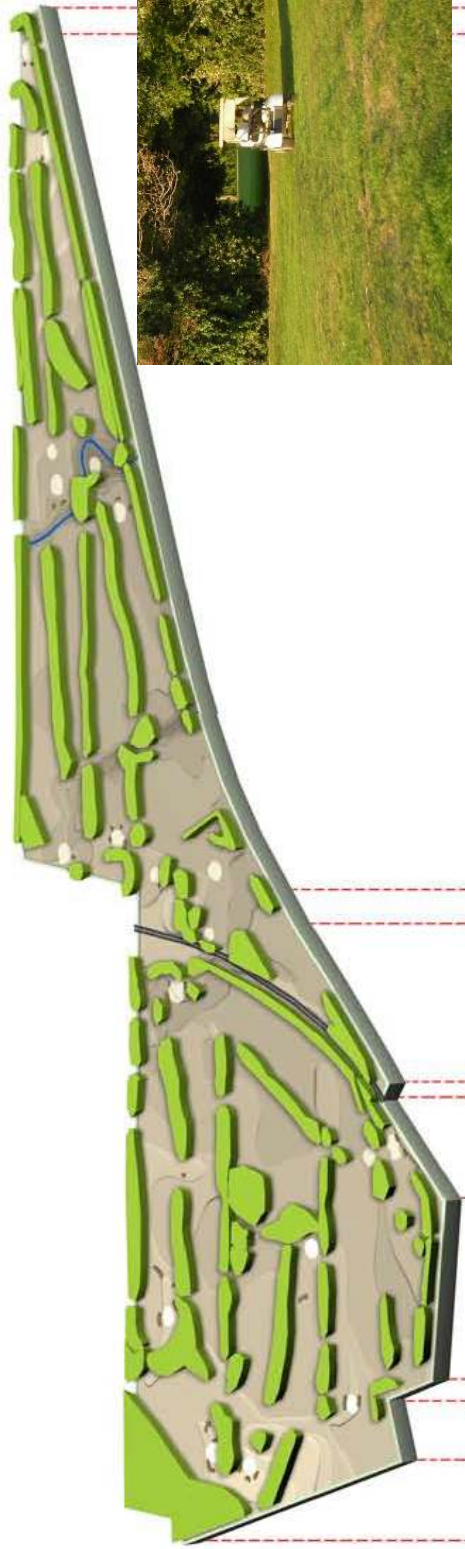
