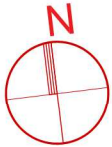


SCHEMATIC MASTER PLAN

DRAFT: V.1



p01

**WELLINGTON BASIN
PROPOSAL** 24 December 2013

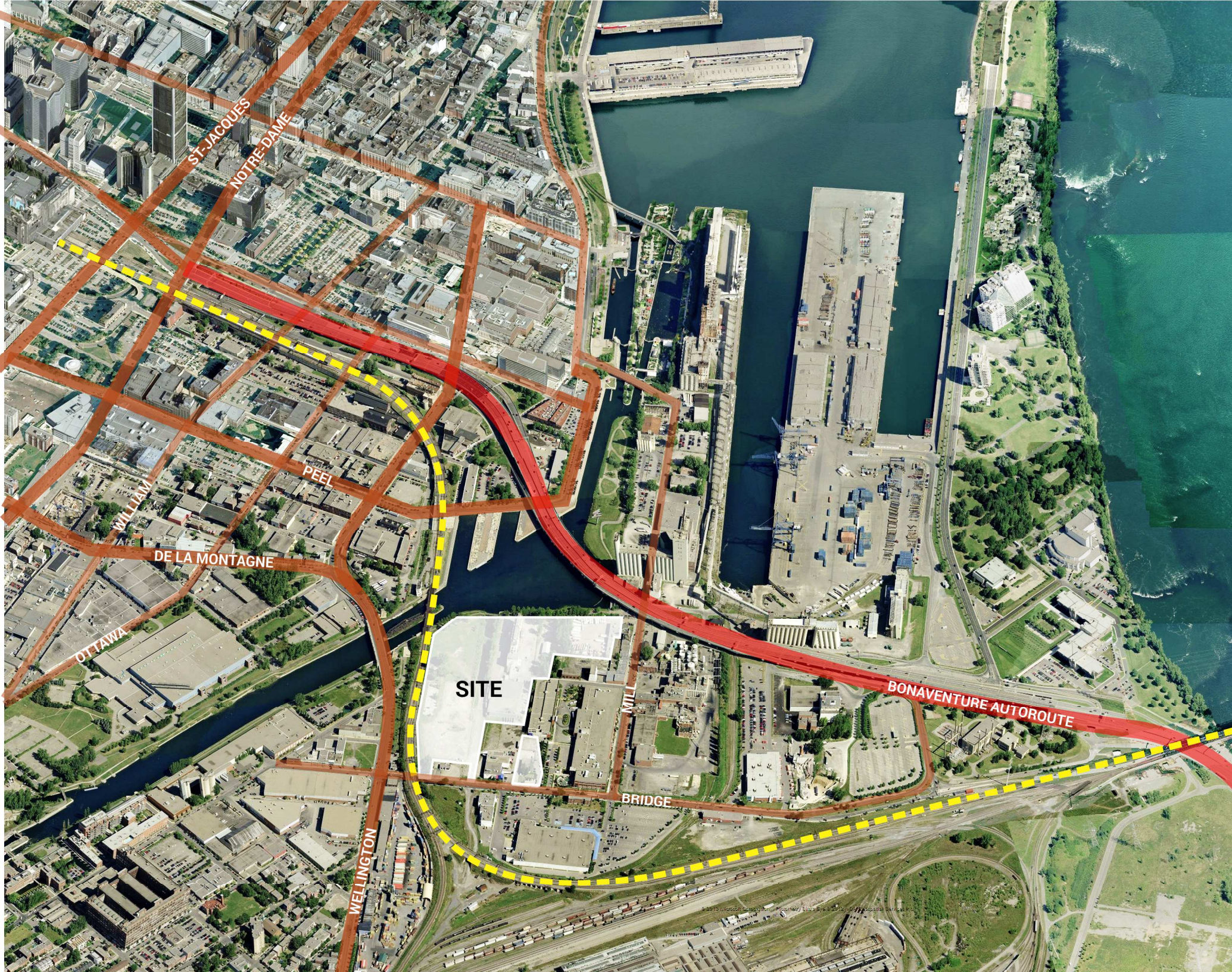
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CONTEXT

- ADJACENT NEIGHBOURHOODS





CONTEXT

- ADJACENT NEIGHBOURHOODS
- ARTERIAL STREETS
- HIGHWAYS
- RAIL

Street

Rail

Autoroute

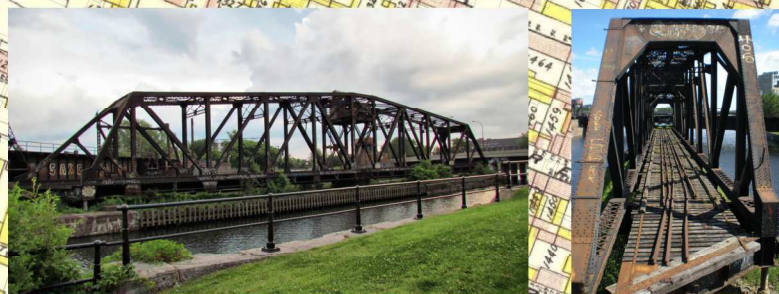
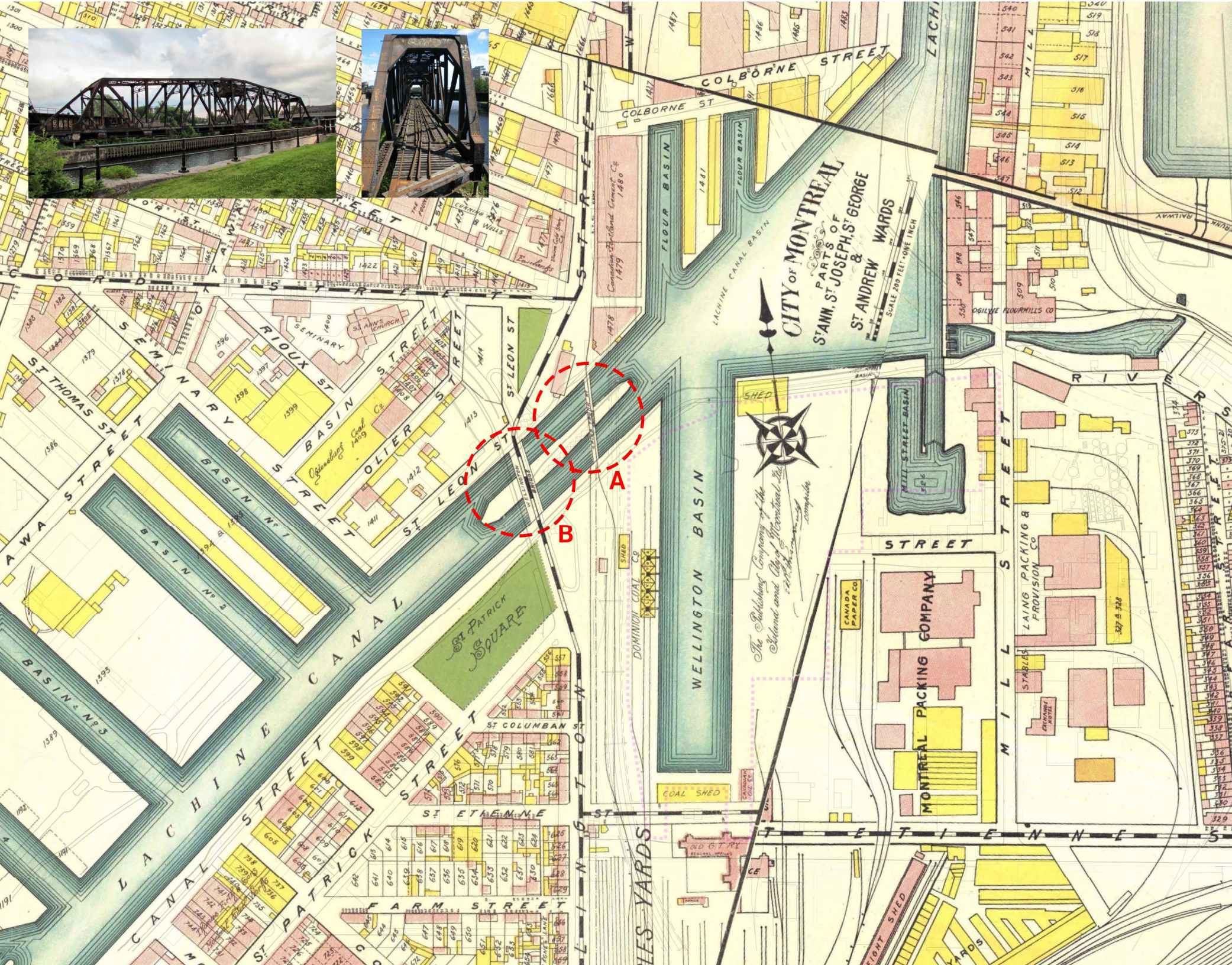




