



Special Urban Planning Program

City Entrance

Public workshop
January 29, 2026

Welcome note

Atelier Urbain

Collective catalyst



Atelier Urbain is a development, urban planning and facilitation firm that stands out for its avant-garde integration of best practices.

The firm's name evokes the space for the exchange of knowledge, collaboration and creation that is its trademark.



Agenda

19 h 10 Presentation of l'Atelier Urbain

Collaboratives activities

19 h 35 Built Environment

20 h 10 Public space and Vegetation

20 h 35 Mobility

Back together

20 h 55 Sharing outcomes and closing remarks



Consultation objectives

- Identify emerging vision elements for the area
- Gather feedback on planning and design principles to support the revitalization of the area
- Understand preferences for the look, feel, and character of the future experience

An aerial photograph showing a city's entrance area. In the foreground, there's a large parking lot with several cars. Behind it, a Walmart store is visible. To the left, a Max store is also present. In the background, a river flows through a lush, green landscape with many trees. A bridge or overpass structure is visible in the distance.

Objectives of the City Entrance SPP

- Define a strong and coherent vision for the city entrance
- Guide the integration of the built environment and public spaces through clear planning and architectural guidelines
- Improve mobility for all travel modes, supported by a traffic study
- Support concrete implementation through regulatory tools and an action plan



