

Platform 2025 – Projet Montréal

No Slogan. Only Solutions.

Message from the Leader

Dear Montrealers,

It is an honor to present to you our platform. This is our plan for a metropolis that moves forward with ambition, without leaving anyone behind.

The vision of Projet Montreal has always been centered on a city that grows for and with its residents. A city that places the quality of life of families, young people, and seniors at the heart of every decision. We are building a city for everyone, grounded in social justice, solidarity, diversity, and inclusion; a city committed to reconciliation with Indigenous peoples, free from racism, ableism, and all forms of discrimination.

With this platform, we look to the future and confront the challenges of our time head-on. We want a city that is affordable, welcoming, and ambitious—for all those who choose Montreal and want to make it better.

Montreal deserves more than slogans, and we are offering concrete solutions. Our priority: housing. While the commodification of housing has pushed Montreal to the brink, we will put forward the most ambitious housing plan in North America—so that every Montrealer can continue to choose where they live, when they want, without being forced to sacrifice their financial security.

Our vision is about making daily life easier and preparing for the future: with services accessible on foot, efficient and affordable public transit, calmer streets, and a city ready to meet the challenges of our era, especially those related to climate change. It celebrates what makes Montreal strong: its language, its culture, its diverse heritage, and its spirit of solidarity. These are the driving forces of our development.

Our ambition is collective and forward-looking. It is embodied by and for ordinary citizens who choose Montreal every single day and want the very best for their neighbors.

— Luc Rabouin

Leader of Projet Montreal and candidate for Mayor

1. Housing for All

Like all major North American cities, Montreal is facing its most severe housing crisis since the Second World War: skyrocketing rents, families under strain, and neighborhoods under pressure. This crisis is not only about a lack of housing—it is also about a loss of freedom for countless Montrealers: young people who can no longer choose the city for their studies, couples unable to separate, women trapped in violent situations, families who cannot move when they need an extra room, or even workers forced to live farther and farther away while paying more and more.

That is why Projet Montreal puts housing at the heart of its commitments. Our plan acts down the whole line: ending homelessness once and for all, accelerating the construction of affordable housing, protecting tenants, and supporting access to home ownership. The goal is clear: to restore power to Montrealers who choose our city and want to keep living here.

1.1 Giving Ourselves the Tools to Respond to the Crisis

A simplified Regulation for a Mixed Metropolis (RMM)

Within our first 100 days, we will replace the current RMM with a clearer, more predictable set of rules that allows for the construction of more housing shielded from speculation while guaranteeing transparent and rapid processes. Every project of more than 200 units will be required to include at least 20% non-market housing, with higher targets in strategic zones through incentive zoning. These financial contributions will only be accepted when a partnership with a non-profit is not possible. A public dashboard will ensure real-time tracking.

Ten “Ready-to-Build” Zones

We will accelerate housing development in 10 strategic areas where infrastructure already exists and where a one-stop shop simplifies life for developers. In these zones, permit wait times will be cut in half, allowing projects to move forward swiftly and ensuring densification where demand is strongest.

Turning Parking Lots into Housing

We will use underutilized parking lots to create family-oriented housing. This is part of a strategy for intelligent, sustainable densification where every space in the city contributes to housing more Montrealers.

\$1 Billion for Permanently Affordable Housing

We will establish a \$100 million municipal guarantee fund, allowing non-profits to

complete their financial packages. This tool, which costs the City nothing, will unlock \$1 billion worth of housing acquisition projects while ensuring affordability in perpetuity.

Limiting Airbnb to the Summer Season

We will restrict short-term tourist rentals to the summer months, discouraging year-round conversions and ensuring housing remains available to Montrealers all year long.

Vacancy Tax

We will implement a tax on vacant units to encourage their return to the rental market.

Supporting Evicted Tenants

Every tenant who receives an eviction notice from the housing tribunal will be offered a thorough support process to help them relocate and protect their rights.

