



Term Project CDN-NDG

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Montreal 2030

(Author, 2024)

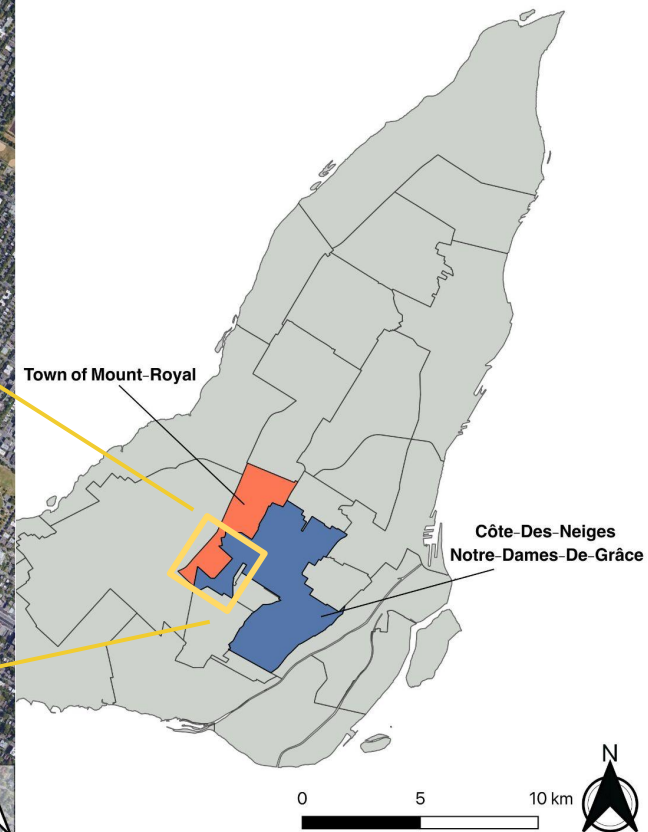
INTRODUCTION

01

Site of Analysis



(Author, 2024)



(Author, 2024)



Hippodrome
(OCPM, 2019)

