



PIERREFONDS WEST VILLAGE

LIVE ♦ WORK ♦ PLAY

Outline of Presentation



- 1. Background information**
- 2. Site analysis of the western sector of Pierrefonds**
- 3. Site & development plans**
- 4. Development program**
- 5. Recommendations & conclusions**



Background Information





- **Vision**

To be the first New Urbanist community in the West Island, which provides a mix of healthy, sustainable alternatives for people to live, work, and play.

- **Mission**

To develop a master planned “live/work” community which will respect the principles of new urbanism so as to promote the appropriate physical and technological environment which will support the growth of technology-based enterprises within a thriving residential, pedestrian-oriented community.



- **Principle 1:** Efficient Use of Land and Energy Resources
- **Principle 2:** Full Utilization of Urban Services
- **Principle 3:** Mix of Uses
- **Principle 4:** Transportation Options
- **Principle 5:** Detailed, Human-Scaled Design



- **Case Study #1: Legacy**
 - Plano, Texas

- **Case Study #2: Northwest Landing**
 - Dupont, Washington

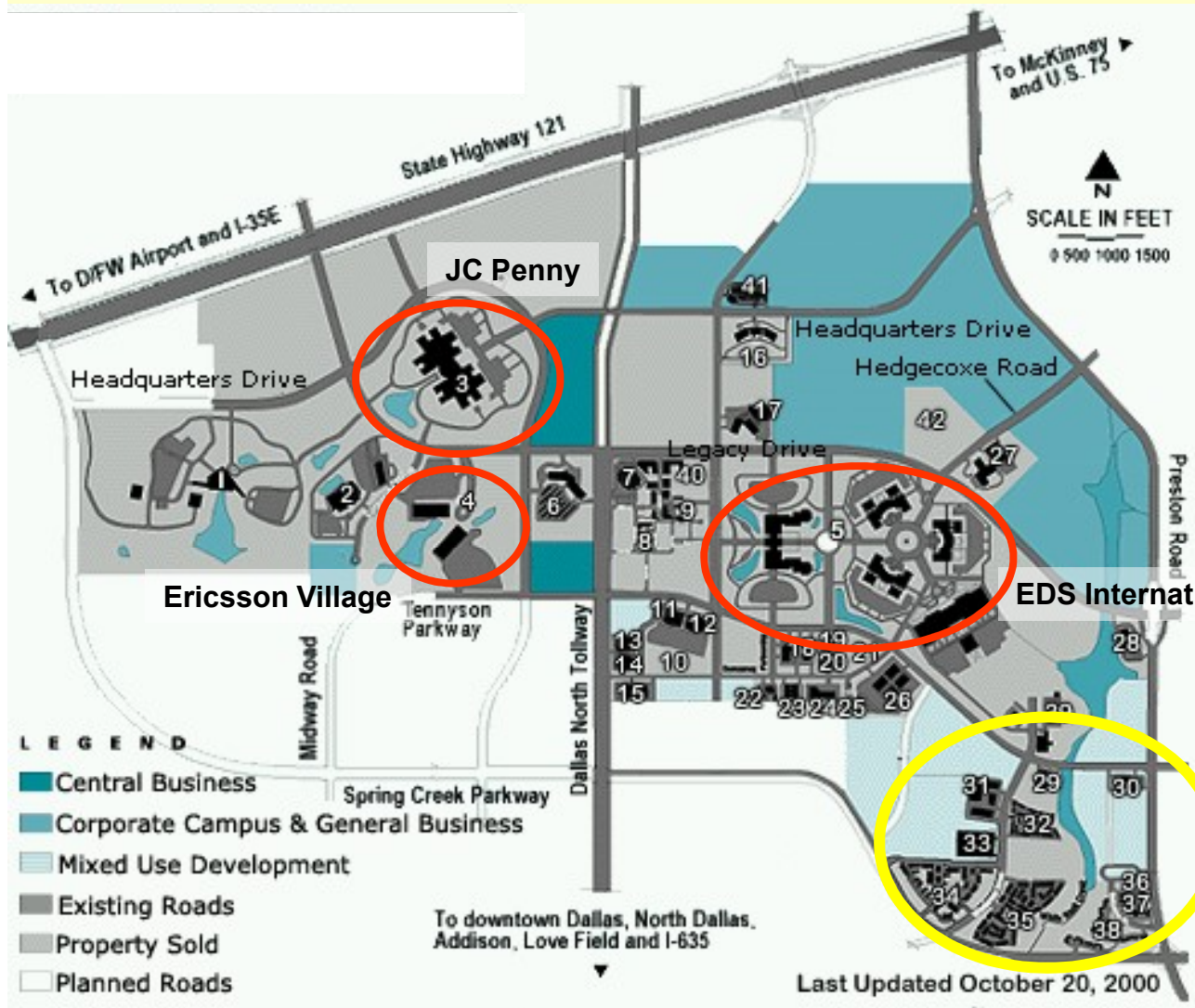
Legacy--Case Study #1



- Site development began in 1983
- 2,665-acre master-planned business and residential community
- Live/work community using neo-traditional planning concepts
- R & D world headquarters for:
 - EDS, Ericsson Village, J.C. Penney & Frito-Lay
- 6.5 million sq.Ft. Of office space; 36,000 employees
- Currently 17,000 Dwelling Units; 4,000+ projected



Legacy--Case Study #1



Projected Land Use:

- 45% Office space
- 15% Commercial space
- 30% Residential space
- 10% Civic space

Residential

Map of Legacy - Plano, Texas

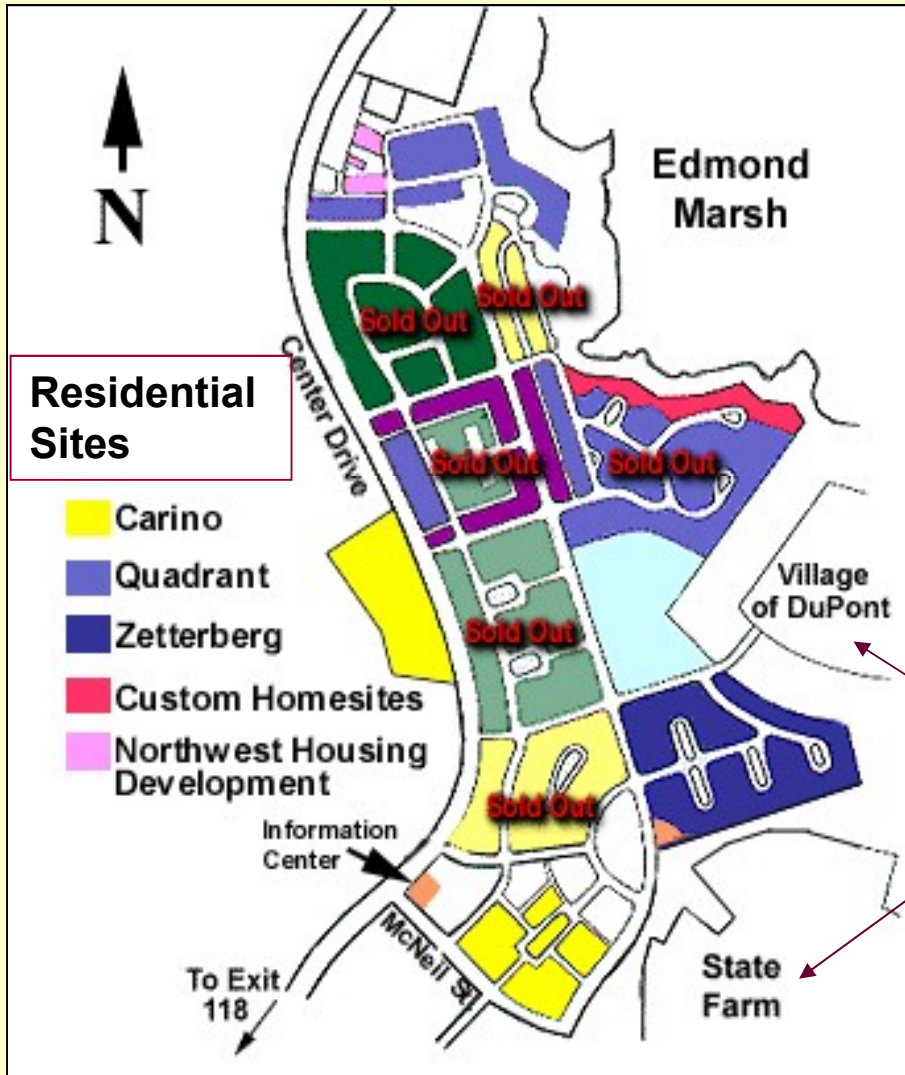
Northwest Landing--Case Study #2



- Site development began in 1989
- 3,000-acre mixed use neo-traditional community
- 10,000 residents and 8,600 employees.
- R & D Headquarters
 - Intel Corporation, Lone Star Northwest, Westblock Pacific,



Northwest Landing--Case Study #2



Projected Land Uses:

- 12% Office space
- 25% Commercial space
- 32% Residential space
- 50% Civic space

