

QUARTIER SAINT-RAYMOND ET ABORDS DU CUSM

Perspectives des enjeux de développement:
constats de recherche

Alliance de recherche communautaire-universitaire (ARUC)
Making megaprojects work for communities

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Ecole d'urbanisme, Université de McGill

OCPM - Rencontre du Comité de travail sur les orientations
7 décembre 2012, 9 h – 13 h aux bureaux de l'OCPM

Megaprojets au service des communautés: une alliance de recherche

objectives objectifs

EN The project addresses the following issues:

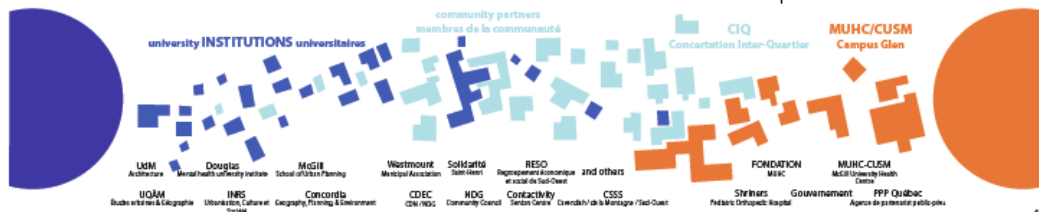
- neighbourhood quality and change**, including spatial structure, residential quality-of-life, and potential impacts of the MUHC
- planning strategies and projects** for governmental or community stakeholders to foster
 - participation and civic engagement
 - employment and economic development
 - affordable housing and appropriate land development
 - sustainable urban environments
- community capacity to contribute** to urban planning and development, the effectiveness of different types of stakeholder alliances and interactions, and the role of community-hospital collaboration

FR Le projet répond aux enjeux suivants:

- qualité et changements du quartier**, notamment les structures spatiales, la qualité de vie résidentielle et les répercussions potentielles du CUSM
- projets et stratégies de planification** des intervenants gouvernementaux et communautaires pour favoriser
 - la participation et l'engagement civique
 - l'emploi et le développement économique
 - les logements abordables et communautaires et l'aménagement adéquat du territoire
 - les environnements urbains durables
- capacité de la communauté de contribuer** à la planification et à l'aménagement urbain, l'efficacité de différents types d'alliances et interactions avec les intervenants, et le rôle de la collaboration hôpital-communauté

MAKING MEGAPROJECTS WORK FOR COMMUNITIES

MÉGAPROJETS AU SERVICE DES COMMUNAUTÉS



Research-Action on Communities

Community-based research is an essential methodology for the Canadian health research tradition. The Canadian Institutes of Health Research (CIHR) is committed to supporting this research and to ensuring that the research is relevant to the communities that it serves. The CIHR is also committed to supporting research that is led by the communities that it serves.

Studio work shows MUHC, communities and local governments a variety of new configurations for shaping urban space.

3D modeling can be used to enable communities to better and more quickly grasp proposals that will affect their quality of life.

Graphic borrowed from research on hospitals as anchor institutions.

Left: Preliminary results, air quality MTQ model compared to mass-transit model.

Coverage of major press conference announcing counter-proposal for the Turcot, fruit of over a year of community-oriented coursework.

Legend:
Métro
Métro station
Métro station
Commercial area
Commercial area
Blue path

MTQ model vs **Mass Transit model**

Les écologistes proposent de réduire la capacité routière du futur complexe Turcot

Community-relevant research

MARCH 16, 2006 - VOLUME 38 NUMBER 13

Home > McGill Reporter > Volume 38: 2005-2006 > March 16, 2006 > Special issue: Shedding light on poverty > Street smarts

McGill Reporter
 • Volume 39: 2006-2007
 • Volume 38: 2005-2006
 • June 1, 2006
 • May 18, 2006
 • May 4, 2006
 • April 13, 2006

Street smarts

MAEVE HALDANE | Since the School of Urban Planning's inception nearly 60 years ago, the school has made practicum a regular requirement for their students, who survey, study and present their recommendations to the city on living conditions in neighbourhoods-in-need. Now clients approach the school to request professional-level reports from the second-year master's practicum.

Working with the community became an urgent task when McGill converted a factory in down-at-the-heels St-Henri into student residence Solle Hall in 1990. Local activists feared that the influx of rich kids would lead to gentrification, professor Raphael Fischer says, and so McGill came up with a plan to invest the energy of the university and its students into looking at the area's housing and living conditions.

