

A BRIDGE TO 2040

Imagining the Future of Côte Saint-Luc Together

**A GUIDE TO THE MASTER PLAN
REVISION PROCESS**



Summary

Next year, the City of Côte Saint-Luc will be drafting a new Master Plan and revising its Zoning By-law.

A Master Plan is a long-term urban planning document that guides the development of the city. It determines where we live, how we get around, where we shop, and how resilient we are in the face of major challenges like climate change. The revised Côte-St-Luc Master Plan will guide the City's decisions about housing, commerce, transportation, green spaces, infrastructure, and financial sustainability for years to come.

Côte Saint-Luc's last Master Plan was adopted in 2004 — almost 20 years ago. Since then, the city has changed a lot. The new Master Plan will need to include solutions for contemporary challenges and needs such as:

- **Housing availability and affordability**
- **Connectivity between neighborhoods within and outside the city**
- **Access to local commercial services**
- **Sustainability of the City's finances**
- **Response to climate change**
- **Repurposing of underused sites**

This last point involves the revitalization of the three shopping centre sites — an important opportunity for the future of Côte Saint-Luc. Commercially, they are in decline. They are also problematic from an environmental point of view. On the other hand, the sites offer tremendous potential to respond to pressing needs in our community. The City administration sees the redevelopment of these sites as an opportunity to provide residents with a diverse mix of commercial, residential, and public spaces.

HELP SHAPE THE FUTURE OF CÔTE SAINT-LUC

We need your input to write a first draft the Master Plan that reflects residents' vision for the future of the community.

There are several ways you can contribute:

- **Drop-in to the Open House** on September 18, anytime between 10 am to 4 pm, at the Aquatic and Community Centre, 5794 Parkhaven Avenue
- **Fill out the survey** on our website before October 31: www.cotesaintluc/engage
- **Present a brief at the Public Hearing** on October 26 at City Hall, 5801 Cavendish Boulevard



For more information, visit www.cotesaintluc/engage

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A word from Mayor Brownstein

The City of Côte Saint-Luc is now engaged in a major consultation on its Master Plan, which is a document that will create a vision for the city for the next 20 years and guide all future development. The process we have launched is unique in the history of Côte Saint-Luc. We have never undertaken such a broad consultation on such an important topic. To ensure that we are on the right track, we need your feedback *before* the draft Master Plan is written and made public.



Mitchell Brownstein

MITCHELL BROWNSTEIN
Mayor of Côte Saint-Luc

In the next few pages, you will learn how you can provide feedback. You don't need qualifications in urban design. You only need to be able to tell us what kind of neighbourhood, buildings, commercial and public spaces feel good for you, your family, and our community.

We hope you take this once-in-a-generation opportunity to help us shape your city and its places.



A word from Councillor Berku

As the portfolio councillor responsible for the Master Plan, I would like to encourage all residents of all ages to participate in all the consultation activities we will be holding over the next several months. We have the unique opportunity to reimagine together what Côte Saint-Luc can be, incorporating the best ideas from all over the world and creating a livable, connected, and thriving city.

Redevelopment will ensure that we have a steady increase in tax revenues to cover the increasing costs of roads and infrastructure. The goal is to build vibrant, mixed commercial and residential areas with active outdoor spaces and access to more mobility options such as the commuter train, rapid transit to the metro, the REM light rail system, and the Cavendish extension. Together we can co-create a city that is beautiful and ensures the city's long-term financial viability.

We look forward to getting your feedback and great ideas.



DIDA BERKU
City Councillor

What is a master plan?

A master plan is a long-term planning document that sets out guidelines for a city's evolution and establishes a vision for its development. It is required by a Quebec law, the *Act Respecting Land Use Planning and Development*. The Montreal Metropolitan Community (CMM) and the Montreal Agglomeration must produce planning documents under this law too.

A master plan can focus on making the community a better place to live, promoting change, preserving local character, ensuring diversity, and more. It defines a series of objectives and criteria that help guide the city's development.