Healthy Homes: Holding Negligent Landlords Accountable

- Systematic interventions: the City will directly intervene in unsanitary housing within six months if landlords fail to act after a warning and fine.
- Significant increases in fines for unsanitary conditions, to create an effective deterrent.
- Creation of a bank of qualified suppliers, available to both boroughs and landlords, to speed up required work.

Montreal Housing Bonds: Building Together

We will create a municipal social bond fund, open to residents, businesses, and foundations, to directly support the construction and acquisition of non-market housing.

Accessible and Adaptable Housing

We will amend building codes to go beyond Quebec's minimum standards and launch a Montreal strategy to increase the number of accessible and adaptable units.

Student Housing

To ease pressure on the rental market—especially larger units needed by families—we will multiply student housing projects by creating portfolio agreements with non-profits.

Converting Downtown Offices

We will offer financial and regulatory incentives for landlords to transform vacant downtown offices into housing.

1.2 Protecting Tenants

In Montreal, families and tenants must be able to live in dignity, without fear of abusive rent increases, eviction, or unsafe housing. Projet Montreal will implement measures to better protect tenants, regulate the rental market, and hold landlords accountable.

Key Measures:

- Significantly increase fines for landlords who ignore unsanitary housing orders.
- Incentivize tenants to register their rent with Vivre en Ville's Rental Registry, while continuing to push the Quebec government for a Quebec-wide registry.
- Establish a microcredit rent support bank to help those at risk of homelessness, inspired by the Maison du Père program.
- Allocate \$1.5 million annually to support housing committees and tenant associations so they can provide legal support, help people find affordable housing, and inform tenants of their rights.

1.3 Supporting Access to Home Ownership

To ensure Montreal remains a city where families, first-time buyers, and newcomers can settle and build their lives, Projet Montreal will make home ownership more accessible by reducing financial and administrative barriers.

Key Measures:

- Expand the parameters of the Home Purchase Assistance Program to help more households, including housing co-ops.
- Shorten permit wait times so homeowners can renovate or adapt their properties more quickly.
- Launch a property tax deferral program for low-income homeowners and seniors, allowing them to defer part of their bill until they sell, protecting them from rising property values.

1.4 Ending Homelessness by 2030

No one should be forced to live on the streets in Montreal. To achieve this with limited city resources, we need concrete, coordinated action: supporting frontline organizations,

creating immediate and durable housing solutions, and protecting vulnerable housing stock from speculation.

Key Measures:

- Guarantee doubled funding for community organizations for three years. Deploy 500 modular housing units with wraparound services across the city.
- Create 500 transitional social housing units with services, by acquiring or building adapted facilities.
- Use city tools to purchase rooming houses and transfer management to SHDM (Société d'habitation et de développement de Montreal).

Pathways to Stability:

- Emergency shelter → Modular housing → Transitional housing → Rooming houses → Social housing → Affordable housing → Home ownership

2. Montreal for Montrealers

Montreal is lived at the scale of its neighbourhoods, where families, neighbors, and seniors meet, move around, and enjoy redesigned public spaces. What makes our city unique is how residents take ownership of parks, streets, and terraces: a touch of Europe transplanted to North America. That is the heart of Montreal: a city of solidarity, humanity, and proximity.

And that is the Projet Montreal effect: expanding the 15-minute city across the island, supporting the local businesses that make our main streets thrive, reimagining mobility so public transit is accessible and reliable, and ensuring our neighbourhoods have safe streets where children and parents alike can move freely.

From Pointe-aux-Trembles to Lachine, from Île-Bizard to the Plateau, our ambition is clear: to build a city thought out for and by Montrealers; designed with those who live here.

2.1 15-Minute Neighbourhoods

Montreal must offer neighbourhoods where everything is within walking or biking distance: shops, services, culture, and green spaces. Ensuring this accessibility everywhere on the island is a question of territorial equity so that every Montrealer, in every borough, has access to comparable services.

