

SPECIAL URBAN PLAN

# BOULEVARD SAINT-CHARLES

PUBLIC CONSULTATION MEETING  
MARCH 20, 2024

..apur  
créatif

 Pierrefonds  
Roxboro  
**Montréal** 



- 1. Background**
- 2. Key Findings and Issues**
- 3. Vision**
- 4. Directions and objectives**
- 5. Planning concept**
- 6. Implementation Strategy**



# **1 Background**

2 Key findings and issues

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# Scaling



**MONTREAL**



**BOROUGH OF  
PIERREFONDS-ROXBORO**



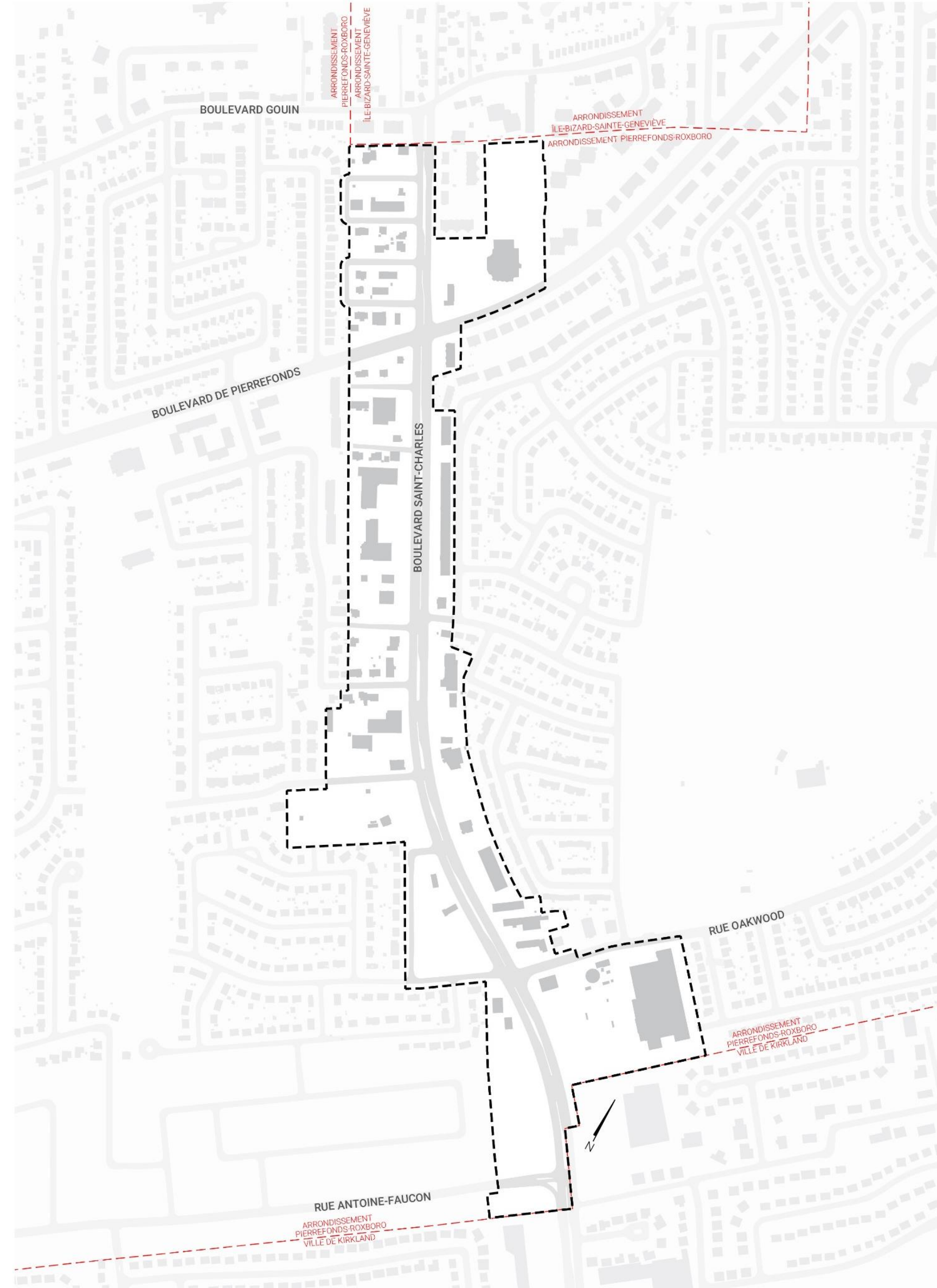
**SCOPE OF THE PPU**





# Focus Area

- Area of 28 hectares





# Focus Area

- Area of 28 hectares
- Commercial Buildings





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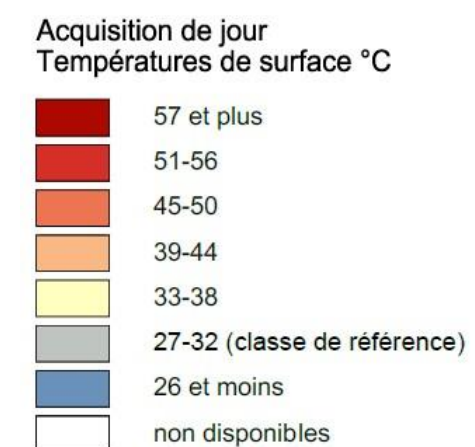
# Planning issues

