

BÂTIR
SON QUARTIER



Créer des milieux de
vie solidaires

DEVELOPMENT OF COMMUNITY HOUSING AND ECO-DISTRICT APPROACH

Jean-Pascal Beaudoin
Project management coordinator

OCPM CITIZEN FORUM
Namur-Hippodrome public consultation
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Credit: Coop Le Coteau vert



PRESENTATION PLAN

1. Word of introduction
2. Community housing and eco-district approach
3. From project scale to district scale
4. Opportunity and challenges
5. Conclusion

INTRODUCTION

FEASIBILITY

SCALE

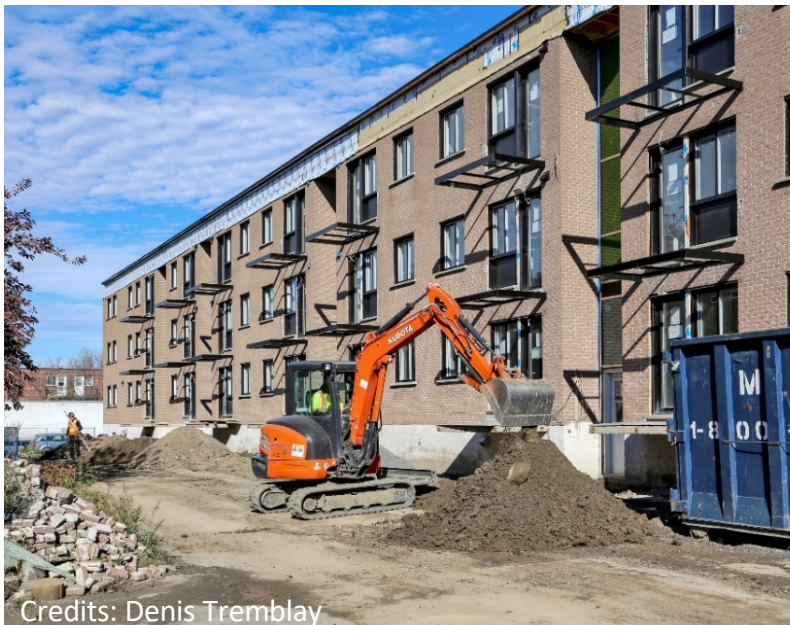
OPPORTUNITY
& CHALLENGES

CONCLUSION



WORD OF INTRODUCTION

Montréal TRGs



Credits: Denis Tremblay

BÂTIR SON QUARTIER :

Mission

- Coordinating the realization of **housing** and **community real estate** projects to create complete living environments for low- and moderate-income households.

Accomplishments

- **13,428 housing units** in 437 projects
Childcare centres, community hubs, premises

QUESTION

INCLUSIVE MIX AND ECO-DISTRICT: IS IT FEASIBLE?

**Community housing is definitely consistent with the
eco-district approach.**



COMMUNITY HOUSING

WHAT IS IT?

- Collective ownership (COOP or NPO)
- Meeting of needs (low- and moderate-income)
- Taking charge and participation
- Control of housing conditions
- Democratic management
- Sustainability of the collective asset



Credit: Valerian Mazataud

ECO-DISTRICT APPROACH

**SCOPE OF
COMMITMENTS**

- Framework and process
- Living environment and uses
- Territorial development
- Environment and climate



Credits: Fort d'Aubervilliers

INTRODUCTION

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EXAMPLES ACCREDITED PROJECTS

LEED for Homes - Gold



Former Hôpital Bellechasse

NPO Habitations communautaires Loggia
91 housing units for families and small households
Including 15 people suffering from multiple sclerosis

LEED NC - Silver



Habitation Louise-Beauchamp

OMH Laval
86 units for seniors and offices

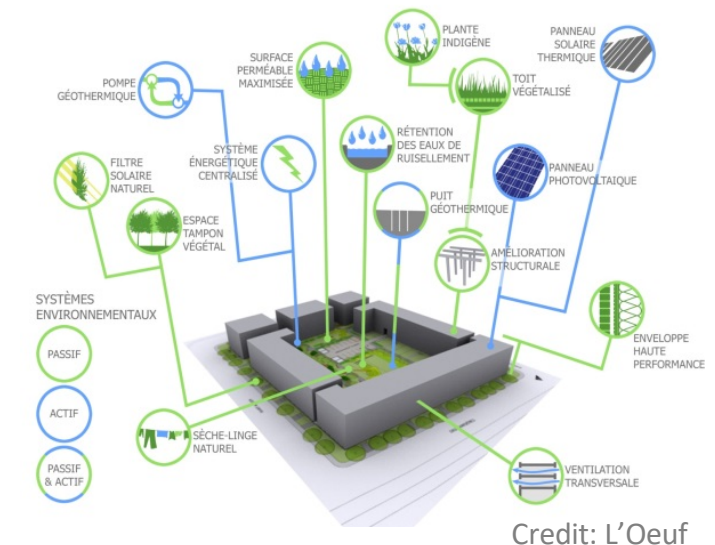
EXAMPLES Rosemont municipal workshops

- LEED **certifiable** projects
- Municipal property (60% social housing)
- **Meeting a variety of needs:**
 - Coop Le Coteau vert: 95 units (2010)
 - NPO Un Toit pour tous: 60 units (2010)