Key Measures:

- **Public Markets within 15 Minutes:** Modernize Jean-Talon, Maisonneuve, and Atwater markets so they can operate at full capacity year-round. Build 10 new markets per year and deploy small neighbourhood kiosks so everyone has access to fresh, local food close to home.
- **15-Minute Bixi:** Double the number of BIXI stations across the island, prioritizing underserved areas.
- **15-Minute culture:** Support neighbourhood culture—mobile libraries, alley shows, creative workshops, spontaneous performances—financed through revenue from large billboard taxes.
- **15-Minute green space:** Guarantee every Montrealer access to a park or green space nearby for rest, sports, and community life.
- **15-Minute water and bathrooms:** Expand access to public washrooms, water fountains, and splash pads, and open up more access points to the river.

2.2 Fun for All Ages, from 0 to 99

The city must provide opportunities for leisure that are inclusive, accessible, and close to home. Every neighbourhood should offer spaces and activities that bring people together through play, movement, and joy.

Key Measures:

- Renovate the Mont-des-Hirondelles slope in Ahuntsic-Cartierville to make skiing in the city safe and accessible again.
- Simplify registration for swimming lessons across all neighbourhoods.
- Expand multi-sport fields with multi-line markings for better shared use.
- Multiply teen “chill spaces” in parks, especially designed for teenage girls with attention to lighting, safety, and dedicated zones.
- Create more pickleball courts to meet growing demand.

2.3 Safe Mobility for Everyone

Mobility in Montreal must be safe, accessible, and enjoyable. Whether walking, cycling, taking the bus or metro, or simply crossing the street, everyone must be able to move without fear.

Key Measures:

- **Transforming Avenue du Parc:** Rebuild this unsafe urban highway into a sustainable mobility corridor, linking Parc-Extension to downtown.
- **Safe Schools by 2030:** Redesign all primary school surroundings with clear sidewalks, safe crossings, and speed cameras.
- **Truck-Free Neighbourhoods:** Setting up a pilot project logistics hub to reduce truck circulation on residential streets.
- **Smarter Traffic Lights:** Use AI to optimize signals for safety and free up police to focus on real emergencies.
- **Accessible Intersections:** Double the number of audible signals near metro stations.
- **Expanded and Safer Bike Network:**
 - Upgrade aging bike paths (Berri, Rachel, Maisonneuve, Notre-Dame, De la Commune).
 - Add new express bike routes (REV) on Lacordaire and René-Lévesque.
 - Extend the Des Carrières path to Ville-Marie.
 - Complete the island-wide bike loop along Gouin.
- **Universal Parking Access:** Allow all disabled permit holders to use resident-only parking zones (SRRR).
- **Reserved Spaces:** Systematically add accessible parking and drop-off zones near cultural, sports, and health facilities.

2.4 On the Road to the Tramway... One Bus at a Time

Public transit must keep pace with Montrealers' needs for today while preparing for tomorrow's networks.

Key Measures:

- **Three Tram Lines:**
 - East Montreal (Pointe-aux-Trembles to Rivière-des-Prairies).
 - Grand Sud-Ouest (Lachine/Lasalle to downtown).
 - A downtown loop via Côte-des-Neiges, Jean-Talon, and Parc Avenue.
- **Express Bus Network:** High-frequency, dedicated-lane buses offering metro-like reliability, on axes such as Sherbrooke, Henri-Bourassa, René-Lévesque, Notre-Dame, St-Michel, Papineau, and more.
- **More Metro Trains, Less Waiting:** Increase frequency during rush hours.
- **Take Back the Lead in Planning:** Pressure Quebec and Ottawa to deliver long-delayed projects:
 - Complete the Blue Line extension.
 - Advance the Pink Line (Grand Sud-Ouest).
 - Extend the Orange Line west.

- Create a Green/Blue connection in the East.
- **High-Speed Rail Connection:** Ensure the downtown core is fully integrated with Canada's future high-speed train.
- **Universal Accessibility:** Secure investments to make all metro stations universally accessible.

2.5 Reviving the Fight for Public Transit

Public transit is Montreal's backbone and the only solution to congestion. Even if major projects are led by other governments, the City must play a strong leadership role.