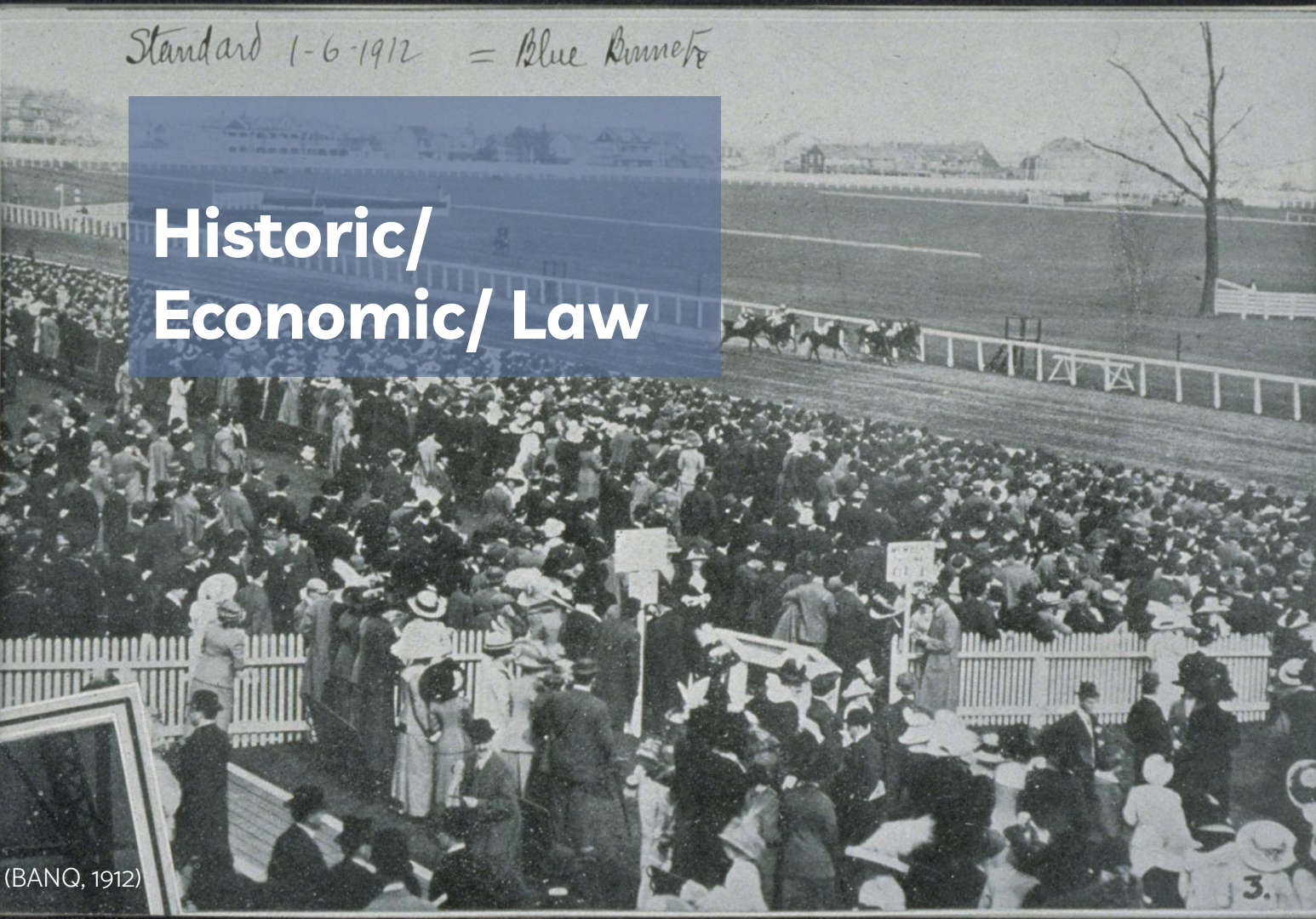


Royalmount
(Girard, 2021)