A master plan will usually include ideas about:

- **How land will be used**
- **Density** (e.g., number of housing units and size of the floor area on a site)
- **Transportation networks** (e.g., public transit, and networks for pedestrians and cyclists)
- **Natural and built heritage to be protected** (e.g., forests, gardens and other natural areas, buildings, and monuments)
- **Measures to improve the environment**

It will also include areas the City has identified for redevelopment or change in use.

A city's master plan doesn't stand alone. It must fit into other plans made at different levels of government:

Quebec Government

Large-scale orientations
Act Respecting Land Use Planning and Development



Montreal Metropolitan Community

Metropolitan Land Use and Development Plan



Montreal Agglomeration

"Schéma d'aménagement et de développement"
(Land use planning and development plan)



Municipality

Master Plan and planning by-laws

What is a zoning by-law?

While the master plan sets out the general orientations for future land use, zoning by-laws put the plan into action. The master plan works at a larger scale, while zoning by-laws are more detailed. For example, if the master plan says commercial uses are allowed in a certain area, the zoning by-law will say exactly which type of activities are allowed, such as offices, restaurants, and groceries stores.

A zoning by-law divides the territory into zones. It determines how land may or may not be used in each zone and where buildings and other structures can be located. It also specifies things like building heights and density, landscaping, fence heights and parking requirements.

Why the revision is necessary

Municipalities need to revise their master plans and zoning by-laws every few years to respond to changing development trends and the needs of the city.

Outdated master plans and by-laws may no longer accurately reflect the planning orientations and priorities of higher-level plans. In those cases, cities are legally required to update their planning documents to reflect any changes made to one of those higher-level plans in particular: the “Schéma d’aménagement et de développement” (Land use planning and development concept). This is the case for the City of Côte Saint-Luc.