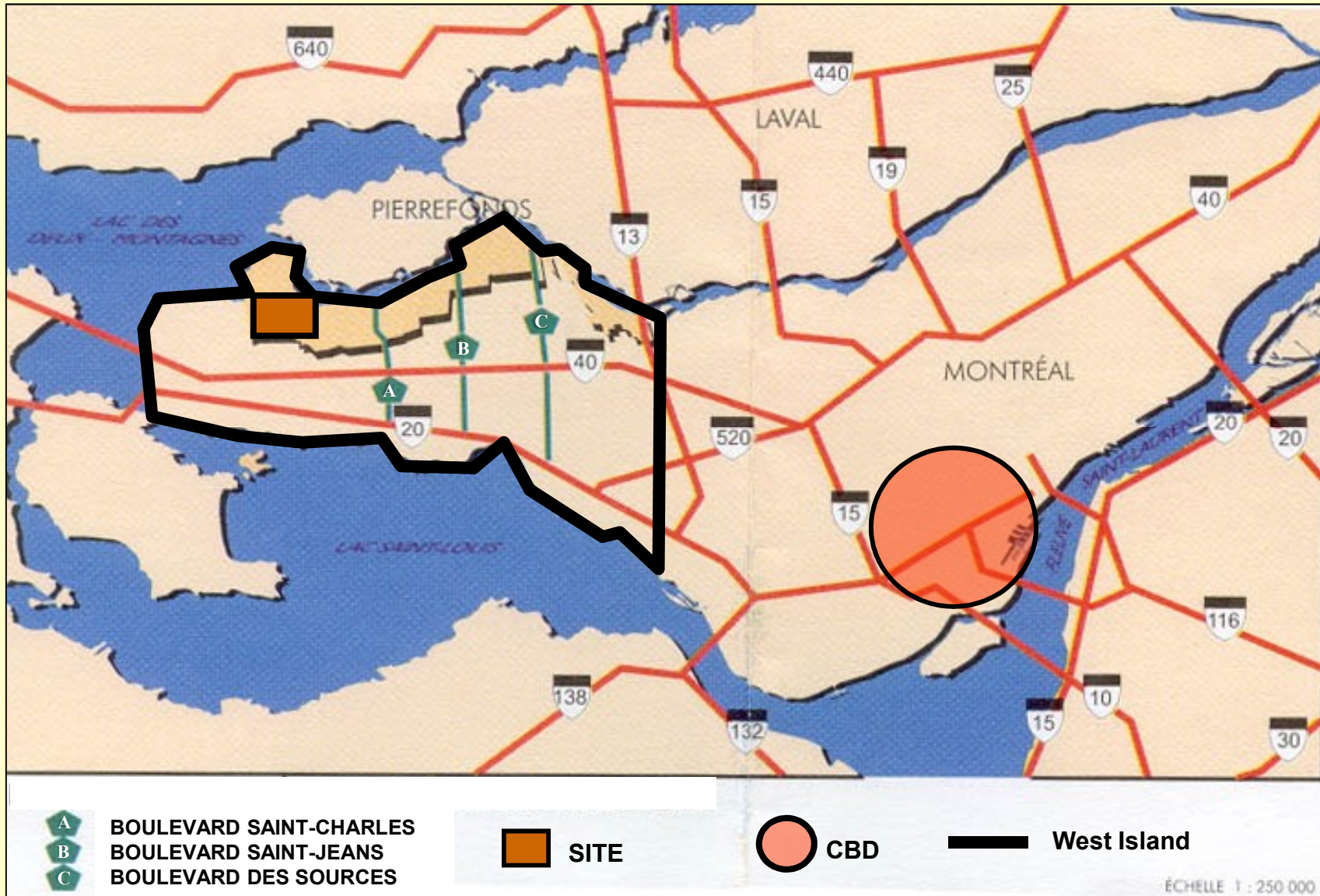
R & D Campuses



Site Analysis



Regional Context

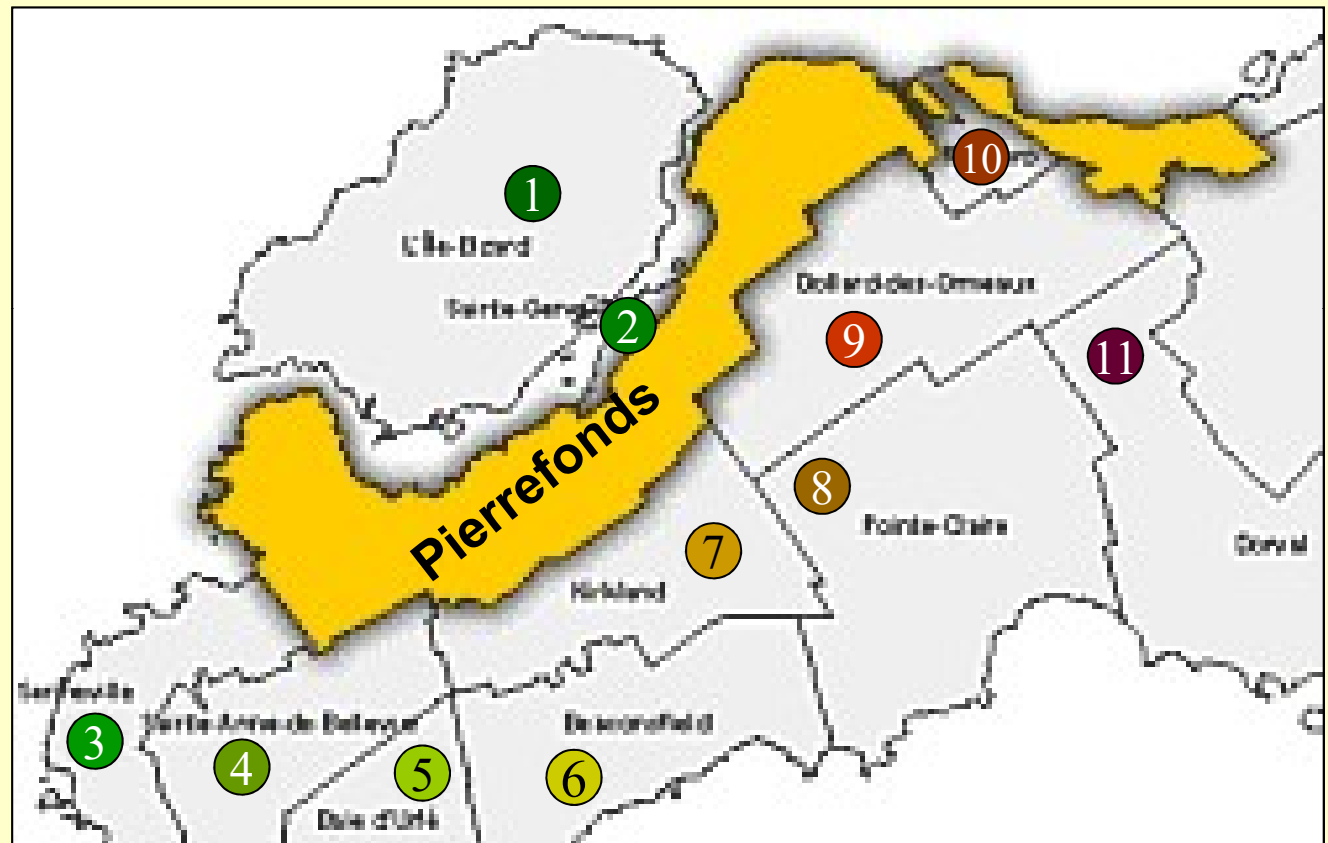


Context within the West Island

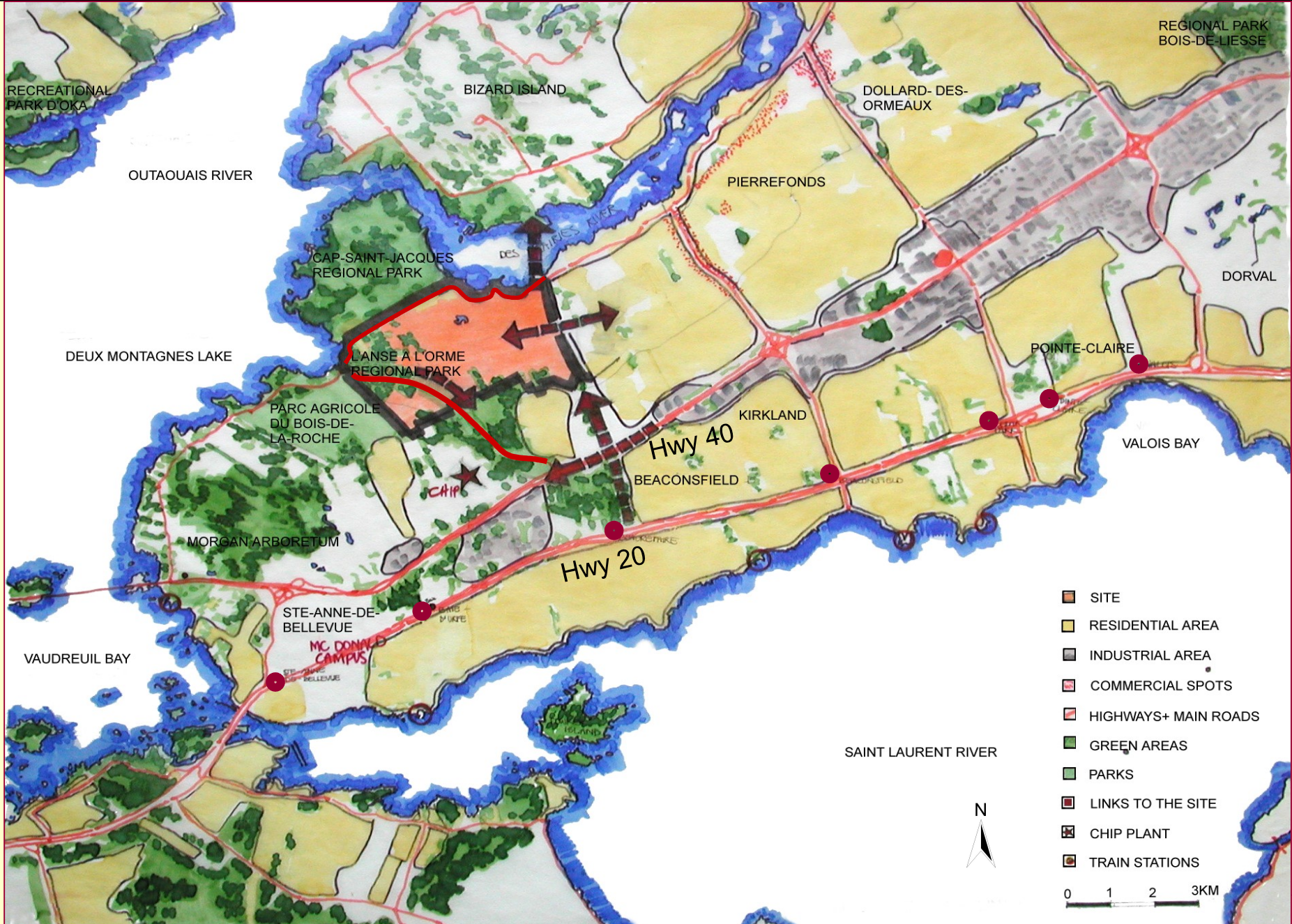


West Island Municipalities

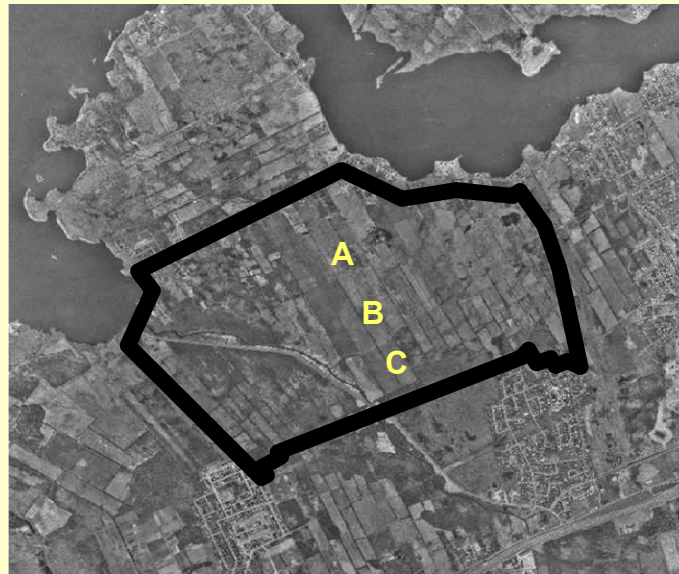
- ① L'Île Bizard
- ② Sainte-Genevieve
- ③ Senneville
- ④ Sainte Anne-de-Bellevue
- ⑤ Baie d'Urfe
- ⑥ Beaconsfield
- ⑦ Kirkland
- ⑧ Pointe-Claire
- ⑨ Dollard-des-Ormeaux
- ⑩ Roxboro
- ⑪ Dorval