Closeup

Standard 1-6-1912 = Blue Bonnets

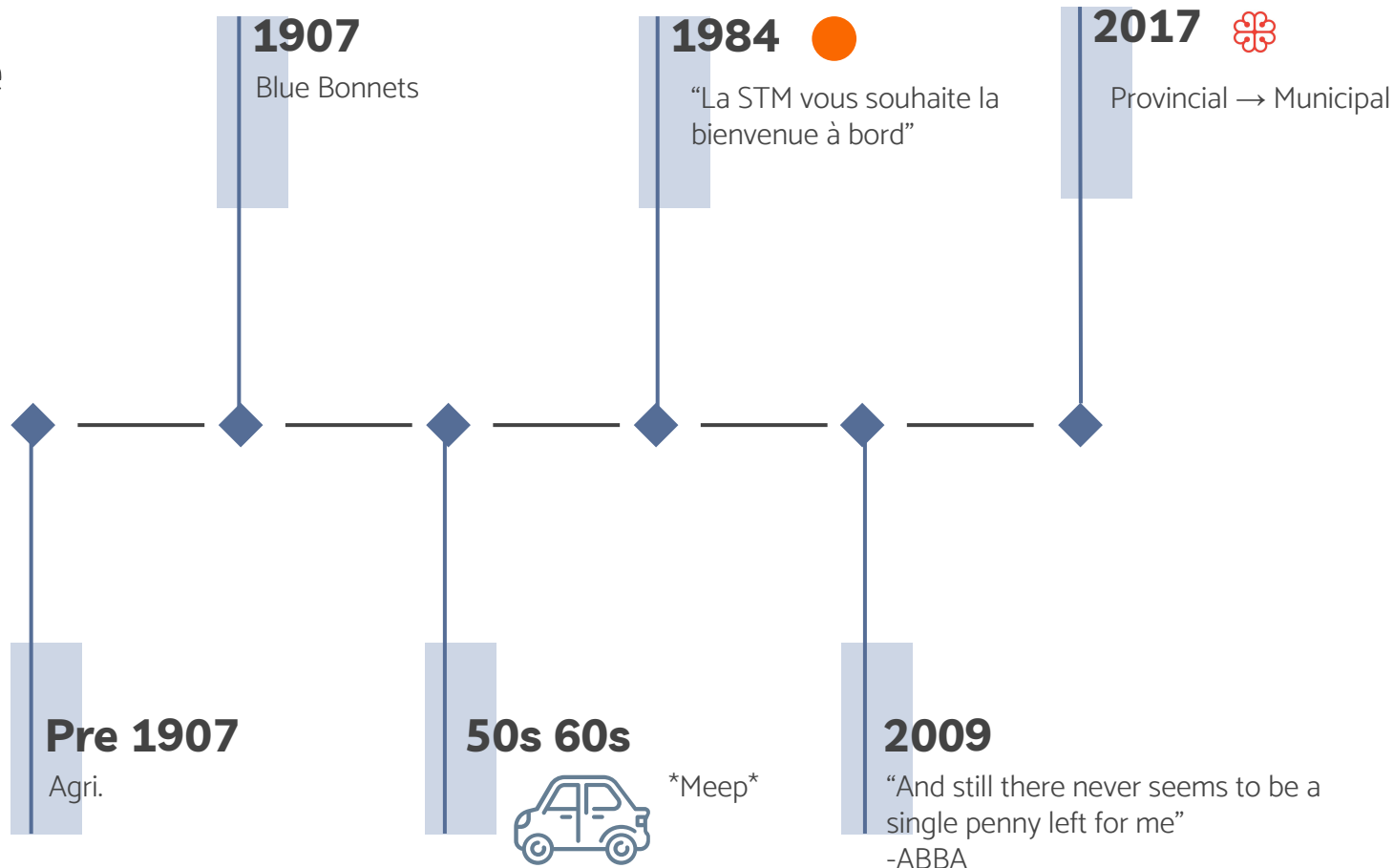
Historic/ Economic/ Law

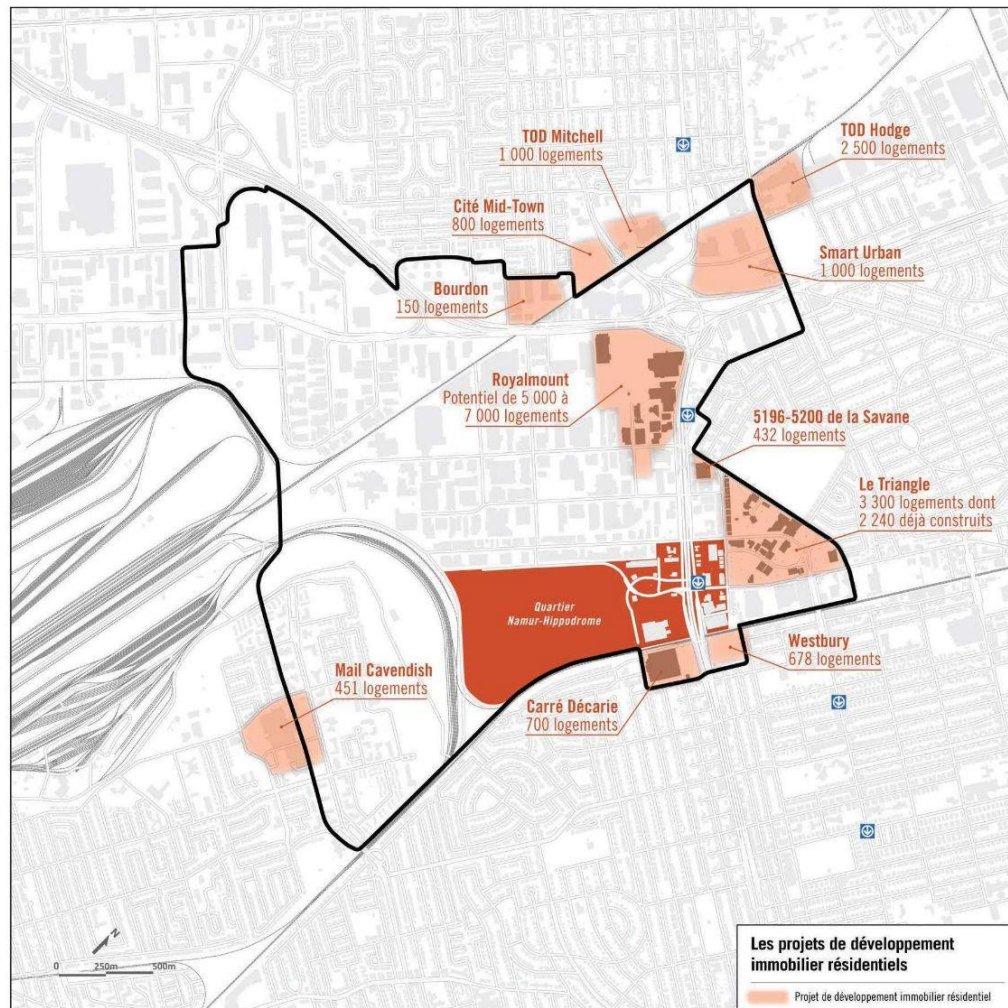


(BANQ, 1912)

