Information for consulting the
Montreal Land Use Map
City of Montreal - Planning Department 1949

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Notes on the document

The land use plan was known from an 'original' kept in the Service de développement économique et urbain, Ville de Montréal, and from a set of black-and-white transparencies (microfiche) in the municipal archives. Little is known about the process of creation, except that the plates were produced by the city planning department in 1949 in preparation for the Gréber Plan. The municipal archive possesses a copy of that Plan, but no copy has been found of the Report which originally accompanied it. For discussion of the world-wide work of Jacques Gréber in city planning, see the special issue of *Urban History Review*, summer 2001.

The microfiche copy, made from a different, perhaps earlier, assemblage, contains scribbled annotations, and on sheet a draft 'legend' of the land use classification and colour scheme. From the prints themselves, we infer that they were produced from air photographs and/or fire insurance plans, and each of the 70 plates was pieced together from 16 mylar sheets. (The seams can be seen on the imagery). Color coding was added to the building footprints after field verifications, but no such verifications were carried out in neighboring municipalities.

Scanning the original

In June 2000, six partner institutions embarked on a plan to ensure conservation of the 'original' in the municipal archives, and at the same time extend the opportunities for scholars through both digital imagery and facsimile prints. In November 2000, the 70 plates were scanned at Trigonix Inc., under contract from the Bibliotèque nationale du Québec. Three sets of images are available in 'high-
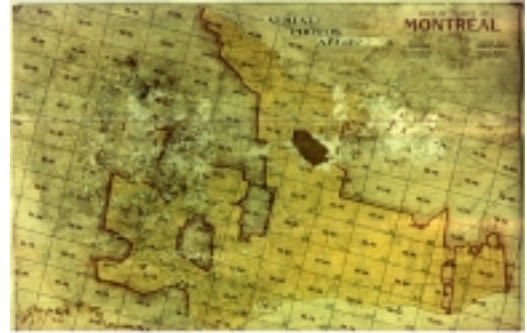
1949

Land Use map; detail, plates 56-68, 56-72

resolution jpg': at 300dpi (highest resolution and largest files), 150 dpi, and 72 dpi. File names on the set of three compact disks refer to an index sheet in the set, and probably to the numbering scheme on the original airphotos. Copies of the CD-rom have been supplied to the Bibliothèque nationale du Québec, the Walter Hitschfeld Geographic Information Centre (associated with McGill Libraries), the Cartotèque de l'Université du Québec à Montréal, and the Canadian Centre for Architecture.

Facsimile printing was carried out by Geoffrey Hay in the Laboratoire de Géomantique de l'Université de Montréal (Département de Géographie). Each plate was reproduced at its original size, ranging about 30 inches by 36 inches. The Canadian Centre for Architecture (CCA) purchased a print for its study collection. Through the research project MAP and its funding from Geoide (Canadian Network Centre of Excellence for research in geomatics), a second copy was donated to the Service de développement urbain et économique to replace the original, which is being transferred to the Service des Archives.

François Dufaux prepared the legend and documentation. Others who contributed to the project include: Gabriel Bodson, urbanist, Ville de Montréal; Pierre Lépine cartothécaire, Bibliothèque nationale du Québec; David Hanna of the Département d'études urbaines, UQAM; Pierre Roy, cartothécaire, UQAM; Gilles Paquette, attaché to the Laboratoire de la Ville; Denys Choinière and Mario Robert, chef et adjoint du Service des archives; Robert Desaulniers, curator CCA, and undergraduate geographers under the supervision of Jason Gilliland (Geography) and David Brown (School of Urban Planning).

From the digital images, MAP researchers intend in 2002 to create a second set of 'rectified' images which can be read in relation to the presentday GIS representation of the City of Montréal (SIURS), as well as digital layers which can be examined in relation to earlier historic maps (1825, 1846, 1881...) For information about other imagery available and progress on the rectification, or to share discoveries about the sources, please contact Sherry Olson (Département de Géographie, McGill; olson@geog.mcgill.ca) or Raphaël Fischler (School of Urban Planning, McGill; raphaelf@urbarc.lan.mcgill.ca), members of the MAP project.

