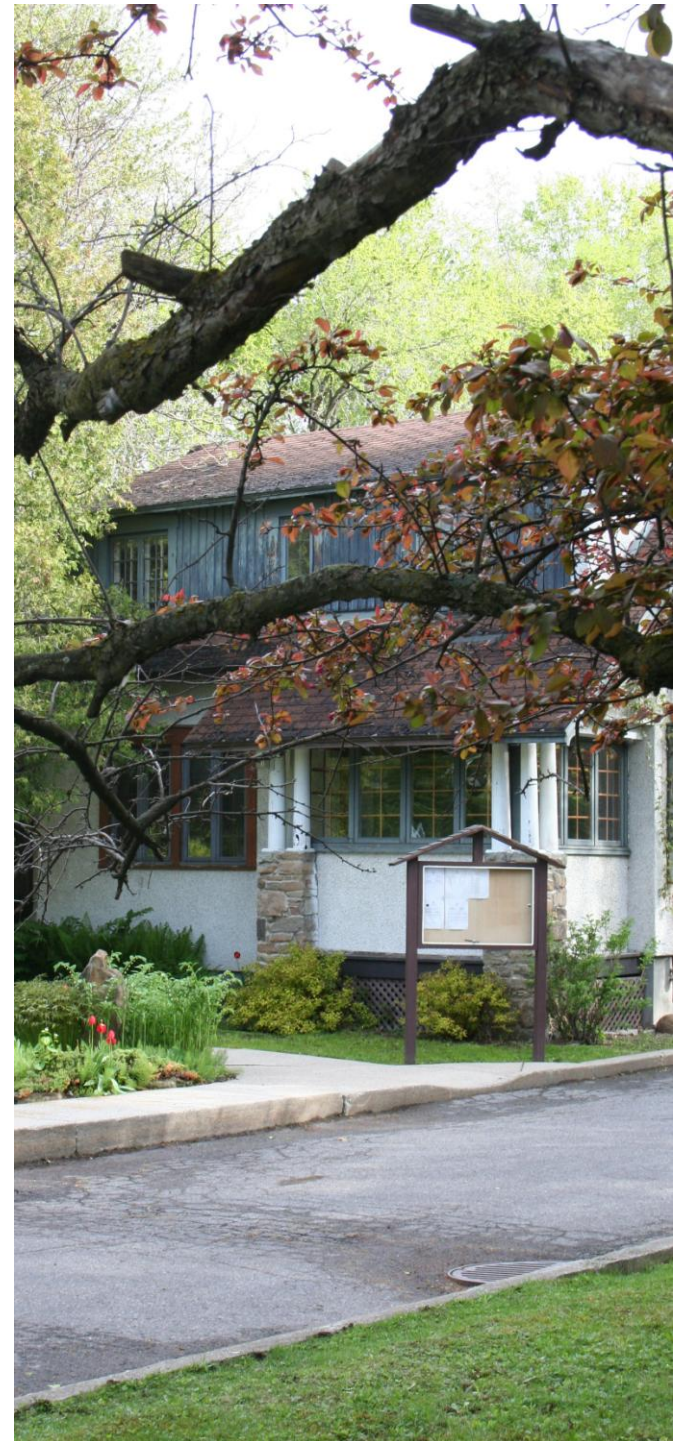


Village of **Senneville**
Planning Program (Draft Version)
May 21, 2010



Introduction

The Council and the administration of Senneville have been working for nearly two years to develop a new planning program for the Village. This document is a preliminary version of the Program. It was adopted as a project and will be subject to public consultation. Following this consultation, it will be revised to reflect the views of Senneville's citizens, before being officially adopted by by-law.

Under the *Act respecting land use planning and development*, every municipality must have a planning program. This program must include:

- The general aims of land development policy in the territory of the municipality.
- The general policies on land uses and land occupation densities.
- The planned layout and type of the principal thoroughfares and transport systems.

The municipality must also have planning by-laws. This includes zoning, subdivision, and construction, as well as permits and certificates by-laws. Senneville has chosen to include a site planning and architectural integration programs by-law and a minor exemptions by-law. Upon the adoption of the final version of the Planning Program, these by-laws will have to be reviewed to ensure their concordance with the Program.

The last time the Village of Senneville drafted a true planning program of its own was in 1988. It was repealed after the 2001 merger and was replaced by the City of Montreal's "Master Plan". The latter became Senneville's own Planning Program when a government decree allowed for the reconstitution of the Village in 2005. Though it contains interesting elements, the guidelines in Montreal's Master Plan are too general for Senneville's specific urban planning and development needs. Once it has been submitted for public consultation, revised accordingly, and then adopted by the Village's council, the present document will become the Planning Program of the Village of Senneville.

This Program will give the citizens, elected officials, and administration of Senneville a precise reference to guide any interventions that might affect the territory of Senneville in the future. Implementing the Planning Program will require additional studies, some municipal investment, and some changes to the current planning by-laws. In the event of major changes to the context in which it was prepared, or if it proves contrary to a future metropolitan or agglomeration land use and development plan, the Planning Program will have to be revised.