CONTEXT

- ADJACENT NEIGHBOURHOODS
- ARTERIAL STREETS
- HIGHWAYS
- RAIL
- ADJACENT DEVELOPMENTS
 - Cité du Multimédia
construction started in 2002
 - Condos M9
recently completed
 - Condos Lowney
construction to start in 2015
 - Project Griffintown
current and future projects underway
 - Bassion du Nouveau Havre
currently under construction
scheduled for completion in 2021
 - Condos Nordelec
currently under construction
scheduled for completion in 2014
 - ETS Campus
construction to start in 2014
 - Windsor
contruction started in 2010
 - Village Aux Oies
potential project

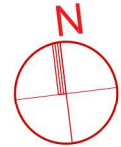


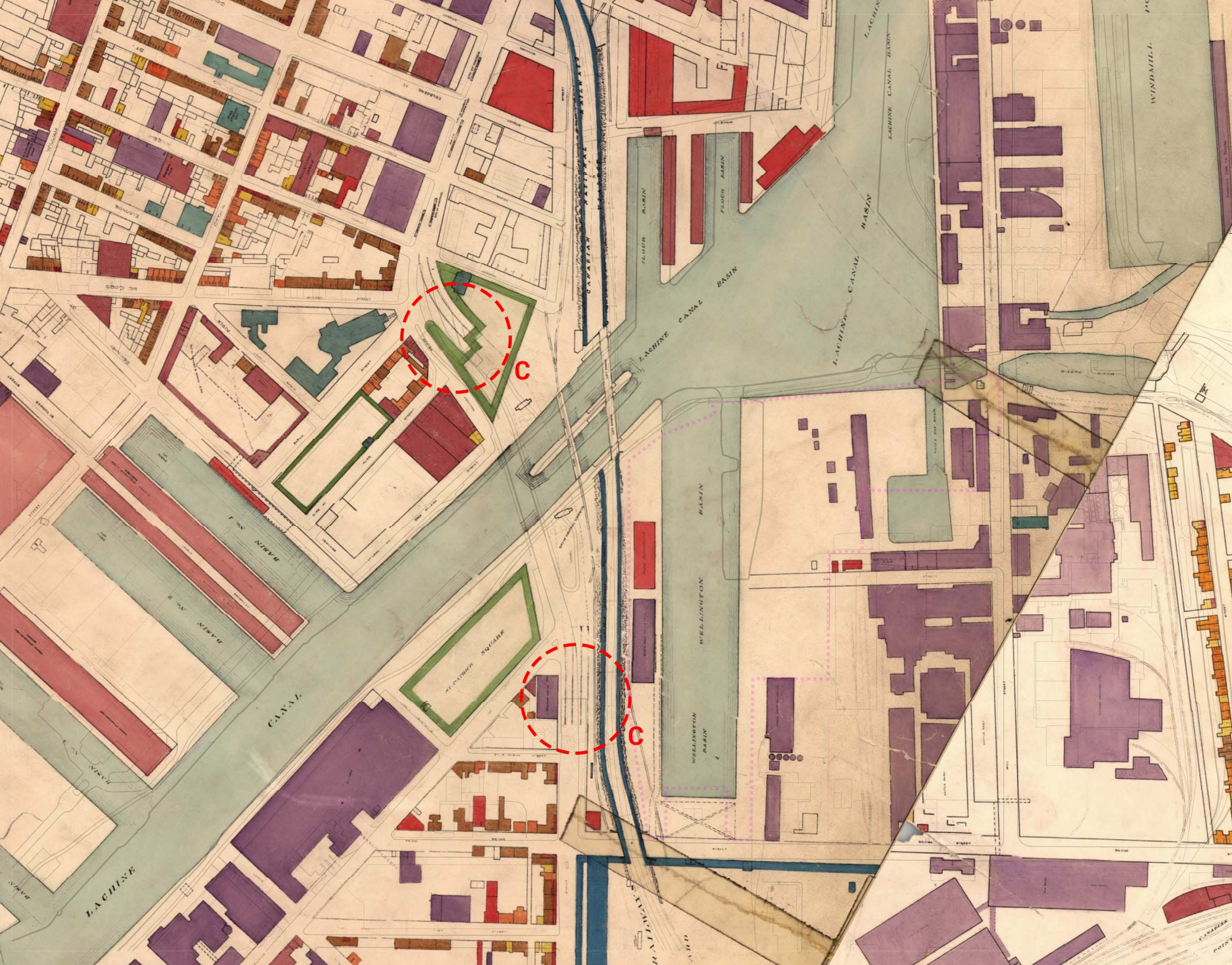


HISTORY

1907 HISTORICAL MAP

- **TWO BRIDGES:**
 - **A:** Railway bridge (still in operation)
 - **B:** Streetcar swing bridge (no longer operable, but a visible piece of canal history)