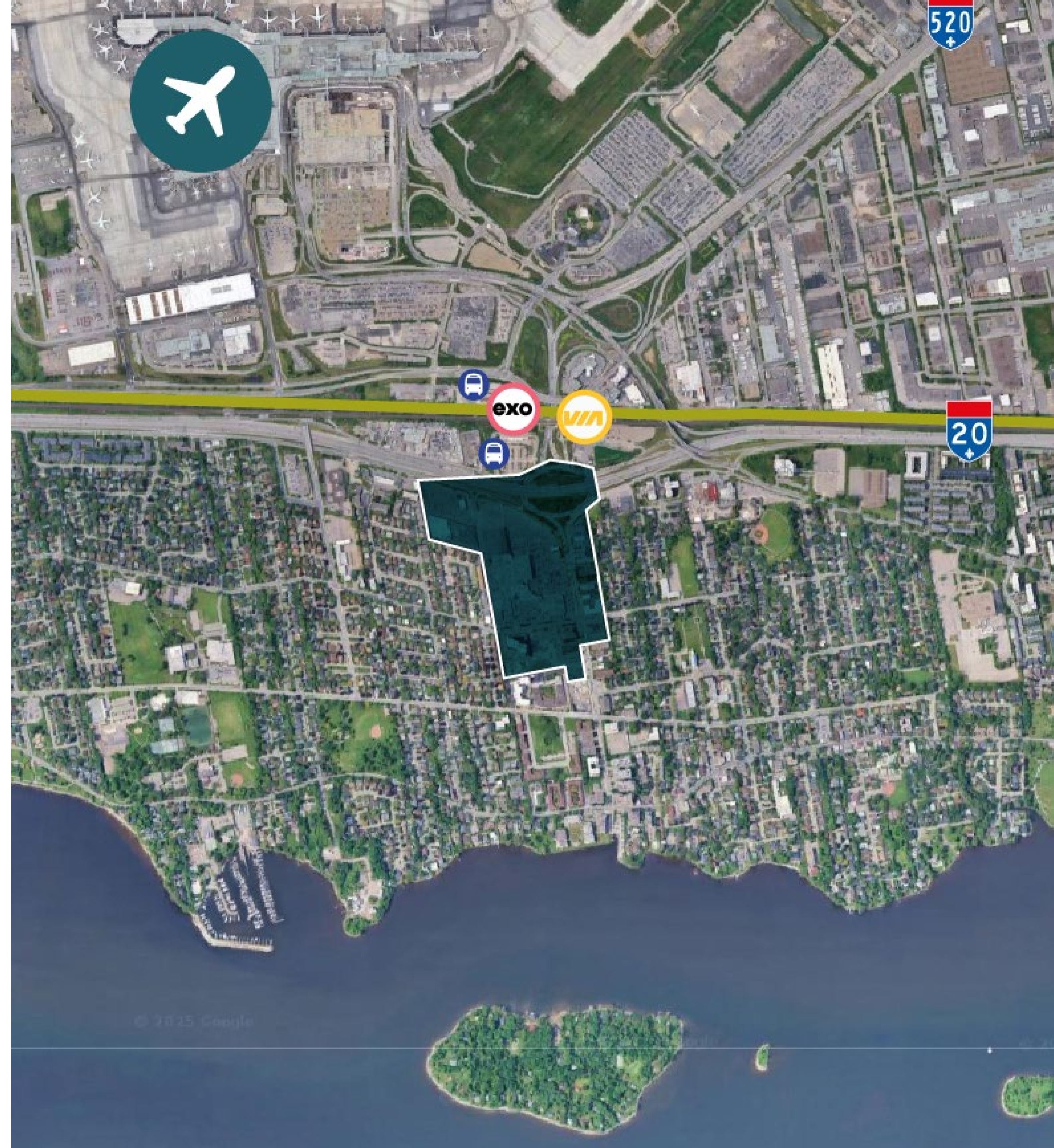
Process



SPP Sector

Area of intervention

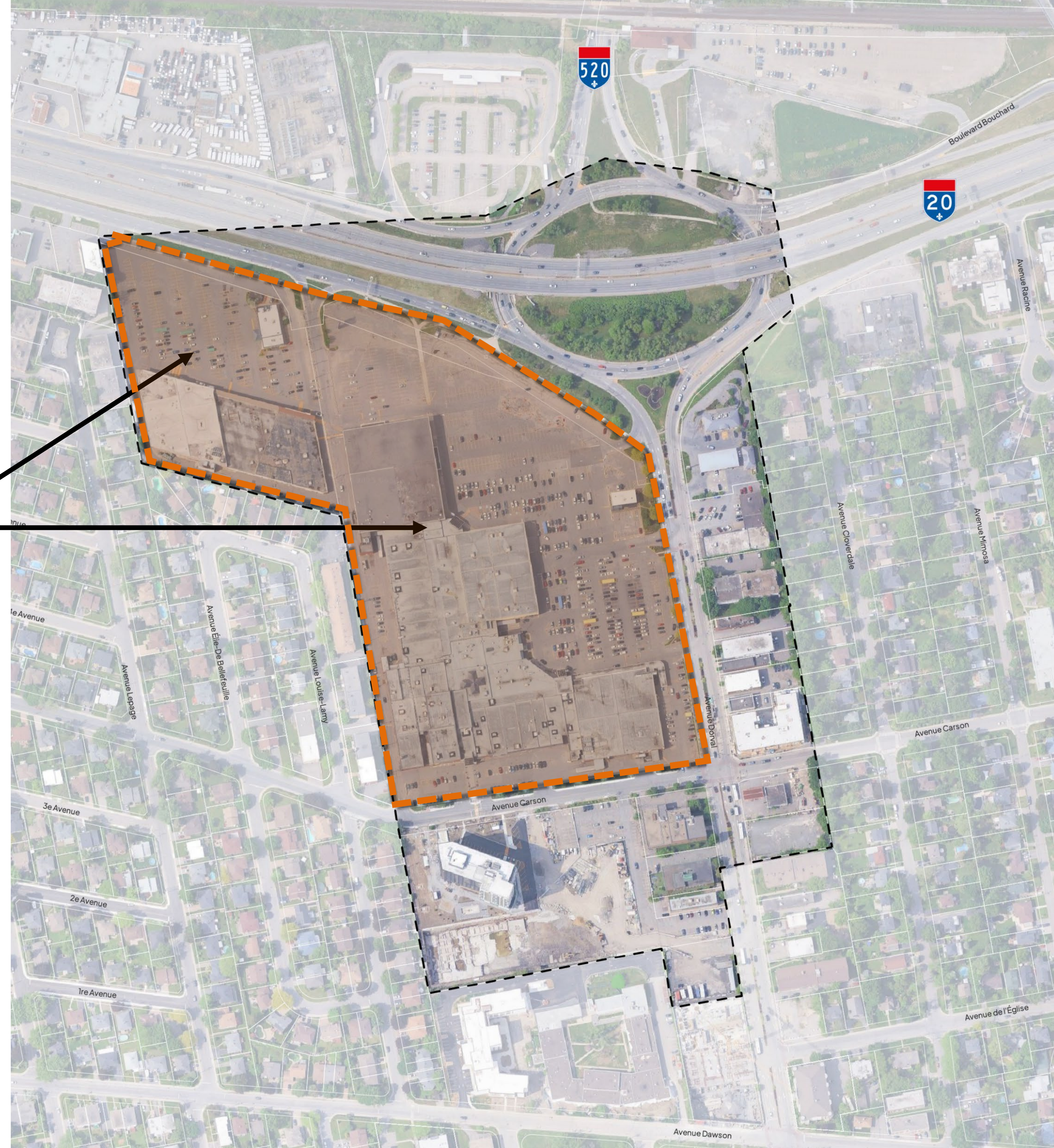
Area: 15.1 ha



Area of intervention

Les Jardins Dorval and surroundings

- Shopping center and large retail stores
- Commercial area: 35 900 m²



Area of intervention

Avenue Dorval

- Retail
- Mixed-use residential buildings with small shops at street level



Area of intervention

Avenue Carson

