



NAMUR- HIPPODROME AREA

SUMMARY OF THE VISION AND DEVELOPMENT PRINCIPLES

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Montréal 



MESSAGE FROM ELECTED OFFICIALS



Éric Alan Caldwell

Executive Committee Member

Responsible for urban planning, mobility and the Office de consultation publique de Montréal

A symbol of renewal, the development of the former Hippodrome racetrack is a great opportunity to create the Montréal of tomorrow and to redefine the development of neighbourhoods for, and by, citizens. Ultimately, the city wants to make Namur-Hippodrome an inclusive, mixed district that integrates the principles of ecological transition and meets the needs of all who want to make the area their home.

More concretely, our vision centres on the planning of an exemplary living environment, built according to the highest standards of construction and planning, aiming for carbon-neutral development and a focus on active and collective transportation. In contrast with the urban development of the past 50 years, the district's design will prioritize the active and collective transport needs of Montréal households. Its construction will abide by the strictest requirements in greenhouse gas reduction.

The development of this resilient district will ensue from optimal planning regarding the role of residential, commercial, and institutional usage and of the quality of infrastructures. School services will be at the heart of this new district, and the road layout will favour pedestrian, cycling and collective transport networks.

Despite its innovative form, this new district will still have a distinctly Montréal flair. Our history, landscapes and links to neighbouring districts will be highlighted.

Living and mobility conditions in the district will contribute to its distinctive character. It will be particularly attractive to people who prize this type of living environment. The development choices will be made by the city, with strong involvement by new residents. We are convinced that many citizens will find this approach very alluring. This urban development will be a laboratory to guide us in best sustainable development practices that will help us redevelop our existing districts.

A project of this scale must be backed by a public consultation approach that promotes meetings and the sharing of ideas. It must also enlist the participation of residents in adjacent districts, workers in the sector, partners of the city and, of course, future occupants. This is why the Ville de Montréal has assigned the *Office de consultation publique de Montréal* to orchestrate the processes and involve Montrealers in the creation of a common vision for the development of this forward-looking district.

We therefore enthusiastically invite you to participate in large numbers in the upcoming consultation. We are convinced that this dialogue will be most interesting and will foster the successful implementation of this major avant-garde urban project.



Sue Montgomery

Mayor of the Borough of Côte-des-Neiges-Notre-Dame-de-Grâce

A stylized signature in blue ink, consisting of the letters 'ÉAC' with a diagonal line above the 'É'.

A handwritten signature in blue ink, appearing to read 'Sue Montgomery'.



THE TERRITORY CONCERNED

The territory covered by the public consultation is called the “Namur-Hippodrome” area.

The future of this urban entity is inseparable from that of the expanded sector of Namur-De la Savane, which surrounds it. In fact, the development of the former racetrack site goes hand in hand with the transformation of the area surrounding Namur, whose western edge historically belonged to the site¹. Improving the active and collective mobility conditions is a prerequisite for the rezoning of this territory. This is why the planning process initiated by the city considers the Namur-Hippodrome area part of this territory.



1 Until 1991, the racetrack property extended until Boulevard Décarie.

Namur-De la Savane sector



The Namur-De la Savane sector is located at the crossroads of the Metropolitan and Décarie Expressways, adjoining the central districts of the agglomeration. Spanning an area of about 7 km², this sector straddles the territories of the Town of Mont-Royal and Côte-Saint-Luc, as well as those of two boroughs of Montréal: Côte-des-Neiges–Notre-Dame-de-Grâce and Saint-Laurent. It is served by two metro stations along the western branch of the Orange Line.

The territory of the future Quartier Namur-Hippodrome covers nearly 75 hectares of land. It is bordered on the east by Mountain Sights Avenue, on the south and west by the railway, and on the north by the municipal boundary of the Town of Mount Royal.

The former Blue Bonnets Raceway will play a major role in the transformation of this part of the city. It covers 46 ha, equal to almost 66 soccer fields!



VISION AND DEVELOPMENT PRINCIPLES

The vision and enhancement principles guiding the development of the new Namur-Hippodrome neighbourhood are the result of a process started in 2009, the year when race track activities ended on the site. Various surveys and studies were carried out over the years, along with consultation and cooperation activities, in order to gain a better understanding of the area and to determine the best approach as a result.