## ecology

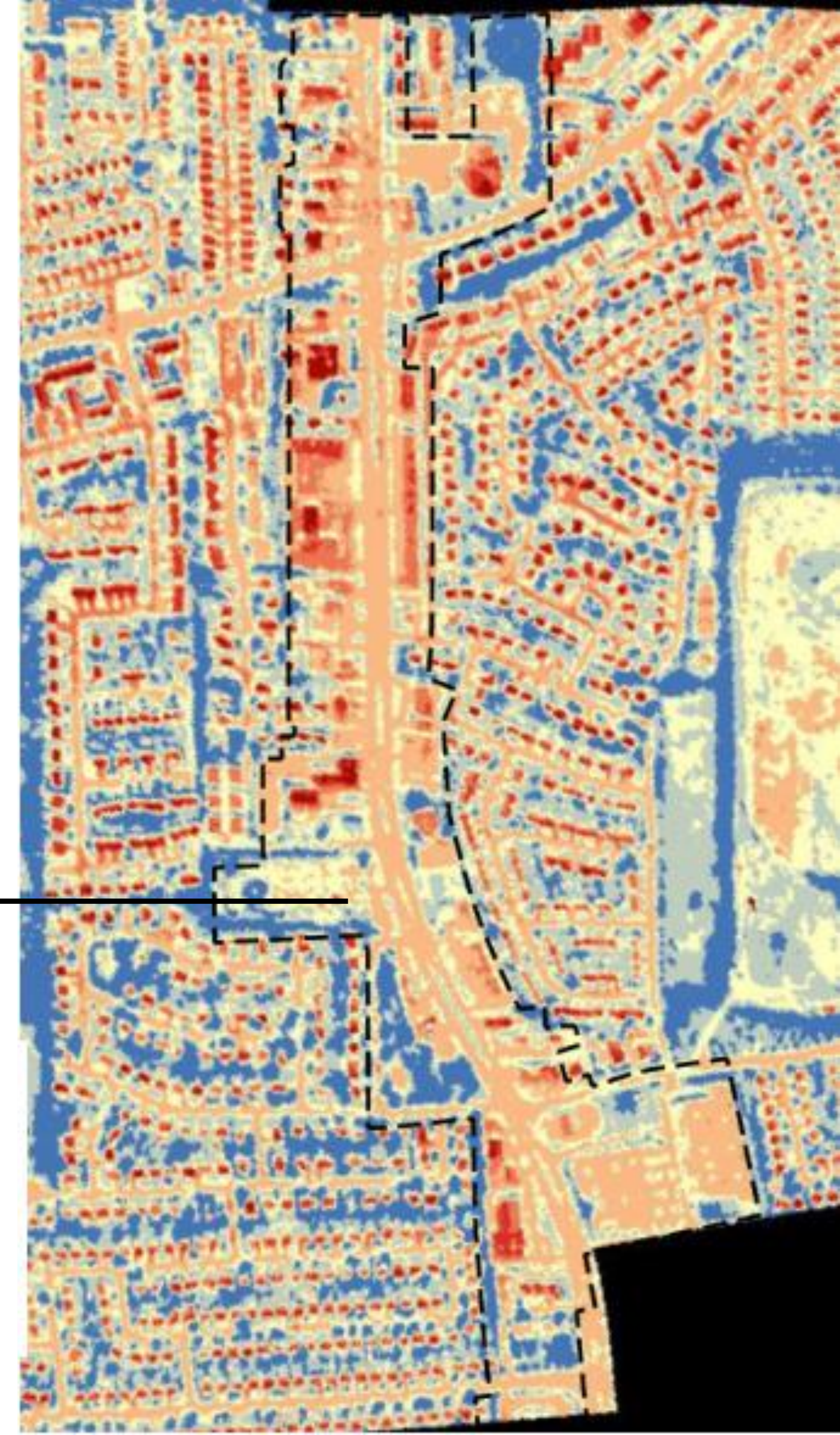


Large commercial complexes  
and large mineralized  
parking spaces

Inert surface temperature  
ranging from 33 to over 57  
degrees



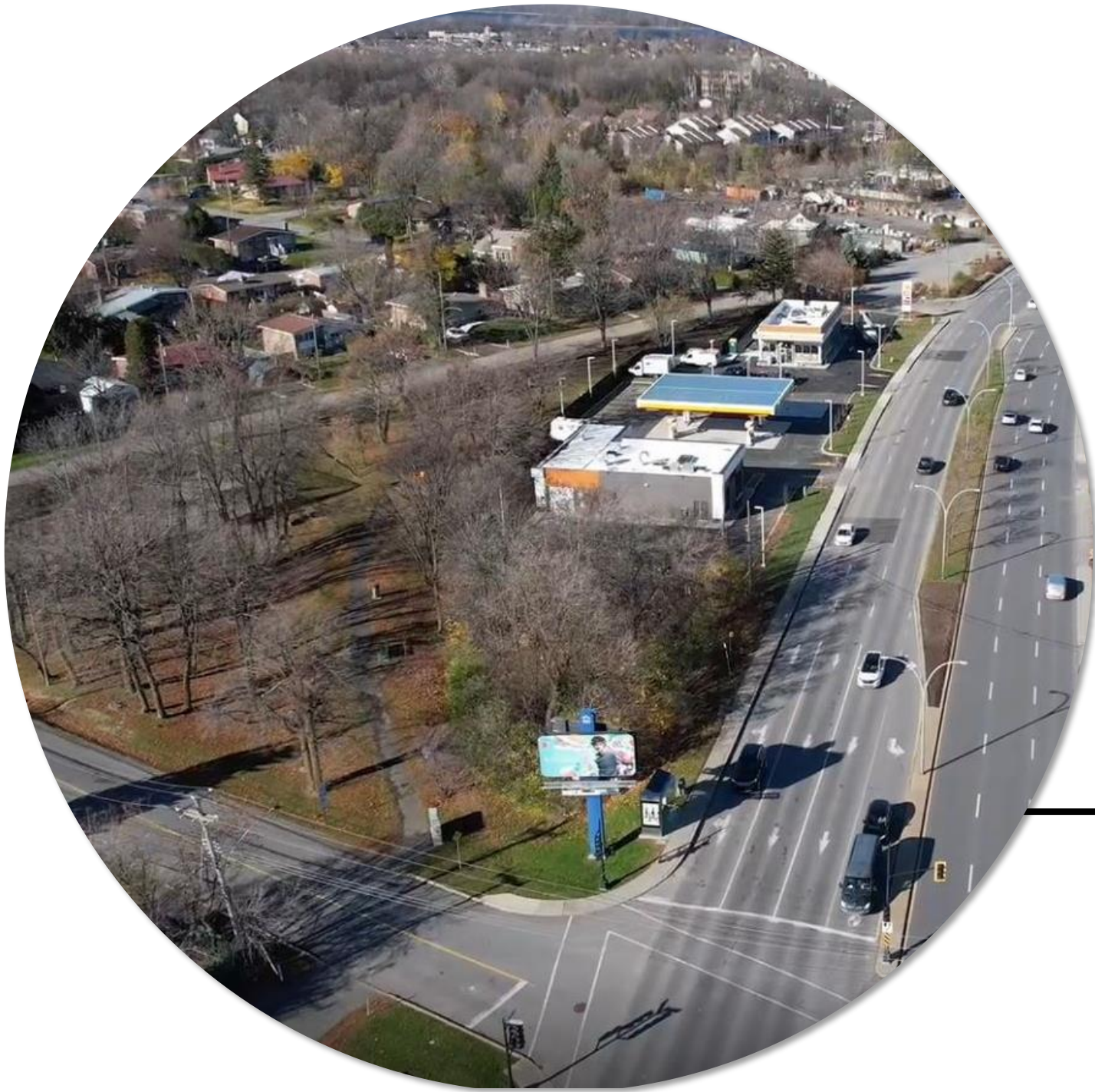
City of Montreal (2016)