Table of contents

Chapter 1

Senneville Today

1.1	Senneville's History and Heritage	1
1.2	The Pastoral Legacy	3
1.3	Agriculture	5
1.4	The People of Senneville	5

Chapter 2

The General Aims of Land Development Policy

2.1	Sustainable Development	7
	<i>a) Green Spaces</i>	7
	<i>b) Reducing Fossil Fuel Consumption</i>	8
	<i>c) A sustainable Community Plan</i>	8
2.2	Heritage Protection	8
2.3	Preserving the Quality of Residential Areas	9
	<i>a) The Minimum Lot Sizes</i>	9
	<i>b) The Site Planning and Architectural Integration Programs By-law</i>	9
	<i>c) The Development of the Veterans' Lodge Property</i>	10
	<i>d) Home Offices</i>	10
	<i>e) Granny and/or In-Law Suites</i>	10
2.4	Consolidating the Tax Base	11

Chapter 3

The General Policies of Land Uses and Land Occupation Densities and the Principal Thoroughfares and Transport Systems

3.1	Agricultural Zoning	12
3.2	Conservation Areas	12
3.3	"Research and Development (R/D)"	14
3.4	The Veterans' Lodge Property and the McGill University Forest	15
	<i>a) The Veterans' Lodge</i>	16
	<i>b) The McGill University Forest</i>	17

Table of contents (continued)

3.5	McKenzie Avenue	17
3.6	The Lester B. Pearson SchoolBoard Lands	17
3.7	The Principal Thoroughfares and Transport Systems	18
	a) <i>The Street Network</i>	18
	b) <i>The Bicycle Path Network</i>	18
Maps		
1.	Natural Areas	4
2.	Proposed Land Use	13

Chapter 1 SENNEVILLE TODAY

The Village of Senneville covers an area of 7.49 square kilometres at the western extremity of the Island of Montreal, bordering the Lac des Deux-Montagnes. Its eastern boundary reaches the City of Montreal's Pierrefonds-Roxboro borough, and the City of Sainte-Anne-de-Bellevue is to the south. As of the last federal census in 2006, there were 962 inhabitants in Senneville.

1.1 Senneville's History and Heritage¹

The territory that became the Village of Senneville was settled in the early days of Montreal's colonization. In 1672 the Sulpicians granted an estate at the western tip of the island to Sidrac du Gué, former

¹ The historical data used here comes from three sources: "The Village of Senneville: Urban and Architectural Inventory," a study conducted by Professor Avi Friedman and a group of students in 2000; "Conservation et mise en valeur du patrimoine historique, archéologique, architectural et paysage du Senneville," a study conducted by Manon Sarthou in 1995; and "Évaluation du patrimoine urbain: arrondissement de Pierrefonds – Senneville," a document published by the City of Montreal in 2005.

captain of the Carignan-Salières regiment, who called it Boisbriant and built a trading post there.



In 1679, du Gué sold it to two prosperous merchants, Charles LeMoyne and Jacques Le Ber. At LeMoyne's death in 1685, Le Ber bought LeMoyne's share from his widow. In 1686, he built a mill of fortified stone surrounded by a palisade; at the time, Iroquois attacks were frequent.² It

² According to the Montreal Urban Community's Directory of Traditional Architecture, the stone tower that can still be seen today, which was restored in 1898 by architect Edward Maxwell, is the mill that was built in 1696. But other sources say the original structure was destroyed in an Iroquois attack in 1692, and then rebuilt in 1700. Either way, the Senneville mill is the oldest on the Island of Montreal.

was Le Ber who named the place Senneville, after his town of origin in France: Senneville-sur-Fécamp. In 1702, his son, also named Jacques, built a stone fort, the ruins of which can still be seen today.



Le Ber died in 1706, but the estate remained in the family for more than half a century before being sold to Jean-Baptiste Crevier in 1756. The subdivision of land as we know it today dates back to the days of the seigniorial system (1820-1880). Two farmhouses of this era have been preserved: the Lalonde house (ca. 1825) and the Rouleau house (ca. 1826), on the north side of Senneville Road, near the Pierrefonds border.



Maison Rouleau, 294 Senneville Rd.

Senneville's large resort properties started being built in 1865, when John J. C. Abbott purchased the ruins of the fort and the mill and decided his new domain should once again be called Boisbriant. A law graduate of McGill, Sir John Joseph Caldwell Abbott was one of the developers of the Canadian Pacific Railway. He was a Member of Parliament for the Argenteuil constituency, a mayor of Montreal and, for a few months (from June 1891 to November 1892) following the collapse of the government of Sir John A. Macdonald, Canada's Prime Minister.

