

Sainte-Marie Bourough

# Gateway to the City

Cedric Capacchione  
Amita Dixit  
Stavroula Tomaras

URBS 433 Advanced Urban  
Laboratory  
Professor Gauthier  
March 30<sup>th</sup>, 2006





# Historical Background

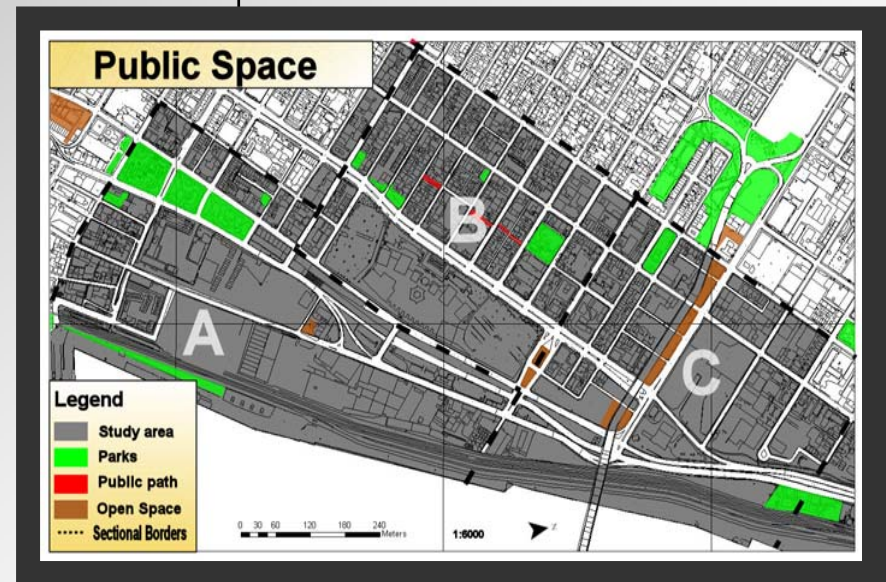
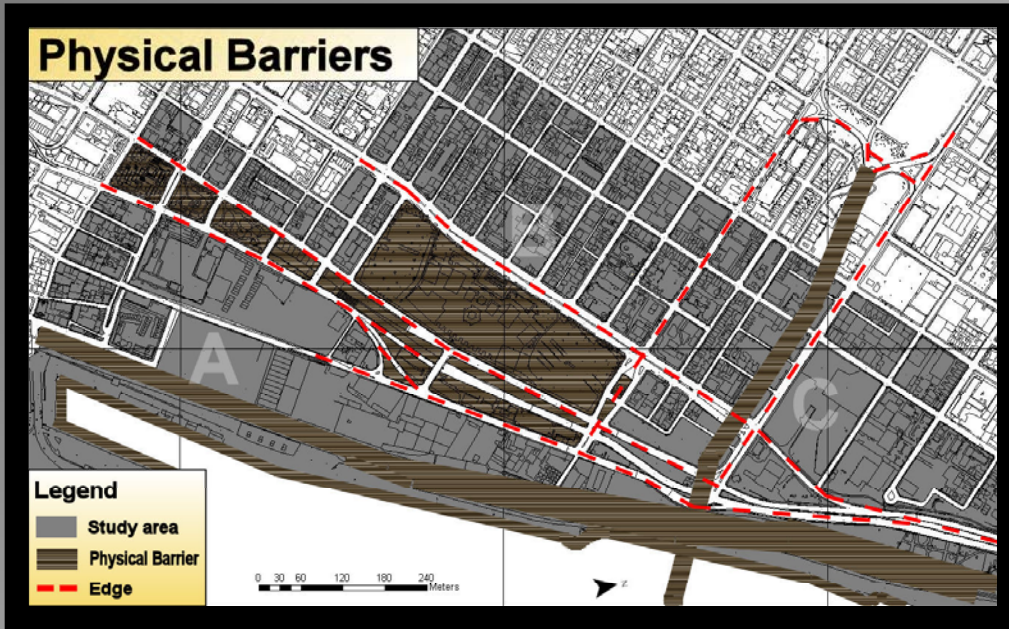