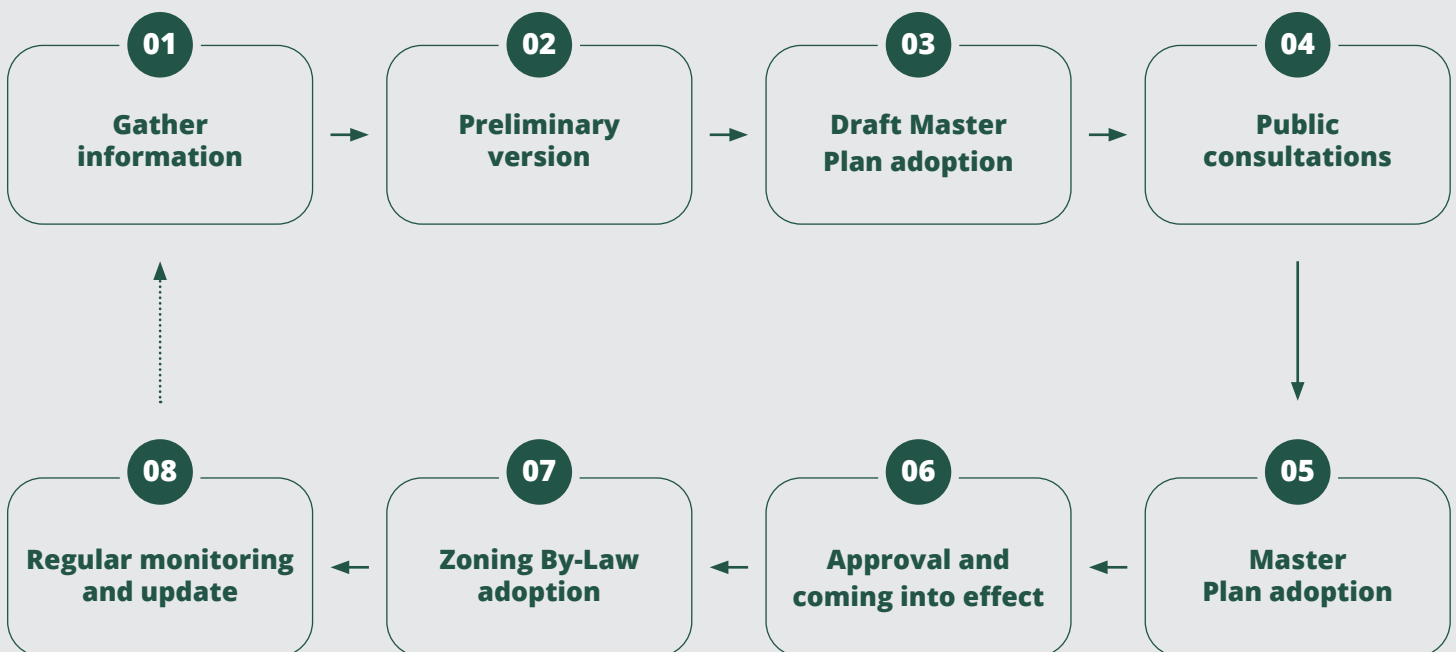


Review process and requirements

The Master Plan revision process involves many steps

First, the City gathers information about itself: its population, economy, environment, transportation network, and more. This information-gathering step might include collecting feedback from the public through an engagement process, such as the pre-consultation process the City of Côte Saint-Luc is conducting right now. This allows citizens to find out more about upcoming projects, ask questions, and provide input to help the City choose what to include in the Master Plan.

Based on this information, the City prepares a preliminary version of the Master Plan. It then goes through several approval steps, including a formal, legally required public consultation, before being adopted by the City Council. The Zoning By-Law goes through a similar process and may be adopted at the same time as the Master Plan. The City will then regularly monitor the Master Plan and Zoning By-Law to ensure their objectives are being met.



Planning the future of Côte Saint-Luc

Côte Saint-Luc has changed considerably since the last Master Plan was adopted in 2004. Back then, the City was a borough within the City of Montreal. The population had been stable for many years with few new residents moving into the area.

Today, Côte Saint-Luc is an independent City experiencing significant population growth. It faces a variety of challenges which the new Master Plan will need to address.

The needs and challenges of the City

Geographically, most of the territory of Côte Saint-Luc is enclosed by train tracks and a large rail yard. For Côte Saint-Luc residents, this results in long commutes and traffic bottlenecks when moving around the city or trying to access other parts of the island of Montreal.

In terms of demographics, the population is growing, and it needs a range of housing types that are more affordable. All would benefit, especially retirees and seniors who wish to remain in Côte Saint-Luc, as well as young families who want to move into the community.

From an urban infrastructure perspective, public and active transportation must be improved, streets and neighbourhoods must be adapted for seniors and children alike, and public utilities must be upgraded to meet the everyday needs of the population.

Finally, like all cities, Côte Saint-Luc must address environmental issues, such as the effects of a rapidly changing climate and the impact it has on residents' health and well-being.



Côte Saint-Luc in numbers:

- **35,000 residents** on a land area of 6.96 km²
- **More than 2,000 new residents** since 2016
- **About 30% of residents** live alone, and just under 30% are 65 or older
- **36% of households** live in single-family homes
- **64% of households** live in multi-family buildings

There are:

- 3 shopping malls
- 5 strip malls
- 7 elementary schools
- 5 high schools
- 6 seniors' residences

Some quick facts:

Côte Saint-Luc...

- ...is home to the largest and busiest railyard in Eastern Canada, which covers 30% of its land
- ...consists of three unconnected territories (central Côte Saint-Luc, North of Hampstead, and Macdonald)
- residents are more likely to use their cars than public or active transportation

Urban planning trends in North America

Many cities are looking for ways to become more livable, sustainable, and resilient. There are two approaches to urban planning that are gaining ground across North America and could serve as inspiration for Côte Saint-Luc.

1. Transit-Oriented Development

A Transit-Oriented Development (TOD) prioritizes compact, walkable communities centred around transit stations. TOD areas are generally defined by a 10- to 15-minute walk radius around a major transit station.



