



metropolis

XII World Congress

**Global Challenges:  
Major Cities in Action**

Montréal, June 19-22, 2017

## Montréal Urban Projects

2017 Information Guide

Montréal 



# Message from the Mayor of Montréal



Denis Coderre  
Mayor of Montréal  
President of Metropolis

On behalf of Montrealers, it is my great honour and pleasure to welcome the XII Metropolis World Congress under the theme, "Global Challenges: Major Cities in Action". This congress is a unique opportunity for meaningful exchanges and the sharing of knowledge, bringing together over 150 mayors, decision-makers and stakeholders from major cities around the world.

This event will be held at an important moment in Montréal's history, since 2017 marks 375 years since the founding of our city. As we celebrate the 375th anniversary of Montréal, it is the perfect occasion to reflect upon the evolution of the city and the history of its people, to appreciate the richness and diversity of its neighbourhoods, and to consider the legacy we will pass on to future generations.

As part of the Metropolis World Congress, we are proud to offer you a tour of the structuring urban projects that have transformed Montréal over three decades, as well as those that will continue to inspire this ongoing transformation. Montréal is committed to implementing the New Urban Agenda adopted in October 2016 at the United Nations Habitat III Conference through this movement toward the ongoing renewal of our city.

Metropolis offers us an opportunity to discuss our best practices, both in terms of urban projects and urban management. Let us take the opportunity to continue these exchanges well beyond the congress by taking advantage of our respective experiences to implement the New Urban Agenda and develop more sustainable and inclusive cities.

I wish you a very pleasant stay and an excellent congress!

A handwritten signature in blue ink, which appears to read "Denis Coderre". The signature is stylized and fluid.

Denis Coderre  
Mayor of Montréal

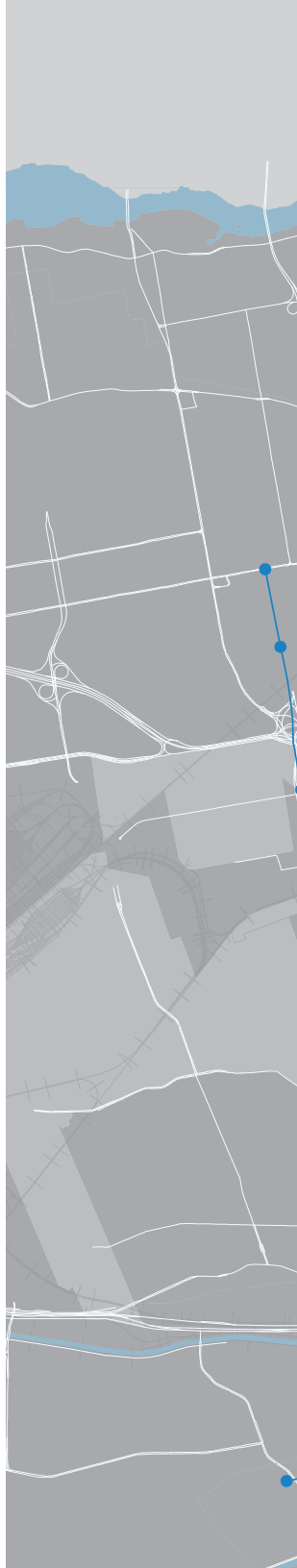
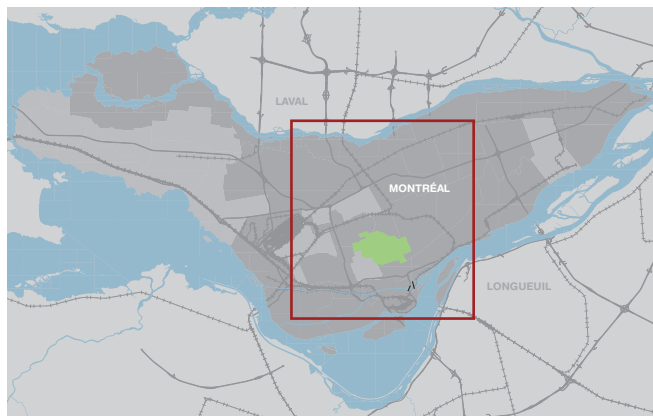




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## Route map









# Old Montréal

Protection and enhancement of the heart of the city's historical and heritage district

## Context

On January 8, 1964, the Gouvernement du Québec recognized the exceptional cultural and heritage qualities of Old Montréal by declaring it the “historic district of Montréal”.

In 1979, the Ministère des Affaires culturelles and the Ville de Montréal established an agreement regarding Old Montréal and Montreal's heritage – renewed many times since – which solidified a concerted strategy for the rehabilitation of Old Montréal, focusing on public development projects (redevelopment of streets and squares, restoration of municipal heritage buildings, lighting plan) and support for private restoration initiatives.

Three decades of concerted actions by the City, the Gouvernement du Québec and their public and private partners have enabled a series of interventions that have led to a revival of Old Montréal: these actions have supported the reclaiming and restoration of its spaces, and most importantly, they have consolidated the district's attractiveness as a living environment, in addition to a centre of heritage and tourism.