I - Social Integration in Saint-Raymond - Housing

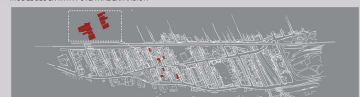
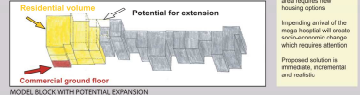
The recipe for a successful neighbourhood block: flexible residential space, private green space and a semi-public alley.



SAINT-RAYMOND HOUSING

MODEL BLOCK

<p>Context A culturally-diverse community At risk of affordable housing Existence of good housing stock</p>	<p>Strategy Create a community housing trust Identify residents in need of low-cost housing Establish design ideas with community input</p>	<p>Interventions Purchase property as it becomes available Convert buildings to mix needs of residents Establish common areas and shared resources</p>	<p>Why affordable housing? Quality living environments improve overall neighbourhood conditions Diverse community has diverse housing needs Demographic shift in the area requires new housing options</p>
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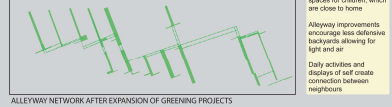
SAINT-RAYMOND WITH HOUSING CONVERSIONS
 Photo: Michel Desroches Barrault, Courtesy: Francois, Jacques Desroches Barrault, School of Urban Planning, McGill University, December 2005
 Layout: Jennifer Barret

II - Social Integration in Saint-Raymond - Alleysways

The recipe for a successful neighbourhood block: flexible residential space, private green space and a semi-public alley.



<p>Context An interesting pattern of existing alleyways Alleyways are paved and shared by private houses Alleyways are rarely underutilised</p>	<p>Strategy Identify possible alleyway "seed" projects Use local and environmental organizations to promote greening project Encourage resident input for design ideas</p>	<p>Interventions Seek advice of local environmental groups Raise funds and find members of neighborhood Promote community participation in greening</p>	<p>Why green alleys? Existing informal environments have great potential for adding green space to neighbourhood Semi-public spaces offer opportunities for social interaction among residents Alleyways offer safe play spaces for children, which are close to home Alleyway improvements encourage less defensive behaviors allowing for light and air Daily activities and displays of self create connection between neighbours</p>
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SAINT-RAYMOND WITH POTENTIAL GREEN ALLEYS
 Photo: Alexis, Jennifer Barret, Germaine Perreault, Arturo Valdesoro, School of Urban Planning, McGill University, December 2005

Community Capacity

Denis Lévesque, CURA co-researcher and community leader in St Henri, animates breakaway group, CURA Annual Reflection



Westmount voices opposition to Quebec's Turcot plan

Draft community benefits agreement outlines new relationships between community groups and McGill mega-hospital



Transit-oriented vision for the Turcot interchange:
Making highway reconstruction compatible with sustainability

Patrick Whelan and Jonathan Reardon
July 2009



Not in Montreal's backyard

South West residents march as final say on Turcot interchange plan nears

CURA research arms community groups with key arguments for a better Turcot project.



Superhospital plods forward



Newspaper article explores nature of new community relationships to mega-hospital



CIQ denounces MUHC in article, provoking discussions that lead to a community benefits agreement



CIQ reps from Westmount and NDG participate in BAPE hearings held in St. Henri, June 2009.

Plan de la présentation

- Faits saillants sur les trois communautés autour du CUSM
Key findings on the neighbourhoods surrounding the MUHC
 - Vulnerability
 - Gentrification & affordability
 - Physical barriers , circulation & accessibility
- 5 enjeux
Key challenges

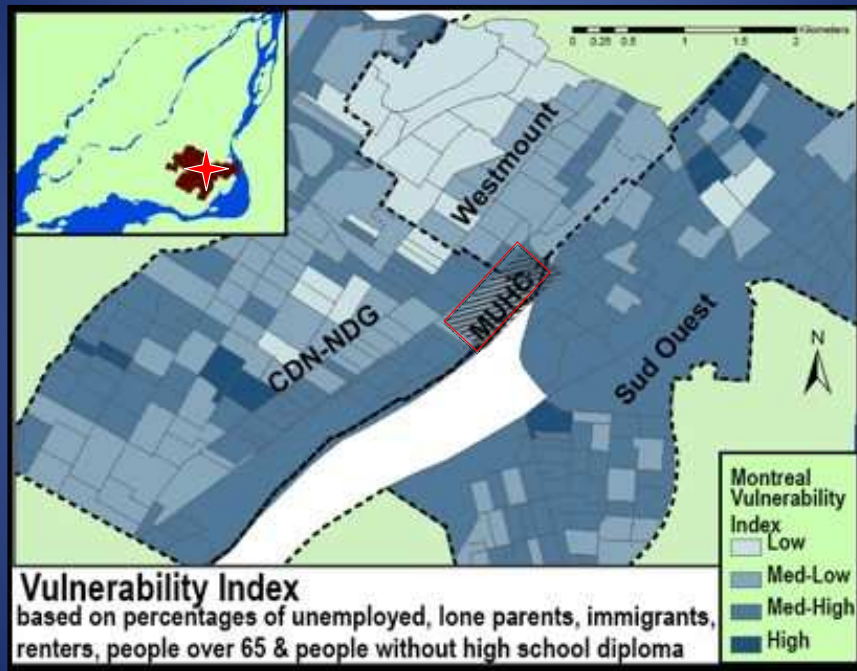
Context in the case of the MUHC, but I don't really need to go over that