On the banks of the lake, Abbott built a villa in the neo-Gothic style, which he sold in 1898 to Sir Edward Clouston with part of his estate. It was Sir Clouston who hired the architect Edward Maxwell to transform

and expand the Boisbriant villa. Maxwell designed several ancillary buildings and called in the Olmsted Brothers of Boston to do the landscaping.

Many of Senneville's mansions are works by Maxwell,³ including Bois-de-la-Roche, which he designed in 1896 at Senator Louis Forget's request, and Pine Bluff, a



house originally designed in 1886 by the renowned John William Hopkins and transformed in 1896 at the request of Richard B. Angus, then president of the Bank of Montreal. The original Pine Bluff was destroyed by fire. A new house built entirely by Maxwell replaced it in 1901, but it was demolished in 1950. In 1897, one of

³ France Gagnon-Pratte, "Maisons de campagne des montréalais 1892-1924 - L'architecture des frères Maxwell," Éditions du Méridien, 1987, 215 p.

Angus's daughters, Elspeth, who was married to Charles Meredith, commissioned Maxwell to enlarge Bally Bawn (202 Senneville Road), a house built by the Sulpicians in 1750 and later modified by Hopkins. The Montreal Urban Community's "Répertoire d'architecture traditionnelle" lists in its "Residences" section ten Senneville mansions, as well as several of their ancillary buildings.

Two of Senneville's more modest neighbourhoods, Phillips Street and the area known as Crevier Village, were built largely to house the staff of these large estates. The other major component of Senneville, which would today correspond to the Village's southern district, resulted from the subdivision of what was once the Tunstall family's land in the years following World War II.



Phillips Avenue

The Village of Senneville was incorporated in 1895. Its first mayor was Louis-Joseph Forget. Significant amendments were made to the Village's charter in 1935: Senneville was divided into three districts, all commercial or industrial use of land was prohibited, only single-family, detached housing was permitted. Lots had to have a minimum frontal width of 100 feet and the houses had to be built with a minimum front setback of 40 feet. Until the repeal of the charter in 2002, these provisions prevailed over the *Cities and Towns Act*.

After the 2001 merger with the City of Montreal, Senneville became part of the borough of Pierrefonds-Senneville. It was reconstituted as an autonomous municipality following a referendum held in 2005.

1.2 The Pastoral Legacy

The entire northern sector of Senneville that extends from the Highway 40 viaduct to the Phillips Street neighbourhood is known as the Senneville Woods. In 2004, Montreal's "Policy Respecting the Protection and Enhancement of the Natural Environment" designated the Senneville Woods an official eco-territory. It is valued for the quality of its woodlands - including the Morgan Arboretum on the Sainte-Anne-de-Bellevue border - as well as for the streams and wetlands that make it a

favoured wildlife habitat. These elements are illustrated on Map 1 below. The section of Senneville Road that stretches from the Highway 40 viaduct to the border of Pierrefonds has been designated by federal statute as a National Historic District of Canada. It is a truly exceptional district that's quite unique on the island of Montreal. Its highlights include:

- The narrow and meandering nature of the road itself, and the forest that both surrounds and covers it;
- The rural landscape, dotted here and there with houses and farm buildings that date back to Senneville's agricultural past;

- The agricultural operations that are still active to this day;
- The famous luxury properties with their grand mansions designed by renowned architects, where some of the most important figures in Canada's economic and political history once lived;
- Impressive landscapes, both natural and landscaped.

Senneville wishes to preserve its natural environment and its unique countryside.



(Map_1)

1.3 Agriculture

Much of the northern sector of Senneville is located in an agricultural zone, as defined by Quebec law in the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*. The Village of Senneville has always agreed with this zoning because it allows agricultural activities to continue while the rural character of the area remains protected.



However this agricultural zoning presents certain problematic aspects. Several residential properties on either side of Senneville Road, on which no agricultural activity is possible, have been included in this zone. The smaller Phillips Avenue properties are also affected. This situation subjects the owners to a CPTAQ decision for matters that have nothing to do with agriculture. The Village is of the opinion that it would be easier to guarantee the perpetuity

of the agricultural zone if its delineation were in line with Senneville's reality, by excluding the residential properties that, for as far as one

can recall, have existed close by without being an obstacle to agricultural activities.

1.4 The People of Senneville⁴

Senneville had a population of 962 residents in 2006. The population reached its peak in 1966, when there were 1,413 inhabitants. The number of homes grew steadily, albeit modestly, during these thirty years, from 335 to 385. The number of people per household decreased from 3.18 to 2.60 during the same period of 30 years, which is slightly higher than the average of its census metropolitan area (CMA), which is 2.38.