## Old Montréal Protection and Enhancement Plan

In 2013, the Ville de Montréal adopted the Old Montréal Protection and Enhancement Plan, which aims to “affirm and enrich the identity of Old Montréal as the historic centre of the city.” The pursuit of this objective is based on a strategy to enhance the quality of each of the three essential facets of the neighbourhood: a living environment, a showcase of Montréal's heritage and a tourist destination. The Plan targets three areas of intervention:

- Supporting a quality living environment, adapted to daily life and generating its own vitality throughout the year;
- Protecting the historical landscape of Old Montréal and framing its evolution;
- Create a renowned destination that provides an authentic and rewarding experience for Montrealers and visitors to the greater metropolitan area, to Québec or elsewhere.

The Plan presents a set of measures for each of these areas of intervention and establishes a framework for their implementation. In addition, this Plan allowed the historic district to play a starring role at the heart of the celebrations of the 375th anniversary of the founding of Montréal.





### Examples of flagship projects

- Opening of the Pointe-à-Callière, Montréal Archaeology and History Museum (1992)
- Redevelopment of Champ-de-Mars and the enhancement of the remains of the fortifications (1992 and 2011)
- Redevelopment and restoration of the Marché Bonsecours building (1992-2004)
- Development of the place de la Grande-Paix-de-Montréal and of the eastern part of place D'Youville (1998-1999)
- Redevelopment of place Jacques-Cartier and place De La Dauversière (1997-1998)
- Rehabilitation of McGill Street and redevelopment of square des Frères-Charon (2007-2008)
- Redevelopment of place d'Armes (2010-2011)
- Redevelopment of Saint-Paul Street (2016-2018)

### For more information

[vieux.montreal.qc.ca](http://vieux.montreal.qc.ca)









Viaduc du Canadien National  
Boulevard Robert-Bourassa

Rue Notre-Dame

Rue Saint-Paul O

Rue William

Rue Wellington

Rue Prince

Rue Queen

Rue King

Rue McGill

Bassin  
Peel



# Cité du multimédia

Repurposing a former industrial district for jobs related to new technologies

## Context

Beginning in the 1950s, the process of the relocation of industrial jobs, the closure of the Lachine Canal and the construction of major projects (Bonaventure Expressway, Place Bonaventure, Stock Exchange Tower) put an end to the industrial vitality of the Faubourg des Récollets. Broken up and partially abandoned, the neighbourhood began to deteriorate.

Driven by public, institutional and private actors, the development of the Cité du multimédia aimed to stimulate job creation in the multimedia industry while encouraging the revival of this former industrial and warehouse district located near Old Montréal and the business centre.



## Description of the project

Implemented by a multi-stakeholder company that brought together several public players at the beginning of the 2000s, the Cité du multimédia was, first and foremost, a real estate project that consisted of rehabilitating several heritage buildings and constructing new buildings.

The Cité du multimédia was also a job creation program. All of the companies that moved into the buildings targeted within the framework of the project benefited from a Québec government tax credit equal to 40% of the wages paid.

In recent years, the construction of residential projects, the opening of the Darling Foundry visual arts centre and the establishment of local shops have all contributed to the diversity and renewal of the neighbourhood.

## Highlights

- Eight phases
- 150,000 m<sup>2</sup> of office space
- 6,000 employees working in the multimedia sector

## Project timeline

1999 to 2003

## Key partners

Ville de Montréal, Société de développement de Montréal, SITQ Immobilier, SOLIM.



Photographe : Marc Cramer













# Griffintown

Creation of a new inhabited and diversified neighbourhood in an old industrial district located in the immediate vicinity of the business centre

## Context

Originally an industrial district dating back to the 19th century, Griffintown has become an important residential and institutional development hub in recent years. The École de technologie supérieure (ÉTS) is continuing to expand its urban campus and the area is experiencing a real estate boom unprecedented in Montréal.

In May 2013, the City Council adopted a Special Planning Program (SPP) for the Griffintown area. Municipal interventions in the public domain will allow for the creation of a new, redeveloped community space – streets, parks and public squares – where the needs of residents will take precedence over vehicle traffic.

## Description of the project

A new inhabited area comprising new vocations, oversight of real estate development, the addition of numerous private, social or affordable housing units, the redevelopment of the existing public domain (more than 10 km of streets will be redesigned) and a real estate acquisition program allowing the creation of eight new green spaces and public places.



## Highlights

- 84-hectare sector of intervention
- 4,500 housing units and 50,000 m<sup>2</sup> of retail space already built
- 10,500 new housing units planned
- 1,200 social and affordable housing units
- \$242 million in public investments for land acquisitions for parks, development of parks and public spaces, redevelopment of streets, acquisitions of certain buildings of interest and contributions for the rehabilitation and enhancement of these buildings for cultural purposes
- Private investment of \$1.85 billion by the end of 2017

## Project timeline

2013 to 2030

## Key partners

Ville de Montréal, École de technologie supérieure (ÉTS), private developers.





