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# Consultation on the future of the Pierrefonds-Ouest sector

## Information session

Pierrefonds Comprehensive High School

March 26, 2017

# Outline of the presentation



- 1. Territory**
- 2. Planning framework**
- 3. Planning of Pierrefonds-Ouest sector**
- 4. Development vision**
- 5. Key challenges**
- 6. Next steps**

# 1. Territory

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# 1. Territory



## Location



## Rivière à l'Orme



# 1. Territory



MTMDET right-of-way



## Key findings

- A landlocked and unserviced sector
- High value natural landscapes and spaces



Gouin Boulevard West



The sector in 2006

## 2. Planning framework

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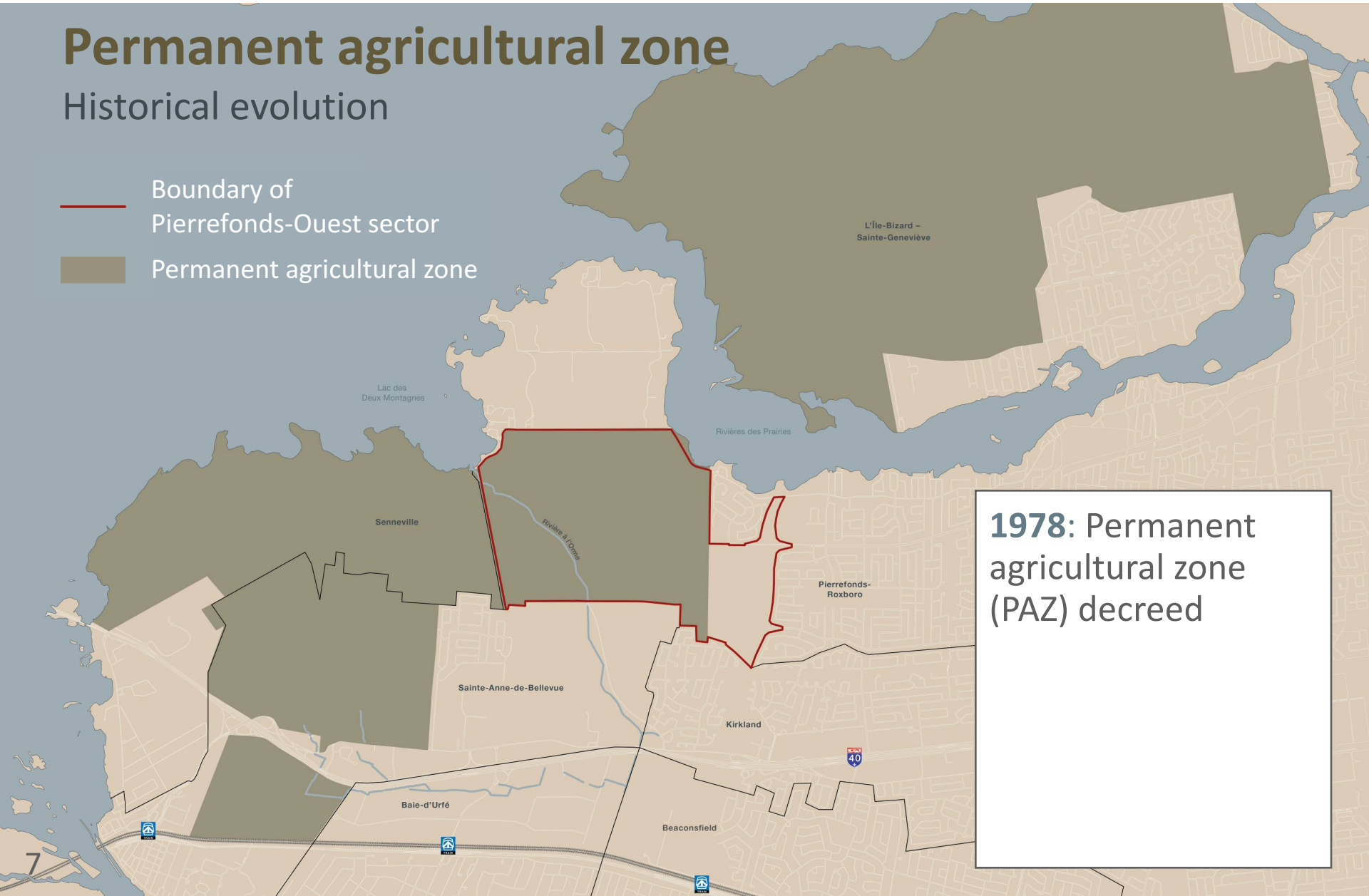
## 2. Planning framework



### Permanent agricultural zone

#### Historical evolution

- Boundary of Pierrefonds-Ouest sector
- Permanent agricultural zone



**1978:** Permanent agricultural zone (PAZ) decreed



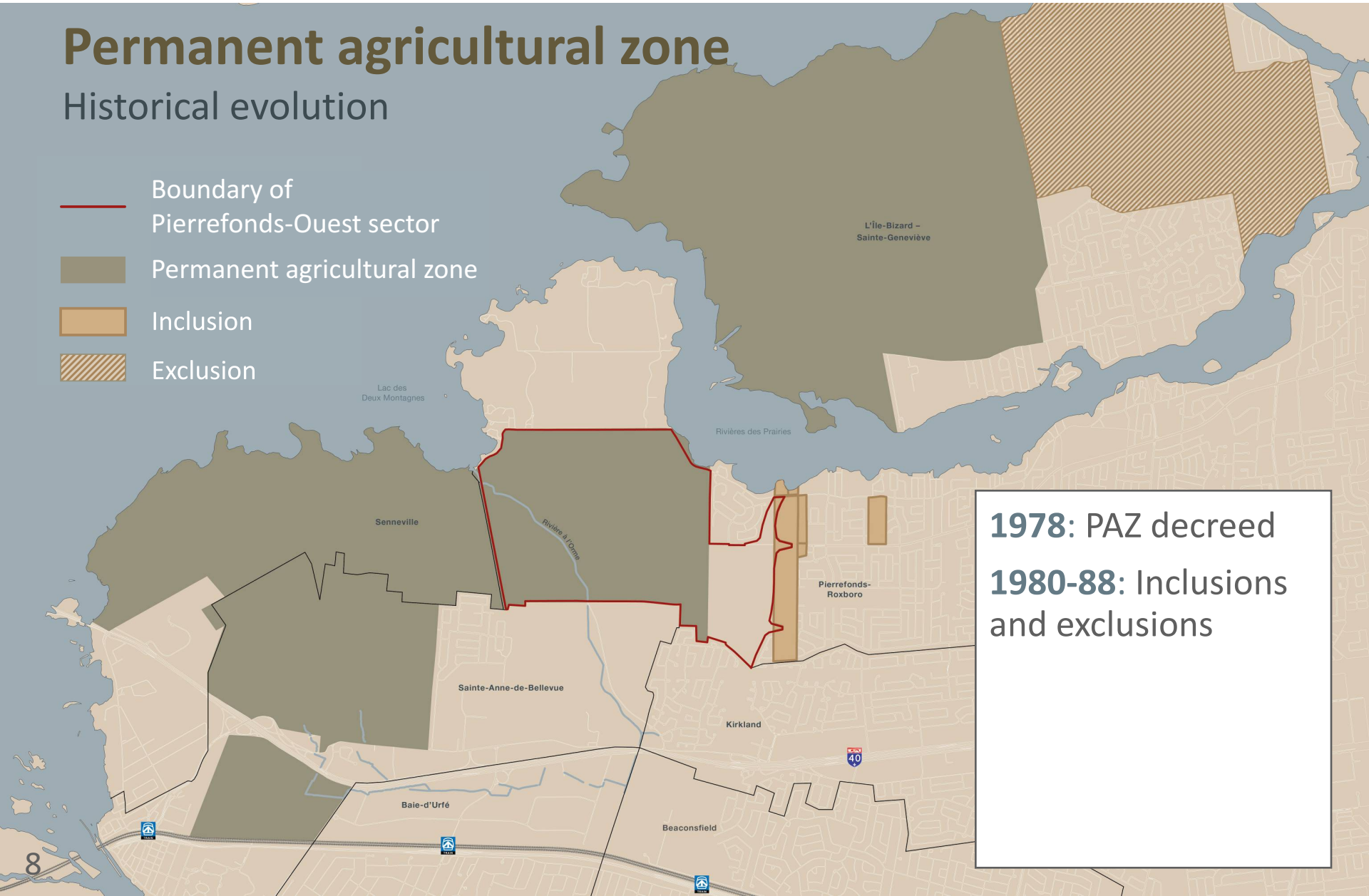
# 2. Planning framework



## Permanent agricultural zone

### Historical evolution

- Boundary of Pierrefonds-Ouest sector
- Permanent agricultural zone
- Inclusion
- ▨ Exclusion



**1978:** PAZ decreed  
**1980-88:** Inclusions and exclusions

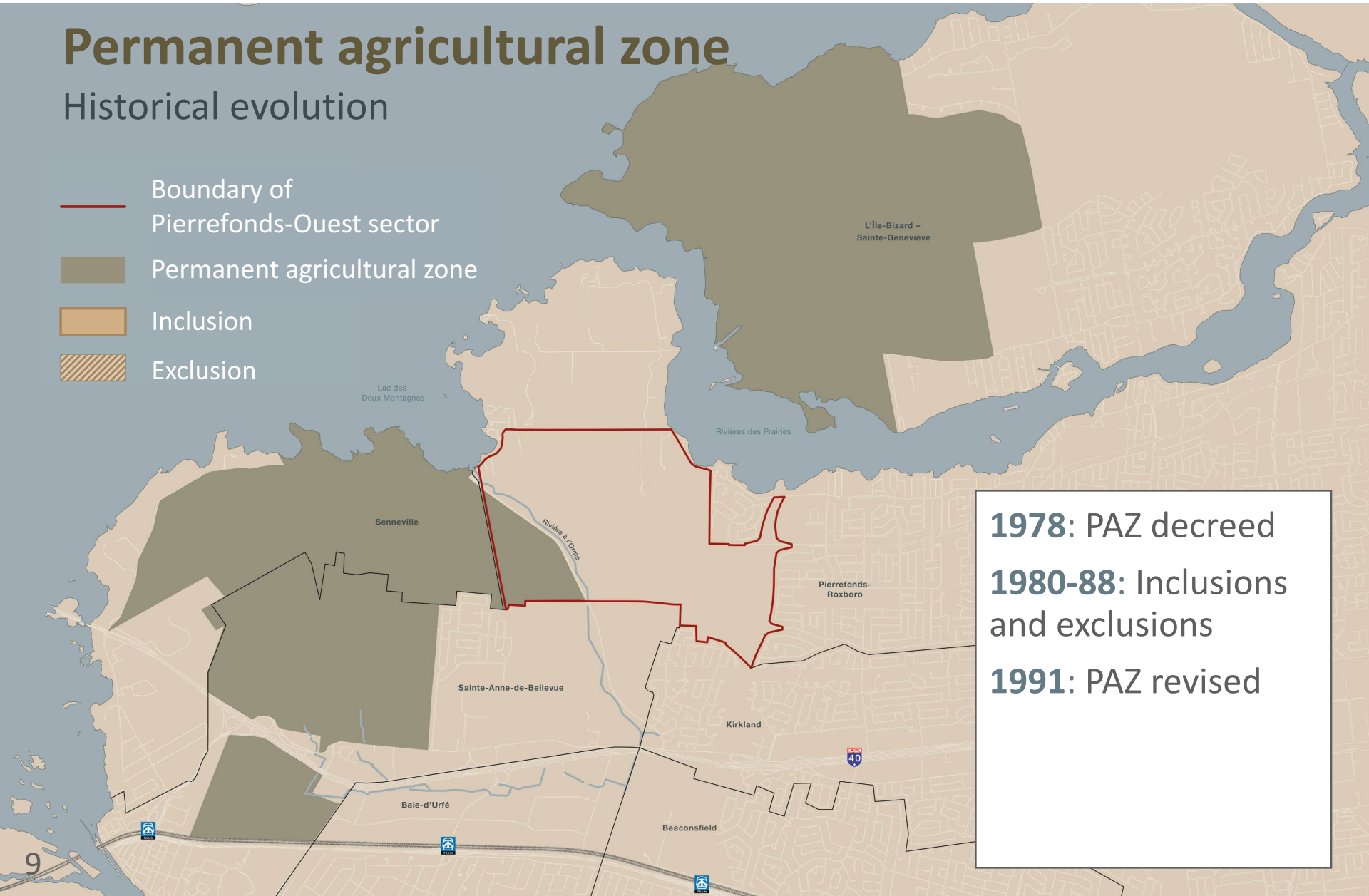
## 2. Planning framework



### Permanent agricultural zone

#### Historical evolution

- Boundary of Pierrefonds-Ouest sector
- Permanent agricultural zone
- Inclusion
- ▨ Exclusion