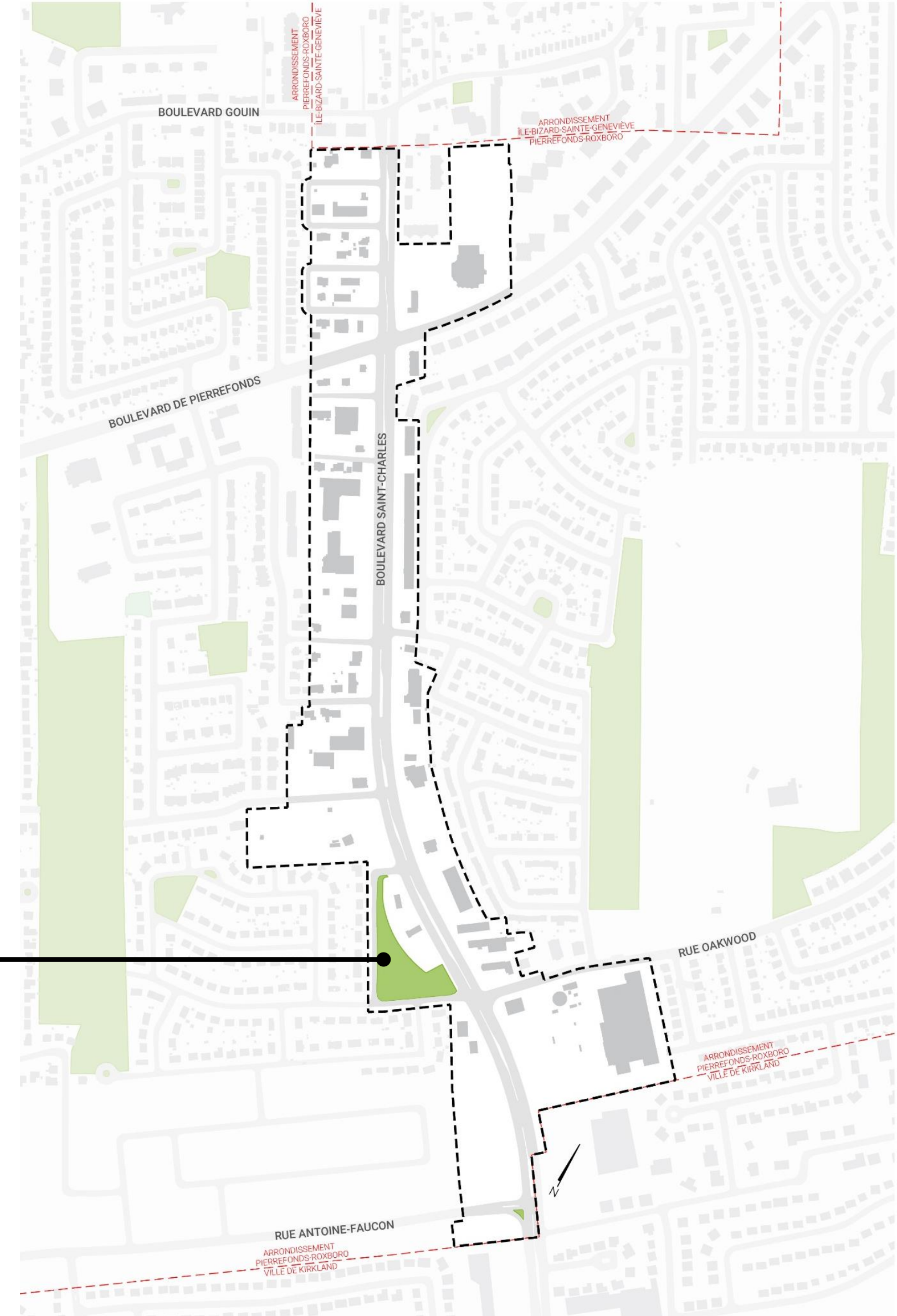


# Planning issues

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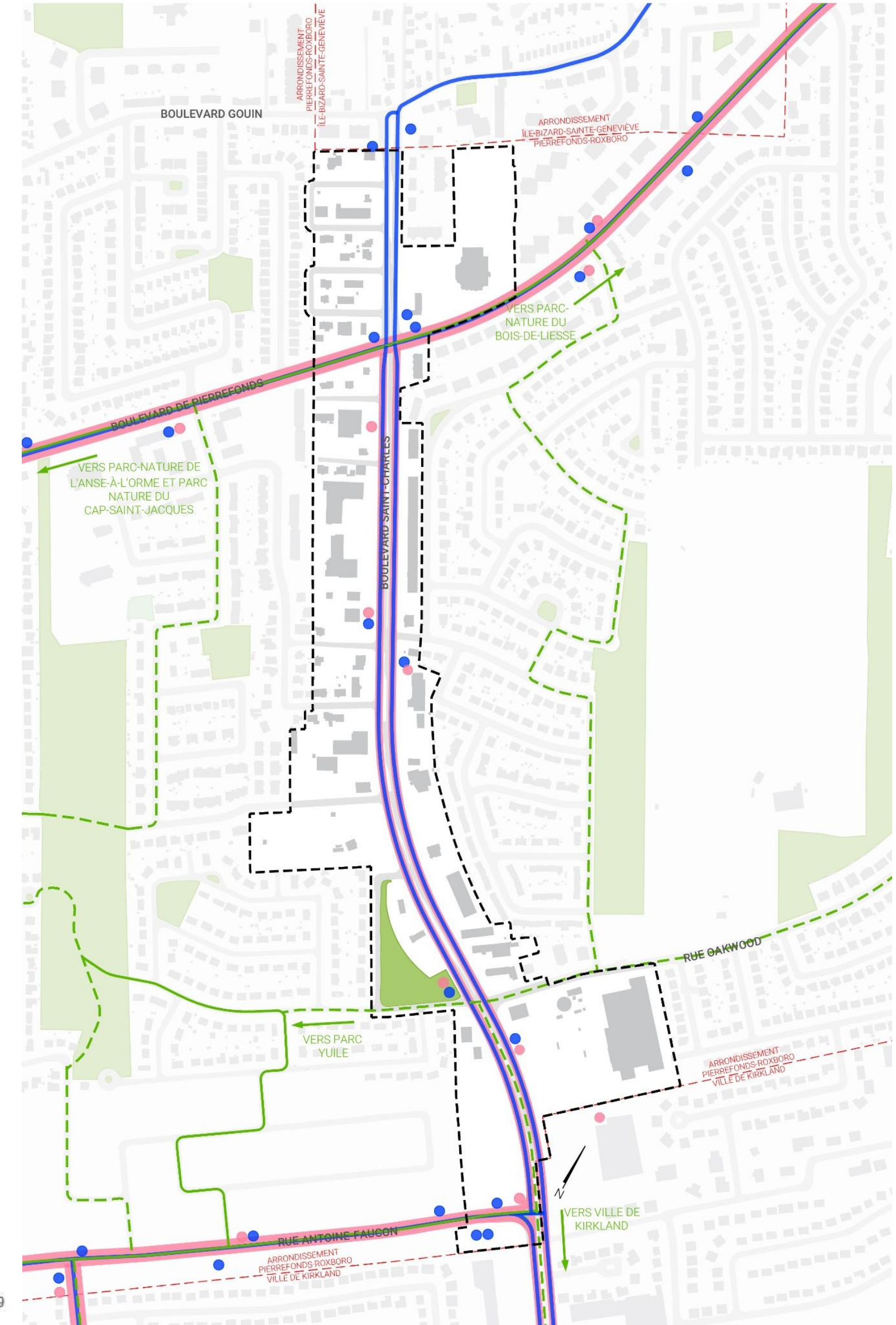
The only park within the PPU  
***Parc Hillcrest***





# Planning issues

## mobility





# Planning issues

## mobility



Connection to be made



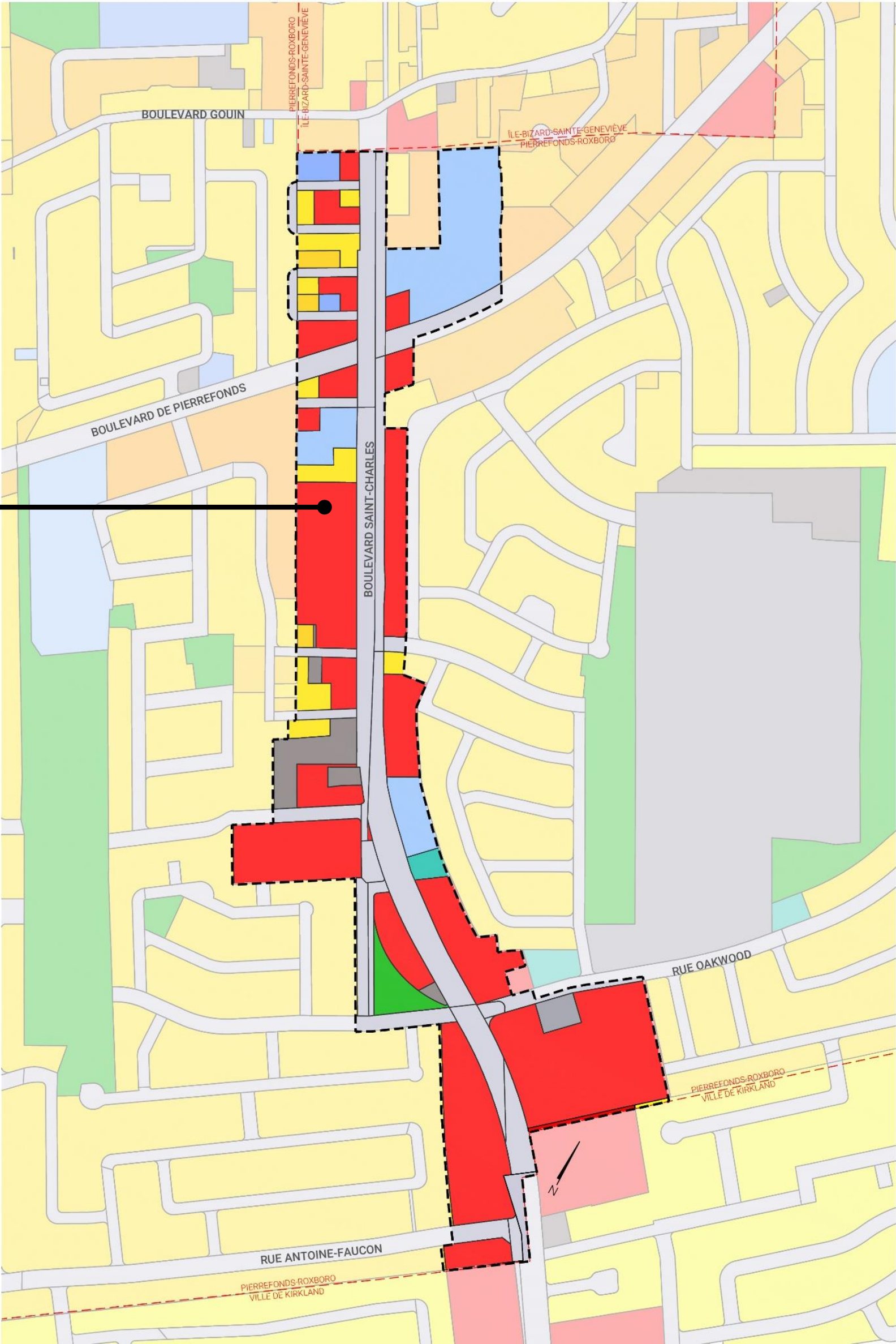
# Planning issues

## duties



Monofunctionality

- LÉGENDE
- Résidence de 1 logement
  - Résidence ou condo de 2 à 4 logements
  - Résidence ou condo de 5 à 24 logements
  - Résidence ou condo de 25 logements et plus
  - Commerciale
  - Bureau
  - Institutionnelle
  - Parc ou espace vert
  - Utilité publique
  - Terrain vacant





# Planning issues

frame



Linking existing sectors and gentle  
densification





# Planning issues

## Landscape – Aging Built Environment



Aging of the built environment and visual signature to be put forward





# Planning issues

## Landscape – Visual Breakthroughs

Visual breakthrough to  
L'île-Bizard

Water reservoir as the  
southern entrance to  
the borough





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# The vision is expressed...

**Through the  
integration of a  
targeted residential  
function adapted to  
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focusing on vertical  
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**By adapting the  
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# The vision is expressed...

**Through the integration of a targeted residential function adapted to the urban context, focusing on vertical functional diversity**



**By adapting the commercial offer and services in order to meet the needs of citizens**



**By beautifying and greening its urban interface in order to create signature landscapes of great quality**



# The vision is expressed...

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By adapting the commercial offer and services in order to meet the needs of citizens



By beautifying and greening its urban interface in order to create signature landscapes of great quality



By diversifying the offer of alternative transport to the car and by securing active travel





## The Vision Statement

**CREATE A LIVING ENVIRONMENT THAT IS PART  
OF THE ERA OF ECOLOGICAL TRANSITION AND  
THAT FOCUSES ON THE CREATION OF  
MULTIFUNCTIONAL NEIGHBOURHOODS  
SERVED BY SUSTAINABLE MOBILITY**



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# Planning Orientations and Interventions

## 1

### CREATION OF A MULTIFUNCTIONAL AND LOCAL LIVING ENVIRONMENT ON A HUMAN SCALE

- Integrate housing of diverse typologies that meet a varied and evolving clientele, particularly in the context of an aging population.
- Provide for a vertical mix of buildings by combining housing on the upper floors and shops on the ground floor.
- Modulate the volumes of buildings in order to avoid corridors and wind vortices that affect the comfort of users of the urban promenade.



# Planning Orientations and Interventions

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## DIVERSIFICATION AND IMPROVEMENT OF MOBILITY ON THE BOULEVARD

- Create an active urban promenade on the west side dividing the deep blocks slated for redevelopment.
- Encourage the establishment of rapid community links to the new REM stations by contacting the relevant authorities.
- Synchronize traffic signals according to vehicular flows and new mobility conditions.