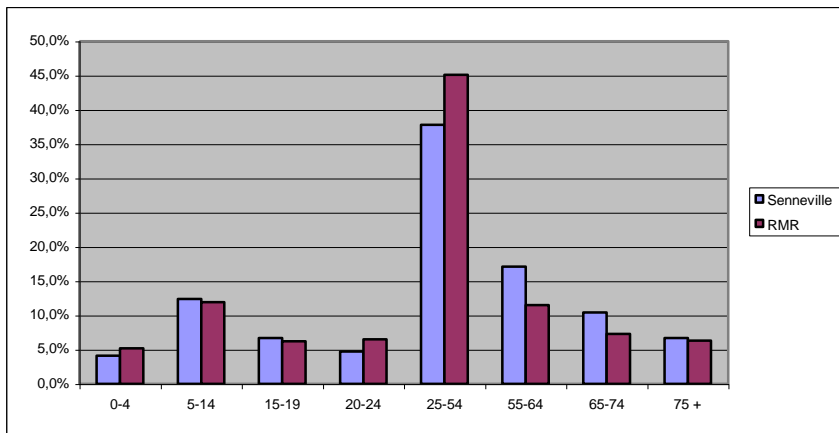
The fact that the average number of persons per household is higher in Senneville than in the entire Montreal census metropolitan area (CMA) is easily understood if one keeps in mind that 97.3% of Senneville dwellings are single-family homes. In fact, the gap should

⁴ Unless the text indicates otherwise, all population and socio-economic data is from Statistics Canada Census figures..

be much greater, because in the Montreal CMA only 40.1% of dwellings are detached houses. Moreover, the average number of rooms per dwelling is 9.4 in Senneville, as compared to 5.6 for the entire metropolitan area.

The average value of homes is higher in Senneville (\$719,534 as compared to \$244,417), and this is despite the fact that 93% of Senneville's homes were built before 1986 (compared to 74% in the Montreal CMA). The median annual household income is correspondingly high: \$100,468 in Senneville, as compared to \$47,979 in the Montreal CMA. The same is true of the Senneville population's level of education: 56.7% of those 15 years and older in Senneville have a university degree, whereas the rate for the entire metropolitan area is only 21%.

The distribution of the population by mother tongue has remained virtually unchanged in Senneville since 1981. In 2006, 55.26% of Senneville's residents declared English as their native language, whereas 36.32% declared French as their mother tongue.



In terms of age, according to the census of 2006, Senneville differs slightly from the entire Montreal area. The percentage of those younger than 20 years old is roughly the same (23.2% in Senneville, as compared to 23.3% in the Montreal CMA), but the percentage of those 20-54 years old, which would include young families and first-time homeowners, is lower in Senneville (42.5%, as compared to 51.5% in the Montreal CMA). The percentage of people 55 years old and over is thus higher in Senneville: in the 55-64 year-old range, it is 17.1%, as compared to 11.5% in the Montreal CMA; and in the 65-and-over category, the percentage is 17.1% in Senneville, and 13.6% in the Montreal CMA.

And this in spite of a cohort analysis of changes in the population between 1996 and 2006 that indicates that approximately 11% of the residents who were 55 years old or older in 1996 would have left Senneville. This might be caused by the fact that aging people will prefer to move closer to commercial and health facilities, as can be found in Pointe-Claire, but also to the lack of adapted housing in Senneville.

Other characteristics data on households:

	2001		2006	
Couples with children	125	35.2%	120	32.9%
Couples without children	130	36.6%	130	35.6%
Persons alone	65	18.3%	80	21.9%
Others	35	9.9%	35	9.6%
Total:	355	100.0%	365	100.0%

Chapter 2

THE GENERAL AIMS OF LAND DEVELOPMENT POLICY

In terms of policy guidelines, this Planning Program is structured around four themes:

- Sustainable development,
- Heritage protection,
- Preserving the quality of residential areas, and
- Consolidating the tax base

2.1 Sustainable Development

In recent years, sustainable development has certainly become the most important issue in urban planning, and this Planning Program is firmly committed to ensuring the sustainability of large areas of green space and continuing the efforts already undertaken by the municipality to reduce the consumption of fossil fuels.

a) Green Spaces

This plan confirms Senneville's commitment to preserve as much green space as possible on its territory.

In the north, the Planning Program provides for:

- The consolidation of Senneville's permanent agricultural zone, and
- A substantial increase in conservation areas.

With regard to the consolidation of the agricultural zone, Senneville will ask the Montreal Metropolitan Community (CMM) to submit to

the "Commission de protection du territoire agricole" a request to exclude from the permanent agricultural zone the residential properties of Senneville Road and Phillips Avenue which are in a residential land use designation zone of the present Planning Program (circled in red on Map 2). In other respects, while adhering to the objectives of the *Act respecting the preservation of agricultural land and agricultural activities*, the Village will amend its planning by-laws to better control agricultural practices. Standards will be introduced to ensure better building quality and maintenance in the agricultural zone and encourage sound agricultural practices and reduce the risks of inconvenience to non-farmers.