02

History: Timeline



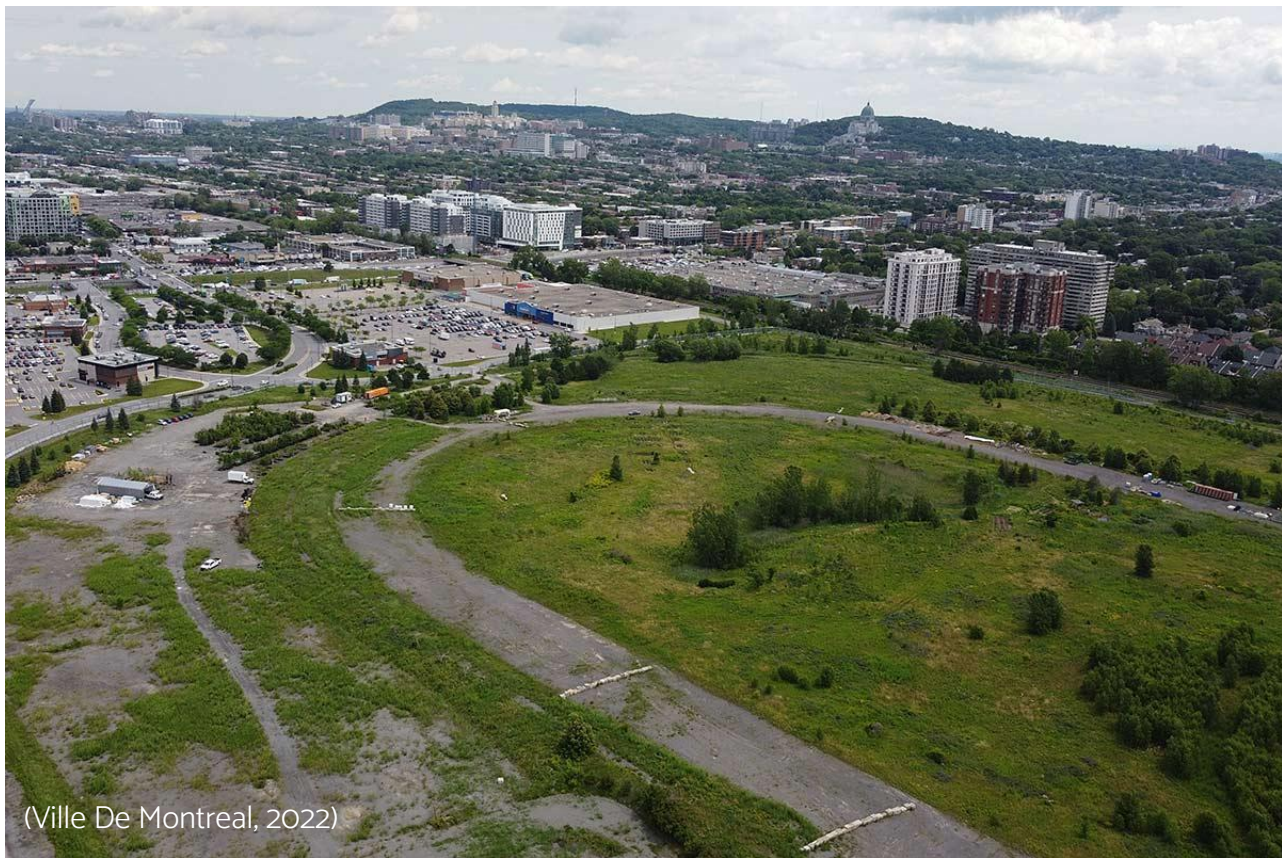


Investments

(OCPM, 2019, p. 49)



(Author, 2024)

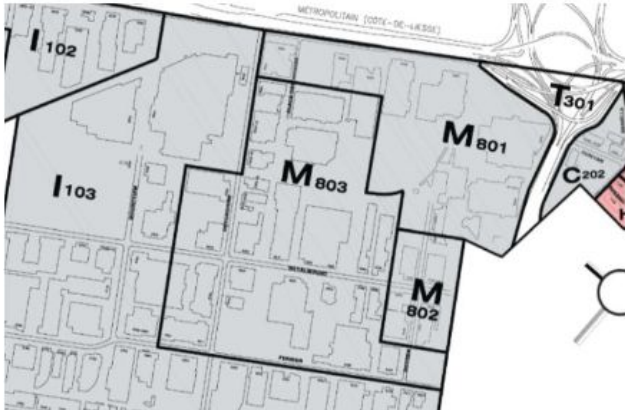


(Ville De Montreal, 2022)

Hippodrome

Royalmount

Zoning Grid
(TMR, 2024a)



Mayor Peter J.
Malouf
(TMR, 2024b)



Social and Cultural



03

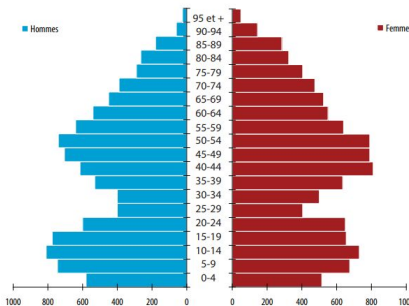
Ville de Mont-Royal

Édition octobre 2018



Demographics of Royalmount

*Pyramide des âges,
ville de Mont-Royal, 2016*



- Population: Approximately 20,276 residents (2016 census)
- Age Distribution: 20% seniors aged 65 and older
- Cultural Diversity: Nearly two-thirds of residents from immigration
- Land use: residential and industrial

Source : Statistique Canada, recensement de la population 2016.