-What is action research.

-From the literature review that I did, some principles that guide successful action research

-Conclude with a summary of the opportunities and some pitfalls about doing action research.

Vulnerability - surrounding the MUHC campus



12/12/2012

• **Saint-Henri**, in the Sud-Ouest borough, is a largely working-class and francophone community, with a high percentage of single-parent families, visible minorities, low-income households, elderly people and renters. The area is partly gentrifying as residential lofts and condos spread northward and along the Lachine Canal.

- **Notre-Dame-de-Grâce**, in the Côte-de-Neiges/Notre-Dame-de-Grâce (CDN/NDG) borough, is an economically and ethnically diverse neighbourhood, with renters and owners, struggling and vibrant commercial streets, and many immigrants. In proximity to the southwestern edge of the Glen site is Saint-Raymond, an immigrant enclave, originally Italian and now attracting Afro-Caribbean, Iranian, and Chilean families, many of whom struggle to find their place in the city.

-As with other areas surrounding the downtown core, these neighbourhoods have felt the brunt of economic shifts as local manufacturing employment declined.

- **Lower Westmount** is part of a wealthy municipality whose households earn, on average, twice as much as those in the City of Montreal; yet one-half of households are renters, with immigrants and seniors concentrated in the southern-most areas near the hospital site.

-Principal concerns about the Arrival of the Hospital:

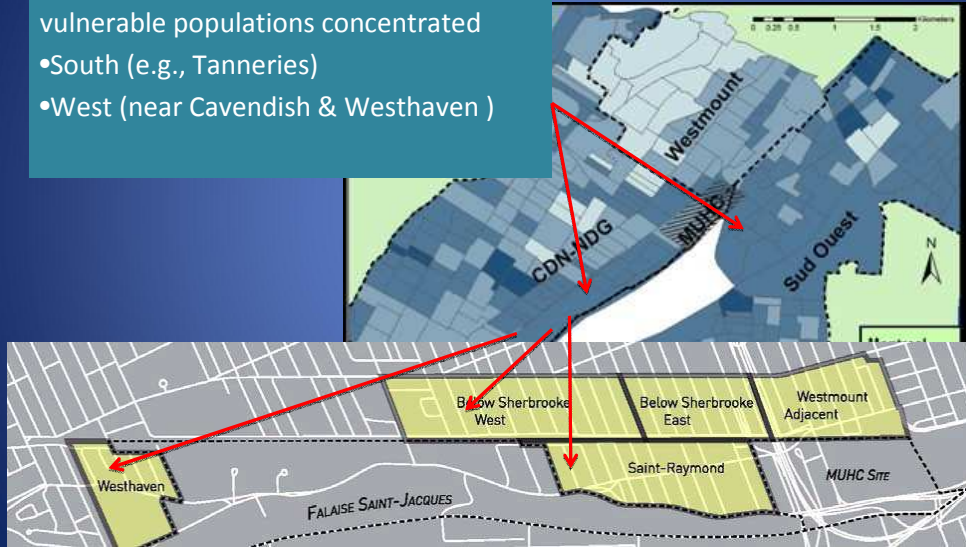
- **Westmount** – traffic

- **Saint Henri and NDG**- gentrification, displacement....but also opportunity for employment, economic development and a new amenity to the neighbourhood

