

Implementing TOD in Montreal suburbs : from concept to local practices

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DU DÉVELOPPEMENT URBAIN ET IMMOBILIER

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Introduction

Research background

- **The popularity of TOD**

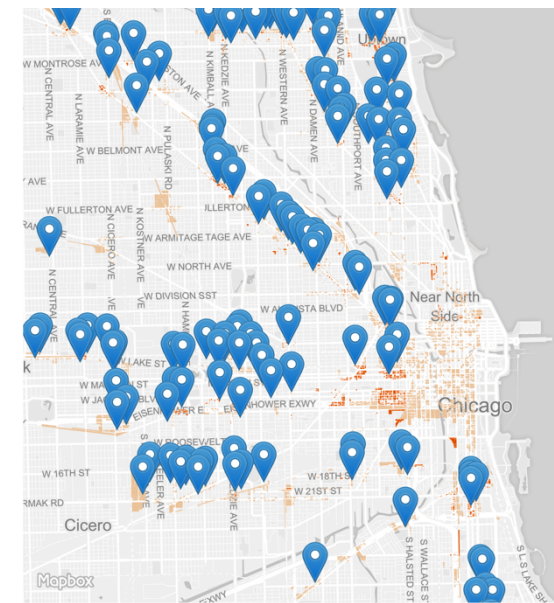
- A central figure of north-america metropolitan plan
- Challenges to implementation

- **Research goals**

- **Planning and producing TOD : issues, policies, processes**
- Analyze the process of **TOD implementation** in suburban municipalities of the Greater Montreal
- To understand the **diversity of policies and practices** regarding TOD

- **Questions:**

- How TOD metropolitan planning objectives are implemented locally, in diverse suburban contexts?
- How public and private stakeholders design, negotiate and implement TOD projects?
- What inhibits or facilitates TOD implementation in Montreal suburbs?



Metropolitan Planning Council - Chicago

Literature

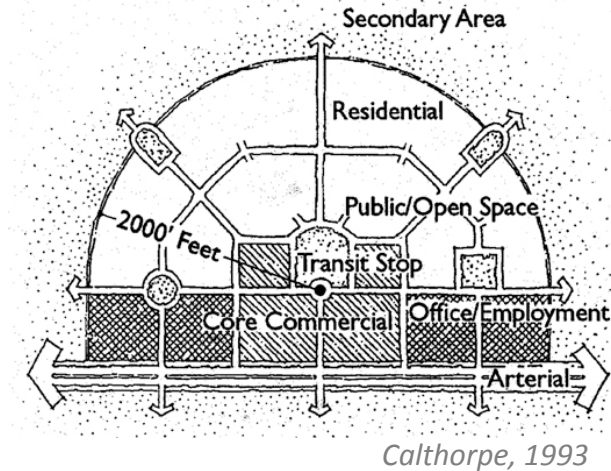
TOD: from theory to local practices

■ TOD Theory

- TOD concept: 3 D
- A diversity of goals
- A diversity of realization (Cervero, et al., 2004)
- Uncertain outcomes

■ TOD Production

- Increasing new study on TOD **process and implementation** in north-america, Australia, and Europe (Cervero et al., 2004, Haywood, 2005; Bertolini, etc.)
- The key role of public stakeholders and municipalities (Curtis, 2012; Dushina et al., 2015)
- The diversity of the enablers and barriers to implementation (Belzer, Aulter, 2002; Lombardi et Hess, 2004; Curtis, 2009; Feldman et al., 2012; Tan et al., 2014)
- The importance of local context (Boarnet & Compin, 1997; Searle et al., 2014)



Analytical framework

The implementation of TOD

✓ **Issues and goals**

- Importance of local issues
- Diversity of goals
- Stakeholders visions on TOD

✓ **Design and decision-making**

- TOD content (housing, retail, etc.)
- TOD process (actors involved, public-private relationship, citizen participation)

✓ **Public action tools to implementation**

- The role of local municipalities
- Types of strategies : from incitative to interventionist approaches

