological interest**
(ecoterritories, natural area mosaics)
- **The landscape**
(views, shoreline road)
- **Agricultural zone and its activities**
(separating distances)
- **Constraints and nuisances**
(steep slope, shores, floodplains, noise, certain uses with neighbouring territories)

Urban heat islands: reduce soil sealing and the heat effects caused by roofs



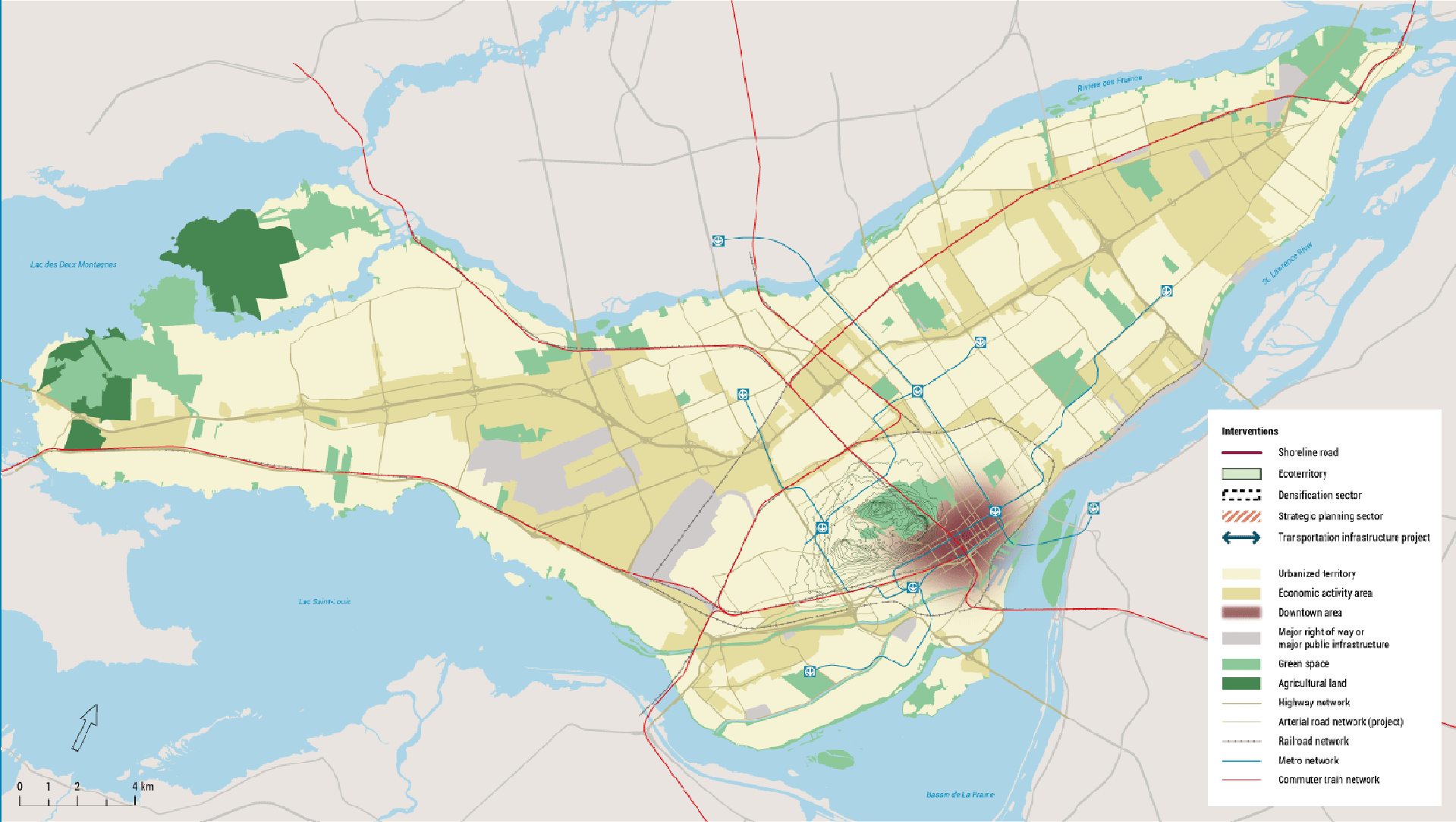
Adaptation to climate change: promote the growth of the tree canopy and the greening of the land