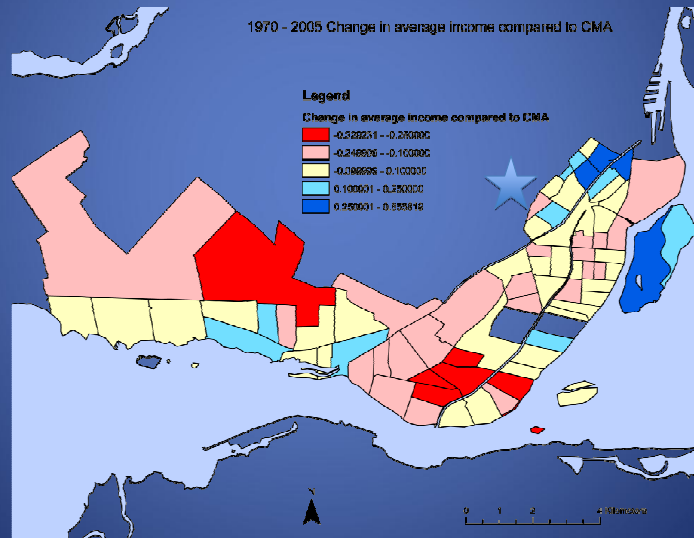
Additional comments on population trends & vulnerability

vulnerable populations concentrated

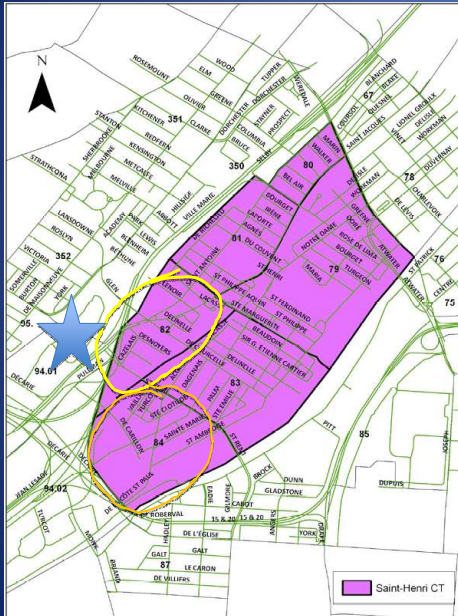
- South (e.g., Tanneries)
- West (near Cavendish & Westhaven)



Which areas are gentrifying?



Gentrification & affordability in Saint-Henri

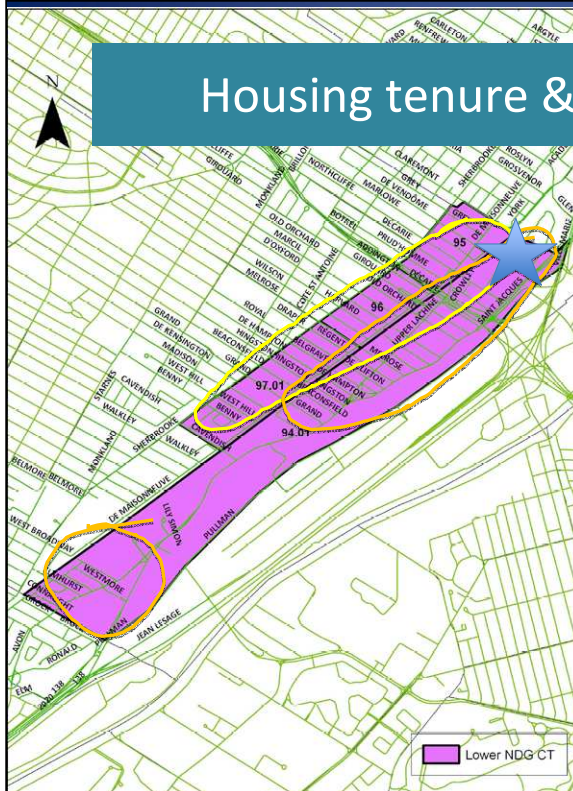


CT82: standard gentrification

CT 84: not gentrification

- decrease in average household and average personal incomes
- slight decrease in owner-occupiers
- very slight improvement in affordability for renters
- As compared to elsewhere in Saint-Henri,
 - lowest average gross rents;
 - lower proportion of residents with higher education;
 - Lower proportion employed as professionals and senior managers

Housing tenure & affordability



- Between 1996 and 2006, Saint-Raymond did not experience gentrification.
- Lower NDG, north of the railway tracks and closest to Westmount, is experiencing continuing 'standard' gentrification
- Signs of speculation & strategic acquisitions: commercial properties Sherbrooke and Victoria (Westmount) and de Maisonneuve O. (NDG)
- Some government action: Westmount, NDG

Will the hospital bring new residential pressure?

CUSM/MUHC

- 8000 emplois, 100s de gens engagés par année
- 20% de "turnover" d'ici 2020 (secteur santé)

Where do hospital employees live?

- en moyenne, les travailleurs hospitaliers vivent plus loin de leur travail que les autres travailleurs
- outre la profession et l'hôpital où l'on travail, les déterminants principaux de la
- distance domicile travail sont
 - l'âge
 - le type de quartier (logement, socio-économique) où l'on a choisi d'habiter (cycle de vie?)

