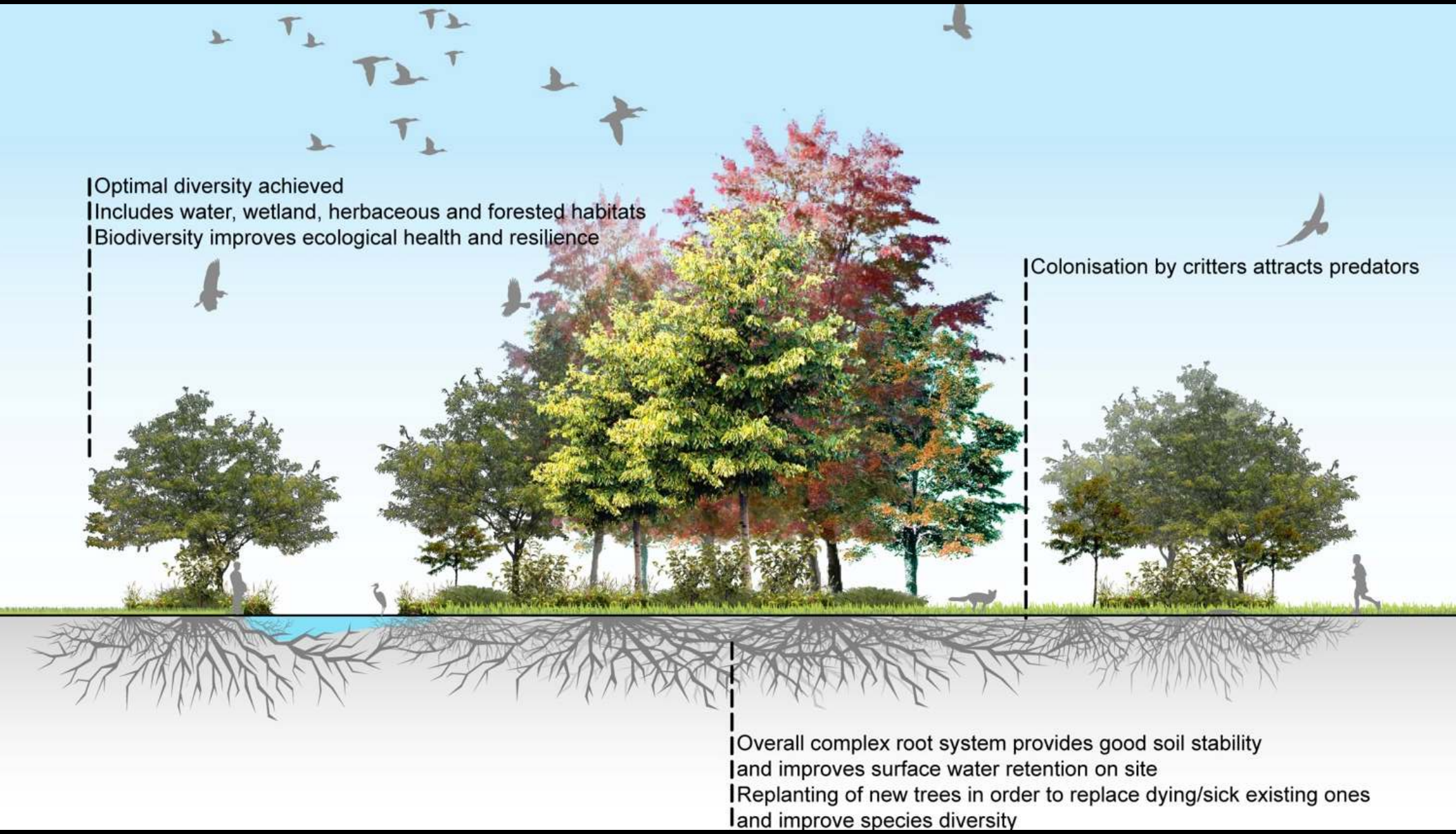
INCREASE SIGNIFICANTLY BIODIVERSITY, WITH THE PRESERVATION OF SIGNIFICANT EXISTING TREES, THE **INTRODUCTION OF LOCAL ECOLOGY THAT ENCOURAGES REPOPULATION OF NATIVE WILDLIFE AND HEALTHY ECOSYSTEMS** AND CONNECT THE SITE WITH OTHER MONTRÉAL GREEN SPACES AS PART OF THE GREEN RIGHT OF WAY MOVEMENT.



CREATE A SIGNIFICANT PUBLIC PARK WITH VARIED PUBLIC AND PRIVATE LANDSCAPES ON MORE THAN 50 % OF THE LAND, WHERE HABITAT PROTECTION, OUTDOOR RECREATION AND COMMUNITY AGRICULTURE CO-EXIST;

