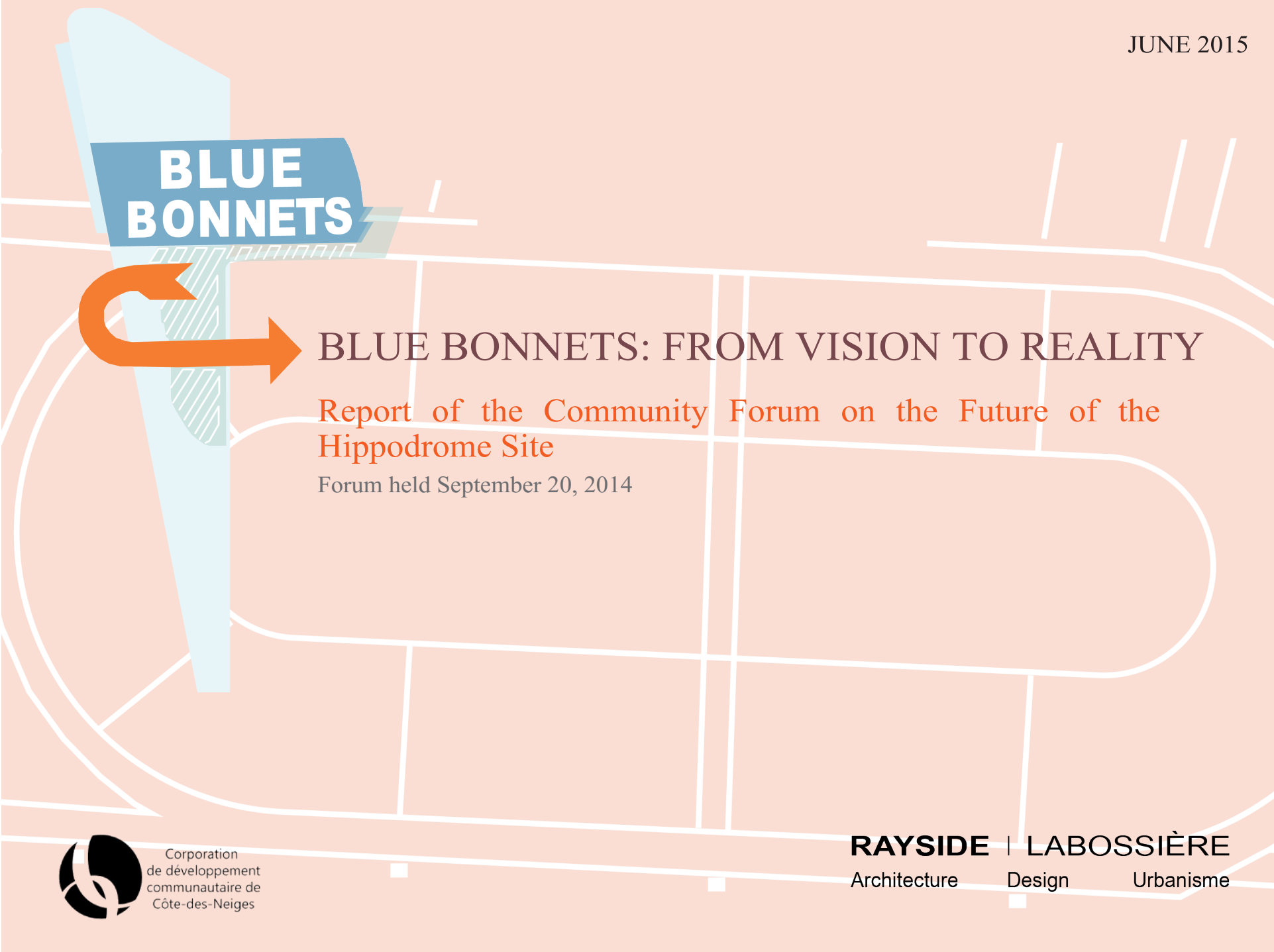


JUNE 2015



**BLUE
BONNETS**

BLUE BONNETS: FROM VISION TO REALITY

Report of the Community Forum on the Future of the
Hippodrome Site

Forum held September 20, 2014



Corporation
de développement
communautaire de
Côte-des-Neiges

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Architecture Design Urbanisme

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The *Corporation de développement communautaire de Côte-des-Neiges (CDC de CDN)* is a neighbourhood coalition that brings together almost 50 community organizations. Its mission is to promote solidarity and collaboration between groups, with a view to improving living conditions in Côte-des-Neiges, and to fight poverty, discrimination and all forms of exclusion.

Rayside Labossière is an architecture and urban design firm in Montreal. On a volunteer basis, its office supports community initiatives related to urban planning in several neighbourhoods.

The *CDC de CDN* would like to sincerely thank Rayside Labossière for its immense involvement and support in all aspects of the community forum.

The *CDC de CDN* would also like to thank Project Genesis for its huge contribution at each step of the process.

We would also like to thank the following groups and individuals for their contribution to the organization of the forum:

- Association des parents de Côte-des-Neiges
- Centre communautaire Mountain Sights
- Centre de Ressources Communautaires Côte-des-Neiges
- Charlotte Thibault
- Conseil des Montréalaises
- Corporation de développement économique communautaire de Côte-des-Neiges – Notre-Dame-de-Grâce (CDEC CDN-NDG)
- Femmes du monde à Côte-des-Neiges
- Groupe CDH
- Habitations populaires de Parc-Extension (HAPOPEX)
- Julien Caffin
- Multi-Caf
- Organisme d'éducation et d'information logement de Côte-des-

Neiges (OEIL)

- Pierre Gauthier, Professeur, Université Concordia
- Prévention Côte-des-Neiges – Notre-Dame-de-Grâce
- Projet Genèse
- PROMotion Intégration Société nouvelle (PROMIS)
- Regroupement des Organismes du Montréal Ethnique pour le Logement (ROMEL)
- Restaurant Pushap
- Société environnementale de Côte-des-Neiges (SOCENV)
- Solidarité Mercier-Est
- Table des groupes de femmes de Montréal

As well as the following organizations, for their assistance in planning workshops:

- Carrefour Jeunesse-Emploi de Côte-des-Neiges
- Centre de bénévolat de Côte-des-Neiges
- Centre de bénévolat SARPAD
- Centre des Aînés Côte-des-Neiges
- Maison des jeunes de Côte-des-Neiges
- Service d'interprète, d'aide et de référence aux immigrants (SIARI)
- Table jeunesse de Côte-des-Neiges et les IntervenantEs communautaires scolaires



1. INTRODUCTION

The former Montreal Hippodrome (Blue Bonnets) site is an immense 43.5 hectare area situated in the western part of Côte-des-Neiges. The City of Montreal is expected to begin a planning process for the development of this land in the coming years.

On Saturday, September 20, 2014 over 175 residents and community workers from Côte-des-Neiges participated in a community forum called Blue Bonnets: From Vision to Reality. This forum, organized jointly by the *CDC de CDN* and the architecture and urban design firm Rayside Labossière, aimed to mobilize residents and organizations to create a collective vision for a development of the site that would respond to residents' needs.

This report presents the findings of this event. The day was filled with thoughtful discussion, lots of energy and many good ideas building on each other. The next stage is currently in progress: the elaboration of a conceptual plan that will illustrate the vision and priorities that emerged from this inclusive and mobilizing process.

Over twenty years of community mobilization

The community forum is part of over twenty years of community mobilization regarding the future of the former Hippodrome site. Throughout the years, many campaigns, petitions, demonstrations and press conferences demanded the development of social housing on the Blue Bonnets site, as a means of responding to the urgent housing needs in the neighbourhood. In 2005, the Côte-des-Neiges/ Snowdon Community Council (now the *CDC de CDN*) formally adopted the construction of 2 500 social housing units on the site as an organizational priority.

In 2009, members of the *CDC* adopted guidelines for the development of the Hippodrome site. These parameters, which were updated in fall 2012, address housing, sustainable development, quality of life, economic development and access to the site (see Annex 1). The inclusion of 2 500 social housing units remains the key component at the heart of these guidelines. The community forum aimed to build on the guidelines to develop a more complete and tangible vision.



Rayside-Labossière

The former Montreal Hippodrome site.



<http://www.conseilcdn.qc.ca/wordpress/wp-content/uploads/2014/05/manifestation-400-300x180.jpg>

Demonstration for social housing on the site, 1991.

CONTEXT



2. THE PROCESS

Preparation of the forum: a major undertaking

Over 20 workshops and meetings were held in local community groups in the months leading up to the forum. These activities aimed to promote discussion about the development of the former Hippodrome site, to invite organizations and the public to participate in the forum, and to begin exchanging ideas about the future development.

An important process regarding **Gender-Based Analysis (GBA)**¹ was also undertaken with the CDC's womens' committee. This committee, coordinated by *Femmes du monde à Côte-des-Neiges*, has made significant efforts to ensure the City of Montreal applies GBA to the planning of the Hippodrome site. In an effort to be coherent, the following means were used to integrate GBA into our own forum: the organization of a workshop on the needs of women before the forum; the inclusion of a document on GBA in the participants' kit; ensuring gender parity in presentations and in the facilitation of activities; and the inclusion of a question on different issues for women and men in each workshop throughout the day. The *Table des groupes de femmes de Montréal*, the *Conseil des montréalaises* and Charlotte Thibault, a consultant in GBA, were also involved in this process and participated in the forum.

Finally, interventions from residents and community workers led to the inclusion of two other transversal themes: **universal accessibility** and **the environment**. Forum participants' opinions on these issues were also solicited in each workshop.



<http://www.conseilcdn.qc.ca/wordpress/wp-content/uploads/2014/05/manifestation-400-300x180.jpg>

Tour to visit candidates for mayor, 2013



Poster created by participants of Femmes du monde à Côte-des-Neiges in preparation for the forum

1. According to the *Conseil du statut de la femme*, GBA is "an analytical process that supports the achievement of equality between women and men" (our translation). This tool allows us to note what differences we can observe between the situations of women and men, with a view to identifying policies and projects that can help to reduce these gaps.

3. THE FORUM

September 20: A Day Full of Community Involvement and Ideas

Over two thirds of the participants in the community forum were neighbourhood residents. Thirty-seven community organizations and institutions were represented. The childcare service welcomed 28 children, who worked on their own vision for the site (see photo below). Thirty-five people from twenty organizations contributed to the forum as facilitators or secretaries. Several city councillors and representatives of provincial and federal politicians participated as observers. For the full list of participating organizations, the list of facilitators and secretaries and for the participants' orientation kit, please see Annexes 9.2, 9.3 and 9.4.



Photos of the forum, september 20th, 2014 : Rayside-Labossière.
Children in the childcare service show their creations during the plenary.