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3

## BEAUTIFICATION OF THE BUILT ENVIRONMENT AND PUBLIC SPACES

- Develop an architectural and landscape vision for the artery through targeted objectives and criteria to be integrated into the Site Planning and Architectural Integration Plan (SPAIP).
- Eliminate the presence of front yard parking and optimize underutilized spaces.
- Mark city entrances at the intersections of Pierrefonds Boulevard and Oakwood Street through the use of public art.



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KEY COMPONENT 1

Density and  
multifunctional  
requalification and  
redevelopment



Community Hub

LÉGENDE

- Secteur à prédominance résidentielle
- Secteur à prédominance multifonctionnelle
- Pôle institutionnel culturel
- Repère visuel de la tour d'eau





FURNISHING CONCEPT

KEY COMPONENT 2

Active and structuring urban promenade



LÉGENDE

- Secteur à prédominance résidentielle
- Secteur à prédominance multifonctionnelle
- Pôle institutionnel culturel
- Repère visuel de la tour d'eau





FURNISHING CONCEPT

KEY COMPONENT 3

Creation of lively public spaces



LÉGENDE

- Secteur à prédominance résidentielle
- Secteur à prédominance multifonctionnelle
- Pôle institutionnel culturel
- Repère visuel de la tour d'eau





KEY COMPONENT 4

Marking of city entrances





KEY COMPONENT 5

Consolidation of mobility corridors

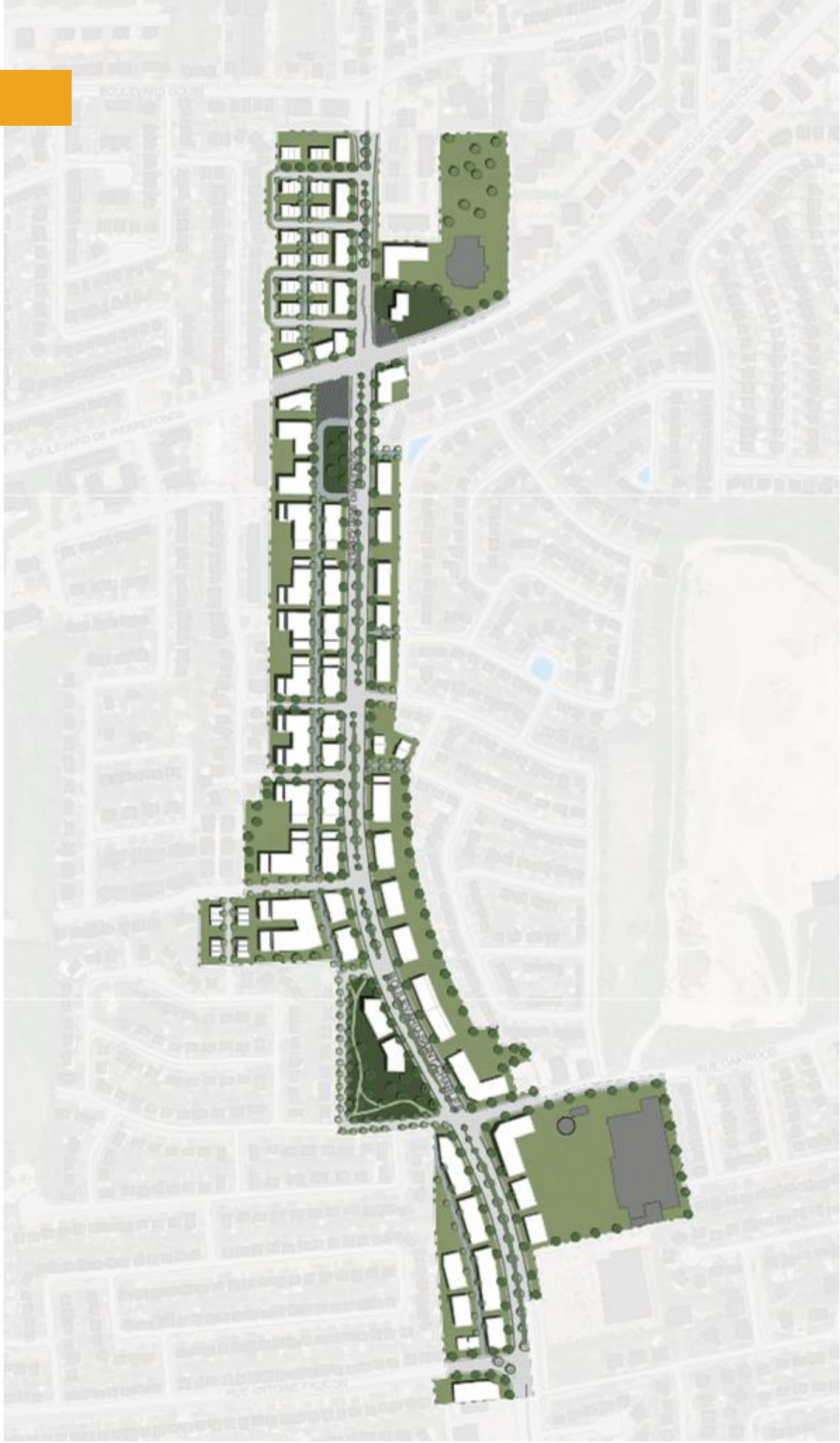


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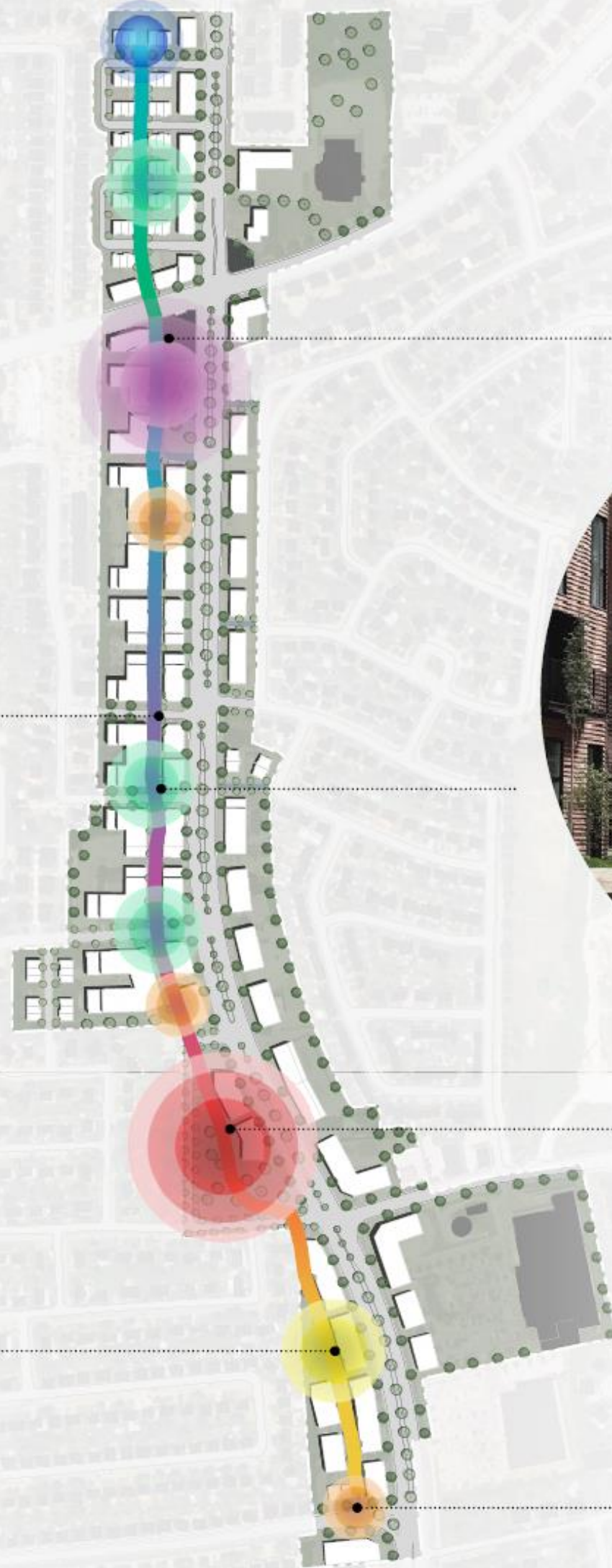




## THE URBAN WALK

### *WITH COLOURFUL ATMOSPHERES*

A journey that comes to life according to architectural inspirations and design gestures