Source: Bibliothèque Nationale

- Industrial Era
- CBC Tower
- Ville Marie Expressway

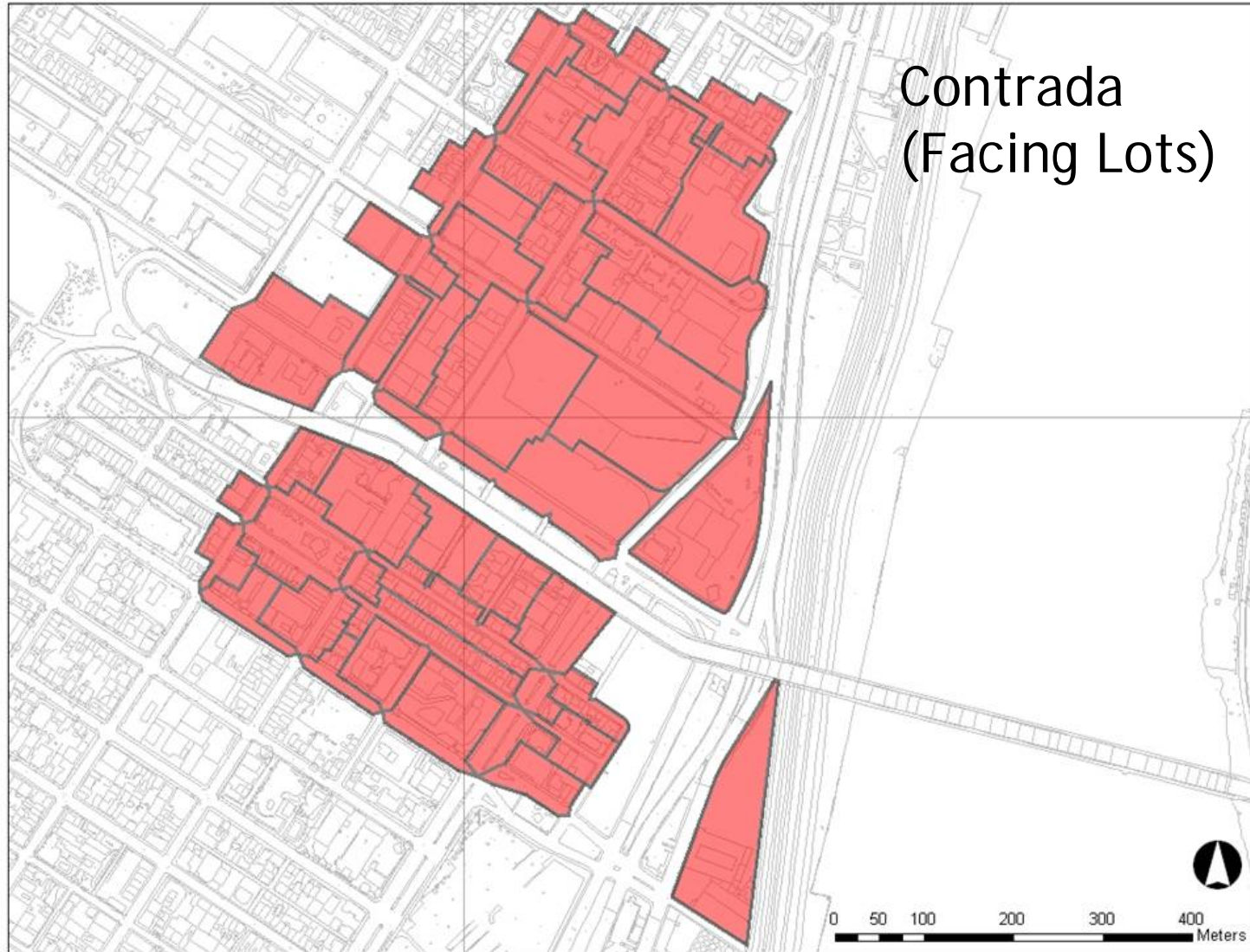


# Analysis of Physical Conditions

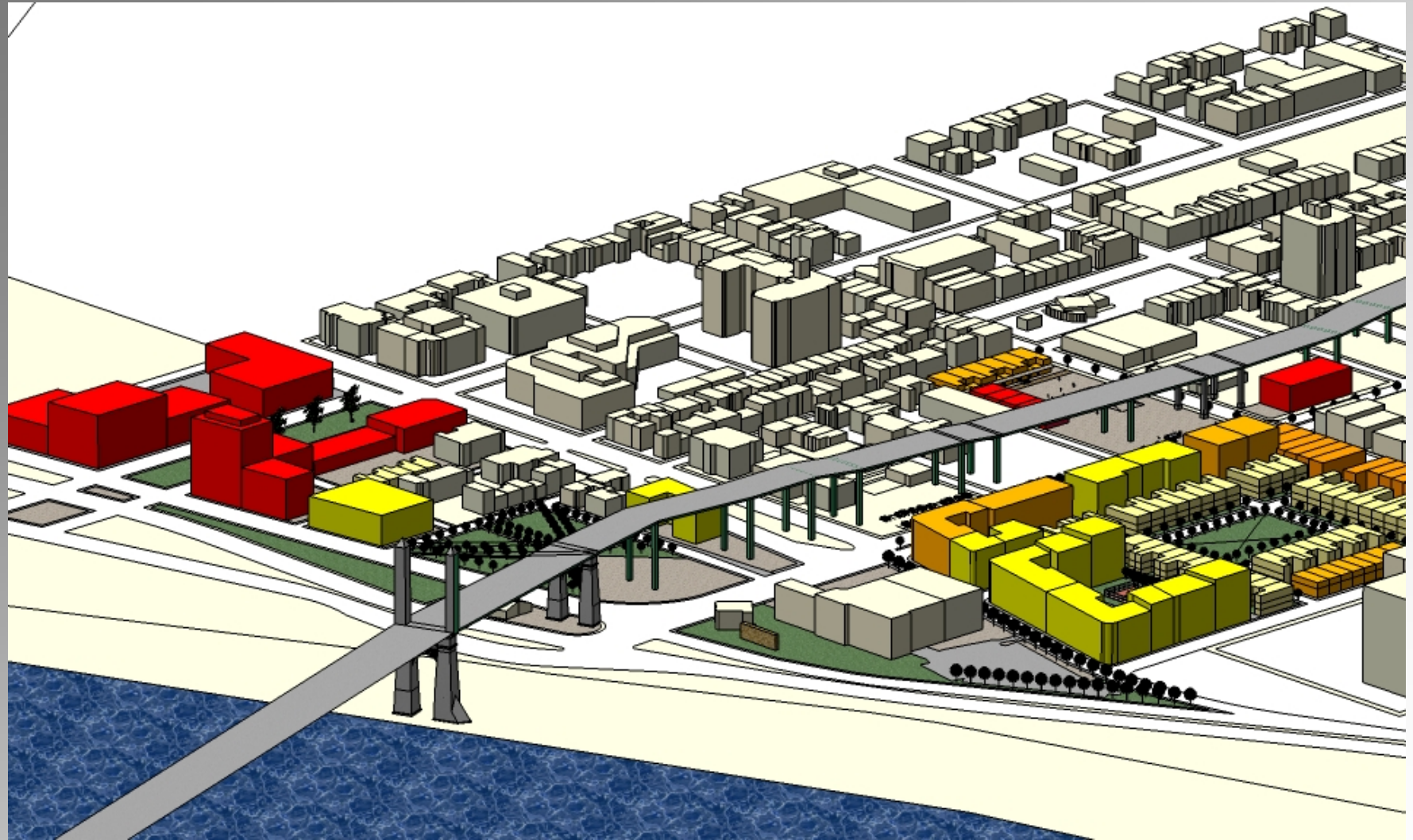