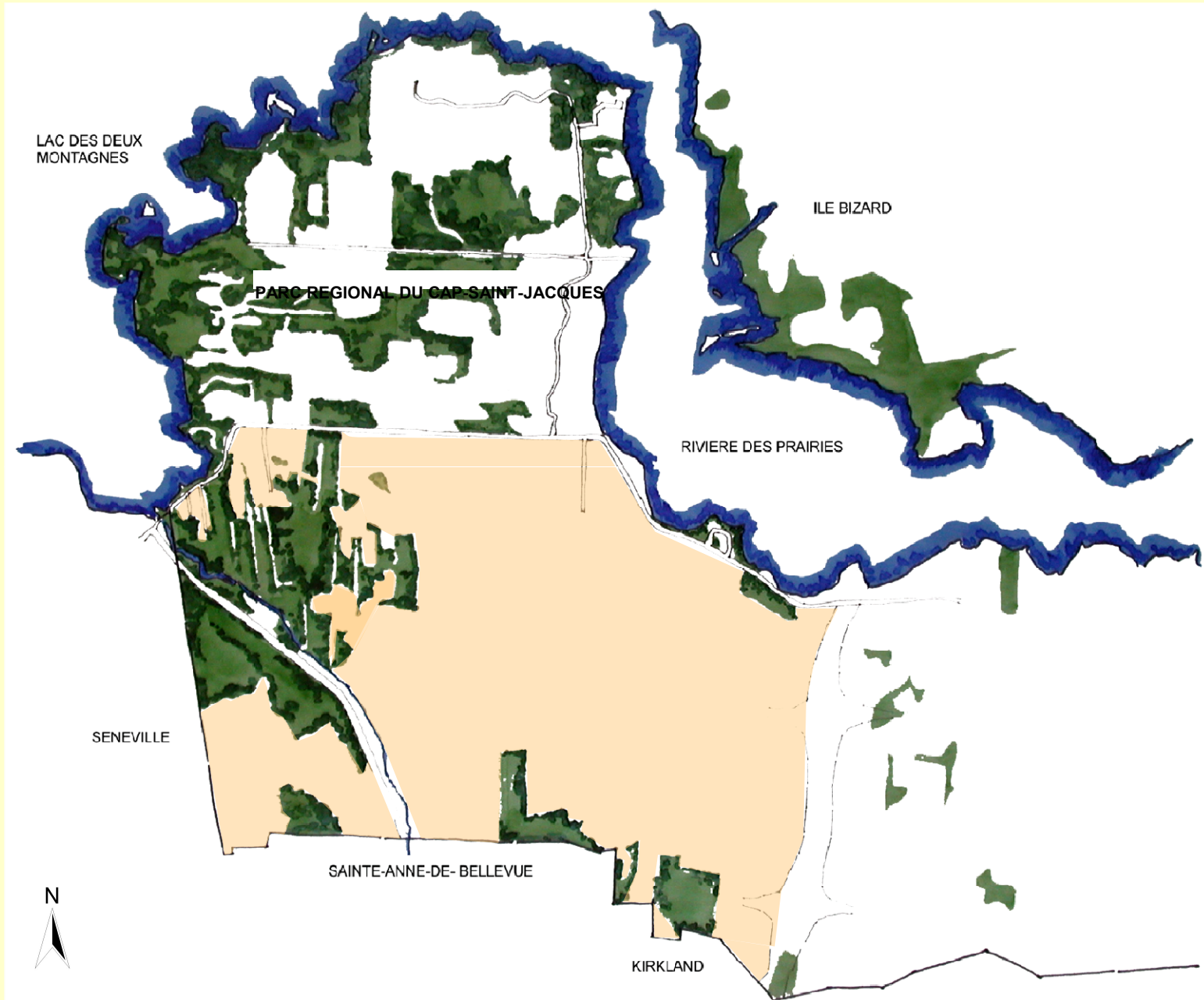
Site Context & External Influences Map



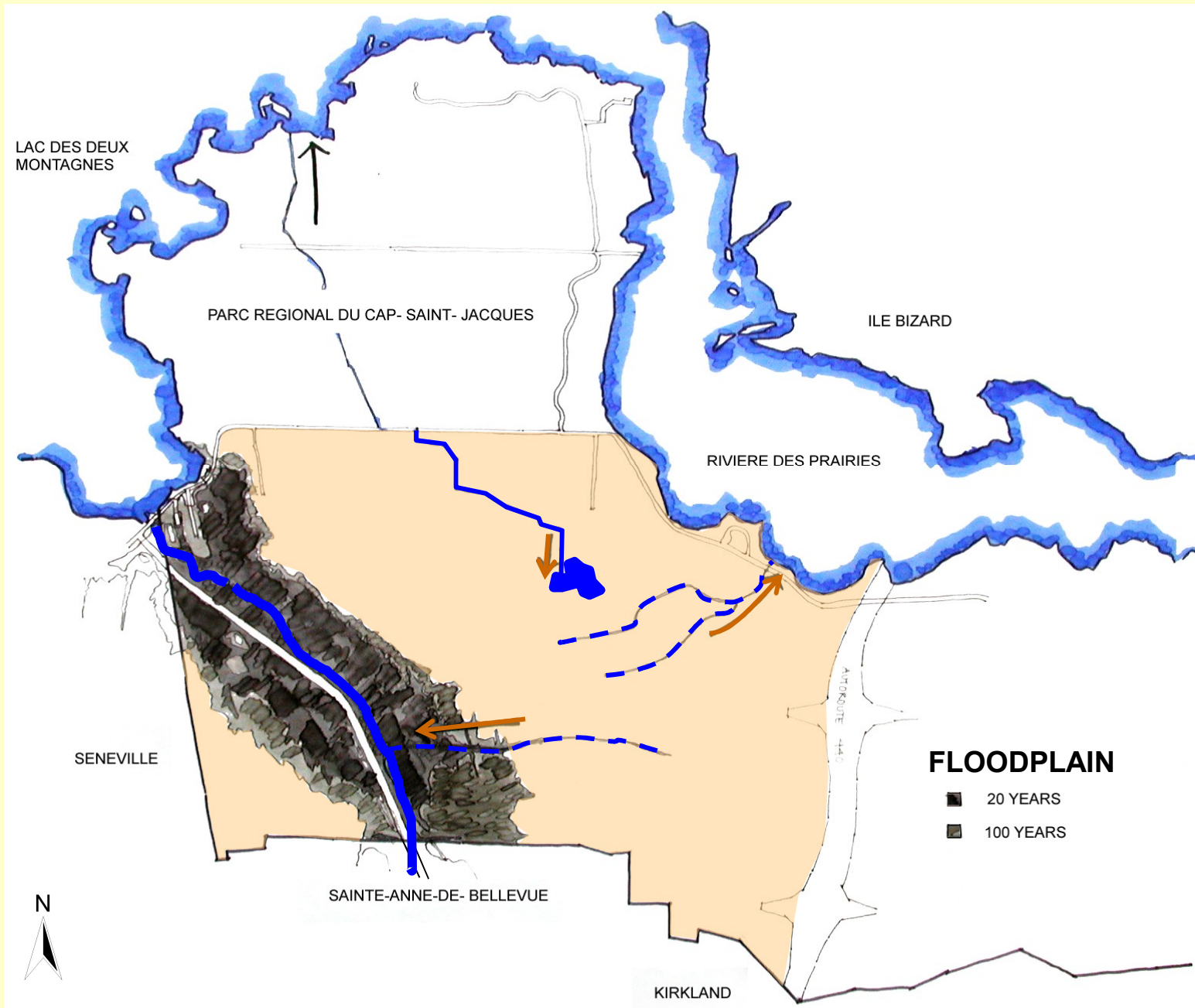
Biophysical Environment: Site Photos



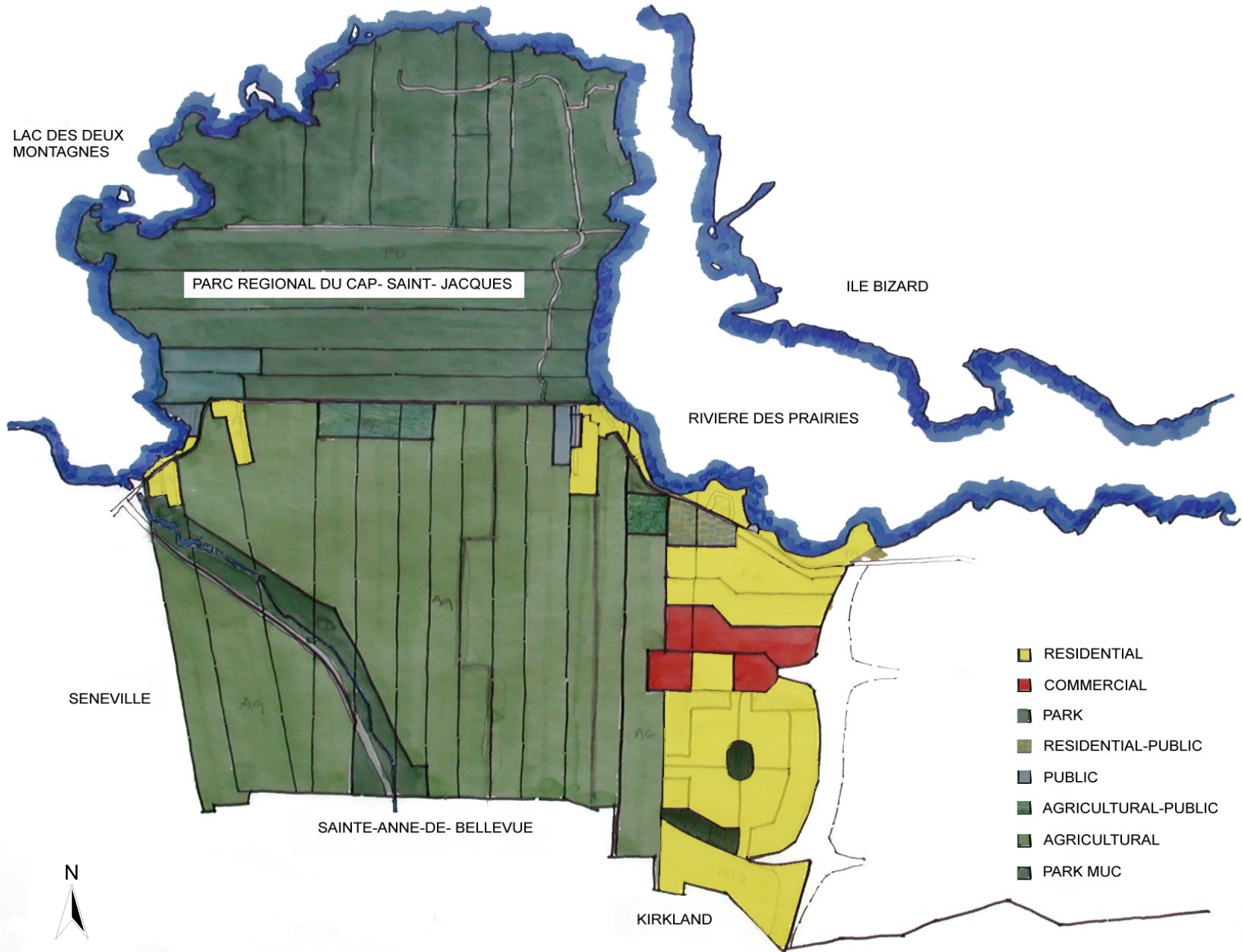
Forested Area



Floodplain and Drainage



Current Land Use & Zoning



Regional Links





Development Plan & Program for Pierrefonds West Village

R & D Campus and Live / Work Community

What we do not want



- Excessive car use
- Unnecessarily wide streets
- Lack of commercial service
- Little opportunity for live, work, play
- Lack of preservation of natural resources



Typical West Island suburban development

What we plan to do



- Provide alternatives to the status quo
- Create a community where live/work/play are interconnected
- Compact walkable neighbourhoods
- Abundant green space
- Recreation outside the backdoor
- Higher density with more amenities and options
- Formal street pattern



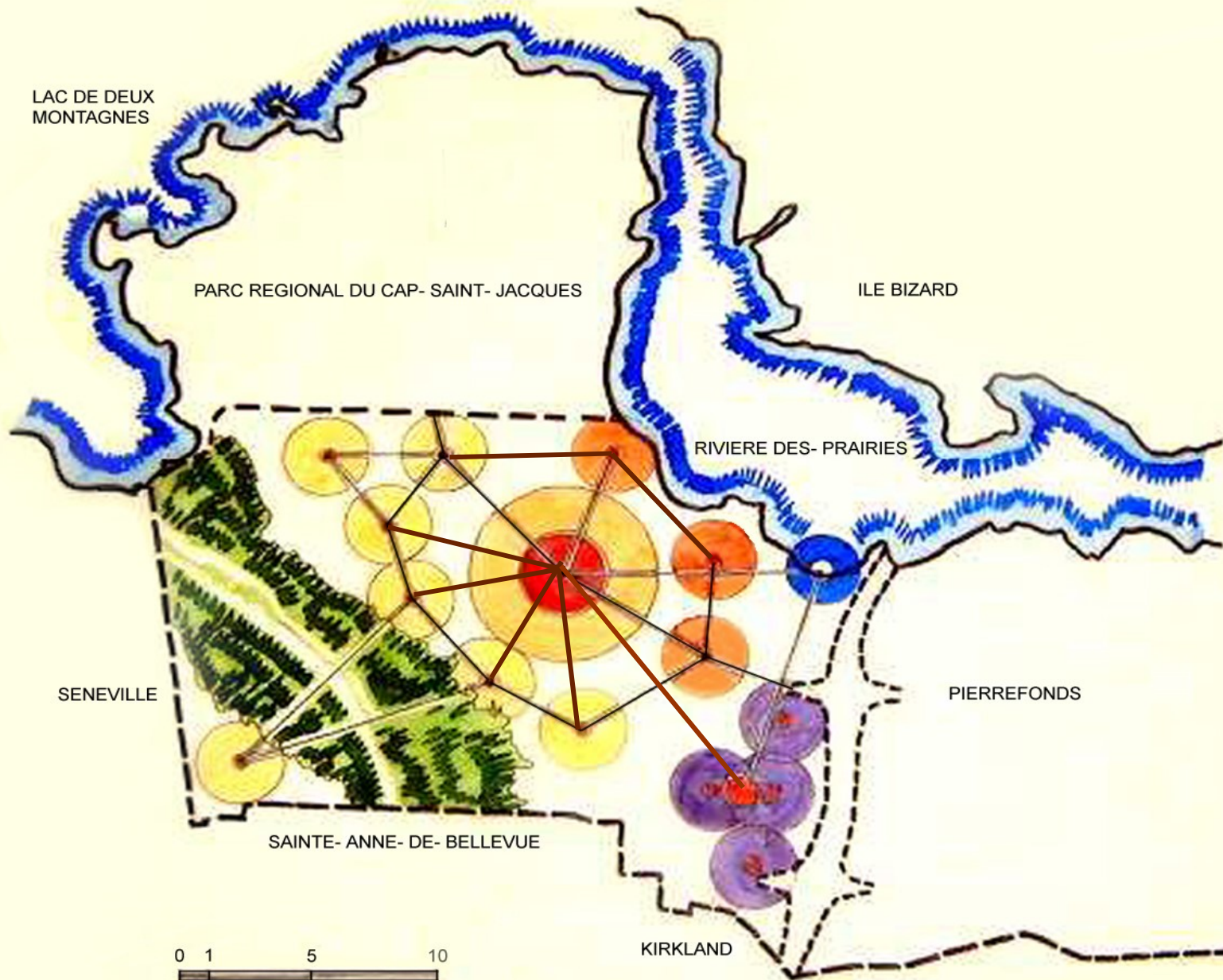
New Urbanism: Peter Calthorpe's Gold Country Ranch, CA