2. The 15-Minute City

In a 15-Minute City, residents can easily get around on foot or bike and local businesses meet their basic daily needs. The idea is that residents should be able to find everything they need within 15 minutes of where they live.

Similar to the Transit-Oriented Development, the 15-Minute City promotes sustainability by giving people alternatives to using their cars. To achieve this goal, cities must include within the same neighbourhood a variety of services and amenities, such as schools, medical clinics, grocery stores, pharmacies, parks, and offices.

Le Paris du quart d'heure



Defining a vision for the future

To help Côte Saint-Luc become a more sustainable place to live and meet its many challenges, the new Master Plan needs to focus on a few key priorities, such as:

1 Revitalizing the shopping centre sites

Since there isn't much undeveloped land left in the City, the development of the three big shopping centre sites presents an opportunity for significant redevelopment in Côte Saint-Luc.



2 Increasing housing availability and affordability

The City should be affordable for everyone: growing families, young adults starting out, people living alone, students, and retirees.

3 Improving access to other parts of Montreal

Côte Saint-Luc needs to improve its connection to neighbouring cities and boroughs by, for example, extending Cavendish Boulevard or adding a commuter train station.

4 Connecting neighbourhoods within Côte Saint-Luc

Building infrastructure for cyclists and pedestrians would give residents safe and accessible options for getting from one part of the City to another.

5 Creating commercial sectors on certain streets

As an alternative to shopping centres and strip malls, the City could create commercial sectors on certain streets featuring small businesses (like Monkland Avenue in NDG or Victoria Village in Westmount.)

6 Ensuring financial sustainability

The City needs to increase tax revenues to maintain and improve its infrastructure (like roads, sidewalks, and sewers) and services (the Library and Aquatic and Community Centre). This can be done by increasing the number of households that pay property taxes.

7 Acting on climate change

It will be important to find ways to make the City more livable in the context of extreme weather.



Redeveloping the shopping centre sites

A crucial part of the future of Côte Saint-Luc is the revitalization of the City's three large shopping centre sites: Quartier Cavendish, Décarie Square, and the Côte Saint-Luc Shopping Centre.

Built in the 1950s and 1970s, the three shopping centres are not attracting enough clients and tenants to be commercially viable. People's habits have changed, and online shopping means there is more competition than ever before. The shopping centres are no longer the community hubs they once were.

The shopping centres are also problematic from an environmental point of view. The large, paved parking lots create a "heat island" effect that makes the city hotter during the day and reduces the amount of cooling that takes place at night.



Trends in shopping centre redevelopment

Many shopping centres across North America face similar obsolescence problems. Cities are developing innovative solutions to revitalize these sites and respond to different needs in their communities.

This revitalization is usually done by:

- **Providing a rich mixture** of uses including commercial, residential, and institutional
- **Providing safe, comfortable, and welcoming** parks and open spaces
- **Connecting the new development** to existing streets, sidewalks and bike paths, and to public transportation
- **Connecting buildings** to the community by including multiple entrances and animated ground floor facades with large windows
- **Prioritizing underground parking** to reduce the heat-island effect of above-ground parking
- **Building the development gradually**, in phases, and ensuring that public spaces are included in each phase