Plates Index

Place d'Armes in 1949, detail, plate 56-72

Place d'Armes in 2000, detail, file 0136

The urban functions

Uses of buildings and spaces are classed as nine major types. The colours to a large extent conform to planning conventions: residential uses yellow, commercial red, industrial violet, parks and playgrounds pale green. There are some unusual features: institutional uses are a blue-green, railway properties deep indigo blue.

Residential uses are subdivided into three groups: one-family dwellings, two-family, three or more. Heavy industry such as machinery, chemistry and metallurgy can be distinguished from light industry such as food, clothing, warehousing. Parks and railway land are simply outlined in colour.

Institutional uses include public buildings, schools and churches. While their status is often apparent from their scale and isolation, there are numerous other institutions which occupy smaller buildings inserted in the urban fabric.

From one plate to another, the colours vary due to aging of the paper and fading of inks since 1949. The deep green has greyed. It is nevertheless possible, with comparison, to recognize the distinctions. Housing types can be verified or nuanced by counting the addresses.

Mixed categories

Buildings which house several activities are coded for each. Use of the ground floor is shown as a band of colour along the street, while uses of upper stories are indicated by bars of colour deeper in the lot. Ground-floor shopping, for example, appears as a vermillion band along the street, with over-the-shop residential shown as a yellow, orange or deep brown band behind it, corresponding to the 1, 2, or 3 flats above. There are some unusual combinations, such as institutional and residential, or occasionally a combination of three activities. Ordinarily we find an address to match each activity.

Number of dwellings

The legend is explicit about the number of families. In their discussions of Montreal housing, Nobbs (1933) and Bélanger (1938) report that in the great majority of cases, a single family occupies a dwelling, and each possesses its own house number, as shown on the map. (The number is legible on the highest-resolution image.)

A single-family building, in yellow, has one dwelling unit and

The 9 basic categories

Residential: 1 family
(lemon yellow)
Pantone 142
CMYK 9/28/79/1

Residential: 2 families
(orange)
Pantone 722
CMYK 16/55/80/

Residential: 3 or more
(dark brown)
Pantone 4645
CMYK 26/55/74/

Commercial
(carmin red)
Pantone 710
CMYK 0/91/72/0

Light industry
(rose)
Pantone 702
CMYK 0/69/34/9

Heavy industry
(violet)
Pantone 512
CMYK 60/91/27/0

Railway land
(indigo blue)
Pantone 2738
CMYK 100/79/0/0

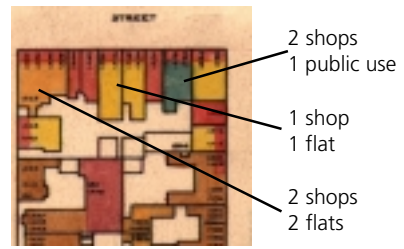Parks & playgrounds
(light green)
Pantone 576
CMYK 56/0/91/38

Public buildings
(dark green)
Pantone 5487
CMYK 65/0/23/56

one address. A duplex, in orange, has two dwellings, confirmed by two house numbers. A building of mixed use is coloured to match the number of dwellings plus a band of colour for any other use, each use corresponding to an address.

The category '3 or more families' includes triplex (3 dwellings), quadriplex (4), fiveplex (5), sixplex (6), sevenplex (7) and eightplex (8), as can be noted by counting house numbers. The number is positioned on the map to indicate the entry. Separate entry from the street is a criterion for census definition of a household, in recognition of the value popularly attached to it. Each dwelling is separated from others by a floor or a partition (not always a firewall).
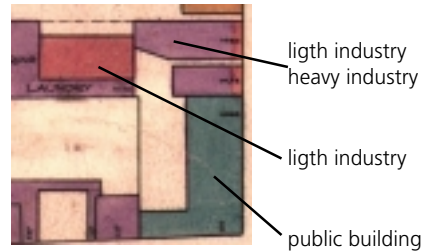
An apartment house or a rooming house is shown by a single address, but these types can be distinguished from their footprints. The rooming house is usually a one-family dwelling subdivided into tiny dwellings or rooms. The apartment house has a larger footprint, often outlining a courtyard or light well in the centre or at the sides. •

2 shops
1 public use

1 shop
1 flat

2 shops
2 flats

ligth industry
heavy industry

ligth industry

public building

single-family house

duplex

subdivided house: small flats or rooming house

appartment buildings

triplex

five-plex