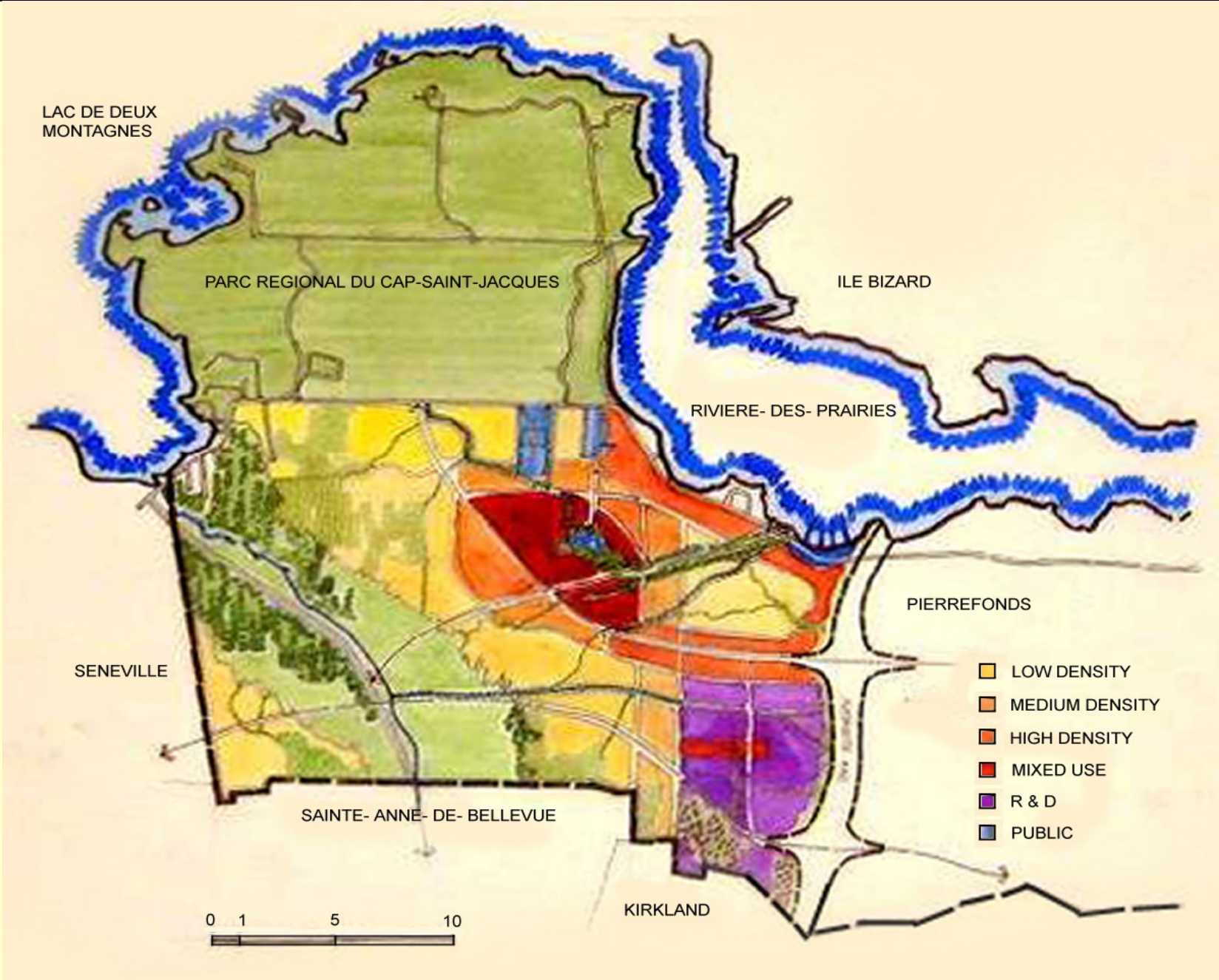
Major principles of New Urbanism

- All development should be
 - in the form of compact, walkable neighborhoods and/or districts.
 - have clearly defined centers and edges.
- A diverse mix of activities
- Wide spectrum of housing options
- Avoid large developments featuring a single use or serving a single market segment.
- Civic buildings should be sited in prominent locations.
- Open spaces should be provided in convenient locations throughout a neighborhood.