Programme & information / Program & information
www.conseilcdn.qc.ca

De la vision
à la réalité
From vision
to reality

BLUE BONNETS

community
Forum
citoyen

Sur l'avenir du site de l'hippodrome
On the future of the hippodrome site

—

20 . SEPT . 2014

9h à 16h00
6767, Côte-des-Neiges

Corporation
de développement
communautaire de
Côte-des-Neiges

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Architecture Design Développement urbain

Through presentations, written activities and a total of 28 workshops, forum participants became more familiar with issues related to the Hippodrome development and, above all, expressed their priorities and their ideas. The agenda for the day was as follows:

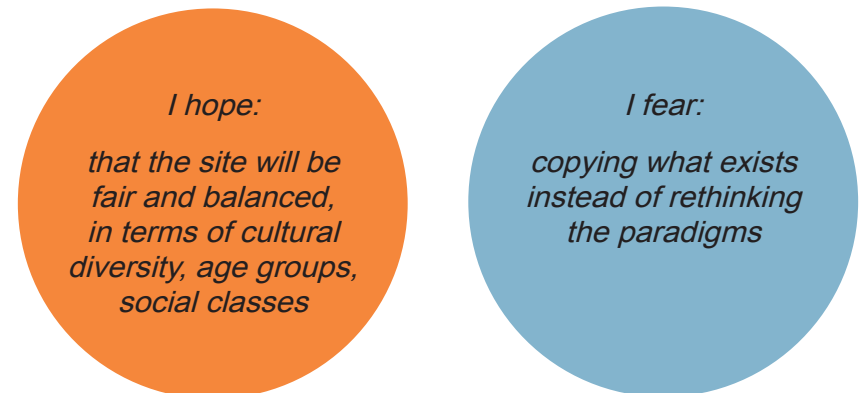
- 9:00am** **Beginning of the sign-in period**
- 9:30– 9:40am** **Welcome and context**
Jennifer Auchinleck, CDC de CDN
- 9:40 – 10:20am** **Presentations**
 - Presentation of the site and its characteristics
Philippe Cossette, Rayside Labossière
 - Presentation of the guidelines adopted by the *CDC de CDN* in 2012
Sheetal Pathak, Project Genesis
 - Development principles and planning issues
Ron Rayside and Philippe Cossette, Rayside Labossière
- 10:20 – 10:35am** **Break and launching of activity: “I hope”, “I fear”, “My priority”**
- 10:35 – 12:00pm** **Workshops**
 - Density and the use of space
 - Getting around (public transportation/ active transportation/ reducing the place of the car)
- 12:00 – 1:15pm** **Lunch**
- 1:15 – 2:00pm** **Panel**
 - Housing: who will be able to live at Blue Bonnets? How can we ensure the inclusion of low and middle income residents?
Jennifer Auchinleck, CDC de CDN
 - Urban design and public places: how can the development create a sense of belonging, inclusion and links to the rest of the neighbourhood?
Ron Rayside, Rayside Labossière
- 2:15 – 3:30pm** **Workshops**
 - Social housing
 - Affordable housing
 - Economic development
 - Public spaces/ Green spaces
 - Women
 - Families
 - Senior citizens
 - Youth (13 – 25)
- 3:40 – 4:00pm** **Plenary**
- 4:00pm** **End of day cocktail**

4. WORKSHOPS

At the forum, it was clear that participants wanted and were able to express views on a wide range of issues. In total, the forum included twenty-eight workshops on ten different themes. In an effort to improve accessibility, each workshop was offered in French and in English (with the exception of the workshop on women, which was bilingual) and small groups were prioritized to maximize participation.

Some workshops aimed to consult participants on specific issues, while others sought to get perspectives on potential responses to the needs of particular groups or populations. Photos and images were used in almost all the workshops to initiate the discussion and to elicit reactions and comments (see Annex 9.5 for an example of a facilitation kit).

The following summaries highlight themes and issues raised in the workshops, but are not exhaustive minutes. The content related to transversal themes (Gender-Based Analysis, universal accessibility and the environment) will be presented in a separate section.



Photos from the forum held on September 20, 2014 : Rayside Labossière



4.1 “DENSITY AND THE USE OF SPACE” WORKSHOPS

Eight workshops focused on themes related to density. Discussions confirmed that high density is desirable in order to offer essential services to residents and to create a complete and dynamic living environment. However, measures are needed to ensure that residents’ quality of life is not compromised.

In terms of building height and typology, a preference for smaller buildings (varying from 3 to 6 stories) was clearly expressed. Plateau Mont-Royal triplexes were identified as an interesting and relevant model. In many workshops participants felt that these kinds of buildings would be most likely to respond to the needs of families, particularly if green spaces are located close by.

High-rise buildings were considered unacceptable by some participants. However, in several workshops participants proposed including taller buildings, as long as they don’t “choke” the smaller buildings and block all the sunlight. High-rises close to services for seniors were proposed, with a view to promoting intergenerational contact within the community. Taller buildings could also be constructed close to Namur metro.

Several workshops discussed the issue of socio-demographic diversity. One workshop expressed a desire to prioritize families. The others proposed a mix of populations including families but other groups as well, such as seniors and students. Beyond social housing, the importance of a “mix of household means” was affirmed. Diversity in terms of the type of housing tenure was also proposed: social housing, rental units, condominiums.

Common spaces were proposed in order to create safe play spaces for children but also to facilitate contact between residents. The inclusion of green spaces was a recurring theme, as a means of achieving several objectives: promoting socialization, creating spaces for children, reducing “heat islands”, countering the effects of pollution and improving air quality. One workshop discussed including green zones throughout the site, particularly in the zones beside the railway tracks.

A majority of participants were favourable to residential buildings that also included stores or services (mixed use), with some restrictions. The

following uses were seen as acceptable within a residential building (not necessarily consensus): bakery, hair salon, clinic or CLSC, bank, pharmacy, police station, depanneur, library, school, sports centre, community centre (for all generations or for youth). However, bars, casinos and used car dealerships were raised as examples of uses that are not compatible with residential use.

Many people emphasized the importance of including local stores and services. The concepts of ‘urban village’, ‘mini-village’ and ‘full neighbourhood’ with, for example, commercial poles, the integration of community services, the promotion of food self-sufficiency (gardens, green roofs, green walls) and public spaces were raised in several workshops. A high level of density should allow the inclusion of a full range of public services but strong planning of the whole site is needed to ensure this happens in a functional and harmonious way.

My priority:

I want to have more schools and CPEs on the site that respond to the population

I hope:

That the new neighbourhood will respond to the (critical) needs of the current population of CDN, which requires the construction of over 2 500 social housing units



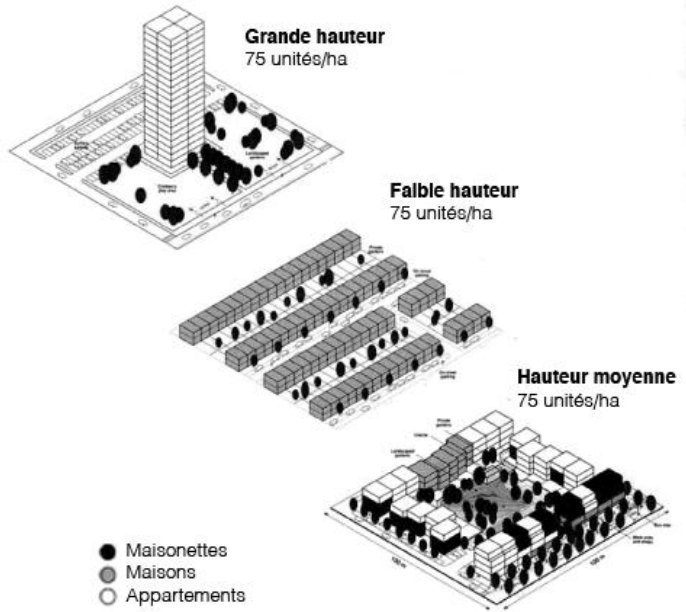
Écoquartier Eikenott, Suisse : 60 logements / hectare : <http://www.eikenott.ch/>
This image elicited positive reactions in many workshops



Ruelle verte : <https://sites.google.com/site/ruellechampetre/>
Many participants liked this image of a green alley. However several of them also emphasized the importance of ensuring safety and security.

I hope:
make this project
an example of
successful design
for the City

I fear:
My worry : The
demographic on
Blue Bonnets is
drastically different
than the rest of
Côte-des-Neiges



4.2 “GETTING AROUND” WORKSHOPS

The four workshops on getting around provided a great deal of information about the needs and priorities of the population. As in many other Montreal neighbourhoods, the cohabitation between different modes of transportation raises debates and strong opinions. The place of the car in the “transportation cocktail” at Blue Bonnets needs to be clearly determined. The offer of alternative means of transportation is a major issue.

According to participants, the inclusion of transportation in urban development requires integrated planning so that services, jobs and stores are easily accessible throughout the day. The offer of public transportation must be adapted to residents’ needs, from families to people with reduced mobility. Both bus stops and transportation vehicles must be comfortable, even in winter. The connection to Namur metro station must not be affected by traffic in the area. The access to the station should perhaps be revised in order to better accommodate residents of the Namur – Jean-Talon sector as well as those living at the Hippodrome site. Collective modes of transportation to be prioritized are buses and tramway. In addition, if possible, use of the railways surrounding the site could help to open up the site and increase the public transportation options.

Infrastructure that promotes active transportation should be well connected to the various sectors of the site, at the same time ensuring access to services and stores. Bike paths or lanes following the direction of car traffic on each side of the street were preferred to conventional bike paths (on one side only). The inclusion of Bixi stations would be appreciated. Obviously every street should have sidewalks that are wide, well-lit and above all adapted to different age groups and abilities. Safety is a major issue for active transportation.

The car should have its place on the site, but should not reign supreme. A car-free zone is feasible as long as the alternative methods of transportation are functional and practical. It would be preferable not to have streets with more than two traffic lanes and one parking lane. Speed limits should be low enough to ensure residents’ safety, especially young children. Ideally parking should be underground. In addition, car-sharing in all its forms should be offered on the site.

The site’s connection to adjacent neighbourhoods and sectors remains a major challenge in order to create a kind of permeability. The Decarie expressway should be covered to better link the site to the development currently underway in the Namur – Jean-Talon sector.



<http://nacto.org>
Shared street

4.3 “SOCIAL HOUSING” WORKSHOPS

With five groups, the social housing workshop was one of the most popular at the forum. Many important issues and questions were discussed. A clear consensus came out of the discussions in the different groups: the housing needs in Côte-des-Neiges are urgent and, consequently, all actors involved must unite to develop as many social housing units as possible on the Hippodrome site.

“Everyone needs social housing”

Social housing is widely considered to be a long-term solution to poverty and social exclusion in the neighbourhood. “Market price” housing units are too expensive, and as a result, people are forced to accept apartments that are small or in a bad condition. During the forum, one person described the impact of overcrowding on their kids: “it is difficult for the children to concentrate on their homework. The teachers call us, but we can’t do anything about it.”

Participants underlined the importance of responding to the needs of a variety of demographic groups: seniors, low-income households, single-parent families, people with disabilities, single people, families, people living with mental health problems, youth, etc.

Social mixing

Participants were generally in favour of social mixing, and wanted a diversity of social classes cohabiting: they wanted social housing projects to be “spread out”, integrated throughout the site. One participant used the words “sharing and understanding” to describe what can happen when people of different incomes, experiences and cultures live together in the same building or on the same street corner. Social diversity was also perceived to be a way to counter the stigmatization of social housing. Participants insisted that there be no special demarcation that differentiate or isolate social housing units from the rest of the housing.

However, several concerns were also brought up with regards to social mixing. On the one hand, participants had doubts about the desire for cohabitation from households that were better off. In addition, cohabitation within a building does not automatically mean that the residents will

interact with each other. One participant brought up examples of mixed projects (with social and private housing) where there were different entrances for the two types of residents. To support and encourage real mixing and inclusion, participants agreed that infrastructure and programs such as community amenities (recreational spaces, parks and public spaces), cultural programs accessible for all, park animators, services and community resources are required.

The size of social housing units

This issue was brought up several times during the forum, and was also named during preparation meetings in groups prior to the forum. Participants want large units with an adequate living space. They denounced the small size of new social housing units where some rooms “resemble closets that cannot fit a chair after a single bed is set up.” Financial constraints of AccèsLogis, the current program through which new social housing is developed, were identified as an important factor in this regard.

The implementation of social housing projects

Participants raised several preoccupations concerning the realization of social housing projects and the decision-making around their location. For example, in the context of recent development projects in the neighbourhood, private developers and the Borough have decided on the location of social housing projects. In addition, participants sensed that pressures from the real estate market “kill social housing!”. It was also noted however that in the case of Blue Bonnets, the land is public property, and thus, there is no reason to be at the mercy of real estate speculation or of private developers, and thus, no reason to exclude low-income households. To construct a maximum number of social housing units, the City must dedicate and reserve land in advance for this purpose, and not sell it until the projects are ready to be implemented.