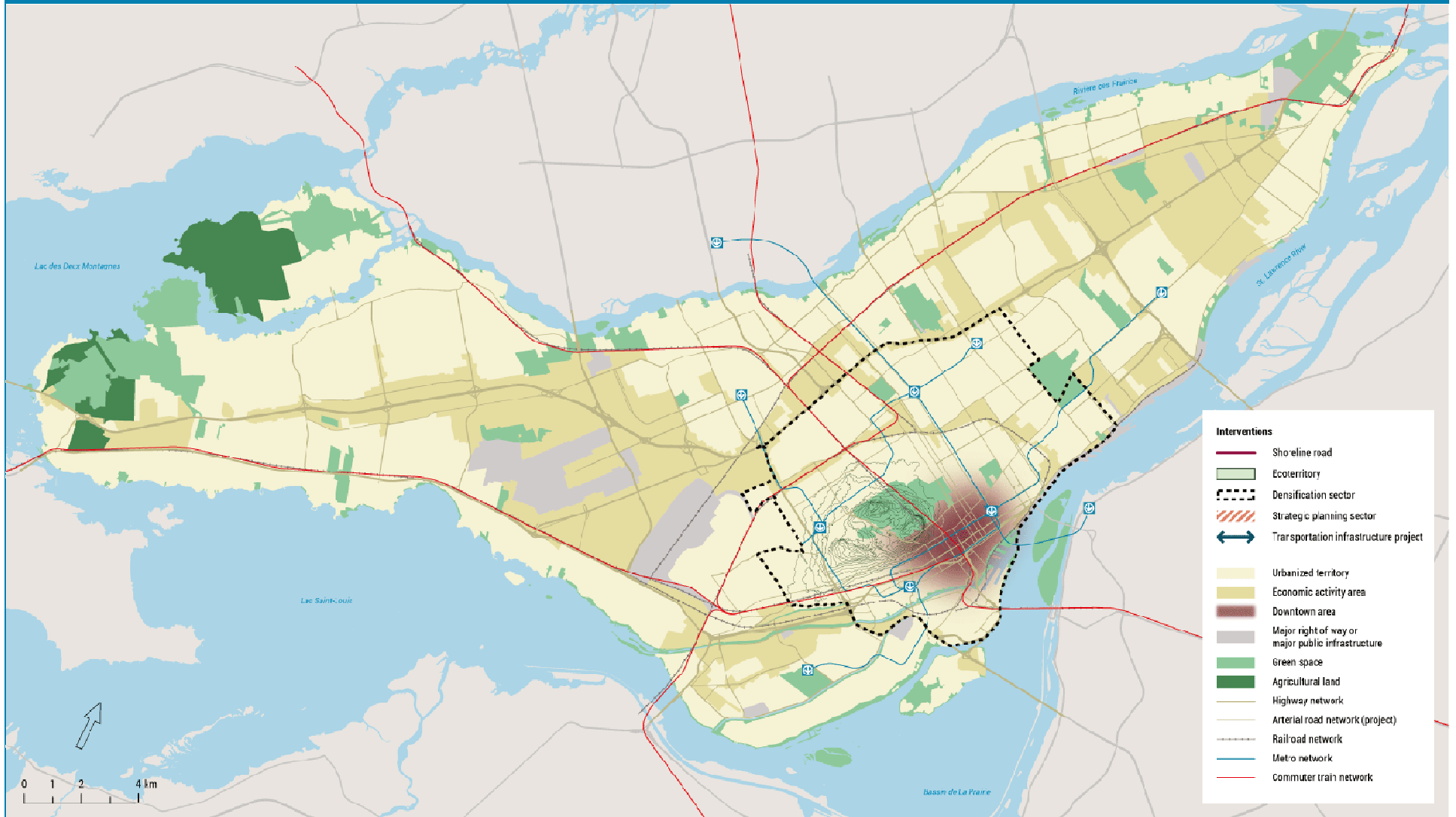
The plan's spatial organization concept



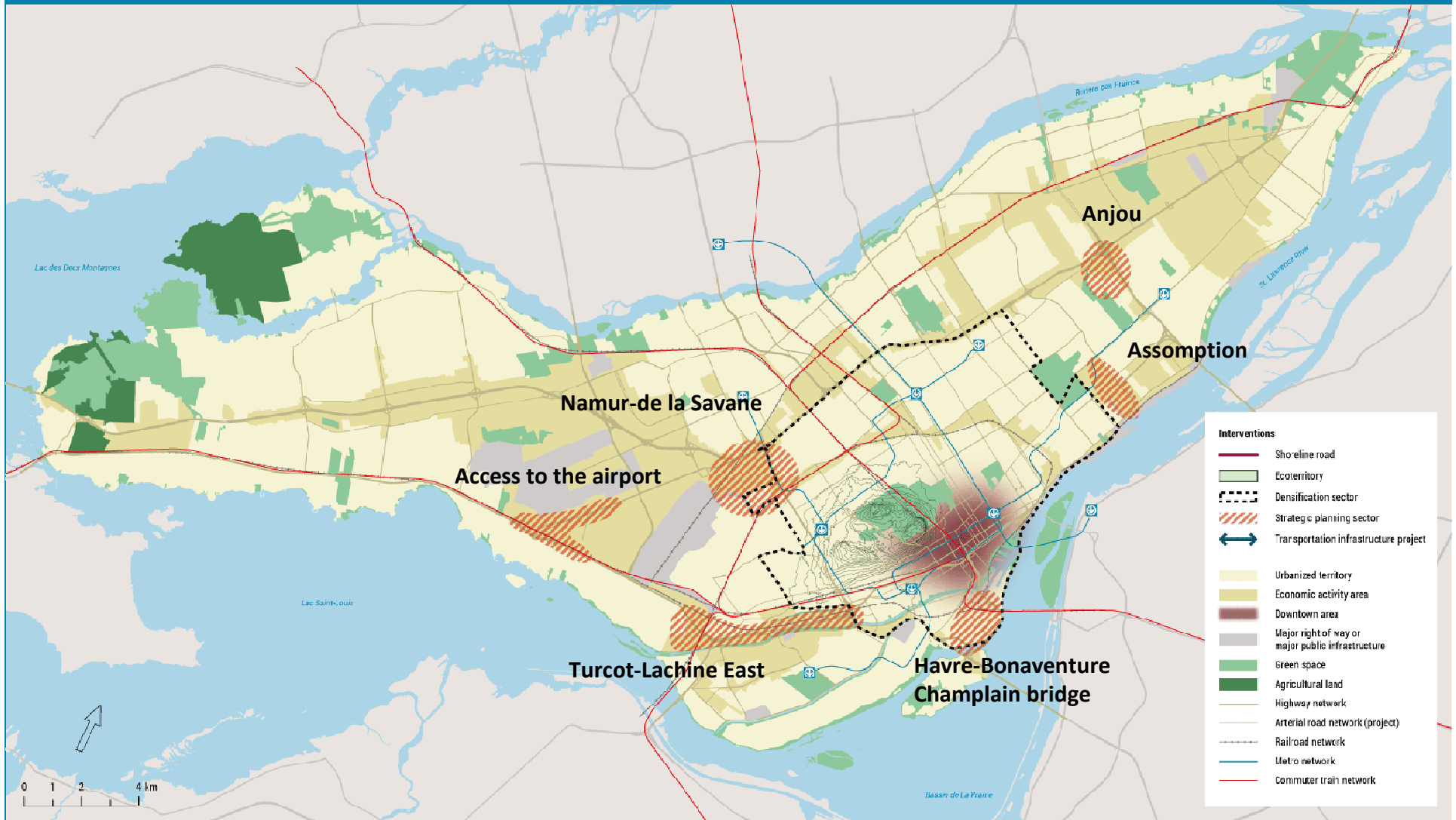
Spatial organization concept



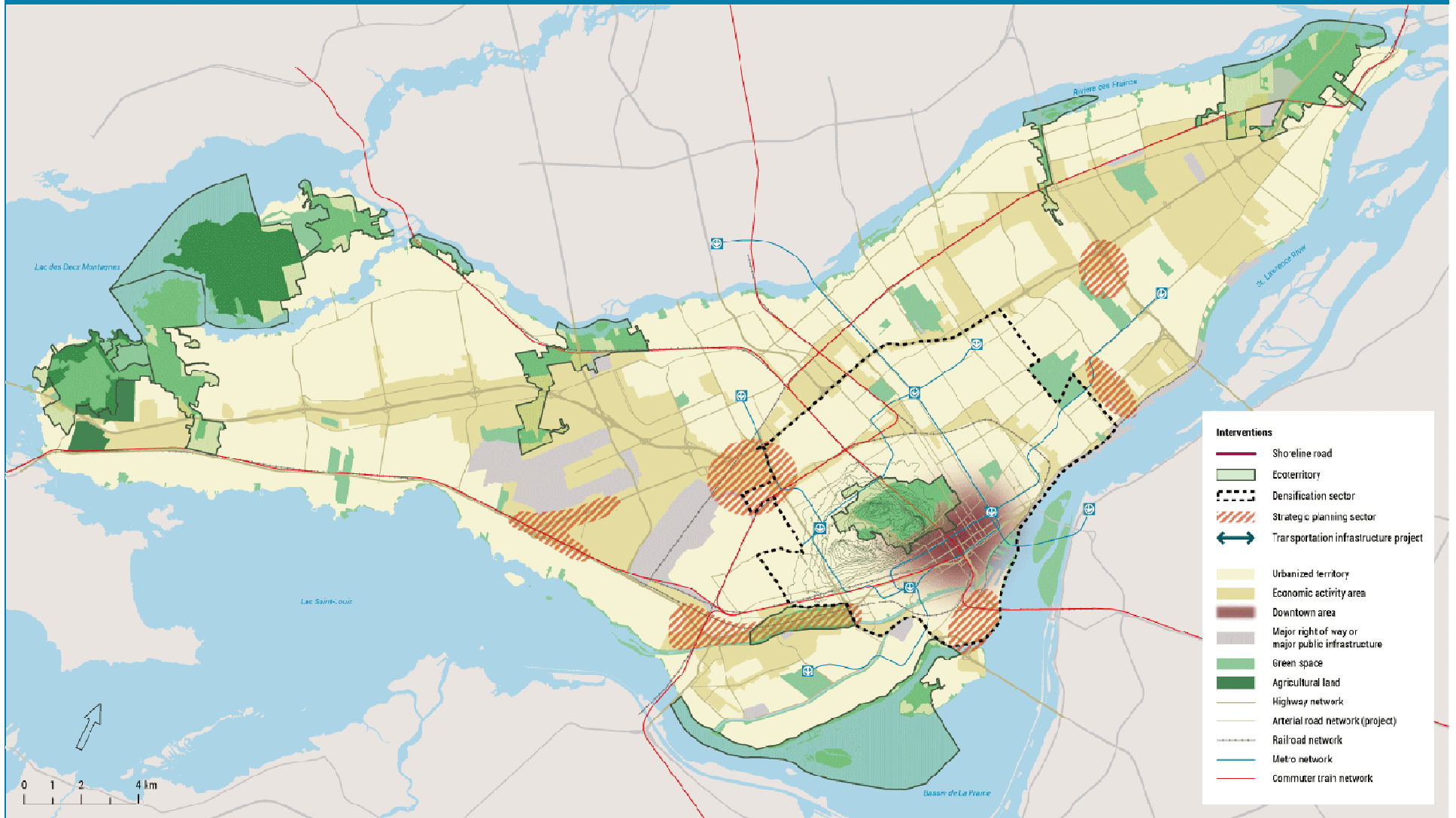
Spatial organization concept