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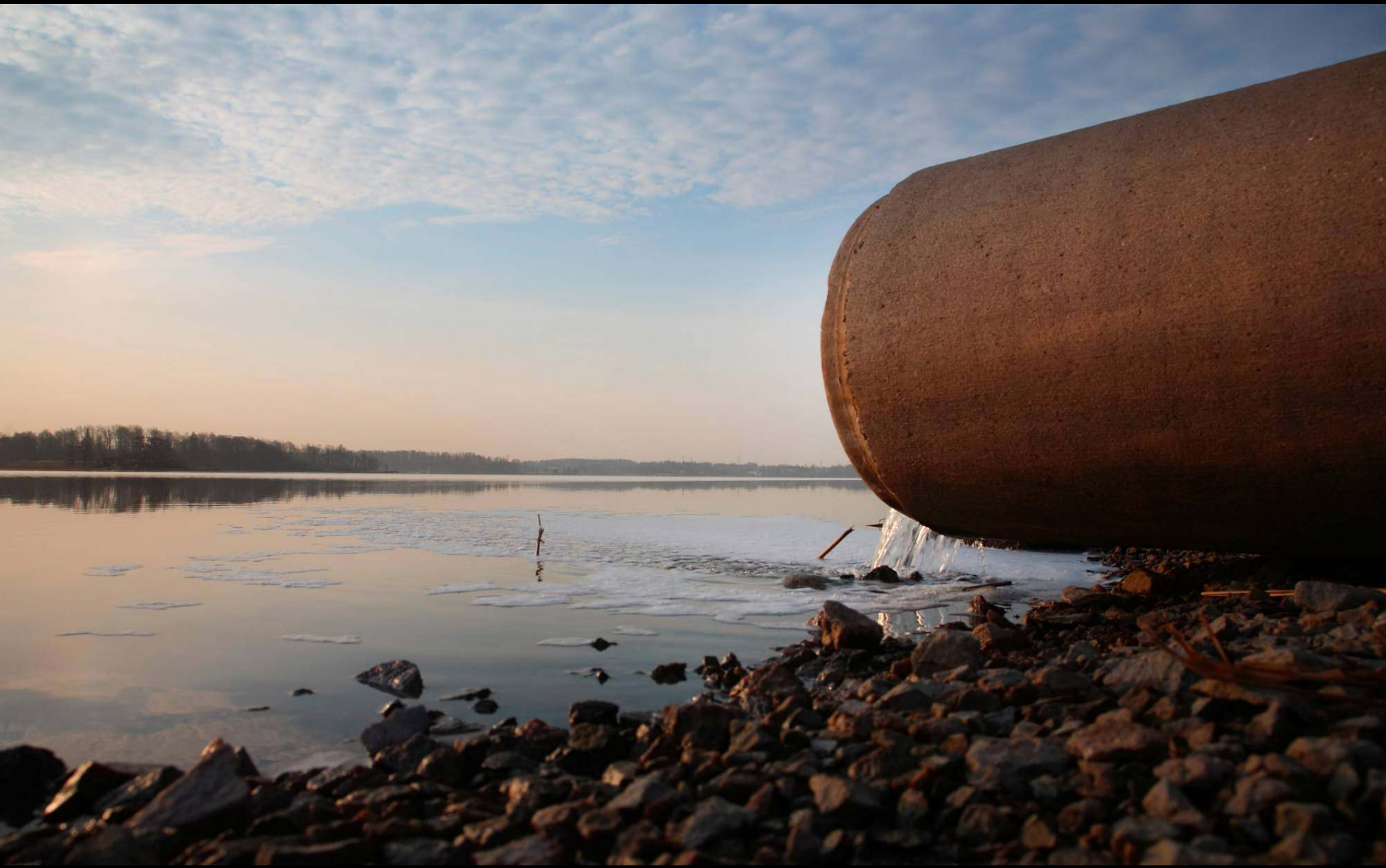
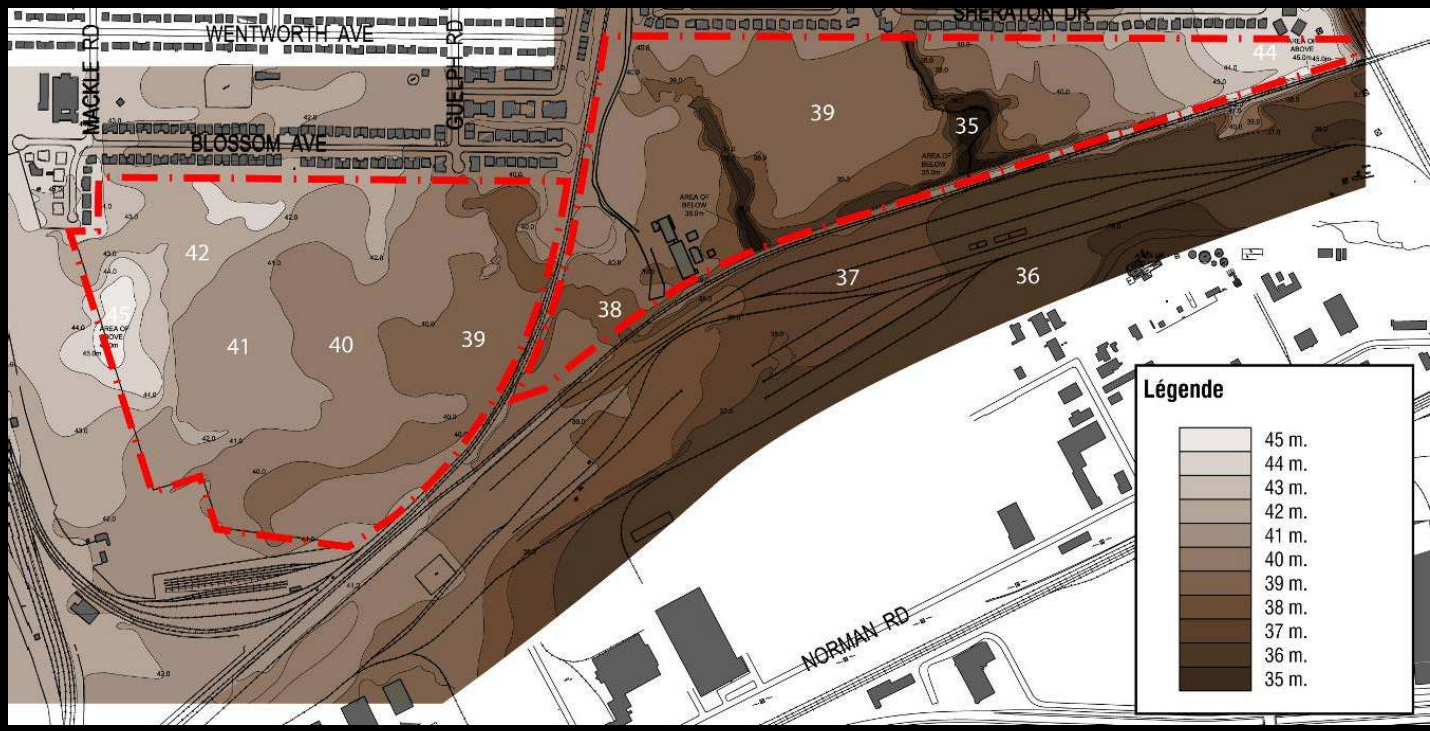
REVIVE THE NEGLECTED, HISTORICAL PETIT SAINT-PIERRE RIVER INTO A VIBRANT WETLAND.

INTRODUCE A CONSTRUCTED WETLAND TO HOLD ONTO ALL STORM WATER, RAINWATER AND GREY WATER, WHILE SIGNIFICANTLY **REDUCING THE NEED FOR POTABLE WATER**.