Richard Shearmur, INRS-UCS & Megan Rolph, School of Urban Planning, McGill University

Des retombées positives?

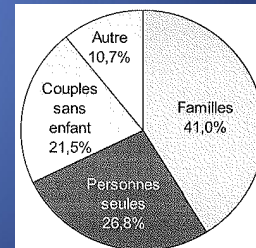
- New residential populations densify neighbourhoods, support local services and businesses, and complement existing residential communities.

Policies to help 'essential workers' live close to work can succeed when (a) the public sector plays a coordinating role, (b) partnerships emerge among public, private & community sectors

Rebecca Lazarovic, School of Urban Planning, McGill (now Ville de Montréal)

Survey of 500 MUHC employees (all hospitals)

- 40% of respondents were interested in moving
- Of those, 22% cited wanting to live near their place work
- Of those, 74% on Ile de Montréal (4/5ths centrally located)
- Of those, 66.7% wanted to buy, 13% to rent
- Of those, average household income is ~55 500\$
- Of those, 41% families with children



Workforce housing pilot project, Rebecca Lazarovic & Martin Wexler, Ville de Montréal

Physical boundaries, circulation & accessibility

- Rue st. jacques has the most problems
 - noise and visual pollution
 - lack of security of cyclists and pedestrians
- train lines not a major problem
 - lack pedestrian connections to the north
- Highway isolates the eastern portion of the area
 - noise and visual pollution
- QVAS more detailed analysis & propositions

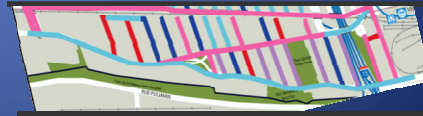
Grand Boulevard



Plan view of built environment



Road Conditions



16/9

Cinq enjeux

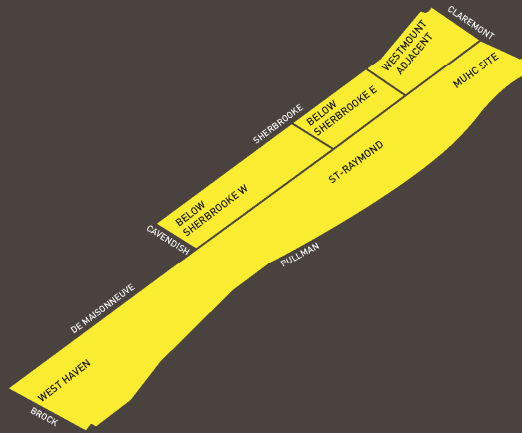
- Habitation
- Emplois
- Développement économique
- Intégration urbaine
- Circulation

Enjeu: Habitation

- Gentrification
- Logements communautaires
- “Workforce Housing”

Findings in Lower NDG

- Considerable variation among census tracts
- Westmount Adjacent & Below Sherbrooke East – experiencing standard gentrification
- Below Sherbrooke East – almost ‘complete’ gentrification
- Below Sherbrooke West – many indicators of gentrification
- St-Raymond – different story



Key Findings

1. Trajectories of neighbourhood change are not uniform in areas around the MUHC
2. Neighbourhoods that are not experiencing gentrification are both enclave areas
 - Also, these areas house high levels of new immigrants, a high proportion of residents that speak non-official languages

Mais....

Figure 34. New Residential Development in Saint-Raymond
Source: Google Streetview. Source: MLS listings, 2011.

Address	Units	Date of Construction
2123-2160 Hingston	64 units, (41/2 & 51/2)	2005/2006
Examples of unit size/price:	452 ft2 (42 m2)	- \$ 160 000
	452 ft2 (42m2)	- \$ 180 000
	516 ft2 (48 m2)	- \$ 200 000