Participants also discussed the proportion of rental housing, condominiums and social housing to be built on the site. Many participants wanted to limit the development of condos, and some even wanted to prohibit their construction. For others, a minimal presence of condos was desirable as

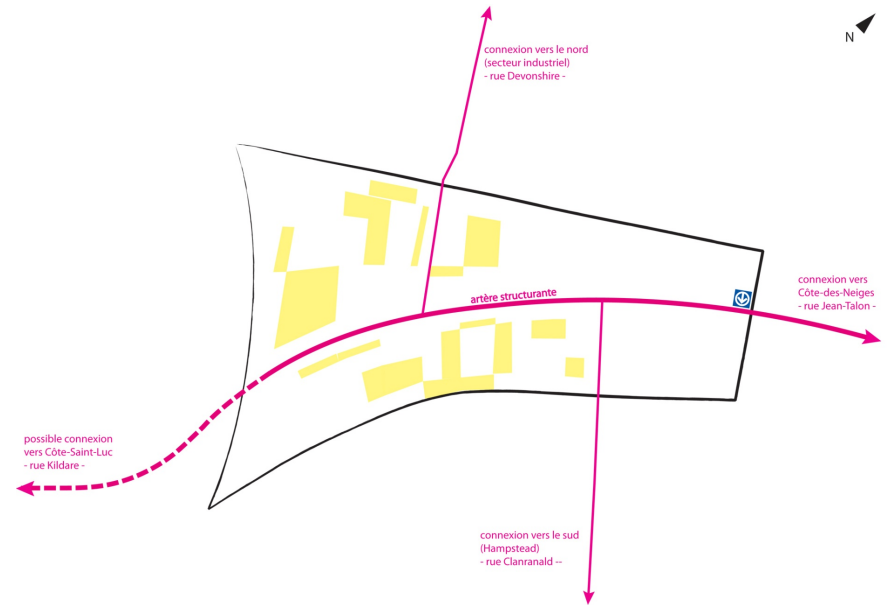
a source of income to finance the rest of the site. This quote effectively sums up the sentiments expressed in the workshop: “This land is of good quality and deserves to be social housing”.

Participants of the forum also examined strategies for the achievement of our objective of 2 500 social housing units on the site. Numerous elements for a big mobilisation campaign were proposed.

*My priority:
is to do everything possible to have social housing and support systems for everyone*

*I fear:
homelessness. We need social housing to house all the homeless and people on low incomes immediately.*

*My priority:
2 500 units! Mixed affordable social housing!*



Rayside-Labossière. Présentation du 29 janvier 2014 - Réflexion sur les enjeux d’aménagement.
Location of social housing – diversity of typology



<http://www.actuarchi.com/2011/06/logements-sociaux-paris-xi-baudouin-bergeron/>
Integration of 17 social housing units

4.4 “AFFORDABLE HOUSING” WORKSHOPS

Two workshops explored the possible inclusion of other types of affordable housing (rental and ownership) on top of the 2500 social housing units in the development of Blue Bonnets. Many themes were explored including definitions of affordability, mechanisms to ensure long-term affordability and possible models and approaches.

One element of consensus that clearly emerged was that affordability, particularly long-term affordability, can only happen through a sustained control over the development of the site by a public organisation. Speculation is a major problem because high land prices make the development of affordable housing very difficult. Furthermore, the market favours the construction of small units. However the public ownership of the site allows a control on the price of land and constitutes an extremely important advantage that should be exploited in favour of affordable housing.

Participants discussed many definitions of affordability. Currently, the word “affordable” has lost its meaning because many units constructed within so-called “affordable” housing programs are out of reach for many households, particularly in Côte-des-Neiges. For an important proportion of participants, the definition should be made in function of household incomes. Some suggested that for rental housing, the cost be situated at 30% of net household income. Some participants were of the opinion that access to property constitutes a protection against poverty and so this percentage could be higher. Some participants also proposed that the number of people in the household also be taken into account. Affordability should not end up meaning housing units that too small or of inferior quality.

Participants suggested that a diversity of households be targeted for affordable housing on Blue Bonnets. Some wanted to emphasize the construction of rental housing, since the majority of households in Côte-des-Neiges are tenants. Others suggested that a portion be reserved for access to property for households with an average income. Many wanted to limit the number of condos or houses for wealthier households, but would accept some with the objective of using the revenues generated by such projects to invest in community amenities and collective projects.

One person suggested using four income brackets in the planning of the site, with different solutions for diverse types of incomes.

When it came to models and approaches, participants raised many ideas, without being able to go into too much detail or come to a consensus. For the construction of rental housing, the following ideas were proposed:

- The creation of incentives, such as lowering taxes for companies or individuals investing in rental housing. The state or the municipality could pay part of the interest at the bank to encourage developers, with resale conditions including the reimbursement of a portion of these amounts.
- The creation of a community bank to help people develop and implement their projects (individuals or investors).
- The creation of new formulas for social mixing within one building (affordable housing and condos).

In terms of affordable access to property programs, it was recommended to explore a mix of models and approaches. Many participants were interested in credit programs with limits on resale and shared equity cooperatives. Several perspectives should be studied, including a community bank, a foundation, management by a non-profit organization and the “Habitat for humanity”¹ model. The cohabitation (“cohabitat”) model, that promotes a sense of community and introduces the notion of sharing, is also very pertinent to explore.² It would be important to invest in projects that are sustainable in the long term.

In both workshops, the concept of a land trust was considered very pertinent to explore for a part of the site. By controlling speculation and land prices in the long term, this approach could help reduce housing prices and allow more diversity. In an innovative model, the government

¹The mission of Habitat for humanity is “To mobilize volunteers and community partners in building affordable housing and promoting homeownership as a means to breaking the cycle of poverty.” <http://www.habitat.ca/en/about/mission>

² The vision of cohabitat Montreal is to “ To take part in global social change through, sustainable, ecological, resilient, autonomous and equitable urban living”. Their mission is to “To build and promote cohousing : Develop sustainable and ecological building projects within a context of urban community; Establish local-scale social and commercial partnerships ; Produce an accessible reference model. <http://cohabitatmontreal.com/about-us/>

could develop a kind of cooperative where the profits are reinvested in the neighbourhood at a community level. However, this would require a governance structure for the land trust so as to ensure that decision-making processes are fair and that the land remains affordable. The legal complexity of a land trust could also have a deterrent effect on potential buyers.

*I hope for:
affordable options,
cohabitation, tiny
homes, etc*

*I hope:
my family can
afford to buy our
first home here!*



http://upload.wikimedia.org/wikipedia/commons/thumb/5/5f/%C3%89coquartier_vauban_freibourg1.JPG/350px-%C3%89coquartier_vauban_freibourg1.JPG
Vauban, Freiburg.



http://temp.cohabitat.ca/images/stories/imagebrowser/Accueil/Groupelnauguration_20130824.pg
Cohabitat Québec.

4.5 “ECONOMIC DEVELOPMENT” WORKSHOPS

Two workshops focused on economic development on the site. The inclusion of a complete range of stores and services emerged as an essential component of the project. The inclusion of an employment zone was seen as possible, but only if it does not compromise the potential for residential development and doesn't negatively impact residential quality of life.

Stores and services should respond to the needs of future residents of the site. Access to nutritious food is one of the major priority issues raised by participants and many wanted to counter the offer of junk food. In terms of services, participants would like to see a CLSC, an employment centre, an elementary school, a professional training centre and daycares, etc. Projects with a social vocation could include centres de petite enfance (CPEs) and a food cooperative. Participants would like to see incentives to shop locally, which would encourage a vibrant local economy.

The integration of an employment zone inevitably raises potential concerns and problems, including traffic management, trucking, and air and noise pollution. Measures would be needed to mitigate these impacts and to allow residents to fully enjoy the whole site. In addition, if this type of zone is integrated into one part of the site, participants did not want to see heavy industries and felt that jobs created should not be overly specialized, so as to facilitate local employment. Some participants emphasized the importance of using the opportunities afforded by the industrial zone just north of the site. An employment zone could also be located at the entrance of the site. In addition, it would be possible to exploit the advantage of flat roofs: why not reproduce the model created by Lufa farm, an urban farm that produces fruits and vegetables on Montreal roofs?

In terms of planning and design, a commercial artery could spearhead local employment. Commercial leases could be regulated in some way by a public organization so as to avoid “commercial gentrification” and to facilitate the inclusion of local businesses. A variety of businesses, including worker cooperatives, would be part of the artery, offering an alternative to the big chain stores found close by. In addition, this area could include workshops and “coworking spaces”. This human-scale artery could be a space for animation and cultural activities.

These economic development measures could be aligned with efforts of various community and government bodies working on the integration of new immigrants, in a perspective of social and economic inclusion.

Employment zones must be well-connected to public transportation and well-lit at night to reduce problems of safety and security.



<http://www.locappart-parisladefense.com/#/le-quartier/4143492>

Cafés and local stores, Paris

4.6 “ GREEN SPACES/ PUBLIC SPACES ” WORKSHOPS

Two workshops discussed issues related to public spaces and green spaces. Participants unanimously felt that innovative public spaces would greatly contribute to future residents’ quality of life. The qualities sought for these spaces included greenery, nature and a mix of shady and sunny zones.

Participants suggested that part of the site be reserved for a large park with a relaxation area and a pond. Many kinds of street animation responding to diverse needs and interests were imagined: for example, urban agriculture, a public market, bike paths, cross-country ski trails and a dog park.

Participants also expressed a need for indoor and outdoor pools, a skating rink, play grounds, soccer fields and ping-pong tables. Arts and culture would also have their place with a public performance space and theatre where free concerts and shows could take place.

The most important factor in ensuring that installations promote contact between residents is the accessibility of these spaces, which must be centrally located.



http://commons.wikimedia.org/wiki/File:Place_des_Festivals_Fontaine_02.jpg
Place des festivals, Montreal.



<http://www.tourisme-valdemarne.com/patrimoine-decouvertes/nature-detente/>
Park, Paris

*I hope for:
Wildflowers allowed
to grow. Bike paths.
Small parks and a
large park*

*My priority:
Many public green
spaces of different
sizes (spaces to
relax in, spaces for
play , family spaces)*

4.7 “FAMILIES” WORKSHOPS

Two workshops focused on the needs of families. The main issues identified were the types of housing, green spaces and services offered on and around the site.

Participants in these workshops want to see a large range of housing types offered. A variety of tenure types would make it possible to respond to the many family profiles. For example, cooperative housing seems to be an interesting solution for many families, but for others, it is difficult to allocate a lot of time to the administration or maintenance of a coop. The non-profit housing model, which requires less involvement, should also be considered. In terms of typology, several participants felt that townhouses (see image to the right) would without doubt be the best model to respond to the needs and expectations of families. The challenge is to develop townhouse models that allow the attainment of high density targets, including social housing townhouses. Participants also mentioned that high-rises could suit some families as long as the buildings' architecture is appropriate. For example, green roofs and very good sound insulation would make these buildings pleasant places for families to live in. Overall, workshop participants proposed that the site include a mix of housing types, including social housing, affordable housing and condos.

The quality of green spaces is also essential to quality of life for families. Workshop participants underscored the importance of urban furniture and facilities adapted to families' needs, with for example benches, water parks and dog parks. Participants felt that three types of green spaces should be planned. First, small neighbourhood parks should be included so that all residents can enjoy a green space close to their home. Next, a network of green alleys should be integrated so that children can play behind the buildings under the supervision of their parents. Finally, a large green space should be created to promote contact with nature.

Participants identified several services that need to be located close to their homes:

- A community centre is essential in offering support to families, seniors, children and women in the neighbourhood. This hub can become a meeting and socialization space. It can also be used by residents to organize events.
- Small and medium surface grocery stores
- Elementary school and daycare services
- Community library
- Community health services: clinic or CLSC.

Complementary services should also be planned, but these can be located farther away.

- High school
- Large park



<http://www.projethabitation.com/Maisons-neuves-a-vendre/Montreal/Mercier-Hochelaga-Maisonneuve/Maisons-de-ville---Unite-de-centre-774/MediumPhoto-25355.jpg>

Townhouse, Montreal

4.8 “SENIORS” WORKSHOPS

Two workshops focused on how the development could take into account the concerns and priorities of local seniors. The issues identified touched on the isolation of seniors, the essential services offered and the creation of an adapted living milieu.

The planning of the urban environment and building architecture must promote socialization and the integration of seniors in the community. Several solutions were proposed at this level. For example, some participants suggested that buildings for senior citizens include enough units to create a sense of community life. Participants also proposed intergenerational buildings so that seniors can live together with families and students. This would promote mutual aid as residents help each other using their particular skills and abilities. Participants also proposed that buildings have meeting spaces, such as green roofs, community gardens or large balconies. Meeting places must also be integrated into the urban space and, why not include exercise machines? However, it is important not to fall into the trap of specialized spaces: creating spaces reserved for seniors should be avoided.

