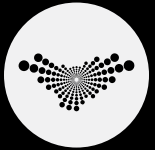


AMBITIONS AND ACTIONS FOR THE FUTURE



DISTRICT CENTRAL





The District Central is



25 million

sq. ft. of commercial
and office space

\$2.5B

in total value of
non-residential buildings

\$67B

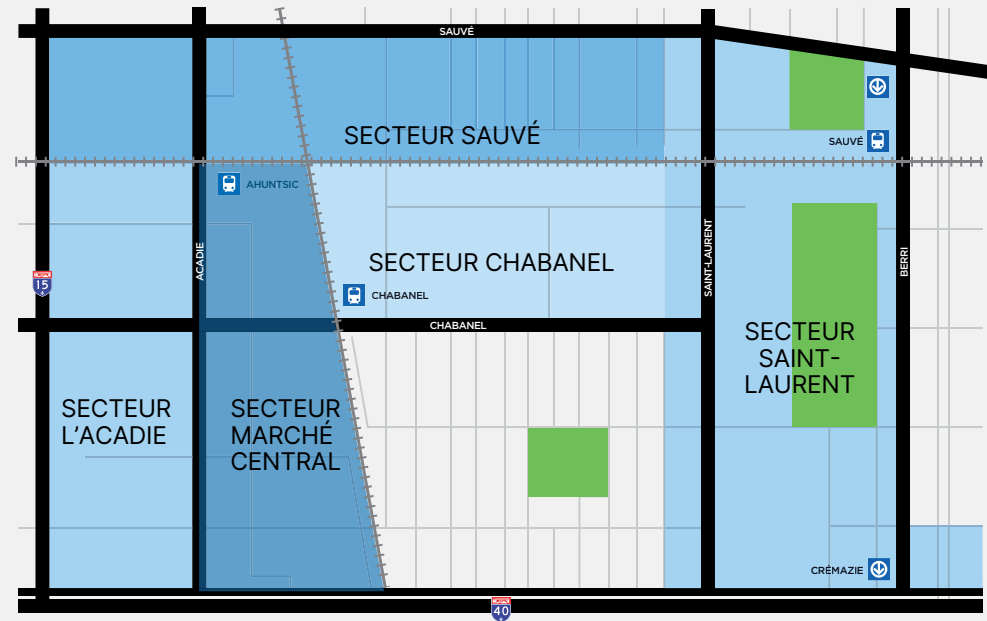
generated annually from
non-residential property
tax revenues

\$7B

average property value
of non-residential buildings



3 km² of territory



The SDC District Central

SDC ●●●
DISTRICT
CENTRAL

The SDC District Central is the catalyst and the voice for the Ahuntsic-Cartierville business world. It represents the combined forces of 2,100 business leaders united to develop a sector with outstanding economic, urban and human potential.

THE MISSION IS CLEAR:

Breathe new life into this legendary neighbourhood make it shine on a broader stage and propel it to the very top of Montréal's economic landscape.



District Central: Ambitions and Actions for the Future

BACKGROUND

District Central has established itself today as one of Montréal's key economic sectors, with more than 2,100 businesses and 25,000 workers. It is recognized as the city's fourth-largest employment hub and holds significant potential for expansion. This 3 km² territory, long known for its industrial heritage, is undergoing a major transformation: urban redevelopment, the introduction of complementary uses, the rise of innovation, and the shift toward ecological transition.

In recent years, several structural projects have been launched, including the adoption of a Special Urban Planning Program (PPU), the redevelopment of the Louvain Ouest site, and the recognition of the sector as a Metropolitan Innovation Zone. These advances pave the way for ambitious development that combines economic vitality, quality of life, and sustainable innovation.

However, this transformation does not come without challenges. The recent installation of cycling infrastructure in the industrial sector, carried out without consultation, has highlighted the need for a more tailored and participatory approach that considers both sustainable mobility and economic realities. At the same time, urban logistics are becoming a crucial issue for supporting the manufacturing and commercial activities that form the backbone of the local economy.



District Central: Ambitions and Actions for the Future

The SDC District Central, which brings together and mobilizes stakeholders in the area, emphasizes that this transformation must occur through close partnership between the business community and public authorities. The future of District Central depends on Montréal's ability, in collaboration with other levels of government, to recognize and support this wave of innovation and job creation, positioning the area as a key player in metropolitan development.

In the context of the 2025 municipal elections, the SDC is calling on candidates to clearly commit to three key issues:

1. **Adapting mobility infrastructures** to local economic realities and rebuilding trust through consultation.
2. **Prioritizing urban logistics and supporting the sustainable transformation** of businesses in the district.
3. **Bringing life to the Metropolitan Innovation Zone** and deploying an ambitious vision for the economic development of the north of the island.



Adapting cycling infrastructure to local economic realities



Trucks maneuvering near the bike path, observed at the end of the day on Park Avenue in the Chabanel sector.