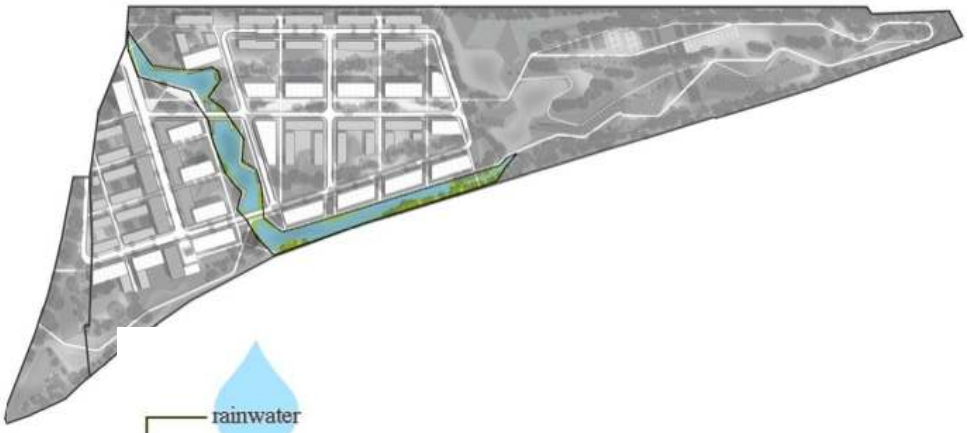
INTRODUCE A CONSTRUCTED WETLAND TO **HOLD ONTO ALL STORM WATER, RAINWATER AND GREY WATER**, WHILE SIGNIFICANTLY REDUCING THE NEED FOR POTABLE WATER.