# Analysis of Physical Conditions



# Site Proposal



# Site 1: Gateway to the CBD



## Objectives

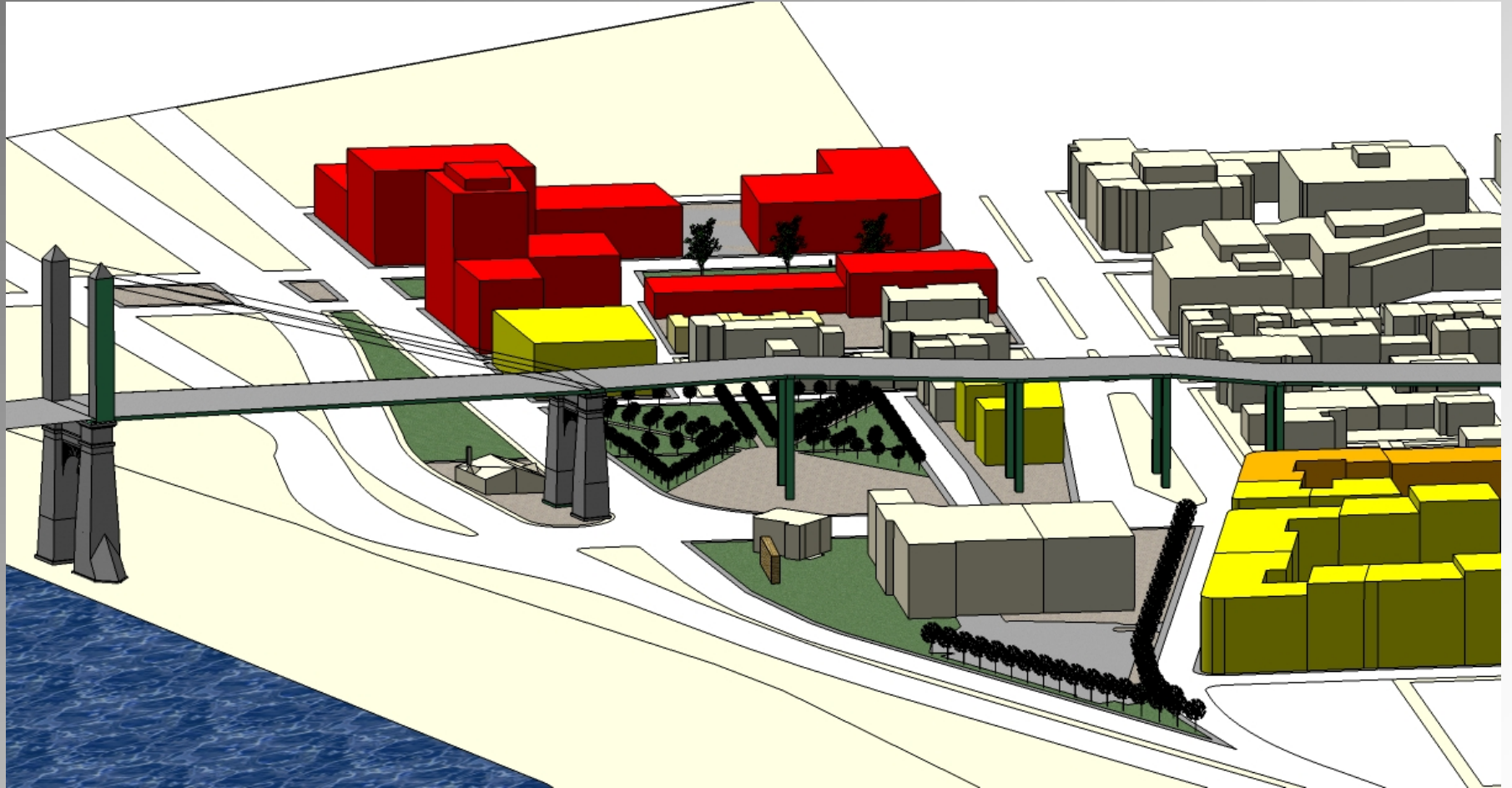
- Frame the entrance to the CBD
- Develop medium-density housing
- Reclaim Papineau Square
- Reinforce "Cite des Ondes"

## Interventions

- Create space of representation
- Construct approximately 90 dwelling units
- Straighten out Papineau Street
- Construct approximately 46,500 m<sup>2</sup> of commercial space