The urban environment must also be adapted to the specific needs of seniors. For example, several participants raised the importance of planning stores and services in close proximity to their homes. This would encourage seniors to go out and would enable them to make daily purchases without having to use a car. Given that many seniors live in poverty, social and affordable housing was proposed for the site, with nurses available in the buildings. In summary, it is essential to plan services that will allow seniors to remain autonomous for as long as possible in the new sector.

In designing a neighbourhood that responds to the particular needs of seniors, we will be building a neighbourhood that is more pleasant for everyone else as well. Universal accessibility must be a starting principle for the construction of urban spaces and buildings. Along the same lines, urban furniture and facilities, such as benches and bus shelters, must be abundant and adapted to seniors’ physical conditions. Lighting is particularly important as it contributes to a sense of safety and security. In terms of the urban form, participants prioritized a human-scale

neighbourhood, with, as much as possible, three-story buildings and the least amount possible of space allocated to cars. Several essential services were identified in the workshop:

- Grocery
- Pharmacy
- Bakery
- Post office
- Dépanneur
- CLSC
- Community centre
- Sports and recreation centre
- Religious spaces or multiconfessional rooms
- Affordable and healthy restaurants
- Public bathrooms
- Library
- Movie theatre

*I hope for:
a large number of
affordable housing
units for seniors
(especially women)*

*My priority:
having a universal
design, an urban
environment accessible
to people with
disabilities and older
adults*

4.9 “YOUTH (13 – 25)” WORKSHOPS

This summary presents the content of the workshop held at the forum, which included youth and youth workers, as well as a pre-forum workshop held at the Carrefour jeunesse emploi de Côte-des-Neiges with their participants.

The workshop participants would design Blue Bonnets so that it would be easy to get around, with large pedestrian spaces and a variety of transportation options, including efficient public transportation.

One of the major issues identified was the importance of free meeting places for youth. Parks can play this role, and Kent Park was raised many times as an example to follow. Parks need to include equipment (ping-pong tables, games, skatepark, soccer fields, basketball and volleyball courts, a pool) as well as animators. Participants would like to see free wifi in the parks and frequent neighbourhood events involving youth (hip-hop show, improv). Participants also suggested an “arcade”, a paint-ball terrain and a graffiti wall.

Libraries and community centres were proposed as important services to include. Community centres or a youth centre should offer workshops and training sessions on issues that specifically affect youth, particularly regarding sexuality.

In addition, several youth underlined the importance of affordable cafés and restaurants, including ethnic, organic, vegetarian and vegan restaurants. They prefer smaller grocery stores over large ones. A public market, gardens and a greenhouse were proposed, again in a perspective of financial accessibility.

Participants in these workshops emphasized local employment and job creation for the youth of Côte-des-Neiges. Finally, the participants stressed the importance of housing that youth can afford.

4.10 “WOMEN’S” WORKSHOPS

This summary includes the content from the forum workshop as well as a pre-forum workshop held at Femmes du monde à Côte-des-Neiges.

Housing needs were identified and reiterated many times by participants. Most interventions on this issue raised the lack of affordable quality housing in the neighbourhood, and the shortage of social housing was at the heart of the discussion. Many participants emphasized the small size of rooms in their apartments, particularly in social housing. A housing unit with adequate space is seen as very important.

The major challenges inherent in work-family reconciliation were also raised; being able to work, live and have child care in the same sector would be a huge relief. In this sense the inclusion of daycare centres (CPE), local employment policies and affordable housing would make the future Blue Bonnets area more accessible to women with children.

Feeling safe and secure in public spaces, particularly at night, was a concern for many women. The inclusion of businesses that create pedestrian traffic at different times of the day would increase the sense of security. Participants were attracted to big, well-lit public spaces that give plenty of room to pedestrians.

For local services, participants want to see pharmacies, grocery stores, bakeries, cafés, schools, daycares and banks. They also discussed the creation of a sense of community: community centres, neighbourhood parties to fight social exclusion, a community cafeteria, community gardens, shelters for women, resources for homeless people, public markets with kiosks reserved for local merchants, spaces for the practice of religion and public art were seen as important components.

Participants also prioritized mobility within the new neighbourhood, and proposed frequent shuttles and buses throughout the site.

5. TRANSVERSAL THEMES

Three “transversal themes” were raised in each workshop: universal accessibility, gender-based analysis and the environment

5.1 UNIVERSAL ACCESSIBILITY

Universal accessibility was clearly identified as an essential component for the Hippodrome development. This could even be the opportunity to develop a model neighbourhood in this regard. Participants emphasized that it is important to think not only about people with reduced mobility, but also people with physical or cognitive disabilities. The advantages of universal accessibility were raised many, many times: measures introduced to respond to the needs of people with reduced mobility or with disabilities would also be beneficial to the whole community.

Universal accessibility should be applied to all aspects of the Blue Bonnets development.

- This concept must be applied to all **public and commercial buildings**.
- The need for **adapted housing**, particularly social housing, was also highlighted.
- **Public spaces** (green spaces, markets, etc.) must be totally accessible.
- **Adequate lighting** is essential to ensure the safety of people with reduced mobility or disabilities.
- The design of **sidewalks and streets** must ensure that everyone can safely get around.
- **Public transportation** must also be accessible. This affects many elements including adapted buses and elevators in the metro. Public transportation must be accessible not only for people in wheelchairs but also for families with strollers.



<http://www.decouvrirlabulgarie.fr/visiter/sofia/boulevard-vitoshka/>
Vitoshka Boulevard, Bulgaria

*I hope for:
social inclusion
of people with
disabilities*

*I fear:
You forget people
with disabilities*

5.2 GENDER-BASED ANALYSIS (GBA)

For some participants many issues affect both men and women, without important distinctions according to gender. Concerns about dividing men and women were also raised. However, many themes and gender issues were identified.

Safety and security: This issue was raised mainly with regard to girls and women, but for some participants it also affected boys and older men. Residents would feel safer in an environment with high population density and many businesses. Safety and security must be taken into consideration in the design of public spaces, parks and streets. The architecture of residential buildings should include safety measures (for example, avoiding balconies that are very close together and including security systems). A small police station and police patrols were proposed in several workshops. Measures to ensure the safety of women using public transportation could include bus stops close to housing, allowing women to get off the bus between stops, efficient service at night and security inside the metro station.

Housing: Women's lower incomes were raised and linked to the need for social housing. Specific needs for women were identified: housing for single-parent families (the majority of which are supported by women), a transition house for women in difficulty, and housing for large families. Housing needs for men living alone and families living on a low income were also identified.

Participants also identified the problems experienced by families that separate (particularly the challenge of finding two affordable homes large enough to allow shared custody, a problem which compromises gender equality). Housing and/ or subsidies to respond to this situation were proposed. Participants also suggested analysing the impacts of housing design on gender.

Services: The inclusion of a CLSC or local clinic was identified as a priority for women. Access to a sexual health centre and workshops on sexuality for youth was proposed for young women and young men. Access for LGBTQ people and sensitization on this issue in Côte-des-Neiges were also raised.

Recreation: Participants in several workshops raised the importance of ensuring the inclusion of facilities and services that respond to the needs of girls, boys, women and men. Several participants felt that sports and recreation spaces are currently more oriented to and more used by men and boys. Others mentioned that men might be shy to participate in certain activities. The difficulties inherent in determining the interests of each group were recognized and more analysis of this question is recommended.

Employment and economic development: Workplace – home proximity was identified as an important issue in several workshops, in some as a specific concern for women and in others as a concern for everyone. Some participants felt that integrating cooperatives and businesses with a social vocation would attract women.

Transportation: Access to public transportation for mothers with young children was identified as an important issue; in some workshops the same needs for fathers were also raised.

Poverty and specific groups: The importance of taking into consideration the needs of several specific groups was identified: senior women living in poverty, single-parent families (primarily supported by women), women working at low-wage jobs, unemployed women and large families.

*I hope for:
public transit all
night. Frequent
stops. Helps protect
women!*

*I hope for:
a society where
all are free from
suffering, caused by
no or too little money
and support systems*

5.3 THE ENVIRONMENT

In several workshops, discussions on the environment concentrated on the availability of public transportation and on the inclusion of infrastructure for active transportation, with a view to reducing the place of the car. Well-planned and abundant means of alternative transportation emerged as an essential component for the development. The design of streets must also encourage public and active transportation (for example, the inclusion of “Woonerf” streets that give priority to pedestrians and cyclists).

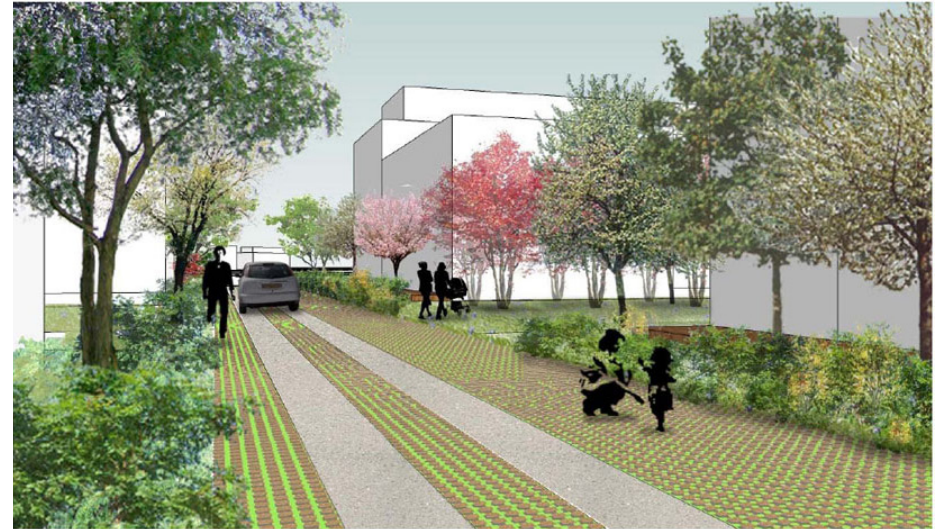
As the previous sections indicate, the inclusion of a major network of green spaces also emerged as a priority in a majority of workshops. Green spaces could include, for example, parks, green alleys, green roofs and green zones on the margins of the site. Many participants also raised the planning of the tree canopy as a priority.

Urban agriculture was raised with passion by several participants. The integration of many projects (collective gardens, green roofs, balcony gardening, farms, etc) would have very positive social, ecological and economic impacts and would also help to ensure food security.

Some participants raised the inclusion of environmental technologies (for example, the integration of green architecture throughout the site). The financial challenges are significant and a strategy would need to be developed, particularly to enable social housing projects to integrate these technologies. The inclusion of technology such as geothermal energy systems was not widely discussed, and specific reflection on these issues would be relevant.

*My priority:
sustainable:
social, food,
energy, economy;
urban villages on
a human scale*

*My priority:
mixed use space
accessible for
sports, culture,
social groups*



http://www.annecy.fr/uploads/Externe/2e/696_1335794968_ambiance-rue-ecoles-Atelier-de-La-Gere.jpg
Rue des Écoles, Annecy.



Casse tête : Rayside-Labrossière.
Green roof

6. “I HOPE”, “I FEAR”, “MY PRIORITY” ACTIVITY

Throughout the day, participants were invited to write messages and comments on large posters with the themes “I Hope”, “I Fear” and “My Priority”. These comments, presented here according to theme, demonstrate the wide range of issues and priorities identified by forum participants, but also the hope the Hippodrome development evokes in the neighbourhood. Comments written in French have been translated into English.



I hope (for)...