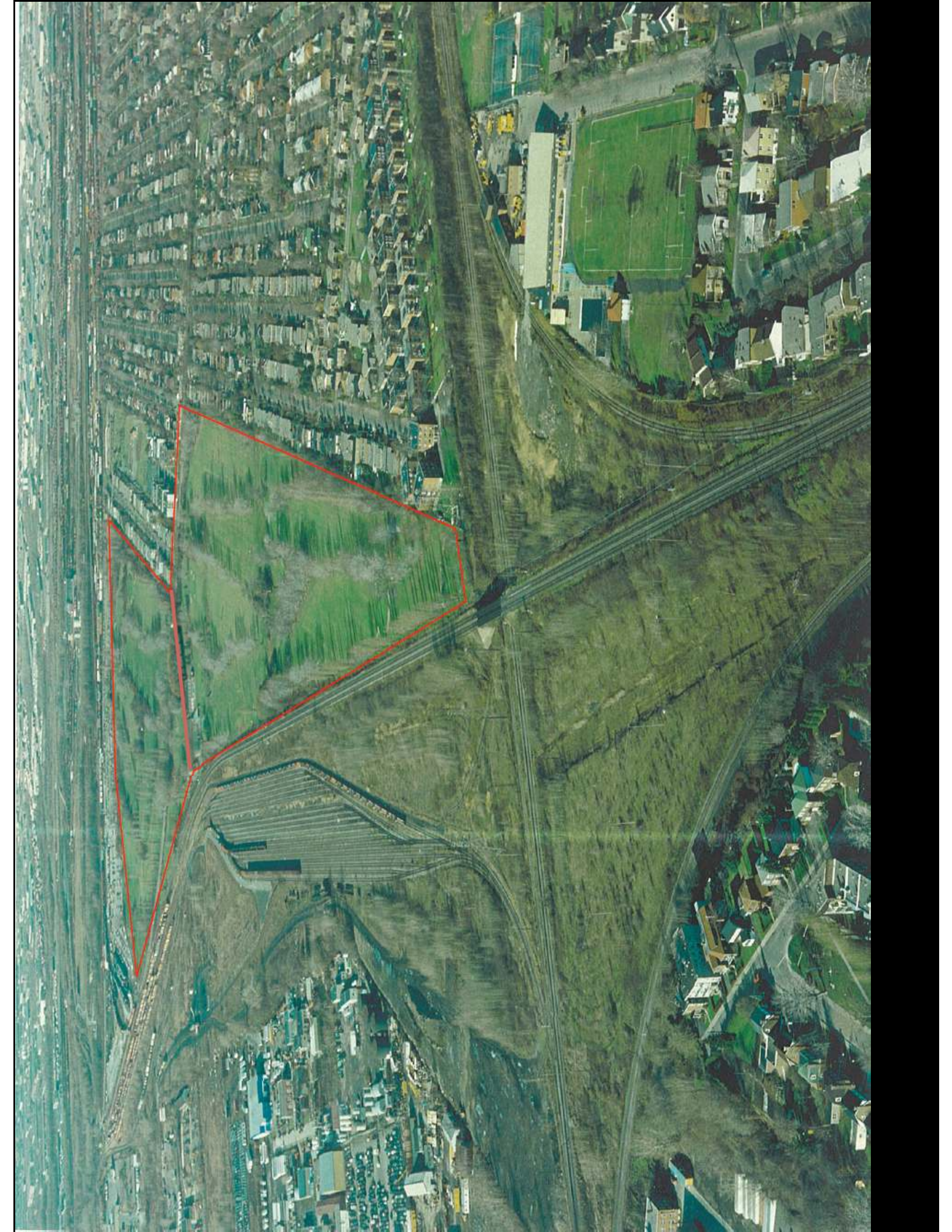