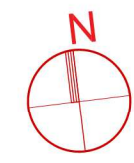




HISTORY

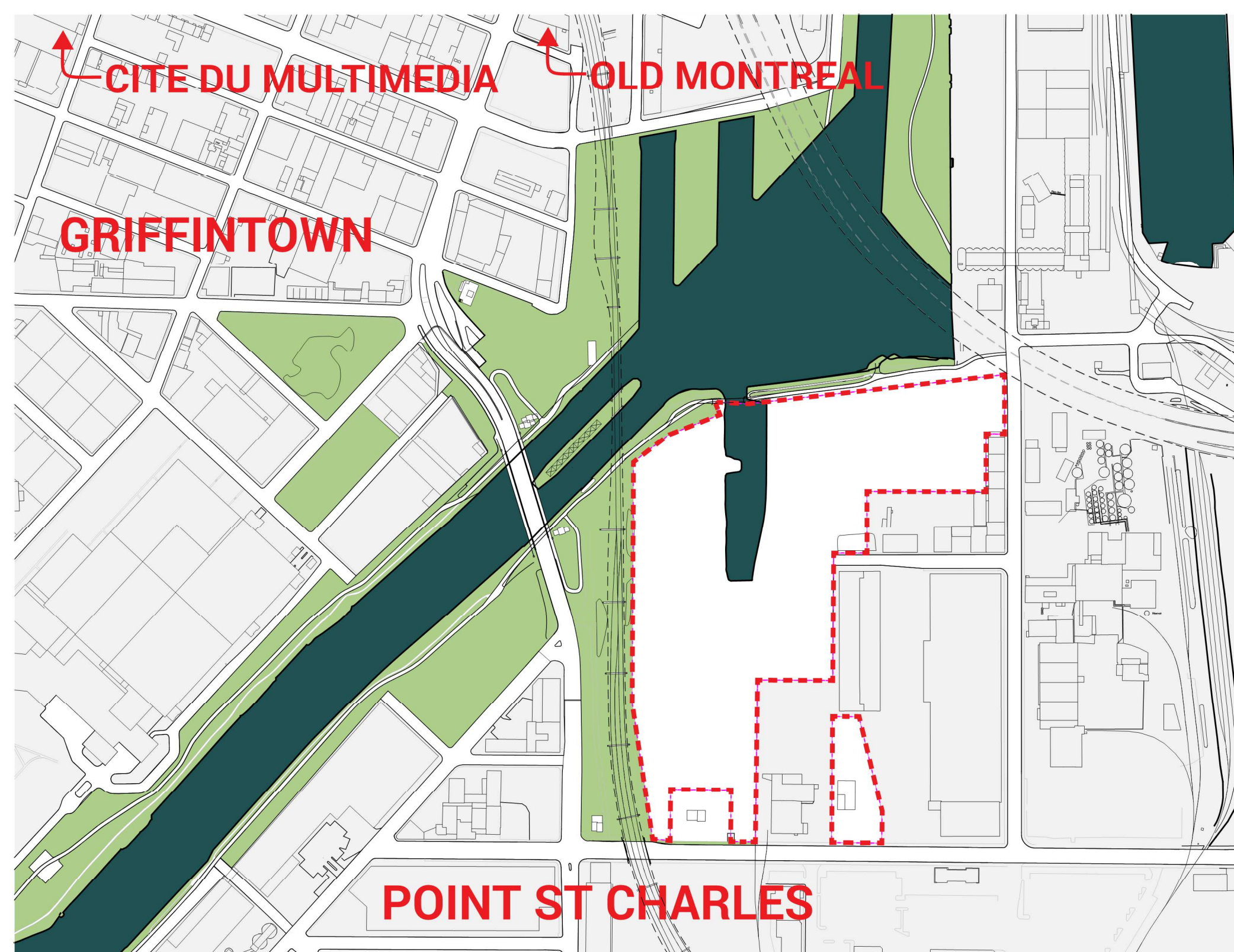
1949 HISTORICAL MAP

- **TWO BRIDGES:**
 - **A:** Railway bridge (still in operation)
 - **B:** Streetcar swing bridge (no longer operable, but a visible piece of canal history)
- **THE WELLINGTON TUNNEL**
 - **C:** Constructed in 1931 for streetcar & rapidly increasing automobile traffic

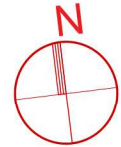


EXISTING CONDITIONS

- AN EXTRAORDINARY LOCATION BUT...
- The site is close to, but separated by the canal, important & active areas in the city



----- SITE



EXISTING CONDITIONS

• AN EXTRAORDINARY LOCATION BUT...

- The site is close, but separated by the canal, to important & active areas in the city
- The bridge was conceived as part of the highway system & designed to bypass the surrounding neighbourhoods

 WELLINGTON BRIDGE
 SITE



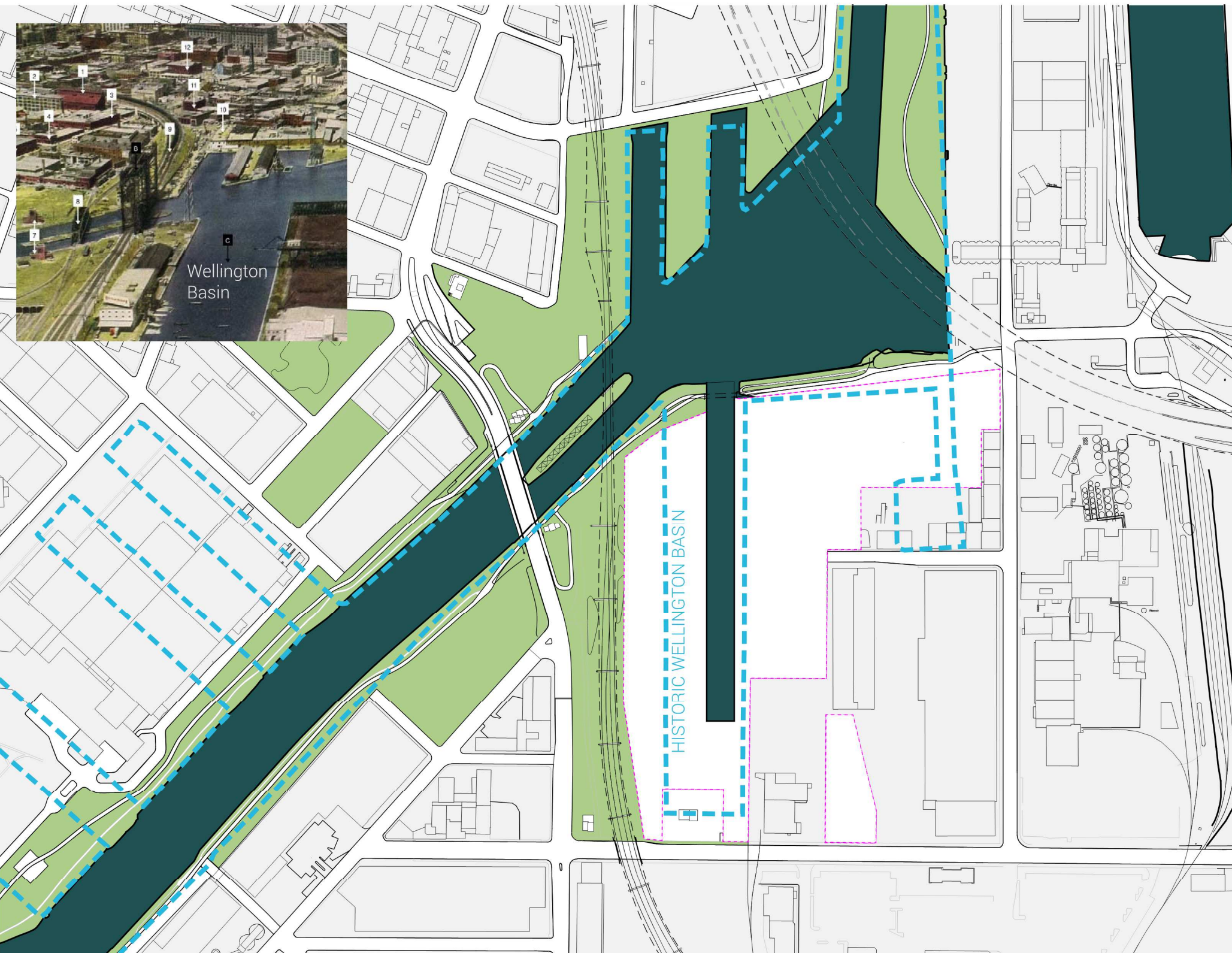
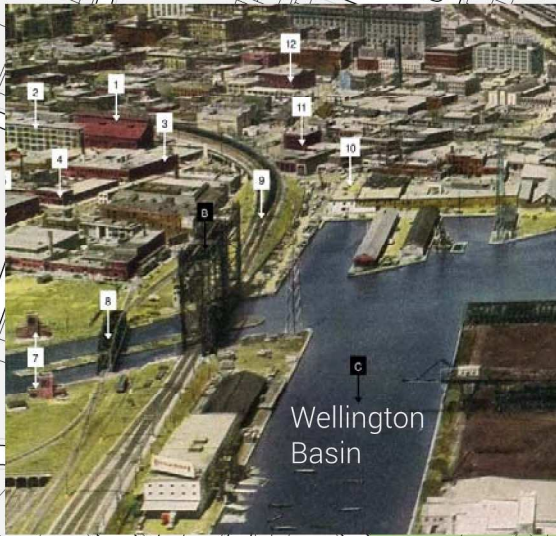
p09

**WELLINGTON BASIN
PROPOSAL** 24 December 2013

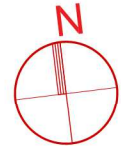
Peter Rose + Partners

SITE STRATEGIES

- **WELLINGTON BASIN**
 - Reconstruct & reclaim a part of the historic Wellington Basin