Credit: Cambridge Crossing, Boston, MA - CBT Architects



Credit: Grand Central Mimico, Toronto - Vandyk properties



Credit: The Heights district - Vancouver, WA - GGLO Architect



Credit: The Heights district - Vancouver, WA - GGLO Architects

The shopping centre sites

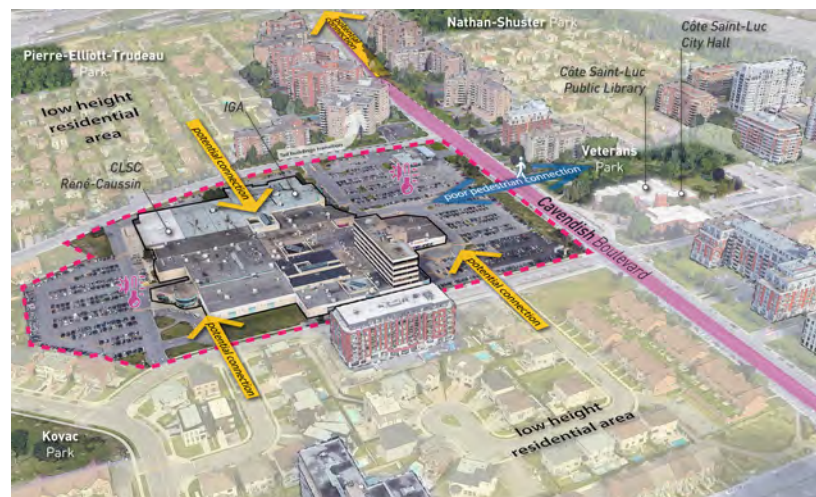
Quartier Cavendish

Characteristics of the site

- From the moment it opened in 1973, Quartier Cavendish (formerly the Cavendish Mall) has been a community hub at the heart of the City of Côte Saint-Luc.
- Its design and location within the city make it easier to drive there than to use active transportation. A redesign of that portion of Cavendish Boulevard would offer an opportunity to make it easier and safer for pedestrians and cyclists to access the site and to introduce efficient public transportation. It will be important to pay attention to the urban integration of any new development with nearby residential areas.
- The presence of schools, hospitals, parks, as well as public and religious institutions

close to the site offers an opportunity to strengthen the role of Quartier Cavendish as a community hub.

- The City of Montreal plans to create a “green corridor” dedicated to pedestrians and cyclists, which will be developed close to the site. It will connect Angrignon Park, at the southern side of the island, to the Bois-de-Saraguay Nature Reserve on the north side. This project, along with the planned extension of Cavendish Boulevard, presents an opportunity to open up the area and make it easier to access the sector’s large green spaces.
- Development of the site will need to be carried out in stages in order to keep traffic flowing smoothly in the area during construction.



Images: Google Earth, 2022

What the owners of Quartier Cavendish would like to do

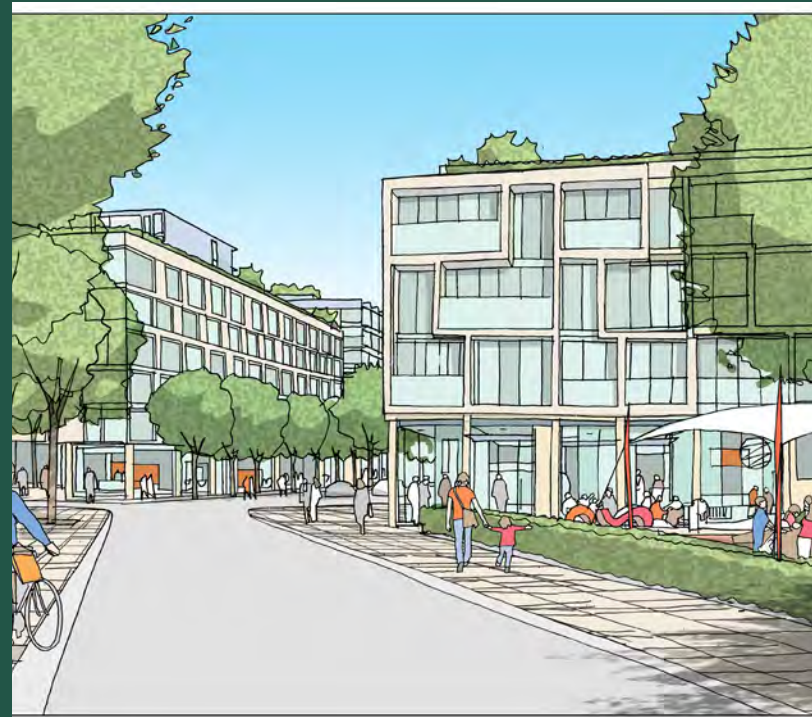
“The owners of Quartier Cavendish seek to create a modern, accessible, and sustainable mixed-use project that offers commercial spaces, retail and residential units. A place where people can live, work, and play, in the heart of Côte Saint-Luc.