✓ **Enablers and barriers to realization**

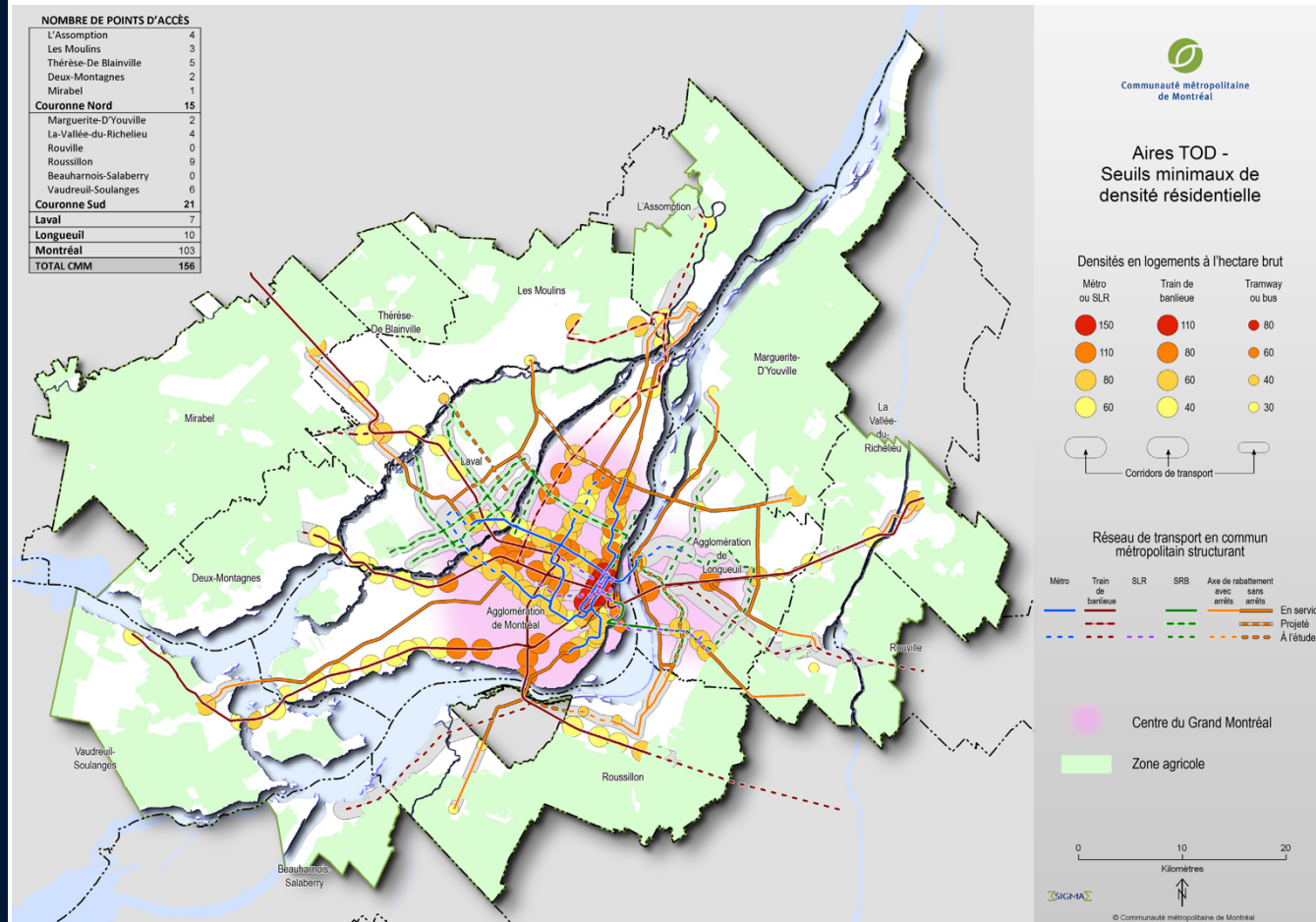
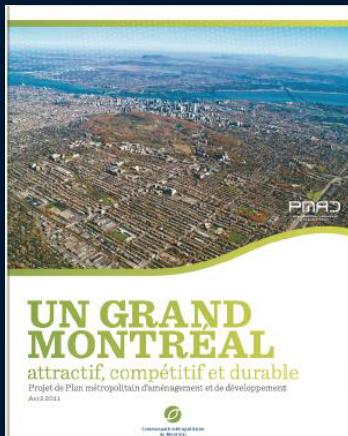
- Institutionnal and political
- Financial
- Contextual