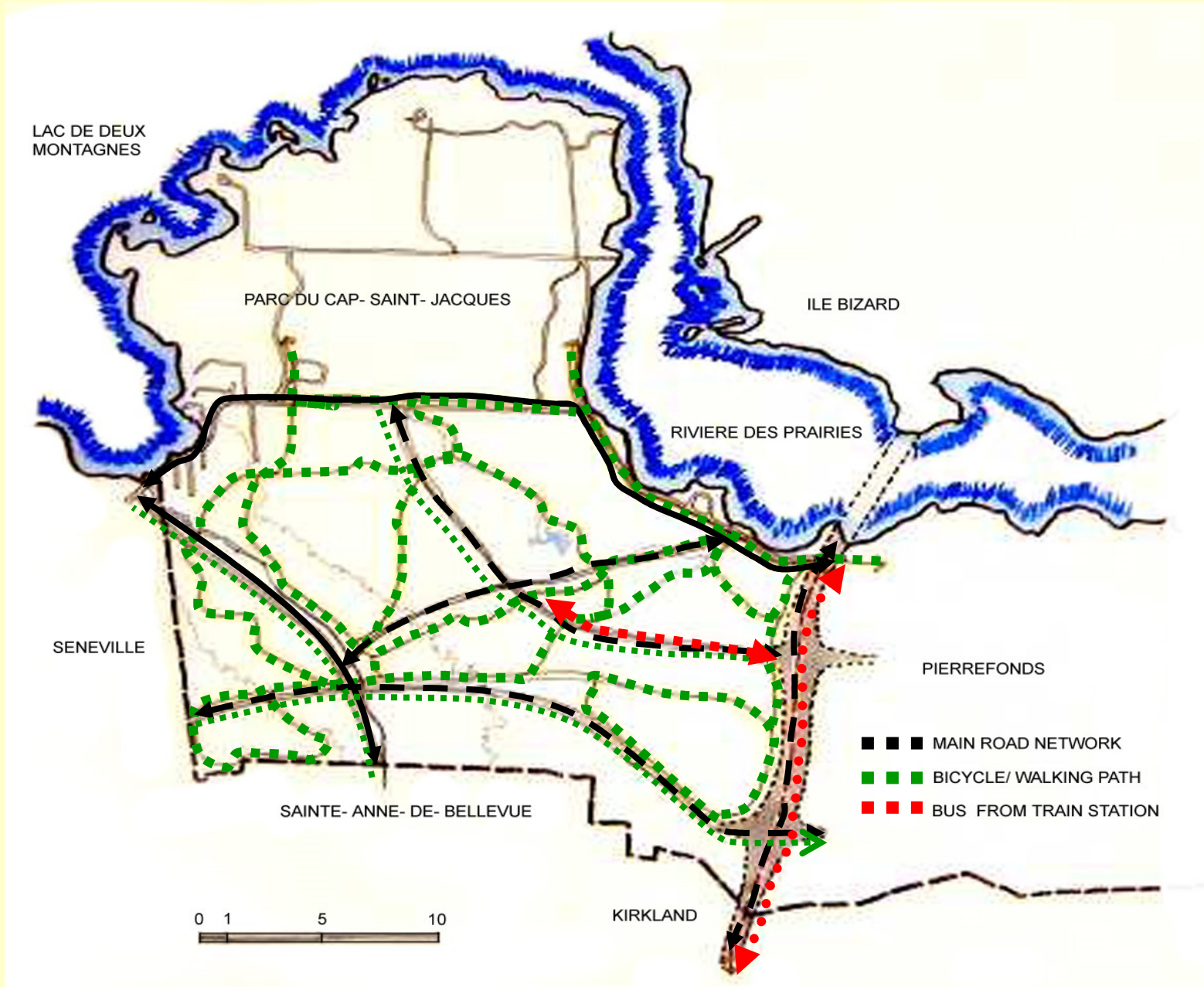
Pierrefonds West Village: Concept



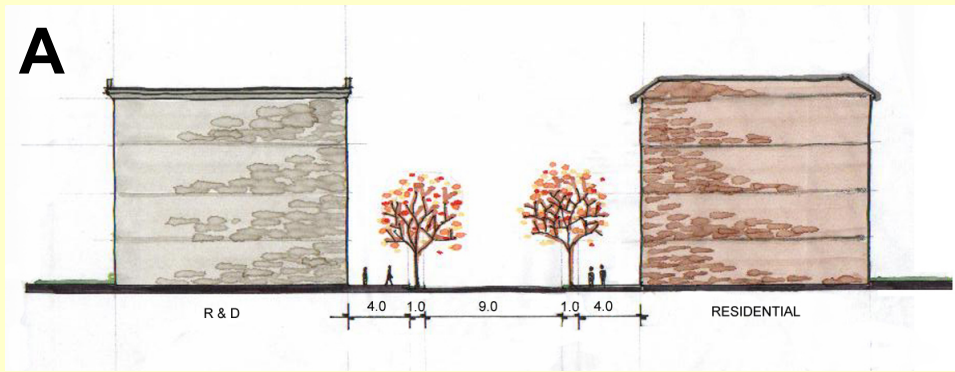
Pierrefonds West Village: Site Plan



Pierrefonds West Village: Circulation



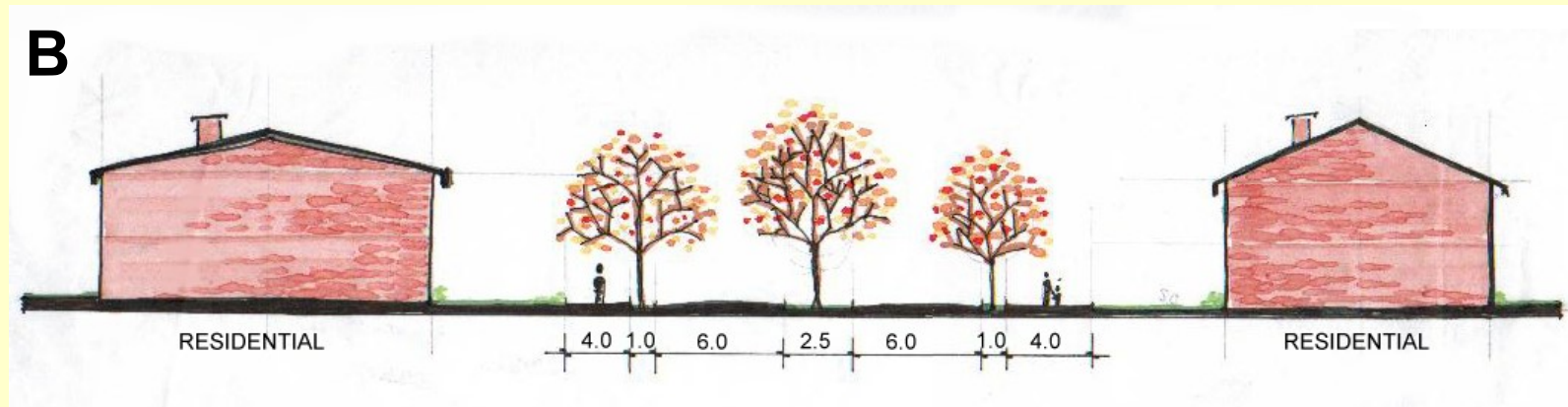
Pierrefonds West Village: X-Sections



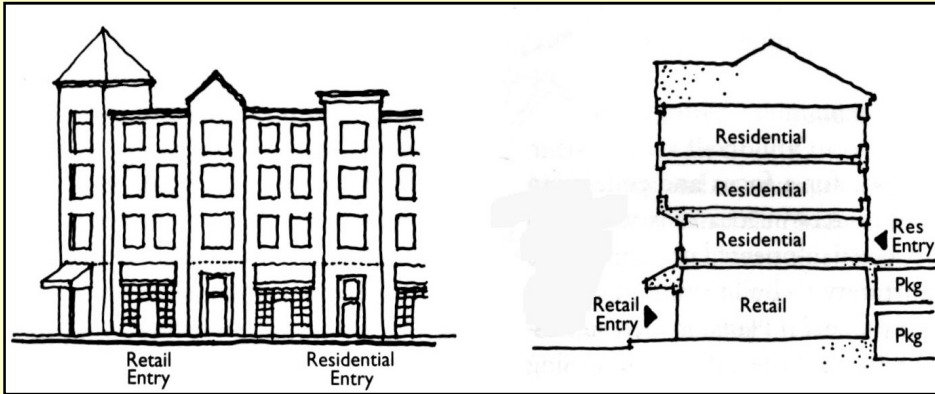
A- R&D and High Density

B- Boulevard with Low Density

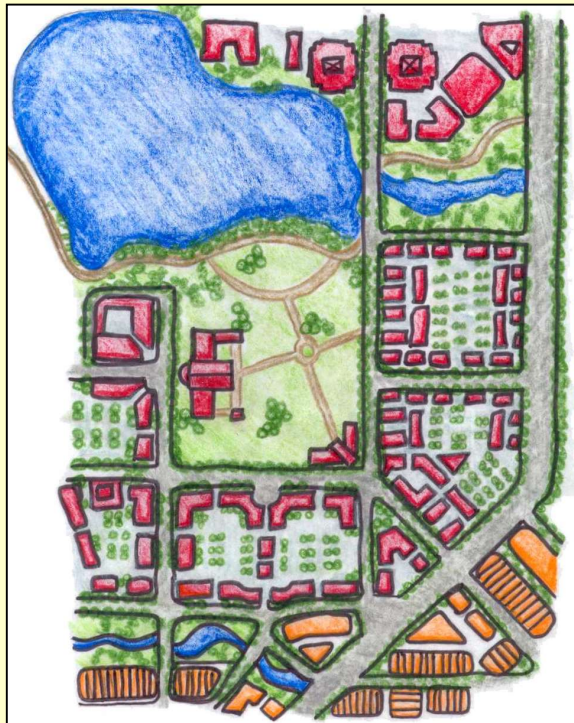
C- Low & Medium Density



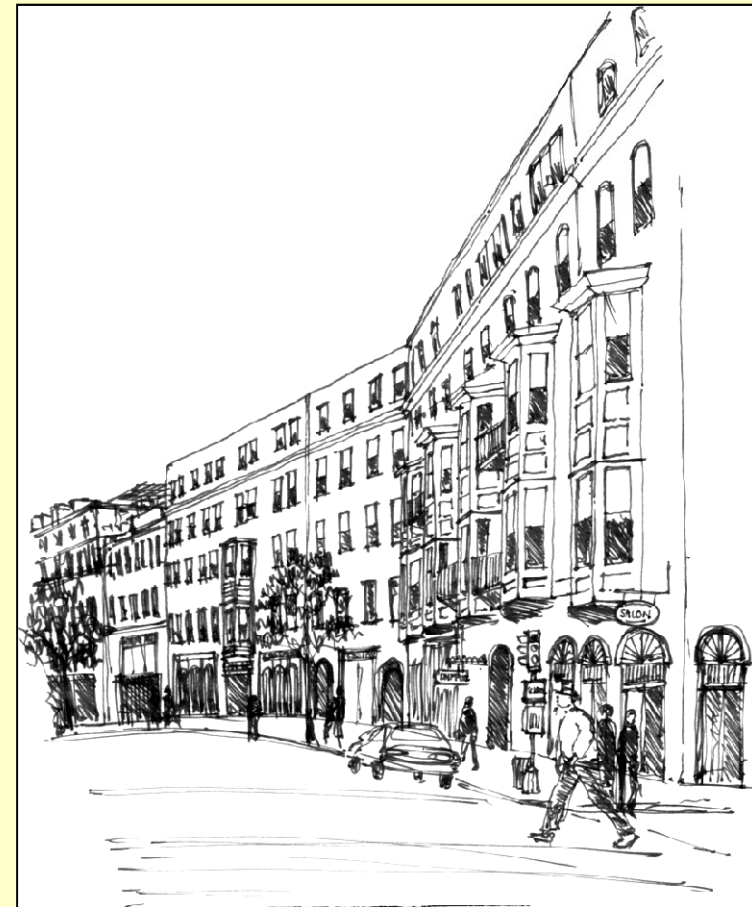
Main Districts: Pierrefonds West Village Centre



X-section of 3 Storey Walkup--6 Plex / Apartment Complex