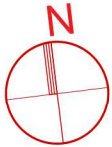
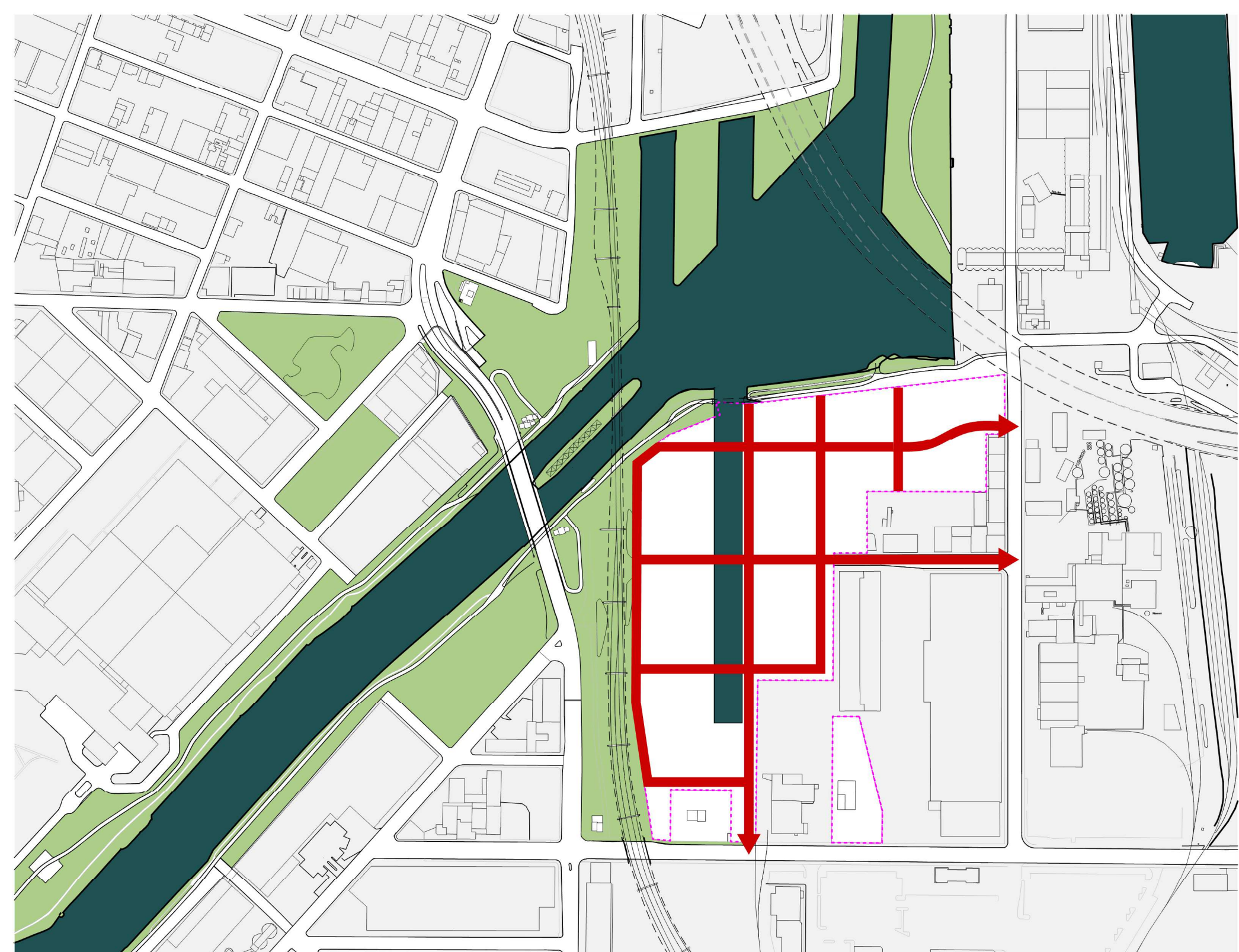


--- HISTORIC BASINS



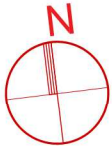
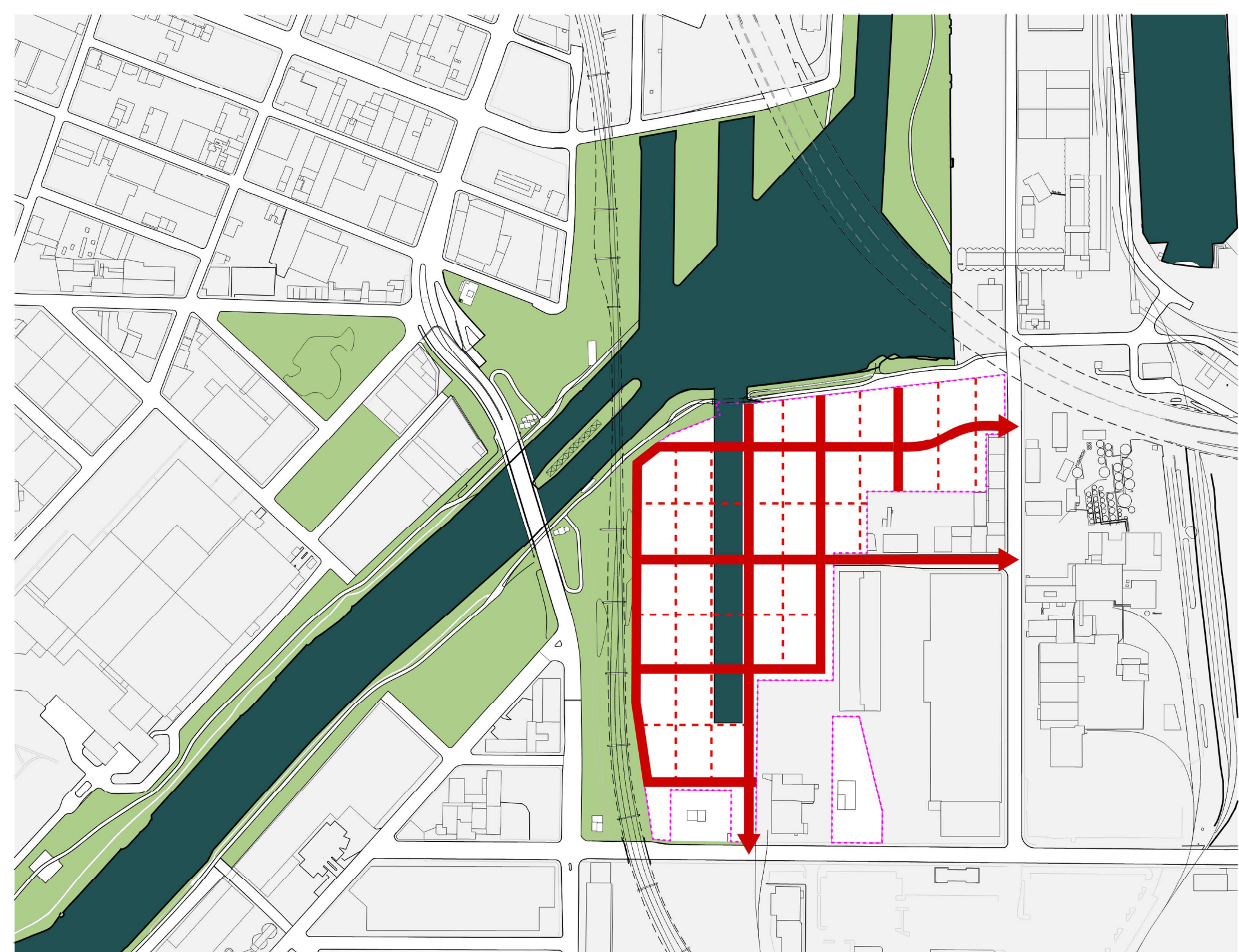
SITE STRATEGIES

- **WELLINGTON BASIN**
 - Reconstruct & reclaim a part of the historic Wellington Basin
- **ESTABLISH INFRASTRUCTURAL GRID**
 - Create main vehicular routes with entry points for existing roads



