



FAQ

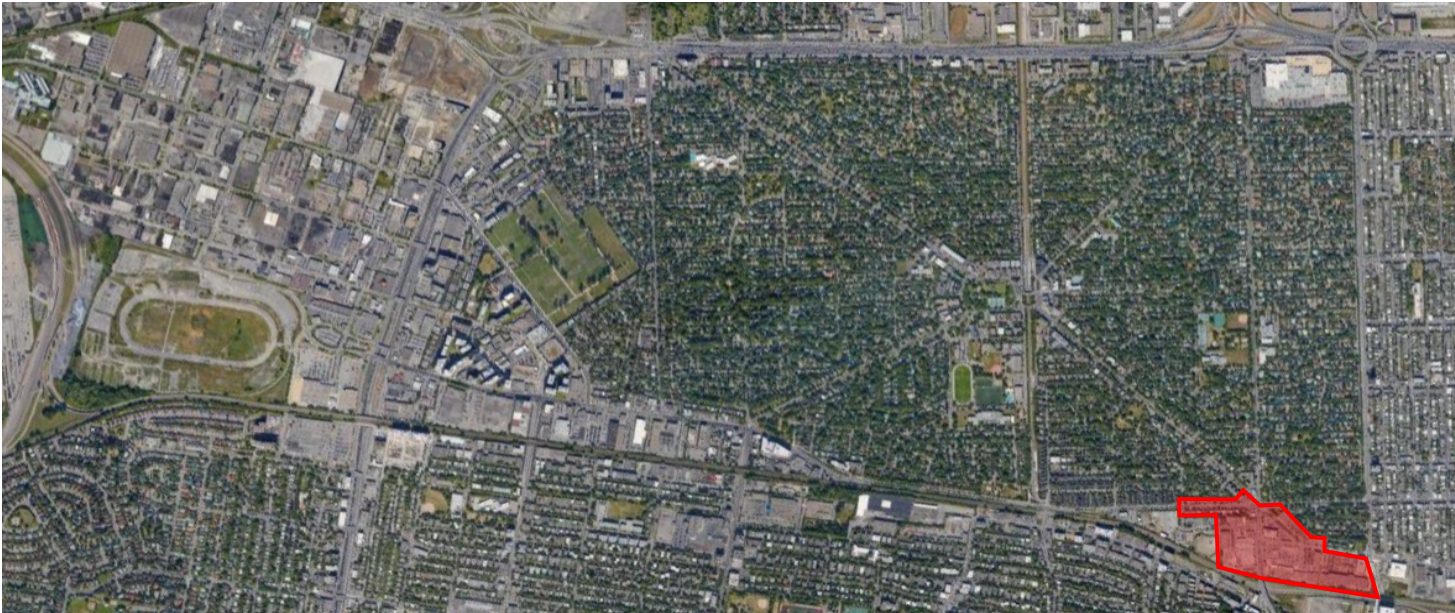
Questions + Answers

Q: What is a Special Planning Program (PPU)?

A: A PPU is a component of the Urban Plan. It is a long-term (15 to 20 years) detailed plan for a sector that is expected to undergo significant changes. The PPU sets a vision and direction for development based on the major issues facing the sector as well as the concerns, needs and expectations of residents.

Q: What is the target sector?

A: The area of intervention is the Beaumont sector, located at the southeastern entrance to Ville de Mont-Royal. It borders the municipal boundaries of the neighbouring boroughs of Outremont and Villeray–Saint-Michel–Parc-Extension. The target area is delimited by avenue Dresden to the north, chemin Clyde to the west, the Canadian Pacific Railway to the south, and boulevard Acadie to the east.



Q: Why develop a PPU for the Beaumont sector?

A: In the Urban Plan, Beaumont is a strategic city entrance sector known as a sector to be transformed (“secteur à transformer”). The Beaumont PPU is propelled by surrounding major projects, such as the MIL Campus and the rehabilitation of the Rockland viaduct. Ville de Mont-Royal also aims to consolidate private development initiatives in the sector while improving the economic vitality and the quality of life of residents.

The Beaumont sector has tremendous redevelopment potential thanks to the presence of the Acadie metro station and sprawling shopping centre parking lots. By setting detailed directions and a clear vision, Ville de Mont-Royal intends to guide the sector’s transformation towards a more dynamic and harmonious future.

In short, the Beaumont sector is undergoing significant change and is poised to become a dynamic pole of attraction for the city. Collaboration between public and private stakeholders will be essential to ensure the success of this transformation.