Vision of Planned Unit Development (PUD) for Town Centre



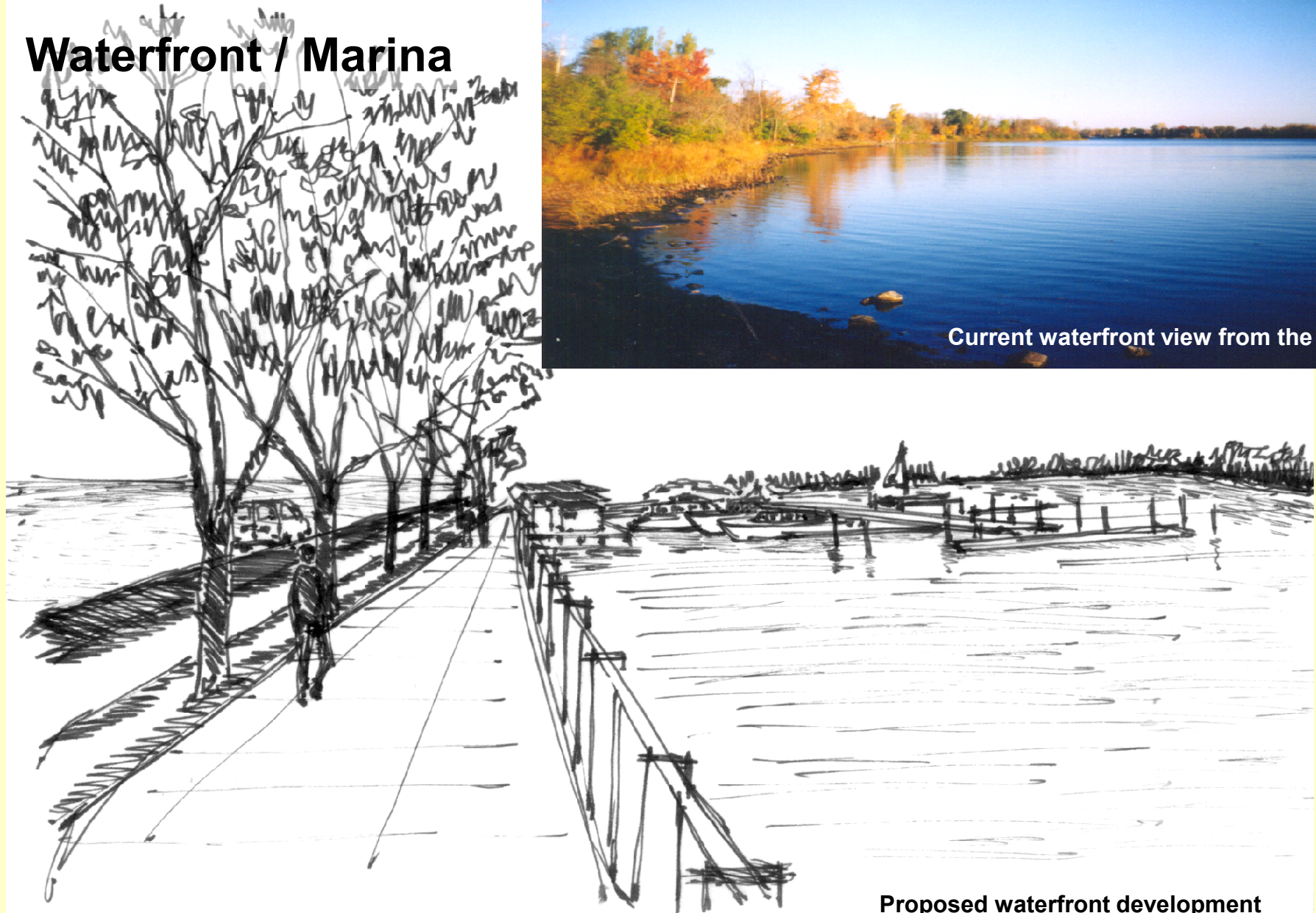
Main Districts: Pierrefonds West Village



Waterfront / Marina



Current waterfront view from the site



Proposed waterfront development

Pierrefonds West Village: Residential P.U.D.



High Density

Bike Path

Medium Density

Green Way

Low Density

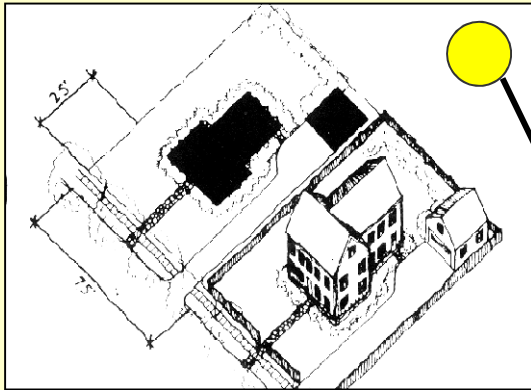
Lifestyle Analysis



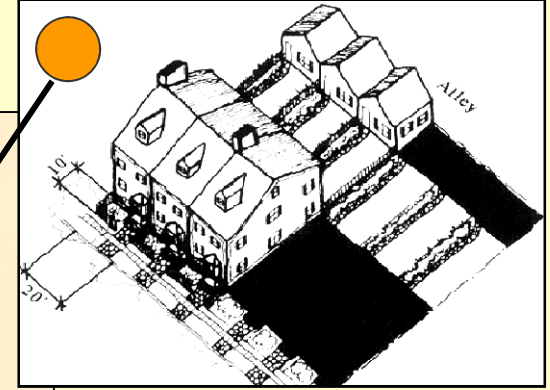
- Who is the community geared towards?
- What can people do here?
- Why do people live here?