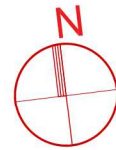
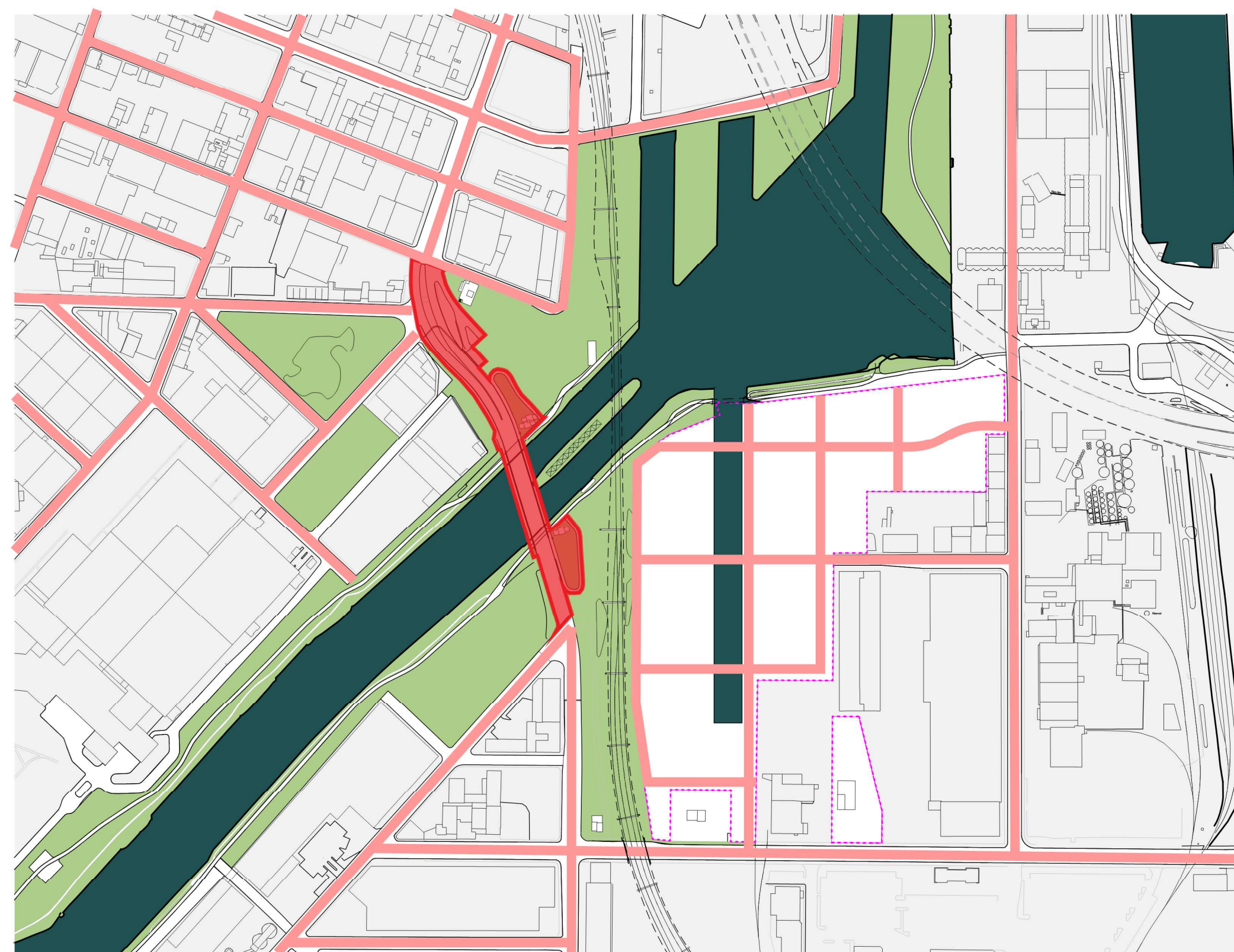
SITE STRATEGIES

- **WELLINGTON BASIN**
 - Reconstruct & reclaim a part of the historic Wellington Basin
- **ESTABLISH INFRASTRUCTURAL GRID**
 - Create main vehicular routes with entry points for existing roads
 - Establish secondary lanes as pedestrian friendly paths or potential secondary vehicular lanes



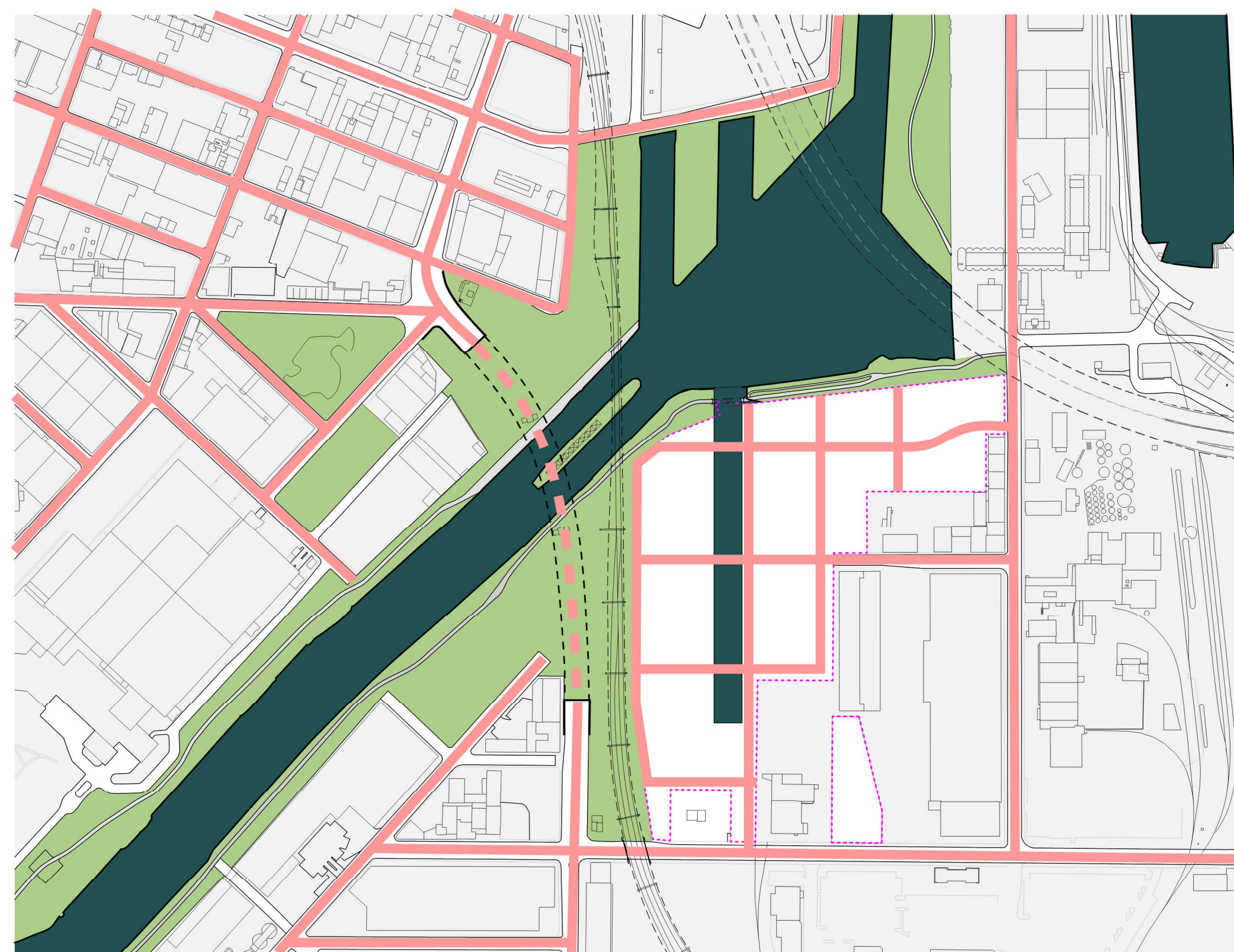
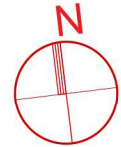
OFF-SITE URBAN REPAIR

