



Detailed planning of the Saint-Raymond neighbourhood and the area surrounding the MUHC

Presentation by the Ville de Montréal

Office de consultation publique de Montréal

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Montréal 

Presentation outline

- 1. Consultation process and the mandate of the OCPM**
- 2. Planning projects in progress in the public realm**
- 3. Planning goals and content of the *programme particulier d'urbanisme* (PPU) (Special Planning Program (SPP))**
- 4. Portrait and diagnostic of the study area**
- 5. Preliminary objectives and key areas for future development**

1. Consultation process and the mandate of the OCPM

Goals of the consultation process

- To establish a planning process based on a participative and inclusive approach
- To define with residents and interested parties a shared vision for the future development of the area, upstream of any detailed planning
- To respond to the diverse expectations and concerns of residents
- To ensure that the various partners' concerns are taken into account (STM, AMT and MUHC)

2. Planning projects in progress

Planning projects in progress in the public realm Décarie / De Maisonneuve Ouest intersection and public space on Upper-Lachine



Situation in 2010

Planning projects in progress in the public realm

Décarie / De Maisonneuve Ouest intersection and public space on Upper-Lachine



Proposed new layout and urban landscape

Planning projects in progress in the public realm

Décarie / De Maisonneuve Ouest intersection and public space on Upper-Lachine



Situation in 2010

Planning projects in progress in the public realm Décarie / De Maisonneuve Ouest intersection and public space on Upper-Lachine



Proposed new street layout and urban landscape (view from De Maisonneuve towards the west)

Planning projects in progress in the public realm Décarie / De Maisonneuve Ouest intersection and public space on Upper-Lachine



Situation in 2010

Planning projects in progress in the public realm Décarie / De Maisonneuve Ouest intersection and public space on Upper-Lachine



Proposed new street layout and urban landscape (view from De Maisonneuve towards the east)

Planning projects in progress in the public realm

Décarie / De Maisonneuve Ouest intersection and public space on Upper-Lachine



Situation in 2010

Planning projects in progress in the public realm Décarie / De Maisonneuve Ouest intersection and public space on Upper-Lachine



Proposed new layout and urban landscape (view from Upper-Lachine towards the east)

Planning projects in progress in the public realm Boulevard Décarie



Situation in 2010

Planning projects in progress in the public realm

Boulevard Décarie



New street layout and urban landscape (view towards the north)

3. Planning goals and content of the *PPU* (SPP)

Why a *PPU* (SPP)?