**1978:** PAZ decreed  
**1980-88:** Inclusions and exclusions  
**1991:** PAZ revised

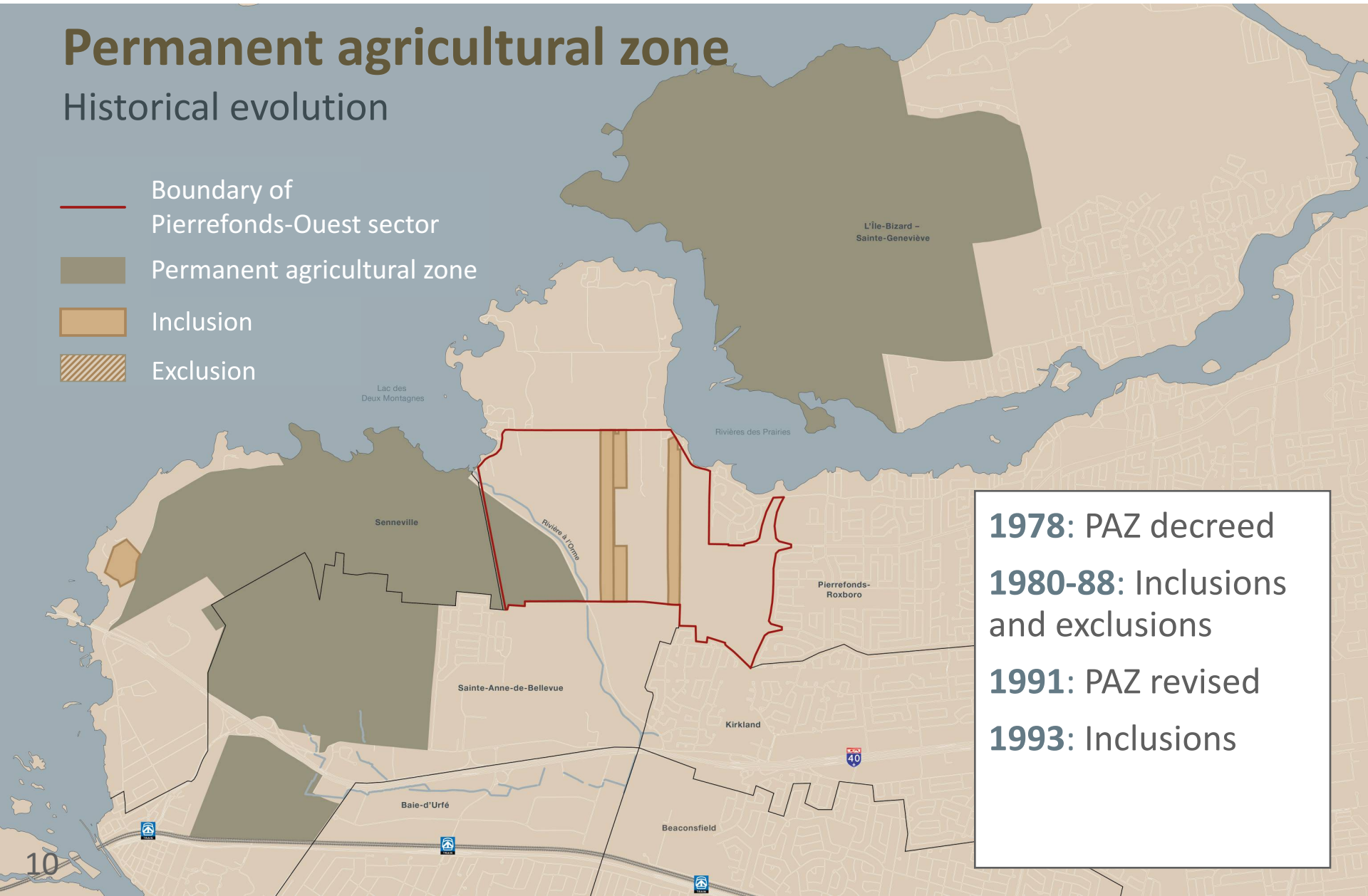
## 2. Planning framework



### Permanent agricultural zone

#### Historical evolution

- Boundary of Pierrefonds-Ouest sector
- Permanent agricultural zone
- Inclusion
- ▨ Exclusion



- 1978:** PAZ decreed
- 1980-88:** Inclusions and exclusions
- 1991:** PAZ revised
- 1993:** Inclusions

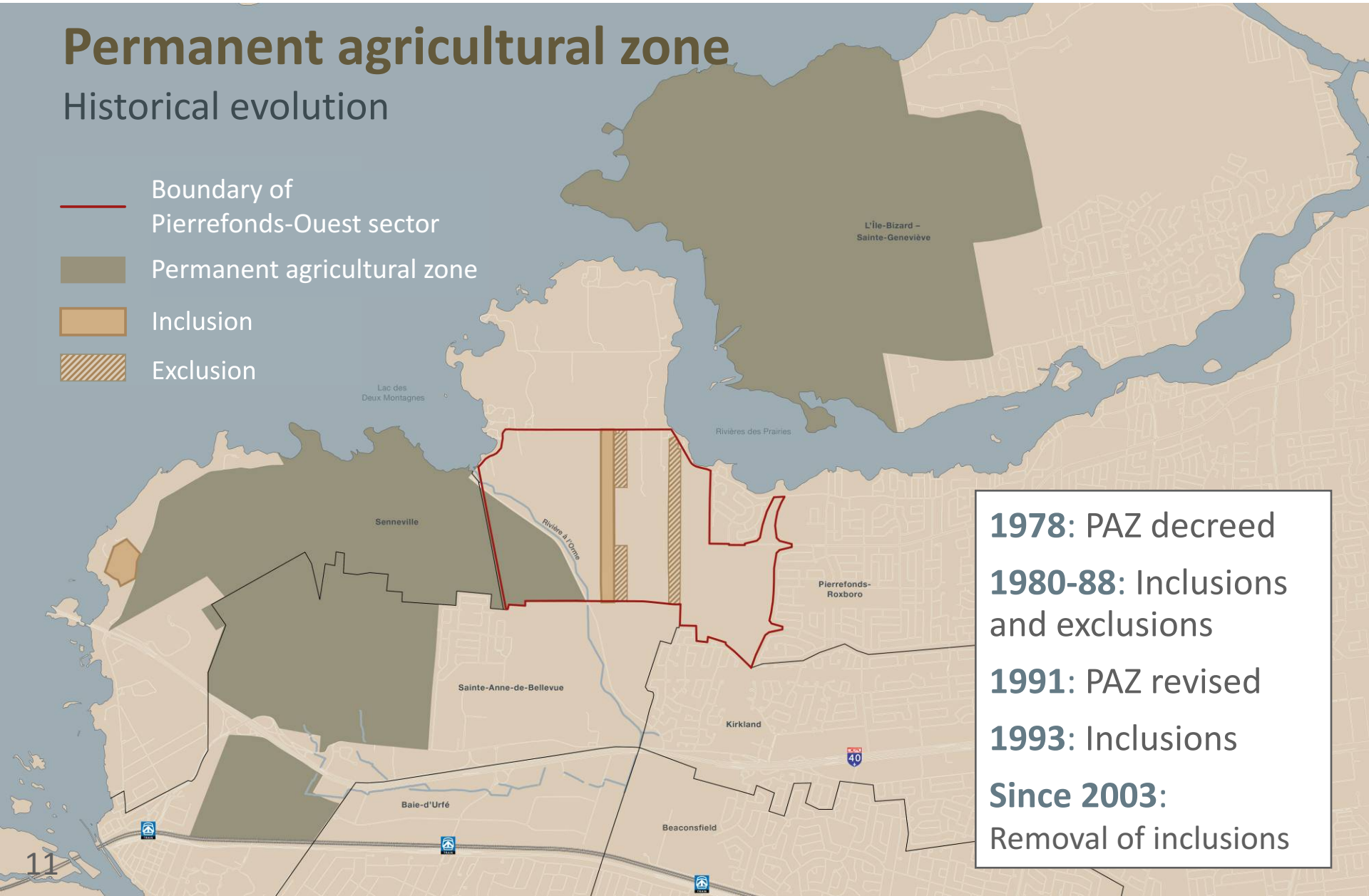
## 2. Planning framework



### Permanent agricultural zone

#### Historical evolution

- Boundary of Pierrefonds-Ouest sector
- Permanent agricultural zone
- Inclusion
- ▨ Exclusion

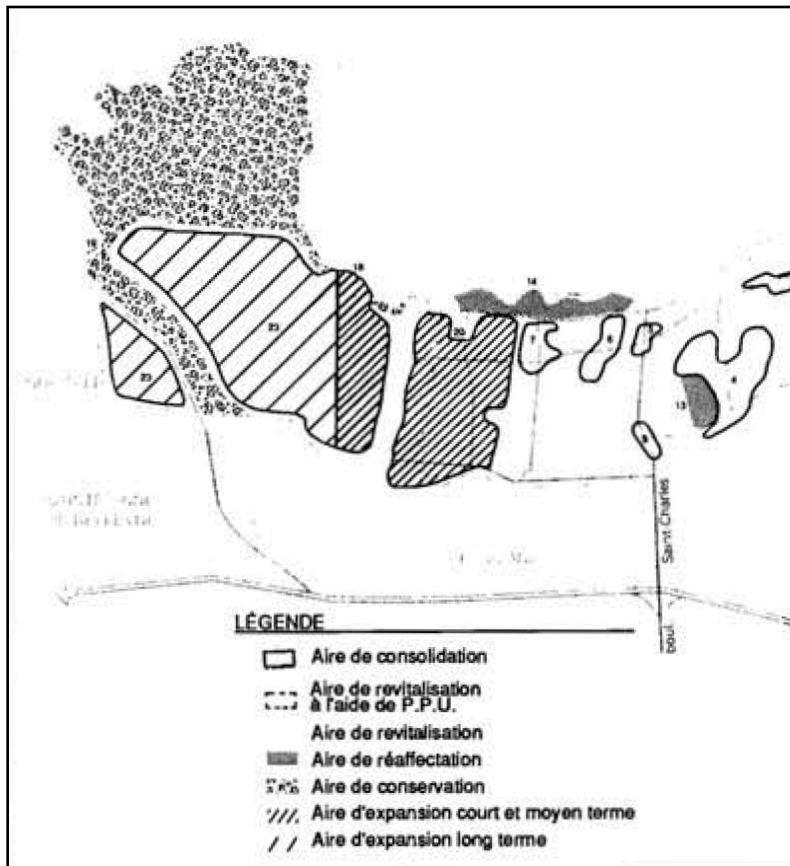


**1978:** PAZ decreed  
**1980-88:** Inclusions and exclusions  
**1991:** PAZ revised  
**1993:** Inclusions  
**Since 2003:** Removal of inclusions

## 2. Planning framework



### Land use and zoning



- **1989:**  
Master Plan, City of Pierrefonds
  - The Pierrefonds-Ouest sector is designated as a residential expansion area
- **1990:**  
Zoning by-law, City of Pierrefonds
  - Agricultural predominance with low-density residential building authorized

#### Master Plan, City of Pierrefonds (1989)

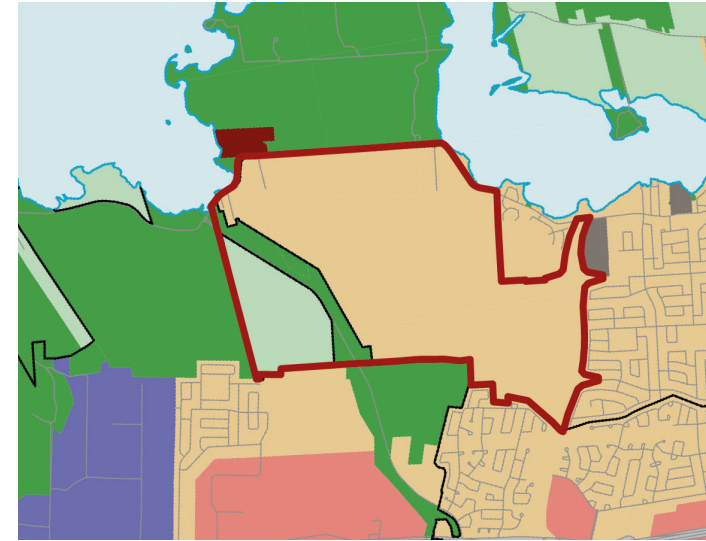
Excerpt from the plan: "Areas of intervention"