- REMOVE CURRENT WELLINGTON BRIDGE



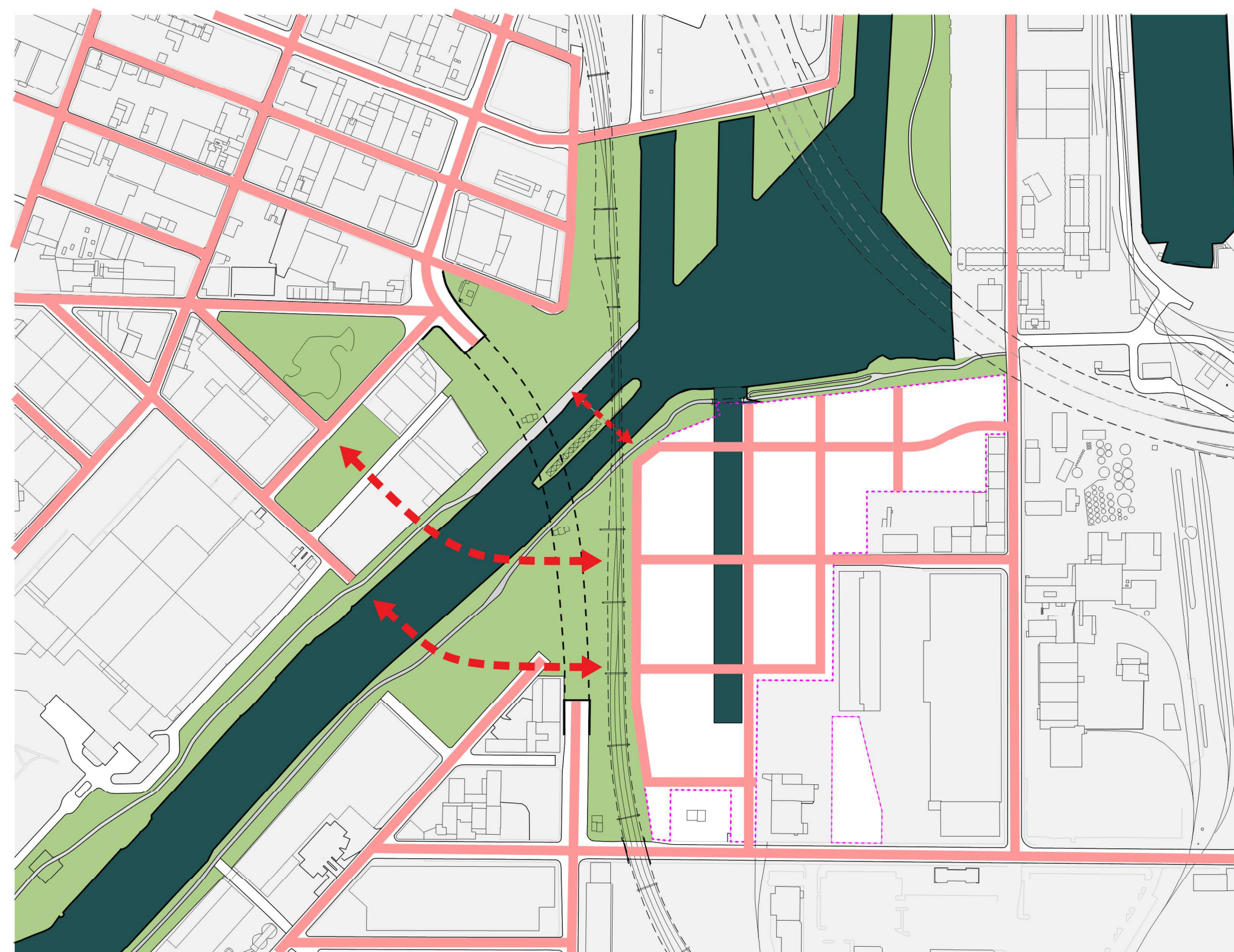
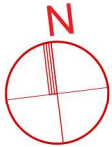
OFF-SITE URBAN REPAIR

- REMOVE CURRENT WELLINGTON BRIDGE
- REACTIVATE WELLINGTON TUNNEL
 - Reactivate & renovate existing Wellington tunnel, burying the highway infrastructure will eliminate its zone of interference and detrimental effects to the neighborhoods



OFF-SITE URBAN REPAIR

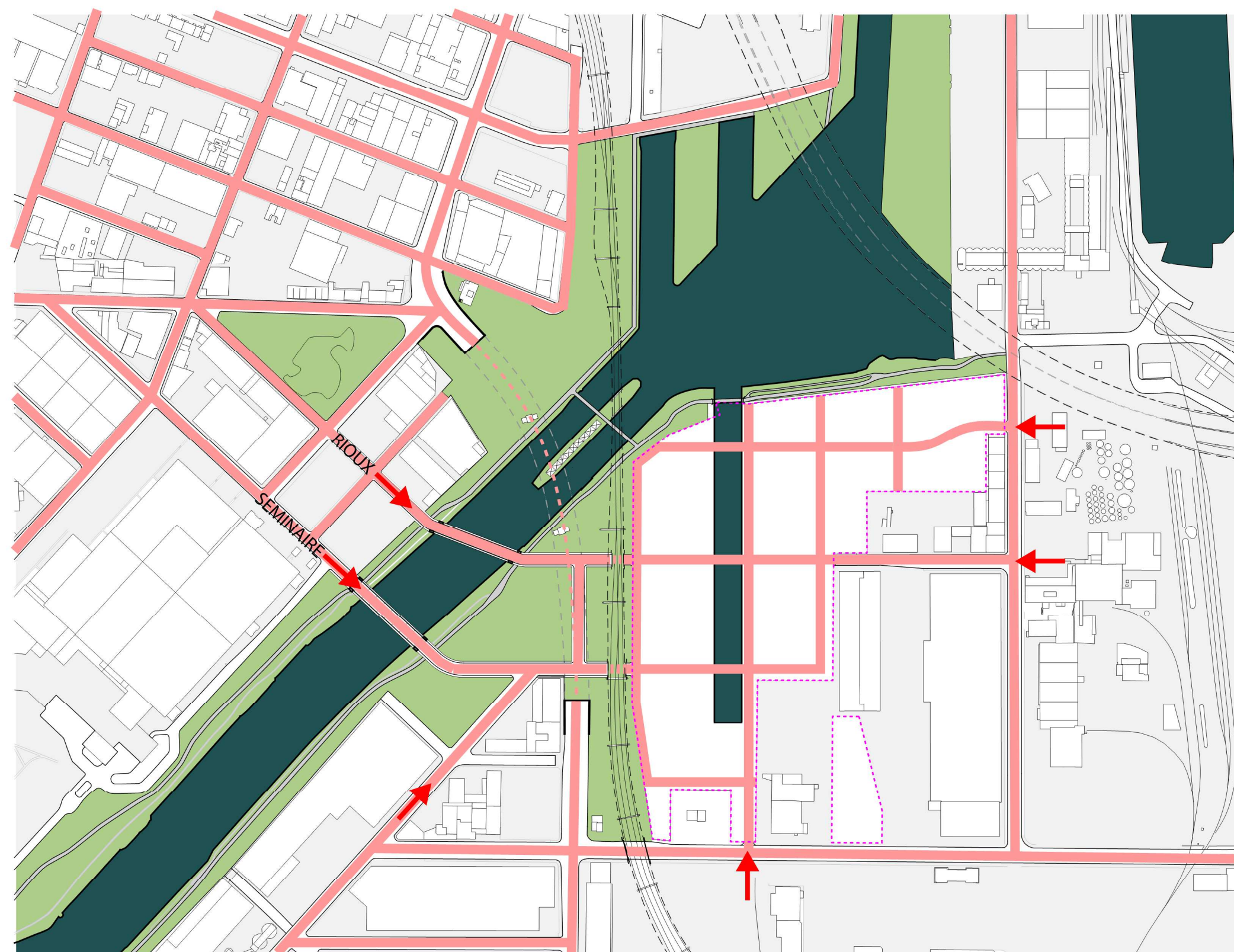
- REMOVE CURRENT WELLINGTON BRIDGE
- REACTIVATE WELLINGTON TUNNEL
 - Reactivate & renovate existing Wellington tunnel, burying the highway infrastructure will eliminate its zone of interference and detrimental effects to the neighborhoods
- CONNECT NEIGHBOURHOODS
 - Construct two new bridges for automobiles, bicycles, & pedestrians
 - Construct a new bridge for bicycles & pedestrians