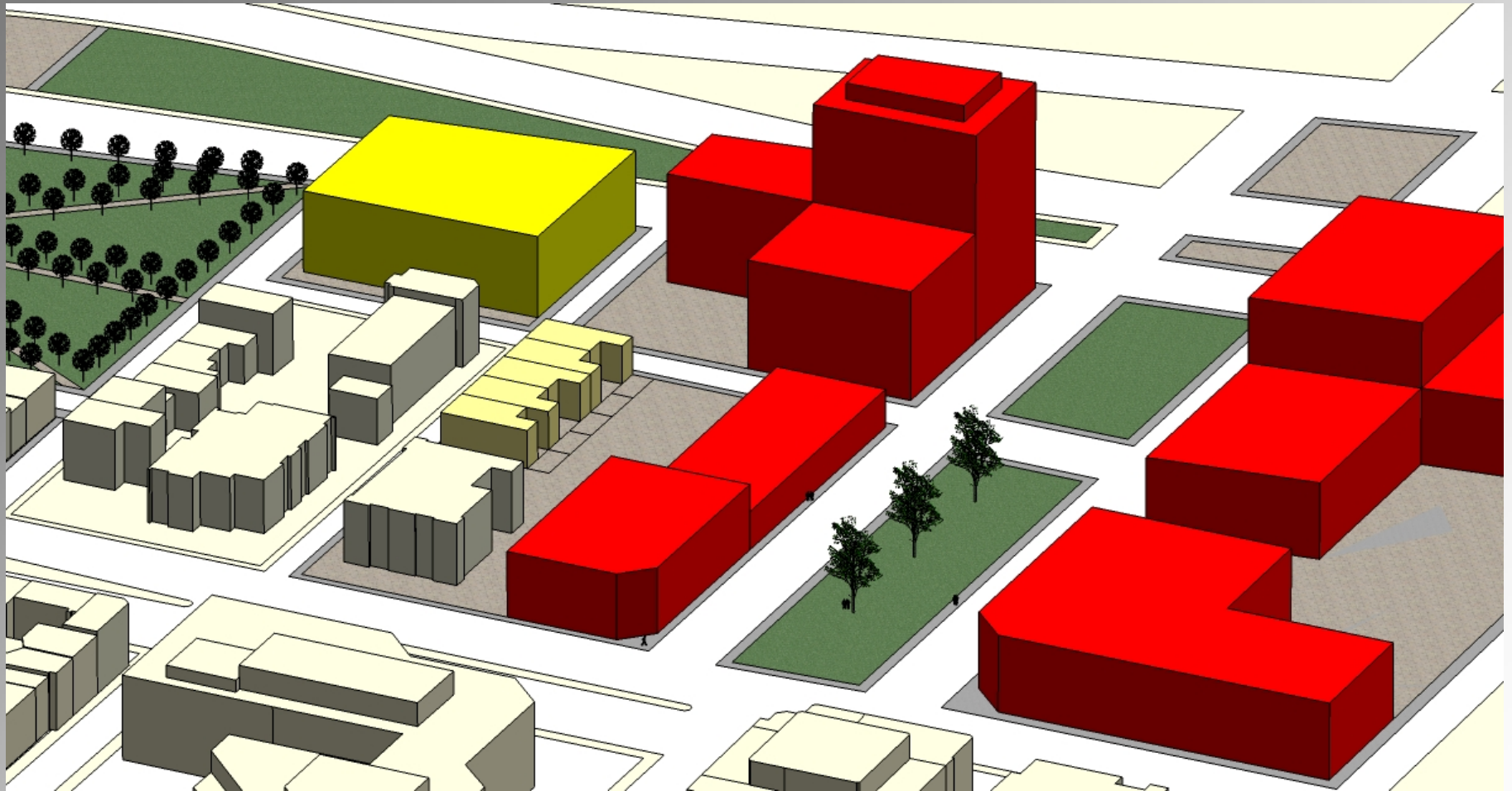


# Site 1: Gateway to the CBD





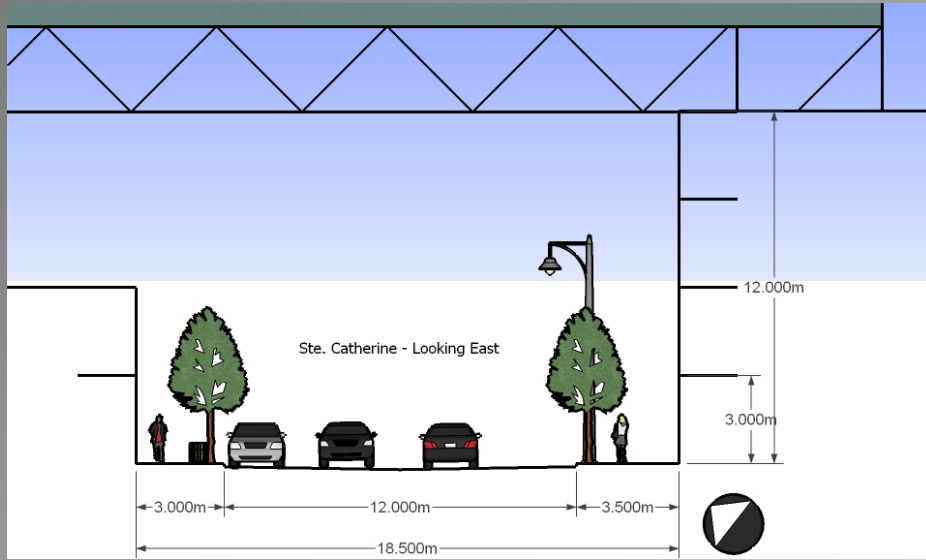
# Site 1: Gateway to the CBD



# Site 1: Gateway to the CBD

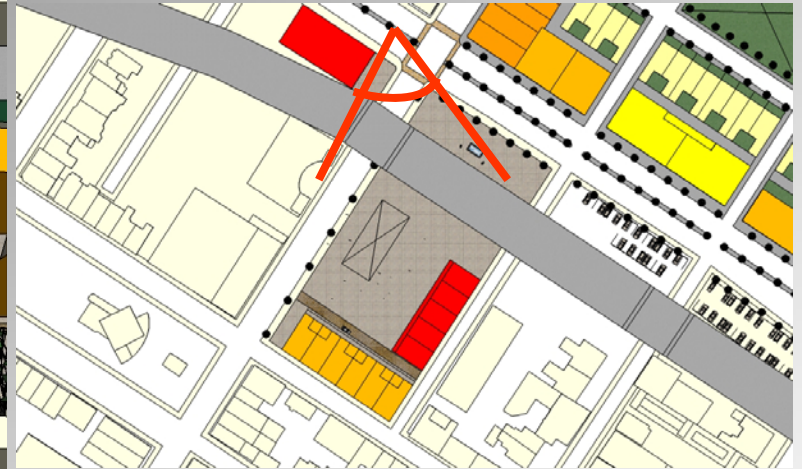


# Site 2: Papineau Market





# Site 2: Papineau Market



## Objectives

- Improve Ste. Catherine Street at this location
- Create significant public space close to Metro
- Improve the landscape beneath the bridge
- Reduce image of traffic