- Mixed-use multifamily buildings with shops at street level

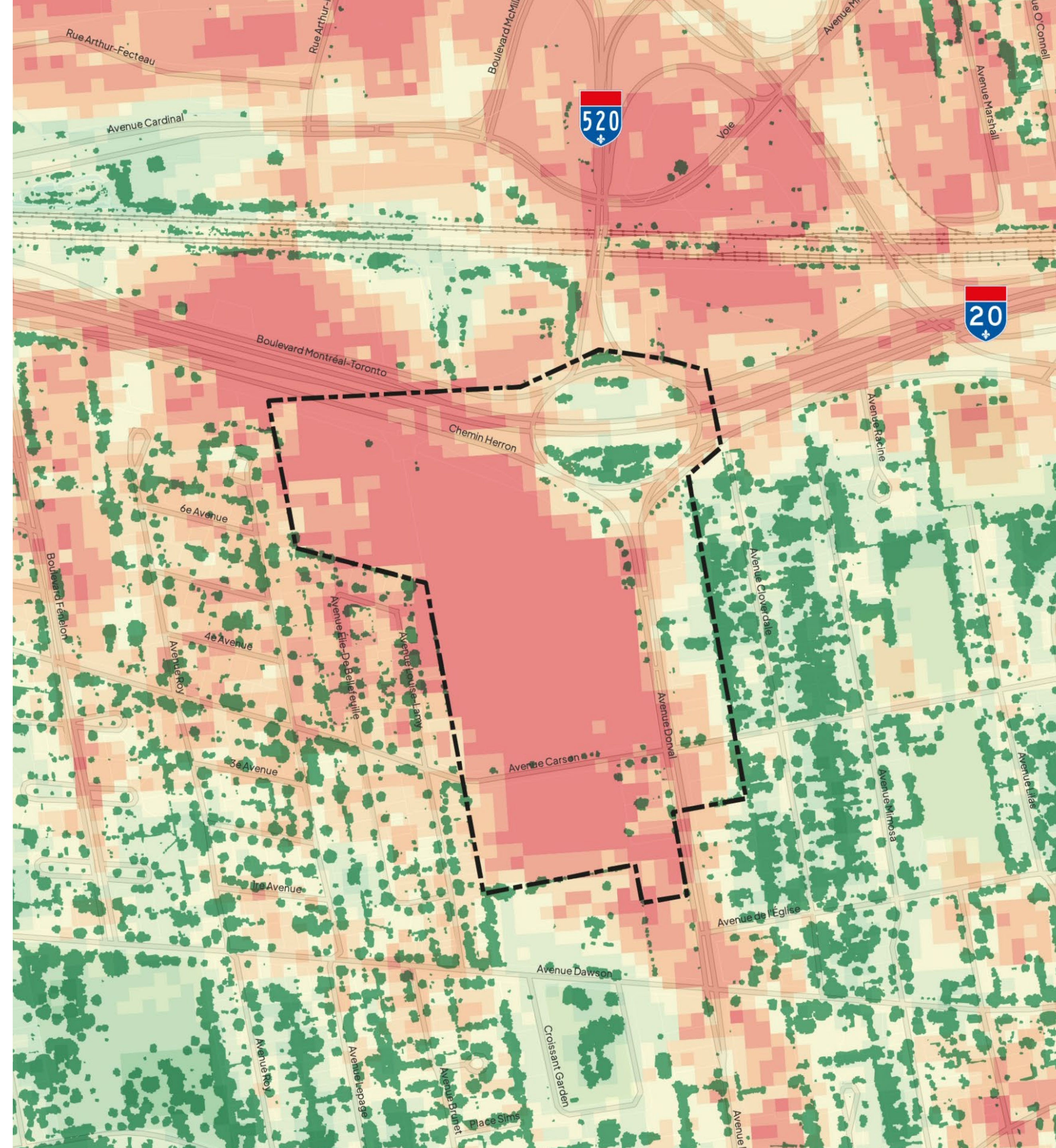


Diagnosis



A model under strain

Major heat island and lack of vegetation





A model under strain

Unfriendly walking and cycling environments





A model under strain

A city entrance in need of activation



Source: Air Photo Max

A transformation already underway

An opportunity to increase density near public transit



Source: CMM