## 2. Planning framework

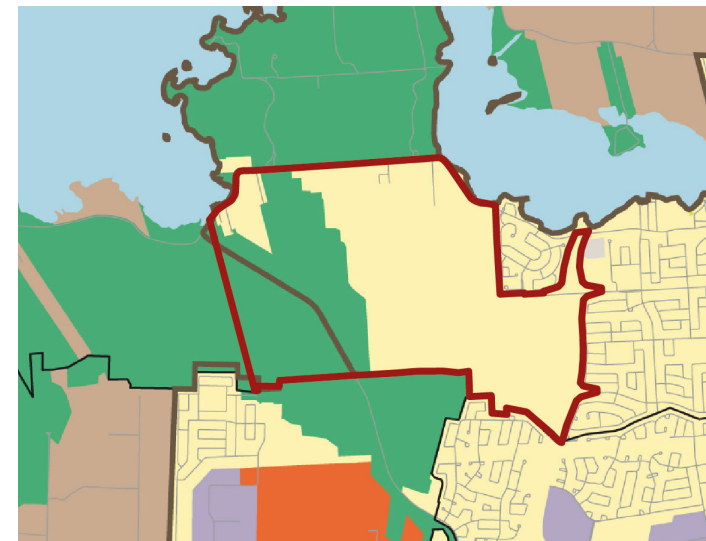


### Land use and zoning

- **2004:** Master Plan, Ville de Montréal
  - Designation of a zone devoted to development, while respecting the natural heritage
- **2007:** Concordance to the Master Plan, Borough of Pierrefonds-Roxboro
  - Zoning adjustments
- **2015:** Land Use and Development Plan
  - Addition of 115 hectares of conservation areas
- **2016:** Concordance to the Plan, Borough of Pierrefonds-Roxboro
  - Zoning adjustments



**Master Plan (2004)**



**Land Use and Development Plan  
(2015)**

# 2. Planning framework



## Protection of the natural environment of the agglomeration

- **2004: Policy on the Protection and Enhancement of Natural Habitats**  
Identification of 10 ecoterritories where the protection and enhancement of natural areas are given priority

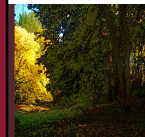
**POLITIQUE DE PROTECTION ET DE MISE EN VALEUR DES MILIEUX NATURELS**

**CORRIDOR ÉCOFORESTIER DE LA RIVIÈRE À L'ORME**  
Bilan écologique et projet de conservation

Rapport du Comité technique

Mars 2005

Montréal



### POLITIQUE DE PROTECTION ET DE MISE EN VALEUR DES MILIEUX NATURELS

Secteurs d'intervention





### Protection of the natural environment of the agglomeration



#### Objectives for the Ecoterritory of Rivière à l'Orme:

- Create a viable ecological corridor of great biodiversity along the river
- Create a recreational corridor linking the train stations to the Cap-Saint-Jacques nature park and the Bois-de-la-Roche agricultural park
- Maintain Rivière à l'Orme water quality and ensure appropriate water levels
- Consolidate the boundaries of the Anse-à-l'Orme nature park and the Bois-de-la-Roche agricultural park by conserving natural environments of ecological interest





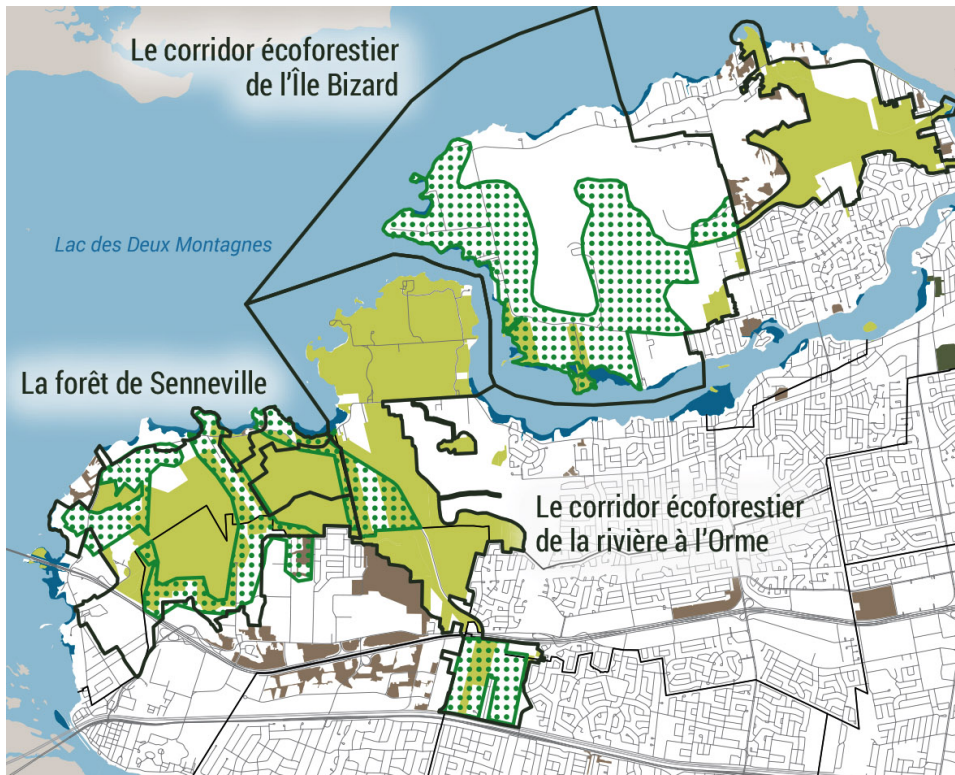
## 2. Planning framework



### Protection of the natural environment of the agglomeration

- **2015: Land Use and Development Plan**

Revision of the ecoterritory boundaries of the ecoforest corridor of Rivière à l'Orme and confirmation of the conservation objectives



#### Land Use and Development Plan (2015)

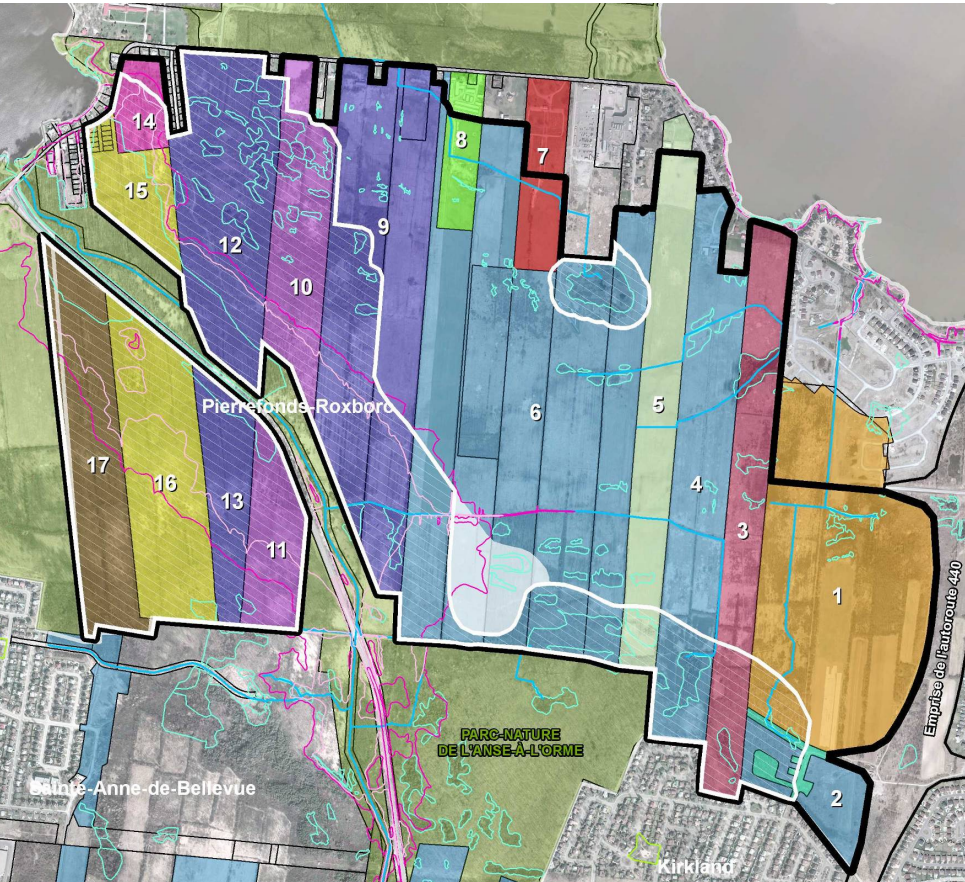
Map of territories of ecological interest (extract)



### **3. Planning of Pierrefonds-Ouest sector**

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# 3. Planning of Pierrefonds-Ouest sector



Land tenure of the Pierrefonds-Ouest sector in 2007

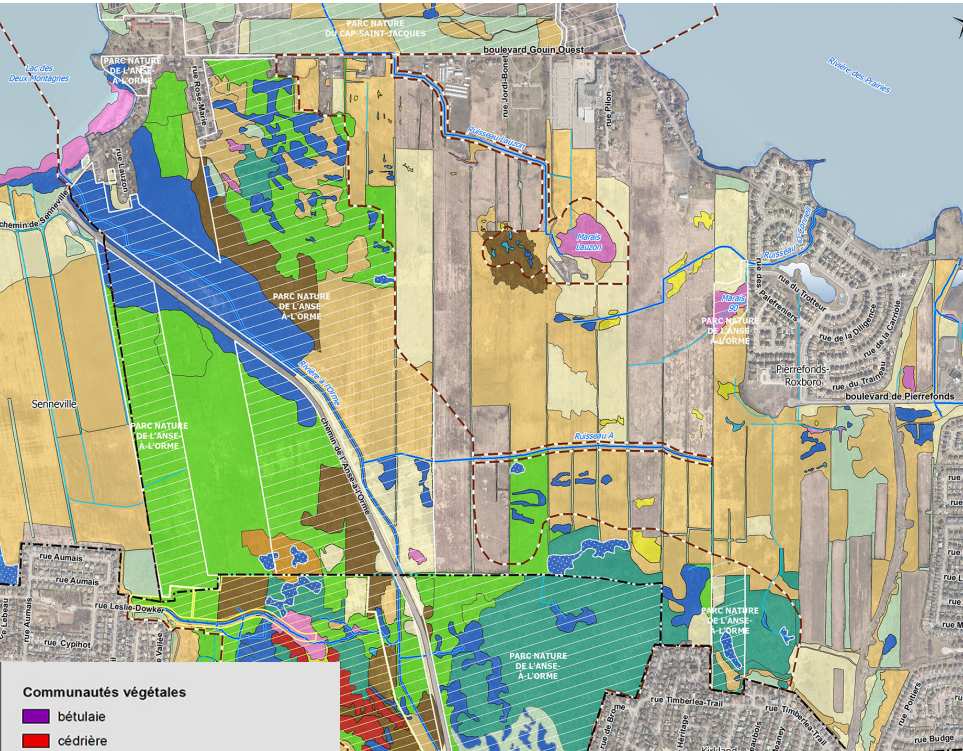


= Property of the Ville de Montréal

## Initial context

- The Pierrefonds-Ouest sector is home to a variety of natural environments of interest
- The majority of properties are privately owned and have the right to develop
- The Master Plan authorizes residential construction, respecting the natural heritage
- Beginning of discussions for the transfer of portions of lots for the preservation of natural habitats