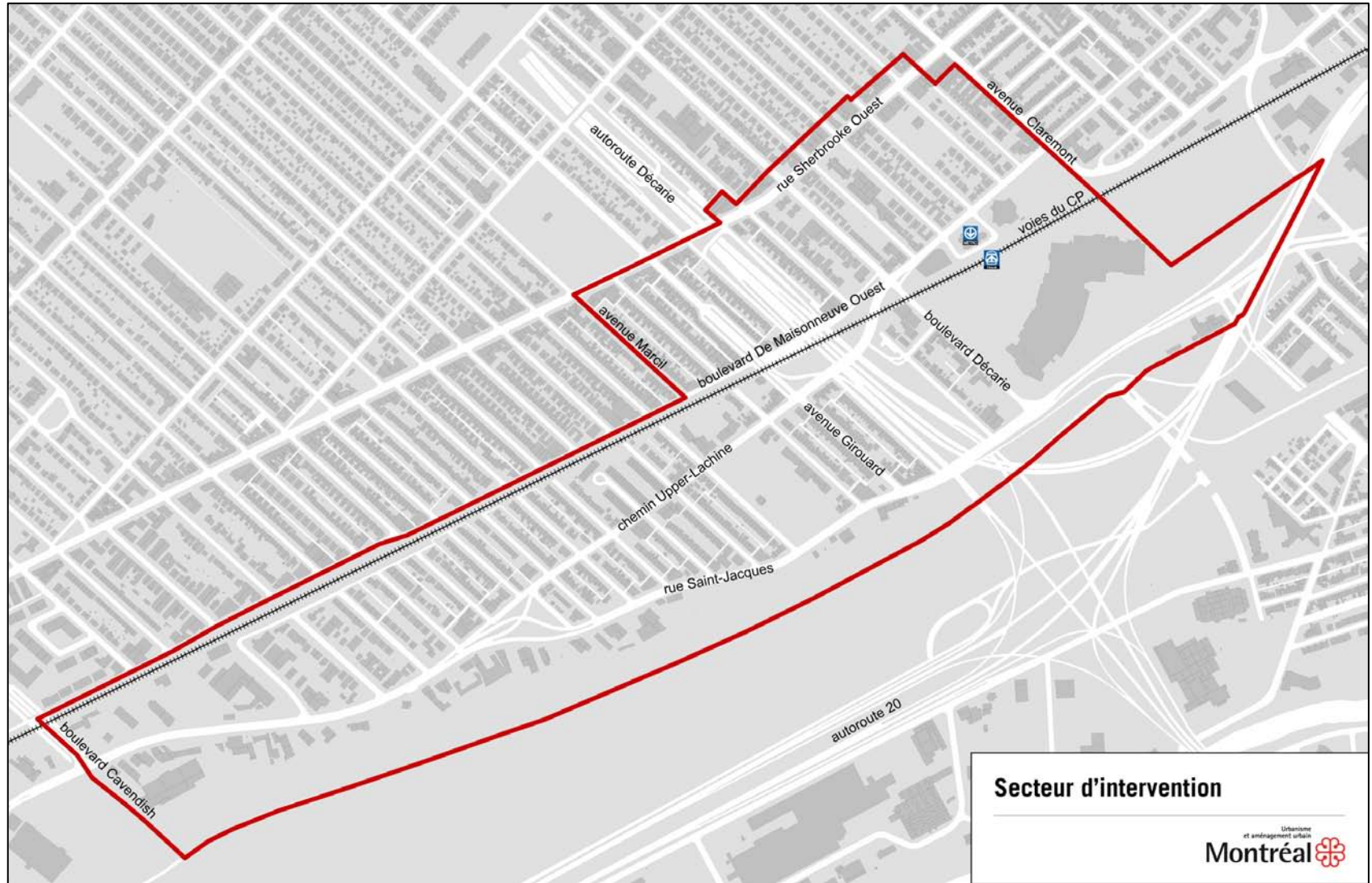
- ***A programme particulier d'urbanisme* (PPU) (Special Planning Program (SPP)) is a detailed planning tool for designated areas**
- **Once adopted, the *PPU* (SPP) becomes an integral component of the Master Plan**

The *PPU* (SPP) will strive to:

- **Develop a vision for the future of the area and to encourage the urban redevelopment of certain areas**
- **Improve the quality of the urban landscape through planning projects in the public realm (greening, street revitalization, creation of public spaces, etc)**
- **Propose solutions to ensure sustainable mobility and secure active transportation modes**
- **Ensure the integration of future development projects (measures or parameters of the urban planning by-laws)**
- **Determine the cost and phasing of priority projects**