Key Measures:

- Push senior governments for long-promised projects.
- Ensure transit expansion is aligned with equity and climate goals.

2.6 Car-Sharing and Electrification

To reduce reliance on private cars and promote cleaner mobility:

- Standardize universal permits for all car-sharing vehicles.
- Add reserved spaces for car-sharing in major parks and cultural institutions.
- Deploy 11,000 public electric charging stations by 2030, with a focus on off-street lots through private and institutional partnerships.

2.7 Mobility Beyond Infrastructure

Mobility is not just about roads and bike paths—it's about making active and shared modes simple, safe, and accessible for all.

Key Measures:

- Create "mobility kits" (discounts on BIXI, car-sharing, and transit passes) for residents affected by street redevelopment projects.
- Expand cycling education programs (*Cyclistes avertis*, *Ça marche*, *Toutes à vélo*).
- Multiply children's bike learning parks across the city.

- **Yes, Babies on BIXI!:** Launch baby seats on BIXI bikes to make family biking possible.

2.8 One City, One Island: Reclaiming the River

Montrealers deserve to reconnect with the waterways that define their city—not just cross them by bridge.

Key Projects:

- Public swimming area in the Old Port.
- An observation tower in Hochelaga.
- Riverfront promenades between the Victoria and Champlain bridges, along Molson, in addition to a public pool.
- Converting former marinas and waterfront parks into public bathing areas (Lachine, Lasalle, etc.).
- Permanent expansion of river shuttles.
- New docks and access to islands, such as Île Lapierre and Île Bizard.

3. Montreal, a Resilient City

To face the climate crisis, growing vulnerabilities, and the uncertainty facing our world, Montreal must be a city of refuge, one that leaves no one behind. The municipal administration must reflect the solidarity and empathy of Montrealers. Protecting the most vulnerable is at the heart of every decision: ensuring the right to the city, reinforcing the feeling of safety, and preparing our communities for the crises ahead.

For Projet Montreal, the response rests on three pillars: strengthening the social safety net, preparing the city for the future, and ensuring safety for everyone. Our values: social, environmental, and feminist justice, remain at the heart of our commitment, so Montreal continues to be a caring, protective, and inclusive city.

3.1 Strengthening the Social Safety Net

Montreal must use every lever at our disposal to support families and vulnerable residents, reduce financial and logistical barriers, and ensure no one is left behind.

Key Measures:

- **Social Transit Fare:** A reduced monthly transit pass (\$62.75/month) for people earning under \$30,000, equivalent to the student rate, saving \$500 per year.
- **Day Camps for All:** Municipal day camps at a cost of \$7 per day, prioritizing low-income families, with simplified registration and more spaces during the summer.
- **Rent Support Bank:** Reinforce microcredit programs (like Maison du Père) to prevent homelessness.
- **Support for Tenant Committees:** \$1.5M per year for housing committees and tenant associations to help residents defend their rights and find affordable housing.

3.2 Preparing the City

Montreal must be ready for the climate and urban crises of tomorrow: heavy rains, flooding, recurring heat waves. We must reinforce infrastructure and prepare the next generation to ensure Montreal remains safe, livable, and green.

Key Measures:

- **The Sponge City:** Double annual investment in resilient infrastructure from \$15M to \$30M to expand rainwater-retaining projects and prevent flooding.
- **Protect Wetlands:** Accelerate wetland restoration in major parks, including near the Technoparc.
- **RénoRésilience Program:** \$5M per year to help property owners adapt their buildings to flood risks and extreme weather, with personalized support to identify the most effective and cost-efficient renovations.
- **Break Concrete, Plant Trees:** Convert impervious surfaces into green areas, increase tree planting to reduce heat islands, improve air quality, and beautify streets.
- **Permanent Protection of Natural Spaces:** Support boroughs in acquiring land for preservation.
- **A Greener Camillien-Houde:** Transform Camillien-Houde Way into a green promenade, with safe paths and a shuttle linking the base of the mountain to the summit.
- **Green Shield Trust:** Support creation of a social trust in Maisonneuve-Longue-Pointe to protect green spaces in perpetuity.