# 3. Planning of Pierrefonds-Ouest sector



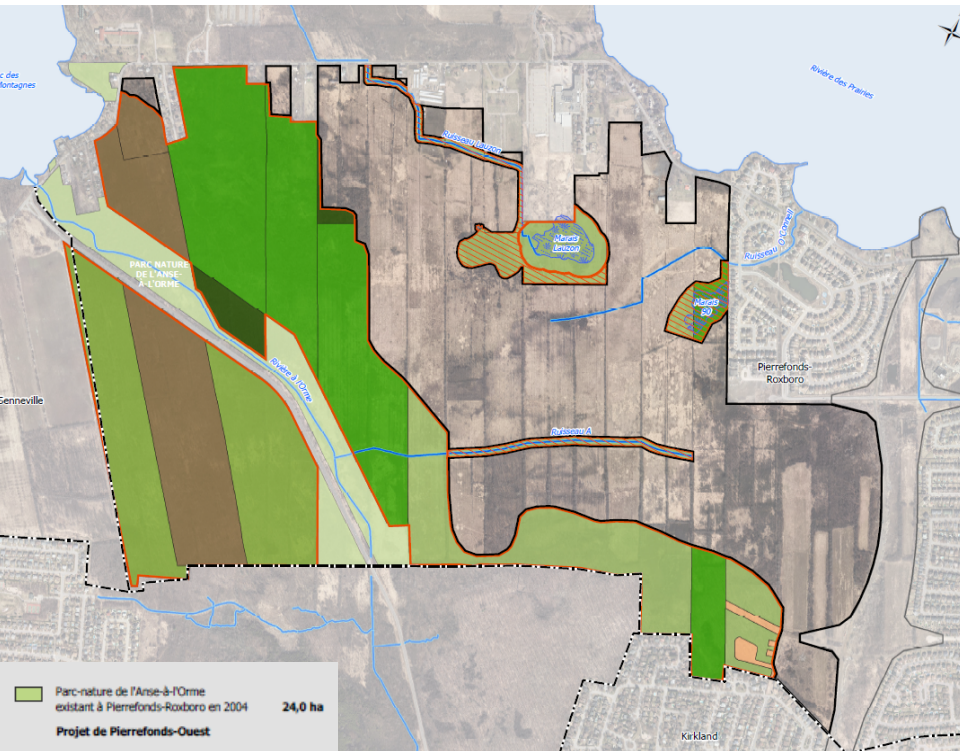
## Protection of the natural environment

- Inventory and characterization of natural environments
- Implementation of the “Biodiversity cores / Buffer zones / Ecological corridors” model
- Establishment of a critical mass of varied natural environments and a ecological corridor

Communautés végétales	
	bétulaie
	cédrrière
	chêne rouge
	érablière sucrière
	frêne rouge
	autres feuillus
	érablière argentée
	friche arborescente
	friche arbustive
	friche herbacée
Milieux humides et cours d'eau	
	marécage arborescent
	marécage arbustif
	marais, étang
	prairie humide
	cours d'eau
	fossé
	Le corridor écoforestier de la rivière à l'Orme
	parc-nature
	autre milieu naturel protégé dans l'écoterritoire
	limite administrative



# 3. Planning of Pierrefonds-Ouest sector



	Parc-nature de l'Anse-à-l'Orme existant à Pierrefonds-Roxboro en 2004	24,0 ha
<b>Projet de Pierrefonds-Ouest</b>		
	Zone de conservation proposée en 2005	169,9 ha
	Surface de compensation ajoutée en 2008	11,2 ha
	Surface totale du projet de conservation	<b>181,1 ha</b>
	Zone de développement	<b>184,3 ha</b>
<b>Composantes du projet de conservation de 181,1 ha</b>		
	Surface achetée et transférée à la Ville par Canards Illimités	63,0 ha
	Surface négociée par Canards Illimités et achetée par la Ville	37,7 ha
	Surface de fonds dominant détenue par Canards Illimités	4,4 ha
	Surface de terrains municipaux à intégrer au parc-nature	1,3 ha
	Surface de terrains privés faisant l'objet d'une promesse de cession	42,4 ha
	Surface résiduelle de terrains privés à protéger	32,2 ha
	Marais Lauzon et 90	
	Cours d'eau	
	Limite administrative	



## Protection of the natural environment

- Delineation of a 181-hectare conservation zone
  - Negotiations and agreements with major owners
  - Acquisitions of land
  - Letter of agreement between the Borough of Pierrefonds-Roxboro and the MDDELCC (2008)
- Conservation areas added to the 24 hectares of Anse-à-l'Orme nature park

# 3. Planning of Pierrefonds-Ouest sector



## Development options

- Planning process involving various stakeholders
- Development of a vision to reconcile the protection of natural environments and the creation of a new neighbourhood
- Establishing principles to guide and control urban development

## **4. Development vision**

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# 4. Development vision



**Natural environments and landscapes** are enhanced and become vectors for the development of the sector



## **Principle 1**

Preservation of a viable **ecological corridor** and rich biodiversity



## **Principle 2**

Development of the **swales**



## **Principle 3**

Integration of **urban agriculture**



## **Principle 4**

Preservation of the **Gouin Boulevard West** waterside road



## 4. Development vision



The new **neighbourhood** is **diversified** and **connected** to its environment



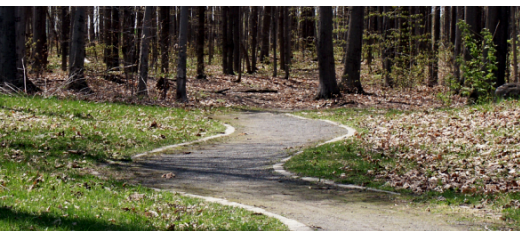
### **Principle 5**

Reach a viable residential **density** and **diversity**



### **Principle 6**

Development of a dynamic and accessible **multifunctional hub**



### **Principle 7**

Networking of **parks** and **green spaces**



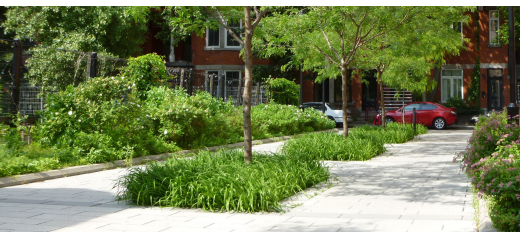
### **Principle 8**

Create an efficient and user-friendly **road network**

## 4. Development vision



The sector is distinguished by a **quality environment** and by its **innovative** facilities