A private estate  
that contributes to  
the animation of  
the walk



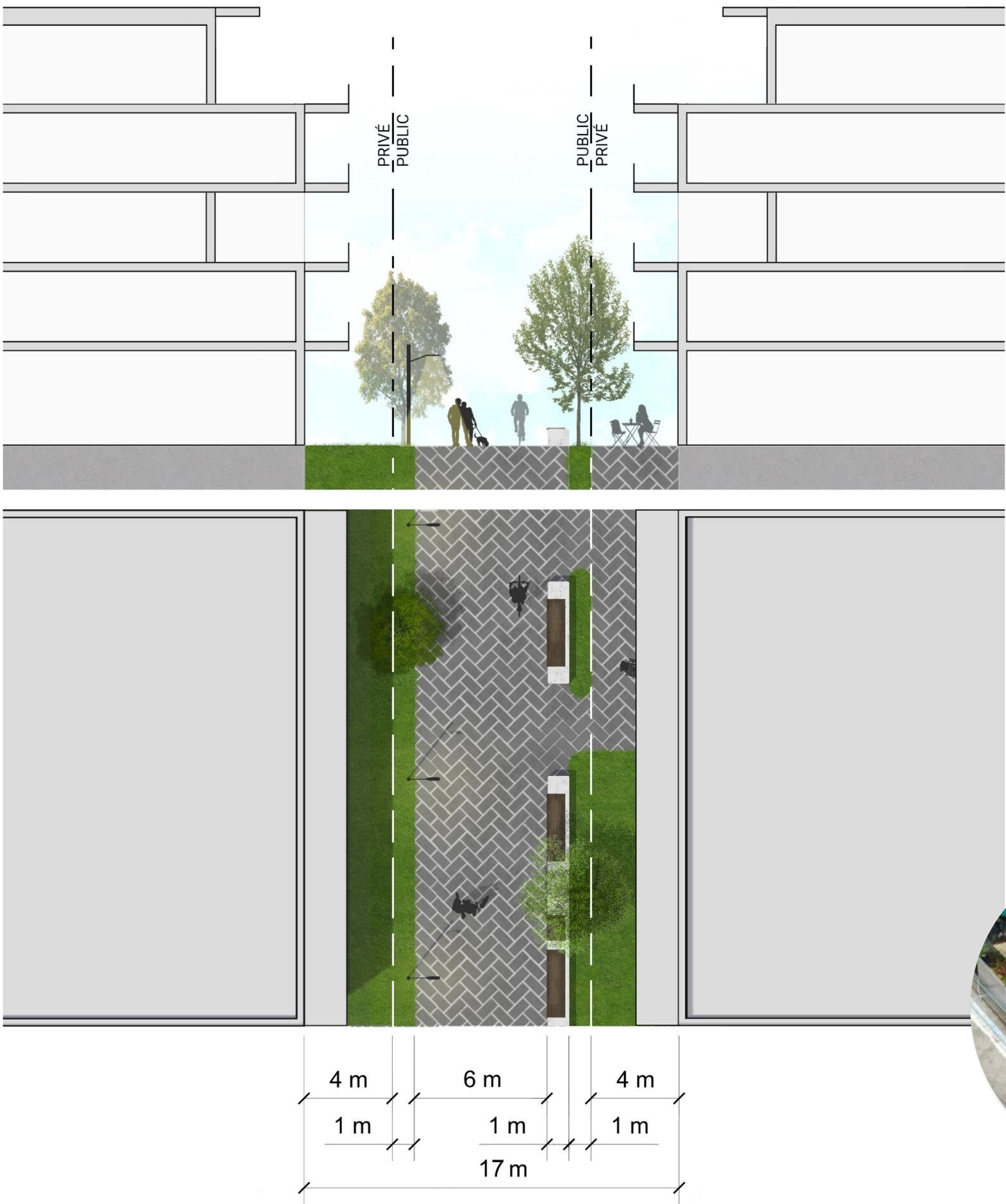


THE URBAN WALK



Generosity in the planting of large-scale trees

Addition of pedestrian-friendly lighting furniture



Development of a multi-mode promenade (pedestrian, cyclist, user of electrified light modes of transportation)



Diversification of atmospheres along the walk through distinctive layouts





## THE URBAN WALK





REDEVELOPMENT OF THE BOULEVARD

Development of drop-off areas at bus stops with raised platforms to facilitate access for people with reduced mobility



Development incorporating dedicated stormwater management

Preservation of the number of traffic lanes and addition of reserved lanes for buses leading to the future REM





# REDEVELOPMENT OF THE BOULEVARD







Structuring of the public space  
by a built environment close to it



## OVERVIEW



Greening and generalized increase of the urban canopy through generous tree planting



## OVERVIEW

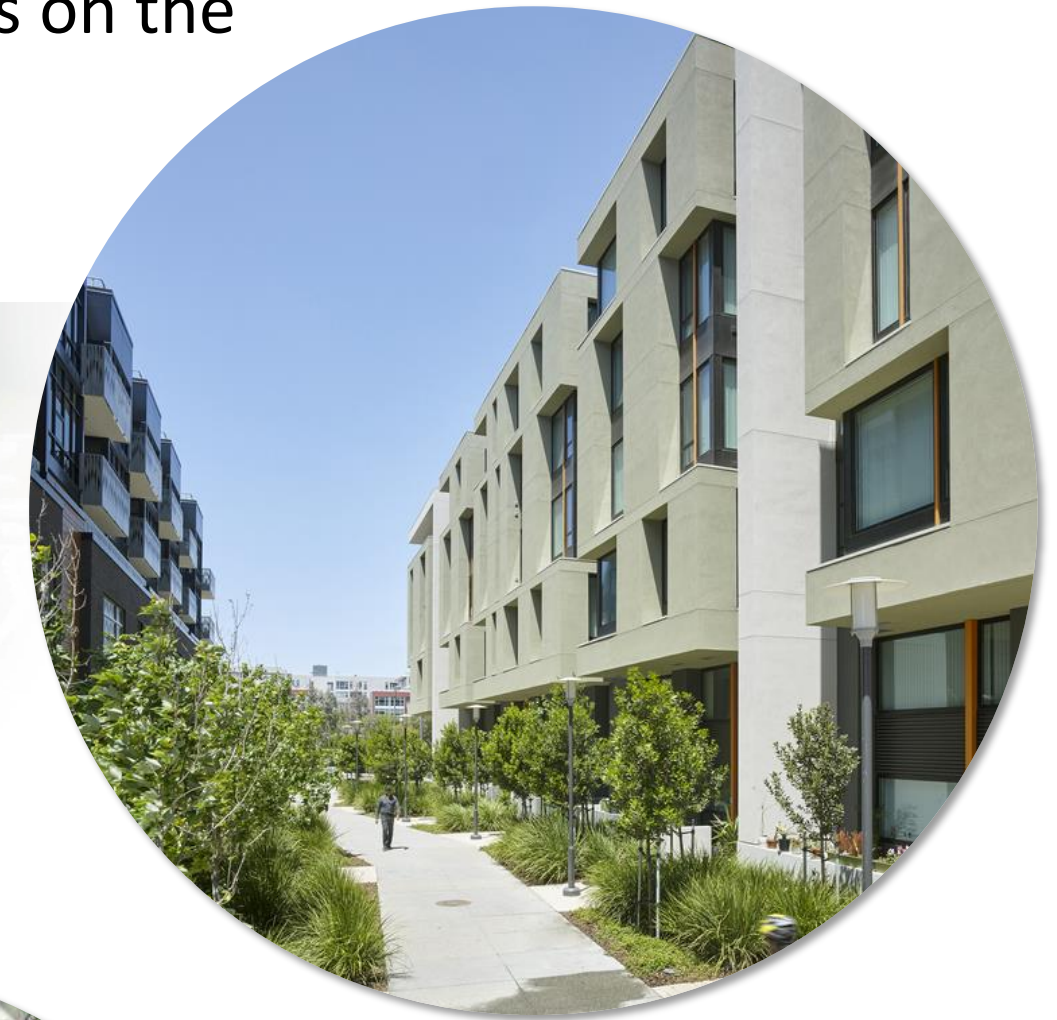


Overflow of commercial uses into courtyards bordered by a traffic lane, including the development of terraces and amenity areas



## OVERVIEW

Development of permeable active links on the east-west urban fabric





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**Implementation strategy**





# Action Plan and Implementation

Proposed actions in three categories:

**Planning**

**Projects**

**Collaboration &  
Partnerships**



# Action Plan and Implementation

ACTIONS	HORIZON (YEARS)				CARRIER	COLLABORATOR
	0-5	5-10	+ 10	∞		
1. Development of a sustainable mobility plan	⊕				District P-R	
2. Acquisition of strategic land for the development of quality public spaces				⊕	District P-R	City of Montreal
3. Steps with transit authorities to ensure the implementation of preferential measures for public transit	⊕				District P-R	STM, ARTM
4. Development of a sector-specific fleet disposal policy	⊕				District P-R	
5. Development of the urban promenade		⊕			District P-R	
6. Amendments to urban planning by-laws to govern uses, height, signage, parking, greening, etc. (see subsection 5.1.1)	⊕				District P-R	City of Montreal
7. Redevelopment of Saint-Charles Boulevard, including the burial of power and utility lines			⊕		Agglomeration of Montréal	District P-R + City of Montreal + CSEM + Public utilities
8. Investigate opportunities to redevelop problematic intersections in order to secure active transportation and increase greening	⊕				District P-R	
9. Study of needs in terms of community facilities, cultural facilities, etc., in connection with the creation of an institutional hub		⊕			District P-R	
10. Evaluate the opportunity to set up a business development company	⊕				District P-R	
11. Consider the possibility of holding an art contest for the marking of city entrances	⊕				District P-R	
12. Perform a validation analysis of the capacity of drinking water and wastewater infrastructure	⊕				District P-R	City + Agglomeration of Montréal
13. Development of a development guide	⊕				District P-R	City + Agglomeration of Montréal
14. Promote public support for the redevelopment of Saint-Charles Boulevard through transitional measures and a phased approach				⊕	District P-R	City + Agglomeration of Montréal