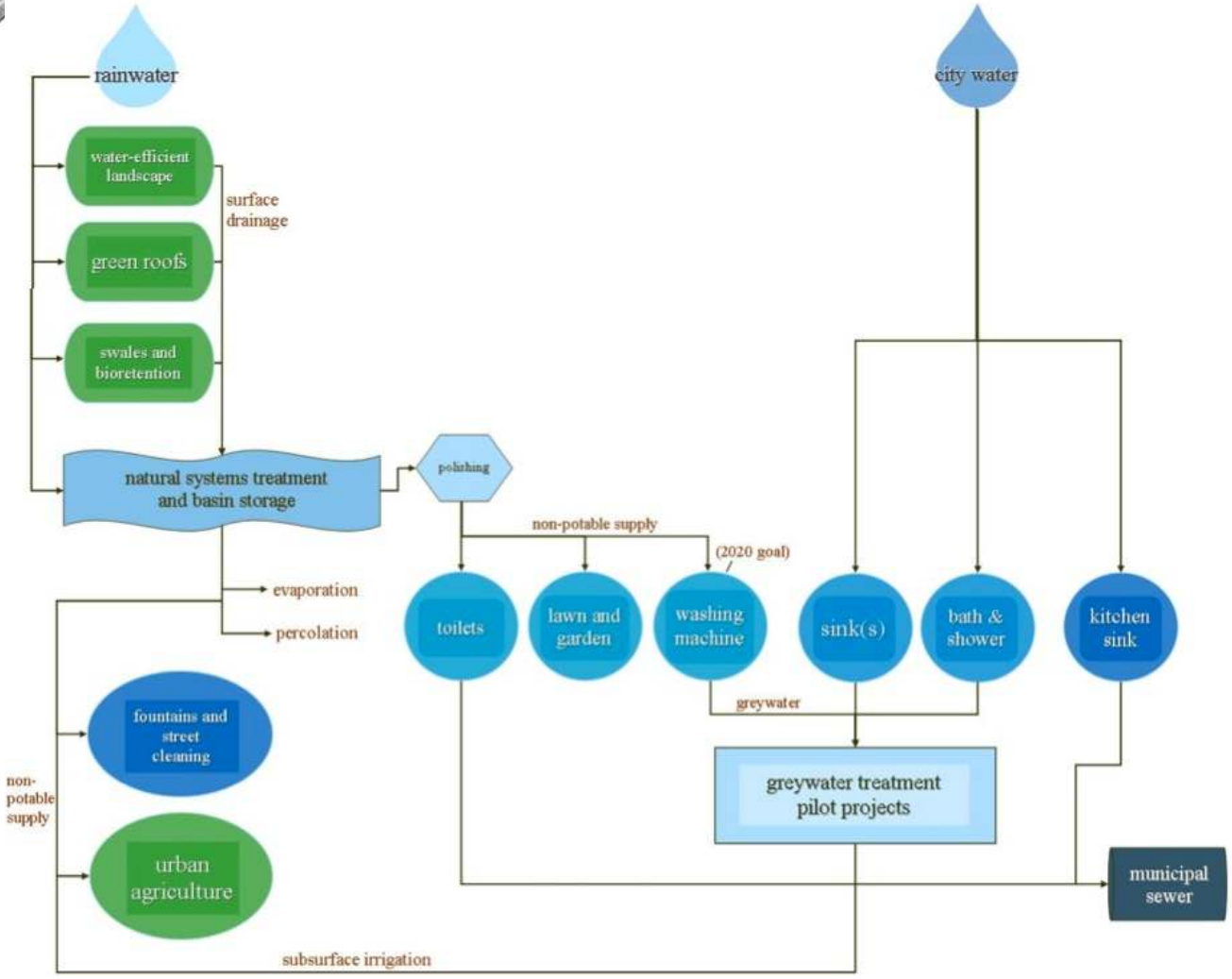
Soils survey



Topography

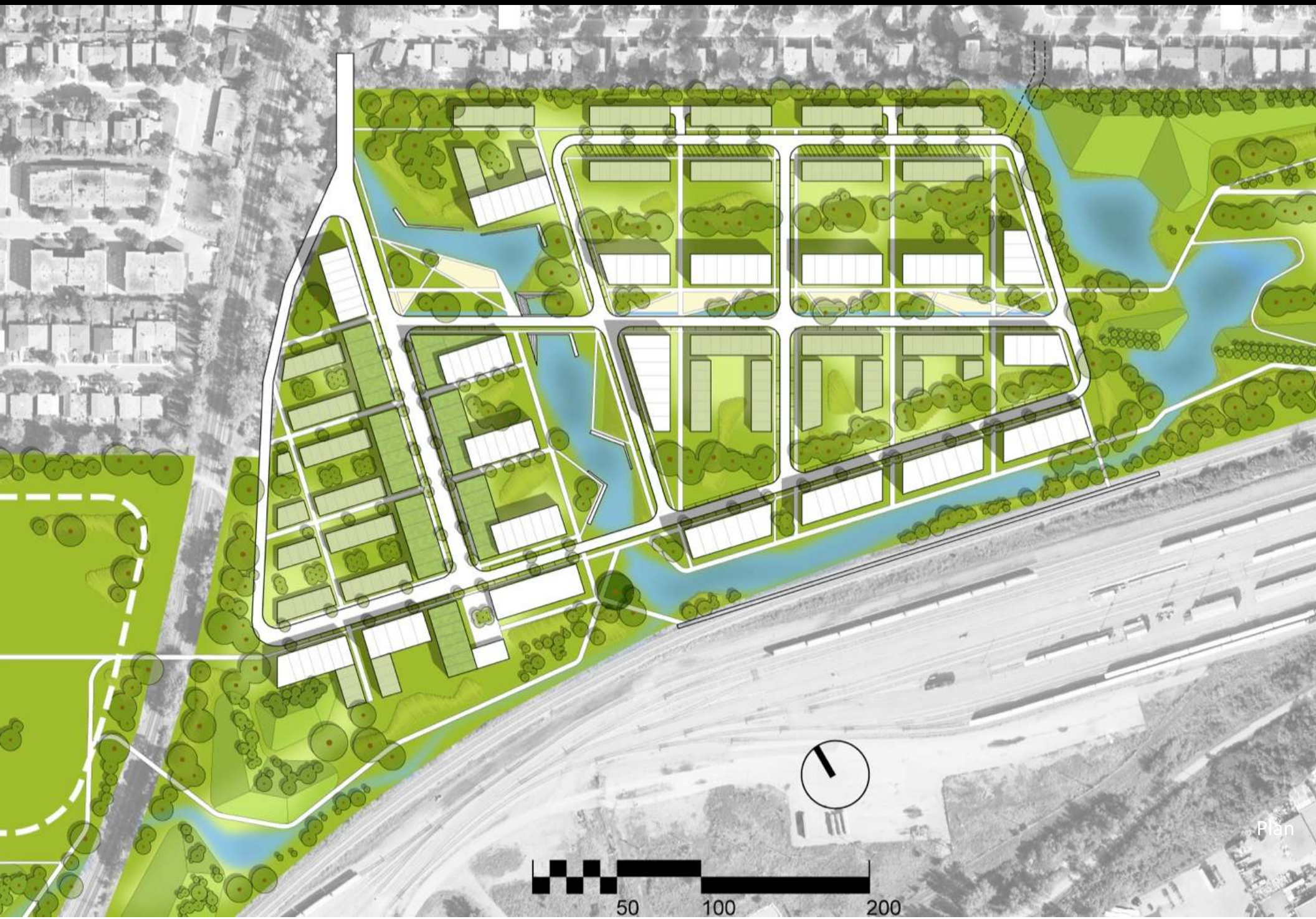
INTRODUCE A CONSTRUCTED WETLAND TO HOLD ONTO ALL STORM WATER, RAINWATER AND GREY WATER, WHILE SIGNIFICANTLY REDUCING THE NEED FOR POTABLE WATER.