## Bassins du Nouveau Havre

Initiated by the Canada Lands Company in 2008, *Les Bassins du Nouveau Havre* project resulted in the reclassification of a former postal sorting centre in a predominantly residential area in the heart of Griffintown. The development concept is based on the enhancement of the remains of the former Lachine Canal basins, formerly an integral part of the inner port of Montréal, and on sustainable development (rainwater recovery, low presence of cars on the street, superior performance of buildings).

The project in numbers:

- More than 2,200 housing units on the site
- About 500 social housing units and 200 affordable housing units
- Development of the parc du Bassin-à-Bois and parc du Bassin-à-Gravier, of place des Arrimeurs and a bio-retention pond for rainwater
- A project with a potential market value of \$838 to \$850 million
- Public investments of \$19.4 million









# Bonaventure Project

Dismantling of a highway and development of the main entrance to downtown Montréal

## Context

Inaugurated in 1967 for the International and Universal Exhibition (Expo 67), the Bonaventure Expressway forms a significant barrier between neighbourhoods that have recently undergone major transformations. As the main access point to the city centre from the South Shore of Montréal, the Bonaventure Expressway will be redeveloped as a boulevard, provide a prestigious and distinctive entrance to the city, and will help to re-establish links between the adjacent neighbourhoods of Griffintown and Old Montréal.

## Description of the project

The blocks liberated by the demolition of an elevated section of the highway and their replacement with a boulevard at ground level will provide high quality, safe and user-friendly public spaces between Wellington and Notre-Dame streets.





View of the elevated section of the Bonaventure Expressway

## Highlights

- 9-hectare sector of intervention
- Length of section to be redeveloped: 900 metres
- Public investments of \$141.7 million

## Project timeline

2011 to 2017

## Key partners

Ville de Montréal, Société de transport de Montréal, ministère des Transports du Québec, Agence métropolitaine de transport, Jacques Cartier and Champlain Bridges Incorporated.

## For more information

[www.projetbonaventure.ca](http://www.projetbonaventure.ca)











Boulevard Robert-Bourassa

Rue de la Gauchetière O.

Rue Saint-Urbain

Boulevard Saint-Laurent

Rue Saint-Antoine O.

Rue Notre-Dame O.



# Quartier international de Montréal (QIM)

Enhancement and development of Montréal's international character

## Context

Located at the crossroads of Old Montréal and the business centre, the Quartier international is a major urban development project that aims to promote Montréal's international character by giving a place of honour to design, architecture and cultural activities.

## Description of the project

Within the framework of a Special Planning Program (SPP), the development of the Quartier international de Montréal made it possible to transform the area around square Victoria and the Palais des congrès de Montréal through the covering of a section of the Ville-Marie Expressway, the construction and reconfiguration of public places, as well as the construction or expansion of many structuring buildings bordering this sector.

Certain interventions were particularly noteworthy, such as the expansion of the Palais des congrès, the construction of the headquarters of the Caisse de dépôt et placement du Québec, the construction of place Jean-Paul-Riopelle, the redevelopment of square Victoria and the installation of distinctive street furniture. The entire project has won numerous awards and distinctions since its inauguration in 2004 and has created a "brand image" for this renewed area of downtown Montréal.



## Highlights

- A concentration of international activities unparalleled in Canada with more than 60 international organizations including the International Air Transport Association (IATA), the International Civil Aviation Organization (ICAO) and the World Anti-Doping Agency (WADA)
- Public investments of \$90 million
- Spin-off benefits of more than \$1 billion

## Project timeline

1997 to 2004

## Key partners

Quartier international de Montréal, Government of Canada, Gouvernement du Québec, Ville de Montréal, Caisse de dépôt et placement du Québec, Association des riverains du Quartier international de Montréal.