We would offer a diversity of housing types and create spaces that are welcoming to residents of all ages. An enhanced pedestrian experience and bike paths would allow people to take advantage of a network of pocket parks and have ready access to surrounding community facilities. In addition, the project

would integrate a new food court with an outdoor terrace, so that the space remains a lively meeting place.

The new Quartier Cavendish would also include a public transportation hub and would be integrated with current and future transit connections such as the Cavendish extension. A commitment to sustainability would touch every aspect of the project, from encouraging the use of electric vehicles and car sharing to collecting grey water and rainwater and promoting green roofs.”

- *Michael Wolfe, The Cavendish Group*

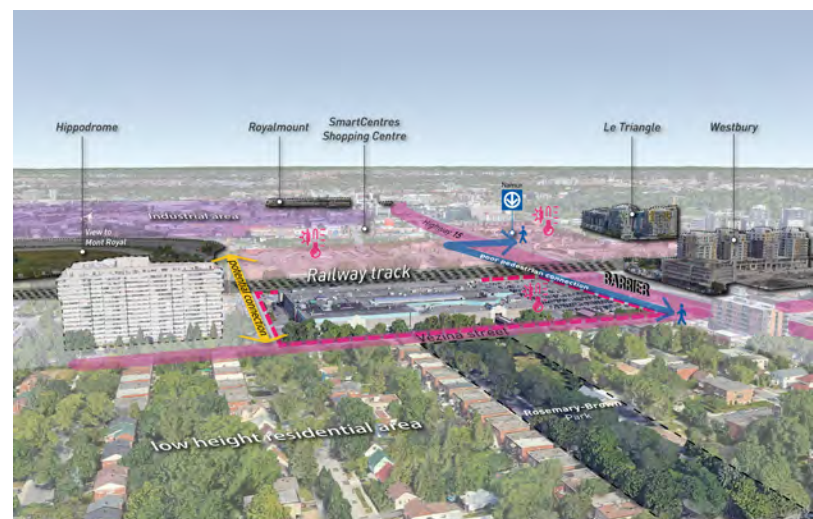
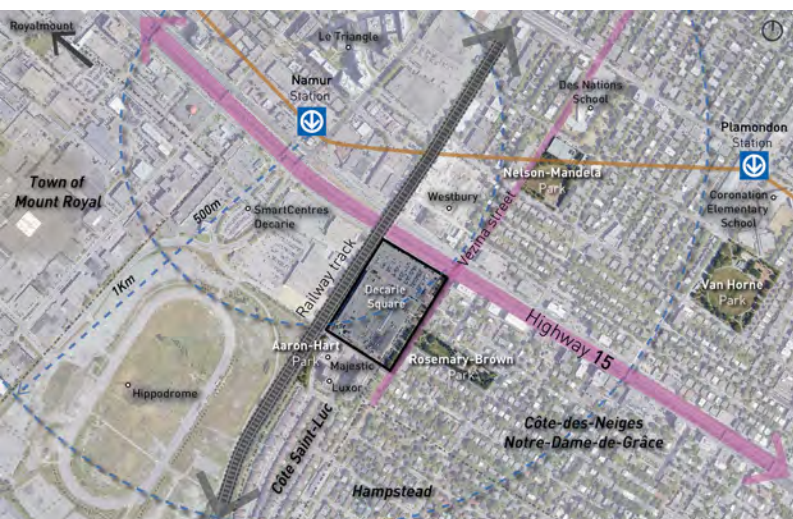