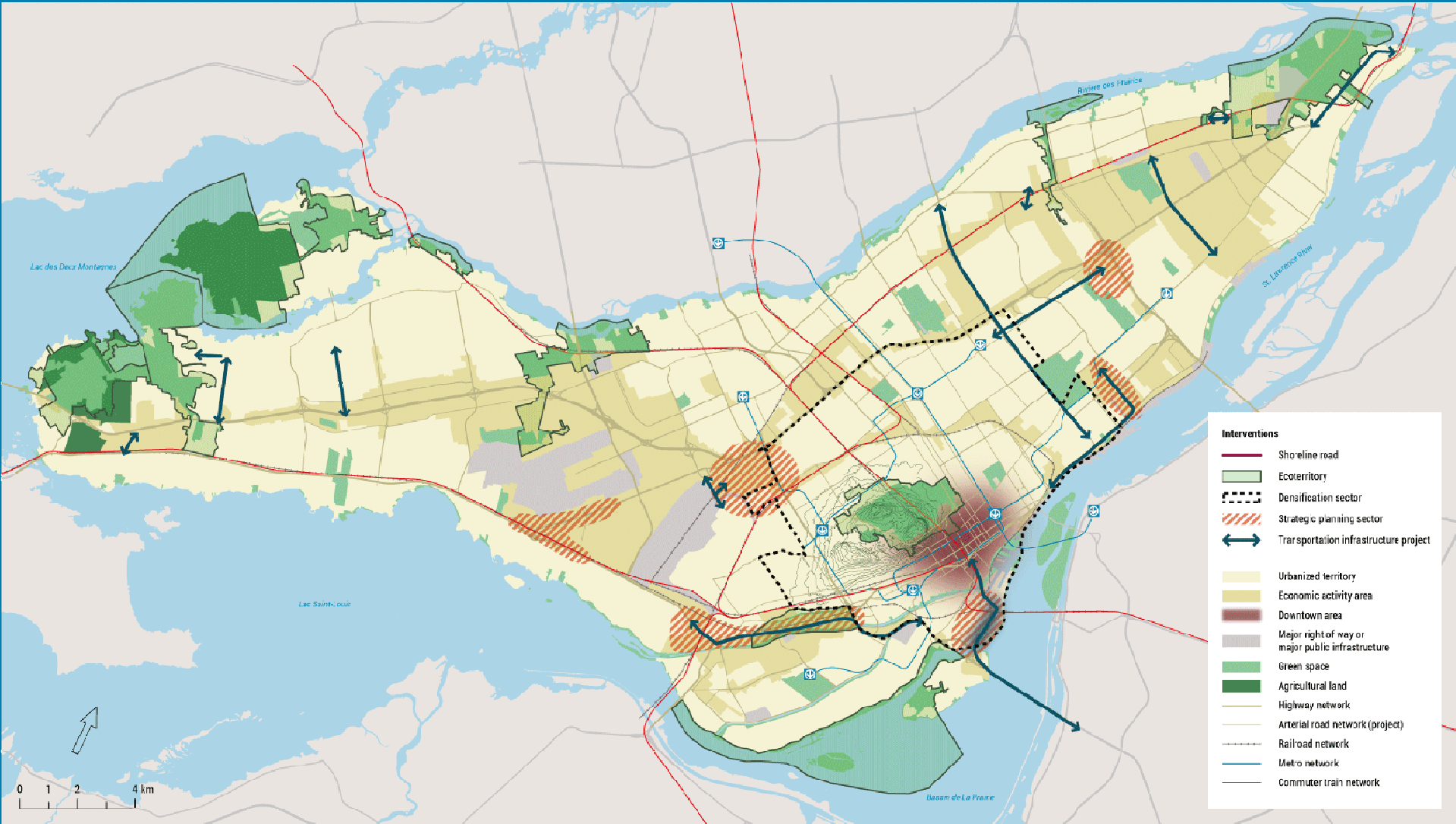
Spatial organization concept



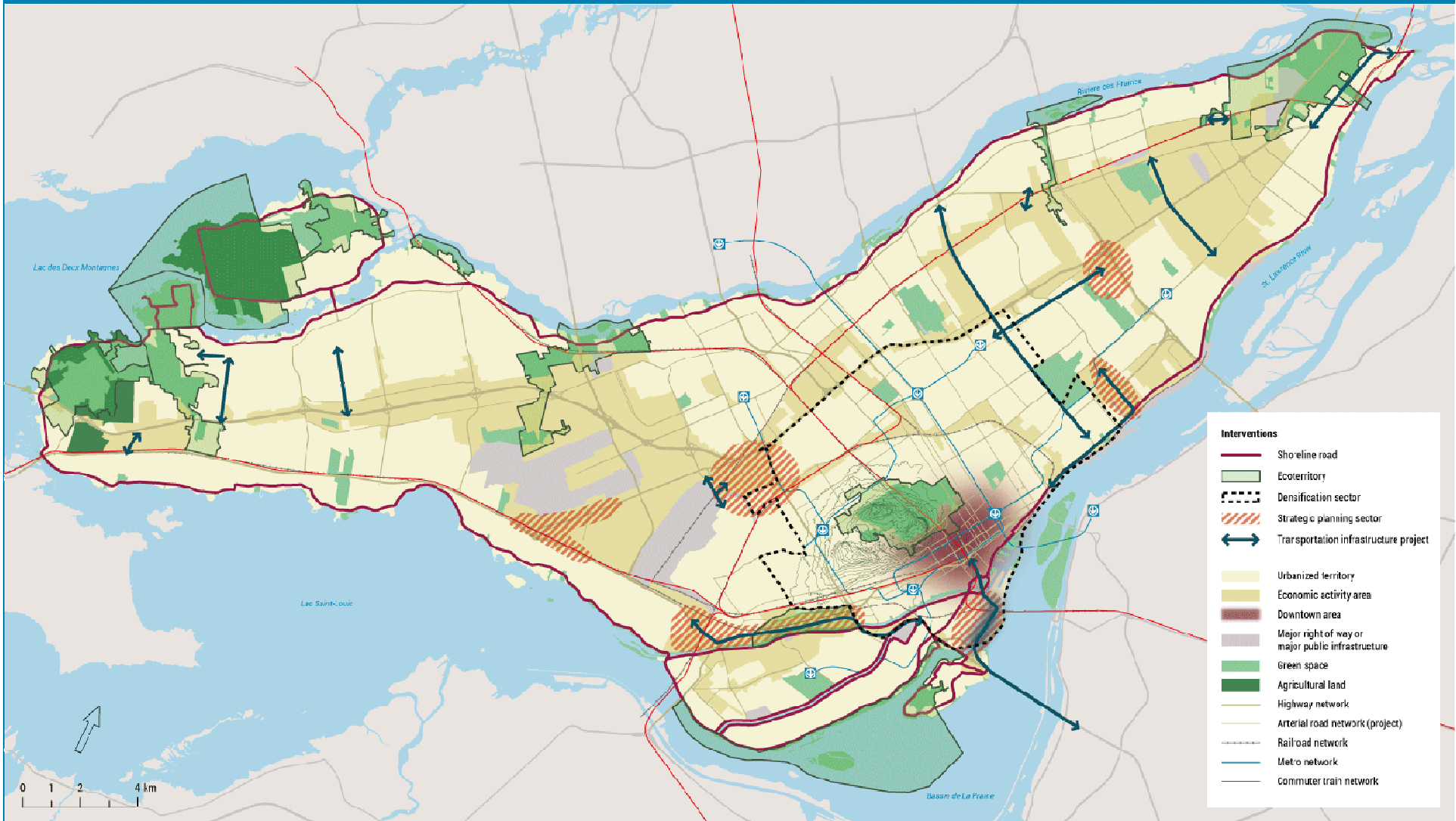
Spatial organization concept



Spatial organization concept



Spatial organization concept



Next steps



The adoption process and its effects

1. **Adoption of the plan** by the agglomeration council December 18
2. **The plan comes into force** after receiving the Minister's opinion and the certificate of conformity from the CMM (beginning of 2015 – 60 days)
3. **Compliance** of master plans and by-laws within 6 months of the land use and development plan coming into force

The plan and the other strategic visions

- Compliance of **master plans and by-laws** of municipalities and boroughs
- **Montréal Master Plan** revision
- **Transportation Plan**
- **Heritage Policy**
- **Climate change adaptation Plan**

The complete land use and development plan appears at:
ville.montreal.qc.ca/schema (in French)

Montréal 