Study Area

TOD: the key concept of the new Great Montreal plan

- 155 TOD areas
- 40% of new inhabitants in TOD area (2021)
- High and medium density
- Mixed-development
- 1 km around public transport station



Study Area

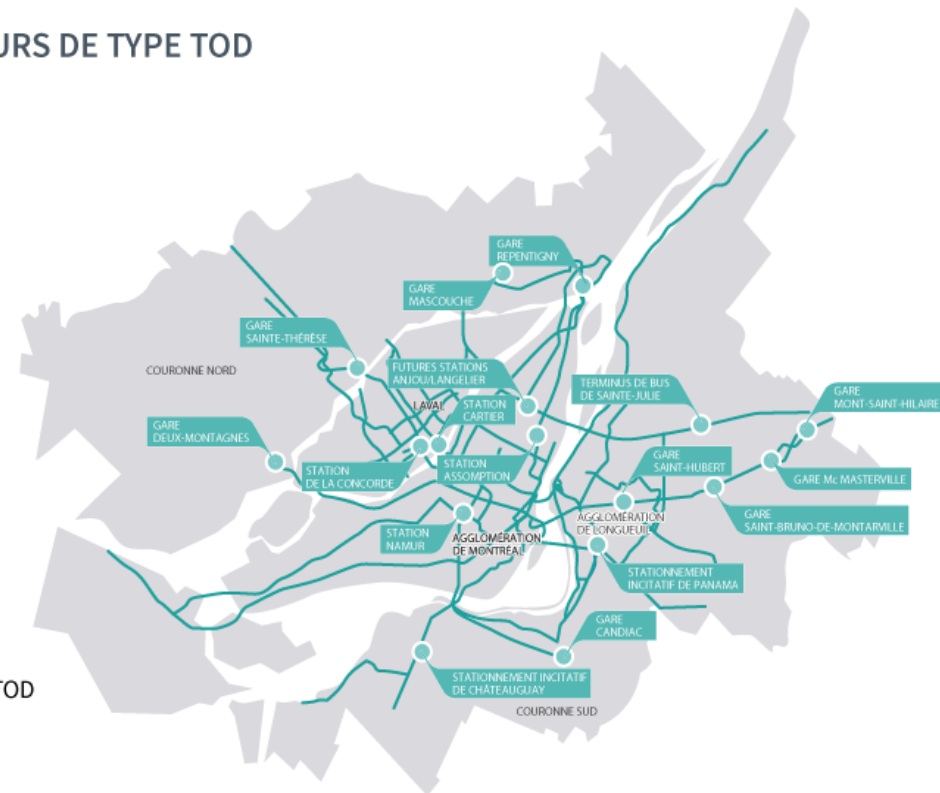
The ongoing implementation of TOD in Great Montreal

- Reglementary tools
- Institutionnal tools
- Cognitive tools
- Urban development projects tools