OFF-SITE URBAN REPAIR

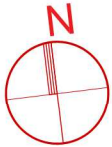
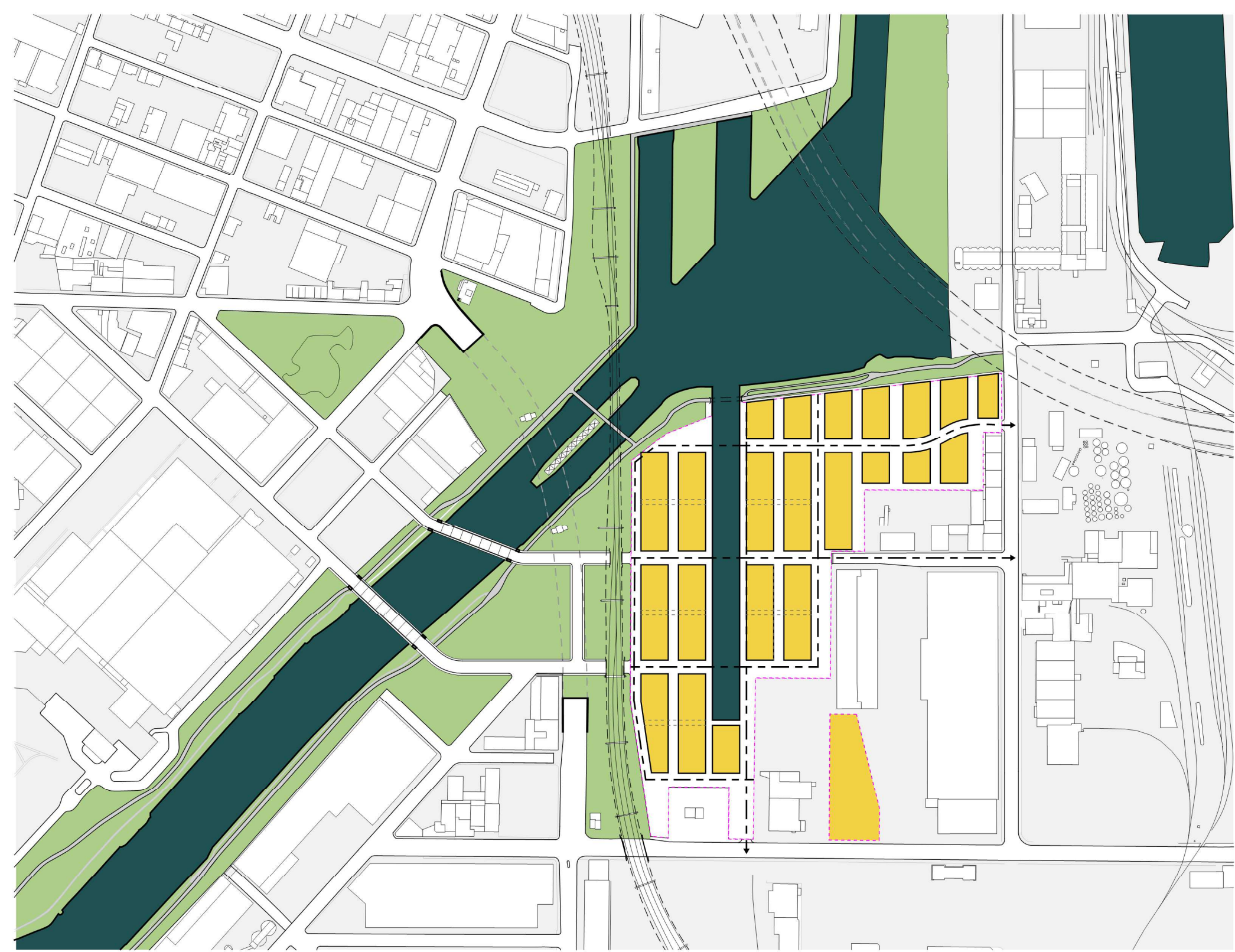
- REMOVE CURRENT WELLINGTON BRIDGE
- REACTIVATE WELLINGTON TUNNEL
 - Reactivate & renovate existing Wellington tunnel, burying the highway infrastructure will eliminate its zone of interference and detrimental effects to the neighborhoods
- CONNECT NEIGHBOURHOODS
 - Construct two new bridges for automobiles, bicycles, & pedestrians
 - Construct a new bridge for bicycles & pedestrians
- EXTEND THE URBAN GRID
 - Extension of Seminaire & Rioux streets extend the urban fabric of Montreal into Point St Charles; linking the two neighbourhoods

← POINTS OF CONNECTION



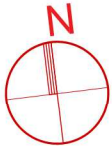
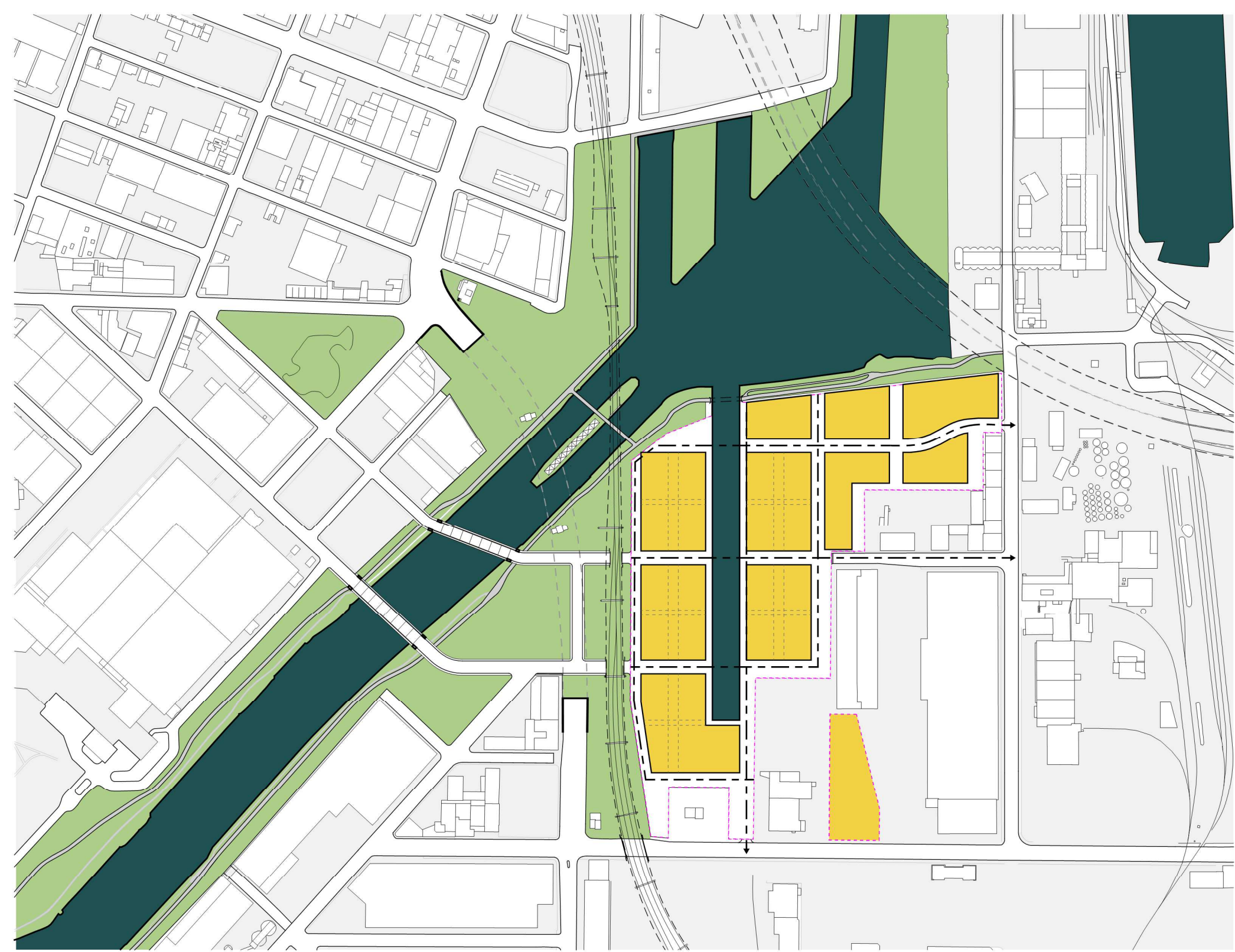
PROPOSED PROJECT

- **CREATE ADAPTABLE PARCELS**
 - Establish system of flexible building parcels using infrastructural grid; allowing for multiple configurations
 - Layout A: Development with emphasis on extending lanes and streets as view corridors to waterfront



PROPOSED PROJECT

- **CREATING ADAPTABLE PARCELS**
 - Establish system of flexible building parcels using infrastructural grid; allowing for multiple configurations
 - Layout B: Development with emphasis on larger parcels & buildings