Numerous active and passive energy-efficient measures:

- Geothermy
- Grey water heat recovery
- Healthy and durable construction materials
- White roof
- Water-efficient equipment
- Retention basin
- Progressive building design

District-wide challenge: parking, waste water, energy loop



EXAMPLES **Rosemont municipal workshops**

Last phase currently under construction, over the Rosemont metro:

- **Certifiable** project
- Office municipal d'habitation de Montréal: 193 housing units for **seniors**
- Relocation of the OMHM **head office**: 300 employees

District-wide challenge: multiple players



EXAMPLES **Bassins du Havre coop**

- **Certifiable** project in a **LEED Neighbourhood**
- Public property: former one-million-square-foot Canada Post sorting site
- Dense urban environment: ± 2500 units, including approx. 500 community units
- Community mobilization as of 2003
- 182-housing-unit coop (up to 5 rooms) (2016)
- Geothermy (fresh air treatment)
- NPO L'Habitation 21 and 22 (235 units) (2019)

District-wide challenge:

- Childcare centre (2 to come)
- Primary school (mixed project to come)



OPPORTUNITY AND CHALLENGES FROM PROJECT SCALE TO DISTRICT SCALE

(ECO-DISTRICT)

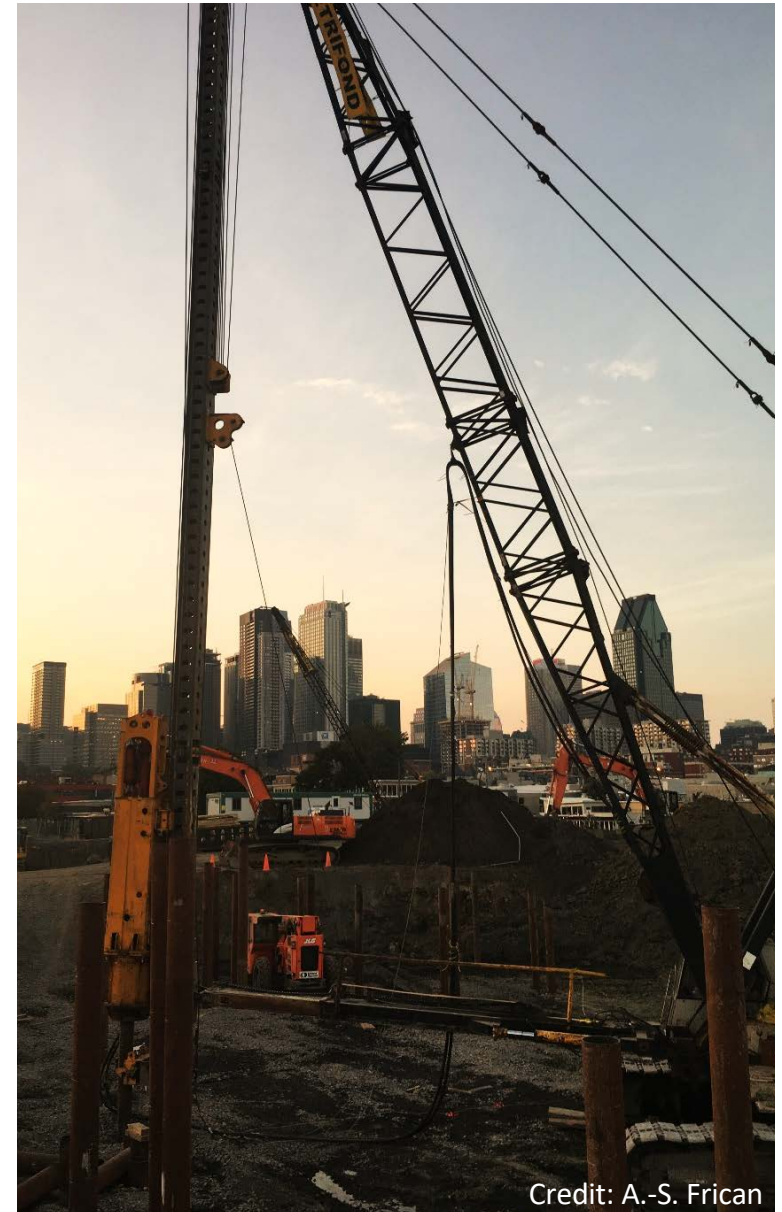
Opportunity:

