

SUNNYBROOKE MIXED-USE REDEVELOPMENT

A MIXED PROJECT ORIENTED TOWARDS PUBLIC TRANSPORT, ECOLOGICAL AND ON A HUMAN SCALE

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The time has come for well thought-out projects oriented towards reasonable densification in the TOD (Transit Oriented Development) areas opened by the new REM facilities.

We must work together to achieve our sustainable development goals. We believe that it is through mixed-use, transit-oriented projects such as the Sunnybrooke development that we will be able to preserve green spaces for our children, fight climate change, reduce urban sprawl and the use of cars on a daily basis. The project is in line with the orientations of the PMAD adopted since 2012:

"With the PMAD, Greater Montreal has, for the first time in its history, a development plan for its entire territory. The vision that the elected officials of Greater Montreal have adopted in the PMAD has the primary objective of improving the quality of life of the population."

In addition, we all need to work together to ensure the emergence of this type of accessible project in order to bring much needed housing to the market and gradually address the current housing crisis. Many of us have a home in the neighborhood. But many newcomers, young professionals, students, people with reduced mobility and seniors are looking for housing with an elevator and access to local businesses and transportation. The current market has very few of these types of projects. The offer is extremely low, and we must collaborate to provide this type of well thought out housing, quickly and intelligently.

After the public consultation of April 7, 2021, we felt it was essential to improve certain elements of the project's explanation and architecture. We have therefore, following comments from the public, set back the upper floors on Gouin in order to allow for a better view on the boulevard and to preserve a certain setback of the views. In addition, following comments from the public, we have rearranged the common terraces towards the back of the project to avoid noise or visual nuisance relative to the dwellings north of Gouin. Finally, the project filing now includes more architectural, layout and parking details to better inform residents and the community. The parking entrances and layout have been modified, as recommended by the borough's traffic committee in July 2021.

Over a period of two years, the borough and our teams of professionals held several follow-up meetings, architectural validation, traffic committee and a public presentation. We personally participated with great interest in order to achieve a quality project that will be, in the eyes of all, a gateway to this strategic intersection of the borough and a point of service for the users of the REM with our business Épicerie/Café A POSTO on the ground floor.

The conclusions of these discussions, the approval of the CCU and the public presentation established, among other things, that this project is exemplary in the areas of sustainable development and design quality. That this type of project is welcome in the borough and presents elements of integration with the surrounding neighbourhood as well as the new REM.

Finally, on the environmental issue, the project corresponds to the essential urban development axes according to exchanges with the CRE-Montreal (Regional Environment Council Montreal). Rather than developing in silos for specific neighborhood needs, the projects must be developed for the needs of the whole, for the benefit of the greater area.

"Sustainable development requires the consolidation of existing urban areas and activity clusters. In particular, new residential neighborhoods should be developed along transit routes in a more compact and diverse urban form."

Quorum Group is proud to participate in this vision of the CRE experts, as presented in its analysis of the Pierrefonds territory in 2016 and still very much relevant today. According to the report, it is advisable to consolidate and densify the sectors around the existing and potential train stations, including Sunnybrooke. Once again, according to the report, it is to be favored:

A more compact development model that favours more suitable sites to densify the city and allow for more sustainable urban growth, which will benefit all Montrealers. In addition to welcoming new construction, the borough of Pierrefonds-Roxboro could make its development a model of sustainability for Montreal.

It is on this basis that we have developed, with the help of numerous independent experts, the borough's urban planning department, community organizations, young business entrepreneurs and residents, the Sunnybrooke mixed-use project. This project is an example of the redevelopment of an underutilized site, strategically positioned near public transportation and services, in accordance with the orientations of the Montreal Urban Agglomeration Land Use and Development Plan (PMAD).

We could not think of a better application with our societal issues. Together, we can develop one of the most exemplary projects in the West Island of Montreal.



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