LES PROJETS NOVATEURS DE TYPE TOD DU GRAND MONTRÉAL

17 projets TOD

- Projets novateurs de type TOD
- Réseau de transport en commun structurant

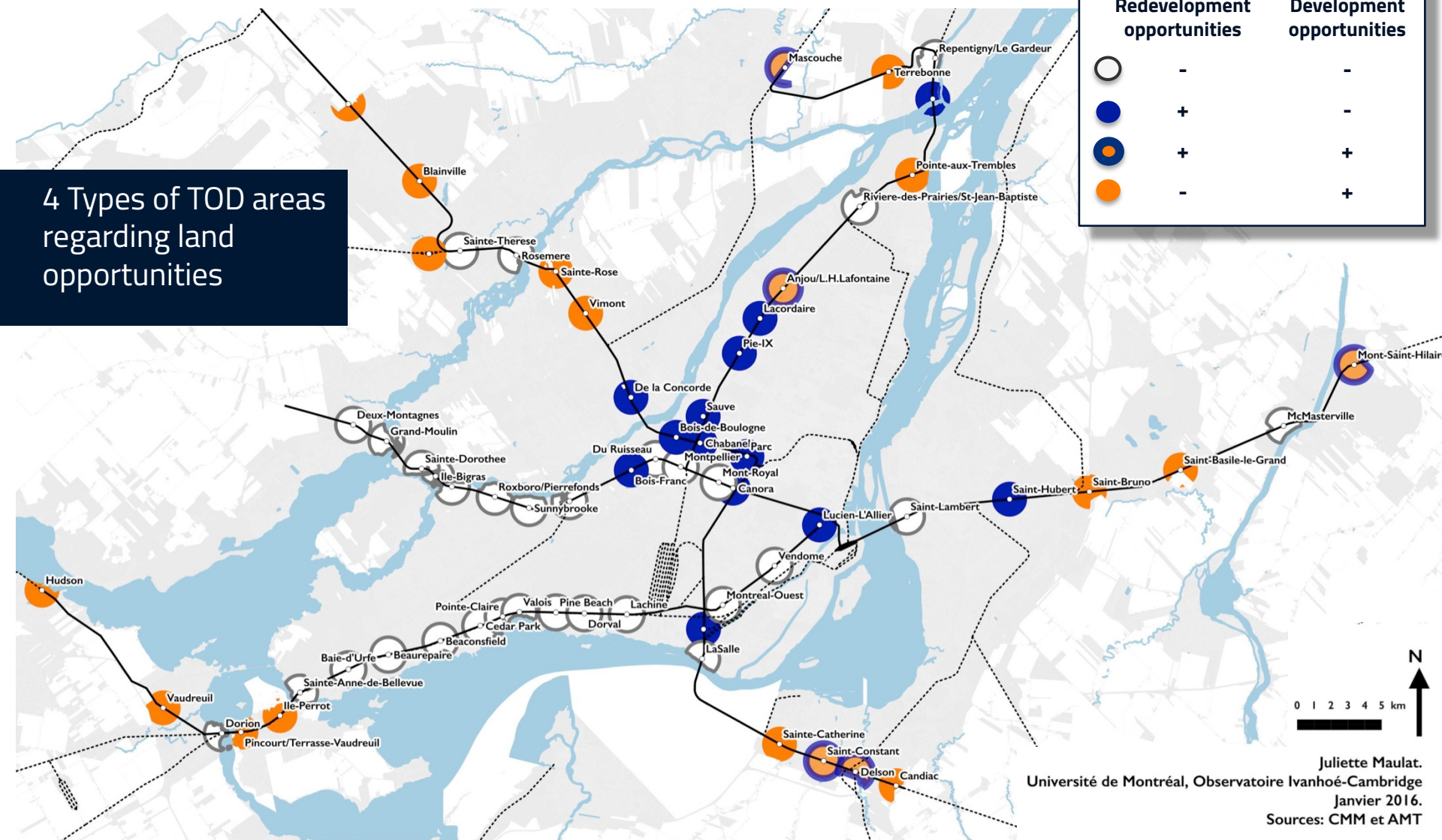


Methodology

TOD areas diversity

4 Types of TOD areas regarding land opportunities

	Redevelopment opportunities	Development opportunities
	-	-
	+	-
	+	+
	-	+



Methodology

A study of practices

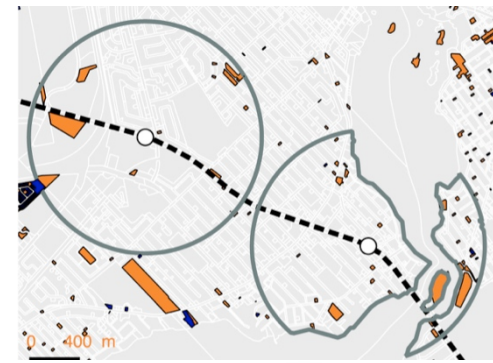
■ A cross-analysis of 4 cases

- Public planned TOD (Hickman, Hall, 2008)
- 1 case for each typ of TOD areas regarding land opportunities
- Common analytical framework for each case study

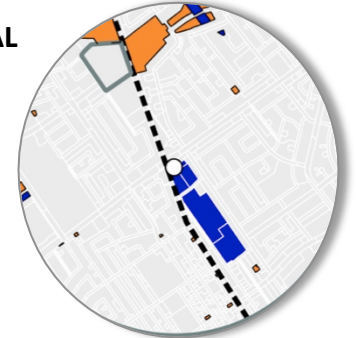
■ Materials

- Urban context analysis :
 - *Statistical and geographical data on TOD area*
 - *Field visits*
- Documents on policy and projects
- Interviews with public and private stakeholders involved in these projects at the metropolitan, regional and local level
- An ongoing study (15 interviews so far)