## For more information

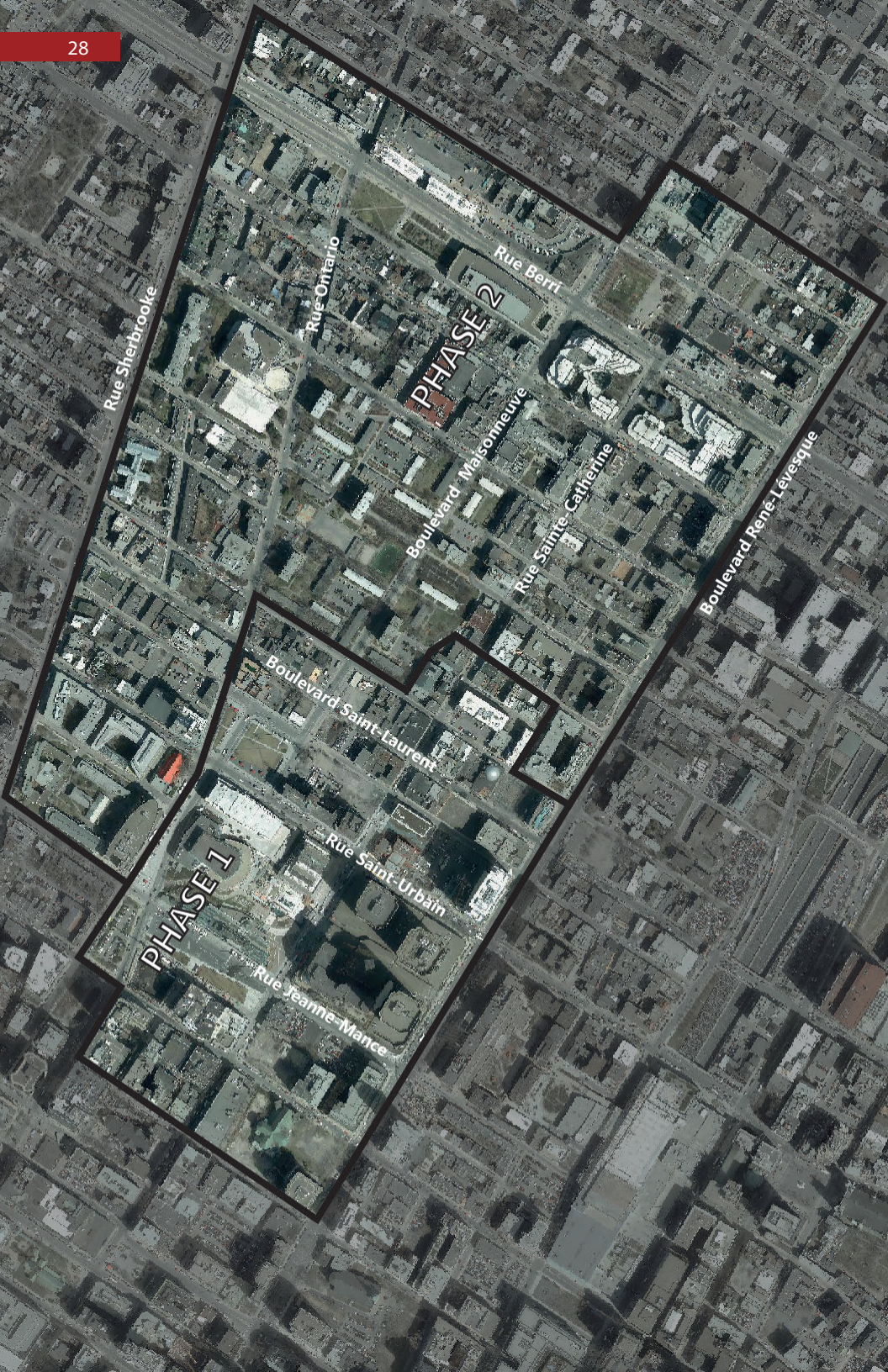
[qimtl.qc.ca](http://qimtl.qc.ca)











Rue Sherbrooke

Rue Ontario

Rue Berr

PHASE 2

Boulevard Maisonneuve

Rue Sainte-Catherine

Boulevard René-Lévesque

Boulevard Saint-Laurent

PHASE 1

Rue Saint-Urbain

Rue Jeanne-Mance



# Quartier des spectacles (QDS)

Revitalization of a key sector of the downtown core and enhancement of Montréal's cultural vitality

## Context

With a rich history going back more than 100 years, the area now known as the Quartier des spectacles has always been a hotbed of culture and entertainment in Montréal. In 2003, the district's vocation was officialised with the creation of the Partenariat du Quartier des spectacles. The QDS was given its own distinct visual identity and a shared vision: to live, to create, to learn and to be entertained in the downtown area.

## Description of the project

The vision of the Quartier des spectacles is a vibrant neighbourhood in the downtown area that continues to develop, building on its rich cultural assets.

To realize this vision, the Ville de Montréal has set up a special governance structure – the Partenariat du Quartier des spectacles – which supports the deployment of the project by leveraging a close collaboration between stakeholders in the sector: cultural organizations, large property owners, merchants, public and educational institutions, as well as residents. In addition, two Special Planning Programs (SPPs) have been adopted for Quartier des spectacles, for the Place des Arts area and for the Quartier Latin area.