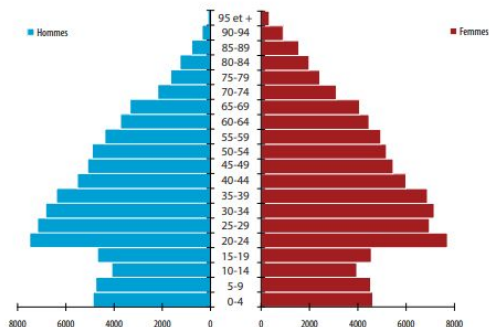
Arrondissement de Côte-des-Neiges– Notre-Dame-de-Grâce

Édition mai 2018



Montréal 

*Pyramide des âges, arrondissement de
Côte-des-Neiges–Notre-Dame-de-Grâce, 2016*



Demographics of Hippodrome

- Population: Over 166,520 residents (2016 census)
- Age Distribution: Younger demographic profile
- Cultural Diversity: Higher immigrant population
- Land use: mix of residential, commercial, institutional, and recreational

Community Dynamics



(Ceausu, 2022)

Royalmount

- Rapid evolution with luxury residential and retail developments
- Estimated 25 to 35 million visitors per year
- Challenges to social fabric



(Global news, 2023)

Hippodrome

- Facing bureaucratic hurdles and community dissatisfaction
- Highest population growth rate in Montreal
- Challenges with affordable housing and unmet promises

Navigating challenges in Royalmount



(CBC news, 2019)

Addressing concerns

E.g traffic congestion and
affordable housing
shortages

Critiques

Mayor Valérie Plante's
critique on social housing
provision

Need for collaborative efforts and innovative solutions

Navigating challenges in Hippodrome

**Overcoming
bureaucratic
inertia and
community
dissatisfaction**

**Unmet
promises**

E.g increased police
patrols and affordable
housing

**Prioritizing
community
engagement
and social
welfare
programs**



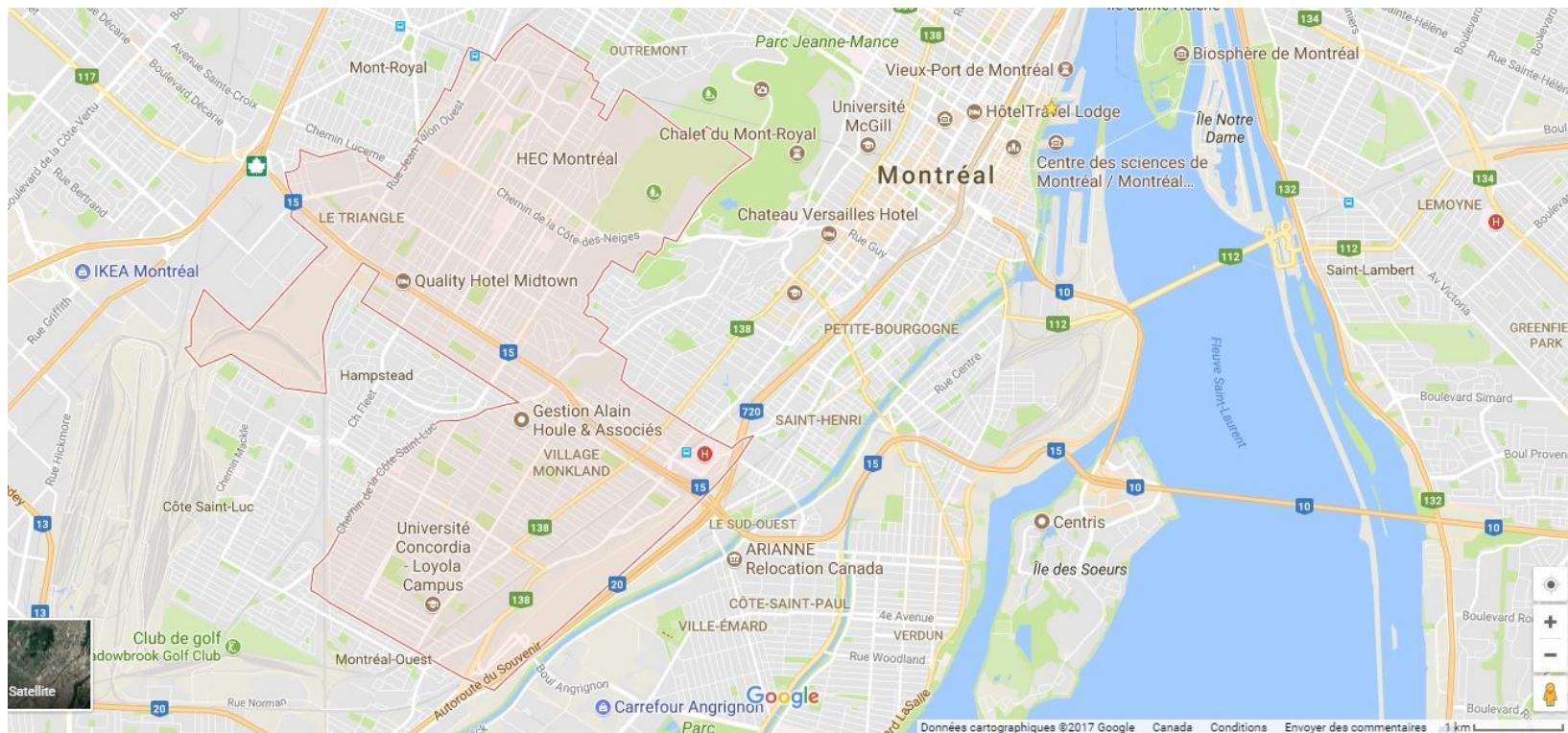
(The Gazette, 2022)

An aerial photograph of Central Park in New York City during autumn. The park's lush greenery is interspersed with trees showing vibrant yellow and orange foliage. A winding road and a small pond are visible within the park's boundaries. In the background, the dense urban landscape of Manhattan is visible, with numerous skyscrapers and buildings. A semi-transparent dark blue rectangular box is overlaid on the left side of the image, containing the text "Bio & Physical" in white.