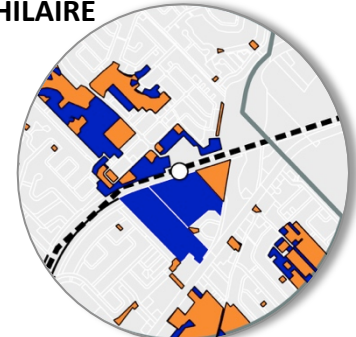
DEUX-MONTAGNES



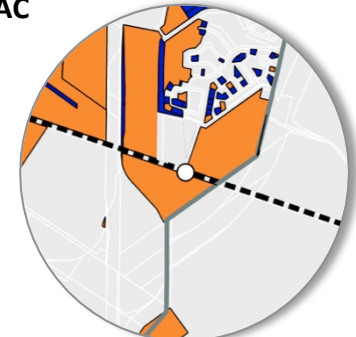
LAVAL



MONT-ST-HILAIRE



CANDIAC



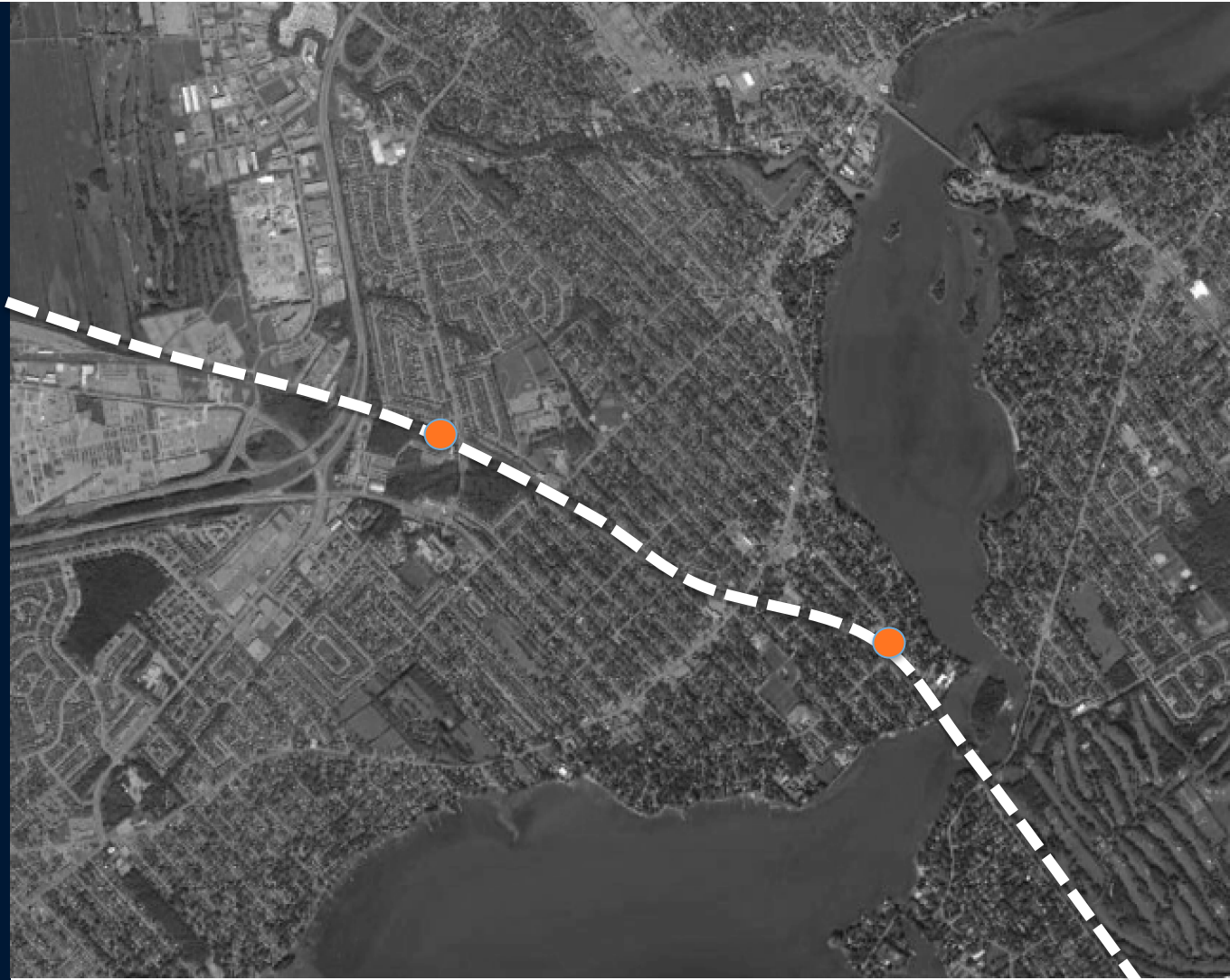
■ brownfield opportunity
■ greenfield opportunity