With regard to conservation, 207.4 hectares (512.3 acres) of land, which under the 1988 plan were in "rural" zones, will have their "conservation lands" status confirmed. They are:

- The 190.7 hectares of the Bois-de-la-Roche farm, which the Montreal Urban Community acquired to create the Bois-de-la-Roche Agricultural Park, the management of which is now the responsibility of the Agglomeration.
- The 16.7 hectares of woodland now owned by the Nature Conservancy of Canada - Quebec Region.

Furthermore, the municipality's 3.1 hectares of woodlands adjacent to the Morgan Arboretum and fronting on the TransCanada Highway, which are not required for the cemetery and which were previously designated for "Research and Development," will be granted "Conservation Lands" status.

In the area south of the TransCanada Highway, the plan includes provisions for the following:

- Obtaining the Canada Lands Company waterfront property on the Lac des Deux-Montagnes that was attached to the Veterans' Lodge, to create a municipal park;

- Ensuring the conservation of more than two-thirds of the forest that is behind Senneville park and currently the property of McGill University.

Like virtually all the area north of Senneville, and like the Canada Lands Company properties (the Veterans' Lodge and the golf course), this forest is located within the boundaries of Senneville's Migratory Bird Sanctuary, and is thus subject to the federal government's Migratory Bird Sanctuary Regulations (C.R.C., c. 1036).

b) Reducing Fossil Fuel Consumption

Since Senneville is largely rural, and since its residential zones have the lowest population densities on the Island of Montreal, the automobile is the prevailing mode of transportation. Public transit is limited to a public taxi service. On the other hand, the minimal traffic makes walking and cycling easier, especially on Senneville Road, which has been designated a shared roadway.

Given its limited ability to act on transportation, Senneville will focus its efforts on the direct and indirect effects of using fossil fuels to build and operate oversized homes. Senneville has already included in its planning regulations provisions to limit the size of buildings. These will need to be adjusted. The objective of Senneville is to discourage, especially in the southern sector, the demolition of reasonably sized houses to replace them with oversized houses.

Furthermore, the Village will add energy efficiency standards to its building by-law. These standards will apply to new constructions as well as to additions and major renovations to existing constructions.

c) A Sustainable Community Plan

Lastly, this Planning Program makes provisions for Senneville to adopt a sustainable community plan as soon as possible.

2.2 Heritage Protection

The unique heritage of Senneville is found not only in its architecture but also in its landscapes. This Planning Program's guidelines regarding the protection and enhancement of Senneville's rich heritage are to a certain extent related to the guidelines pertaining to sustainable development. They are as follows:

- Ensure the conservation of majestic natural environments like the basin of the Rivière-à-l'Orme and the shores of the Lac des Deux-Montagnes;
- Protect Senneville's agricultural capacity and character by harmonizing municipal and provincial regulations concerning rural zoning;
- Except for the Veterans' Lodge property, maintain the minimum lot-size standards established in Senneville's 1988 planning program to discourage the subdivision of large properties;
- Maintain and improve the Site planning and architectural integration programs' by-law that was adopted in 1997 further to Senneville's 1988 Planning Program to protect heritage buildings, including outbuildings and landscaping, and to ensure the harmonious integration of all infill constructions;
- Maintain and improve the building size limitations of the planning by-laws.

As per the request of the City of Montreal (actually, the Agglomeration), which owns the farm, Senneville, by virtue of the powers conferred on it by the *Cultural Property Act*, will designate the Bois-de-la-Roche farm a Heritage Site, making it eligible for grant monies to restore and enhance the site's buildings.

2.3 Preserving the Quality of Residential Areas

The Village of Senneville is known for the distinctive cachet of its residential environments: the large luxury properties along the Lac des Deux-Montagnes, the quiet calm of its post-war subdivisions, the small-town feel of neighbourhoods like Phillips Avenue and Crevier Village.

The main objective of this Planning Program as it relates to the quality of residential environments is to limit development to a minimum, while allowing for some regeneration of the population.

a) The Minimum Lot Sizes

The most remarkable feature about real estate properties in Senneville is their size, which is due to the fact that Senneville has no sewer system, so each house must be equipped with its own wastewater treatment system. Lot-size regulations have resulted in larger setbacks than normal, when compared to most suburbs. What this means for these properties is more space between houses and an abundance of vegetation.

To protect this asset, this Planning Program maintains the minimum lot sizes established in 1988, namely:

- 40 hectares (98.8 acres) in agricultural areas,
- 8,000 square meters (86,114 square feet) in the areas bordering the lake, as well as for residential properties in the rural countryside (beige areas on map 2),

- 2,000 square meters (21,528 square feet) in the southern sector's residential subdivisions (brown areas on map 2).

Moreover, the Subdivision by-law will be amended to impose a minimum frontage width of the Lake to avoid excessive subdivision of lakefront properties.

Zoning regulations that prohibited detaching from an existing property a vacant lot with its own separate cadastral number will be repealed, to respect acquired rights recognized by law. However, this will not result in the construction of a significant number of new houses.

b) The Site Planning and Architectural Integration Programs By-law

The Site Planning and Architectural Integration Programs By-law (SPAIP) mentioned above is not meant only to protect heritage buildings. In fact, its main purpose is to protect the quality of the residential areas by imposing design objectives and criteria to any construction or development project.

