

Affordable Housing

A significant number of residents in the Southwest are low-income renters. In light of the housing crisis and recent high-income residential developments in the area, one of the major objectives of the development plan is to allow for both people in the neighbourhood and new arrivals to have access to decent and affordable housing. There exists the potential of developing 625 housing units on the Canada Post site.

For the housing part, proposed for the east side of the site, the development foresees:

- The construction of co-op and community housing as well as private property units affordable for average-income households; the housing complexes are to be built away from the more crowded tourist sector and would include a landscaped buffer zone;
- A project of medium density;
- A variety of housing types to respond to different groups: families with children, seniors, single individuals, young professionals, and others.



Weber Laurent, architecte

This sketch of la coopérative Les terrasses Wellington / Charlevoix (Bâtir son quartier project) is a good example of the kind of housing that could be constructed on the Canada Post site.

Quality of life; public spaces and traffic

Extending certain streets (Guy et Basin) and a new street network will « open up » the site to the neighbourhood and to the Lachine Canal while limiting vehicular through traffic.

The development plan foresees:

- Maintaining public access to the banks of the canal;
- The development of a multi-use space by the canal in the tourist-economic sector;
- The enlargement and improvement of the archaeological assets at Pointe des Seigneurs;
- The development, in the residential sector, of a park and recreational facilities for the local population.

History and Heritage

The Canada Post site is in a neighbourhood that has a history going back over three hundred years. The Saint- Gabriel Locks area is one of the few Canadian sites to have such an important number of industrial buildings dating from the late nineteenth century. The Pointe des Seigneurs (near the des Seigneurs bridge) is, according to the City of Montreal's archaeologists, a historical and heritage site of the first order. The Canal itself also contributes to the historic nature of the site, especially with the basins on the site (filled in the 1970s) that reached as far north as Ottawa Street over a hundred years ago.

The development plan foresees:

- The preservation and upgrading of the archaeological remains at the Pointe des Seigneurs, as proposed by the City of Montreal;
- A partial excavation or appropriate landscaping to mark the presence of the former basins.

Canada Post site

A job creation and affordable housing projet

A job creation and affordable housing project

The Little Burgundy Coalition, the Housing Resource Group Bâtir son quartier and RESO have developed a proposal for the re-development of the Canada Post site, vacant for two years. This proposal reflects the concerns of the SouthWest community, especially regarding social diversity and accessibility.

Located in Little Burgundy, the Canada Post site covers an area of approximately 1 million square feet, between Richmond street and du Séminaire street and between the Lachine canal and Ottawa street, (at the foot of Guy street). The site is strategically located close to downtown, Old Montreal, Cité du multimédia and Atwater market.



Bertrand et Paquette, architectes

Sketch of the Canal Lachine International Hostel

The proposed plan is a major project that will have an important impact in consolidating the urban fabric in the SouthWest borough. It includes areas devoted to: job-creating economic initiatives, sustainable tourist development, affordable housing with a significant proportion of these dwellings within the non-profit and cooperative sector.

The Canada Post site is public property – the three groups are proposing a development plan that reflects the public interest. The idea of affordability applies to all the proposed functions on the site: housing, job creation, as well as recreational and tourist activities. Furthermore, the proposed development takes into consideration the spirit and reality of the existing neighbourhood.

Job creation: office and commercial space

The SouthWest borough is undergoing an economic renewal in which its traditional industrial activity is being replaced by commercial enterprises, offices and artisan workshops. The economic structure is becoming more diversified and new fields of activity are emerging. The developments, such as the one proposed on the Canada Post site, must be geared to the possibilities of this new job market as well as taking into account the capacities of, and training opportunities for, the local population. Between 1000 and 1300 jobs could be created.

The proposed plan includes:

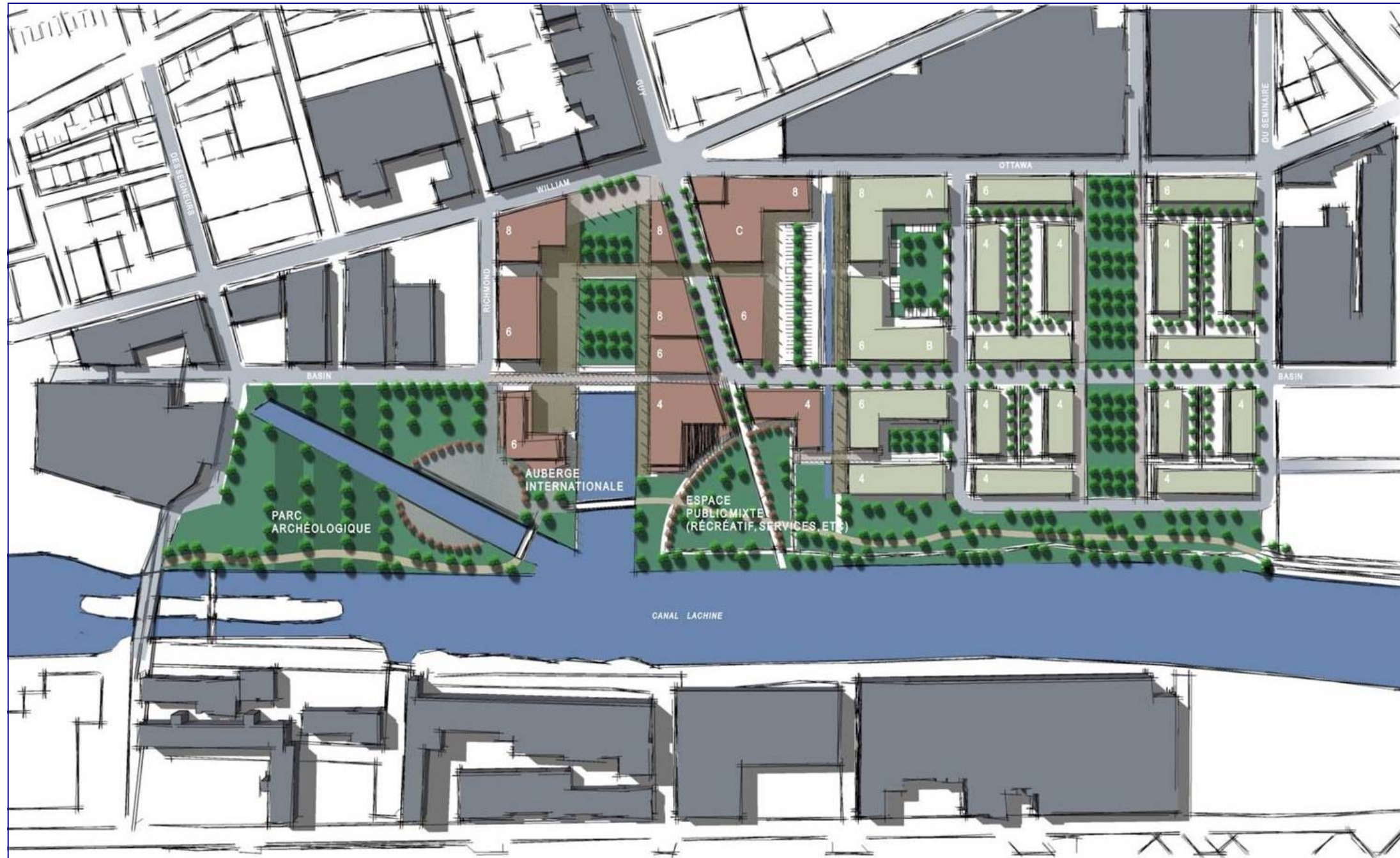
- Office space for the new economy sector: Exhibition and production spaces for artists and craftspeople, light industry , service sector, community enterprises, etc.;
- A building of approximately 100,000 square feet for small businesses supported by the Corporation for the Promotion of Digital Imagery for the Cinema (SPINC);
- Neighbourhood services like banks, grocery stores, medical clinics, drugstores, cleaners, etc);
- Daycare center.

Job creation: recreational and tourist area

Located next to the Lachine canal, as a natural extension of the Montreal harbour and the Old Port, the Canada Post site has an important potential for tourist and recreational activities. Its industrial heritage represents a cultural and tourist attraction in itself. Furthermore, the area has a unique potential for recreational, nautical, outdoors and archeological activities.

The proposed plan includes:

- An international hostel with accommodation for small and medium size meetings, a bistro style café, a recreational equipment rental center, etc.
- Restaurants and boutiques;
- An interpretation center for the canal (Maison du canal);
- A cooperative for artists and craftspeople that would have production (workshops), exhibition (galleries) and housing spaces.



The plan proposed by The Little Burgundy Coalition, the Housing Resource Group Bâtir son quartier and RESO: on the west side, the recreational and tourist area; in the middle, the commercial and office area; on the east side, the housing area.

3D views of the proposed plan