Deux-Montagnes

Context

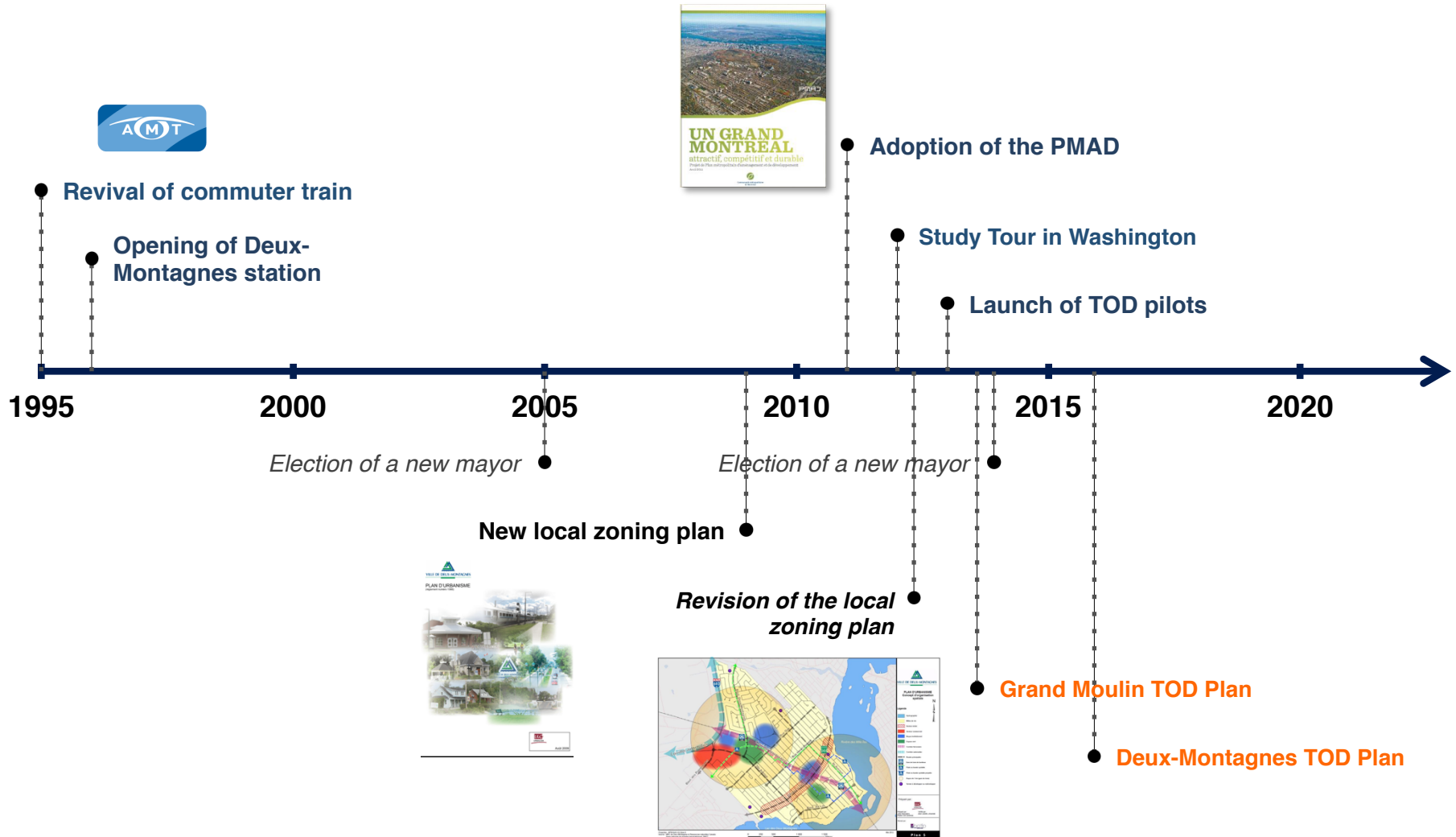


- 17 000 inhabitants
- 2 well-served railway stations: 25 trains per day in both directions
- 3 main issues
 - *No land opportunities*
 - *Low financial resources*
 - *Low economical dynamism*