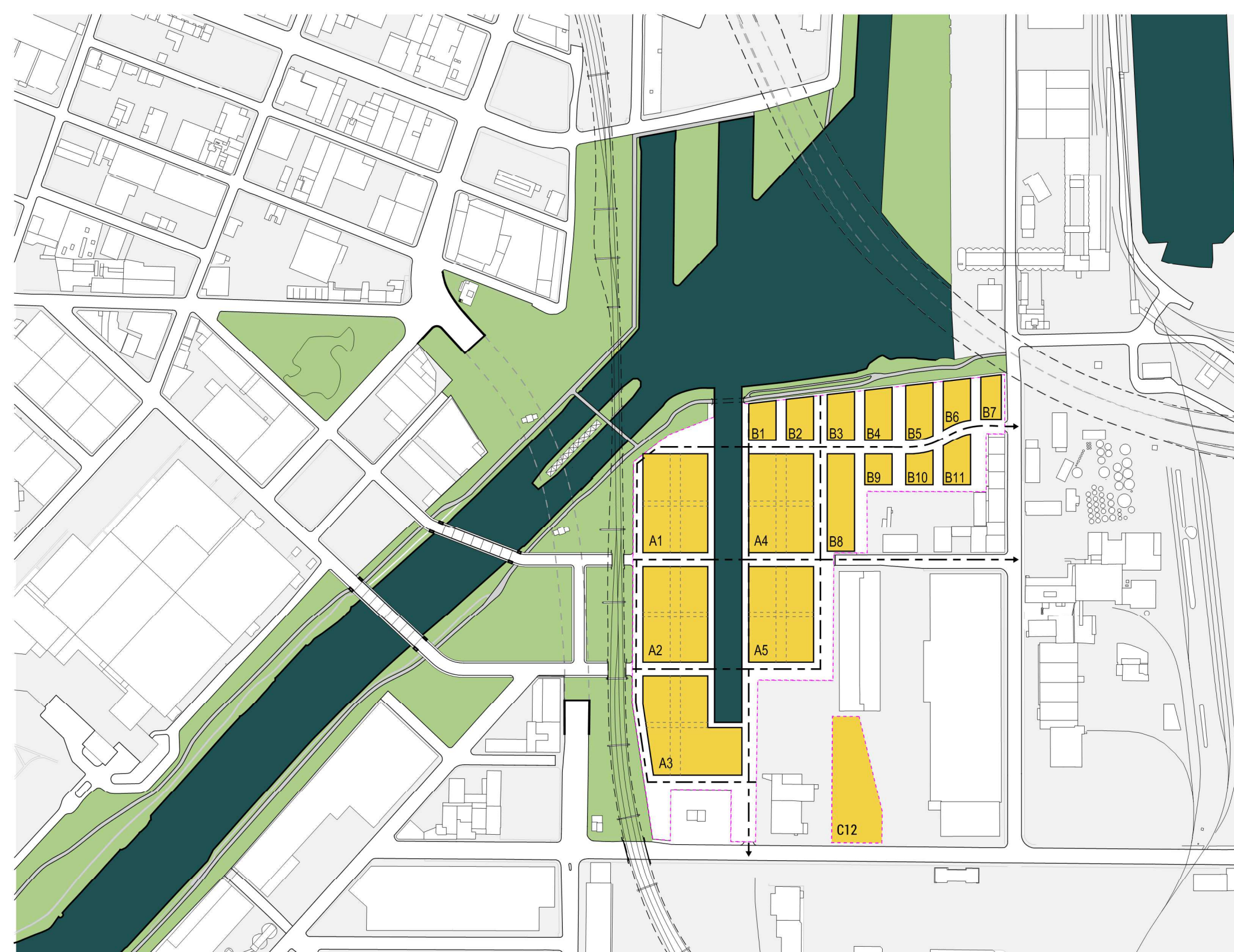
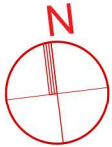


PROPOSED PROJECT

- **CREATING ADAPTABLE PARCELS**
 - Establish system of flexible building parcels using infrastructural grid; allowing for multiple configurations
 - Layout C: Larger parcels line the basin to allow for big-box retail while the rest of the development is more intimately scaled

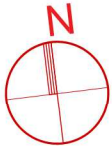
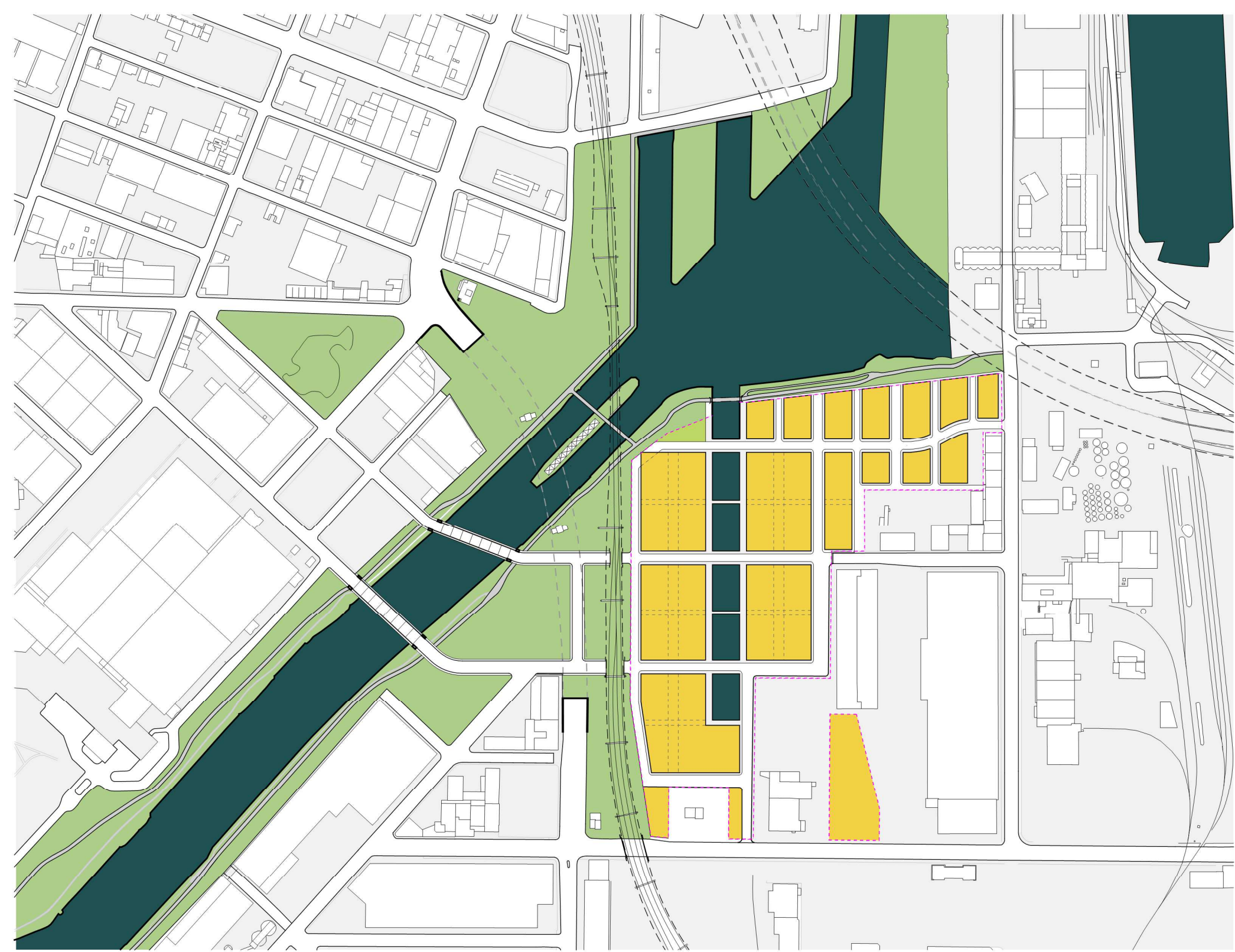
PARCEL AREAS

PARCEL #	AREA
A1:	55,100 SF
A2:	53,200 SF
A3:	65,600 SF
A4:	55,100 SF
A5:	53,200 SF
B1:	8,900 SF
B2:	10,000 SF
B3:	11,000 SF
B4:	12,000 SF
B5:	12,800 SF
B6:	10,500 SF
B7:	7,500 SF
B8:	23,200 SF
B9:	7,200 SF
B10:	7,400 SF
B11:	10,700 SF
C12:	44,600 SF
TOTAL	448,000 SF



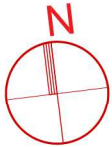
PROPOSED PROJECT

- **ACTIVATE THE WELLINGTON BASIN**
 - Establish vehicular & pedestrian crossings over reconstructed basin
 - Designate a pedestrian-only zone along the length of the basin; establishing the waterfront promenade as the “centre” of the development



PROPOSED PROJECT

• BIRD'S EYE VIEW: CURRENT SITE



PROPOSED PROJECT

• BIRD'S EYE VIEW: PROPOSED SITE

