

Consultation on the old CN shops site Benefits for the Sud-Ouest

The main principles identified for the redevelopment of the old CN shops site are that it should represent a gain for the Sud-Ouest. Nevertheless, the development will have to meet certain conditions and performance guarantees if it is to prove a plus for the Sud-Ouest and its community. So stated RESO Executive Director Pierre Morrissette at a round table held by the Office de consultation publique de Montréal (OCPM) January 25.

The purpose of the consultations undertaken by the OCPM is to establish the guiding principles for development and zoning that best meet the expectations of municipal authorities, the community and stakeholders alike. Principles guiding the rehabilitation of this immense 3.5-million-square-foot site have been drawn up by an orientation committee representing a number of community organizations, including RESO. On January 25, the principles and various projects being proposed were outlined, while on January 27, Sud-Ouest residents were invited in to express their opinions.

One of the subjects of Morrissette's speech was the return to the shop's railway and industrial vocation—one that may translate into the creation of 150 to 300 high-quality jobs, primarily through the opening of a maintenance centre for the Agence métropolitaine de transport (AMT) and other railway enterprises. He also mentioned the development—created by extending the street layout in Pointe-Saint-Charles—of a mixed residential sector consisting of some 1000 units of affordable housing (including a sizeable proportion of community and cooperative housing) and the creation of a street block of commercial and community services at the junction of the industrial and residential sectors. Finally, he applauded the fact that the development now proposed complied with principles of sustainable development and a green district, a fact that will contribute to improving residents' quality of life.

Morrissette also identified the conditions and guarantees to integrate into any development agreement to ensure a project is achieved. Among the conditions: an agreement on hiring and development of the local workforce, an agreement on access to the industrial site that will minimize nuisance in the residential neighbourhood, an agreement on the inclusion of at least 25 percent community and cooperative housing in the residential portion, spaces reserved for local commercial and community services, and appropriate interface management (construction of noise barriers) so that nuisance for residents is reduced.

A business incubator in the Nordelec Helping Sud-Ouest businesses grow

In November, RESO and the Nordelec launched a business incubator as part of the Caisses Desjardins du Sud-Ouest de Montréal event *Centre financier aux entreprises* celebrating 10 years of support for the Sud-Ouest's rebirth. Marguerite Blais, MNA for Saint-Henri-Sainte-Anne and Minister responsible for Seniors, and Jacqueline Montpetit, Mayor of the Sud-Ouest Borough, attended the launch, which was also part of the *Semaine de la culture entrepreneuriale*, organized by the Corporations de développement économique communautaire (CDECs) of Montréal.

Set up to support the creation and development of businesses in the Sud-Ouest, the incubator complements the tools—notably its investment fund—already used by RESO's business services. The incubator is intended for startup businesses that have existed for less than a year, have never occupied the Nordelec building, have a strong development potential, and belong to the service or social economy sectors. They will be selected by RESO with the Nordelec's collaboration.

With an area of 2400 square feet, the incubator is able to host up to six businesses at a time within a space that includes a common reception area and meeting room. The Nordelec's investment in supporting startup businesses in the Sud-Ouest is in the order of \$60,000 over five years, a sum that includes fitting out the space, and leeway for negotiating rents at advantageous conditions.

The incubator is an experiment. RESO is seeking to multiply experiments of this kind in collaboration with other real estate developers doing their part for the Sud-Ouest's development.

Bassins du Nouveau Havre RESO satisfied with the proposed master plan

In November, the Canada Lands Company (CLC) presented a preliminary master plan for the Bassins du Nouveau Havre (Post Site) that proposed an inclusive, predominantly residential urban complex where housing, local business, recreational areas and places of work were integrated into the surrounding district. "We're very happy that the CLC kept in its plan the main principles of the development vision elaborated four years ago by RESO and its partners, Bâtir son quartier and the Coalition de la Petite-Bourgogne / Quartier en santé," said RESO Executive Director Pierre Morrissette at the CLC plan presentation.

The plan envisages construction of nearly 2000 housing units, 1400 of which will be co-properties (a quarter of them designated for families with children); 400 social housing units (half of which are for families with children) and 200 affordable private housing units (half of which are for families with children). Furthermore, 325,000 square feet are to be set aside for local businesses and tourist functions compatible with a residential neighbourhood. Twenty percent of the site is to be taken up by green spaces and recreational areas.

“This multifunctional project—which will create jobs by establishing an employment area; instil social diversity through its cooperative, community and private housing; and create green spaces and recreational areas—meets the recommendations RESO and its partners have made. We also wish to continue working with the CLC to develop a tourism and cultural hub based on social economy enterprises, including a hostel and studio-residence complex for artists,” continued Morrissette.

At initial public consultations February 17, 18 and 19, the developer and City of Montréal representatives outlined the real estate development project. Citizens and organizations are invited to air their opinions at a public hearing March 10. Deadline for submission of briefs is March 5.

RESO: 25 years of innovating together

This year, RESO will be celebrating 25 years of community economic development in the Sud-Ouest, and with them, its own 25th anniversary of existence. Under the theme *25 years of innovating together*, RESO will be organizing activities to highlight the various innovative projects achieved for Sud-Ouest residents in terms of employability, training, entrepreneurship, social economy and culture. See our Website at www.resomtl.com and La Voix Pop for more details on upcoming activities.

McGill University Health Centre (MUHC)

The Inter-Neighbourhood Coalition seeks spinoffs for the community

The Inter-Neighbourhood Coalition (INC), representing nine community groups in Saint-Henri, NDG and Westmount, which adjoin the site of the anglophone megahospital, is seeking to negotiate an agreement with the McGill University Health Centre (MUHC) on direct spinoffs for the community. Among the issues covered in the agreement will be access to jobs connected with the MUHC, economic spinoffs, housing, traffic, transportation and the environment.