Adapting cycling infrastructure to local economic realities

BACKGROUND

District Central is a unique industrial territory where manufacturers, offices, creative workshops, businesses, and residences coexist. Implementing cycling infrastructure in this context requires a carefully adapted and coordinated approach. Recent installation of a cycling lane in the diversified employment sector covering the Sauvé/Port-Royal and Chabanel area of District Central, and carried out without consultation, has raised concerns within the business community. This infrastructure currently generates conflicts of use, logistical challenges, significant economic impacts for businesses, and safety issues for all users.

These decisions have weakened trust between economic stakeholders and municipal authorities. Yet, businesses and property owners—already heavily invested—are ready to contribute to solutions adapted to the territory, a willingness they have expressed repeatedly. Consulting these stakeholders represents a prime opportunity to rebuild dialogue and foster a sustainable collaboration between public authorities and the business community. A true public-private partnership with participatory governance is essential to balance sustainable mobility goals with the continued operation of economic activities in this strategic sector.

ISSUE

This is not about opposing ecology and economy, but about aligning them intelligently to ensure harmonious coexistence. District Central can become a Montréal model for integrating active transportation and urban logistics, provided that municipal actions are adapted to on-the-ground realities. This requires strong political will, along with recognition of the needs of businesses and their crucial role in Montréal's economic vitality.

REQUESTS OF THE SDC DISTRICT CENTRAL

1. Officially recognize the impacts (safety, urban logistics, economic activity) of the current north-south cycling lane and the immediate removal of the lane in its current form.
2. Review the cycling lane layout in the industrial sectors of District Central, in close consultation with businesses and property owners, to ensure safe, efficient, and mutually beneficial coexistence for all users and economic actors in the area.
3. Commit to working on the opening up of the territory through strategic corridors, including creating a passage through the railway on de l'Esplanade, developing the cycling corridor from Querbes in collaboration with the Marché Central, analysing the potential of boulevard de l'Acadie as a mobility route and maximizing the full potential of the green network.



Prioritizing urban logistics and supporting the sustainable transformation of District Central



The Cidrerie Sauvageon in operation
at the Centrale Agricole, Acadie sector.
Photo credit: Charles-Olivier Bourque



Prioritizing urban logistics and supporting the sustainable transformation of District Central

BACKGROUND

District Central is undergoing a major transformation. The adoption of the Special Urban Planning Program (PPU), the redevelopment of the Louvain Ouest site, and the implementation of signature interventions across the territory are paving the way for an ambitious redefinition of the neighbourhood. The goal: to make the District Central a true business district, where economic vitality and quality of life coexist. The addition of complementary uses is both desirable and strategic, provided they enhance the life of the employment hub and foster intelligent coexistence.

In this context, urban logistics emerges as a critical strategic driver. Given the nature of the manufacturing and commercial business that make up the district's economic fabric, it is essential to rethink logistics to effectively support both existing and future activities. Businesses must also be supported in adapting to new business models, particularly regarding ecological transition.

The SDC District Central, which regularly consults with its members, emphasizes that this transformation must be inclusive, sustainable, and adapted to the economic and social realities of the district.

ISSUE

District Central has the potential to become a mode of integrated planning and sustainable urban development in Montréal. Achieving this requires a coherent vision, transparent processes, and concrete recognition of local stakeholders as essential partners rather than obstacles. A successful transition will depend on leveraging the neighbourhood's strengths, from its industrial base to social innovation.

REQUESTS OF THE SDC DISTRICT CENTRAL

1. Make urban logistics a top priority to address the specific needs of current and future businesses by providing solutions adapted to the territory.
2. Actively support innovation projects driven by businesses and the community, particularly in ecological transition and transformation of business practices.
3. Commit to building, together with the SDC and the business community, a resilient district capable of meeting current and future challenges.



Driving the Metropolitan Innovation Zone forward and fully recognizing the economic potential of the District Central



Aerial view of District Central.
Photo credit : Air Photo Max



Driving the Metropolitan Innovation Zone forward and fully recognizing the economic potential of the District Central

BACKGROUND

District Central is recognized as Montréal's fourth-largest employment hub, with over 2,100 businesses and 25,000 workers, and significant expansion potential. This strategic territory, rich in unique manufacturing expertise, an evolving entrepreneurial fabric, and a dynamic culture of innovation, has been designated a Metropolitan Innovation Zone by the Ville de Montréal. This designation reflects the district's potential to transform the neighbourhood into a true catalyst for sustainable economic development and innovation in northern Montréal.