## Highlights

- The amenities: 8 lively public spaces, 6 new public spaces in the area surrounding Université du Québec à Montréal (UQAM), creative lighting design, numerous public building projects (the 2-22, the Maison symphonique de Montréal) and private building projects
- A district covering an area of 1 km<sup>2</sup>
- 80 cultural venues
- 28,000 seats in 30 performance halls
- 450 cultural businesses
- 45,000 jobs, including 7,000 jobs related to culture
- 2,350 housing units and 6,000 residents
- 47,000 students

## Project timeline

Since 2002

## Key partners

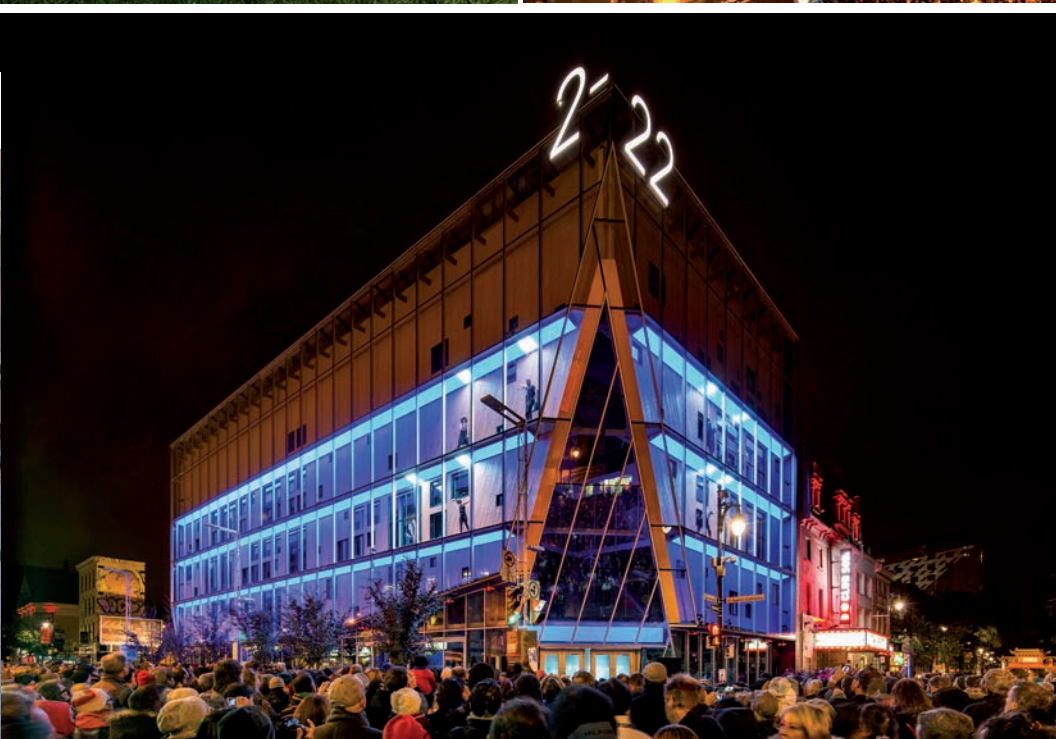
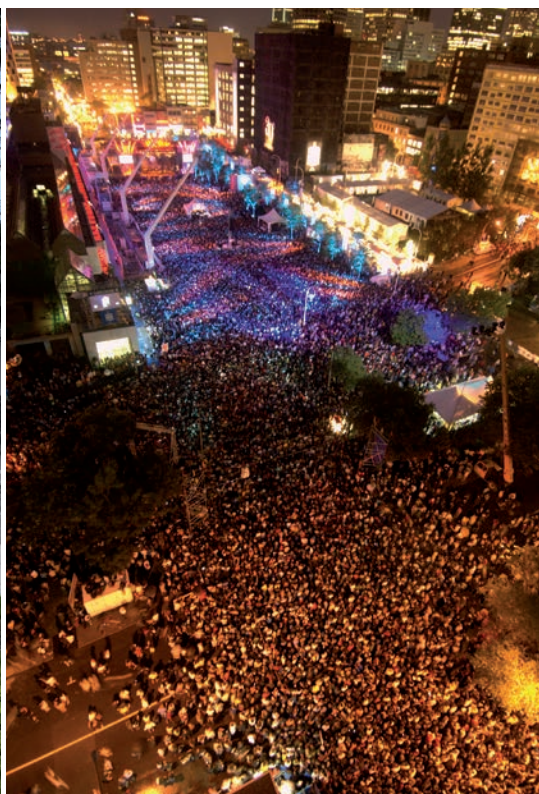
Ville de Montréal, Gouvernement du Québec, Government of Canada, Partenariat du Quartier des spectacles.