Listening to the land and the people (although which voices)

: THE SITE AS EXISTING





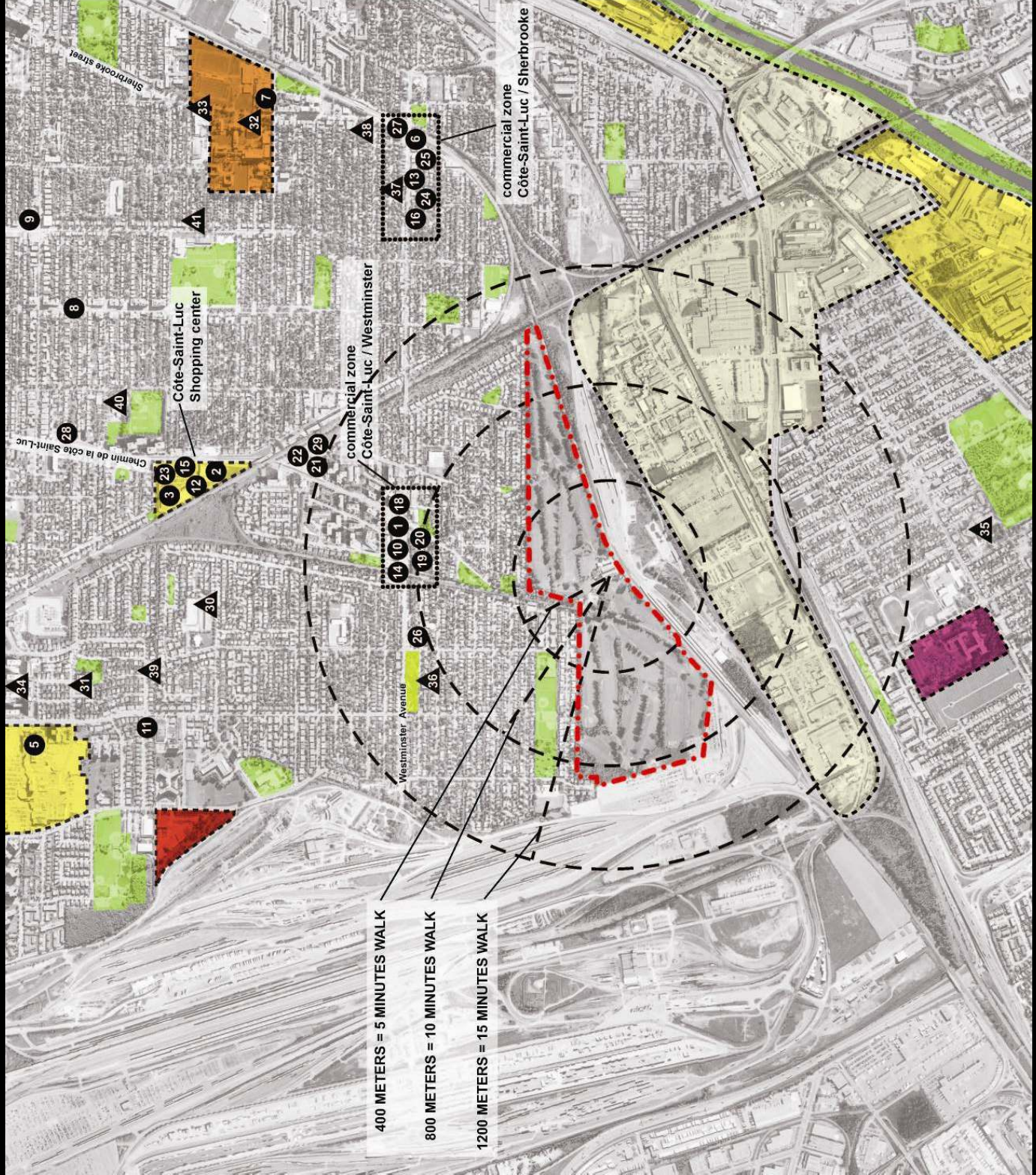
“Twentieth century suburban city form offered a seemingly attractive rewriting of the social contract skewed towards individual rights through “car-bound mobility patterns, generous parking facilities and minimized gardens with an absence of communal or commercial amenities. Spending on public space is kept to a minimum by maximizing privatization of space.”

Grafe, Christoph & Maaskant Madeleine, *SUBURBIA AND SOCIAL DEMOCRACY CITY*



View to the north : an homogenous suburban residential neighbourhood

THE CONTEXT



LEGEND



PARKS

COMMERCIAL USES

Commercial zone



- 1 to 3 Banks
- 4 to 9 Groceries
- 10 to 13 Pharmacies
- 14 to 16 DVD rent
- 19 to 25 Restaurants
- 26 to 28 Service station
- 30 Bars

PUBLIC INSTITUTIONS

- 30 to 33 Academic institutions
- 34 to 35 Health institutions
- 36 to 41 Religious institutions

LAND-USE

- Employment area
- Mixed-use area
- Major Institutional Facility
- Public utilities
- Convent, Monastery or Place of Worship



