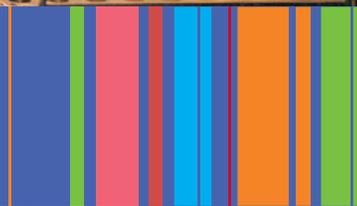


Période
2013-2033



Plan directeur
Aéroport international de Montréal-Mirabel



Executive Summary

Aéroports de Montréal, a non-profit corporation without capital share, is responsible for the management, operation and development of Montréal-Trudeau and Montréal-Mirabel international airports. The Corporation's responsibilities also include the financing, promotion, and planning of Montréal's airport facilities and services.

The present document represents the Master Plan for the facilities at Montréal-Mirabel International Airport (Montréal-Mirabel). It presents the main development orientations for the airport facilities and services for the period 2013-2033, and serves as a guide for the long-term improvement, modernization and development of Montréal-Mirabel's facilities.

ADM is developing its two airports according to three specific axes: passenger transport, air cargo, as well as industrial and commercial development. Within this perspective, the role of Montréal-Mirabel is to serve the air cargo industries and act as a preferential platform for development of targeted industrial activity, especially in the aerospace sector. Montréal-Mirabel represents equally, a base for general-aviation operations related to tourism and business development for the Laurentians region.

Montréal-Mirabel benefits from a number of competitive advantages such as: the ability to handle all-cargo aircraft day and night, high-quality low-traffic facilities, large areas of land available for industrial and commercial development, and the obvious synergy between the cargo and industrial development sectors.

Throughout the implementation period for the facilities at Montréal-Mirabel, the corporation will ensure that its interventions are aligned with traffic and various activities actual growth, and respect the Corporation's financial capacity and its targeted service quality objectives.

The airfield

The current runways network at Montréal-Mirabel offers extensive operating flexibility, results in no delays, and keeps circulating distances to minimum. The airfield infrastructures and equipment are satisfactory, and capable of responding to the demand forecast over the period of this Master Plan.

The central area (former terminal)

The central area at Montréal-Mirabel comprises several buildings and facilities. This sector has changed vocation since 2004, due to the transfer of commercial passenger flights to Montréal-Trudeau International Airport.

The establishment of a motorsports complex has confirmed the recreational and touristic vocation of this sector. The addition of a sports centre as well as the reopening of the hotel will strengthen this vocation.

Aéroports de Montréal has been actively seeking a new occupation for the main terminal building. Efforts made to date by the Corporation to redevelop the terminal building have highlighted the recreational, touristic and commercial potential of the building and its annexes, the aeroquay and the multi-level parking facility. The available space, the existing infrastructures both city side and airside, as well as the accessibility of the facilities, are all attractive features for a prospective tenant.

The air cargo facilities

Montréal-Mirabel has the necessary assets to serve as the hub for all of Montréal's international, transborder and domestic cargo flights, both scheduled and charter.

The quality and capacity of its facilities, its round-the-clock accessibility, its privileged location in the North American intermodal transportation network, and its highly competitive landing fees are all strong competitive advantages over a large portion of the market.

In 2011, more than 95,000 metric tonnes of cargo were trans-shipped through Montréal-Mirabel. The majority of this volume consists of mail and packages. According to forecasts, the volume of air cargo trans-shipped through Montréal-Mirabel is expected to increase during the planning period, reaching 254,000 tonnes by 2033.

During the course of this Master Plan's planning period, Aéroports de Montreal will be able to easily increase the space allocated to these operations according to its needs. Montréal-Mirabel has sufficient land available and directly accessible both airside and cityside, to the south of the existing facilities, to achieve significant expansion in warehousing and processing space as well as in apron areas.

Industrial development

The existing infrastructures and equipment at Montréal-Mirabel constitute a substantial anchor point that can be relied on in order to stimulate economic development in the region. An area, within the airport site, has been allocated to industrial development and already has numerous facilities. A portion of the operational zone providing runway access has also been set aside for industrial development. In recent years, Montréal-Mirabel airport has been increasingly positioned as a world-class aerospace complex.

The general-aviation sector

Montréal-Mirabel will continue to serve as a base for general-aviation operations related to tourism and business development in the Laurentians region. Given the availability of large areas of land in proximity to the taxiways, this activity sector could be expanded when needed.

Ground transport infrastructures

Access to Montréal-Mirabel is via Highway 50, which connects with the Montréal highway network via Highway 15. There are currently two interchanges providing access to the airport area from Highway 50, namely the Henri-Fabre Interchange and the interchange serving the terminal complex.

The redefinition of Montréal-Mirabel's role, which is intended to be geared exclusively toward air cargo operations as well as recreational, commercial and industrial real estate development, will influence ground transport infrastructures development.

Consequently, within the framework of this Master Plan, Aéroports de Montréal is committed to maintain in good shape the whole roads infrastructure and to support the development of activities by punctual interventions on ground transport infrastructures, when necessary. Furthermore, development opportunities for the parking areas in front of the terminal will be analysed in order to ensure the profitability of these spaces, which are currently rarely used.

Public utilities

Throughout the industrial zone development phase, Aéroports de Montréal will have to gradually extend its water supply system and storm water collection network.

The Corporation will also have to build new sanitary networks in order to meet the needs of future occupants.

Environmental management

In adopting its commitment to sustainable development, Aéroports de Montréal has confirmed its willingness to develop its airports sustainably, simultaneously taking into account social, environmental and economic aspects. Various mechanisms and tools exist which enable the Corporation to ensure that development of its airport infrastructures is compliant with applicable standards within a sustainable development framework

To meet its many obligations and to better understand environmental risks and impacts, Aéroports de Montréal relies on an environmental management program certified to ISO14001. The results of the environmental quality control programs are a proof of a sound environmental management plan. Therefore, we can affirm that Aéroports de Montréal has the necessary tools in order to limit the excessive pressures on natural habitats and human populations and to meet up with the Montréal-Mirabel Master Plan environmental challenges.

The Land-Use Plan

The proposed Land-Use Plan takes into account the land surface area currently available for Montréal-Mirabel airport. The land surface areas for aviation activities remain in compliance with the consistent role of Montréal-Mirabel. Aéroports de Montréal intends, however, to simplify the current designation of lots.

The airfield and other developments are the two major elements in this Land-Use Plan, to which the road network and the operational facilities are grafted.