Planification : 7 actions

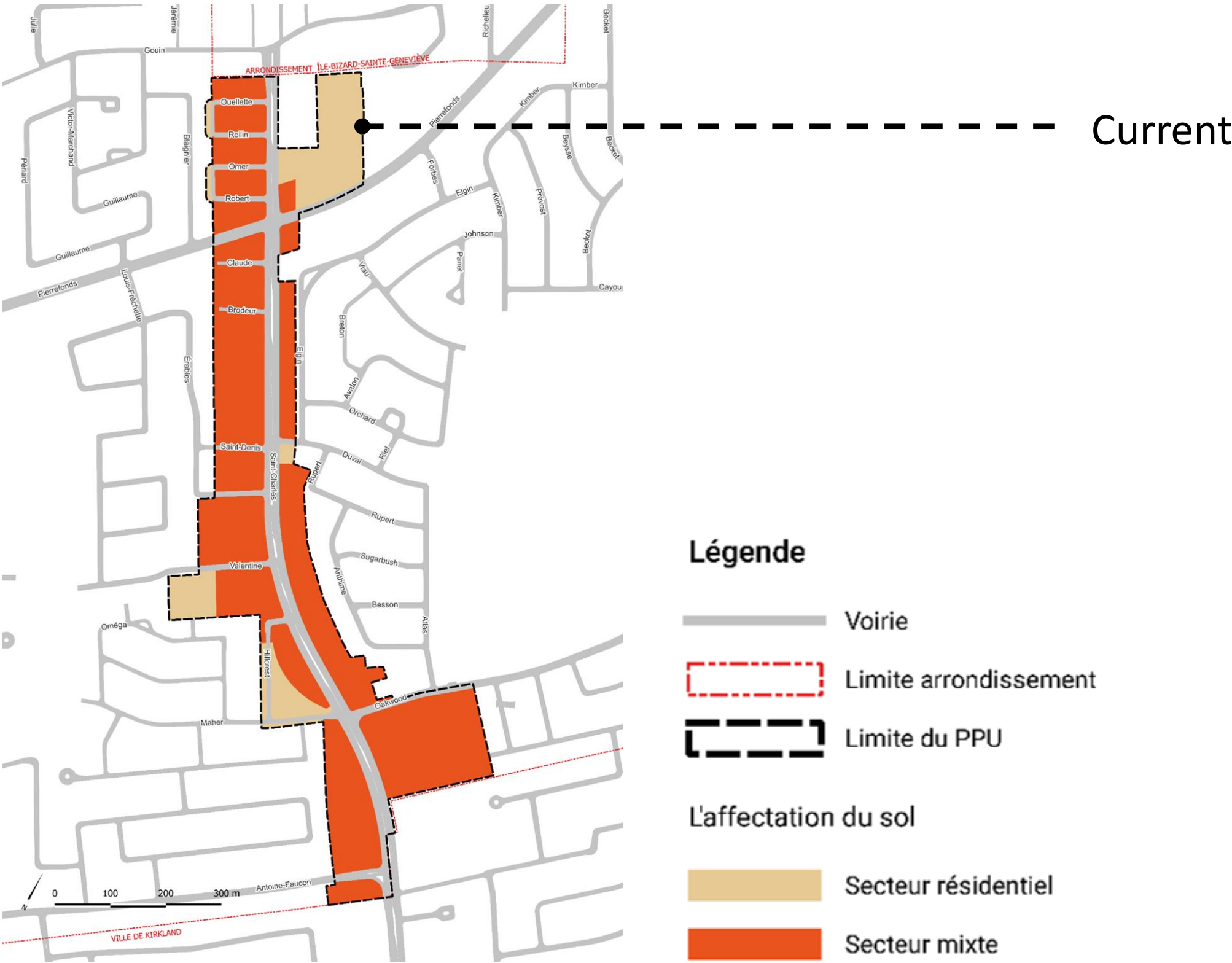
Projects: 3 actions

Collaboration and partnerships: 4 actions



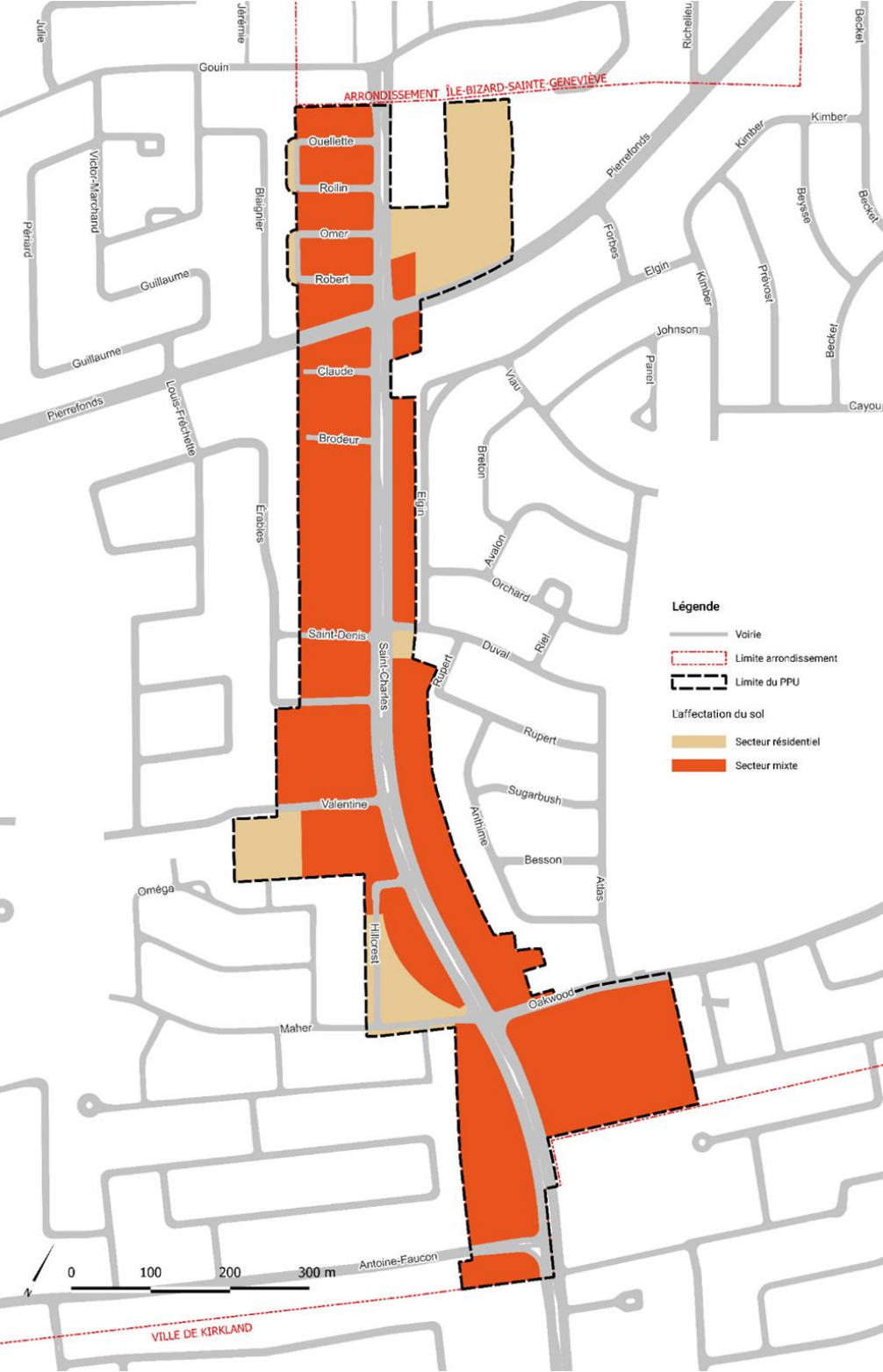


# Land Use Plan

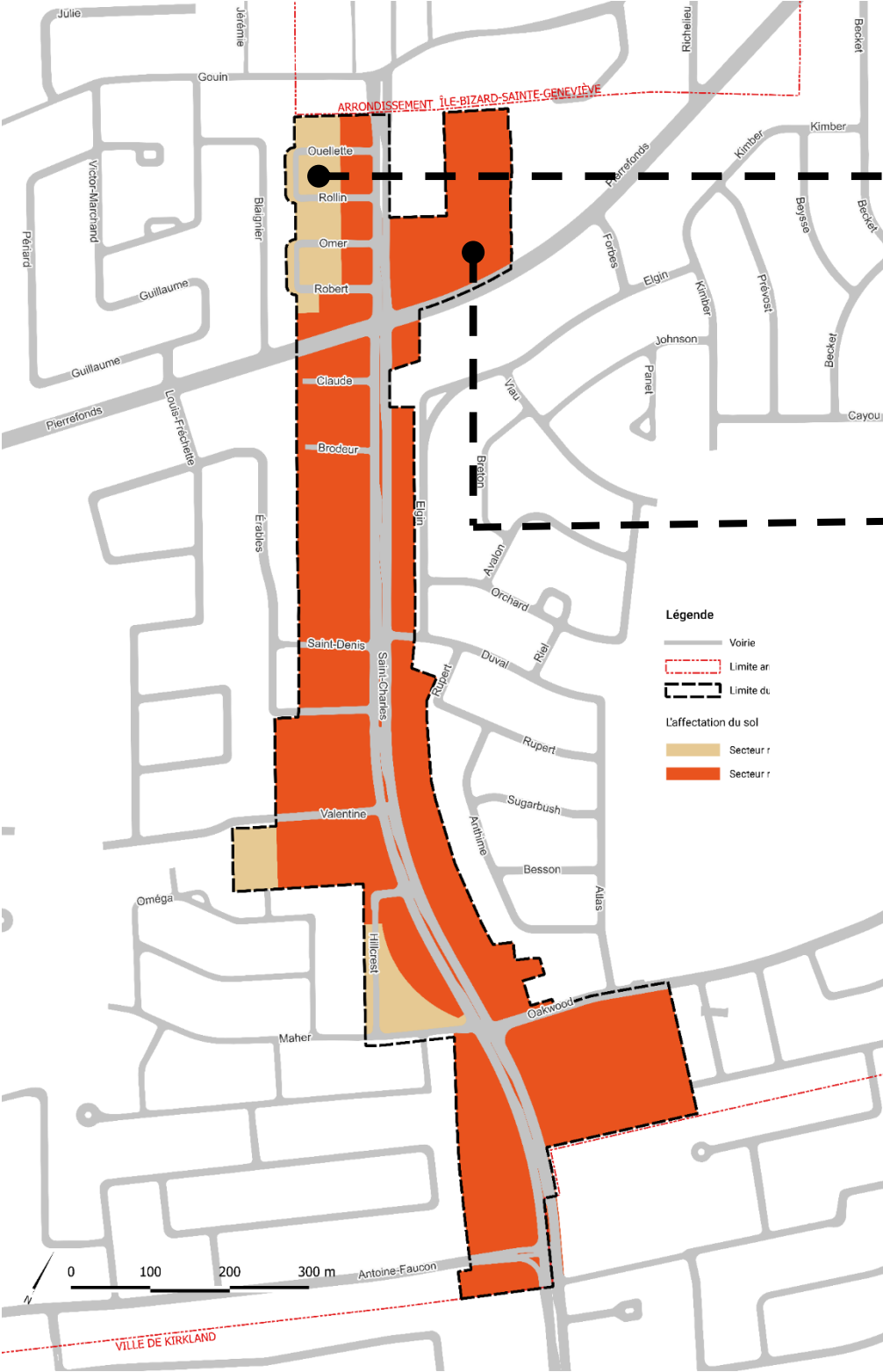




# Land Use Plan

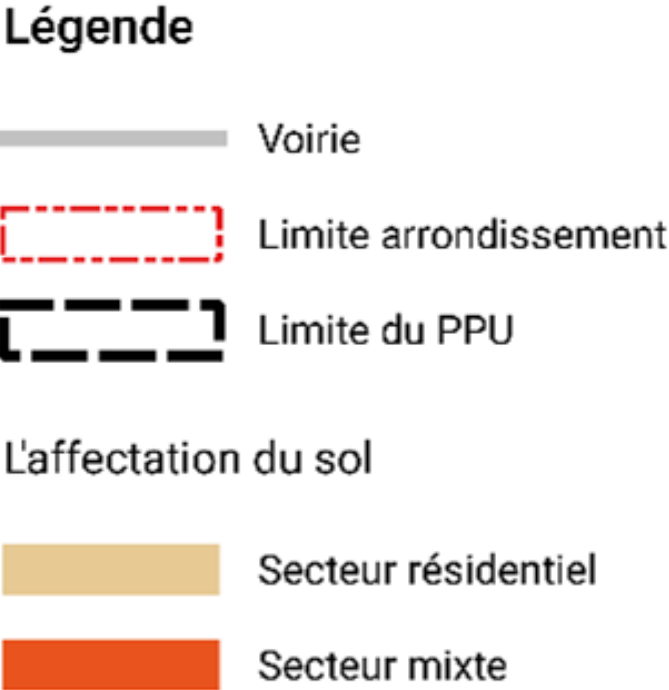