**A vision to
imagine**

Key planning principles



**Built
Environment and
Land Use**



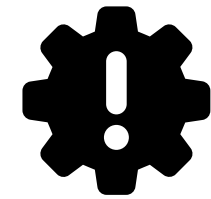
**Public spaces and
Vegetation**



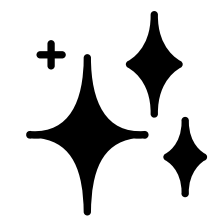
Mobility



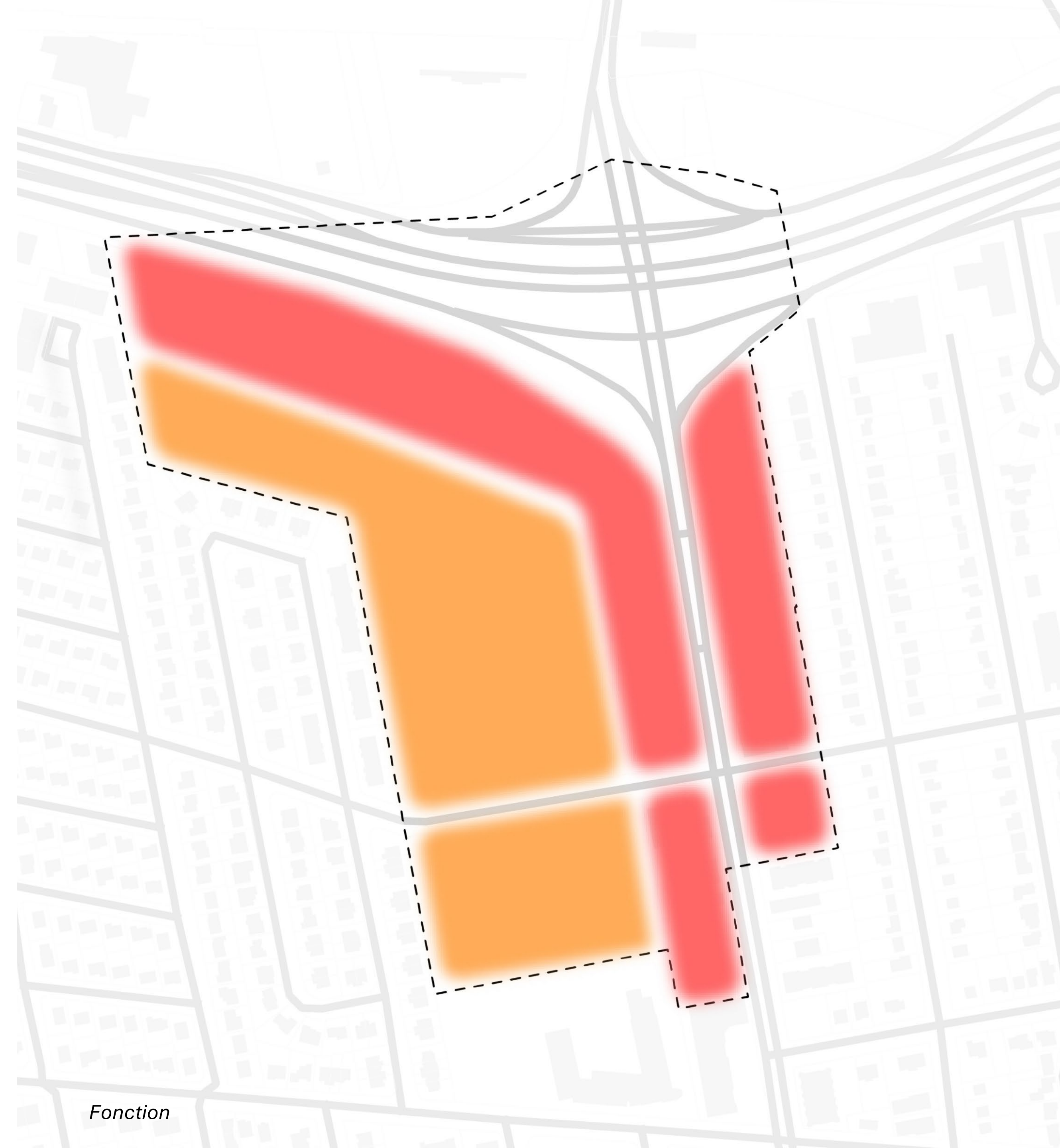
LAND USE



A monofunctional commercial hub with municipal-level reach



Transforming the area into a regional commercial hub integrated within a mixed-use, dense, and vibrant neighbourhood