### **Principle 9**

Quality of the **public domain**



### **Principle 10**

Development of environmentally-sensitive **architecture**



### **Principle 11**

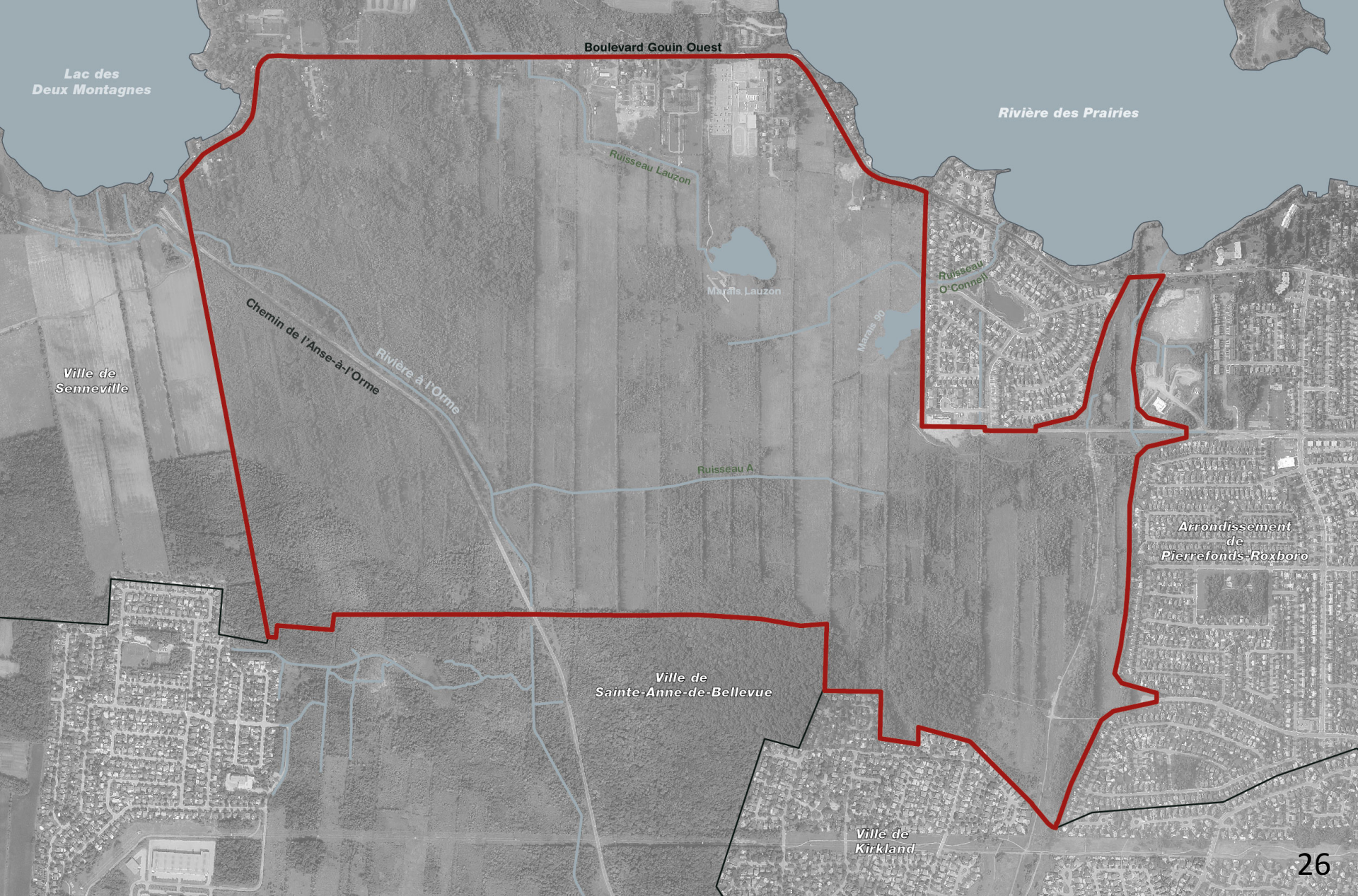
Fighting urban **heat islands**



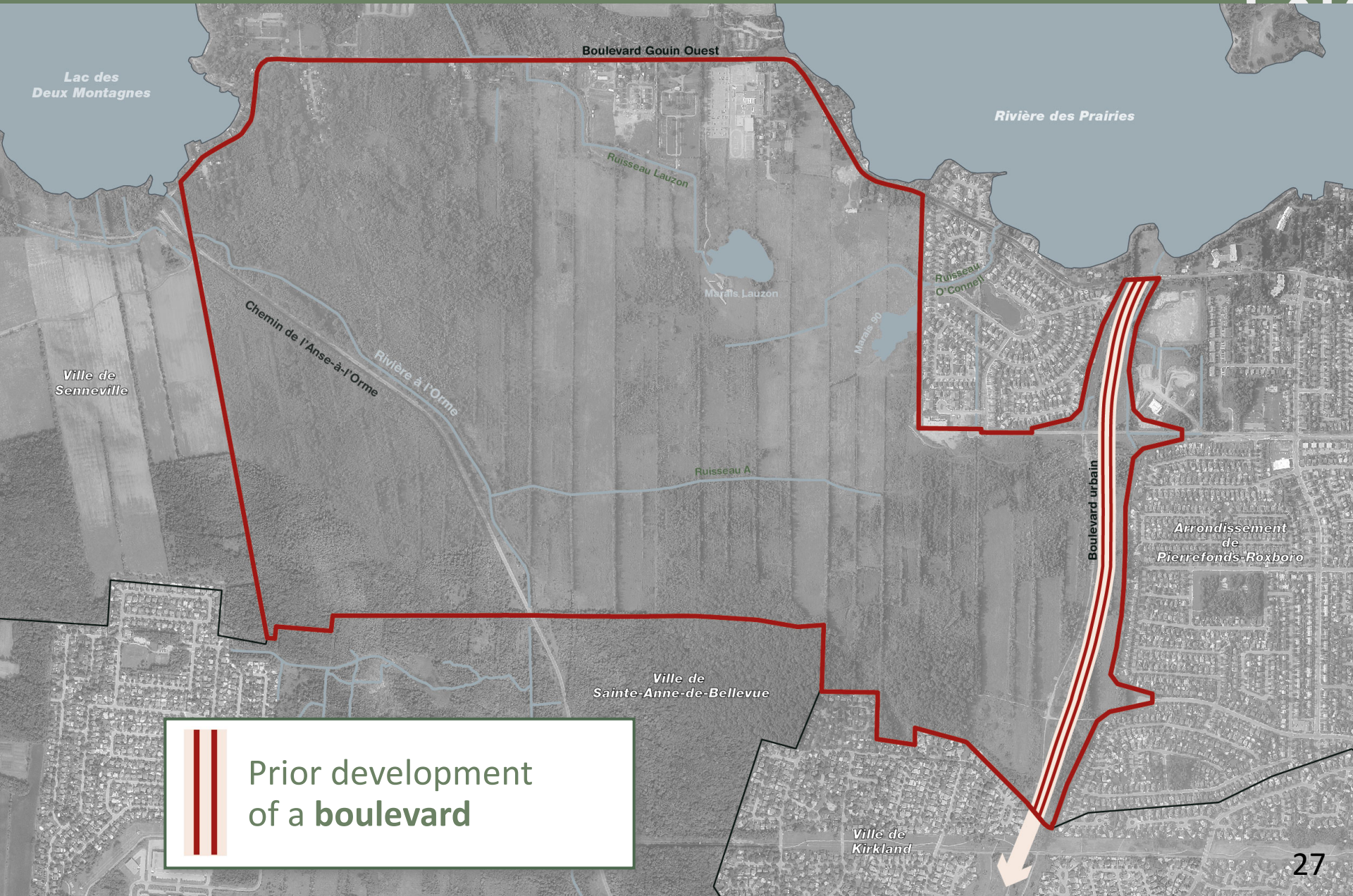
### **Principle 12**

Ecological management of **stormwater**

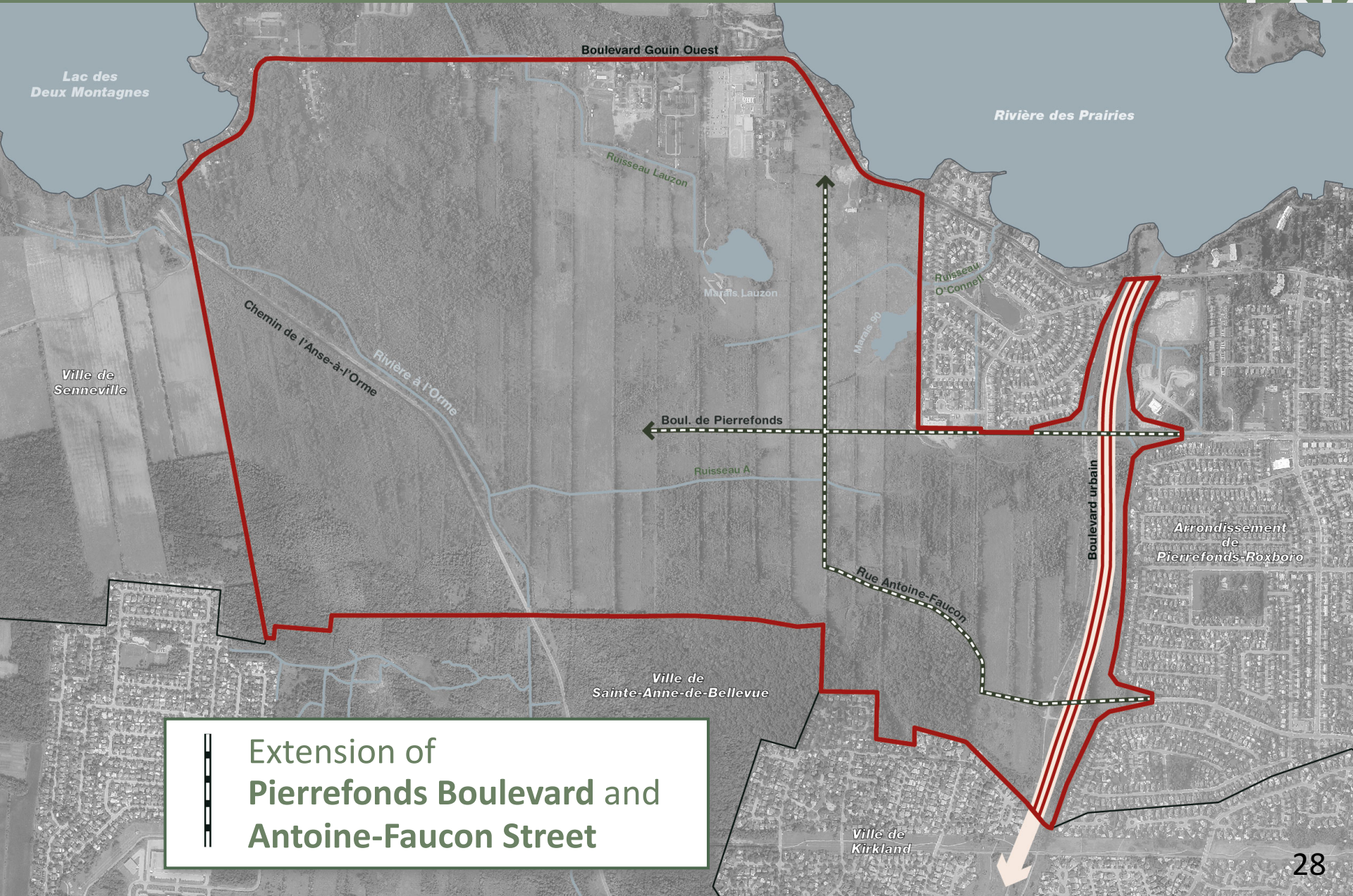
# 4. Development vision



# 4. Development vision

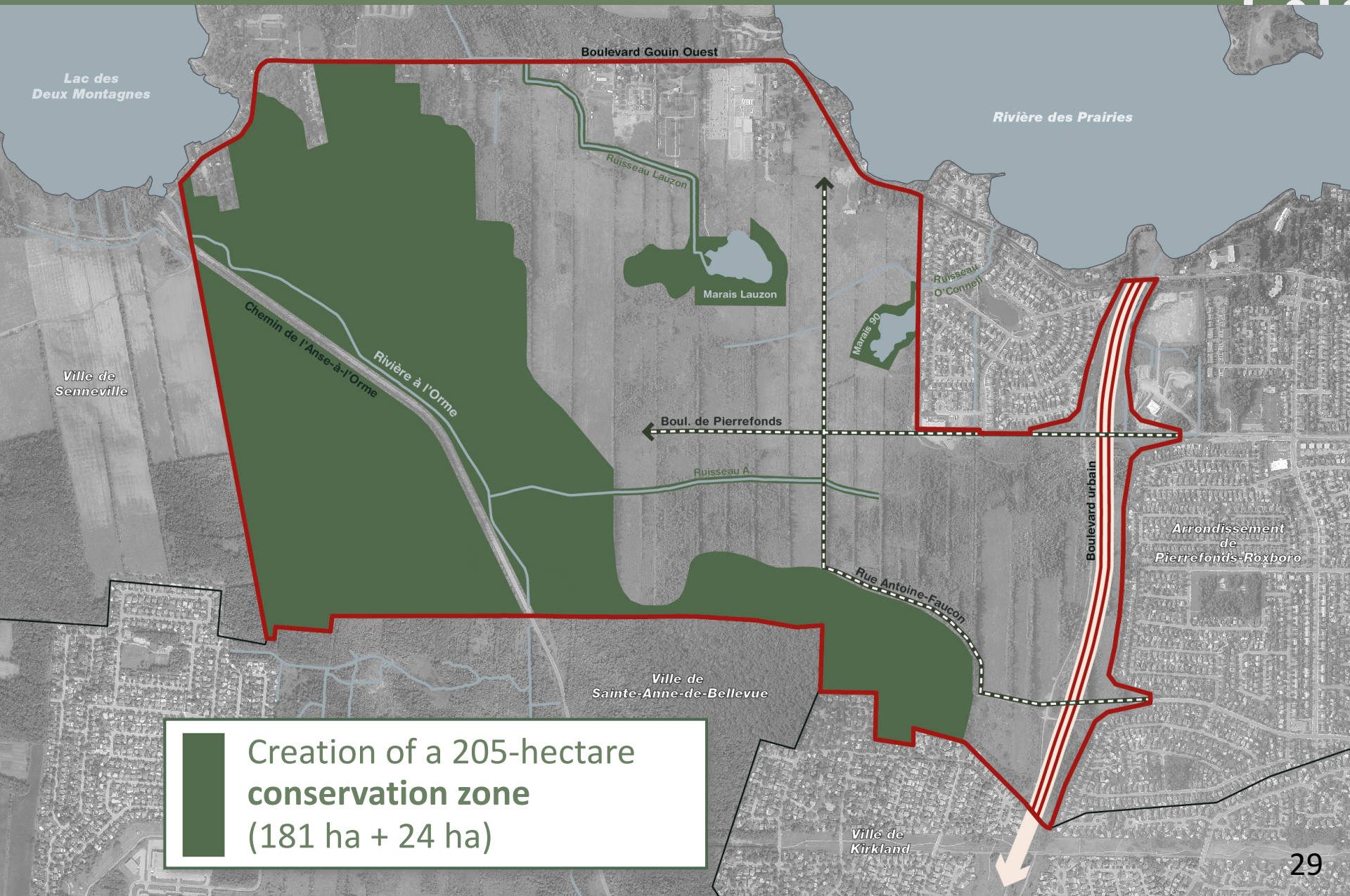



# 4. Development vision



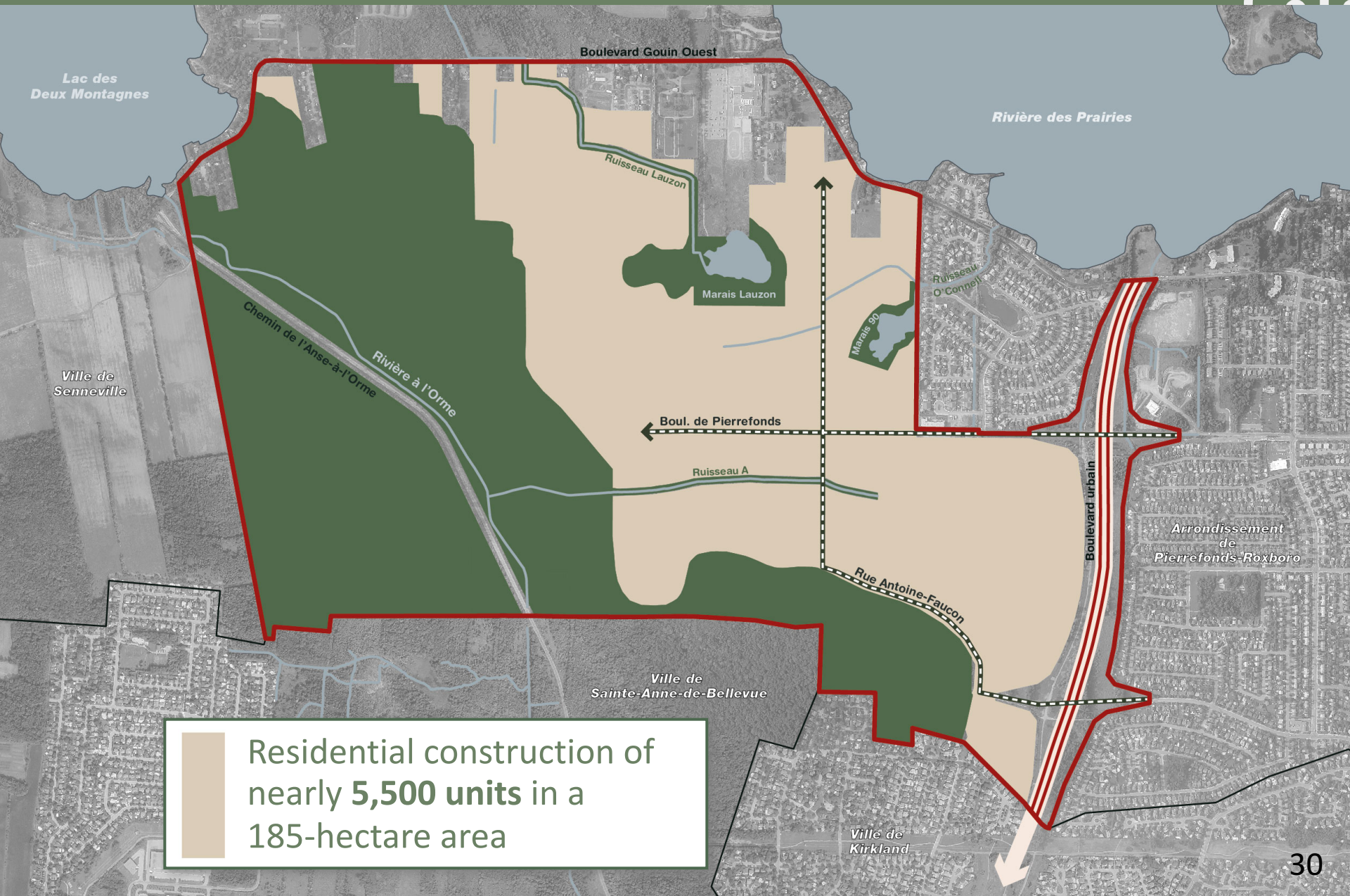
**Extension of  
Pierrefonds Boulevard and  
Antoine-Faucon Street**