Bio & Physical

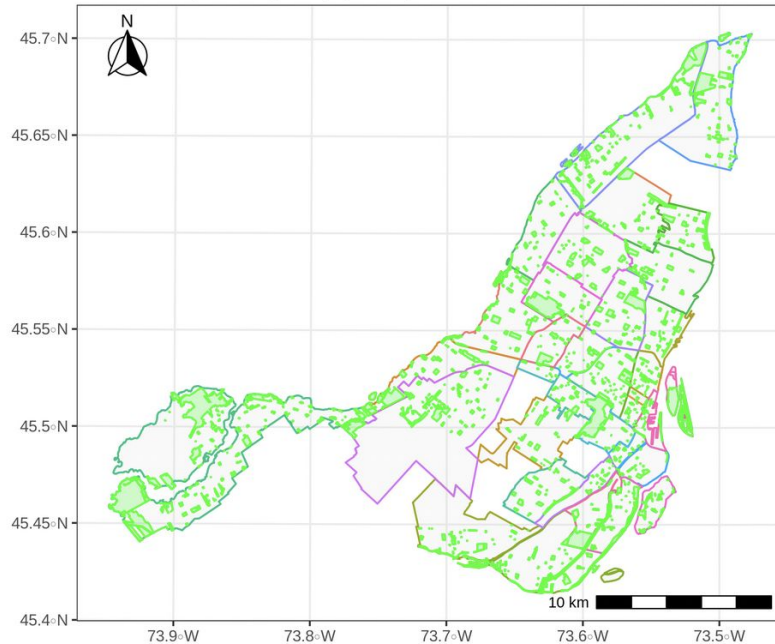
04

CDN-NDG



Green spaces

1155 sites covering 4293 ha in Montreal out of 36753 ha total
10% of the city is occupied by green spaces



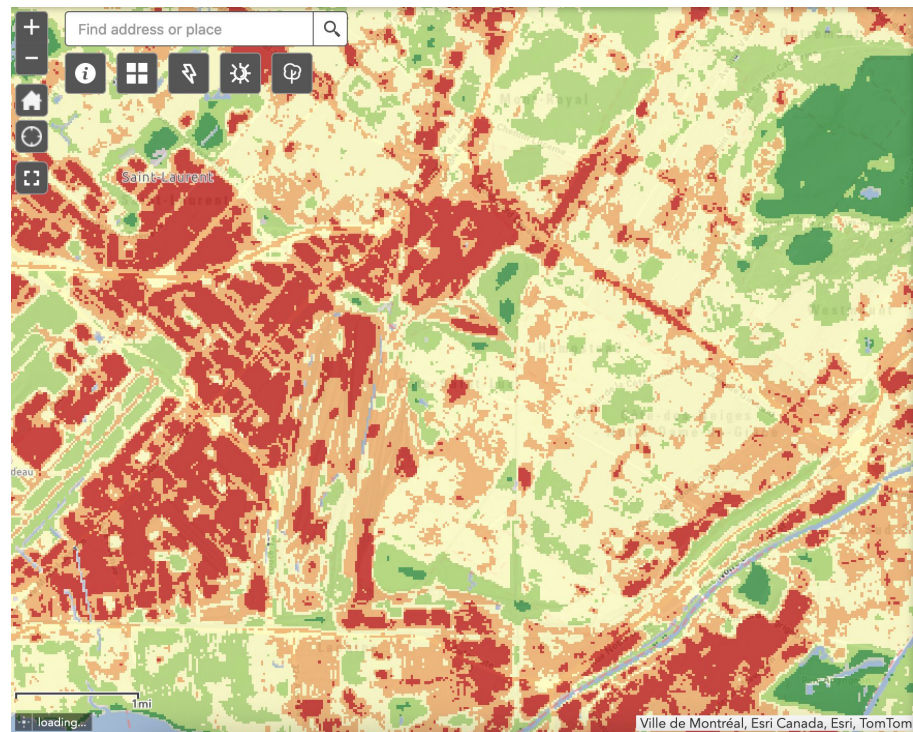
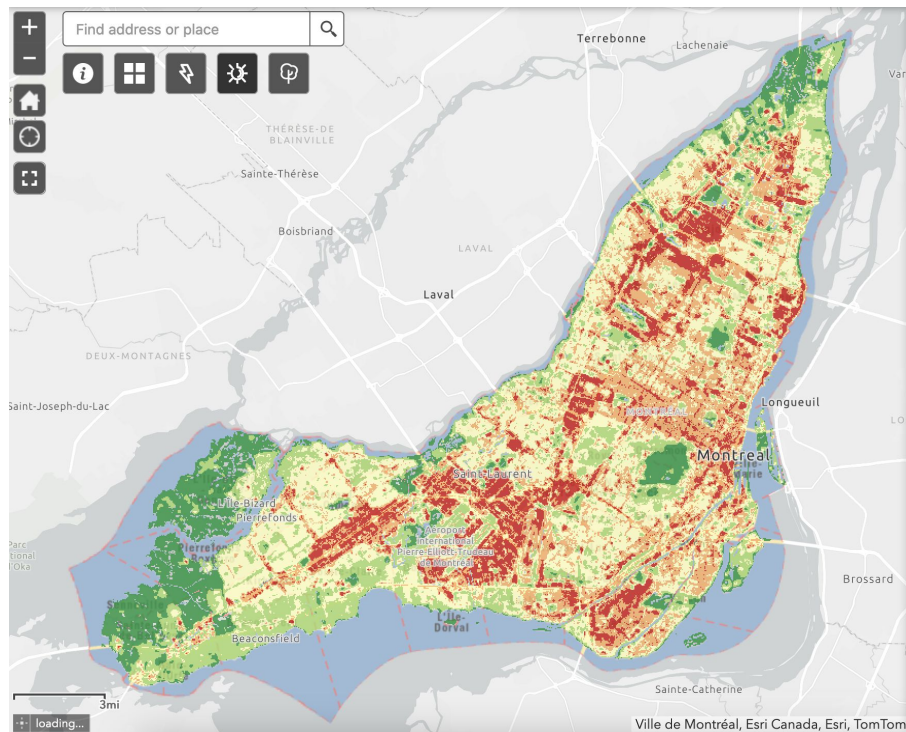
Green spaces considered:
Parc de quartier, Parc écran, Place publique, Parc de voisinage, Bande riveraine, Espace vert
Square, Parc linéaire, Parc urbain, Parc métropolitain, Parc-nature, Promenade urbaine