The INC also met with the two consortiums bidding for construction and management of the future hospital buildings in a Public-Private Partnership (PPP) model. The INC relayed the community’s concerns, and offered suggestions for the MUHC’s smooth integration into the community, including a financial contribution from the chosen consortium to finance employment, community housing and economic development in the neighbouring districts. Through Concordia University geography professor Pierre Gauthier, who is also a member of RESO’s board of directors, the INC is participating in the project’s design and architecture committee. The Sud-Ouest is represented in the INC by RESO, Solidarité Saint-Henri and Centre de santé et de services sociaux du Sud-Ouest–Verdun.

RESO pursues its representations on the Turcot Interchange

A few weeks ago, the City of Montréal asked the Québec Minister of Transport (MTQ) to reevaluate some of the basic elements of the Turcot Interchange redevelopment project, specifying that it should be designed as an urban project integrated into its environment. RESO applauded the request, which takes into account concerns it has already expressed, and the concerns voiced by the Mobilisation Turcot coalition. RESO is continuing to make representations to the various stakeholders involved so that the project can be revised to reflect the community’s concerns.

RESO Executive Director Pierre Morrissette spoke on the importance of reevaluating the future interchange's capacity in a way that took into account the many projects set for development in and around the district. Said Morrissette, "We must seize this opportunity to improve the collective and active transportation offering, and reduce greenhouse gases."

Housing—the megaproject calls for expropriation and moving of a number of units—is one of the major worries of Sud-Ouest residents and community organizations. "We must help the citizens affected before this massive construction begins," said Morrissette. "We must also minimize the negative impacts of this new infrastructure, which, when it's brought down to ground level, risks compromising our air quality even more. This is why it is vital to set new standards that encourage car-pooling on the freeway system."

RESO has met with City of Montréal Executive Committee member André Lavallée, who is responsible for urban development and collective transport, to discuss the latest developments on the project. "We met with him to map out a way we could work together, hand in hand with the Sud-Ouest Borough, to convince the Minister of Transport to come up with a project that is innovative and acceptable to all," said Morrissette. In addition, a working committee has been formed to conduct an indepth analysis of the project's impact on the community. The committee will submit a brief to the Bureau d'audiences publiques en environnement (BAPE) in upcoming weeks.

RESO awards the "Prix Inspiration" to Peter McAuslan

At the opening of the CDEC de Montréal's *Semaine de la culture entrepreneuriale* in November, RESO awarded a "Prix Inspiration" to Peter McAuslan, President and CEO of the McAuslan Brewery. Organized jointly by the nine CDECs of Montréal, the event attracted over 300 people to the Monument National.

The Prix Inspiration is awarded to a company that has existed for at least three years and distinguished itself through its success, its spinoff benefits and its commitment to the community. By giving the award to McAuslan, RESO sought to highlight his outstanding contribution to the revitalization and development of the Sud-Ouest.

Borough Mayor Jacqueline Montpetit, who was there with RESO President Gilles Paquette and RESO Executive Director Pierre Morrissette for the announcement of the award, had this to say about the winner: "He has always put precedence on local hiring, and doesn't hesitate to financially support artists and the activities of organizations in his community. In 2004, the City of Montréal gave him an award for preserving the architectural heritage of the Maxwell Lumber Company where the company offices are located. If we're honouring this entrepreneur, it's because he's known for his commitment to the Sud-Ouest."

News Briefs

Networking between stakeholders: A priority for the Comité persévérance scolaire

At a dinner-conference at École secondaire Saint-Henri attended by roughly one hundred representatives from a wide range of communities, the Comité persévérance

scolaire outlined the three major orientations that will guide its activities. Networking and cooperation between stakeholders who have an impact on persistence in school in the Sud-Ouest is one of its priorities. The other two orientations put forward are to value and support parents in their roles, and develop and strengthen the activities offering that will encourage students to stay in school. The action plan will be launched in June.

École des parents off to a good start

Parents seeking to acquire new skills (French, math, computing), prepare themselves for a return to school, or simply help their children with their school work will be given the chance to do all these things with the École des parents, which is offering two classes beginning in February. The École des parents, in collaboration with the schools of the Sud-Ouest and the Commission scolaire de Montréal, offers parents a school that suits their needs and allows them to advance at their own pace according to their own interests. This service is free, twice a week, with small groups and the possibility of childcare support. For more information, call 514 931-5737, extension 259.

Free computer workshops at RESO

RESO, in collaboration with Communautique, is offering introduction to computers workshops to Sud-Ouest residents. The objective? To get more people familiarizing themselves with the way computers work, surfing the Internet, and exploring office software. Now's the time! Workshops are free and adapted to each participant's needs. For info: Simon Côté-Desjardins at 514 931-5737, extension 257.

Employment resources in the Sud-Ouest only a click away

With one environmentally friendly click, the new site allezverslemploi.org makes it possible to learn more about the 17 activities offered by each of the Sud-Ouest organizations assisting people on the lookout for jobs or training. The site is the product of a concerted effort by a dozen organizations that offer basic training (literacy, computing, francization), occupational and educational training, employment assistance, work experience, internships, and more. Addressed not only to residents of the Sud-Ouest and surrounding area seeking help, but to the people who work to help them on the road to employment.

Occupational training: Construction trades in the spotlight

Once again this year, RESO and the École des métiers de la construction de Montréal are organizing a training program in trades that offer superior working conditions and—despite the slowdown in the construction industry—excellent employment prospects. The 16 people who began their carpentry and joinery training in November 24 will finish it practically a year to the day after, on November 26. On December 1, 15 more started training in tiling, provided in English, which is set to end in June. Best of luck to all the excellent candidates!

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