Project site

400 METERS = 5 MINUTES WALK

800 METERS = 10 MINUTES WALK

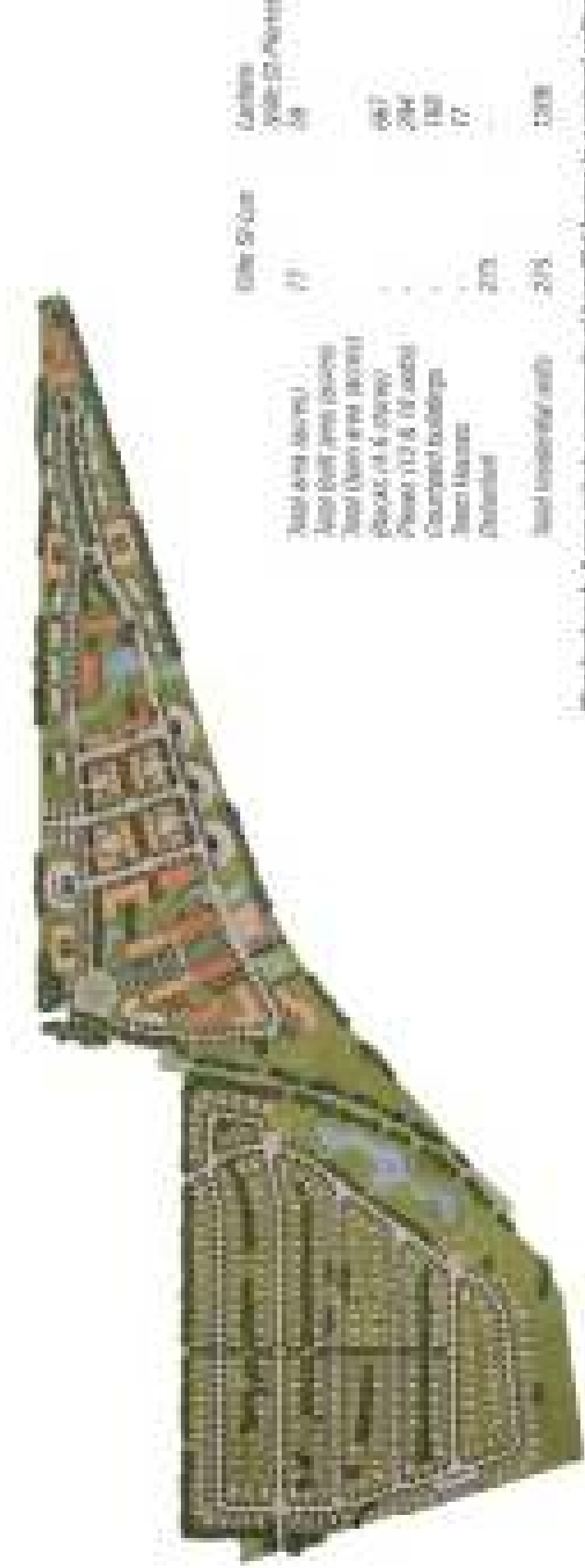
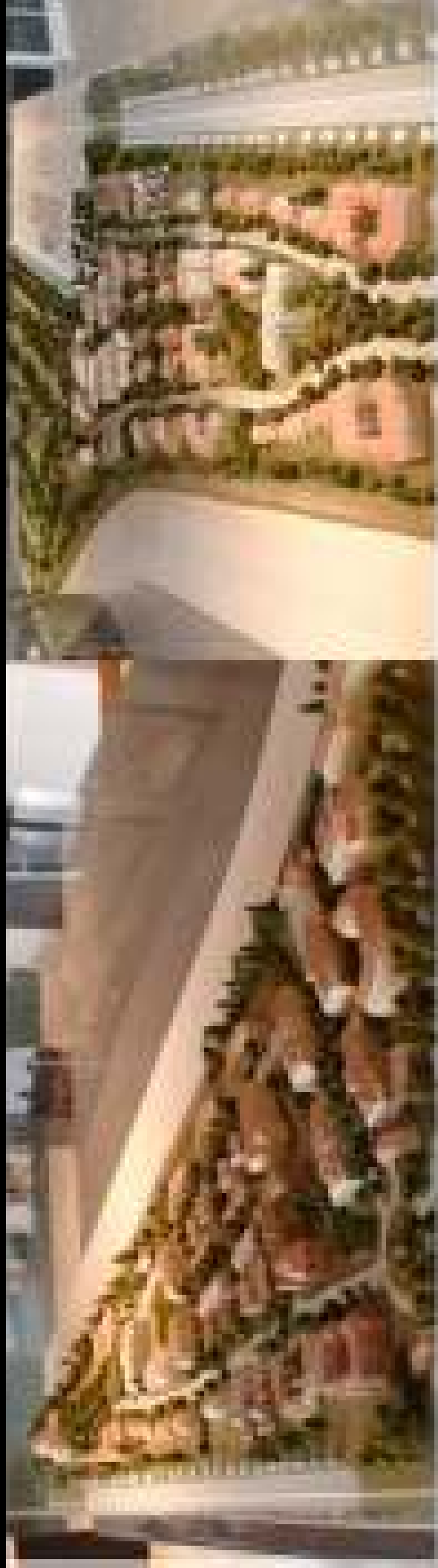
1200 METERS = 15 MINUTES WALK