Fonction



LAND USE

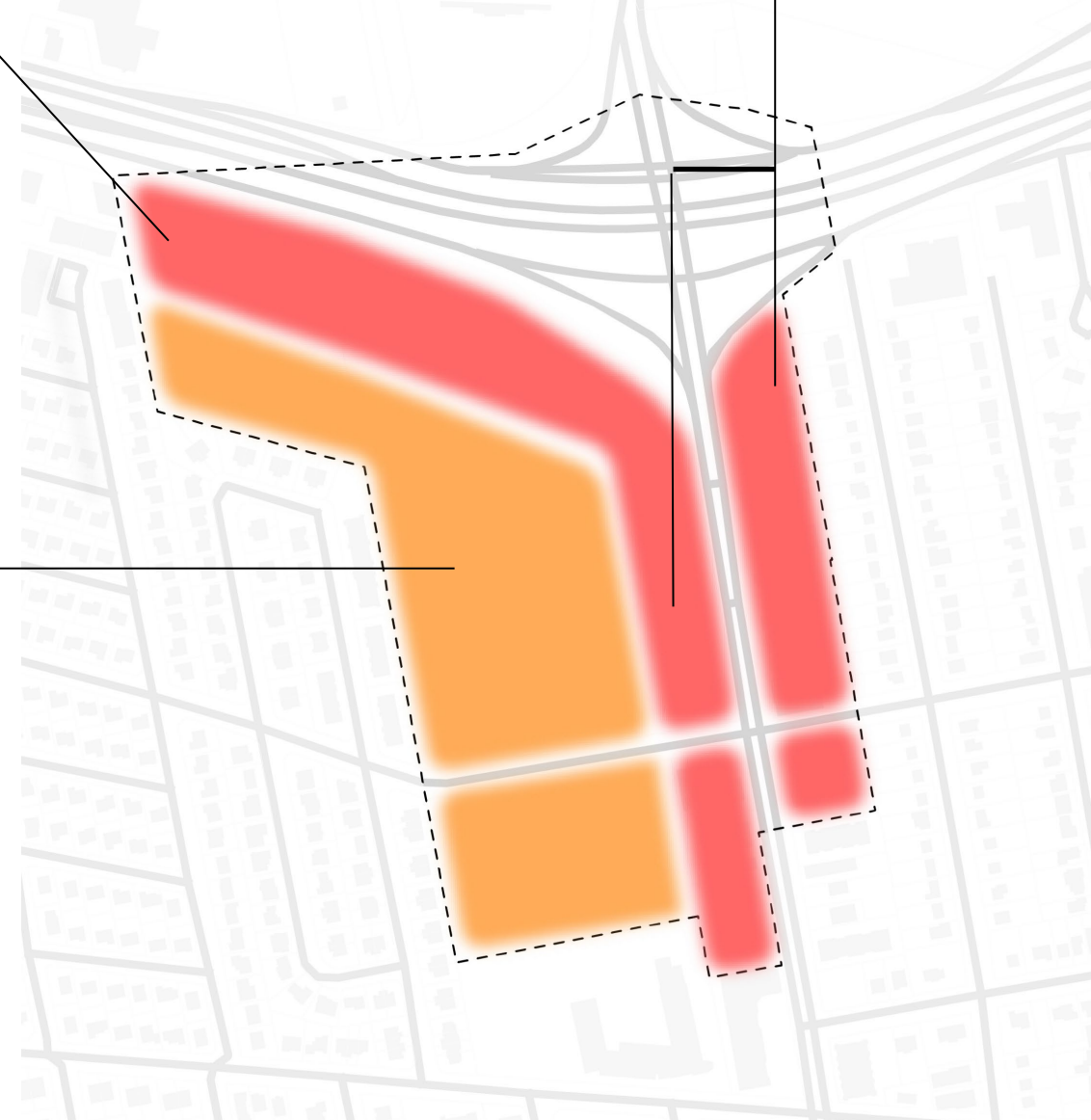
Large retail spaces at street level



Street-activating ground-floor retail

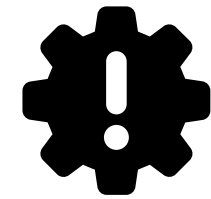


A diversity of housing types

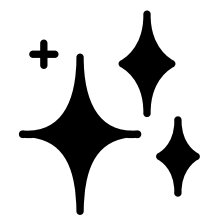




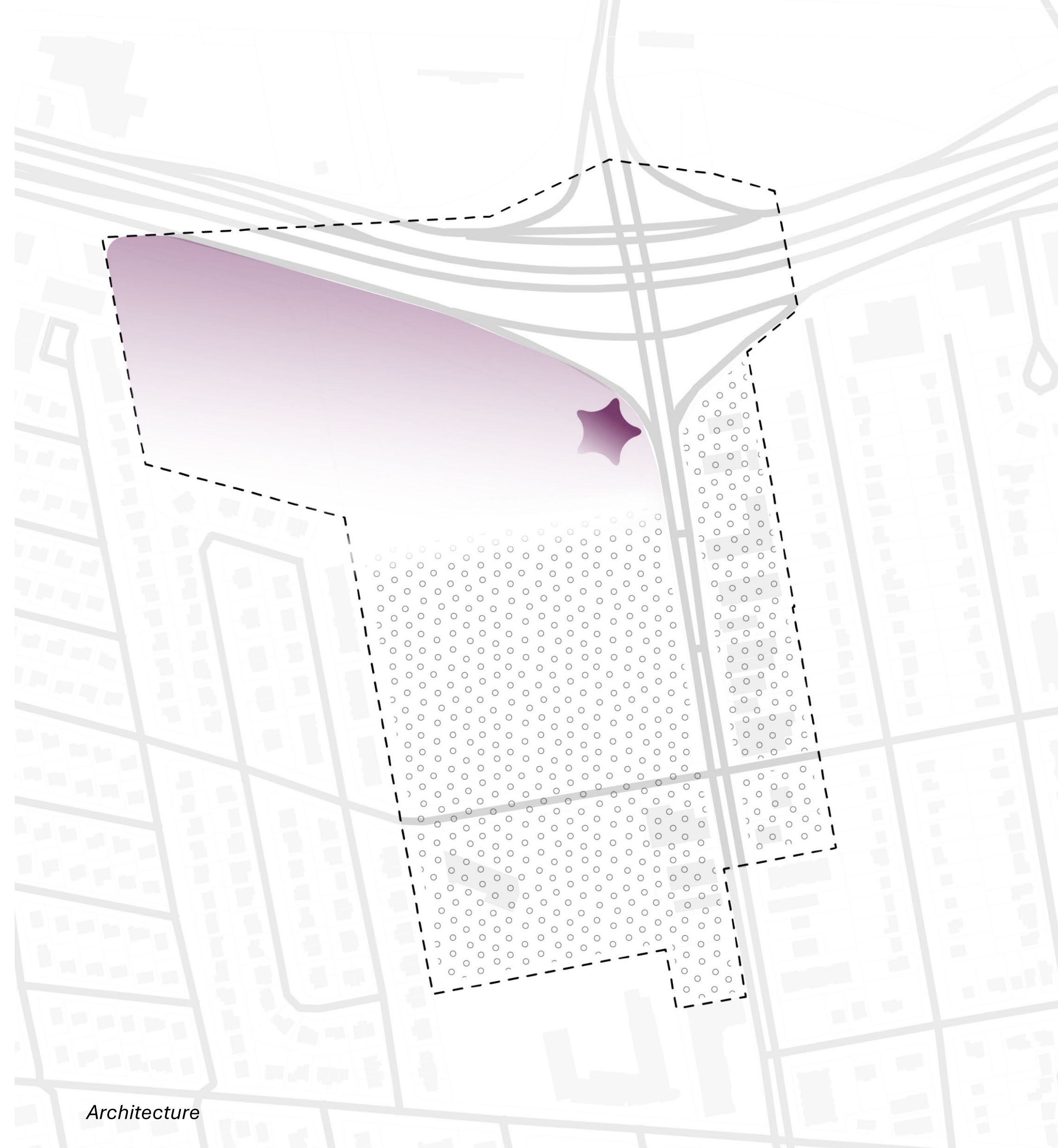
BUILT ENVIRONMENT



Limited attractiveness of the city entrance, despite strong visibility from the highway



Landmark buildings with distinctive architecture creating a symbolic and recognizable gateway