Deux-Montagnes

Context



Deux-Montagnes

1– TOD Grand Moulin

- 15,4 housing/ha
- Single-family houses
- Institutional and commercial street
- High-quality environment



Deux-Montagnes

1– TOD Grand Moulin

- New strategic plan for the TOD area (2013)
- Implementation tools:
 - *Adjustement of zoning plan*
 - *Land purchase*
 - *Residential Tax credit*



LEGENDE			
	LIMITE PPU		LIAISON PIÉTONNE
	AXE STRUCTURANT		VALORISATION DES ACCÈS AUX BERGES
	VOIE FERRÉE		RESTRUCTURATION URBAINE
			PÔLE INSTITUTIONNEL
			GARE GRAND-MOULIN

PROGRAMME PARTICULIER D'URBANISME CHEMIN D'OKA & GARE GRAND-MOULIN, DEUX-MONTAGNES, QC		
	PLAN 7. CONCEPT D'ORGANISATION SPATIALE	
PROFONCHER ROY + URBANISME	ÉCHELLE 1:8000	27/09/2013

Deux-Montagnes

1– TOD Grand Moulin

- Effects on residential densification
- Condos and multi-family housing are replacing single-family houses
- Housing supply diversification

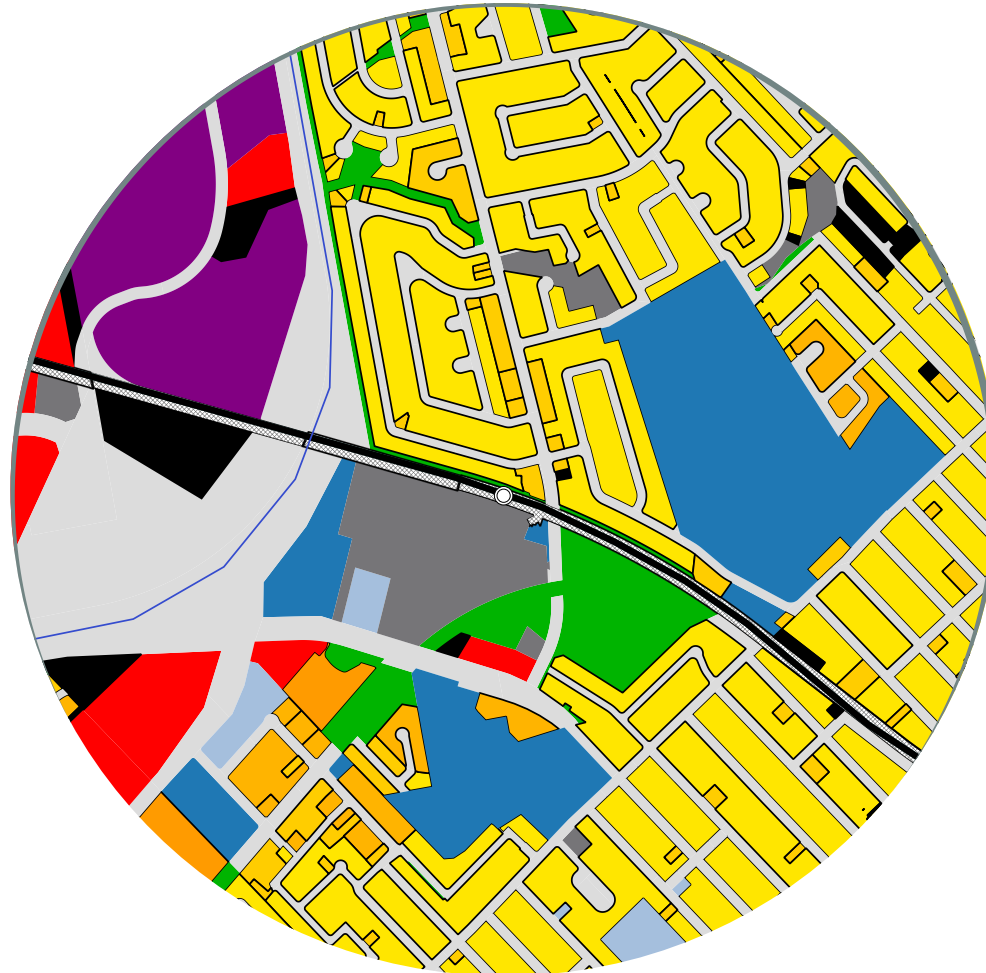
-  Residential area
-  Commercial area
-  Institutional area
-  Public facilities