THE CONTEXT



View from south – underdeveloped industrial park

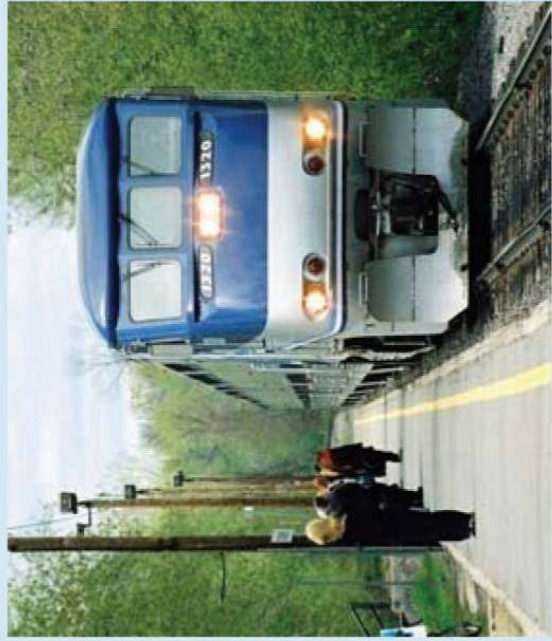
: PREVIOUS PLANNING PROPOSAL_1996 (by DANIEL ARBOUR ET ASSOCIÉS)



	Other Schemes	Current Urban Schemes
Total land (acres)	77	58
Total built-up area (acres)		647
Total (houses and streets)		204
Green (incl. 6 streets)		150
Private (112 & 18 roads)		77
Commercial buildings		
Three houses	20%	
Overhead		
Total residential units	20%	100%

Illustration 4. A more private community of residential houses in a central location
 (Detailed plan date: June 1996), per Daniel Arbour & Associates

CREATE A TRAIN STOP WITH THE ADDITION OF SUFFICIENT DENSITY (THROUGH COMMERCIAL, INSTITUTIONAL AND RESIDENTIAL COMPACTNESS).



Community Partnerships



CREATE A TRAIN STOP WITH THE ADDITION OF SUFFICIENT DENSITY (THROUGH **COMMERCIAL, INSTITUTIONAL AND RESIDENTIAL COMPACTNESS**).



This site provides an unprecedented opportunity to demonstrate truly sustainable development as a national model in both Québec and Canada.

-BioRegional - OPC



“Groupe Pacific envisions this project as an opportunity to uncover entirely different answers to the same questions that were asked almost 20 years ago. Groupe Pacific’s vision for this site is that sustainable development is possible, not just from a building perspective, but also from a community perspective. Groupe Pacific believes that it is possible to build an inclusive community, where people from all walks of life can find a place to call home.”