- A social mix
- Social inclusion of people with disabilities
- That the site will be fair and balanced, in terms of cultural diversity, age groups, social classes
- A neighbourhood for everyone
- I hope Côte-des-Neiges families will finally benefit
- That we consider handicapped people (mobility and other limitations)
- Socially include senior citizens and people with disabilities
- Large number of affordable housing units for seniors (especially women)
- That the new neighbourhood respond to the (critical) needs of the current population of CDN, which requires the construction of over 2

500 social housing units

- Affordable options, cohabitation, tiny homes, etc.
- A home
- Efficient/ green constructions
- Balcony, storage
- I hope my family can afford to buy our first home here!
- More affordable housing and home ownership units
- To buy/ build my dream home!
- Affordable rental housing (not too many condos)
- I hope for: counterweight to neoliberalism. Neighbourhood where we overcome prejudices about social housing.
- Services close by for isolated and vulnerable seniors
- That there will be schools on the site
- Cultural centre (library, conferences, etc, training, classes)
- Recreation centre (cardio, weight training, sports, pool)
- I would like you to create a pool first. Thank you.
- Baseball stadium
- A charming cultural space
- Great local food
- Family-owned or independently-owned businesses (more than chains)
- Hi-tech job nearby
- Lots of green space!
- Vegetable gardens, green roofs
- Green park, water, pond
- A walkable neighbourhood with wide sidewalks, bike paths, good public transportation

- Give bikes priority
- Build a new access to the metro west of Decarie, as planned for in the architectural conception of the station, and take advantage of this opportunity to add elevators
- Wildflowers allowed to grow. Bike paths. Small parks and a large park
- Public transit all night. Frequent stops. Helps protect women!
- Make this project an example of successful design for the City
- Make a “village square” where everyone meets
- “Old fashioned” Main Street like Bernard in Outremont
- I hope there will be strong visual reminders of the former hippodrome. Ex : linear park on the former racetrack; original reuse of the old building already there (stands)
- Ecological urban lighting, aesthetic and safe
- Built on free barrier Access Design
- Connect with Cavendish
- Traffic safety
- That the common language be French
- That the architecture be thought out to reduce graffiti on the site’s urban design
- Spaces designed to promote the autonomy of seniors
- I hope for a society where all are free from suffering, caused by no or too little money and support systems
- My wish: the City works with and respects community needs
- A City Council that speaks out against global corporatism and does not fear the media response
- I hope the City will recognize all the work that has gone into this, how many groups and citizens are represented
- I hope for: a walkable neighbourhood with wide sidewalks, bike paths, good public transportation

- I hope: Côte-des-Neiges families will finally benefit

I fear

- I’m really afraid this land will become commercial
- Suburb
- My worry : the demographic on Blue Bonnets is drastically different than the rest of CDN
- You forget people with disabilities
- I fear homelessness. We need social housing to house all the homeless and people on low incomes immediately.
- The quality of services offered
- A majority of very high density buildings
- Overpopulation of the area because of its appeal
- That safety near the railway tracks will not be considered an important objective for a “family” area
- Concerns about animals that might be inhabiting the site
- Elitism
- Top-down process rather than bottom-up
- Prejudices
- That the ambitions will be diluted: social and ecological
- Copying what exists instead of rethinking the paradigms
- That the new neighbourhood only responds to the aspirations of politicians and real estate developers
- I fear...that private interests might override public ones
- I fear that the City, local and federal governments may not keep their word on this desperately needed project. We’ve been let down so many many many times but I’m hoping not this time.

- I fear: recuperation of social movements
- Mobilization burnout

My priority

- Universal accessibility and inclusive safe design
- Universal accessibility!
- Having a universal design, an urban environment accessible to people with disabilities and older adults
- Social inclusion
- Putting forward the cultural diversity of CDN
- Safe housing for everyone
- My priority is to do everything possible to have social housing and support systems for everyone
- Density importance
- Priorities: land bank, stop speculation, social housing, coop orientation (residential and commercial)
- My priority: 2 500 units! Mixed affordable social housing!
- Quality of the housing and infrastructure
- Green roof, window, 2 bedrooms and 1 workspace, storage and basement, storage for a bike inside, have a balcony and “space” to see, patio door, clean premises
- I want to have more schools and CPEs on the site that respond to the population
- A safe and stimulating environment for our children
- Family
- My priority is to think a lot about our children: green spaces, activity places, daycare and CPE, hospital centre
- My priority: railway safety given that families have been targeted
- Many public green spaces of different sizes (spaces to relax in, spaces for play, family spaces)
- Lots of parks and green space
- My priority: food security eg collective gardens, diverse small and medium-sized grocery stores given that families are “targeted” (we deserve this!)
- My priority: mixed use space accessible for sports, culture, social groups
- More local jobs
- My priority: integration of social economy (housing, food, daycare) on site to encourage ownership and sustainability
- Have a small city completed with everything: CLSC, community centre, bus stops (terminus to different directions – downtown, west island, east and north), stop for mega buses, gym, day cares, primary school, supermarket, have access to Decarie Square which will save a lot on a large shopping mall. Parks and green space, safe environment for everyone (no gallivanting, no gang activities), hanging around in groups at night smoking only at designated places, make rules and strict on following them, dog park
- Light in and around the buildings – parks, school and clinic – medical very important. Plus local employment
- Sustainable: social, food, energy, economy; urban villages on a human scale

7. ANALYSIS AND RECOMMENDATIONS

First, discussions at the forum confirmed participants' very strong adhesion to the basic guidelines adopted by the *CDC* in 2012, particularly with respect to housing, economic development, sustainable development, green spaces and public spaces, quality of life and gender-based analysis. The ideas that emerged from the workshops will create a more concrete, tangible vision of a human-scale development focused primarily on its residents.

Participants also confirmed the importance of a development that brings a response to local needs and that is in continuity with the existing neighbourhood. However, on many occasions participants affirmed that, despite major challenges, Côte-des-Neiges is a neighbourhood with significant vitality, diversity, resident involvement and a very strong sense of belonging. We need to build on these strengths in the development of the Hippodrome site.

The forum also identified new themes. For example, universal accessibility emerged as an essential component for all aspects of the development. The need for a public structure to control the development also emerged as a key issue. Overall, the enthusiasm for an innovative project at Blue Bonnets was palpable throughout the day. A very positive energy emerged around the idea of going beyond “ordinary” and seizing this opportunity to create new approaches and new tools: from intergenerational social housing to neighbourhood-focused schools, from urban design that prioritizes pedestrians and cyclists to public spaces designed to promote contact between residents, in every season. One message was very clear: we can't succumb to the temptation to proceed with “business as usual”, with a piecemeal approach determined largely by the financial goals of either governments or private developers. The recommendations from our forum fall into three categories:

- Guiding principles for the development, which aim to establish general orientations;
- Recommendations related to planning, particularly the development of strategies;
- Specific recommendations related to urban design, that shape and concretise the collective vision for the site.

7.1 GUIDING PRINCIPLES

- A **controlled planning process**: Comprehensive planning of the whole site, as opposed to a piecemeal approach.
- A **response to local needs**: Ensure that the development of the site contributes to improving the living conditions of Côte-des-Neiges residents, particularly through the integration of 2 500 social housing units.
- A **highly inclusive development**: Welcome people from diverse socio-demographic profiles (families, senior citizens, youth, etc), people of diverse origins and orientations, and diverse income brackets. Include different types of housing (social, rental, ownership).
- Develop the site from a **sustainable development** perspective, prioritizing a healthy and ecological lifestyle.
- Integrate the principles of **universal accessibility** into all aspects of the project.
- Integrate **gender-based analysis (GBA)** into all phases of the project.
- Encourage **economic development** that ensures a full range of services and that provides a response to employment needs of neighbourhood residents.
- Promote residents' **sense of community and quality of life**.

*My priority :
is to think a lot about our children: green spaces, activity places, daycare and CPE, hospital centre*

*My priority :
land bank, stop speculation, social housing, coop orientation (residential and commercial)*

7.2 PLANNING RECOMMENDATIONS

- 1) Put in place a public structure or body to plan and control the development of the site. Ensure the participation of diverse actors, including the community sector, in all stages of the planning process.
- 2) Adopt a residential development strategy which includes:
 - The development of 2 500 social housing units responding to a variety of needs;
 - The reservation of plots for social and community housing at the beginning of the planning process;
 - A plan to finance the social and community housing units and to control real estate speculation;
 - A process to explore the relevance and feasibility of a land trust for part of the site, as a means of controlling speculation;
 - A process to explore and integrate innovative solutions in affordable housing, including various models of affordable home ownership accessible to lower and middle-income households.
- 3) Adopt an economic development strategy which includes:
 - A full range of services (see list below);
 - Businesses and economic activity in the northern part of the site, close to the railway tracks or near the entrance of the site, as long as these activities do not compromise the number of housing units and residents' quality of life;
 - Measures to encourage social economy initiatives;
 - The regulation of prices for commercial leases in the main commercial artery;
 - A local hiring policy with components focusing on the integration of new immigrants and on youth.
- 4) Adopt a sustainable development strategy which includes:
 - Efficient public and active transportation to get around within the site and to access the site;
 - The integration of urban agriculture within the planning process.

7.3 RECOMMENDATIONS FOR THE URBAN DESIGN FOR THE SITE

1) Ensure a variety of residential building types that provide high density without compromising quality of life:

- Include high-density townhouses, duplexes, triplexes and/ or buildings of up to six stories;
- Include higher-density buildings near the Namur metro station and close to services for senior citizens;
- Include commercial uses in some residential buildings (only uses that do not disturb residents);
- Distribute social housing buildings throughout the site.

2) Promote research and innovation in housing:

- Integrate architecture that facilitates socialization, integration and mutual aid;
- Develop intergenerational housing projects;
- Develop projects that allow senior citizens to remain autonomous for as long as possible;
- Integrate a very large number of universally accessible housing units;
- Integrate safety measures in residential buildings

3) Develop a local, human-scale commercial artery:

- Ensure that the location of businesses creates foot traffic at different times of the day;
- Ensure the commercial artery is easy to access by public transportation, is well lit and is universally accessible.



<http://cqs1050.blogspot.ca>

Well-lit and safe public space



<http://blogue.monlimoilou.com/2011/jardin-collectif-du-patro/>

Community garden, Quebec.

7.4 LIST OF SERVICES IDENTIFIED BY PARTICIPANTS

4) Ensure a design that promotes sustainable development and a healthy lifestyle:

- Cover the Decarie Expressway to better connect the hippodrome site to Namur metro station;
- Limit the place of the car, including the integration a car-free sector;
- Ensure easy access to Bixi and to car share services;
- Include only streets of two lanes or less, integrate “Woonerf” streets and set low speed limits;
- Intensively green the site;
- Design a large natural space, possibly with a pond or a reservoir;
- Design a network of parks and green spaces so that everyone can have a green space near their home, and include diverse community and recreational infrastructure;
- Integrate a network of green alleys designed to ensure a sense of security;
- Integrate public spaces that can be used in winter as well as summer, including a public market and a space for cultural events;
- Design a zone bordering the railroad tracks;
- Include bike paths on the streets.

- Elementary school and possibly high school
- Daycares
- Community centres with space for community organizations
- Public sports and recreation facilities (pool, gym, skating rink, play structures for children, soccer fields, etc)
- Fire and police services
- CLSC
- Health clinic(s), including one for youth
- Small and medium-size grocery stores
- Pharmacies
- Cafés
- Movie theatre
- Community cafeteria
- Community gardens
- Shelters and community resources
- Religious spaces or multiconfessional rooms
- Community library
- Post office
- Dépanneur
- Healthy and affordable restaurants
- Public bathrooms

*I hope for:
a walkable
neighbourhood with
wide sidewalks, bike
paths, good public
transportation*

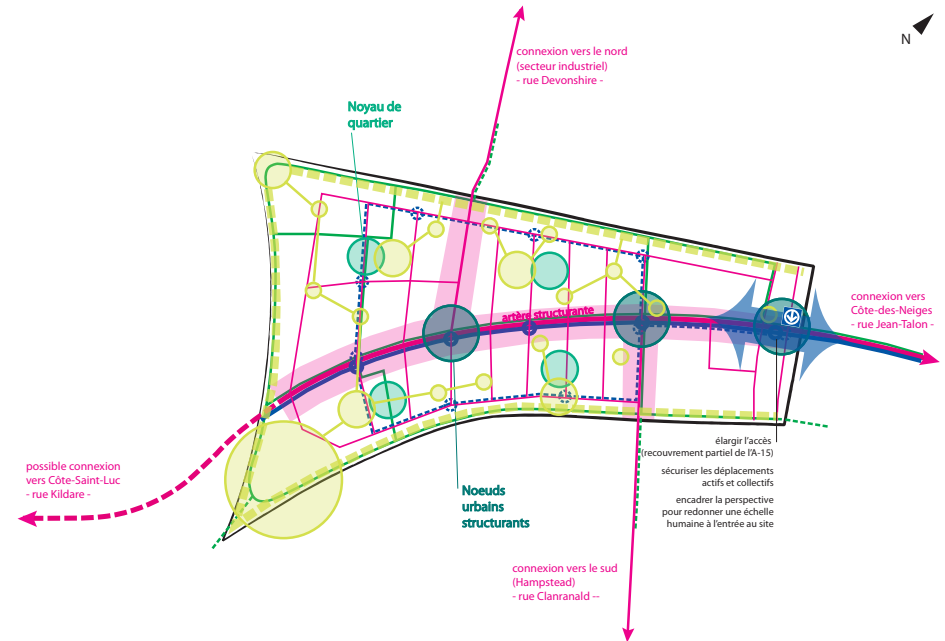
*I hope:
Côte-des-Neiges
families will finally
benefit*

8. CONCLUSION AND NEXT STEPS

The Blue Bonnets site represents a unique opportunity for our neighbourhood and for the City of Montreal. For our organizations, it is essential that this development be deeply linked with its neighbourhood, by putting the needs of Côte-des-Neiges residents at the heart of considerations and by bringing concrete solutions to respond to them. It is also important to hold decisional public consultations at each step of the development.