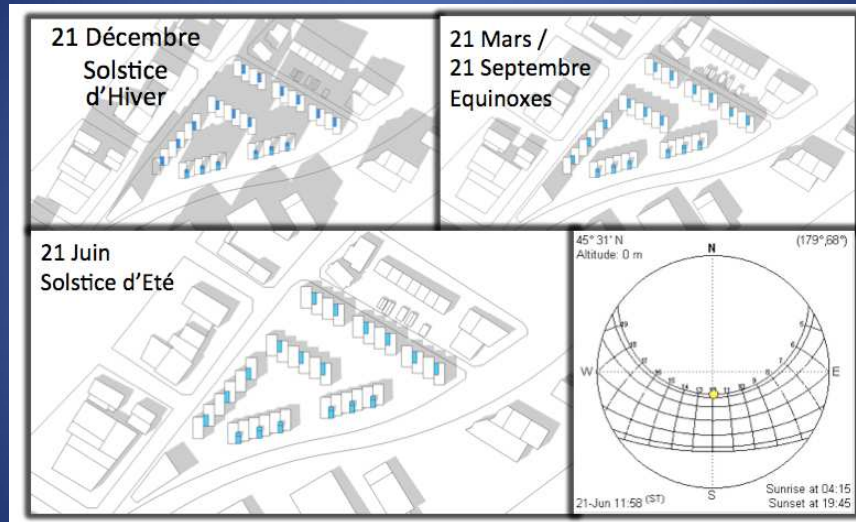


2005-2008: 294 units constructed in Saint Raymond



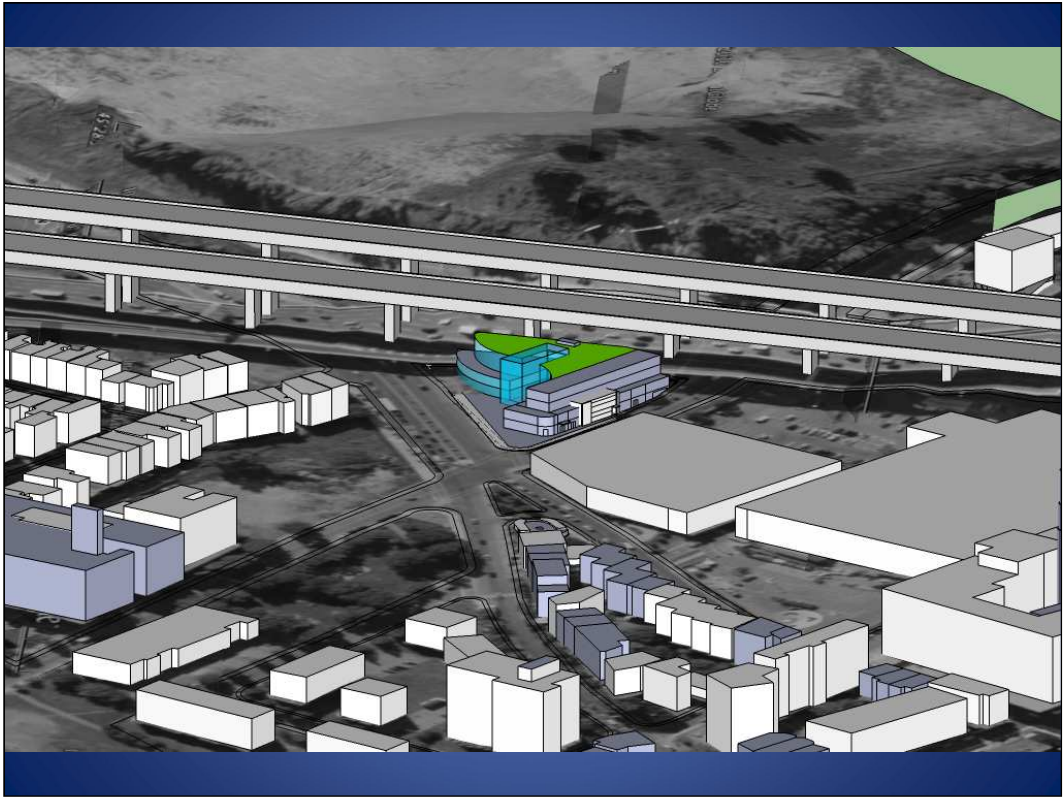
Plan d'aménagement des espaces extérieurs

Étude d'ensoleillement



Enjeu: Emplois

- 8000 emplois CUSM
- 100s de gens engagés par année
- 20% de “turnover” d’ici 2020 (secteur santé)





Enjeu: developpement economique

- Achat local
- Mail commercial: place aux entrepreneurs locaux?
- “Spin offs”: zones industriels locaux

Briefing Note

NOVEMBER 2012

Buying Locally: a review of the MUHC's purchasing with a view to stimulating local development

Jason Prince

McGill University, School of Urban Planning

Abstract

A review of hospital procurement policies suggests a number of opportunities for improved local economic to achieving the goals laid out in a renewed partnership agreement completed with the MUHC in the spirit that these goals can be achieved without (or with very slight) modifications to existing policies. First, measures already exist that allow businesses to interface with hospital decision-makers. Second, MUHC policy preferential treatment of non-profit business that employ "des personnes handicapées", a category that may include the entire social economy, following the example of the City of Montreal. Finally, MUHC policy a full guidance to decision-makers when allocating contracts can a new "local economic impact" clause be at specifically targets local neighbourhoods? Finally, while any purchasing policy must ultimately be firmly based and market considerations, it may be possible, following the MUHC precedent for ISO certified or sustain consideration, to introduce a modest "preferential margin", when considering bids from local or social eco

Cite as

Jason Prince (2012). "Buying Locally: a review of the MUHC's purchasing policies with a view to stimulate development". Briefing Note BN12-05E. Montréal: CURA Making Megaprojects Work for Communities au service des communautés.