Current



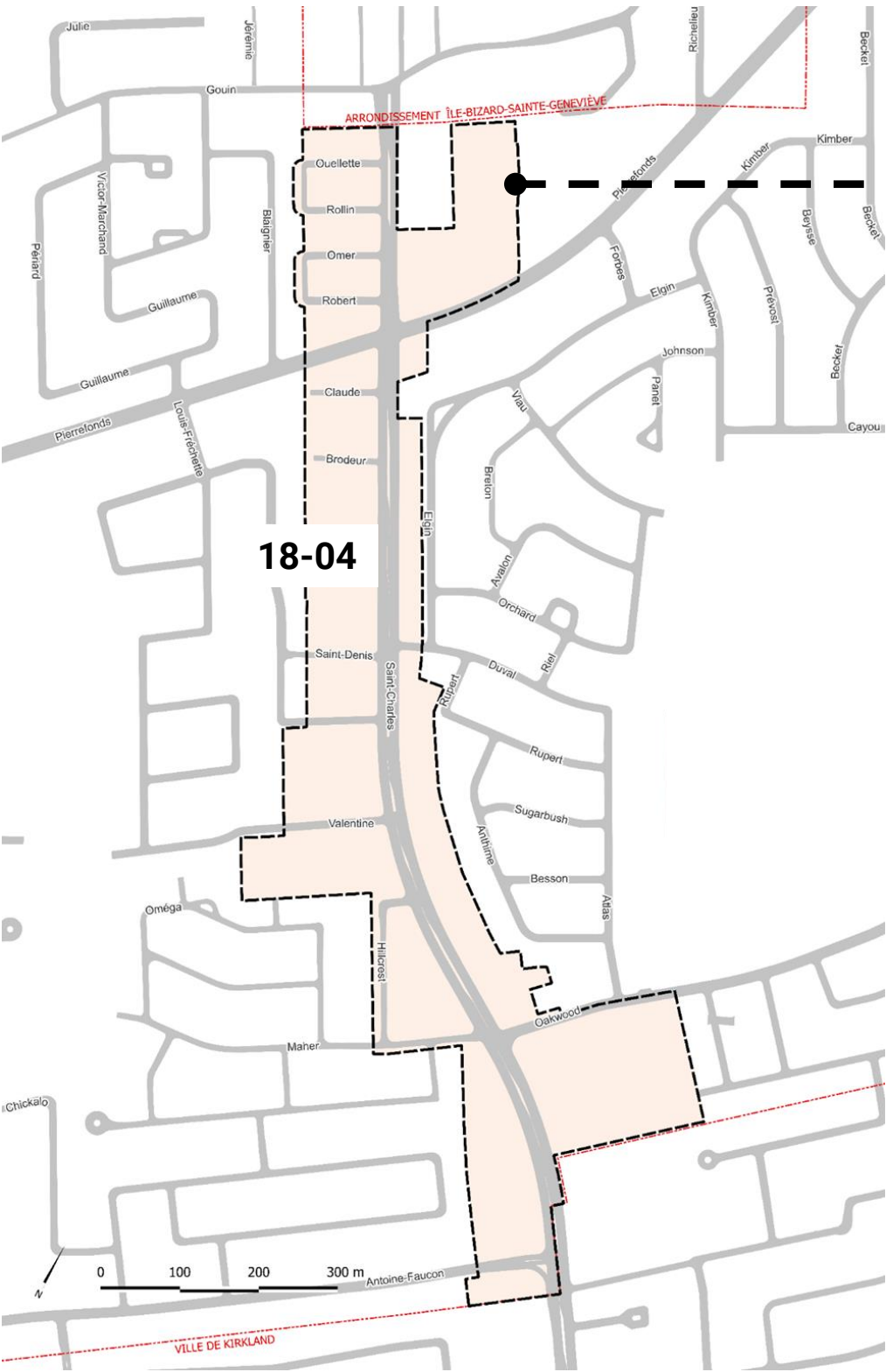
Projected  
*Affirming the residential vocation*

*Expanding the Mixed Sector*








# Building Density Plan



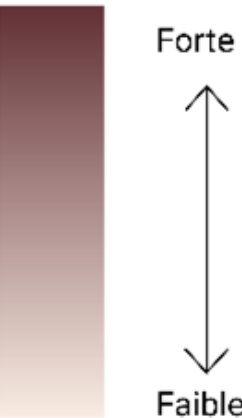
Current

SECTOR	PARAMETERS
18-04	Number of floors min. 1, max. 4 Low or medium implementation rate