The shopping centre sites

Décarie Square

Characteristics of the site

- Décarie Square is close to two transportation infrastructures, which make it very accessible: the Namur metro station and the Décarie Expressway. There is also the potential to tap into the EXO commuter train line.
- This proximity to heavy infrastructure also creates challenges in terms of noise, connectivity, user-friendliness, and safety for pedestrians and cyclists.
- Significant heat islands created by the large, paved areas add to the discomfort experienced by pedestrians and cyclists, and the highway acts as a physical barrier to the north. Traffic congestion on Vézina Street and the Décarie Expressway can make it difficult to access the site.
- There are plans for a major redevelopment project on the Hippodrome site to the northwest. The redevelopment could offer the opportunity to connect the two areas on either side of the train tracks. For example, an elevated walkway could be built over the tracks.
- The Décarie Square site redevelopment must be considered in the context of the major redevelopments other cities and boroughs are planning or building nearby.



Images: Google Earth, 2022

What the owners of Décarie Square would like to do

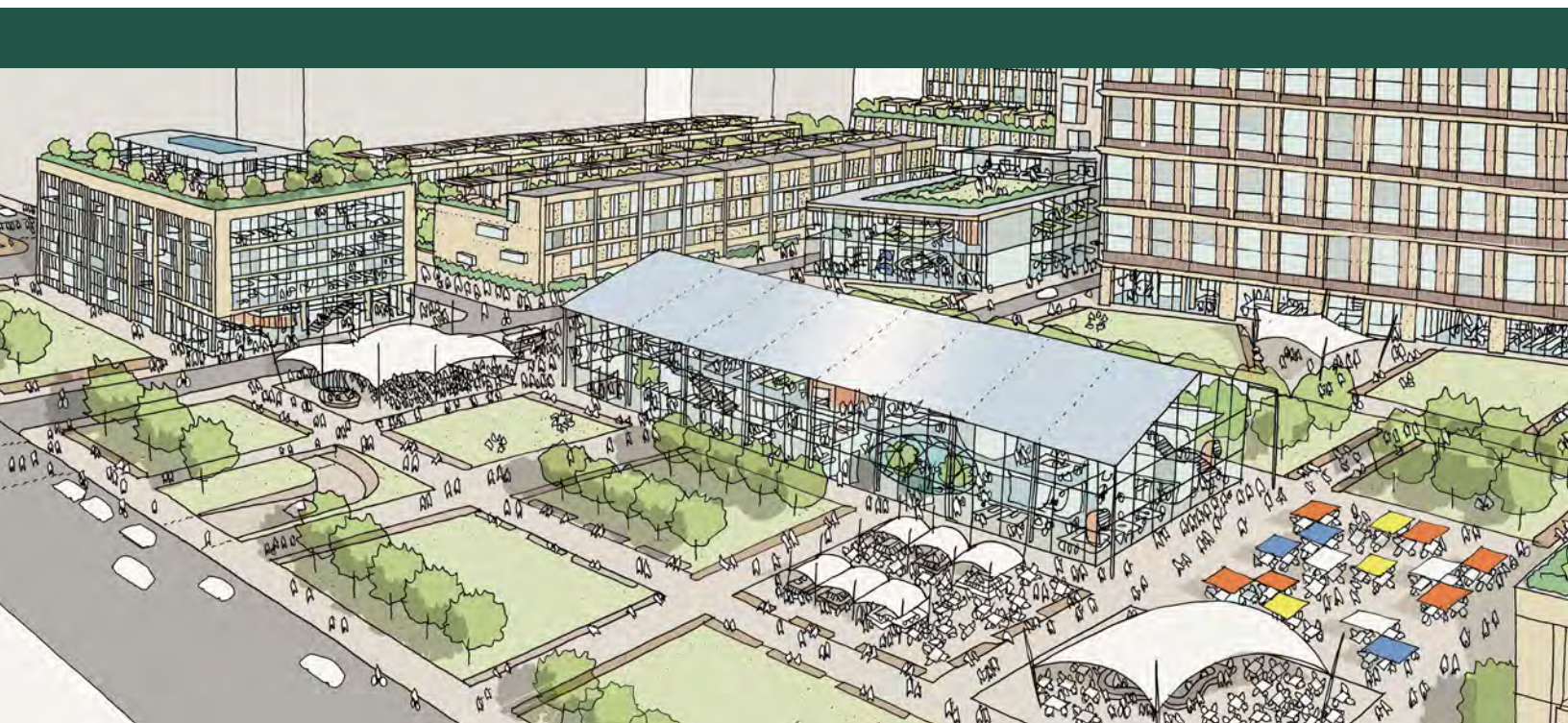
“We have dreamt of developing a new neighborhood focused on the well-being of its residents. An integrated community where Cote Saint-Luc residents and their neighbors would shop, socialize, eat, exercise, run errands and live affordably.