*Suzanne Deschamps, Groupe Pacific,
Vice President Development & Legal Affairs*

GUIDING PRINCIPLES

IN 2008, PETITE RIVIÈRE is the first community in Canada designed for high-quality living within the limited resources of one planet.



BIO REGIONAL

CREATING A COMMUNITY WITHIN OUR ECOLOGICAL MEANS:

Zero Carbon

REDUCE BUILDING EMISSIONS BY 100% (CARBON-NEUTRAL).

Zero Waste

REDUCE CONSTRUCTION AND SOLID WASTE BY 98%.

Sustainable Transport

REDUCE TRANSPORT EMISSIONS BY 71%.

Local and Sustainable Materials

SOURCE AT LEAST 30% OF MATERIALS REGIONALLY.

Local and Sustainable Food

40% OF ALL FOOD FROM LOCAL FARMS AND ON-SITE GARDENS.

Sustainable Water

REDUCE MUNICIPAL WATER USE BY 627 LITERS PER DAY, 80% REDUCTION.

Natural Habitats and Wildlife

54% OF SITE AS NATURAL HABITAT AND GREENSPACES.

Culture and Heritage

ENHANCE LOCAL CULTURE AND HERITAGE

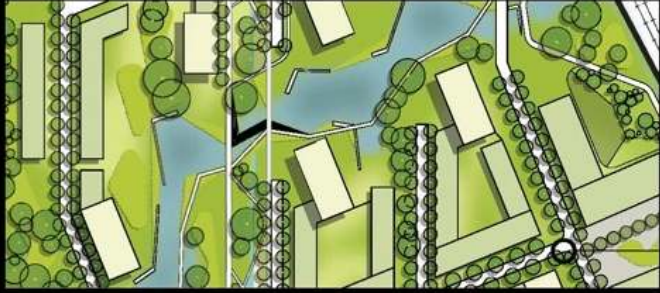
Equity and Fair Trade

1 JOB PER 5 UNITS OF HOUSING, 15% AFFORDABLE HOUSING, FAIR TRADE PRODUCTS.

Health and Happiness

A NEW STANDARD FOR HEALTHIER, HAPPIER LIFESTYLES.