More reports and working papers at www.mcgill.ca/urbanplanning/mpc/research/

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Briefing Note

NOVEMBER 2012

BN12-04E

Measuring local business interest in the MUHC's commercial mall

Sarah Kraemer, Steven Charters, Jason Prince

McGill University, School of Urban Planning

Abstract

Are local business owners interested in bidding on spots that will be opening up in the MUHC's new Glen Campus when it opens in 2015? Research presented in this report sheds some light on what local entrepreneurs know about the new hospital and measures their interest in pitching for a retail spot. The new hospital includes an estimated 5000 square meters of commercial space (equivalent to about 15-20 small boutiques), including some 500 square meters devoted to a pharmacy. Key niche businesses most likely to thrive in the new hospital were targeted for study. A majority of businesses surveyed expressed an interest in moving or expanding to a spot in the hospital mall. The report includes recommendations on measures that could be taken to support local businesses in their efforts to bid on mall spaces. The report also includes an annex which details gains made by local communities and enshrined in Community Benefits Agreements, that address the retail sector.

Cite as

Kraemer, Sarah (2011). "Inner City Perspectives: Montreal and its Draft Regional Plan". Briefing Note BN 11-01E. Montréal: CURA Making Megaprojects Work for Communities - Megaprojets au service des communautés.

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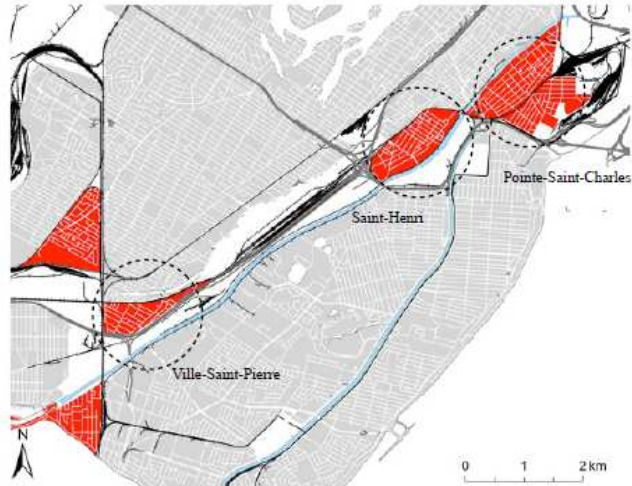
Enjeu: Intégration urbaine