The conformity of a given project to these objectives and criteria is assessed by the Planning Advisory Committee, who reviews it before making its recommendations to Council. This Planning Program provides for upholding and improving the SPAIP By-law.

c) The Development of the Veterans' Lodge Property

This Planning Program also aims to allow housing development appropriate to the needs of Senneville's aging population, and to promote a greater influx of young families to rejuvenate the population. On the only major property that remains to be developed, the site of the now-demolished Veterans' Lodge, the Planning Program includes provisions for devising a special planning program that could help provide, in addition to single family homes:



- A type of housing suitable for young families, in all likelihood townhouses, in order to restore Senneville's 20-54 year-old demographic;
- Housing adapted to the needs of people aged 55 and over who are committed to their community and want to stay, possibly condominiums.

This proposal is discussed in greater detail in the chapter on land use.

d) Home Offices

The planning by-laws will be revised to allow for an inescapable reality—telecommuting—and allow the self-employed to exercise their trade or profession from their homes if they do not have to receive clients. However, there will be strict rules banning any architectural modifications, any signs, any commercial activities involving the receipt or shipment of products, and any development of additional parking for an employee who does not live on the premises.

e) Granny and/or In-Law Suites

The Zoning by-law will be modified to allow, within the family residence, private quarters to house immediate relatives such as grandparents and/or in-laws. The by-law will be worded in such a way as to preclude the conversion of such suites into rental apartments for non-members of the family.

2.4 **Consolidating the Tax Base**

The closure of the Domtar research centre has deprived Senneville of a large share of its tax revenues. To meet its financial obligations without increasing the tax burden of its residents, Senneville must increase its non-residential tax base. As discussed below, this Planning Program will provide for new spaces to be allocated to research and development businesses and light and/or prestige industries.

Chapter 3

THE GENERAL POLICIES ON LAND USES AND LAND OCCUPATION DENSITIES AND THE THE PRINCIPAL THOROUGHFARES AND TRANSPORT SYSTEMS

In terms of land uses, this Planning Program proposes four major changes:

- In the northern sector, revising the boundaries of the permanent agricultural zone and increasing the area devoted to conservation;
- Increasing the total acreage devoted to research and development businesses and light and/or prestige industries;
- Developing the property held by the Canada Lands Company (the Veterans' Lodge and the golf course) and, beside it, a portion of the McGill University forest;
- Developing the vacant land north of École Saint-Georges.

3.1 Agricultural Zoning

Senneville would like the current limit of the agricultural zone, as illustrated on Map 2, to be amended to exclude from the map all the properties identified as "residential".

Furthermore, to harmonize the municipal "rural" zoning with the provincial agricultural zoning:

- The only major property in the (provincial) agricultural zone that had been designated residential (in the municipal zoning by-law) will now be designated as rural, and
- The only major property not in the (provincial) agricultural zone that had been designated rural will now be designated residential.

In addition, to preserve the rural character of the area and discourage subdivisions, the minimum frontal width of a lot will be increased from 40 to 60 meters. The minimum area of 40 hectares in rural zones and 8,000 square meters in "rural residential" areas will not be changed.

3.2 Conservation Areas

Also in the north, this Planning Program confirms the Conservation Lands status of four major properties:

- 101.9 hectares owned by the Royal Institution for the Advancement of Learning (McGill University), including any part of the Morgan Arboretum located within the Senneville border;
- The 16.7 hectares owned by the Nature Conservancy of Canada - Quebec Region;
- The 3.1 hectares of woodland owned by Senneville located just north of Highway 40, between the former Domtar property (which was purchased by the Mount Royal Cemetery) and the section of the Morgan Arboretum located in Sainte-Anne-de-Bellevue;
- Johnson Island (2.4 hectares), also owned by Senneville.