For Côte-des-Neiges community organizations and residents, the Blue Bonnets: From Vision to Reality forum was an important moment of community mobilization. This event was filled with rich discussion, good ideas and hope, but also with the notion that we can choose the shape development will take in our neighbourhood. We sincerely thank each participant for their involvement.

Given the size of the site and the particular challenges involved, it is clear that the development of Blue Bonnets will be a long process spanning many years. Strengthened by this stage of reflection, our efforts will continue with the development of a conceptual plan, popular education and mobilization around this collective vision, and political pressures to push it forward. There are also several issues that were not addressed at the forum, including improving the access to the site. This is a long-term endeavour that we enthusiastically engage in so as to make our vision a reality. After twenty years of community action, it's a project we are tremendously attached to!



Rayside Labossière. Presentation, December 2013

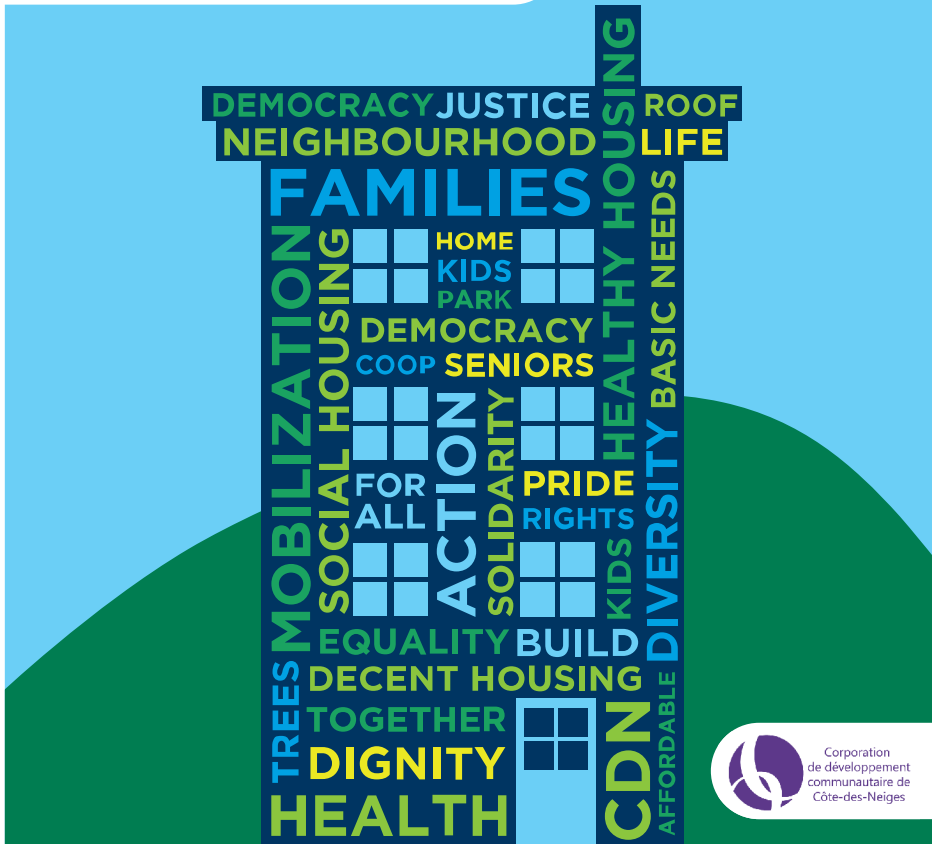
Basic principles. Synthesis.

My wish:
the City works
with and respects
community needs

I hope:
the City will recognize
all the work that
has gone into this,
how many groups
and citizens are
represented

9.1 ANNEX: GUIDELINES ADOPTED BY THE *CDC DE CDN* IN 2012

Guidelines for the development of the Montreal Hippodrome site (Blue Bonnets)



Corporation de développement communautaire de Côte-des-Neiges

CÔTE-DES-NEIGES
TAKING ACTION FOR HOUSING RIGHTS

Guidelines for the development of the Montreal Hippodrome site (Blue Bonnets)

Community organizations in the Côte-des-Neiges neighborhood have been working on the issue of the Blue Bonnets site since 1991. In 2009, the Corporation de développement communautaire de Côte-des-Neiges (CDC-CDN), an umbrella group of more than 40 local grassroots organisations, adopted guidelines to ensure a sustainable and balanced development of the sector. These guidelines were revised in the fall of 2012.

For the CDC-CDN, the development of the Hippodrome site represents an exceptional opportunity for urban design in our neighborhood, a community with high population and building density. Globally, the CDC proposes a development that:

- Responds to the need for improved living conditions among current residents of the neighborhood;
- Proposes a human scale approach to development;
- Is based on a perspective of sustainable development;
- Is in physical and sociological continuity with the existing neighbourhood;
- Advocates a global vision of development including, for example, social and economic dimensions.

RESIDENTIAL DEVELOPMENT

- 1. Prioritize a medium to high population density, in order to offer residents a full range of local services.**

The population density must be sufficient to ensure the viability of local small businesses and to justify the presence of all necessary public and community services.

- 2. Ensure a social and economic mix on the site, as well as a diversity of household types.**

This guideline aims to ensure the creation of a community that includes people from all income brackets, age groups and households types (senior citizens, families, couples, students, people who live alone, etc). In a context where 15 165 tenant households (43.9%) spend 30% or more of their income on housing, 7 980 households (23,1%) spend at least half, and 4 245 (12.3%) spend 80% or more ¹, the following measures give an important place to the needs of low and middle-income households. These measures would also respond to other housing concerns, such as overcrowding and poor quality conditions.

¹ Statistics from the 2006 Census (Statistics Canada), special order obtained by FRAPRU.

2 500 social housing units on Blue Bonnets !

At their 2005 congress, member organizations of the Community Council of Côte-des-Neiges/ Snowdon (now the CDC-CDN) adopted a clear demand: the construction of 2 500 social and community housing units on the Hippodrome site. The inclusion of these housing units remains the key component to the development of the site.

- a) **Integrate a minimum of 2 500 units of social and community housing, for a variety of populations.** (A relevant example: the first phase of the Angus Yards development, which included a proportion of 40% social housing units in a 2 587-unit project).
 - Reserve land for these projects at the beginning of the process.
 - Integrate social and community housing throughout the site, and ensure that buildings are consistent with the architectural style of the sector, to prevent social stigmatization.
- b) Include rental housing.
- c) Ensure the construction of housing units of various sizes. Include a significant number of large units for families with several children.
- d) Explore and integrate alternative models of affordable housing (land trusts, access to affordable home ownership, etc.), among other things to respond to the needs of local families. This will ensure that the development reflects the socio-economic diversity of Côte-des-Neiges.

SUSTAINABLE DEVELOPMENT AND GENERAL PLANNING

- 3. Ensure that the overall development and the individual projects adopt a sustainable development approach.**
 - a) Encourage pilot and innovative projects for sustainable housing, including for social and community housing initiatives.
 - b) Limit the number of parking spaces.
 - c) Ensure the development of a walkable community.
 - d) Prioritize sustainable transportation (bicycle, metro, bus, tramway, car-sharing and train).
 - e) Evaluate the relevance and feasibility of including a new train station on the site.
- 4. Integrate a gender-based analysis into the planning of the project.**

COMMUNITY AND QUALITY OF LIFE

- 5. Encourage collective appropriation of the space by integrating small and medium-sized parks throughout the site, rather than a single large park.**
 - a) To this effect, optimize buffer zones (guideline number 8) by converting them into green spaces.
 - b) Include outdoor stages for public use in some parks (for example, as in Jean-Brillant park).
- 6. Ensure the presence of other measures that contribute to improving quality of life, positive relations among neighbours, and community spirit.**
 - a) Ensure the presence of all necessary services (for example : fire station, police, healthcare services, social services, community centers, sports and recreational facilities, public transportation, schools and daycares).
 - b) Create spaces for community organizations.
 - c) Include community and collective gardens.
 - d) Plan and develop public spaces.
 - e) Develop other amenities : for example: a public marketplace, spaces for artistic use.
 - f) Integrate traffic-calming measures in the design of the street grid.
 - g) Integrate a promenade and several bike paths to facilitate travel within the site.
 - h) Border all residential streets with trees.
 - i) Preserve the view of Mount Royal and St. Joseph's Oratory.

ECONOMIC DEVELOPMENT

- 7. Promote an economic development component that responds to the needs of residents and of the neighbourhood at large.**
 - a) Explore avenues of economic development that can respond to local challenges (for example, professionals of immigrant origin whose qualifications are unrecognized and underused).
 - b) Encourage companies and businesses that will operate on the site to promote local hiring.

- c) Promote the development of businesses and projects that are of a social or cooperative nature.
- d) Ensure that zoning and the location of small businesses promote walking, cycling and the use of public transportation.
- 8. Create adequate buffer zones to mitigate the impacts (sound, dust, truck traffic) of industrial and railways activity close to residential areas.**

ACCESS TO THE SITE

- 9. Develop one or several access routes between Namur metro and the heart of the site. These routes should create a sense of safety and security, and should reinforce links with the Namur-Jean-Talon sector on the other side of the Decarie expressway.**

- a) Ensure sufficient lighting along the full length of these routes.
- b) Include a bike path along these routes.
- c) Plan zoning and development that creates activity and circulation at different times of the day (businesses, trees, small public spaces, community centers).
- d) Evaluate the relevance and the feasibility of covering the Decarie expressway, so as to bring the adjacent sectors together.

- 10. Create several access points to the site, while ensuring that these do not increase through-traffic and negatively impact residents' quality of life.**

- a) Ensure the plan to open up the site is coherent with the sustainable development goals for the development.
- b) Incorporate measures such as stop signs, wide pedestrian sidewalks, bike paths, and a speed limit of 40 km /hour in the sector.