Housing Type and Location

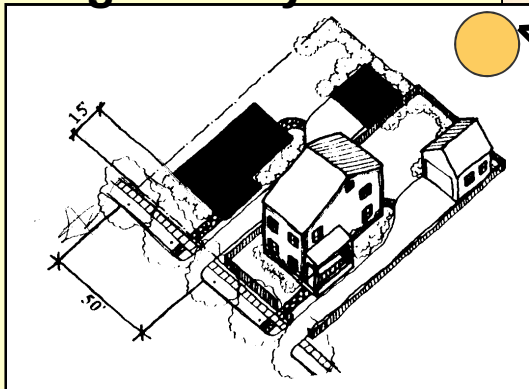


7500 sq. ft.
"Luxury" lot

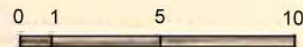
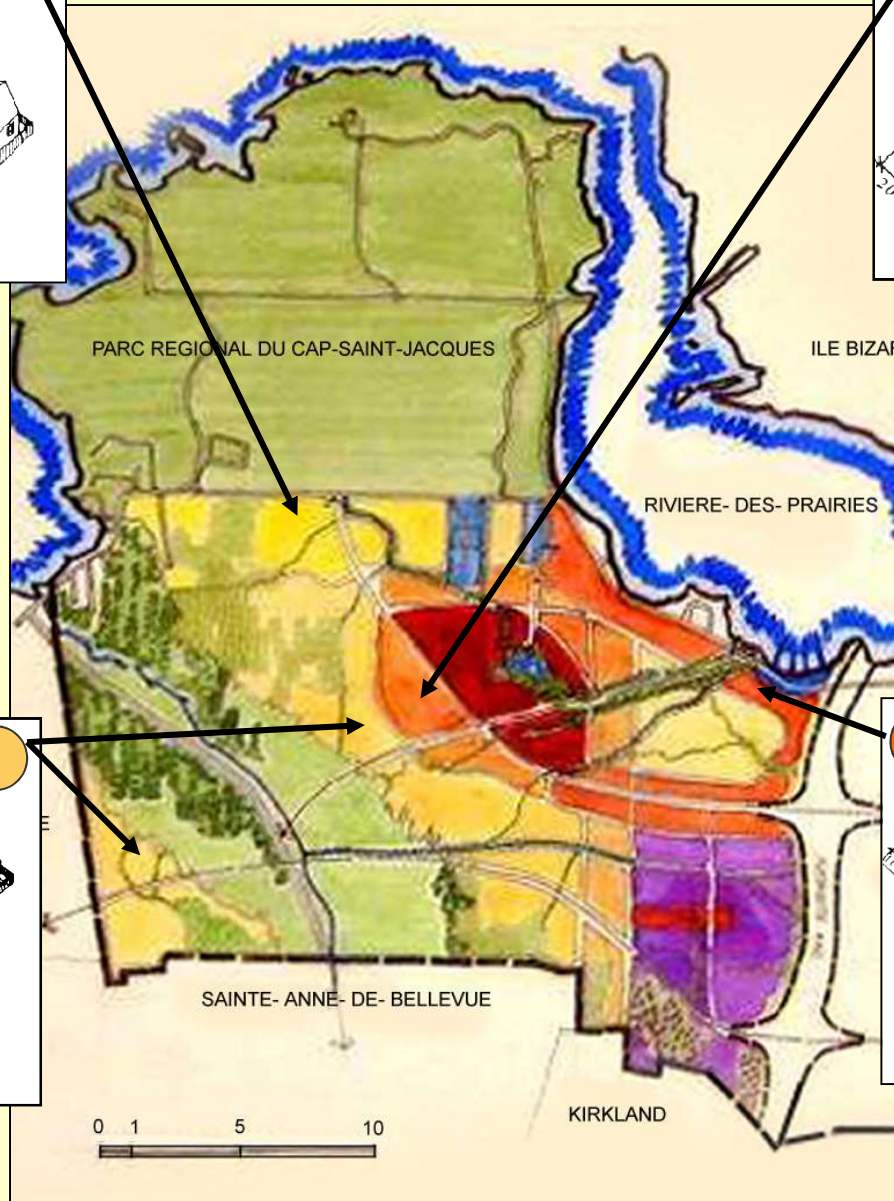
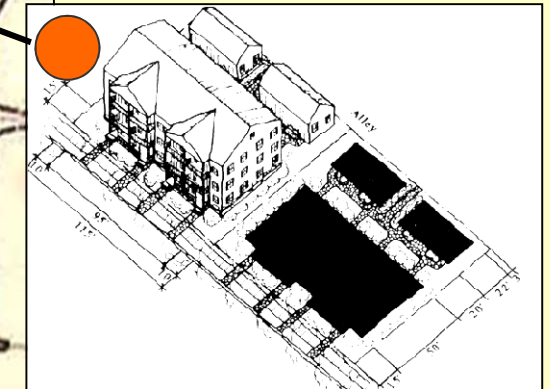


2000 sq. ft.
Townhouse lot

5000 sq. ft.
Single family lot



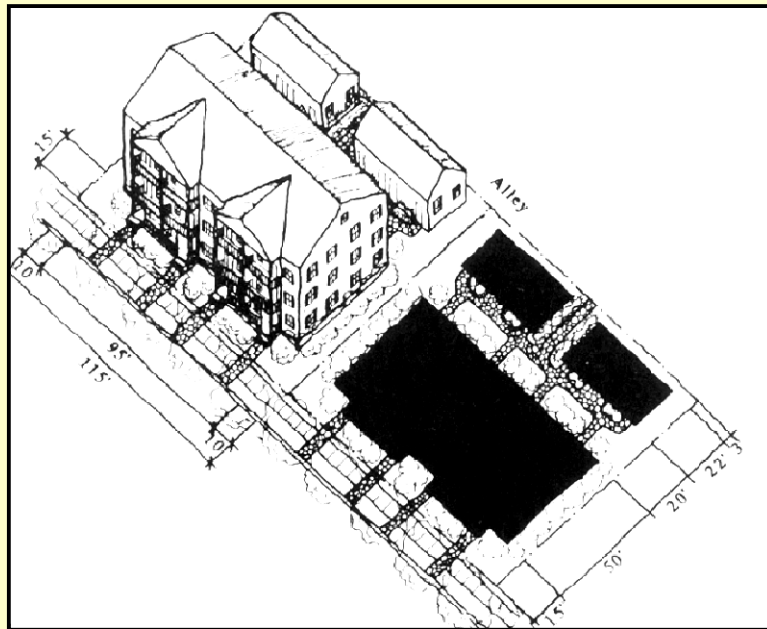
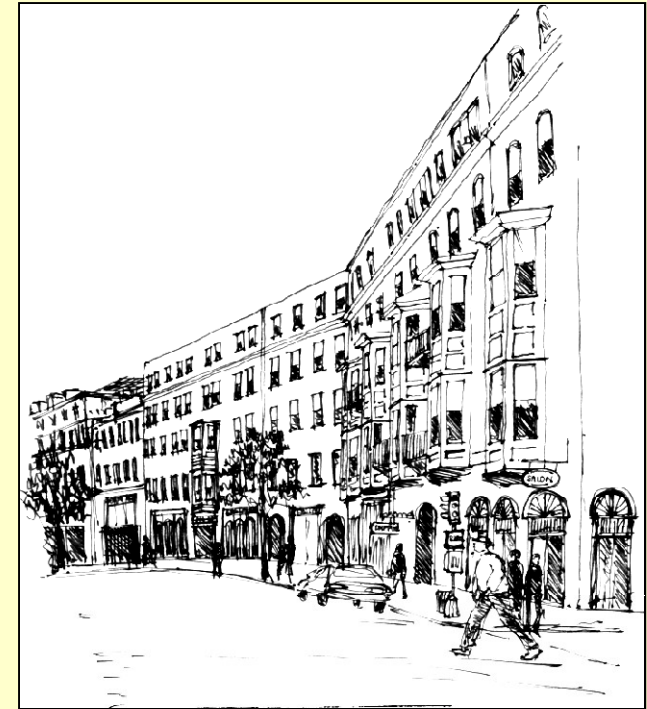
8800 sq.ft
Multiplex / Apt lot



Housing Types - Multiplex / Apartments (High Density)



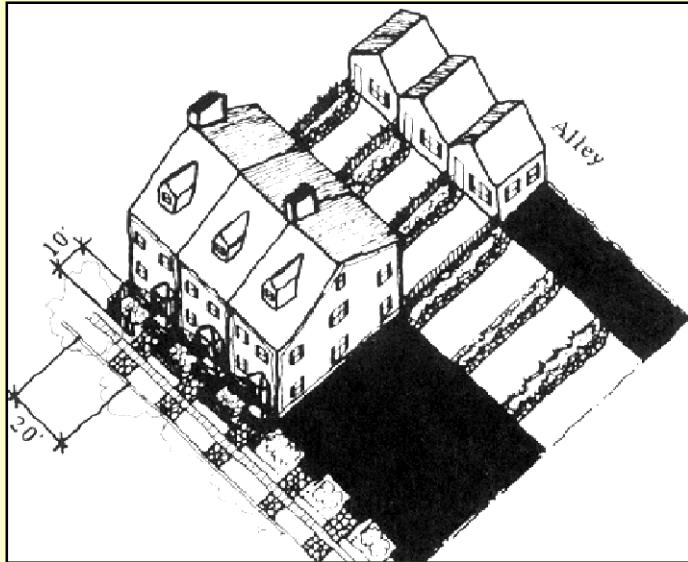
House Type	Triplex / Apt.
Total (ha)	34
% Total Site Area	7%
Total Buildable (ha)	26
No. of Lots	310
No. of Units	1858
Estimated Pop	4087
Cost of Lot & D.U.	\$300,000
Est. Tax Rev. @ 1.965%	\$1,825,428