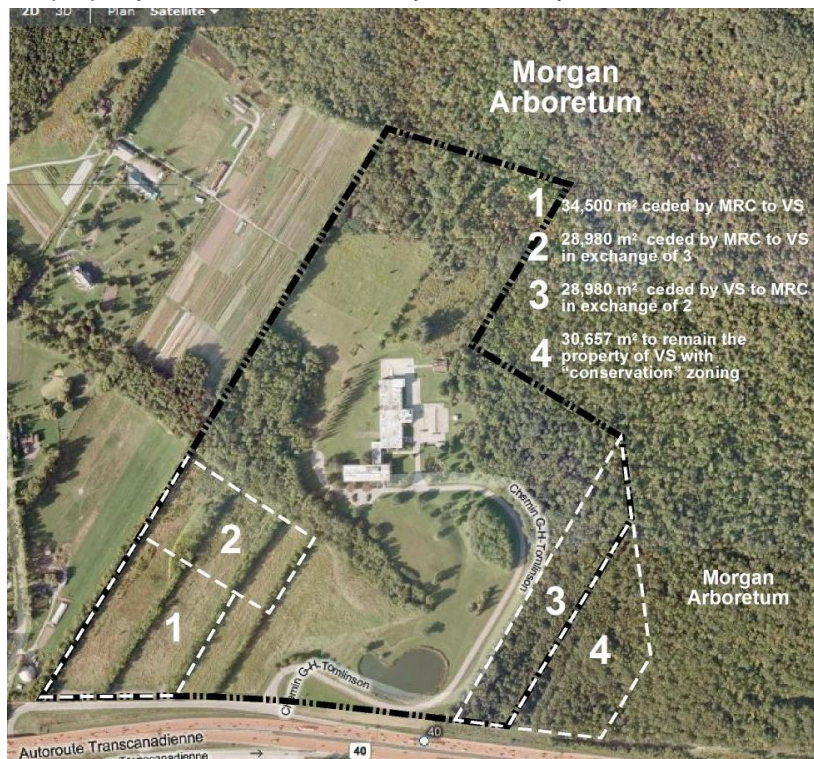
Those parts of the eco-territory situated outside of these four properties are for the most part in the agricultural zone, so the non-protected areas are confined to a small area of Phillips Avenue and the large residential properties on either side of Senneville Road. As for the latter, and as a matter of fact for the whole territory of Senneville, the Site planning and architectural integration programs' by-law will be amended to deal specifically with woodlands, streams, and wetlands that must be preserved.

(Map_2)

The territory east of Phillips Street is the Bois-de-la-Roche Agricultural Park, owned by Greater Montreal, and as such is protected.

3.3 "Research and Development (R/D)"

When Senneville adopted its last planning program in 1988, there were two research institutions in the Village: Domtar on the north side of the highway and Bio-Research on the south. Since then, Bio-Research became first Clin Trials Laboratories and then the Charles River Laboratories; as for the Domtar complex, it was abandoned and the property was sold to Mount Royal Cemetery.



During the period it was annexed to Montreal, when Senneville was attached to Pierrefonds, the borough modified the zoning by-law in order to allow a cemetery. In 2005, after Senneville was reconstituted, the owner of the property ceded 34,500 square meters of land along the TransCanada Highway to the municipality. The two parties also agreed to exchange an additional area of 28,980 square meters, so Senneville now has 63,480 square meters of land to allocate to research and development establishments and light and/or prestige industries.

Moreover, this Planning Program allows for the Mount Royal Cemetery property to be developed either for a cemetery or for research and development establishments or light and/or prestige industries.

On the south side of the TransCanada Highway, the Charles River Laboratories occupy a research and development zone of 11.9 hectares. The Planning Program proposes to expand the zone by 11.3 hectares, by extending it to the border of Sainte-Anne-de-Bellevue. The depth of the lots would be approximately 220 metres (725 feet).

Research and development zoning along the highway has two primary objectives, to:

- Increase the tax base of the municipality, and
- Develop areas that do not lend themselves to residential use because of their proximity to the freeway.

Developing new R & D areas on both sides of the highway would allow Senneville to increase its non-residential tax revenue substantially without increasing significantly its operating costs.

Developing these lands involves extending the service road south of the TransCanada Highway, planning new entrances and exits for the Charles River Laboratories, and extending the water and sewer systems that service them. A buffer zone will separate the R & D zone from the residential zone planned for the site of the Veterans' Lodge (see below).

The planning by-laws will have to be established in order to:

- Limit the permitted uses to research and development businesses and light and/or prestige industries;
- Preserve the woodlands along the highway to maintain the "green showcase" that is one of Senneville's features;
- Impose strict controls on the architecture and siting of buildings, as well as on land development and landscaping;
- Limit the space designated for outdoor parking, vehicle deliveries, and other paved and hard-surface zones;
- Prevent any inconvenience to residential areas, especially lighting.



In addition, the new areas will only be accessible by using the highway's service roads, and there will be no direct link with Senneville's street network.

3.4 The Veterans' Lodge Property and the McGill University Forest

Right in the middle of Senneville are two large vacant properties that have yet to be given definitive designations: the 23.9 hectares (59 acres) formerly occupied by the Veterans' Lodge and its golf course and the 13.3 hectares (32.9 acres) of mature forest owned by McGill University. This forest is behind the properties on Tunstall Avenue (on the west side of what was to become the extension of McKenzie

Avenue) and extends from Senneville Park to the TransCanada Highway.

As stated above, the 11.3 hectares of properties on the highway will be allocated to research and development institutions. This new R & D area will be separated from the rest of the two properties by a corridor of green space at least 25 meters (82 feet) wide, to protect a small stream and its adjacent wetlands.