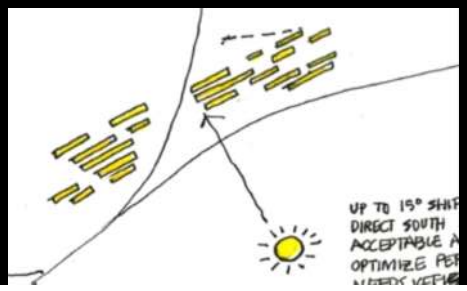


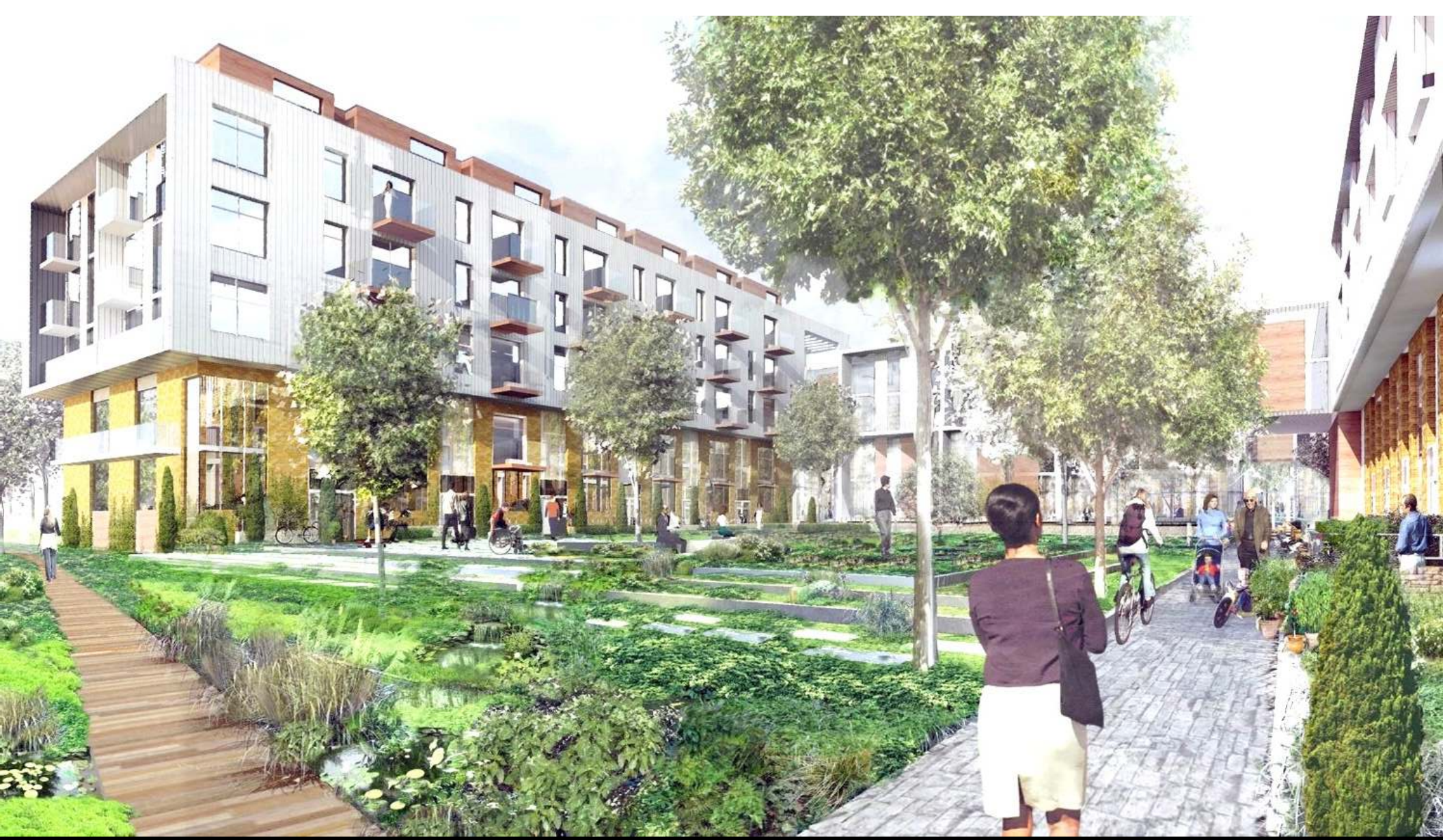
INTRODUCE **A CONSTRUCTED WETLAND** TO HOLD ONTO ALL STORM WATER, RAINWATER AND GREY WATER, WHILE SIGNIFICANTLY REDUCING THE NEED FOR POTABLE WATER.