2500
social housing units
at Blue Bonnets



Corporation de développement communautaire de Côte-des-Neiges
6767 chemin de la Côte-des-Neiges, office 695, Montreal, QC H3S 2T6
P (514) 739-7731 | F (514) 739-7757
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www.conseilcdn.qc.ca

9.2 ANNEX: LIST OF ORGANIZATIONS REGISTERED FOR THE FORUM

- Alliance des femmes handicapées du Québec
- Centre communautaire de loisir de la Côte-des-Neiges
- Centre de bénévolat SARPAD
- Centre de Ressources Communautaires Côte-des-Neiges
- Centre de santé et de services sociaux (CSSS) de la Montagne
- Centre des Aînés Côte-des-Neiges
- CKUT Community Radio
- Club Ami
- Cohabitat Montréal
- Commission scolaire de Montréal
- Conseil des Montréalaises
- Corporation de développement communautaire de Côte-des-Neiges
- Corporaton de développement économique communautaire de Côte-des-Neiges – Notre-Dame-de-Grâce (CDEC CDN-NDG)
- Côte-des-Neiges Volunteer Centre
- CPE Jardin de fruits
- Direction de santé publique de Montréal
- Federation of Filipino-Canadian Associations of Quebec
- Femmes du monde à Côte-des-Neiges
- Les Fondations du quartier
- Front d'action populaire en réaménagement urbain (FRAPRU)
- Groupe CDH
- Habitations populaires de Parc-Extension (HAPOPEX)
- Maison des jeunes de Côte-des-Neiges
- Mountain Sights Community Centre
- Notre-Dame-de-Grâce Community Council
- Notre-Dame-de-Grâce Senior Citizens' Council
- Organisme d'éducation et d'information logement de Côte-des-Neiges (OEIL)
- OSBL Chemin de la Côte
- Pastorale sociale de Côte-des-Neiges
- Prévention Côte-des-Neiges – Notre-Dame-de-Grâce
- Project Genesis
- PROMotion Intégration Société nouvelle (PROMIS)
- Rayside Labossière
- Regroupement des Organismes du Montréal Ethnique pour le Logement (ROMEL)
- Société environnementale de Côte-des-Neiges (SOCENV)
- Table de concertation jeunesse de Côte-des-Neiges
- Table des groupes de femmes de Montréal

Elected Officials (Observer Status)

- Magda Popeanu, City Councillor, Côte-des-Neiges district
- Marvin Rotrand, City Councillor, Snowdon district
- Russell Copeman, Mayor, Côte-des-Neiges – Notre-Dame-de-Grâce Borough and Executive Committee Member Responsible for Housing, Montreal City Council
- Mathilde Rogue, office of Thomas Mulcair, Member of Parliament, Outremont Riding
- Christine Comeau, office of Pierre Arcand, Member of the National Assembly, Mont-Royal Riding

9.3 ANNEX: LIST OF FACILITATORS AND SECRETARIES

Facilitators

- Claire Abraham (Project Genesis)
- Marie-Claude Barey (Centre communautaire de loisir de Côte-des-Neiges)
- Karine Barrette (*CDC de CDN*)
- Henri-Charles Baudot (HAPOPEX)
- Denise Belec (ŒIL CDN)
- Michael Chervin (Project Genesis)
- Annie-Marie Choquette (PROMIS)
- Zahia El-Masri (ROMEL)
- Alex Garcia (Maison des jeunes de CDN)
- Cathy Inouye (Project Genesis)
- Annie Lapalme (ŒIL CDN)
- Claude Lauzon (CDEC CDN-NDG)
- Charles Mercier (SOCENV)
- Liza Novak (Mountain Sights Community Centre)
- Chris Schwartz (Project Genesis)
- Charlotte Thibault (consultant in GBA)
- Camille Trudelle (Table de concertation jeunesse de CDN)
- Karen Urtnowski (NDG Senior Citizens' Council)
- Caroline Vallières
- Patrizia Vinci (Femmes du monde à CDN)

Secretaries

- Karine Barrette (*CDC de CDN*)
- Line Bonneau (Project Genesis)
- Peter Butler (Project Genesis)
- Alex Couture (Stagiaire, ŒIL CDN)
- Catherine Desjardins (Stagiaire, *CDC de CDN*)
- Waheeda Esmail (Project Genesis)
- Conceptie Gervé (Pastorale sociale de CDN)
- Annie Gosselin (NDG Community Council)
- Sondus Khan (Project Genesis)
- Patricia Lavigne (CDN Volunteer Centre)
- Melanie Pabst-Leonidas (Student, School of Social Work, McGill University)
- Anil Patel (Mountain Sights Community Centre)
- Mathilde Péters (Stagiaire, *CDC de CDN*)
- Louise Tremblay (Club Ami)
- Jérémie Watters (Rayside Labossière)
- Myrna Zogheib (PROMIS)

9.4 ANNEX: PARTICIPANTS' KIT



community

Forum

citoyen

Sur l'avenir du site de l'hippodrome
On the future of the hippodrome site

Gender-based analysis (GBA) and the Hippodrome Project

What is gender-based analysis?

GBA is "an analysis process that promotes gender equality"¹. This tool allows us to look at the observable differences between women and men so that we can identify projects and policies that can help reduce these gaps.

Most of the time, GBA leads to bridging gaps that particularly affect women. An analysis of the use of public transit, for example, produced the program *Entre deux arrêts* which aims to ensure women's security by letting them get off between two bus stops at night. Yet, GBA can also lead to specific policies targeting men (for example, different programs targeting young men and young women with regards to preventing their dropping out of school). GBA is systematically applied to development projects in many countries in Europe, including Austria and Germany.

GBA, the city of Montreal and the Hippodrome project

In 2008, the city of Montreal adopted the *Politique pour la participation égalitaire des femmes et des hommes à la vie de Montréal*, a policy in which the city commits to using GBA as a governance tool in all central services as well as in the boroughs. The integration of GBA in the context of the *Blue Bonnets—Hippodrome* project would be an important asset. In fact, this would allow the development of a model neighborhood that takes into account the particularities of all residents in order to build a truly adapted urban environment.

This is why the women's committee of the *Corporation de développement communautaire de Côte-des-Neiges (CDC-CDN)* is exerting pressure for the GBA approach to be adopted and truly used during all the steps of the project, from conception to implementation.

In 2012, these pressures resulted in the inclusion of a GBA expert during a forum organized by the city on the development of the Hippodrome site. At that time, Ms Émilie Thuillier, vice-president of the executive committee of the city of Montreal and responsible for the status of women, formally supported the use of this process. Nevertheless, the presence of a GBA expert and her role in accompaniment is not confirmed in the next steps of this project. Numerous organisations, including *Table des groupes de femmes de Montréal* and the *Conseil des Montréalaises* intervened at the city and support the whole process.

Local efforts

To date, three strategies have been used locally to better understand the situation of women and men with regards to the Blue Bonnets development. First, the women's committee of the CDC conducted a statistical analysis of the situation of women and men in Côte-des-Neiges with regards to housing. This analysis revealed that the women's incomes are lower than men's and that women are more often tenants than men. We also found that for certain age groups, indicators related of dedicating too high a portion of income to rent were similar for women and men (dedicating more than 30% of your income to rent is considered too much). However, for other age groups, such as those of 65 years or over, there are important gaps between men and women.

Secondly, a workshop organized with the participants of *Femmes du Monde* allowed to identify several issues and risk factors specifically or mostly affecting women, including conjugal violence, harassment, security problems, and single-parenthood.

Finally, during this forum, all the workshops will include a question on the issues that are different for men and women, with the goal of improving our understanding of the different needs and realities so as to arrive at possible solutions.

In light of this data and other research, we expect to identify possible policies in different fields, including development of public spaces, security, housing projects and integration of resources and activities that respond to different needs of girls, boys, women and men.

We believe that the implementation of GBA in the context of the Hippodrome project allows for the consideration of the specific needs of women and men so as to prevent particular problems and to foster harmonious cohabitation in the community.

The *women's committee of the CDC-CDN* is currently composed of the following groups: Femmes du monde à Côte-des-Neiges, Carrefour jeunesse emploi de CDN, CDC-CDN, PROMIS, SIARI, Table de concertation jeunesse de CDN.

¹ Conseil du statut de la femme http://www.scf.gouv.qc.ca/fileadmin/publications/ADS/ads_guide2007-10-en.pdf



community

Forum

citoyen

Sur l'avenir du site de l'hippodrome
On the future of the hippodrome site

Brief portrait of Côte-des-Neiges

Côte-des-Neiges is a diverse and dynamic community with unique character. According to the 2011 census¹, the neighborhood, formed by the districts Côte-des-Neiges, Darlington and Snowdon, consists of **92 870 residents** in **40 280 households**. The neighborhood is also an important welcoming place for immigrants: more than half of the population is immigrant (51.8%) including 16 250 recent immigrants (17.5% of the population) who arrived within the last five years.

The population of Côte-des-Neiges is highly educated, compared to the rest of Montreal: 38.5% of residents over 15 years of age have a university degree, compared to 28.1% for Montreal. Despite this level of education, the unemployment rate in the neighborhood is higher than in the rest of Montreal: 12.3% for Côte-des-Neiges compared to 10.0% for Montreal². In 2006³, the median income of the area was at \$28 569 compared to 30 339 \$ for the city.

Access to decent affordable housing constitutes a major challenge for the population, of whom 80.7% are tenants⁴. Almost 44% of tenants dedicate at least 30% of their income to rent, while 23.1% (7 980 households) dedicate 50% or more, and 12.3% (4 245 households) paid 80% or more of their income for housing⁵. Moreover, many tenants are also struggling with significantly bad housing conditions: a 2011 study of the *Director of Public Health* revealed that, in the territory of the CLSC Côte-des-Neiges, excessive humidity or mold were present in 38.5% of the homes of children aged between 6 months and 12 years⁶. The neighborhood has proportionally less social housing units than others, and the waiting list for low-cost housing in the borough

¹Source: The data for 2011 comes from the 2011 census by Statistics Canada, assembled by *Montréal en statistiques* (Ville de Montréal)

http://ville.montreal.qc.ca/portal/page?_pageid=6897,68087635&_dad=portal&_schema=PORTAL

² Idem

³ Source: Statistics Canada, census 2006. Many statistics from the 2011 census are not yet available for the neighborhood of Côte-des-Neiges.

⁴ Source: Statistics Canada, census 2006.

⁵ Idem

⁶ Source: Direction de la santé publique de Montréal, *Étude sur la santé respiratoire, Portrait CSSS de la Montagne*, p. 22 http://publications.santemontreal.qc.ca/uploads/tx_assmpublications/978-2-89673-056-8.pdf

consists of 2 483 ménages in 2013⁷. Affordable family-sized units are particularly difficult to find.

Côte-des-Neiges is also a place of community engagement and involvement, with almost 50 groups of the CDC de CDN, dozens of ethno-cultural organisations, numerous religious organisations, other community groups and student associations. By their participation in these groups, and as individuals, residents of Côte-des-Neiges are making important efforts to improve their living conditions and thus play an active and crucial role in the social and democratic life of the neighborhood.

History of the Blue Bonnets campaign

The campaign for the development of the site of the old Hippodrome of Montreal has a long history in the neighborhood. There exists an important sense of belonging and appropriation among numerous residents, among elected officials, as well as within community groups, some of whom have been working on the dossier for over 20 years. Diverse interventions and collaborations have taken place throughout the years regarding the development of the site: the adoption of the demand for 2500 social housing units by the community sector, and a petition to that effect signed by 4000 people; joint actions between elected officials, institutions, and community organisations to oppose the development of a casino on the site; a seminar bringing together different actors—elected officials, urban planners, architects, community organisations, institutions. In 2009, the CDC-CDN adopted guidelines for the development of the site of the Hippodrome, guidelines that were updated in 2012.

Since the transfer of the site to the city of Montreal in 2012, a consultation process was launched and then suspended. In the meantime, residents and community groups continue their mobilisation and their interventions in this campaign.

A collaborative approach

The *Corporation de développement communautaire de Côte-des-Neiges* is composed of 46 member organizations that work in the neighborhood. The creation of a conceptual plan for the development of the Blue Bonnets site is an initiative of the *Table de*

⁷ Source : Office municipal d'habitation de Montréal *Demandeurs par territoire de résidence*, septembre 2013.

concertation sur le logement social de la CDC de CDN, a local roundtable that brings together seven groups that working in housing. The architect and urban planning firm Rayside Labossière has been accompanying the round table since the beginning of the process. The reflection around economic development was fueled by an important contribution of the CDEC Côte-des-Neiges / Notre-Dame-de-Grâce. Finally, the implementation of the Gender-based analysis was developed thanks to the substantial efforts of Femmes du Monde and the Conseil des montréalaises.



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9.5 ANNEX: FACILITATION KIT

(EXCERPT: DENSITY AND USE OF SPACE WORKSHOP)

1. DENSITY / USE OF SPACE

Note for facilitators: Universal accessibility and the environment are transversal themes for the forum. Please raise these issues at the beginning of the workshop and encourage participants to make links to them.

1) Amongst these images, which forms of housing seem most interesting to you? Why?

Should we have a mix of densities?

Should we have a maximum number of floors?

2) In which proportions should we have private and public spaces in the area?

3) Would you accept to live in a building that also has spaces for businesses and services? If yes, which kinds of businesses and services? Which businesses and services should be avoided (would be unacceptable) in the same space as a residential building.