4. Portrait and diagnostic of the study area

The study area



A territory marked by transportation infrastructure



Avenue Girouard



Rue Saint-Jacques



Well-established living environments



Few or poorly accessible green spaces and many public facilities



Commercial streets to be consolidated, restructured or enhanced



5. Preliminary objectives and key areas for future development

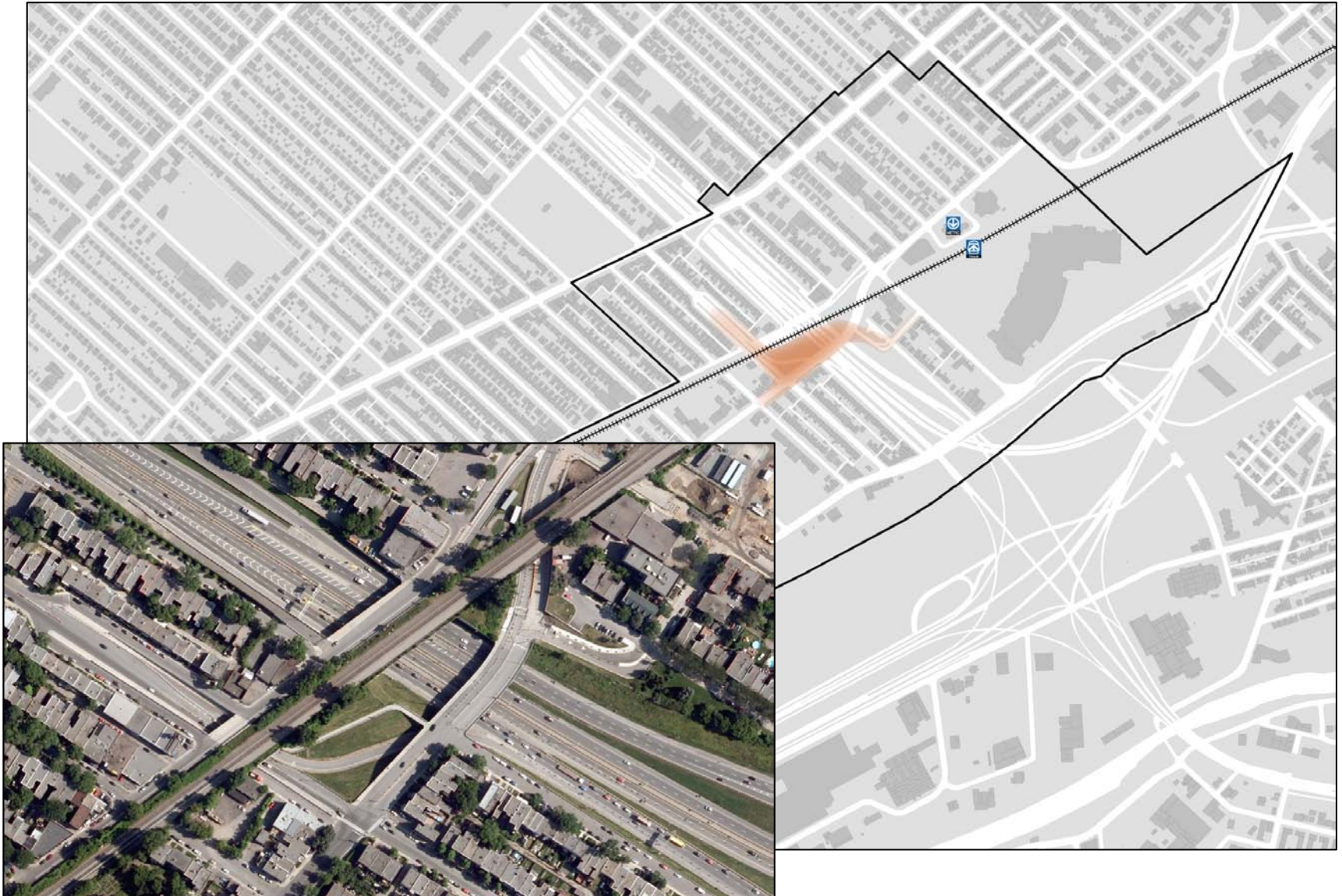
Preliminary objectives

- Preserve the **quality of existing living environments** and enhance commercial streets by improvements to the public realm.
- Support a **dynamic employment area** in proximity to an intermodal station by encouraging the redevelopment of underused sites.
- Improve the urban landscape and encourage **active transportation modes** by promoting **increased greening** and improving the public realm, particularly surrounding chemin Upper-Lachine and Girouard and Crowley Avenues.
- Improve the **quality of the living environment in the Saint-Raymond neighbourhood** by the transformation of land use and urban form on Saint-Jacques.
- Preserve the **the Saint-Jacques Escarpment Ecoterritory** and improve the visibility of its landscape from Saint-Raymond.
- Redevelop the **Saint-Jacques/Upper Lachine intersection** (the former interchange) by encouraging the creation of new parcels to be developed for residential use and green spaces.