Sketch of streetscape with high density housing

Multiplex / Apartment Complex--8800 sq. ft lot

Housing Types - Townhouses (Medium Density)



Typical townhouse lot--2000 sq. ft. lot

House Type	Town House
Total (ha)	57
% Total Site Area	11%
Total Buildable (ha)	42
No. of Lots	2264
No. of Units	2264
Estimated Pop	4981
Cost of Lot & D.U.	\$160,000
Est. Tax Rev. @ 1.965%	\$7,118,452

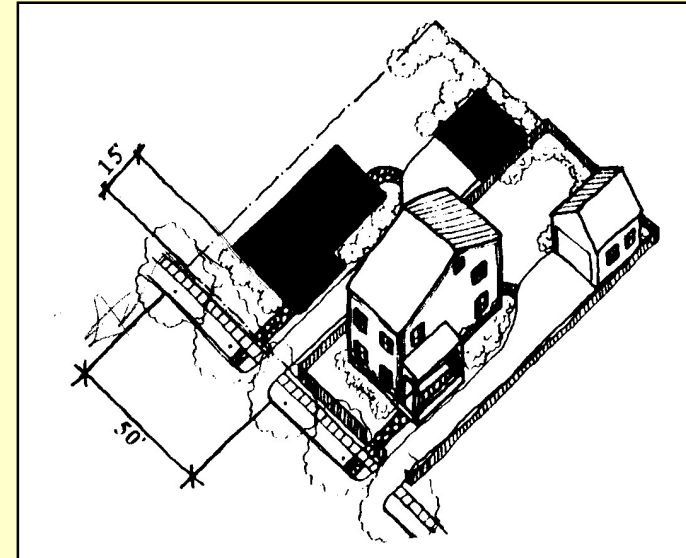
Townhouses



Housing Types - Single Family (Low Density)



House Type	S / F Det.
Total (ha)	125
% Total Site Area	25%
Total Buildable (ha)	94
No. of Lots	2004
No. of Units	2004
Estimated Pop	4408
Cost of Lot & D.U.	\$180,000
Est. Tax Rev. @ 1.965%	\$7,086,954



Single family lot--5000 sq. ft. lot



Typical single family homes

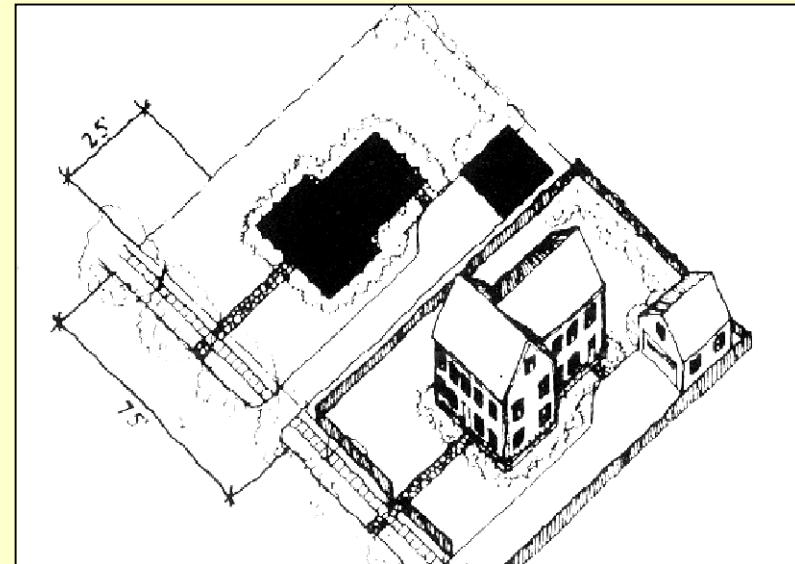


Typical single family homes

Housing Types-Single Family Luxury (Low Density)



House Type	S / F Det. "Lux"
Total (ha)	39
% Total Site Area	8%
Total Buildable (ha)	29
No. of Lots	417
No. of Units	417
Estimated Pop	917
Cost of Lot & D.U.	\$210,000
Est. Tax Rev. @ 1.965%	\$1,719,768



"Luxury" homes--7500+ sq. ft. lot

Sample of luxury homes



Site Programme Totals



A

Housing Type	Average Lot Size	No. of Floors	No. of Units	No. Units / Floor	Density (units/ha)
Multiplex	8800	3 to 5	6 to 10	2	55
Townhouse	2000	2 to 3	1	1	40
Single Family	5000	2 to 4	1	1	16
Single Family	7500	2 to 4	1	1	11

B

Projected Land Use	ha	%
Residential & Mixed Commercial (10%)	255	50%
R & D Campus	70	14%
Civic Space	10	2%
Green Space & 25 yr. Flood Plain	170	34%
Total	504	100%

Site Statistics	Total
Gross Density	26
Net Density	34
No. Lots	4994
No. of Units	6543
Estimated Pop	14394
Tax Rev. @ 1.965%	\$17,750,601

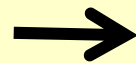
C

Development Impact - Current vs. Proposed



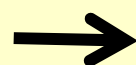
Housing units - Population - Tax Revenue

Current



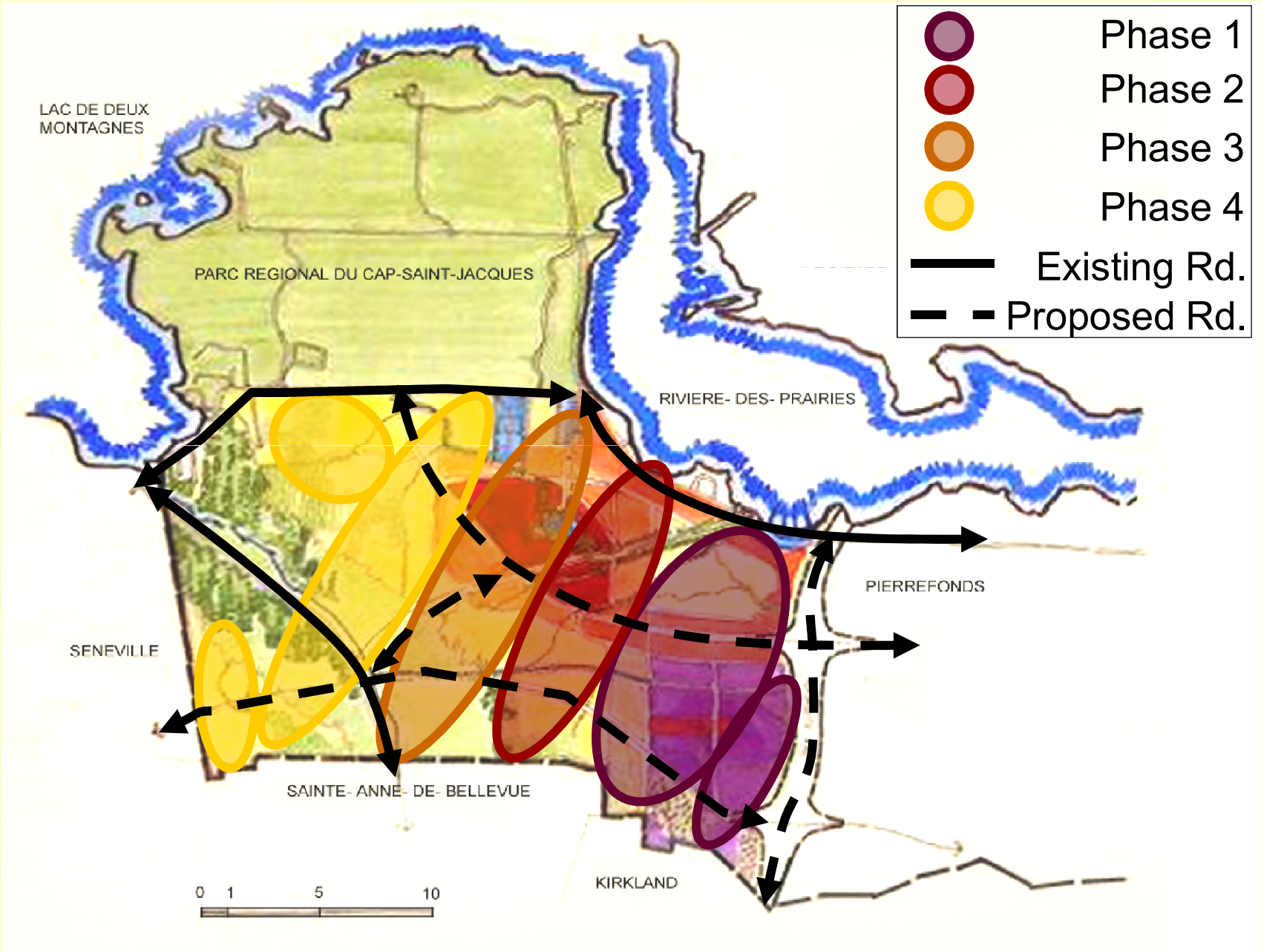
Total # DU on Site (230 ha)	3,596
Estimated Population	7,551
Density (units/ha)	15
Tax Rev @ 1.965%	\$7,656,956

Proposed



Total # DU on Site (230 ha)	6543
Estimated Population	14394
Density (units/ha)	34
Tax Rev. @ 1.965%	\$17,750,601

Phasing & Transition Strategy





- Policy Review
 - Public participation (acceptance in principle)
 - 440 Link / Urban Boulevard
 - Zoning must incorporate principles of New Urbanism.
- Benefits of Our Plan to the Enhancement of Pierrefonds
 - Healthier living
 - Establishes a town centre and communal focus
 - Stronger tax base
- Challenges to Pierrefonds
 - To change development practices under current planning philosophy
 - Land assembly