HOPEFUL PRACTICE

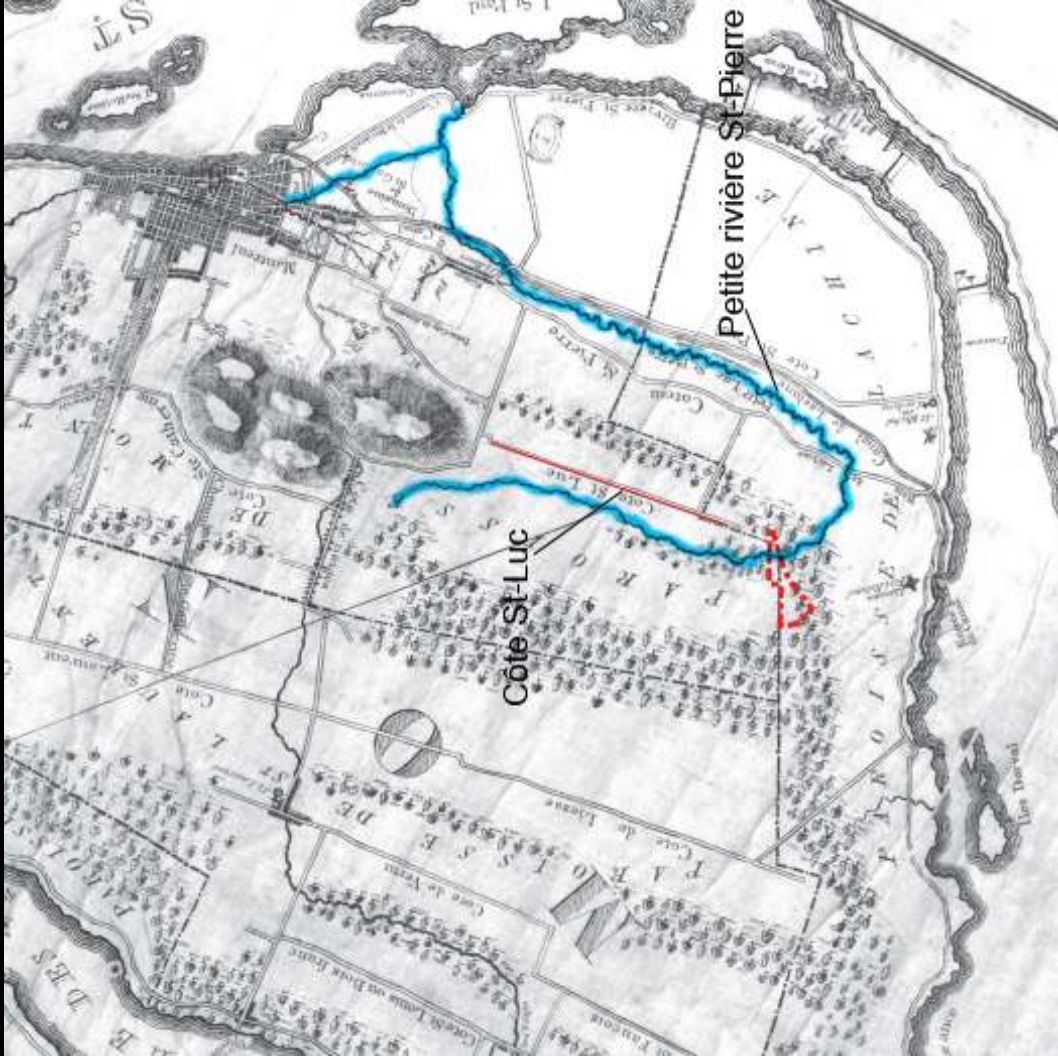


THE PLAN

THE PROCESS : INTEGRATED DESIGN



: SOCIO-CULTURAL HISTORY OF THE SITE



Historic map -1834



Aerial photo -1930

: SOCIO-CULTURAL HISTORY OF THE SITE



Aerial photo -1950



Aerial photo -2008

A continuous park



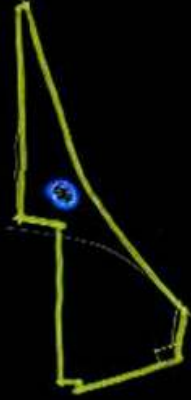
An urban grid



Density



Community centre



Walkability



Connections



INCREASE SIGNIFICANTLY BIODIVERSITY, WITH THE PRESERVATION OF SIGNIFICANT EXISTING TREES, THE INTRODUCTION OF LOCAL ECOLOGY THAT ENCOURAGES REPOPULATION OF NATIVE WILDLIFE AND HEALTHY ECOSYSTEMS AND **CONNECT THE SITE WITH OTHER MONTRÉAL GREEN SPACES** AS PART OF THE GREEN RIGHT OF WAY MOVEMENT.



Green corridors through the centre and southwest sectors of Montreal

INCREASE SIGNIFICANTLY BIODIVERSITY, WITH THE PRESERVATION OF SIGNIFICANT EXISTING TREES, THE INTRODUCTION OF LOCAL ECOLOGY THAT ENCOURAGES REPOPULATION OF NATIVE WILDLIFE AND HEALTHY ECOSYSTEMS AND CONNECT THE SITE WITH OTHER MONTREAL GREEN SPACES AS PART OF THE GREEN RIGHT OF WAY MOVEMENT.