The Veterans' Lodge buildings were recently demolished, the golf course has been closed, and the new owner of the property, the Canada Lands Company, has announced its intention to develop these lands. Furthermore, at McGill University's request, Senneville's Council acknowledged in its 1988 planning program that the institutional status of the University lands was provisional and temporary, and that these lands could be developed for other purposes so that their market value could be maintained.⁵

a) The Veterans' Lodge

At preliminary meetings held with Council, the Canada Lands Company indicated its willingness to develop its property in consultation with Senneville's municipal authorities and citizens, while respecting Senneville's unique village-like character.

By the current standard of one single-family home per lot of 2,000 square meters (21,528.5 square feet), the residential portion of the property could accommodate approximately 54 new houses.

⁵Village of Senneville, "Plan d'urbanisme / Planning Program," Corrected Version of 88.05.05, page 18.

Since this property can be served by a sanitary sewer system (unlike older parts of Senneville, where every house has its own wastewater treatment system), it would be possible to authorize more homes on smaller lots. Other types of housing besides single-family detached houses could be allowed: e.g., townhouses, or even quality, two- or three-floor condominiums. Such an approach would allow to achieve one of the Planning Program's major goals: to regenerate Senneville's population. Indeed,

- Townhouses, because they are more affordable, are particularly suited to young families.
- Condominiums attract single people and young couples likely to start a family, as well as older people whose children have left home but who wish to remain in the community as owners, without having to maintain a large house and property.

Furthermore, this kind of higher-density development makes it possible to preserve more green spaces while reducing the costs of street maintenance. It would also increase Senneville's tax base.

This Planning Program proposes authorizing the construction of a maximum of 120 units in structures of three stories or less. The project will be subject to a special planning program (SPP) that will be submitted to public consultation and will show the detailed layout of the streets and bicycle paths, the type and approximate location of each building, and the proposed landscaping.

The special planning program might allow a retail commercial and services component for the day-to-day needs of the residents of the development project and its neighbourhood. It will impose strict environmental standards to ensure the conservation of as much

greenspace as possible by limiting building coverages and the area of impervious surfaces. It might require that new constructions meet the highest energy efficiency standards, for example by obtaining Novoclimat certification or other equivalent.

b) The McGill University Forest

Senneville wishes to preserve in its current state the rest of McGill's forest property (9.6 hectares). To this end, the University has authorized the municipality to conduct an inventory of the property's streams and wetlands to determine which parts are subject to the *Environment Quality Act*. Preliminary results show that the property has many wetlands connected by a network of small watercourses, which seriously limits the area of potentially developable land, and therefore the property's market value. The Planning Program proposes that Senneville acquire these 9.6 hectares and appends them to the existing 2 hectares of municipal park, to ensure their permanent conservation.

3.5 McKenzie Avenue

The survey of zones subject to the *Environment Quality Act* cited above indicates that any extension of McKenzie Avenue would be located in wetland. It is very unlikely that the Ministry of Sustainable Development, Environment and Parks (MDDEP) would authorize the construction of a street there. Any extension of McKenzie Avenue is thus ruled out.

3.6 The Lester B. Pearson School Board Lands

This property of 3.7 hectares (9.2 acres) is located immediately north of École St-George. Senneville's 1988 planning program had established that the land could only be used to build an elementary school. This zoning has since been quashed by the Superior Court, whose ruling was upheld by the Court of Appeal.

Within Senneville's boundaries, this property is accessible only from Sainte-Anne.



The planning by-laws will be modified to allow the development of the property according to either one of the following scenarios:

- a maximum of twelve single-family houses on 2,000 m² (21,528 ft²) lots minimum,
- a maximum of 64 condominium-type apartments in a two-storey structure, with indoor parking; strict zoning provisions will limit the footprint of the building as well as the percentage of hard surface impervious areas in order to allow for the preservation of a majority of the existing woods, especially along the rear property line of the houses fronting on Elmwood Avenue.

In both cases the planning by-laws will require that the lots be fully serviced with aqueduc and sewer.

3.7 The Principal Thoroughfares and Transport Systems

a) *The street Network*

The only modifications to the street network under this Planning Program n are as follows:

- The new service road south of the TransCanada Highway, to serve the lands allocated to R & D. Costs should be borne by the Agglomeration and by the property owners the road will serve.
- The few new local streets that will be shown in the special planning program for the development of the Canada Lands property.
- The extension of Sainte-Anne Street to serve the residential area to be developed north of the École Saint-Georges.

- The provision prohibiting cul de sac streets will be repealed.

The Village of Senneville will also ask the Quebec Ministry of Transport to make permanent the link between Senneville Road and the Highway 40 ramp which allows U-turns under the Île aux Tourtes bridge.



b) *The Bicycle Path Network*

The Village of Senneville plans to facilitate bicycle access for Senneville park's users. It will also consider a link, possibly near the fire station on Boulevard des Anciens-Combattants, with the bicycle path that runs between Old Sainte-Anne and the Anse-à-l'Orme eco-territory, Kirkland and Pierrefonds.