## For more information

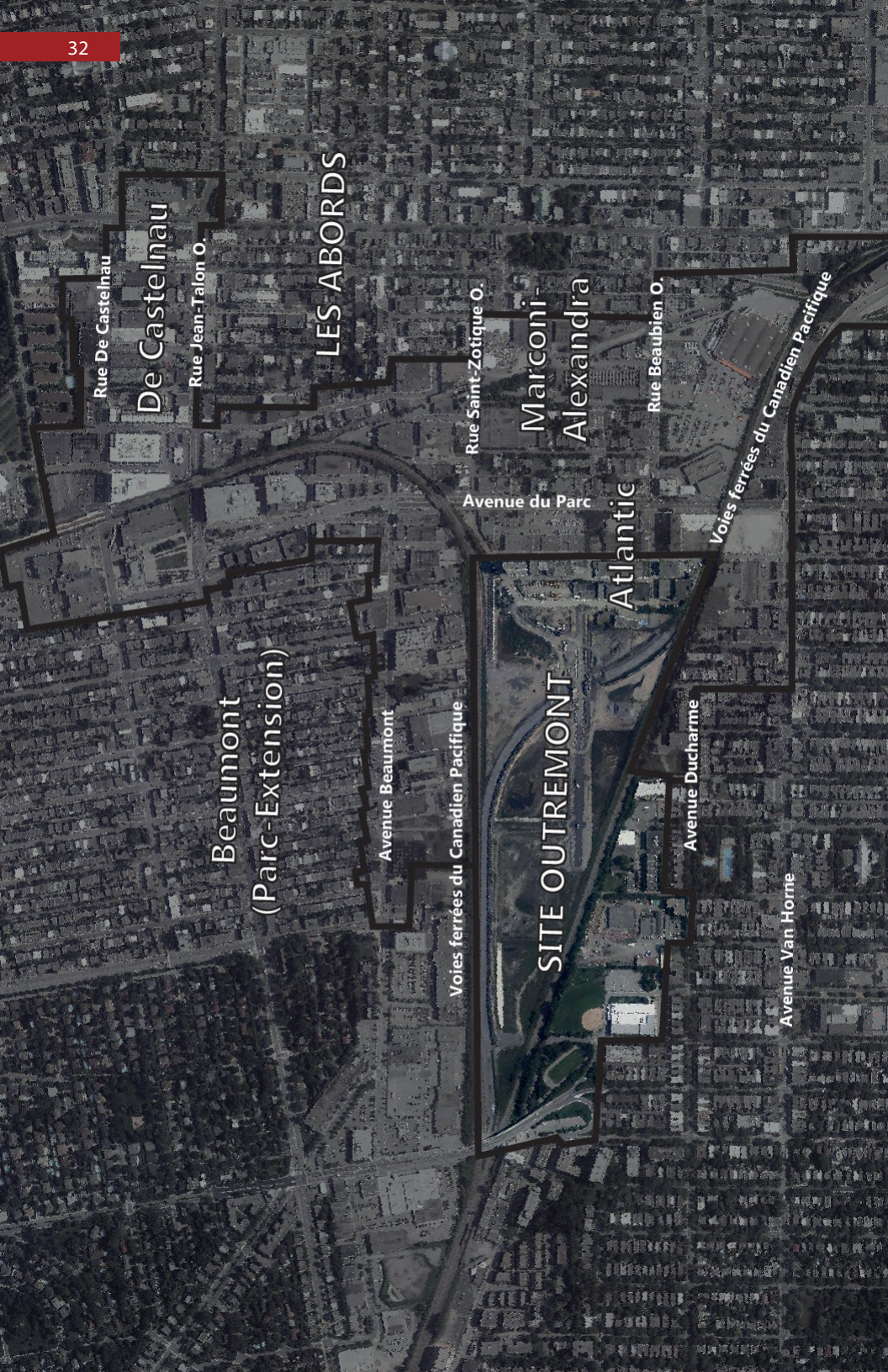
[quartierdesspectacles.com](http://quartierdesspectacles.com)











De Castelnau

Rue De Castelnau

Rue Jean-Talon O.

LES ABORDS

Beaumont  
(Parc-Extension)

Avenue Beaumont

Voies ferrées du Canadien Pacifique

SITE OUTREMONT

Avenue du Parc

Marconi-  
Alexandra

Rue Saint-Zotique O.

Rue Beaubien O.

Atlantic

Avenue Ducharme

Avenue Van Horne

Voies ferrées du Canadien Pacifique



# Outremont site and surrounding area

Construction of a new university and residential neighbourhood, and the rehabilitation of the former industrial districts in the surrounding area

## Context

In 2006, the Université de Montréal (UdeM) acquired the 20-hectare site of the former Outremont marshalling yard in order to set up a new campus (Mil campus), juxtaposing a residential neighbourhood of Outremont. A project planning and revision process, undertaken by the Ville de Montréal in collaboration with the UdeM, spanned from 2007 to 2011.