Deux-Montagnes

2 – TOD Deux-Montagnes

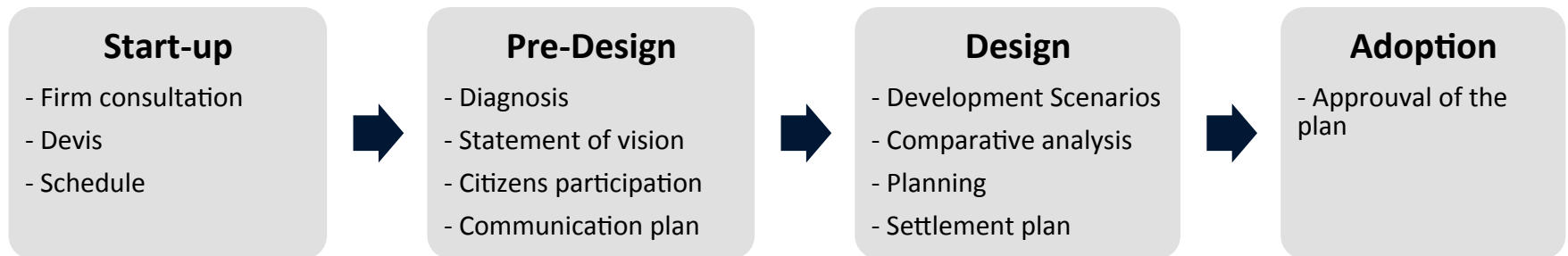
- 19,8 housing/ha
- Station opened in 1996
- Residential area
- Large parking nearby station
- Environnemental Protected area
- Schools
- Large Commercial area



Deux-Montagnes

2– TOD Deux-Montagnes

- An innovative approach to design a strategic local plan



- The involvment of many public stakeholders



Communauté métropolitaine
de Montréal



Deux-Montagnes

2– TOD Deux-Montagnes

- New strategic plan for the TOD area (dec. 2015)
- Strong and soft densification
- Campus
- Mid- and long term plan



Discussion

Planning and Producing TOD

✓ **Local issues and goals**

- Convergence between new metropolitan injunctions and local issues
- TOD as an instrument to adress various local issues
- A difficult adoption of the TOD concept (citizens opposition, reluctance of mayors to densification, etc.)
- The importance of learning process

✓ **Design and decision-making of TOD urban projects**

- The diversity of local interpretations of TOD
- An ajustement of TOD projects to local opportunities and constraints
- Contents of TOD projects depend on decision-making processes

Discussion

Planning and Producing TOD

✓ **Public action tools to TOD implementation**

- **Key role of municipality**
- Tools: **Incitative**, Normative, Negotiation, Interventionist
- Strategy of the municipality depends on **local constraints** and level of **municipality ressources and capacities** to regulate urban development.

✓ **Barriers and enablers to TOD implementation**

- The importance of local context vs institutional barriers (Tan et al., 2014)
 - The existing land-use around the station
 - The land opportunities inside and outside the TOD area
- The station fonctionnality and tensions between transport and land development
- The capacity and ressources of municipalities
- The market forces

Conclusion

- **To be continued....**

- In-depth exploration of the 4 cases
- Cross-analysis
- **Standardization/Differentiation** of TOD projects in Montreal suburban areas

- **Limits and perspectives**

- Few cases, short time research
- Comparison with other canadian metropolitan areas
- Contribute to help public policy-making



Thanks ...

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