# 4. Development vision

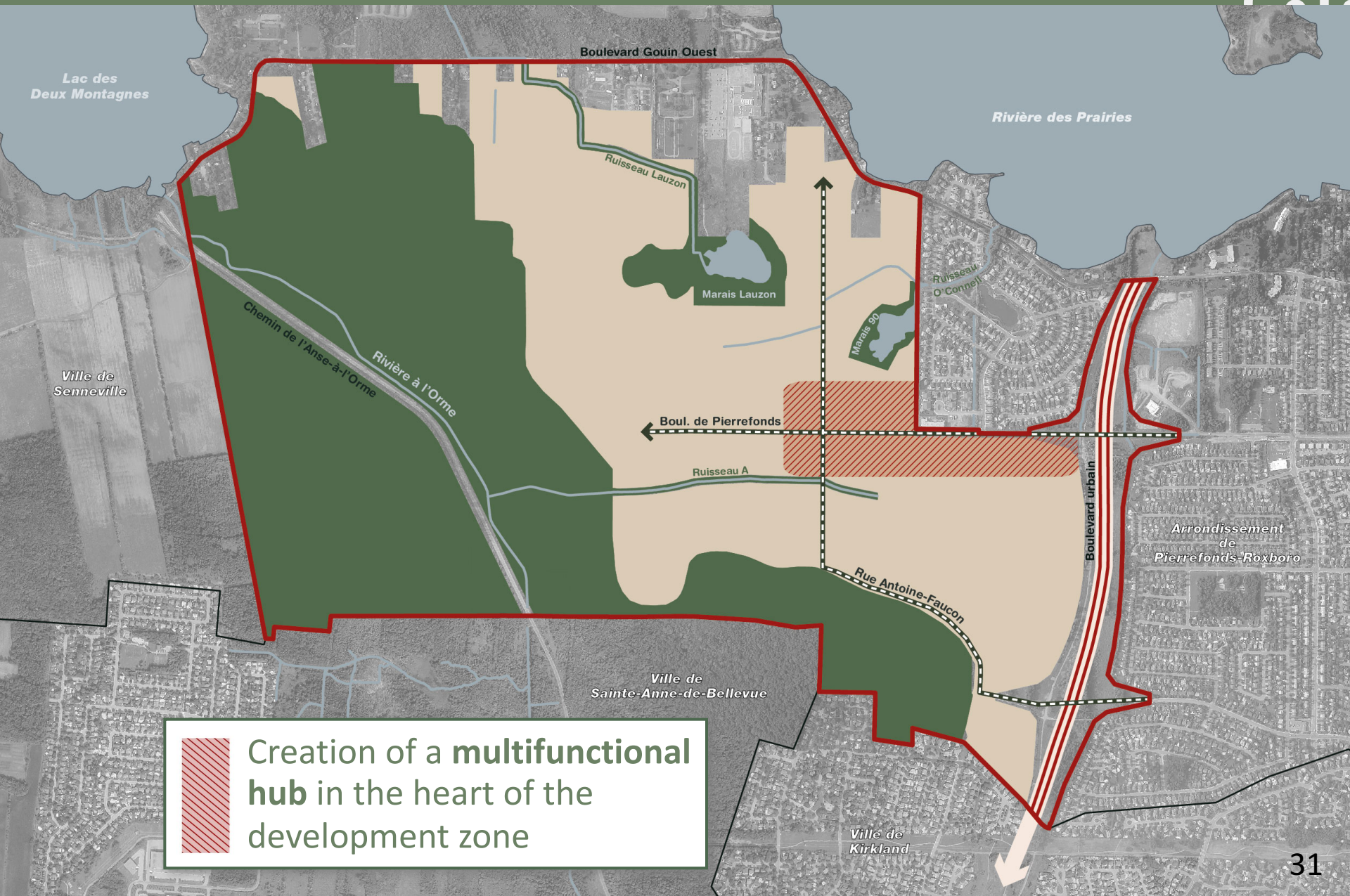


 Creation of a 205-hectare conservation zone (181 ha + 24 ha)