The vicinity of the Namur metro station and the site of the former Hippodrome racetrack will be transformed into a complete, inclusive living environment.

The public consultation organized by the OCPM will lay the foundations of a common vision based on five development principles.

1 An innovative carbon-neutral district with a small ecological footprint, anchored in the community

Urban ecology is part of the DNA of the district. Namur-Hippodrome aims to keep the consumption of resources and energy in check, and minimize greenhouse gas emissions. The area will therefore contribute to Montréal's ecological transition.

At the forefront of urban planning and architecture that respects the environment, the district is a **hub of innovation**. It is a testing ground for strategies to reduce its ecological footprint.

Anchored in the community, this living environment favours an **eco-district** approach and stands out because of the **responsibility and commitment** of the local residents, landlords, tenants, users and workers.

In concrete terms:

- Abundant greenery ;
- Use of clean energies in mobility;
- Energy efficient buildings;
- Reduction of water consumption by reusing rainwater, etc.



Water management - Source : e-rse.net



Innovative architecture - Source : villes-innovations.com

2 A complete, diversified and inclusive living environment that favours a family-friendly lifestyle

The district boasts the full range of urban activities to meet daily needs. People who live and work there will have access to **a broad array of local services** in the educational, commercial, sports, recreational and cultural domains.

Mirroring the social and cultural diversity of Montréal, in particular the borough of Côte-des-Neiges–Notre-Dame-de-Grâce, the district is mixed. It **offers a hospitable and inclusive living environment**. It expresses social diversity not only through the facilities and services offered, but also by the variety of its housing stock, much of which will be dedicated to **social, community, affordable and family housing**.

In concrete terms:

- Significant offer of family housing;
- High quality, safe facilities;
- Large variety of housing types, etc.



Bo01, Malmö, Sweden - Source : balticurbanlab.eu

3 Active and collective mobility, the foundation for a district open to the city

Mobility in the Namur-Hippodrome area has been fully redefined. People will be drawn to the district because of its **high quality amenities**.

Public transport access points are widely available in the district, offering equitable service to all residents. **Active and collective transportation modes** will be favoured, while motor vehicle use will be downplayed.

The areas surrounding the metro station, the main gateway to the district, will be radically transformed. This **pedestrian-oriented** district restores transportation to the human scale.

In concrete terms:

- Reconfiguration of the Namur metro station;
- Implementation of mobility hubs offering a suite of alternative transportation modes (car-sharing, bikes, charging terminals, etc.);
- Development of paths and a range of mobility services designed to meet the needs of a diversified population, particularly people with reduced mobility;
- Sharing of the street to allow harmonious cohabitation of users, etc.



Eco-neighborhood Les Fabriques, Marseille, France - Source : madeinmarseille.net

4 A network of integrated green public spaces, shaping the spatial organization of the district



As an integral part of the district, **nature will adorn public spaces**. Natural components (water, flora and fauna) will define a new relationship with nature in the city.

Prioritized, connected and adaptable to the needs of a diverse population, **the inviting public spaces** feature innovative installations and programming.

The infusion of nature in the district redefines the relationship between public and private space. The boundary between the two is blurred to enhance the ownership of users of the entire space.

In concrete terms:

- Consolidation and creation of a green belt surrounding the district;
- Installation of plant-filled paths studded with public spaces;
- Implementation of an ecological management system for runoff water, etc.

5 A renewed identity of the site

This future-oriented district pays homage to its **agricultural and horseracing heritage** while reinventing its identity.

The main returning feature, **the loop shape**, is still visible today as the vestige of this former horseracing track. Seen from above, it marks the presence of the old Hippodrome, toward which kitsch heritage buildings gravitated, the most visible of which is the Orange Julep.

This district rearranges and showcases these attributes. The ring shape is reinterpreted and views of Mount Royal are highlighted.

In concrete terms:

- Public art reinterprets the sector of yesteryear, while engaging with the experience of the new district and its residents;
- Main points of interest highlighted;
- Implementation of healthy, educational, and nourishing urban agriculture, etc.



Urban agriculture - Source : www.urban.org

For more information, consult the complete information document on the Namur-Hippodrome district.