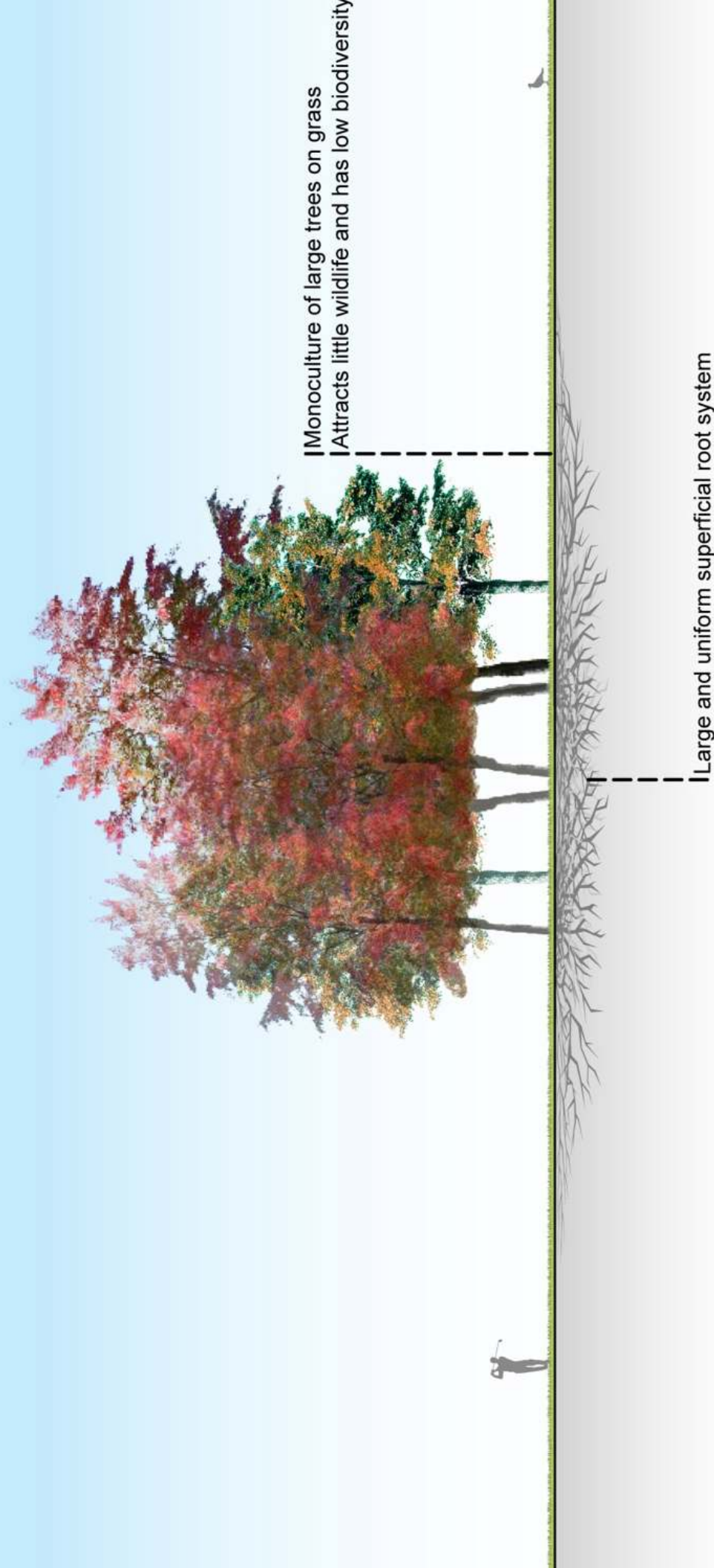


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Aerial corridors

INCREASE SIGNIFICANTLY BIODIVERSITY, WITH THE PRESERVATION OF SIGNIFICANT EXISTING TREES, THE **INTRODUCTION OF LOCAL ECOLOGY THAT ENCOURAGES REPOPULATION OF NATIVE WILDLIFE AND HEALTHY ECOSYSTEMS** AND CONNECT THE SITE WITH OTHER MONTRÉAL GREEN SPACES AS PART OF THE GREEN RIGHT OF WAY MOVEMENT.



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