



Reimagining for Century 21

Bridge-Bonaventure

**A Community of
Communities**

**Presentation of Derek
Robertson**

Much Has Been Decided



Plans for majority of land slated for redevelopment have been settled.....



Hydro-Quebec Expansion go-ahead 2017



Proposal for Silo 5 awarded to Devimco: La Presse. Nous Avons un Gagnant July 12, 2019



Irish Memorial Park Foundation Project



Realignment of the Bonaventure "Highway-Urban Blvd" Appel d'Offre ...Put out to Public Tender April 2019



Recent proposal from Montreal Baseball Group October 2019



Built Infrastructures: Roads and Rails

Much Still To Be Planned



Remember Griffintown: By failing to prepare .. We're preparing to fail



Complete Master Plan Of General Layout of this New Community



Clearly Defined and Transparent Parameters of Re-Development



Firm Placement of Public Spaces-Institutions-Infrastructures



Clearly Defined, Full and Complete Costing of said planning and execution Prior to Master Plan passage at the Executive Committee



Remember Griffintown.....

Starting With a Clean Slate

Priority for Publicly Accessible Green and Blue Space.. Full year-round accessibility and activities for All Ages and Abilities

Les Forges De Montréal

ADM & Canada Malting et al...Move to appropriate space; Contrecoeur; Becancour or farther downriver

Marine Services Corps to new Industrial Park Space

FIVE ROSES... Heritage Value-Ogilvy Mills

Bilingual Sign respecting Bill 101..... Flour

Ave Pierre Dupuy

Administration Port de MTL & Mels Cité Cinema

Costco & Ray-Mont Logistics Spaces Reimagined. Density

Community of Communities



Cité Sportif: Baseball Stadium (Cricket) ; Field Sports Stadium (Football, Soccer, Rugby, Lacrosse); ETS and Community Sports and Recreation facilities open to public (indoor spaces for team sports, Training, Pool, Soccer fields etc)



Cité d'Innovation-Savoir: ETS et al; Quartier Innovation; Agro-Tech Interior Vertical Farming (Silo 5)



Cité Logistique: Plan d'action en économie numérique (PAEN), le MEI souhaite mettre en place un pôle logistique en commerce électronique à Montréal. Les détaillants, grossistes et fabricants québécois associés au commerce électronique pourraient en bénéficier.



Cité Cinema et Télévision

ECO- Responsible: Quartier-Off The Grid



Automated and Eco-Responsible Development of entire Community



Stadium: Aim should be 100% Off the Grid Energy consumption.
Geothermal-Heating of Fields and Stands (seating area) Go much further...
Sustainable and Energy neutral or provider to local grid



Solar Panels & Wind Power



Bio-Gas from landfill area....Recapture and use for heating and power in district



Radiant Heating of Streets, Sidewalks, Bike paths, Public spaces



To Promote Food Security-Sovereignty, All Buildings: Post Green roofs, New
Bare Minimum is URB AG initiatives



Condos Example: The Plant in Toronto

ECO- Responsible: TRANSPORT PUBLIC et ACTIF



Quartier Actif: Accent on REM-WALKING-BIKING-
Scooters... etc



No On-Street or above ground parking for all new
developments



Interconnections for Bike Paths; Waterfront Park-CN
Canal Bridge-CN Victoria Bridge



Safe-Secure-Separate(SSS) All Ages and
Abilities(AAA) Universal Access



Electric Bus Shuttle-Autonomous Vehicle Circuit: Metro
Lasalle-Eglise to Bonaventure-Victoria (Eg..36 route)



Automated Drone or AV delivery of local services; Food,
Clerical, Merchandise etc.

Up Up and
Away -
Density &
New Found
Space

**Silo 5-Climate Controlled Urban
Ag-Food Tech Initiative**

**Minimum Height Requirements..
Floors... 4-5-6-10-12 +??**

Setbacks and Public Space

Air Rights Over Rail Lines

Up Up and Away - Density & New Found Space



Up Up and Away - Density & New Found Space



Up Up and Away - Density & New Found Space



Up Up and Away - Density & New Found Space



Yes Please!



Priority for Open, Inviting, Publicly Accessible Green and Blue Spaces



Montreal Irish Park Foundation Project



Irish Sports Field on westside Cite Sportif



Montreal Baseball Group Project



ETS & Publicly Accessible Community Sports & Recreation Facilities. Universal Access



Solid Business presence involving Cutting Edge Technologies and Innovations Sectors

Yes Please!



Mixed, Open, Vibrant, Viable Residential Component that meets the needs of the local community, while allowing for a variety of private sector projects



Clearly defined Transparent Zoning Guidelines, Universal Access, Set in Stone



That will allow for a new community to rise from the industrial ashes of the 20th century, giving Montreal a much needed, revitalized, 21st Century Gateway to the City Centre that we can all be proud of.



MERCI 😊