We have hired KPF, one of the world’s leading architectural firms, to revitalize the area and design a new walkable village-like community built around sustainability, green spaces and technologies that would improve the lives of our residents and the neighborhood. We have generously included community centers, a fresh food market, a spa, gyms, a wellness center, a medical center and multiple types of housing.

In addition, because residential spaces generate much less traffic than commercial spaces, this transformation should significantly reduce local traffic, making it easier for residents to access the Decarie corridor. Residential uses generate up to 12 times less traffic than commercial uses, as such, we have proposed to the city, a development whose objective would reduce local traffic in the long-term by up to 30%.

Furthermore, the project would integrate public transportation options, walkable paths, pedestrian crossings and an easier access to the metro network to give all Cote Saint-Luc residents better, safer and greener access mobility options.”

- Daniel Assouline, Principal & Partner, DLign



The shopping centre sites

Côte Saint-Luc Shopping Centre

Characteristics of the site

- The Côte-Saint-Luc Shopping Centre is bordered on the northwest by a railway track. This creates a significant physical barrier to the rest of the city but offers the opportunity to consider adding a new train station.
- As with the other shopping centres, the paved areas act as significant heat islands.
- There is a large green space between the two train tracks to the north, but it is not accessible to the public.
- The area surrounding the site is mainly residential, and its scale should be taken into consideration in any eventual redevelopment.
- Since Côte-Saint-Luc Road is not conducive to active transportation or public transit, people who live in the area are compelled to use their cars.
- The City of Montreal plans to create a “green corridor” for pedestrians and cyclists that would pass right by the site. It will connect Angrignon Park on the southern side of the island to the Bois-de-Saraguay Nature Park on the north side.



Images: Google Earth, 2022

What the owners of Côte Saint-Luc Shopping Centre would like to do

“The Côte Saint-Luc Shopping Centre redevelopment project would be a greener, fully integrated, mixed-use project with better connections to the rest of the city.

The everyday retail and service base would remain a core component of the redevelopment, with more modern spaces to suit people’s changing retail needs.

The creation of a variety of housing types would offer more choice and opportunities for residents who wish to live near services and amenities. Public gathering spaces, such

as patios, plazas, and playgrounds would be integrated into the project at the ground floor, providing places for the creation of community through planned events and impromptu neighbourhood gatherings. The integration of a multimodal network within the site, including a link to the Baily-Cavendish corridor, would provide alternative active options for those wishing to visit from anywhere in Côte Saint-Luc. There is also the potential for a suburban train station.”

- *Mona Poon, Project Manager, First Capital*



Have your say

The City is holding a variety of pre-consultation activities to find out what your hopes are for the future of Côte Saint-Luc.

Open House, September 18, 2022, from
10 am to 4 pm at the Aquatic and
Community Centre, 5794 Parkhaven Avenue

Other consultation
activities, Fall 2022



Online Survey, September 13 to October 31, 2022.
To fill it out, visit cotesaintluc.org/engage

Public Hearing, October 26, 2022, at
City Hall, 5801 Cavendish Boulevard

The feedback gathered during these activities will be summarized in a report that will be published in December 2022. The content of this report will guide the City in designing the new Master Plan.

To follow the process and stay informed, visit cotesaintluc.org/engage





For more information, visit www.cotesaintluc/engage