- Connectivité inter-communauté
- Aires limitrophes: Vendôme, Sud-ouest



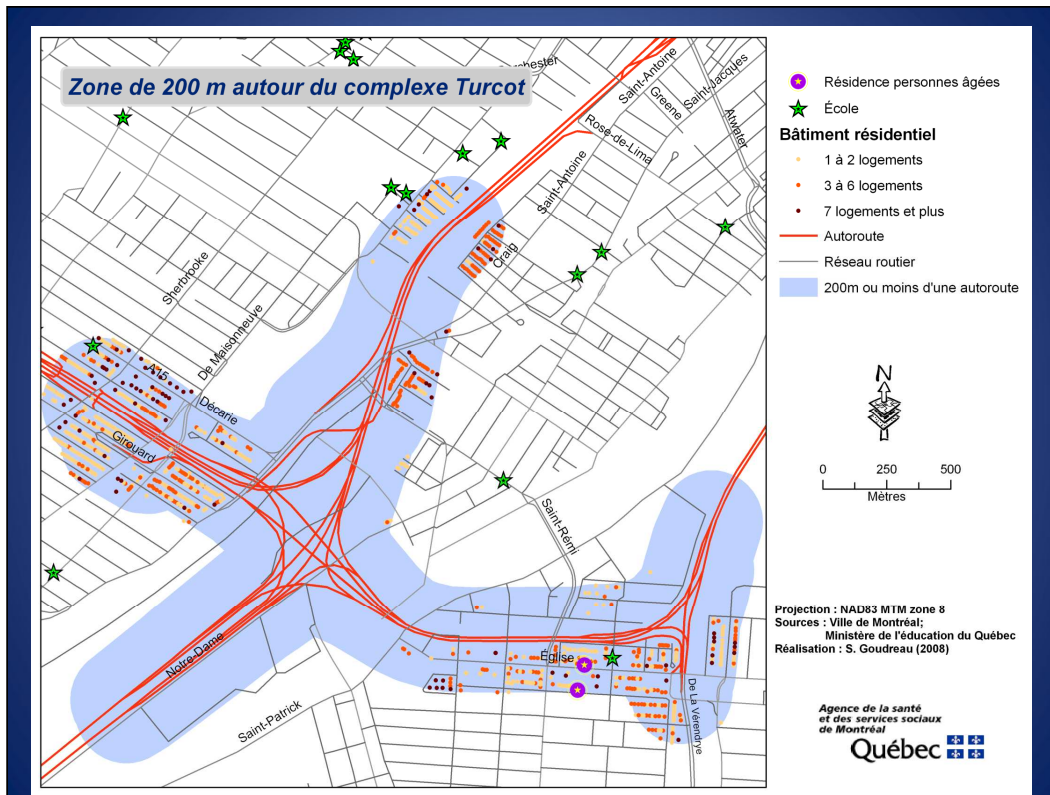
Pattern Analysis

- Isolated patches between 40 and 120 ha.
- Limited through routes place increased traffic importance on particular streets (i.e. Notre-Dame Blvd in Saint-Henri).



Enjeu: circulation

- Calculs ... difficile et contradictoire
- Besoin de clarté, mais:



À 100 m ou moins : mortalité cardiorespiratoire accrue de 53 % chez les 55-77 ans (Hoek et coll., 2002)

À 200 m ou moins : nombre de naissances de bébé de petits poids accru de 17 % (Mtl, Généreux et coll., 2007)

Hospitalisations accrues de 21 % pour problèmes respiratoires chez les 60 ans et plus (Mtl, Smargiassi et coll., 2006)

Association entre l'intensité du trafic près de la résidence et les infarctus du myocarde, les problèmes respiratoires et les otites



Health Impacts of the Turcot Interchange

A Study of the Health Effects Associated with
Residential Proximity to the Turcot Interchange

By Rajinder Bimrah, Ashley Caya, Allison Lapierre
and Krystal van Frank

Key Results: Survey

Comments – Village des Tanneries

"If everything inside and out is constantly covered in dust it is definitely in the air we breath"

"no fresh air"

"mud on windows, air seems like you can touch it, dust everywhere, 'its not good', residue, breathing particles"

"Je tousse beaucoup plus qu'avant. Plus de sécrétion. Mon nez est plus souvent congestionner"

"There is always dust coming into my apartment"

« Beaucoup de gens du coin sont malade des poumons"

"Since I've moved here 7 years ago. I have severe asthma, heart failure, and on c-pap machine at night"

"Pollution par voiture, construction"

"dans l'été difficile a respire"

"Dust on windows 25 hrs, compared to old neighbourhood, filter dirtier than normal"

"Always a thin film of dust (residue) on windows, concerned air quality for kids"



« Notre étude a révélé que chez les mères qui habitent dans des quartiers aisés, celles qui vivent à 200 mètres ou moins d'une autoroute, courent **un risque accru de 58% d'accoucher d'un enfant prématuré**, comparativement aux mères qui habitent loin d'une voie rapide. De plus, le risque d'accoucher d'un enfant avec une insuffisance de poids comparativement aux mères qui habitent loin d'une autoroute augmente aussi de 81%»,

Dr. Mélissa Généreux, Département de médecine sociale et préventive de l'Université de Montréal.

statistiques rattachées à 100 000 nouvelles naissances enregistrées sur une période de cinq ans

Journal of Epidemiology and Community Health, 2008

Complex urban context in which external actors make many decisions affecting the area

- Nouveau centre hospitalier et centre de recherche sur le campus Glen
- Turcot: proposition pour la reconstruction et reconfiguration
- Impacts positifs et négatifs autant lors de la construction que de l'exploitation du CUSM/Turcot pour les résidents dans les quartiers limitrophes
- Impacts immédiats et étendus sur le temps

Decision-making processes; scale; costs; rationales

Negatives

Construction impacts – noise, traffic disruption, dust, visual aspects

Operation – increased traffic, visual aspects, nuisances to do with noise, air pollution

Positives – increased services, economic benefits stemming from construction and operations, environmental benefits too in cleanup of the site, in development of a vacant site, Green design elements, facilities and space for research and medical care

-Impacts are both immediate (construction) and long term (through operations)