Neighbourhood

Ahuntsic	Parc-Extension
Anjou	Peter McGill
Bordeaux-Cartierville	Petite-Bourgogne
Centre-Sud	Petite-Patrie
Côte-des-Neiges	Pointe Saint-Charles
Faubourg Saint-Laurent	Pointe-aux-Trembles
Hochelaga-Maisonneuve	Rivière-des-Prairies
Lachine	Rosemont
LaSalle	Saint-Henri
Le Plateau-Mont-Royal	Saint-Laurent
Mercier-Est	Saint-Léonard
Mercier-Ouest	Saint-Michel
Montréal-Nord	Verdun
Nord-Ouest de l'île	Vieux-Montréal
Notre-Dame-de-Grâce	Ville-Émard/Côte Saint-Paul
Outremont	Villeray

Green Neighbourhood

Heat Islands



Transit





Pedestrian Bridge



360,000

Daily Interchange
Users

70,000

Expected
Roualmount Users

20-30 min

Increased Evening
Traffic Time

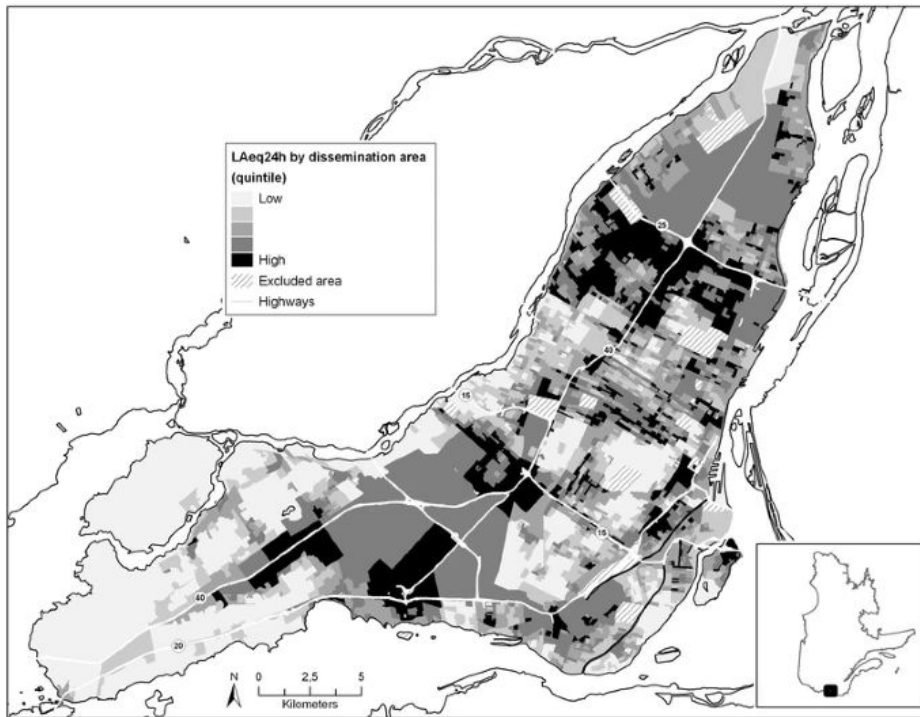


Commission sur le développement
économique et urbain et l'habitation (CDEH)