## Légende

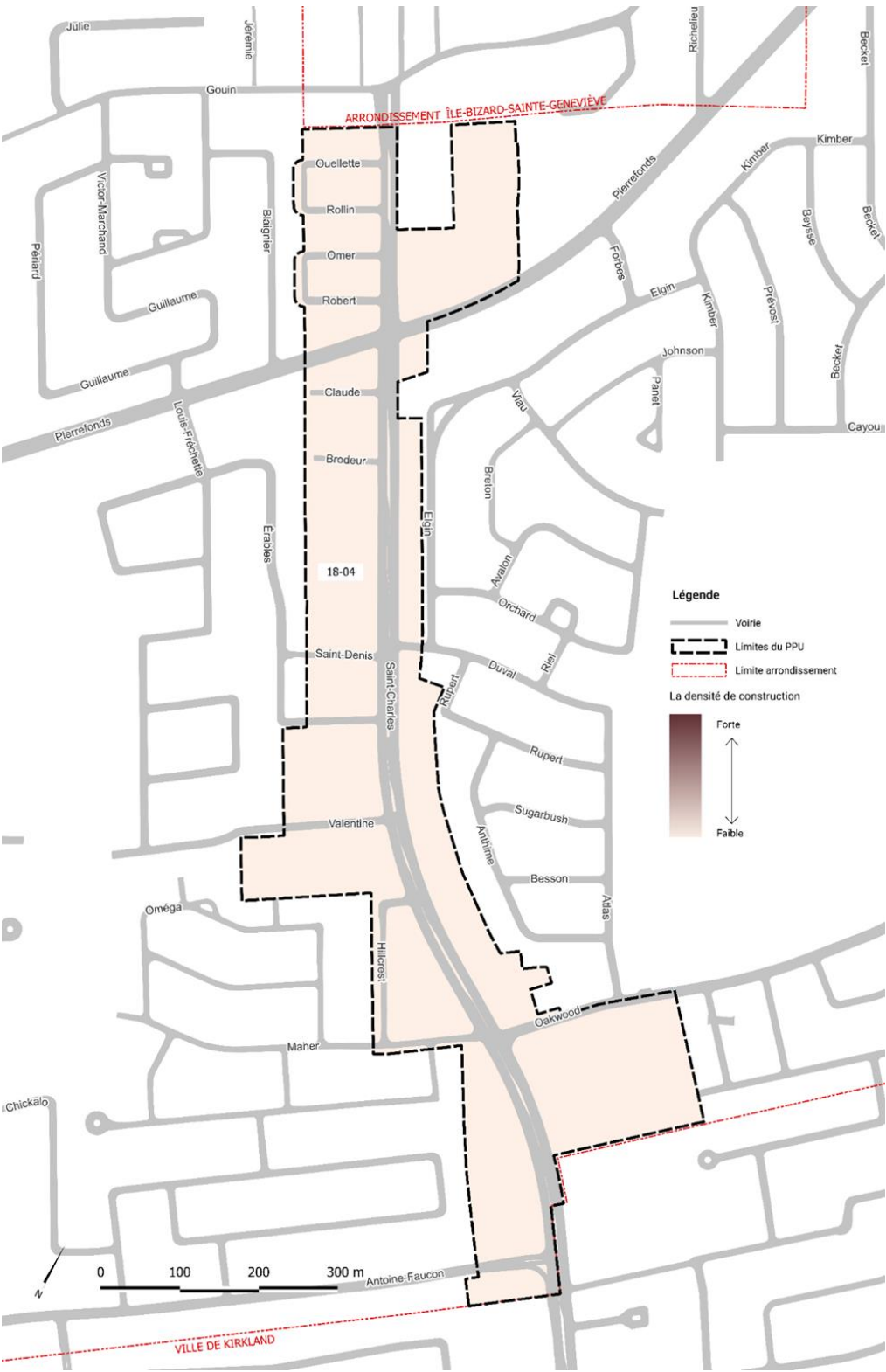
-  Voirie
-  Limites du PPU
-  Limite arrondissement

## La densité de construction

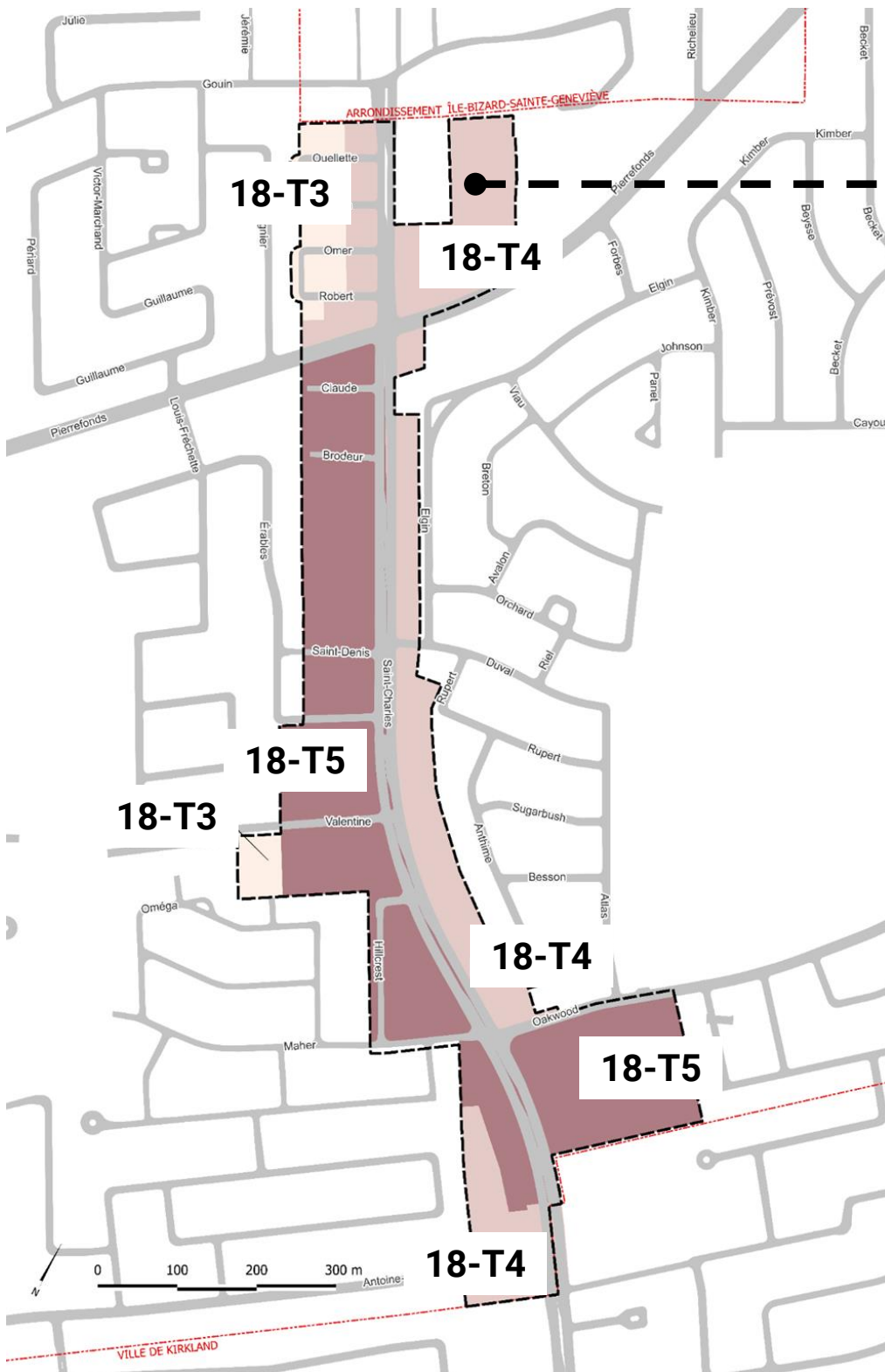




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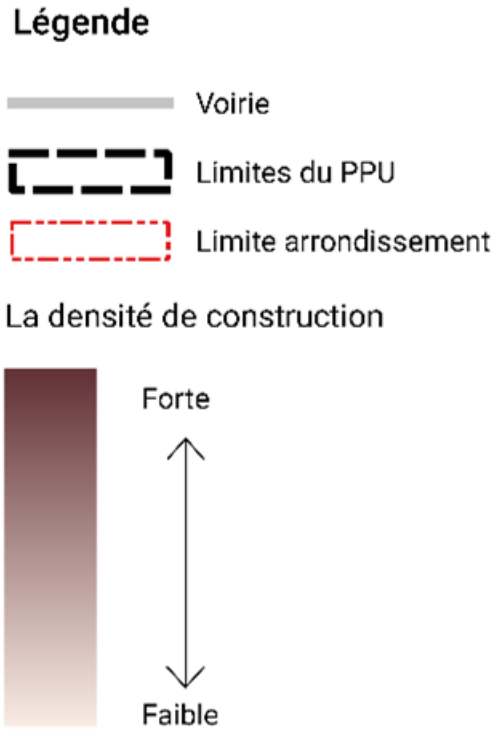


Current



Projected

SECTOR	PARAMETERS
18-T3	Number of floors min. 2, max. 2 Low or medium implementation rate Minimum C.O.S.: 1.0 Maximum C.O.S.: 1.5
18-T4	Number of floors min. 3, max. 4 Average implementation rate Minimum C.O.S.: 2.0 Maximum C.O.S.: 3.0
18-T5	Number of floors min. 3, max. 5 High implementation rate Minimum C.O.S.: 2.5 Maximum C.O.S.: 4.0





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**THANK YOU**



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