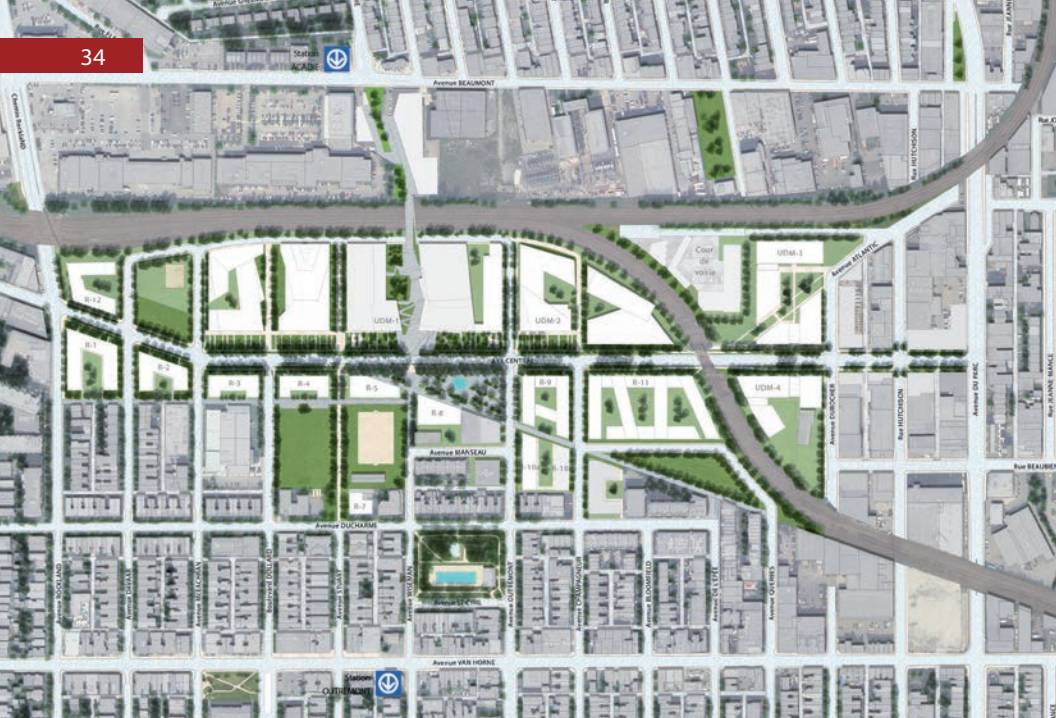
## Description of the project

The Outremont site project involves the relocation of a rail corridor, the construction of university pavilions, housing units and local businesses, and the development of parks. The Université de Montréal and the City are seeking LEED-AQ certification for part of the Outremont site. In addition, the project was chosen as a “flagship development project” in the third Montréal community sustainable development plan (Sustainable Montréal 2016-2020).

## Highlights

- Outremont site: 300,000 m<sup>2</sup> of university buildings, 1,300 housing units, including 30% social and affordable housing, 4 hectares of parks and public spaces, local shops and a new service yard
- Investments of \$174.2 million, with \$152.5 million in municipal works, including \$30 million in subsidies from the Gouvernement du Québec and \$30 million in subsidies from the Government of Canada, and investments of \$150 million in the surrounding area
- Investments of \$ 350 million for the construction of the first university pavilion, with \$ 175 million from Université de Montréal and \$ 175 million from the Gouvernement du Québec and the Government of Canada





## Project timeline

- Outremont site: 2012 to 2025 (phase 1: 2012 to 2019)
- Surrounding neighbourhoods: 10- to 20-year horizon, beginning in 2014

## Key partners

Université de Montréal, Ville de Montréal, Gouvernement du Québec, Government of Canada.

## For more information

[ville.montreal.qc.ca/siteoutremont](http://ville.montreal.qc.ca/siteoutremont)





## Plans for areas adjacent to the Outremont site

In 2011, following the development of the Outremont site, the City announced a participatory planning approach to establish an Urban, Economic and Social Development Plan (PDUES) for the adjacent neighbourhoods.

Adopted in September 2013, the PDUES for the Marconi-Alexandra, Atlantic, Beaumont and De Castelnau sectors provides for interventions such as regulatory oversight for real estate, the financing of social initiatives, the purchase of land for a park and social housing, the development of public spaces and the greening of neighbourhoods.

The plan in numbers:

- More than 8000 m<sup>2</sup> of new parks and public spaces
- Capacity for 1,300 housing units, including 225 social and community housing units, and 100,000 m<sup>2</sup> of new office spaces







Avenue Papineau

Rue de Champdoré

Rue de Louvain E.

Autoroute 40

Rue des Regrattiers

Rue Jarry E.

2e Avenue



# Complexe environnemental de Saint-Michel (CESM)

Transformation of a landfill into an environmental park

## Context

Located in the heart of the Saint-Michel residential neighbourhood, this former limestone quarry, which became a landfill site where 40 million tons of waste was buried, is now an environmental technology complex. It brings together environment-related industries, shops, and cultural and sporting institutions that are located around parc Frédéric-Back. The transformation of this park represents one of the most ambitious environmental rehabilitation projects ever undertaken in an urban setting in North America. Eventually, the park will offer a range of diverse activities and will be an ongoing experimental laboratory focused on creativity, innovation and environmental technology expertise.

## Description of the project

Under the theme of metamorphosis, the development of the park highlights the three characteristics of the site: Immensity, Environmental Engineering and Extraordinary Experiences. This transformation, which is exemplary in its scale, urban context and physical characteristics, proposes a design that works harmoniously with the ground movements inherent to the composition of the subsoil, the daily management of biogas and leachate generated by the buried waste, the reuse of residual materials, the management of surface runoff, and the use of native plants adapted to site conditions in order to reduce construction and operation costs.