# 4. Development vision



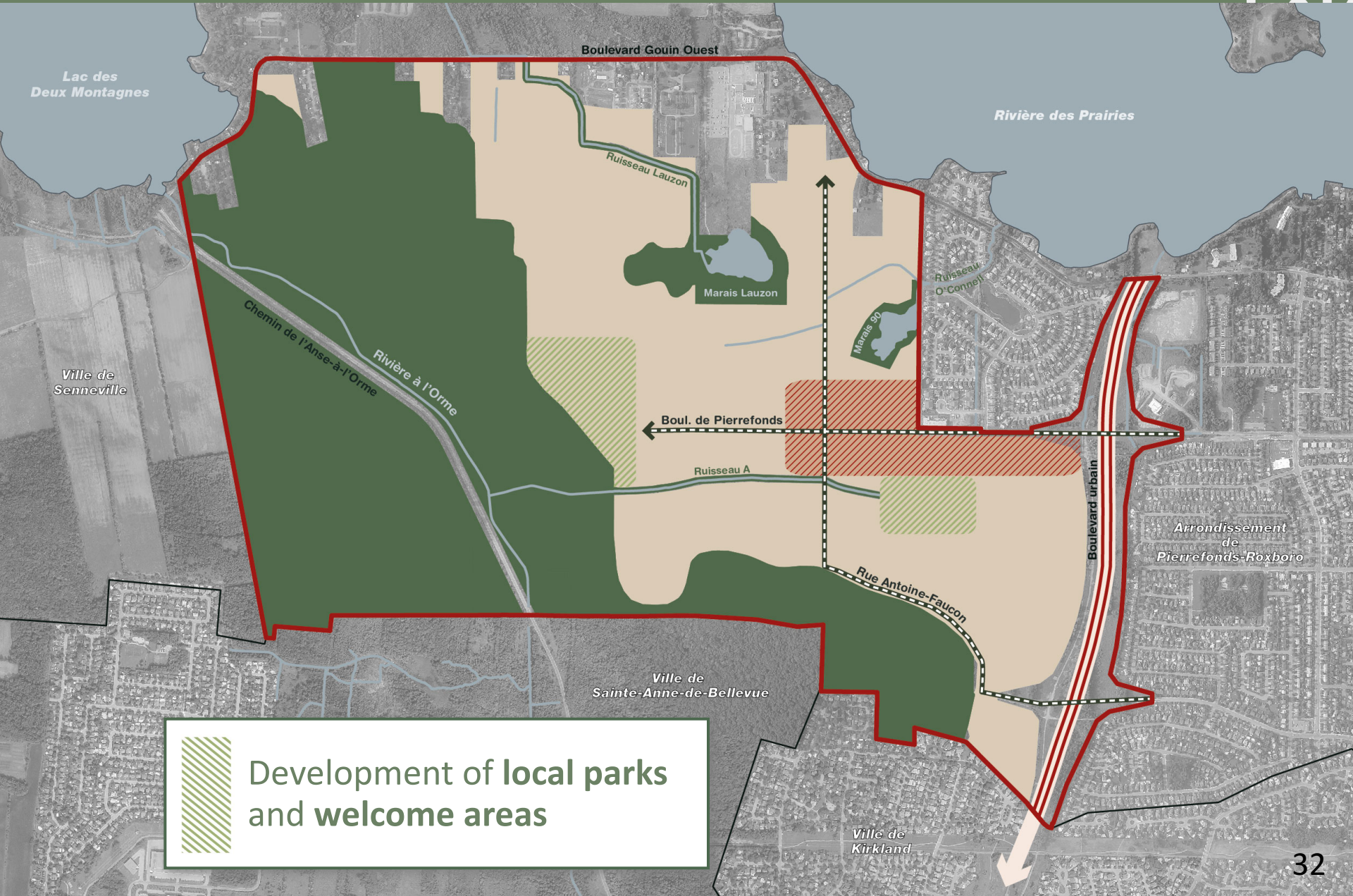
# 4. Development vision




 Creation of a **multifunctional hub** in the heart of the development zone

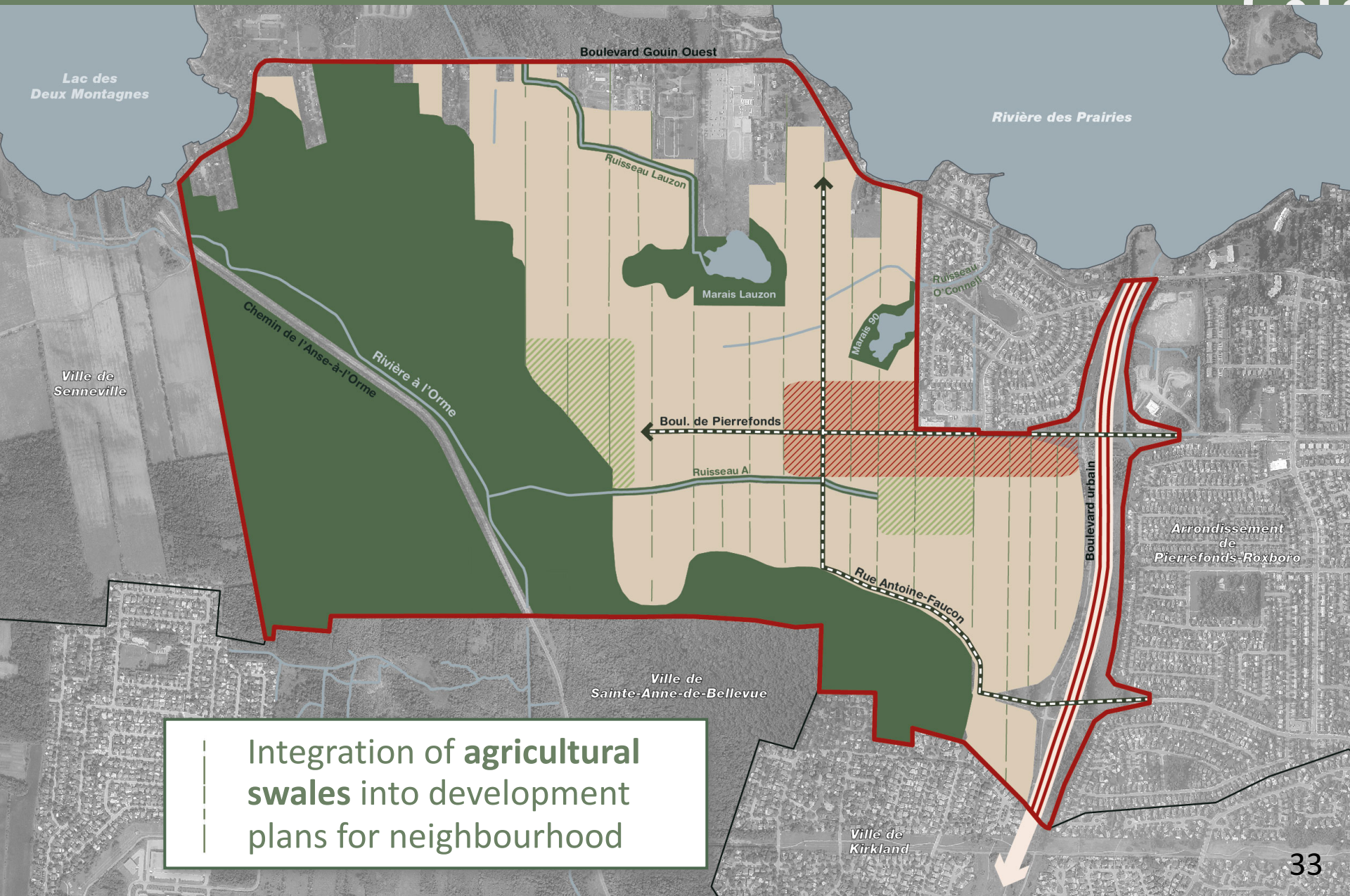


# 4. Development vision



 **Development of local parks and welcome areas**

# 4. Development vision



Integration of **agricultural swales** into development plans for neighbourhood

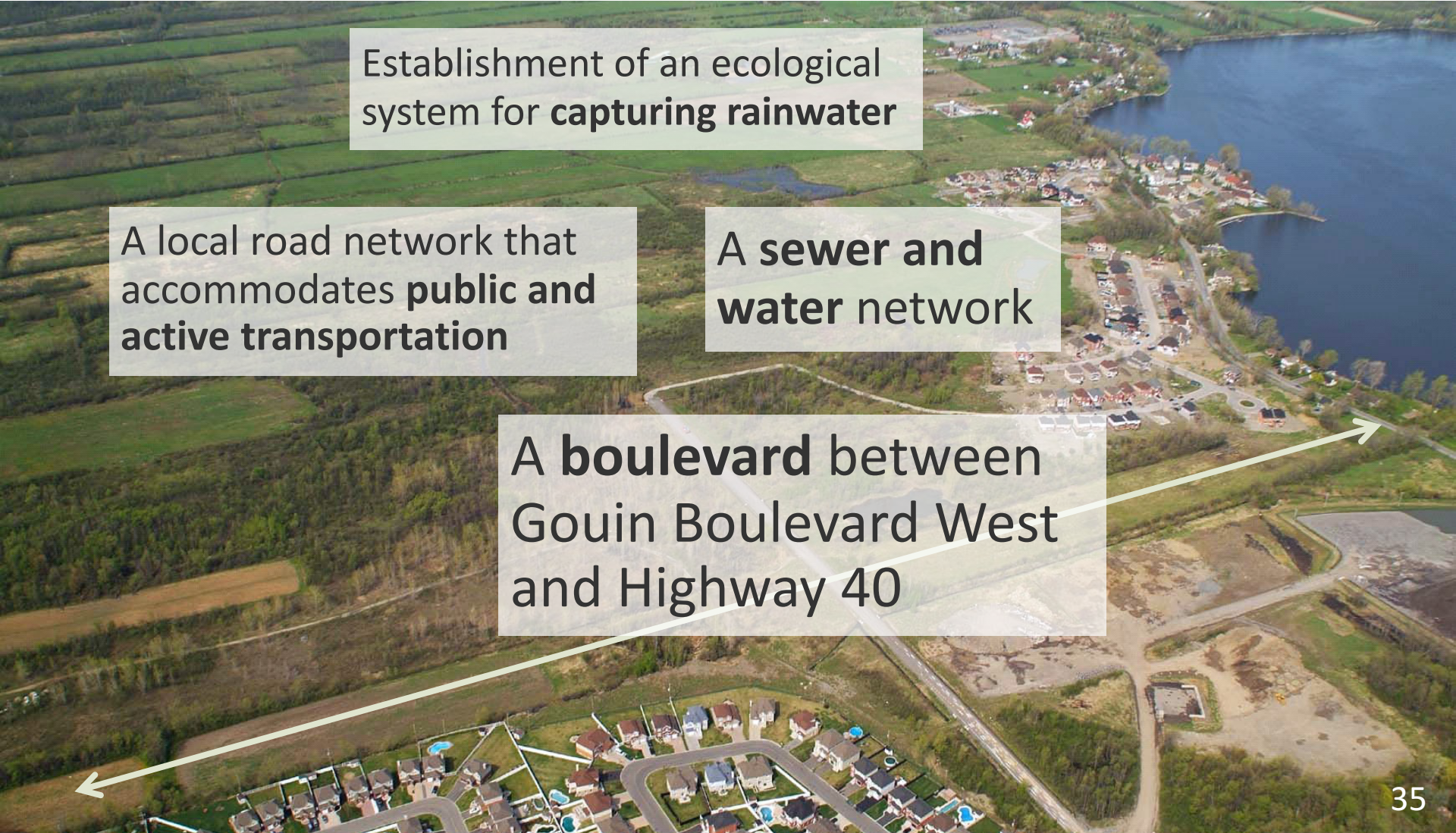
## 5. Key challenges

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## 5. Key challenges



### Opening-up and servicing of the sector



Establishment of an ecological system for **capturing rainwater**

A local road network that accommodates **public and active transportation**

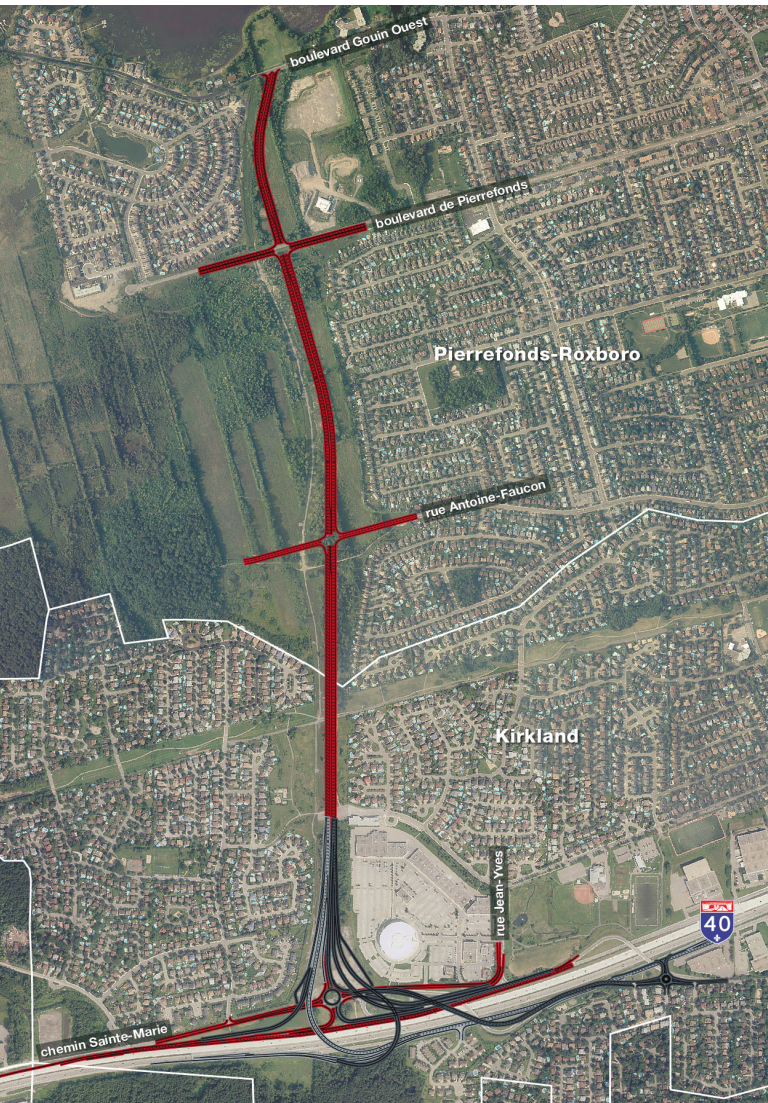
A **sewer and water network**

A **boulevard** between Gouin Boulevard West and Highway 40

# 5. Key challenges



## Opening-up and servicing of the sector



Development of a boulevard within the MTMDET right-of-way

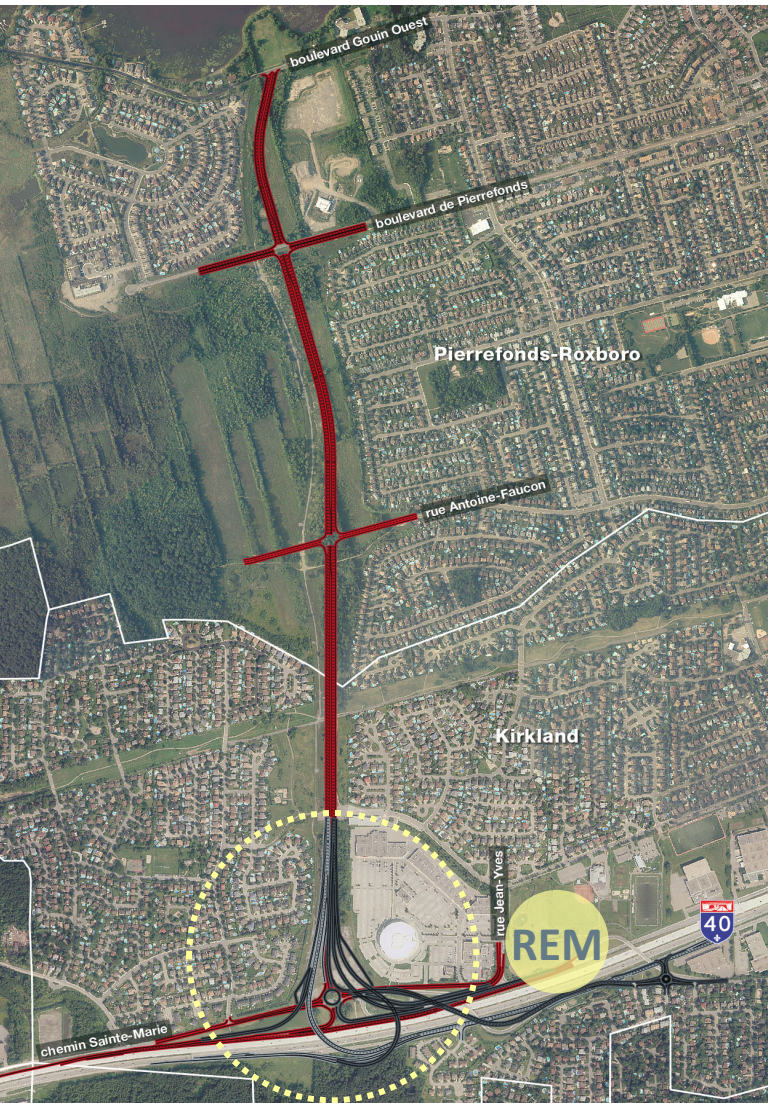
Main objectives:

- Connect Gouin Boulevard West to Highway 40
- Enable the development of the Pierrefonds-Ouest sector
- Ease congestion on the road network in the West Island
- Provide efficient public transit service and new bicycle links

# 5. Key challenges



## Opening-up and servicing of the sector



Development of a boulevard within the MTMDET right-of-way

Project stages:

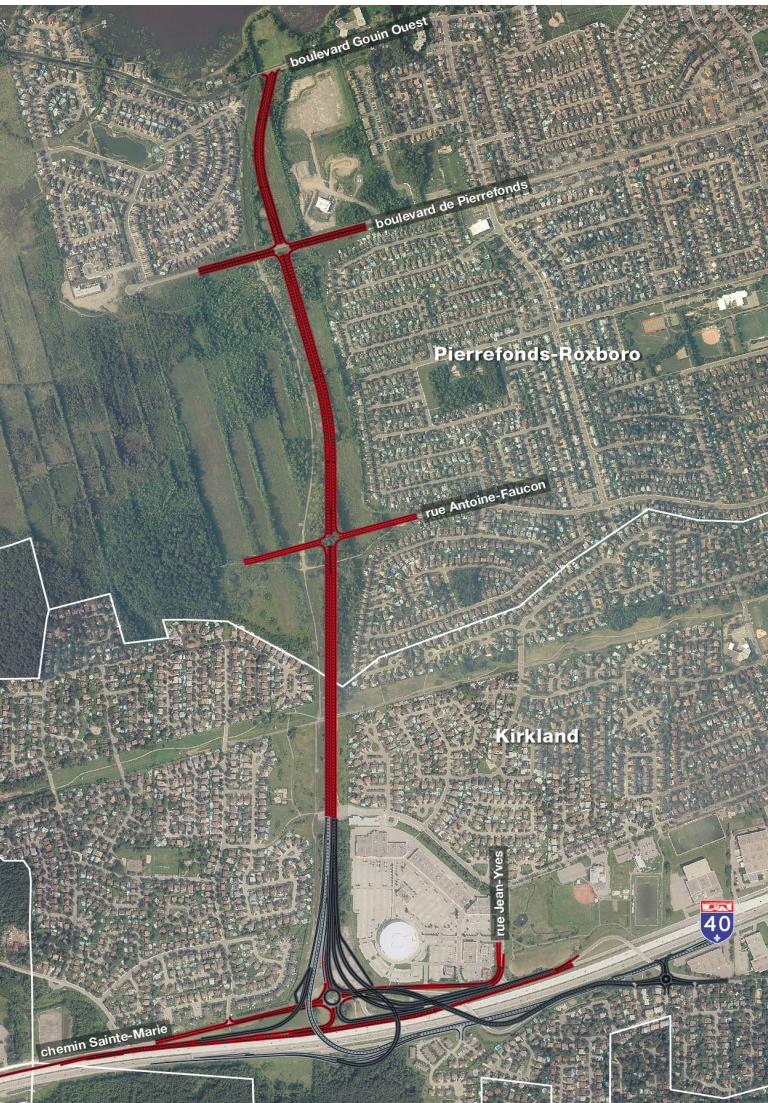
- 1** Boulevard type road link connected to the Highway 40 service road (two-lane highway link and one lane reserved for public transit in each direction)
- 2** Connecting ramp to access Highway 40 east.
- 3** Interchange

*\* Phases 2 and 3 will be adjusted according to the evolution of the REM project.*

# 5. Key challenges



## Opening-up and servicing of the sector



Development of a boulevard within the MTMDET right-of-way

Next steps:

- Presentation of the proposed **development concept** to the municipal authorities
- **Expanded mobility study** for the West Island
- Filing of a **notice of application** to the ministère du Développement durable, de l'Environnement et de la Lutte contre les changements climatiques and **environmental assessment (BAPE)**
- **Draft** (preliminary and final)
- **Plans and specifications, calls for tenders and construction** of the boulevard