ISSUE

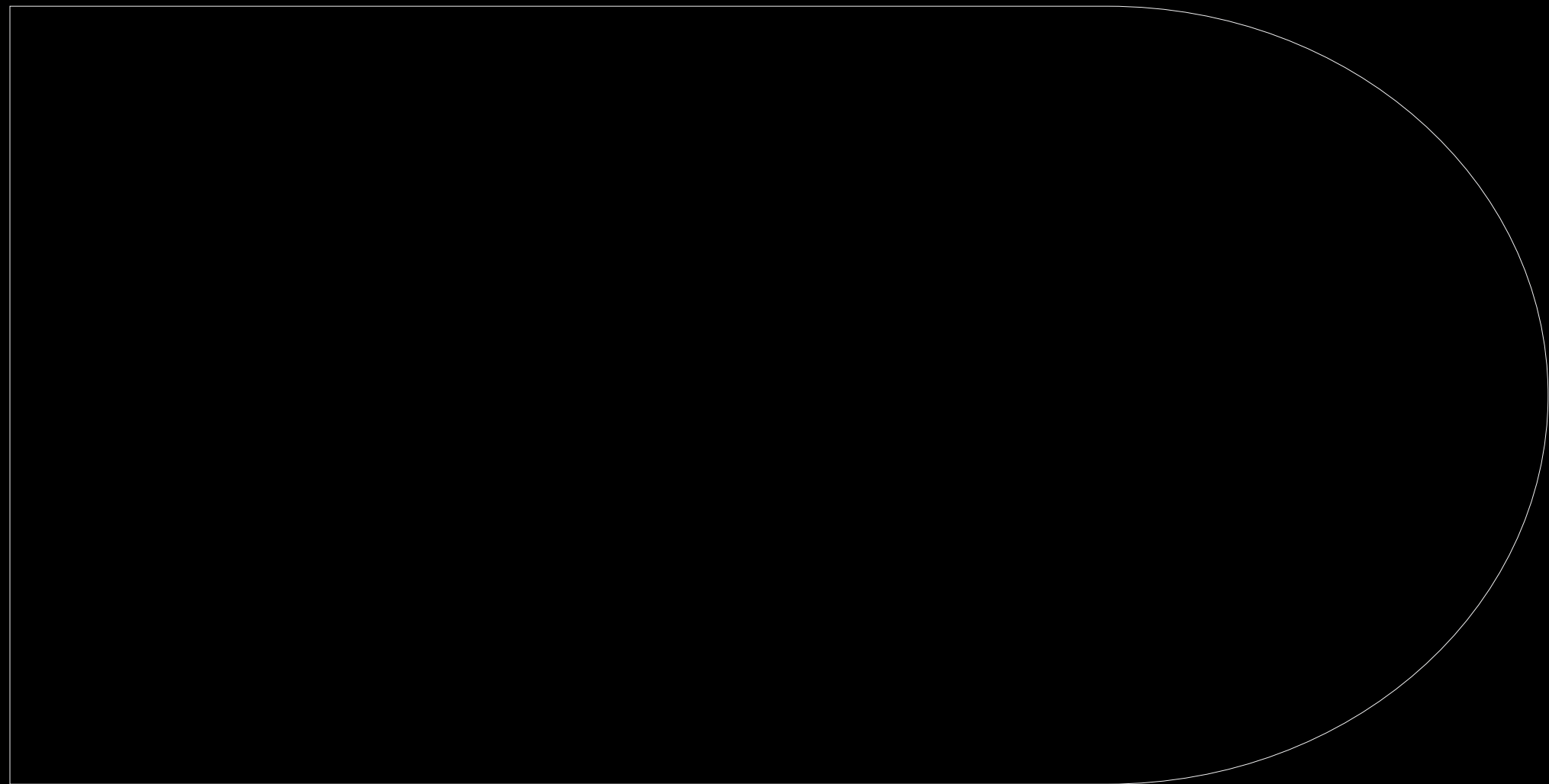
Designation alone is not enough; it must be backed by concrete action. District Central can only fulfil its role as an innovation zone if this recognition is accompanied by a shared vision, structured projects, a willingness to take risks, dedicated resources, and responsive financing. It is also urgent that the Ville de Montréal, in collaboration with the Ahuntsic-Cartierville borough, local partners and other levels of government, seize the economic potential of District Central, mirroring the development approach taken in eastern Montréal. A specific, ambitious, and funded development plan, aligned with the Montréal 2030 strategy, must emerge to reflect the realities of the territory and accelerate its growth.

REQUESTS OF THE SDC DISTRICT CENTRAL

1. Confirm, defend, and fully assume the status of Metropolitan Innovation Zone for District Central.
2. Quickly activate concrete projects aligned with the territory's needs, such as industrial experimentation labs, eco-responsible solution-testing zones, support for innovation, and innovative business models.
3. Work hand in hand with local stakeholders to develop an economic development plan tailored to the realities of District Central, a plan that mobilizes partners and is backed by resources to ensure inclusive, innovative, and sustainable economic vitality for all of northern Montréal.



Map of sectors in the metropolitan innovation zone Hodge-Lebeau / District Central.



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