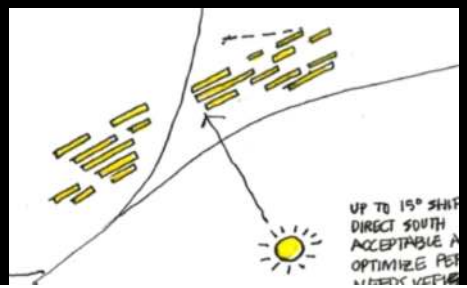
Image by L'ŒUF in collaboration with BNIM


50
100
200
Plan

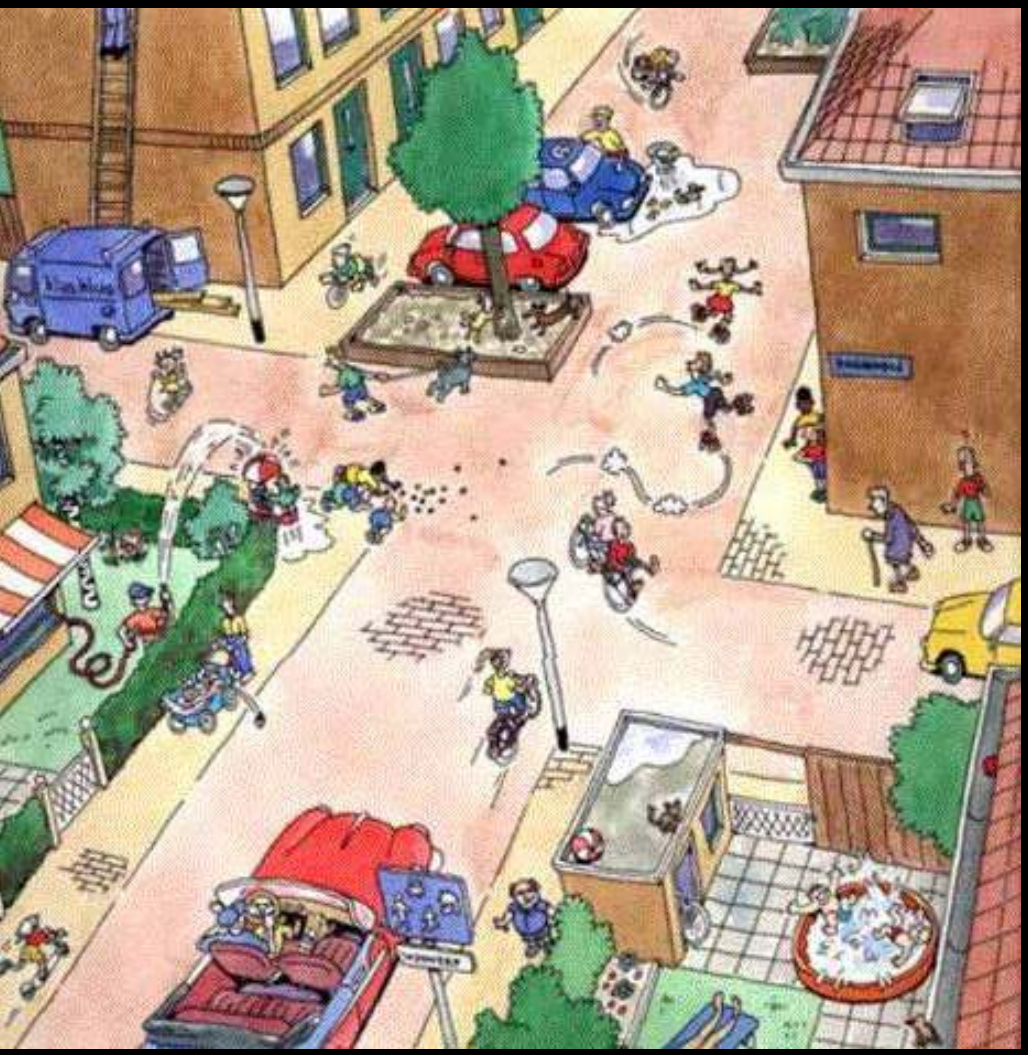
Stacked Townhouses

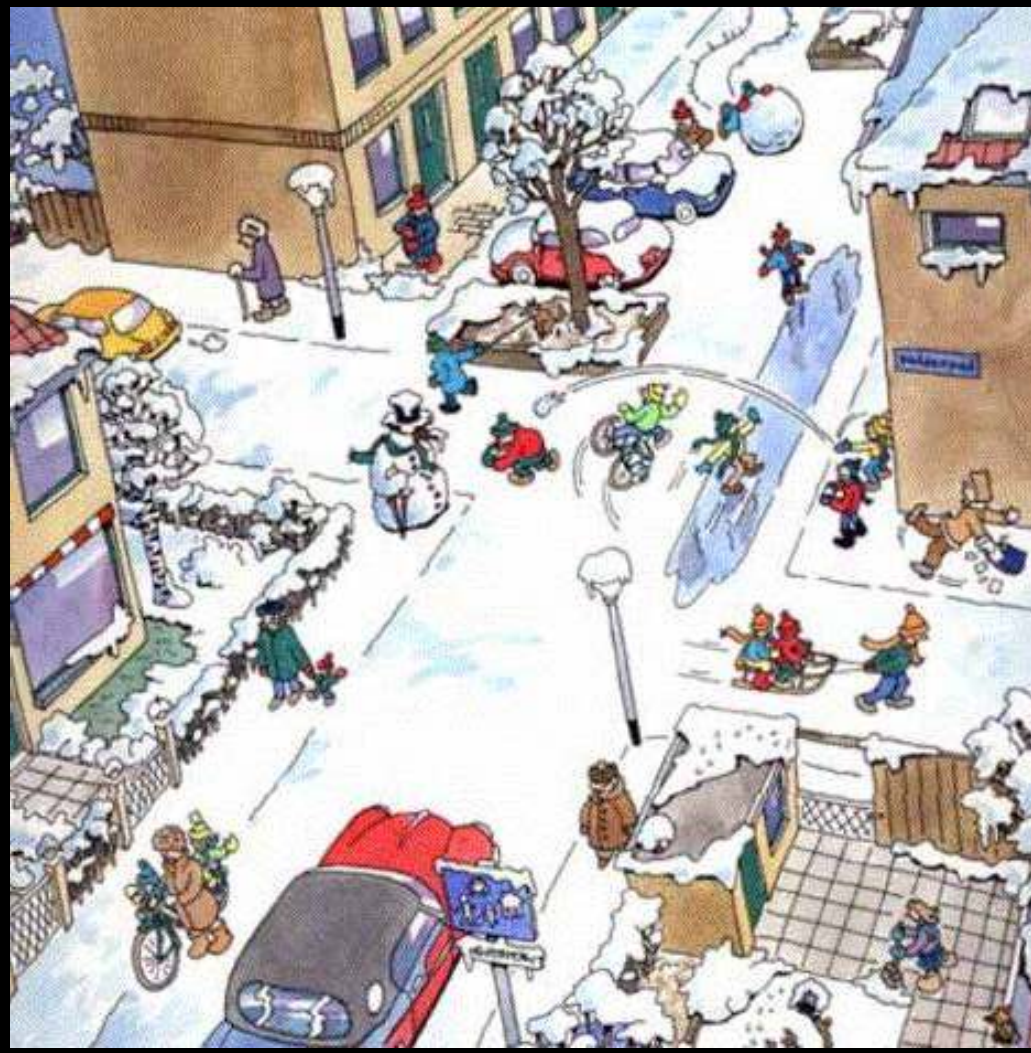




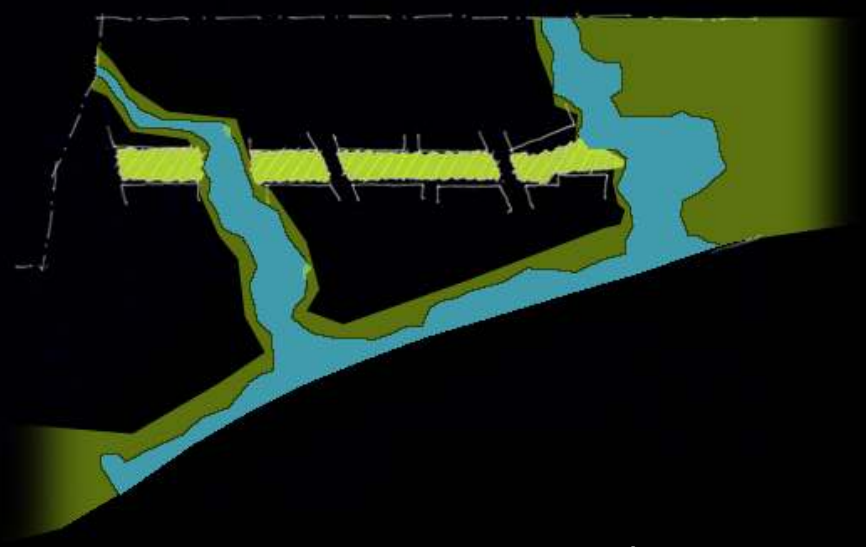

UP TO 15°
DIRECT SOUTH
ACCEPTABLE
OPTIMIZE

Shared Space Design





INCORPORATE SHARED SPACE DESIGN, **WHERE PEDESTRIANS AND CYCLISTS ARE FAVORED OVER CARS**



Structuring elements : Natural Features & the Community Axis

CREATE SYNERGIES WITH THE DORMANT INDUSTRIAL SECTOR TO THE SOUTH, TO GREATLY REDUCE THE CARBON FOOTPRINT OF THE NEW COMMUNITY.