Q: What is included in the Urban Plan for the Beaumont sector, and how will this guide the PPU vision?



A: In the Urban Plan, the Beaumont sector is identified as a sector to be transformed. Specifically, the Urban Plan provides for a range of activities with residential density targets of between 80 and 150 dwellings per hectare. The different activities include, but are not limited to, high density multi-family and community housing, as well as a wide variety of shops and public services. Public infrastructure, including green spaces and transportation infrastructure, is also addressed. Overall, the Beaumont sector is destined to become a complete and prosperous living environment, but the success of the project depends on detailed and collaborative planning.

Q: How can the community participate in the Beaumont PPU development process?

A: Ville de Mont-Royal is committed to working with local residents and stakeholders to make the Beaumont sector a dynamic and attractive place. To this end, a communication plan has been developed to guide Ville de Mont-Royal's actions at every stage of the process. In concrete terms, this will be reflected in the implementation of a public participation approach from the outset of the project in order to hear residents' expectations and concerns about the sector's development and inform them of the decisions taken and the reasons behind those decisions. The following meetings will take place:

1. Announcement of Beaumont PPU and posting of an evolving FAQ (April 2024)
 - The questionnaire is designed to inform the public about the specifics of a Special Planning Program (PPU), including specific information about the Beaumont sector.
2. Business community meeting (April 3, 2024)
 - Businesses within the perimeter of the Beaumont PPU will be invited to meet individually to express their ideas, expectations and concerns about the future of the sector.
3. Participatory workshop for residents (May 7, 2024)
 - Residents will have the opportunity to engage with professionals on the five main themes that will shape the sector's redevelopment vision:
 1. Mobility
 2. Mixed uses
 3. Quality of life
 4. Environment
 5. Architectural integration
4. Online survey (May 2024 – TBD)



- The purpose of the survey will be to hear ideas and comments about planning and revitalization of the Beaumont sector from more people than attended the participatory workshop.
5. **Information session (June 2024)**
- Residents will have the opportunity to attend the presentation of the preliminary version of the Beaumont PPU, including a summary of its components:
 1. Background: The sector's profile and challenges
 2. Vision and goals for the future
 3. Action plan: the tools needed to achieve the objectives and the interested stakeholders
6. **Public consultation session (Fall 2024)**
- The public will be invited to the public consultation session under the *Act Respecting Land Use Planning and Development* to comment on the draft by-laws under the Beaumont PPU.

For more information about the public participation process, please visit the Ville de Mont-Royal website, in particular the page on the Beaumont PPU in the major projects section.



Q: Will the expectations of and concerns raised by residents be taken into consideration?

A: Yes, municipal council members will review all the questions and comments received. In addition, the municipal council plans to provide feedback on the consultation process prior to the adoption of the final by-laws. The terms and conditions of this feedback will be announced once they become known.

Q: What legislative reference authorizes and guides the implementation of a PPU?

A: The *Act respecting land use planning and development (C.Q.L.R., c. A-19.1)*, sections 84 and following. The following is an excerpt from the Act.

84. The planning program may include a special planning program for part of the territory of the municipality. The special planning program may contain elements aimed at fostering sustainable urban planning and objectives, targets and any other measure intended to ensure or facilitate its implementation. In particular, the special planning program must

- 1° state the objectives pursued;*
- 2° plan in detail land use development in the part of the territory it concerns; and*
- 3° specify the urban planning rules and criteria proposed.*

85. A municipality may, by by-law, adopt a program to acquire immovables, by agreement or expropriation, for all or part of the territory covered by a special planning program, with a view to alienating or leasing the immovables for the purposes provided for in the special planning program. The municipality may implement the program to acquire immovables once the planning by-laws consistent with the special planning program are in force. It may administer any immovable it holds under the program and carry out any work on it.

86. A municipality may acquire any immovable, by agreement or expropriation, even if the immovable is not covered by a program to acquire immovables, with a view to alienating it or leasing it to a person who requires it to carry out a project that is consistent with a special planning program, if the person is already the owner of land or the beneficiary of a promise of sale of land representing two-thirds of the area the person needs to carry out the project. The municipality may administer any immovable it holds under the first paragraph and carry out any work on it.

87. A municipality may, by by-law, adopt a revitalization program in respect of all or part of its territory for which the planning program contains such an objective. Such a program may include the categories of buildings, persons or activities to which it applies, as well as specific rules for each of those categories. Despite the Municipal Aid Prohibition Act (chapter I-15), such a program can provide financial assistance for up to 10 years, including tax credits, for any purpose it provides.