3.3 Protecting Everyone

Safety in Montreal means building trust, cohesion, and peace of mind in our neighbourhoods. Everyone must be able to live and travel within the city safely and with confidence.

Key Measures:

- **Body Cameras for Police:** Strengthen accountability and transparency between the SPVM and residents.
- **Safe Equipment for Firefighters:** Ensure firefighters have the best gear to protect both residents and themselves.
- **Expand Mixed Police-Social Teams:** Increase intervention units pairing police with trained social workers for vulnerable situations.
- **Light Up Montreal:** Eliminate dark spots in parks, public spaces, and active transport routes to make women and marginalized groups feel safer.
- **Support LGBTQ+ Spaces:** Accompany the creation of a dedicated inclusive space for the LGBTQ+ community which is safe, visible, and community-driven.
- **Exemplary Employer:** Strengthen the City's support for underrepresented staff through better monitoring, data transparency, and equity in promotions.
- **Fight Violence Against Women:** Make the SPVM's specialized team on domestic violence and support shelters for women and children permanent.
- **End Discriminatory Bylaws:** Amend or remove municipal regulations that contribute to racial or social profiling.

4. Pride Always Belongs to a City

Montreal is unique, creative, and vibrant—recognized worldwide for its cultural energy and the richness of its neighbourhoods. We carry this identity with pride and will protect it by reinforcing the place of artists and creators at the heart of city life. Preserving Montreal's soul means supporting the French language, giving artists the means to live and create here, and valuing our festivals and cultural venues, because they are what make our city shine internationally. With Projet Montreal, culture is not just an option: it is at the core of who we are and what we want to pass on to future generations.

4.1 Montreal, Francophone Metropolis of the Americas

For Montreal and its residents, being the Francophone metropolis of the Americas is a source of pride, identity, and influence. The city's services play a central role in supporting its cultural distinctiveness and amplifying our francophone vibrancy.

Key Measures:

- Double budgets for francization in cultural venues.
- Increase visibility and valorization of French by implementing all recommendations from the French language committee.
- Strengthen the presence of Quebec music in municipal events by prioritizing local francophone artists.
- Make libraries and maisons de la culture central spaces for francization, doubling their budgets for this mission.

4.2 Reconciliation with Indigenous Peoples

Montreal sits on a land marked by millennia of Indigenous history, and we have a duty to honor that presence by working hand in hand with Indigenous communities.

Key Measures:

- Continue increasing Indigenous historical visibility in city toponymy.
- Support Indigenous cultural projects and cultural exchange initiatives with communities in Greater Montreal.
- Support culturally adapted services for Indigenous people experiencing homelessness.

4.3 Protecting Montreal's Soul

Montreal is internationally renowned for its creativity, culinary scene, and vibrant cultural life. To preserve this asset, we must support artists, artisans, venues, and festivals that keep neighbourhoods alive, while consolidating cultural hubs with strong social and economic potential.

Key Measures:

- Create a \$1M social trust to collectively acquire independent venues and ensure their survival.
- Provide financial and regulatory incentives (such as free permits) to convert vacant spaces into artist studios (e.g. the Belgo).
- Develop affordable housing projects dedicated to artists and craftspeople (e.g. Faubourg à musique, Maison des écrivains, Chez-nous des artistes).
- Establish a dedicated fund to support small and medium-sized festivals, of which many are still struggling post-pandemic.
- Increase the Montreal Arts Council budget to \$30M by 2030.
- Permanently abolish property tax compensation for cultural non-profits.
- Redirect billboard tax revenue into neighbourhood cultural projects.

4.4 Making Montreal Shine

Tourism should enrich neighbourhoods and communities, not turn the city into an amusement park. The goal must be to create experiences that benefit both Montrealers and visitors.