NOTE: bring up the times of high traffic related to different services and businesses (bars, restaurants, community centres, theatres, grocery stores etc)

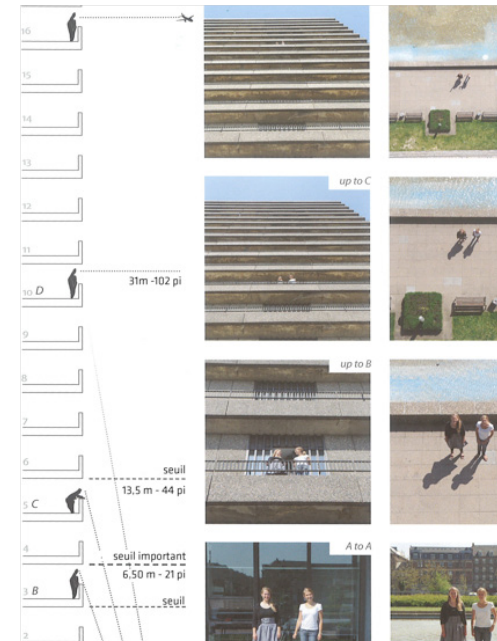
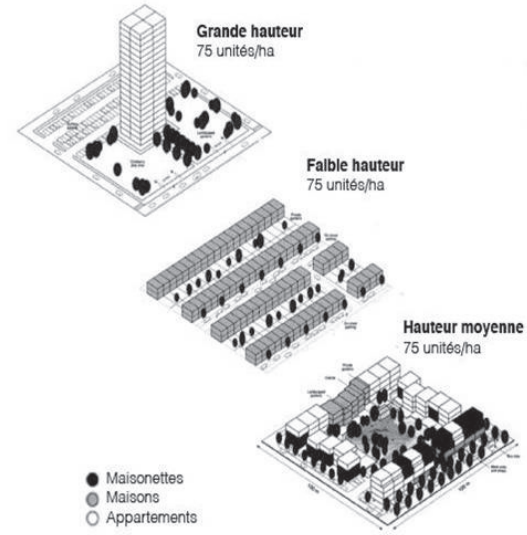
4) Are there issues related to density and the use of space that are different for women and men?

DENSITÉ RÉSIDENTIELLE

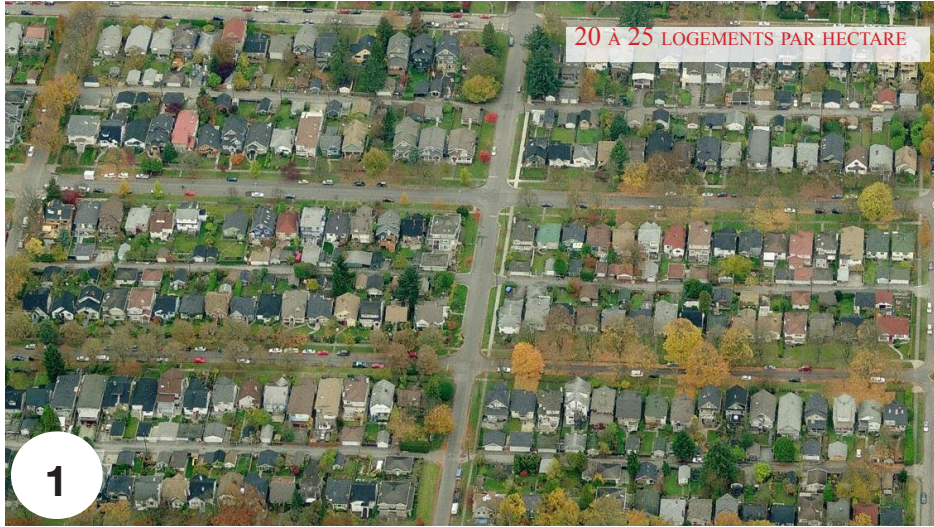
1. DENSITÉ / UTILISATION DE L'ESPACE

NOMBRE D'UNITÉ DE LOGEMENT PAR HECTARE SELON LES DIFFÉRENTS ARRONDISSEMENTS DE MONTRÉAL ET DE LONGUEUIL.

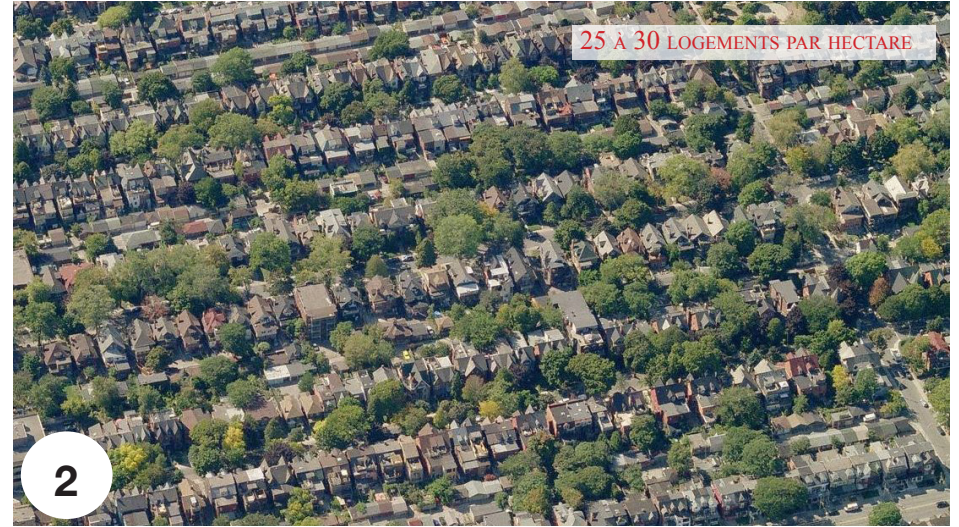
ARRONDISSEMENT	DENSITÉ
Montréal	60,9
Ahuntsic-Cartierville	54,8
Anjou	58,7
Côte-des-Neiges - Notre-Dame-de-Grâce	80,9
Lachine	49,6
LaSalle	54,8
Le Plateau-Mont-Royal	151,1
L'île-Bizard - Sainte-Geneviève	11,3
Mercier - Hochelaga-Maisonneuve	78,2
Montréal-Nord	60,1
Outremont	50,2
Pierrefonds - Roxboro	18,5
Rivière-des-Prairies / Pointe-aux-Trembles	30,3
Rosemont - La Petite-Patrie	99,3
Saint-Laurent	45,8
Saint-Léonard	52,2
Sud-Ouest	94,4
Verdun	73,8
Ville-Marie	161,1
Villeray - Saint-Michel - Parc-Extension	103,2
Longueuil	27,2



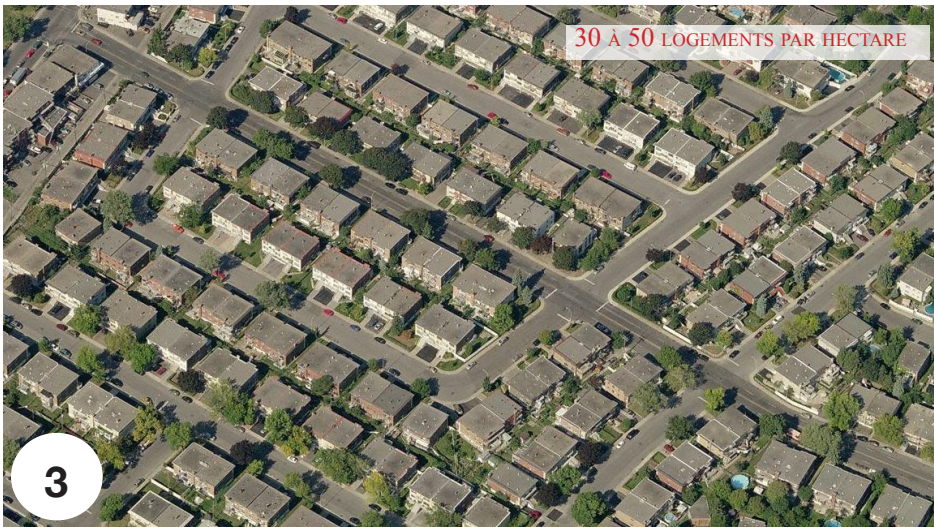
EXEMPLES - NOMBRE DE LOGEMENTS PAR HECTARE



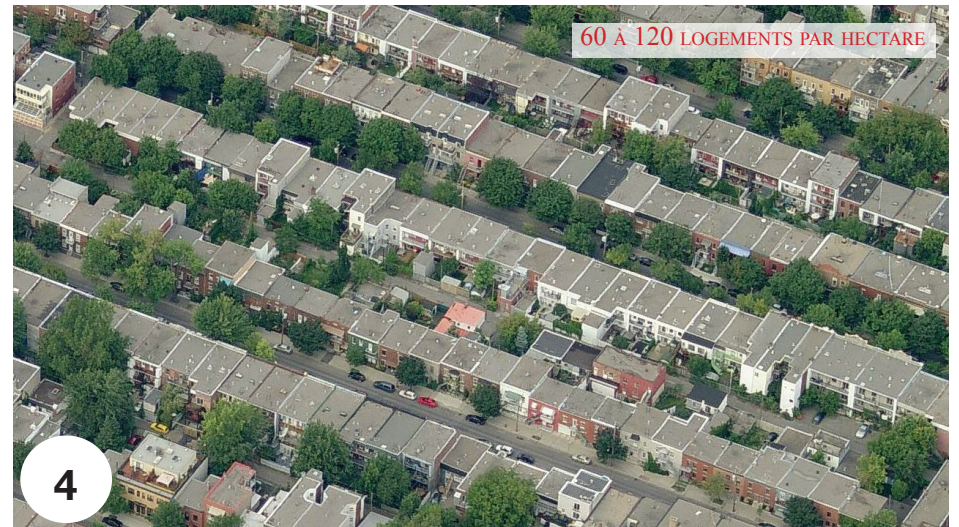
BANLIEUE, VANCOUVER : [HTTP://4.BP.BLOGSPOT.COM/-ZBCBRJHECHW/UYEWUK6KFXI/AAAAAAAAAVI/DYJL8ZIF_OY/S1600/](http://4.bp.blogspot.com/-ZBCBRJHECHW/UYEWUK6KFXI/AAAAAAAAAVI/DYJL8ZIF_OY/S1600/)



25-30 LOGEMENTS / HECTARE : [HTTP://1.BP.BLOGSPOT.COM/-USLLOY63NWM/UYEWUAB6M0I/AAAAAAAAAVQ/DUEAQCEHMSS/](http://1.bp.blogspot.com/-USLLOY63NWM/UYEWUAB6M0I/AAAAAAAAAVQ/DUEAQCEHMSS/)



MULTIPLÉX, MONTRÉAL : [HTTP://3.BP.BLOGSPOT.COM/-2DCMXJRM05Q/UYEWTW2MAJI/AAAAAAAAAUO/30BOXSLIW9K/](http://3.bp.blogspot.com/-2DCMXJRM05Q/UYEWTW2MAJI/AAAAAAAAAUO/30BOXSLIW9K/)



MONTRÉAL : [HTTP://3.BP.BLOGSPOT.COM/-2DCMXJRM05Q/UYEWTW2MAJI/AAAAAAAAAUO/30BOXSLIW9K/](http://3.bp.blogspot.com/-2DCMXJRM05Q/UYEWTW2MAJI/AAAAAAAAAUO/30BOXSLIW9K/)

1. DENSITÉ / UTILISATION DE L'ESPACE

1.1. PARMIS CES IMAGES, QUELLES FORMES D'HABITATS VOUS SEMBLERENT LES PLUS INTÉRESSANTES? POURQUOI? DEVRAIT-ON PRÉVOIR UN MÉLANGE DE DENSITÉ? DEVRAIT-ON PRÉVOIR UN MAXIMUM D'ÉTAGES?



PLATEAU MONT-ROYAL : 151 LOGEMENTS / HECTARE : [HTTP://FR.WIKIPEDIA.ORG/WIKI/LE_PLATEAU-MONT-ROYAL](http://fr.wikipedia.org/wiki/Le_Plateau_Mont-Royal)



ÎLOT RÉGENT PARK, TORONTO : 70 LOGEMENTS / HECTARE : [HTTP://WWW.JOURNALHABITATION.COM/ENVIRONNEMENT/](http://www.journalhabitation.com/environnement/)



PROJET MAINBOURG:



ÉCOQUARTIER EIKENOTT, SUISSE: 60 LOGEMENTS / HECTARE : [HTTP://WWW.EIKENOTT.CH/](http://www.eikenott.ch/)