## Highlights

- Master Plan adopted in 1997
- 192-hectare area, including the parc métropolitain Frédéric-Back (153 ha), borough parks (5 ha) and three thematic focal points: cultural, sports-related and industrial/commercial (34 ha)
- A sorting and recovery centre for recyclable materials
- From 1995 to 2017, investments of \$200 million from the public sector and \$105 million from the private sector
- From 2018 to 2023, planned public investments of \$300 million

## Project timeline

1995 to 2023

## Key partners

Ville de Montréal, La TOHU – la Cité des arts du cirque

For more information

[ville.montreal.qc.ca/grandsparc](http://ville.montreal.qc.ca/grandsparc)







## La TOHU

At the end of the 1990s, various actors from circus arts sector (Cirque du Soleil, the National Circus School and En Piste, the national circus arts cluster) rallied together to build the Cité des arts du cirque (City of Circus Arts), with the TOHU pavilion as the central dissemination hub open to the public.

TOHU - la Cité des arts du cirque, founded in 2004 and located in the cultural centre of the Complexe environnemental de Saint-Michel (CESM), concentrates a critical mass of infrastructures for the circus arts in terms of training, creation, production and promotion. The Ville de Montréal has entrusted TOHU with the mandate to act as a welcome pavilion for the CESM and to design and present cultural and educational programming at parc Frédéric-Back.

Since it was founded, TOHU has forged close ties with citizens, businesses and organizations in the Saint-Michel neighbourhood, thanks to its local hiring policy and its socio-professional integration program.

# Montréal

at a glance - 2016



## Socio-demographics

|  | Agglomeration of Montréal | Periphery of Montréal | Greater Montréal |
|--|---------------------------|-----------------------|------------------|
| Total population   | 1 942 044                 | 2 156 883             | 4 098 927        |
| Density (persons/km <sup>2</sup> )                                       | 3 890                     | 525                   | 890              |
| Level of bilingualism  | 57 %                      | 50 %                  | 54 %             |
| Post-secondary education completed                                       | 43 %                      | 29 %                  | 36 %             |
| Annual average of new immigrants   | 24 041                    | 6 315                 | 30 356           |
| Modal share (trips from home to work) – public and active transportation | 41 %                      | 14 %                  | 28 %             |

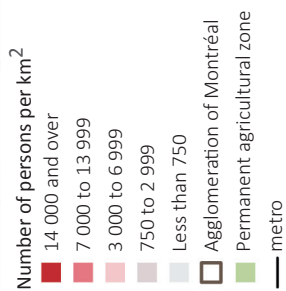


## Economy

|                                    | Agglomeration of Montréal | Periphery of Montréal | Greater Montréal |
|------------------------------------|---------------------------|-----------------------|------------------|
| Total employment                   | 1 200 000                 | 685 900               | 1 886 100        |
| Personal income in 2011 (\$)       | 36 748                    | 39 808                | 38 281           |
| GDP in 2016 (\$M)                  | 121 627                   | 67 294                | 188 921          |
| Per capita GDP(\$M)                | 60 384                    | 31 200                | 46 149           |
| Capital expenditures in 2015 (\$M) | 11 581 607                | 5 717 693             | 17 299 300       |



Greater Montréal and the Montréal agglomeration  
Population density – 2016



# Montréal

at a glance - 2016

## The university capital of Canada

- 4 universities (2 Francophone and 2 Anglophone) and 5 major university training schools
- Nearly 155,000 university students, including 22,600 foreign students
- More than 53,500 graduates per year
- 1st university city in the world for hosting international students
- 2nd university city in North America, after New York

## A centre for research and development

- Canada's R&D capital with 200 research centres
- Among the top 10 in North America for the number of research centres

## A highly skilled workforce and a variety of jobs

- Information and communications technologies: 91,000 jobs
- Finance: 100,000 jobs
- Transportation and logistics: 62,000 jobs
- Life sciences: 45,000 jobs
- Agro-food processing: 45,100 jobs
- Aerospace: 39,000 jobs
- Cinema and entertainment: 35,000 jobs

## An international metropolis

- One of the three UN cities in North America, along with New York City and Washington
- 69 international organizations
- Second-highest number of consulates in North America
- 95 consular delegations
- More than 2,000 subsidiaries of foreign companies, with more than 165,000 direct jobs and 100,000 indirect jobs

## Strategic transportation infrastructure

- Canada's second-largest container port and an international port linked to more than 100 countries around the world
- An international airport 20 minutes from the city centre

## A tourist destination of choice

- Ranks 1st in North America for hosting international association events
- Ranks 2nd in Canada for the number of tourists received: 10 million annually
- \$3.3 billion in tourism spending





This information book was produced by the  
Direction de l'urbanisme de la Ville de Montréal,  
in collaboration with:

- the Direction de l'habitation
- the Service de la culture
- the Service de l'environnement
- the Service des grands parcs, du verdissement  
et du mont Royal
- Montréal en statistiques



Montréal 