# 5. Key challenges

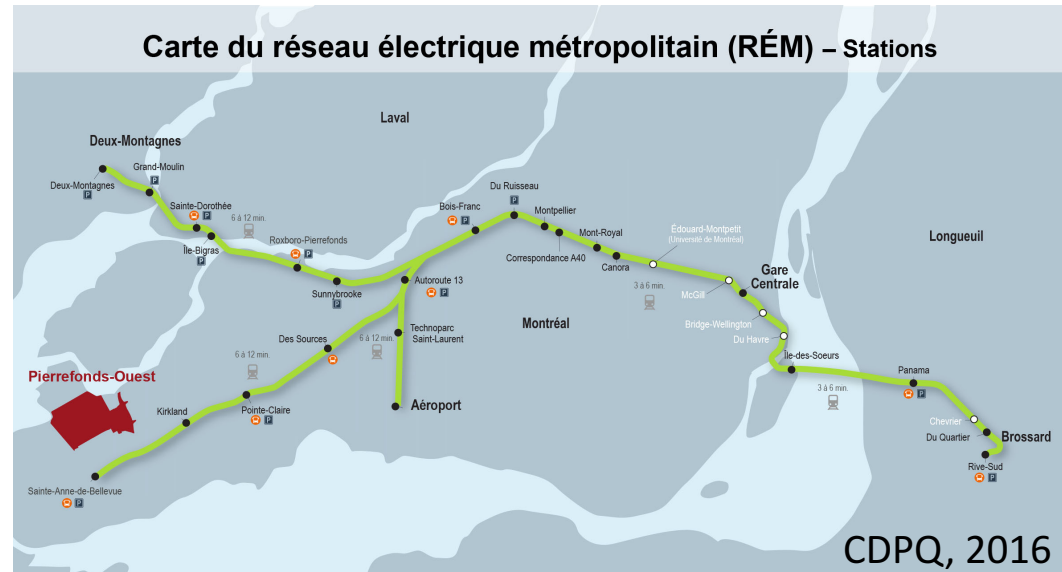


## Opening-up and servicing of the sector

### Réseau électrique métropolitain (REM)

#### Highlights:

- Integrated public transit network project planned by CDPQ
- 67 kilometres, 24 stations
- A station at Kirkland is planned, near Jean-Yves Street (to be aligned with the proposed boulevard within the MTMDET right-of-way)





## 5. Key challenges



**Achieve a balance between the protection of natural environments and the creation of a new neighbourhood**

**Conservation and ecological management of natural environments**

**Consolidation of real estate development within the extension of existing neighbourhoods**

## 5. Key challenges



# Achieve a balance between the protection of natural environments and the creation of a new neighbourhood



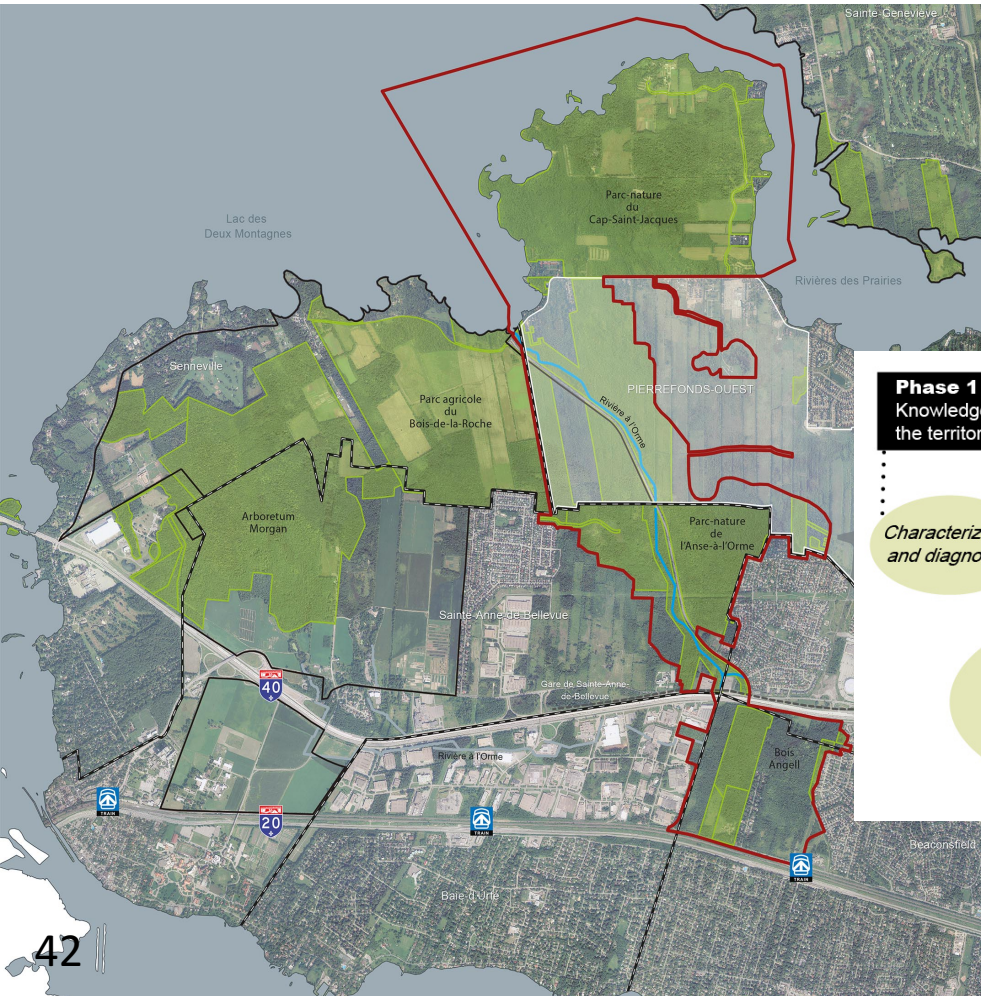
## Concept plan of the Ecoterritory of the Rivière à l'Orme

### Highlights:

- Ecological and recreational territory located on either side of Rivière à l'Orme
- 700 hectares of protected areas, including the natural environments of the Pierrefonds-Ouest sector
- Part of a critical mass of more than 1,000 hectares of habitats and natural environments

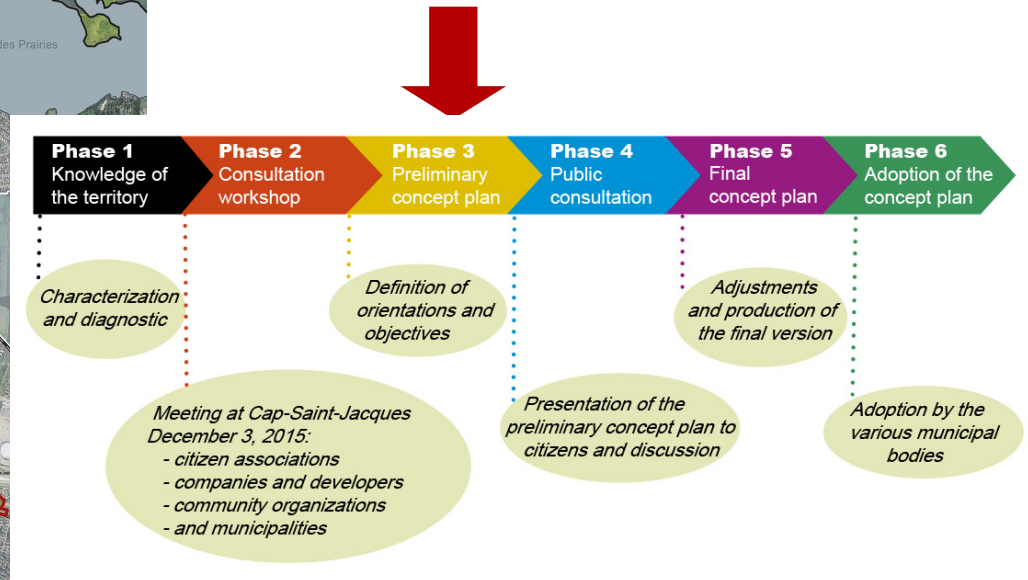
# 5. Key challenges

## Achieve a balance between the protection of natural environments and the creation of a new neighbourhood



Concept plan of the Ecoterritory of the Rivière à l'Orme

Steps:

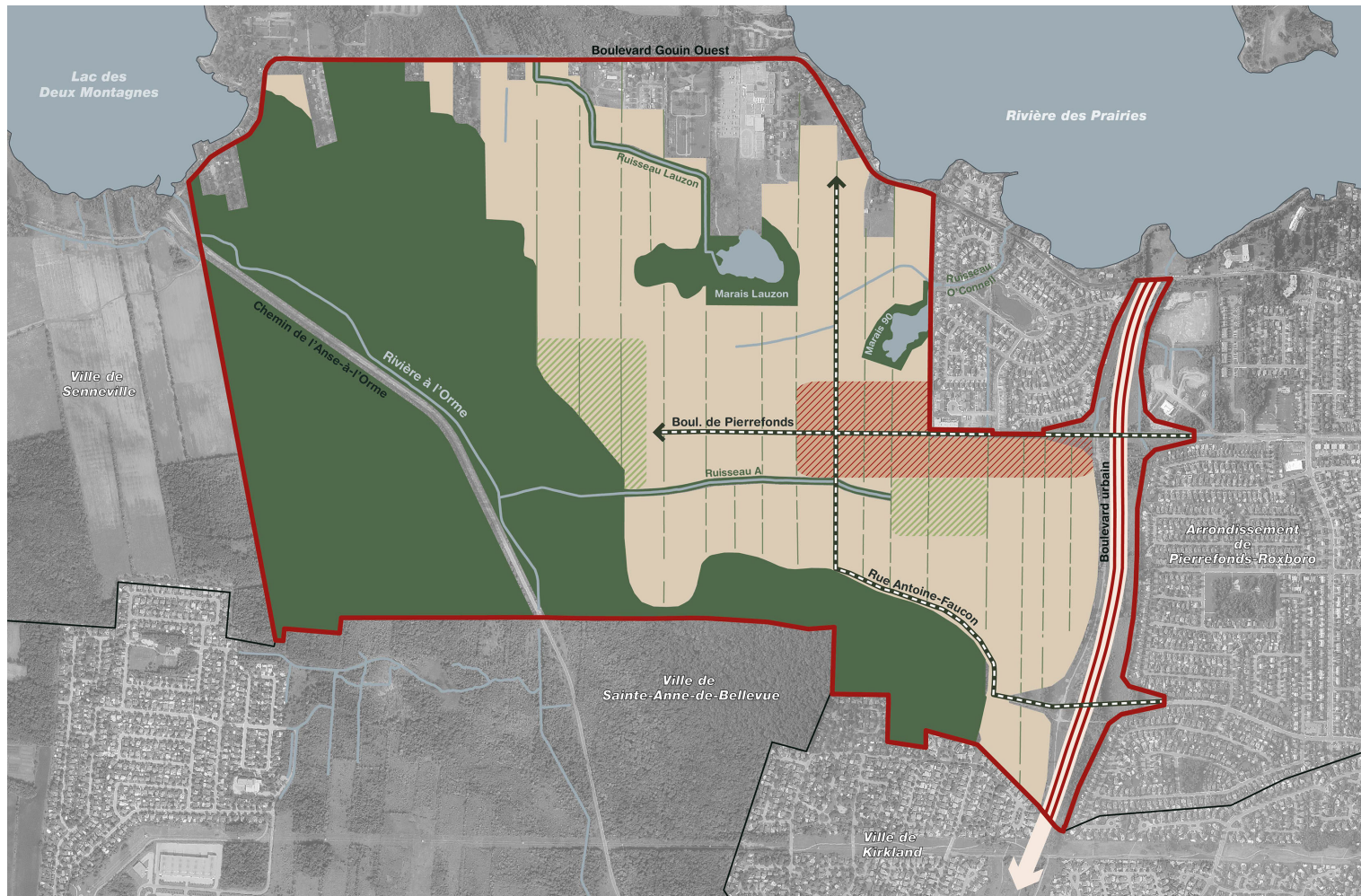


\* The preliminary concept plan is available on the OCPM website

# 5. Key challenges



Achieve a balance between the protection of natural environments and the creation of a new neighbourhood



## 6. Next steps

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## 6. Next steps



- Submission by the OCPM of the public consultation report on the future of the Pierrefonds-Ouest sector
- Guidance from the municipal administration regarding the planning process



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# Land tenure (2016)