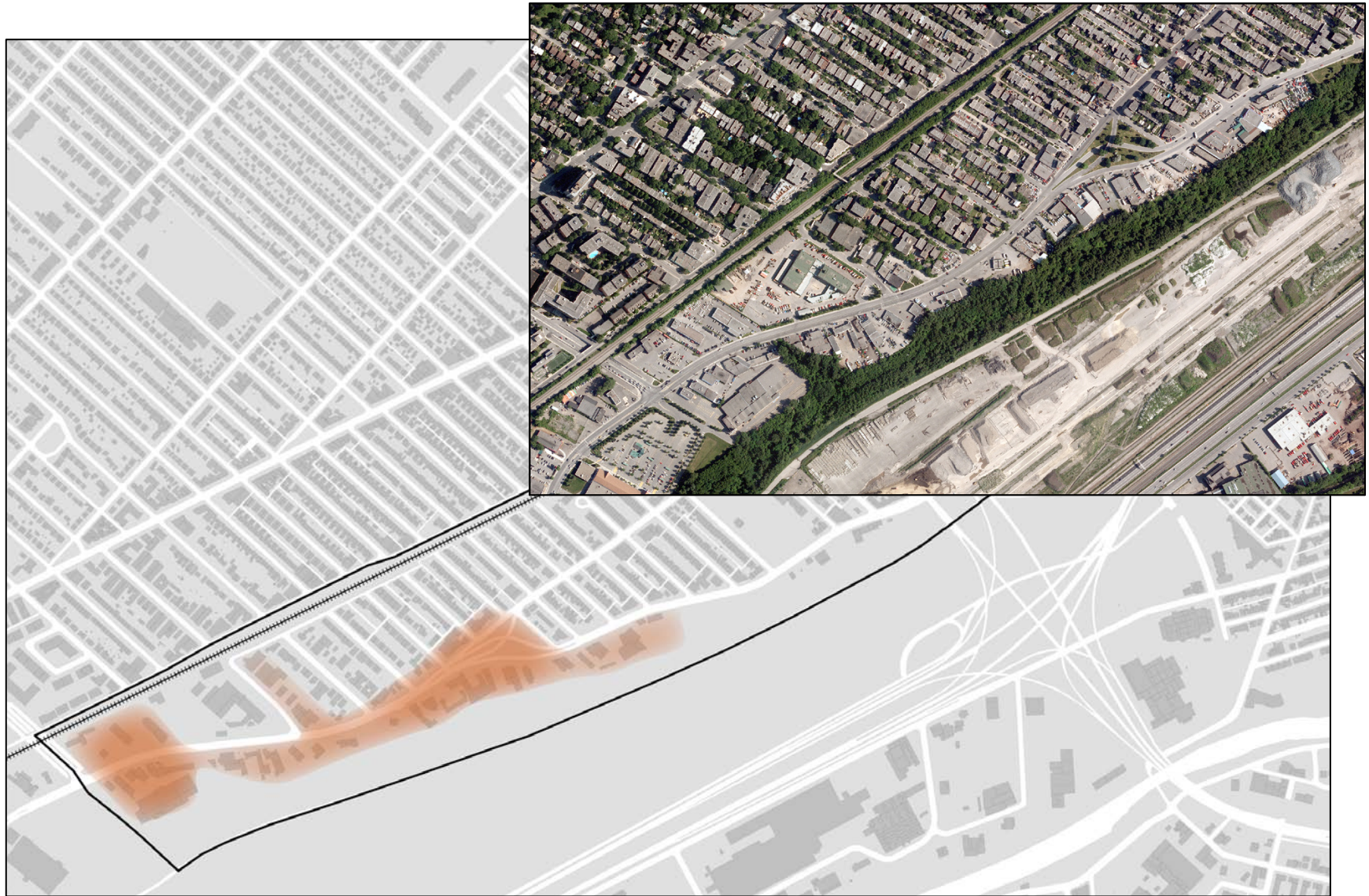
Three key areas for future development



Three key areas for future development



Three key areas for future development



Future steps

- **Spring 2013 : Publication the OCPM's report on the consultation process**
- **2013 : Elaboration of the *programme particulier d'urbanisme* (PPU) (Special Planning Program (SPP))**
- **2014 : Public consultation by the OCPM and adoption of the *PPU* (SPP)**



THANK YOU!



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