Key Measures:

- **Pedestrianize Old Montreal:** Make the historic core a pedestrian-first space, like other great cities around the world.
- **Celebrate Winter Downtown:** Double the downtown strategy budget from \$10M to \$20M annually to strengthen the winter offer, including the underground city.
- **Digital Creativity Zone:** Partner with UQAM to create an innovation zone in digital creativity downtown.
- **Shared Parking:** Launch a pilot project to pool private parking lots in the Quartier des spectacles.
- **Cleaner, Safer Downtown:** Double funding for cleanliness brigades (from \$2M to \$4M), expand mixed patrols, and systematize construction site beautification.
- **Pedestrianize Sainte-Catherine East Year-Round:** Make the street permanently car-free to boost local commerce and public life.
- **Expand Palais des Congrès:** Support its expansion to attract more international events and strengthen Montreal's position as a top North American convention destination.
- **Support Major Festivals:** Make their funding permanent.

4.5 An Economy Serving Montreal

The City plays a strategic role in steering economic development toward an inclusive, sustainable model that creates real value for Montrealers.

Key Measures:

- Support youth entrepreneurship and business takeover programs with PME Montreal.
- Adopt the first Montreal social economy policy and launch a program to repurpose religious heritage buildings for community use.
- Stimulate R&D in key industries: creative and cultural industries, aerospace, life sciences, responsible AI, sustainable finance.
- Transform East Montreal into a living laboratory for ecological transition and circular economy: clean tech, green energy, bio-food, urban agriculture, smart logistics.
- Establish a revitalization fund for the East (\$5M), a dedicated Bureau for coordination, and a new university hub.
- Build the East's collector sewer to attract value-added industries.
- Complete the East Green Corridor linking the river to Rivière-des-Prairies.

5. Simplifying the City

We love our city. At Projet Montreal, we want to make it easier and more efficient to navigate the municipal administration. For a City and its citizens to move forward together, we must foster a culture of service that reduces daily irritants and take better care of what we already have.

Our ambition is simple: to make the city more enjoyable, more straightforward, and more responsive to your needs. Because simplifying the city means simplifying your life.

5.1 Action Sites: A Dedicated Team for Public Works

One Boss per Site

Every construction site will be required to have a dedicated supervisor, accountable for ensuring things run smoothly.

Centralized Coordination

One single team will oversee all city projects to prevent duplication and limit disruptions.

Less Orange Cones

The oversized cones designed for highways will be replaced with more discreet signage that ensures safety without overwhelming the urban landscape.

Support for Businesses Affected by Construction

Increase eligibility for financial aid for businesses affected by construction from six months of disruption to two months.

5.2 Simplifying Life for Local Businesses

Montreal's small businesses shape the character of our neighbourhoods. They need a city that has their back—helping them thrive, remain accessible, and weather disruptions.

Key Measures:

- **Direct Detours:** Guarantee short, safe, accessible detours for pedestrians and cyclists during construction.
- **One-Stop Business Access Bureau:** Offer a single point of contact in each borough for permits, works, and services.
- **Freeze Property Taxes:** Four-year freeze on municipal taxes for small commercial properties worth \$1M or less.
- **Universal Accessibility Program:** Help businesses adapt their premises to all customers.
- **Support for Commercial Streets:** Maintain funding for business development corporations (SDCs), small commercial arteries, and pedestrianized streets.
- **Collective Acquisition of Commercial Spaces:** Expand initiatives to keep local spaces affordable.
- **More Local Powers on Worksites:** Demand greater authority from Quebec to adapt construction signage and practices to Montreal's urban character.

5.3 Cleaner, Calmer Neighbourhoods

Reducing nuisances, improving cleanliness, and holding everyone accountable for waste makes Montreal safer and more enjoyable, year-round.

Key Measures:

- **End Noisy Snow Alerts:** Ban loud nighttime snow-clearing sirens from the first winter, adopting practices from boroughs that already removed them.
- **Anti-Dumping Squad:** Create a dedicated unit with more inspectors and higher fines to tackle illegal dumping.
- **Cleanliness 24/7:** Expand round-the-clock cleaning brigades to more busy areas year-round.
- **More Awareness Campaigns:** Strengthen education and outreach on composting and waste management.