



Société du Havre de Montréal

The Montréal Harbourfront ASSESSMENT OF THE SITUATION

The City and the St. Lawrence — Analysis of Development Issues and Potential



Messages from the Co-Chair and the CEO of the Société du Havre de Montréal



When the Société du Havre de Montréal (SHM) unveiled its *Vision 2025* in May of this year, it invited Montrealers to dream a little. For like any great project, this daring proposal for the future of the harbourfront includes its share of dreams. How could it be otherwise, when the project concerns a part of the city that is a core part of Montreal's identity? The

harbourfront development project is the fruit of the work done by the SHM during its first mandate, with the participation of a large number of stakeholders. The *Assessment of the Situation*, the cornerstone of the SHM's *Vision 2025*, explains the factors underlying the proposal.

From the first site analyses to the priority areas for action that were put on the table during the consultation process, this report brings together all the relevant background information. In describing the different facets of the harbourfront today, in light of its past and with eyes fixed firmly on the future, it highlights the development issues and the tremendous development potential of this area. This *Assessment of the Situation* is an invitation not only to learn from past errors and rehabilitate abandoned lands so as to mend the urban fabric, but also to build on the urban renewal efforts already well underway and increase access to the River.

The harbourfront gives Montrealers a realistic reason to indulge in some dreams, for the project is just waiting to take shape. The Société du Havre is working now to make this dream come true, by rallying its partners around a very specific plan of action.

Lucien Bouchard
Co-Chair of the Board of Directors



Over the past 25 years, even before the Société du Havre de Montréal was created, enormous progress has been made in bringing the City and the St. Lawrence closer together again. The redevelopment of the Old Port, the revitalization of Old Montréal and the reopening of the Lachine Canal are only the most eloquent examples. There is still much

to be done, however, to allow Montrealers to take full advantage of their city's exceptional setting on the St. Lawrence.

The goal of this first report by the SHM, an *Assessment of the Situation*, is in fact to lay the groundwork for an integrated harbourfront development plan over the next 25 years.

The report covers all of the work done by our team during its first mandate: site analyses, a survey of previous studies, and consultations with the many stakeholders interested in what the future holds for the harbourfront. Since the future is built upon the past, this report also takes a moment to explore the highlights in the history of the harbourfront. It describes the area concerned and its socioeconomic profile. Finally, it presents an overview of the current situation, with its development and improvement constraints and potential. In short, it contains all the information indispensable for the *Vision 2025* plan described in a separate document.

Jacques Coté
Chief Executive Officer

I would like to thank everyone who has contributed in any way to producing this analysis and defining the overall vision for developing the harbourfront: the many groups and individual residents who took the time to give us their comments and suggestions; our partners who have assisted us in assessing the many technical aspects underlying our analysis; our consultants, who helped us explore the various scenarios; the participants in our four consultation sessions, who not only validated some of our working assumptions but also encouraged us to reconsider our position on certain issues, by reminding us of their concerns; and, finally, the members of our Board of Directors, who have kept us on the right path throughout the entire process.

I would like to acknowledge in particular the constant support of our two Co-Chairs, Lucien Bouchard and Bernard Shapiro, and their unflagging interest, as well as that of the other members of our Executive Committee, right from the very outset. Without them we could never have come this far. Finally, I would like to express my wholehearted appreciation to my devoted team, the people behind this *Assessment of the Situation* and *Vision 2025*: Richard Arteau, who wrote this first report, Pierre Malo, Danielle Dionne, Terry Liston, Gisèle Delorme, Michelle Nadeau, and our three trainees, Annie Laurin, Philippe Roy and Marilou Hébert.

I invite you to read this document and the report on our *Vision 2025* carefully, and to watch for future developments at the Société du Havre de Montréal.

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