BUILT ENVIRONMENT

Well-designed façades



Source: NOS Architectes

Architectural landmark with an iconic design



Source: BIG - Bjarke Ingels Group

Varied building heights and architectural forms



Source: Archimatika





BUILT ENVIRONMENT

Low density



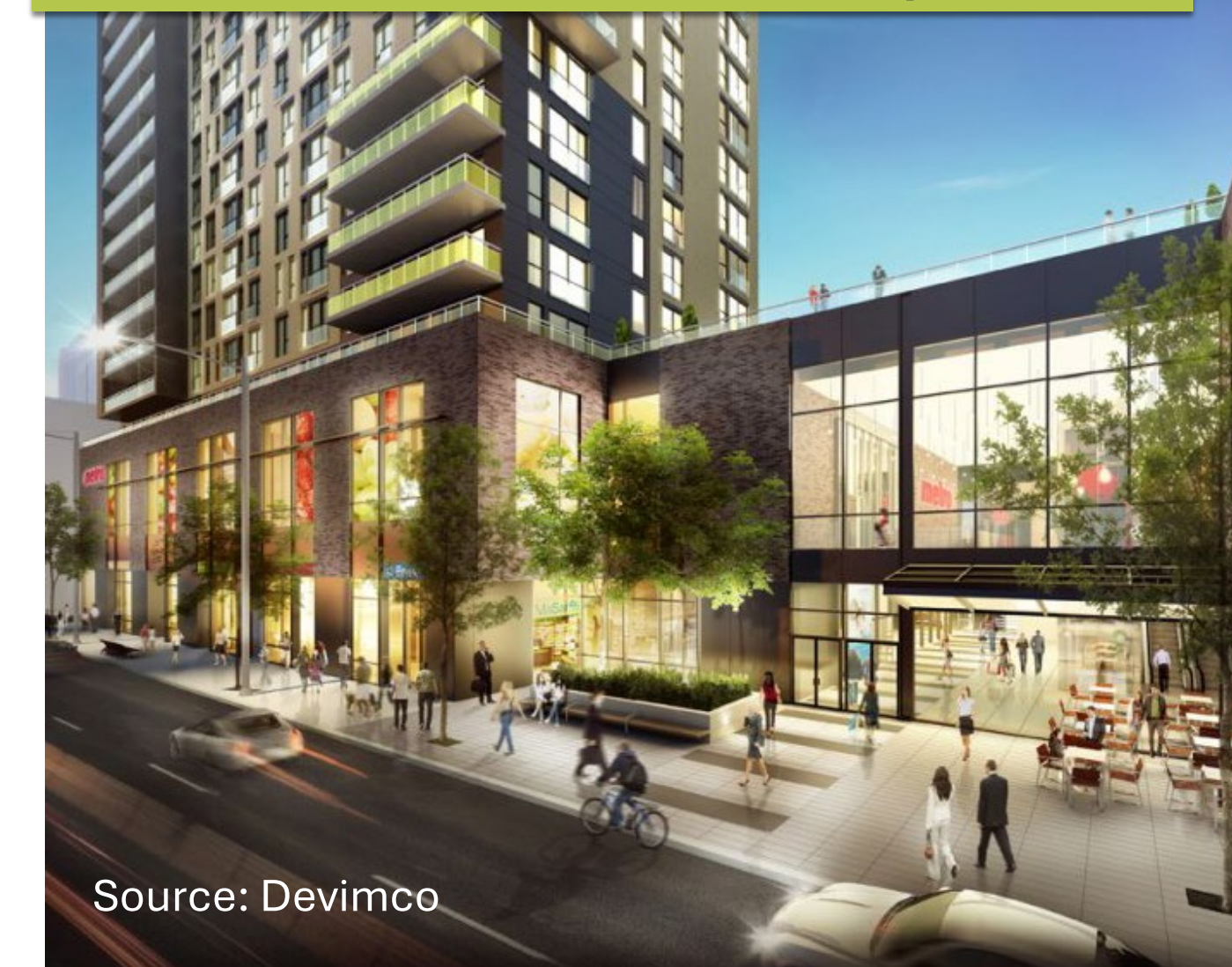
Medium density

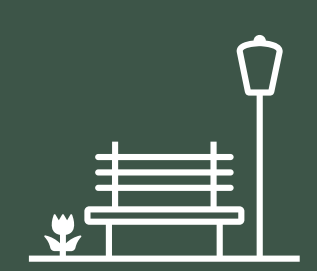


High density

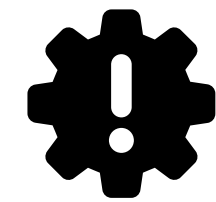


Tower above a commercial podium

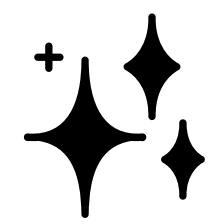




PUBLIC SPACES AND VEGETATION



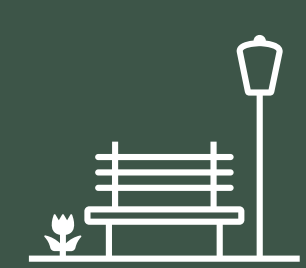
Urban heat islands and a lack of nearby public spaces offering places to rest and relax



A green neighborhood structured around a central public space and a network of lush pocket parks, supporting thermal comfort and sustainable stormwater management