Recommendations:

- Improve TOD practices
- Focus on human environment + bike connections
- Provide traffic and environment analysis to reinforce claims of design

Traffic Implications



Dix30 neighbour warns Royalmount project could bring noise and traffic

Brossard resident Gaétan L'Heureux said mayors for all affected communities should study potential impacts before shovels hit the ground.

Marian Scott • Montreal Gazette

Published Feb 05, 2019 • 5 minute read



Gaétan L'Heureux, left, and Mohamed Belmoun live on des Prairies Rd. in Brossard. They say they suffered from increased traffic, noise and pollution on their residential street when the Dix30 mega-mall was built and are spearheading a class action against the city. PHOTO BY PIERRE OBENDRAUF /Montreal Gazette

- Impacts would affect future Hippodrome development and nearest residential streets (Hampstead)
- Most likely not to impact much of TMR
- Brossard settled and paid out over 300 residents to compensate for deteriorated quality of life, due to DIX 30 impact

Noise



LaPresse, 2019



Soil and Waste

1 2 3 4 5 6

Les sols sont ensuite chargés dans un camion et un bordereau de suivi est rempli et enregistré dans Traces Québec par la personne qui a supervisé leur excavation. Ce bordereau contient tous les renseignements nécessaires pour bien suivre les sols transportés.



- Removed around 7000 tons of contaminated soil
- Trace Quebec
- First company in province to voluntarily sign up
- Hippodrome
 - “a neighborhood with low ecological footprint, carbon neutral, innovative and rooted in the community.” OCMF

86%

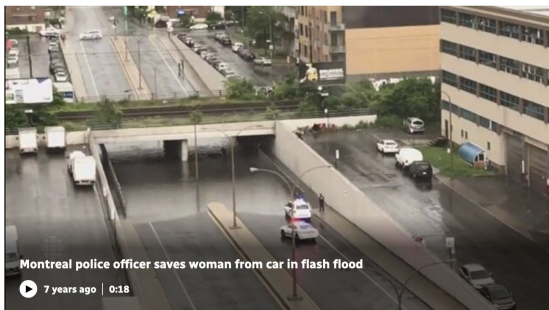
RAINWATER HARVESTING

86% reduction in rainwater flow discharged into municipal sewers, an amount equal to 120 residential swimming pools for every 20-minute rain shower.

Water Sewage



The July 14, 1987 Decarie Expressway flood. PHOTO BY PIERRE OBENDRAUF / Montreal Gazette



Montreal police officer saves woman from car in flash flood

7 years ago | 0:18

NDG residents call on Montreal to renovate underground infrastructure after floods

City has yet to make needed repairs despite problem persisting for decades, residents say

CBC News · Posted: Aug 03, 2023 6:25 AM EDT | Last Updated: August 3, 2023



A group of western NDG residents say at least 600 residences were affected by the flooding, contrary to what the city claims. (CBC)



City workers clear up debris damaged by flood waters on West Broadway St. in Notre-Dame-de-Grâce on Monday, July 17, 2023 in the aftermath of a sudden, heavy and persistent rainfall. PHOTO BY JOHN KENNEY / Montreal Gazette



Conclusion

05

Remarks

General

- Pandemic drastically slowed down the development and construction of these projects
- Royalmount Phase 1 August 2024
- OCMP vastly involved with both, good for public representation
- Criticism and pushback from politicians and public

Monitoring

- Demographics
 - Sociodemographic disparities
 - Impact of land prices
 - Gentrification
- Sustainability
 - Effectiveness of project claims
- Traffic
 - Traffic analysis and community feedback
 - Incorporation of further transit development

Montreal 2030

Royalmount

- Exclusive space, divides rather than unites
- Contributes to ecological transition (in design/theory)
- Increases attractiveness to city
- No mention of Indigenous participation



Hippodrome

- Demonstrates solidarity, equity and inclusion through social housing
- Improved access to services
- Contributes to ecological transition
- No mention of Indigenous participation

A photograph of the facade of Notre Dame de Grace church. The building features a brick base, two large white columns, and a central window. Above the columns is a stone pediment with the inscription 'NOTRE DAME DE GRACE'. The top of the facade has a decorative archway and a flagpole with a red and white flag. A semi-transparent blue rectangle is overlaid on the upper part of the image, containing the text 'THANK YOU' in white capital letters. The sky is blue with some clouds, and green foliage is visible on the left side.

THANK YOU

NOTRE DAME DE GRACE

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