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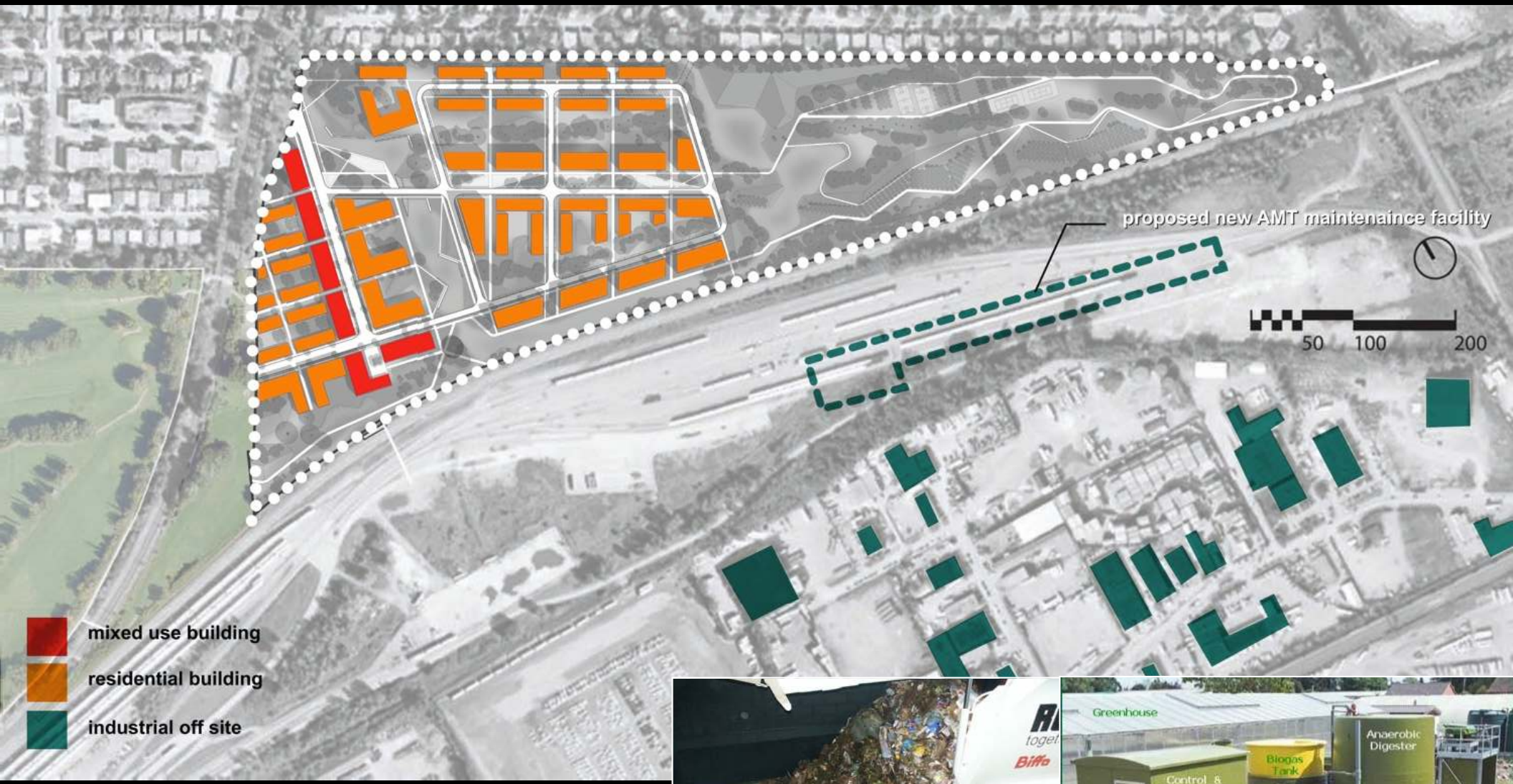
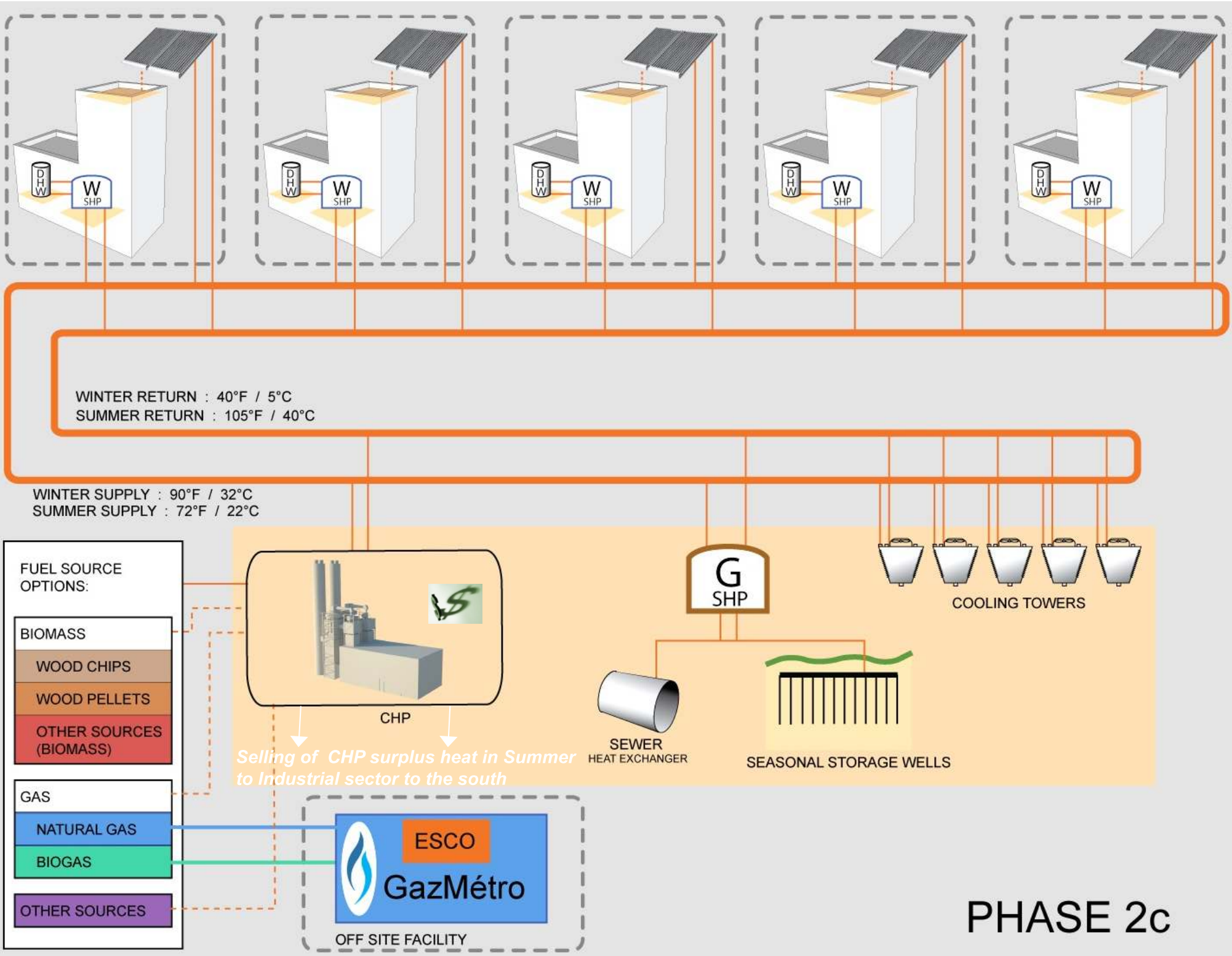
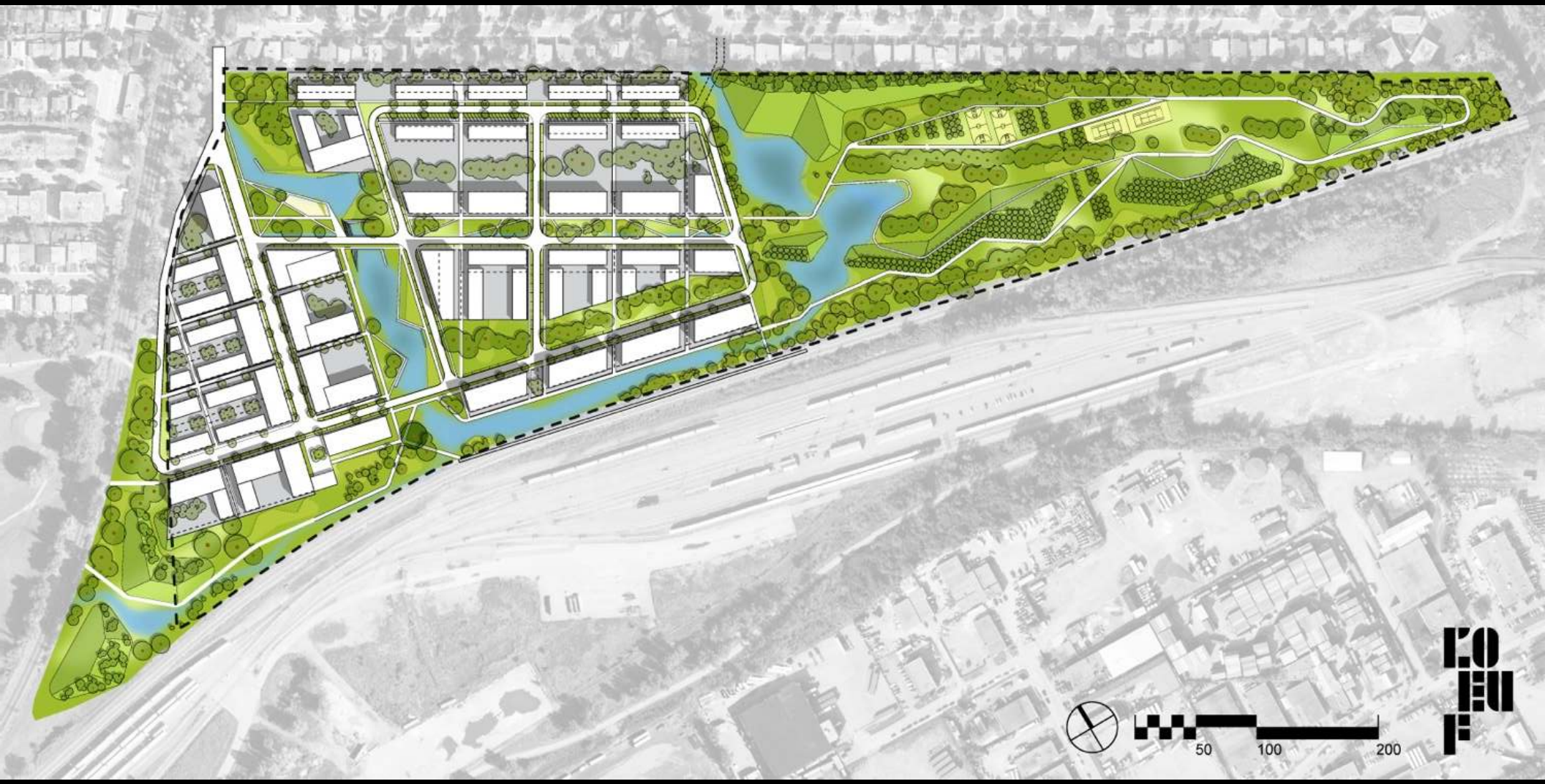