Espace public



VEGETATION

Street greening



Source: Unknown

Sustainable parking



Source: Les victoires du paysage

Sustainable stormwater management

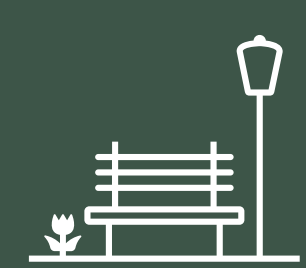


Source: Union nationale des aménageurs

Green roof

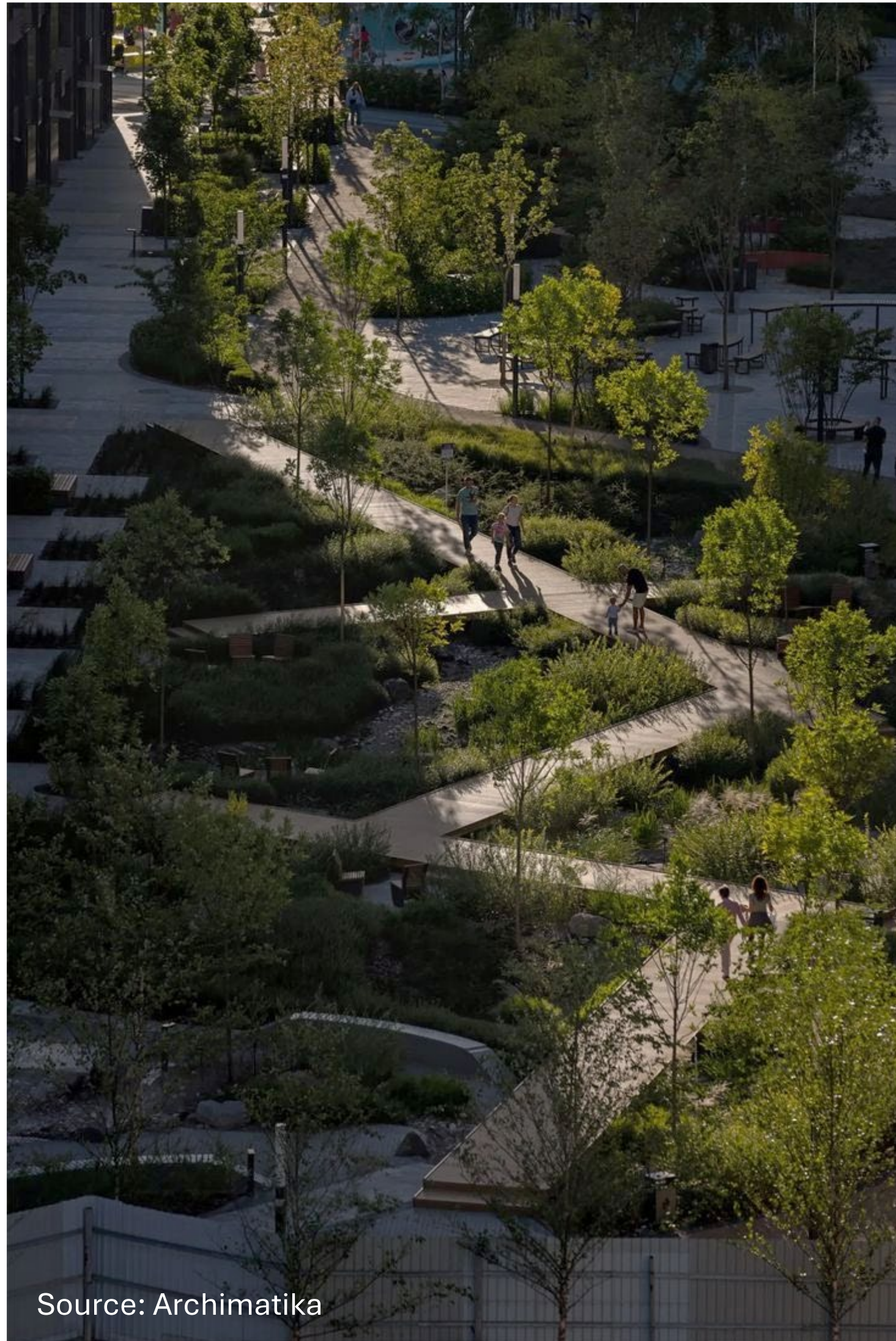


Source: David Boyer

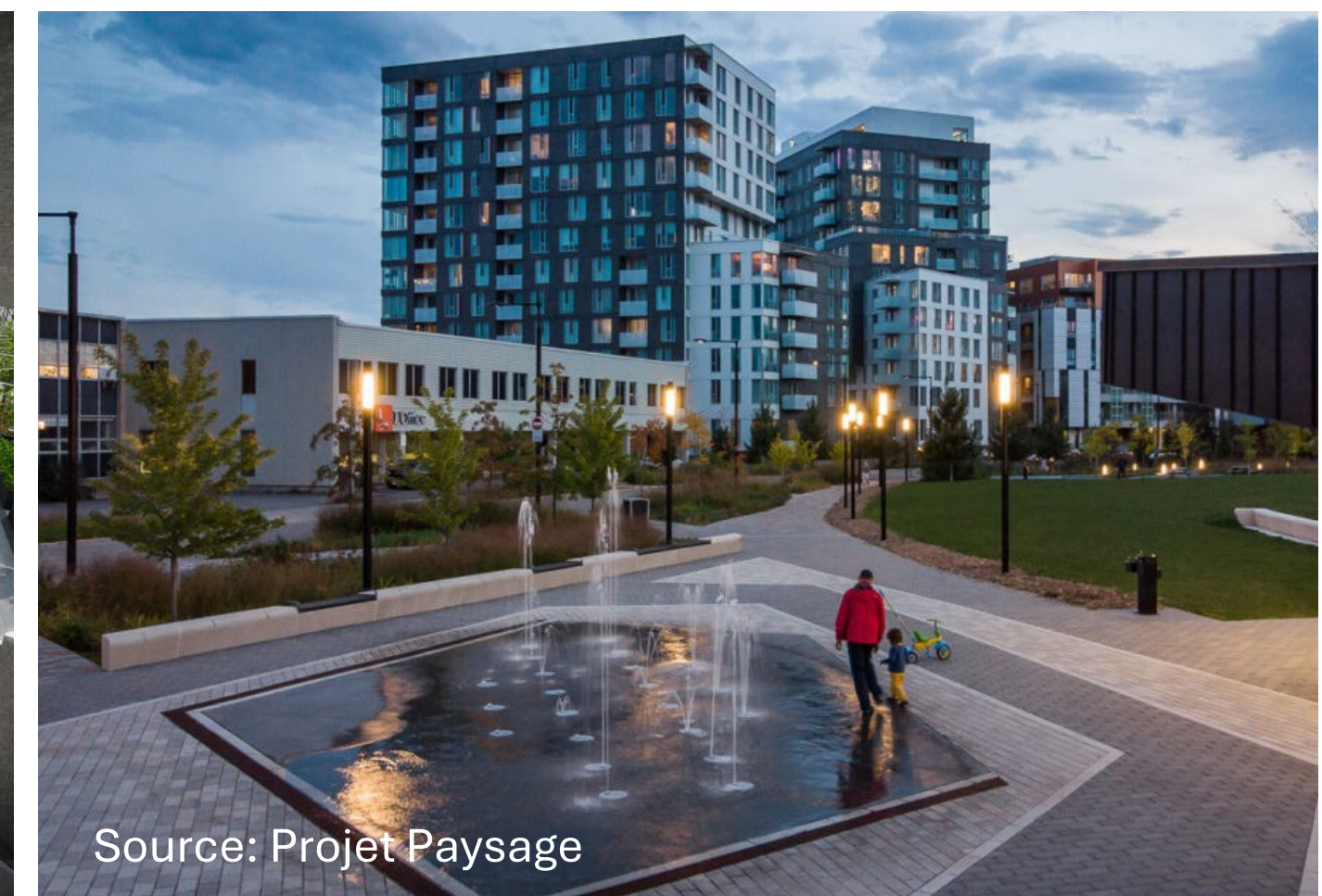


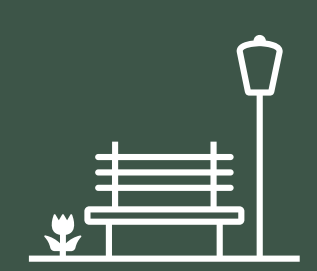
CENTRAL PUBLIC SPACE

A central green corridor that encourages strolling and exploration



A large central public square framed by active and dynamic ground-floor retail



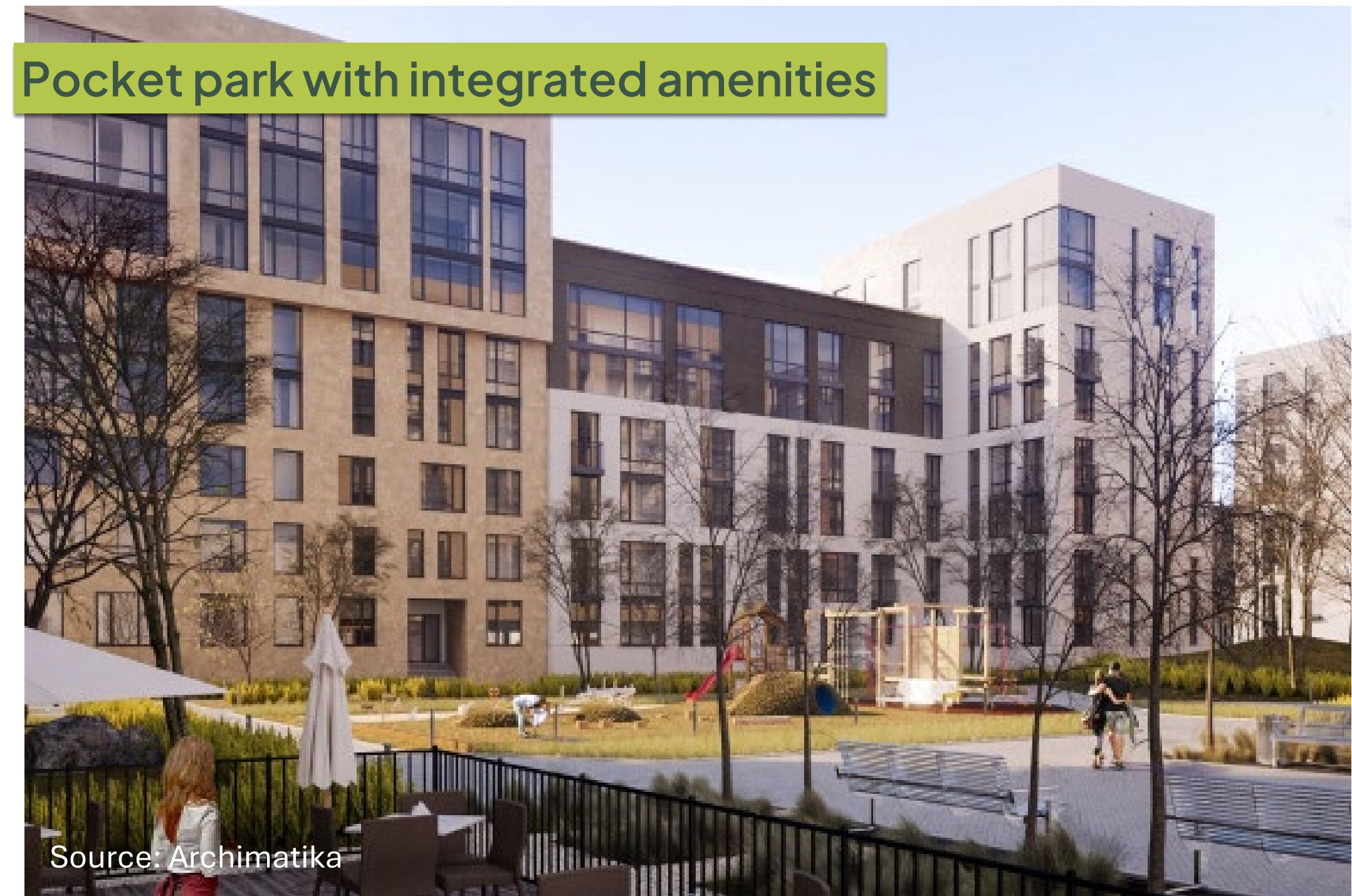


NETWORK OF SECONDARY PUBLIC SPACES

Pocket park

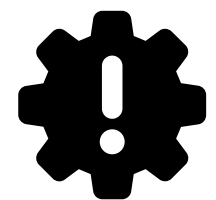


Pocket park with integrated amenities

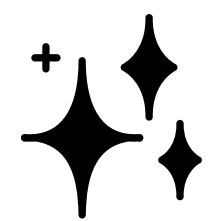




MOBILITY NETWORK



Limited connectivity and extensive underused surface parking, with few facilities for active mobility



Build a connected street and pathway network that links surrounding neighborhoods and significantly reduce surface parking

Best practices / Intentions

- Block layout adapted to mobility needs and large buildings
- A neighbourhood that prioritizes active transportation
 - Traffic-calmed streets designed to minimize cut-through traffic
 - Direct and efficient walking and cycling connections to points of interest
- Delivery management
- Optimized underground parking



MOBILITY

Traffic-calmed street



Local commercial street



Regional commercial street



Pedestrian paths in residential areas



We want to hear you !

How can the city entrance
evolve into a vibrant,
green, distinctive, and
accessible neighborhood?

- Transform the area into a truly **mixed-use and compact** living environment
- Establish a **strong and coherent identity** for the city entrance
- Integrate **nature** within a structured **public space network**
- Support **everyday mobility** beyond the automobile

Collaborative workshops

Conditions for success



For respectful participation...

- Express yourself clearly and concisely
- Listen actively to others' perspectives
- Respond with respect and openness to differing opinions

Workshop



**Built
Environment and
Land Use**

25 MIN



**Public spaces and
Vegetation**

25 MIN



Mobility

20 MIN

**Thank you for
your
participation !**