- To overcome constraints encountered in previous projects

Challenges:

- Promoting the upstream involvement and participation of civil society
- Governance and coordination of stakeholders
- Issue of overcoming the silo organizational structure
- Anticipation of displacement of costs and funding

**Requires a reorganization of the
implementation**

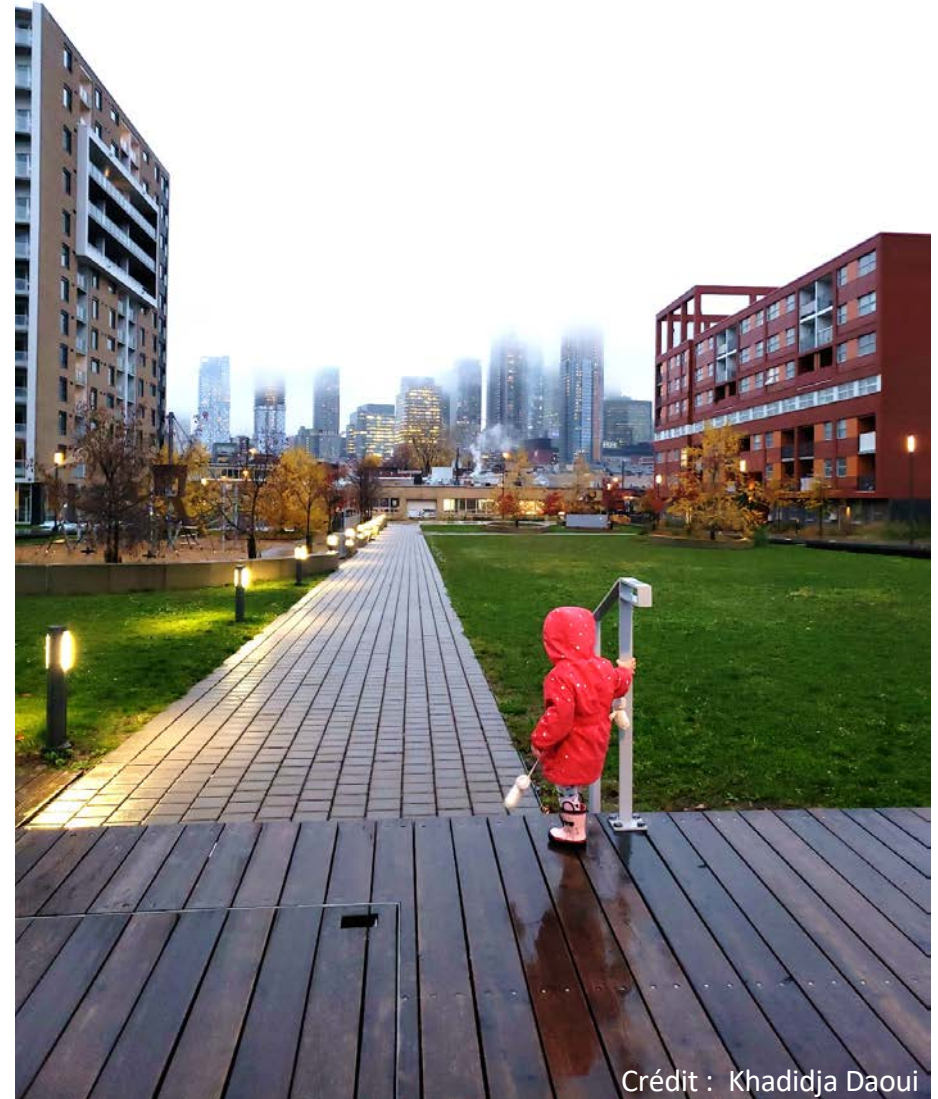


Credit: A.-S. Frican

NAMUR-HIPPODROME

VISION ELEMENTS

- Minimal **ecological footprint** (avoid ecological showcase)
- Capacity to adapt/resilience (necessary choices and **flexibility**)
- **Connection** with the existing city and **mobility** (do not create a city within the city)
- Coordination of stakeholders: **reorganization of implementation**
- Response to an array of housing **needs** and **local services**
- Mix of uses with room for **collective enterprises**
- Dynamic and complete **living environment**



Crédit : Khadidja Daoui

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Thank you!



Crédit : Ville de Montréal