Biodigester facility : transformation of waste into energy


DHW
W
SHP
WINTER RETURN : 40°F / 5°C
SUMMER RETURN : 105°F / 40°C
WINTER SUPPLY : 90°F / 32°C
SUMMER SUPPLY : 72°F / 22°C
FUEL SOURCE OPTIONS:
BIOMASS
WOOD CHIPS
WOOD PELLETS
OTHER SOURCES (BIOMASS)
GAS
NATURAL GAS
BIOGAS
OTHER SOURCES
CHP
G
SHP
COOLING TOWERS
SEWER
HEAT EXCHANGER
SEASONAL STORAGE WELLS
Selling of CHP surplus heat in Summer to Industrial sector to the south
ESCO
GazMétro
OFF SITE FACILITY
PHASE 2c

THE OVERALL SITE CONTAINS **NOT MORE THAN 30 % PRIVATE LAND**



PROJECT SITE		**23,72**	**100%**
PRIVATE OWNERSHIP		**7,20**	**30%**
BUILT FOOTPRINT	(above ground)	3,36	14%
	(w/ underground parking)	4,12	17%
PUBLIC SPACE		**16,49**	**70%**
ROADS	(w/ community gardens in public RoW)	4,21	18%
OPEN SPACE	(public square, wetlands and public green space)	3,74	16%

NECESSARY INGREDIENTS: PARTNERING WITH THE CITY AND OTHER AGENCIES

Current city-wide infrastructure improvement and individual private market development, are not organized to directly reinforce each other. The making of public spaces such as the magical historical public spaces of Europe, and its resultant social cohesion, is the result of public / private partnership, where the responsibility of ensuring a sustainable equilibrium (on-site stability) is shared between and appropriated by all parties.

(SalvadorRueda)

Stretching current practice heavily depends on transforming how communities partner with their developers, where ethical city building & profitable regeneration must co-exist.