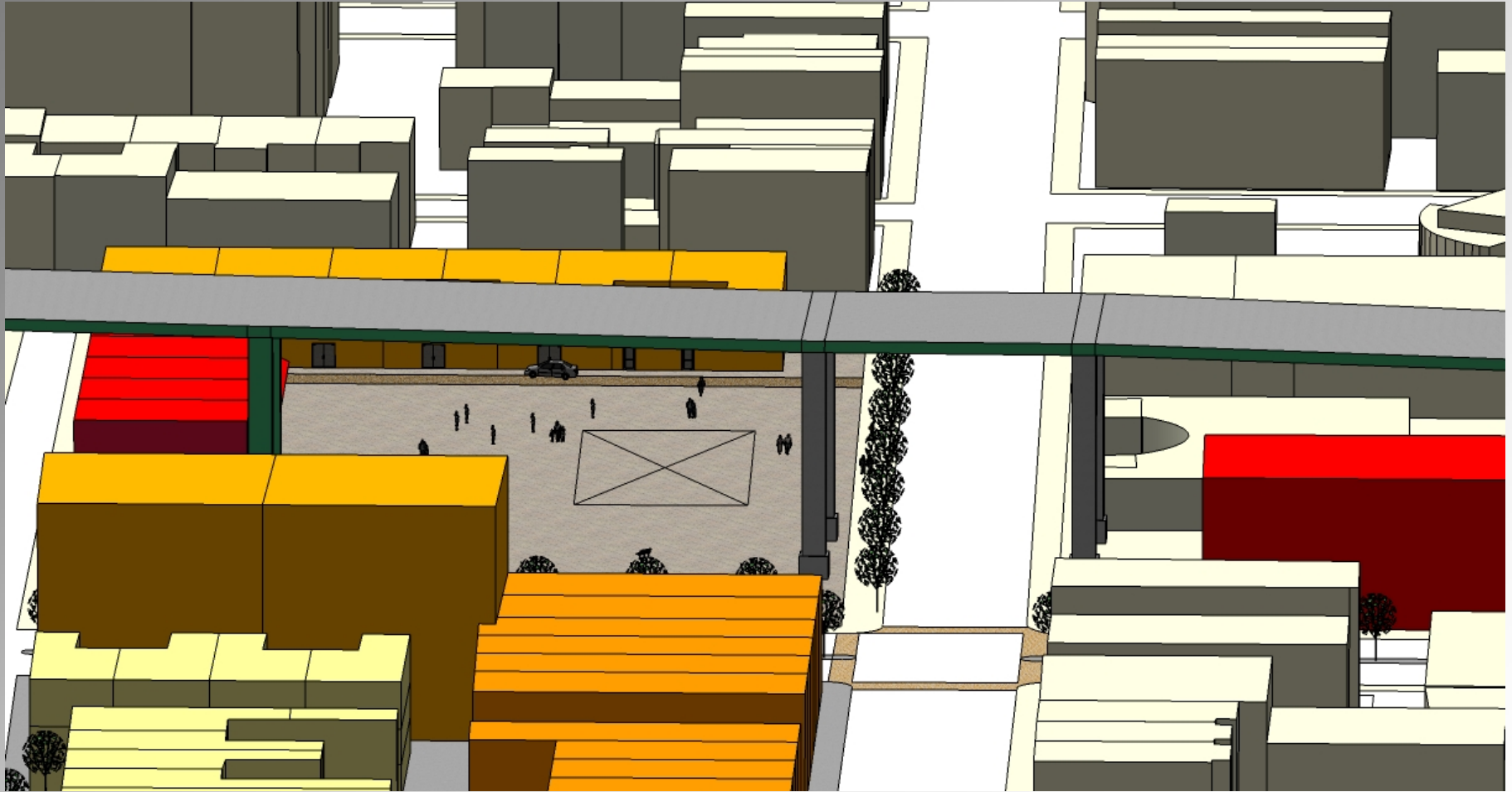
## Interventions

- Apartments ovetop retailers
- Farmer's market across from Papineau Metro
- Landscaped public square adjacent to bridge
- Tree-lined boulevard between Ontario Street and Notre-Dame

# Site 2: Papineau Market

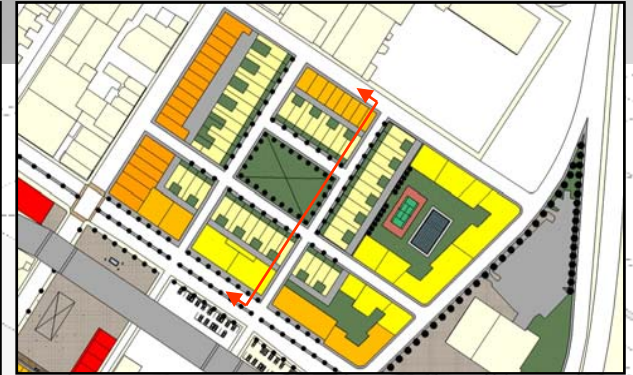


# Site 2: Papineau Market





# Site 3: Residential Intensification



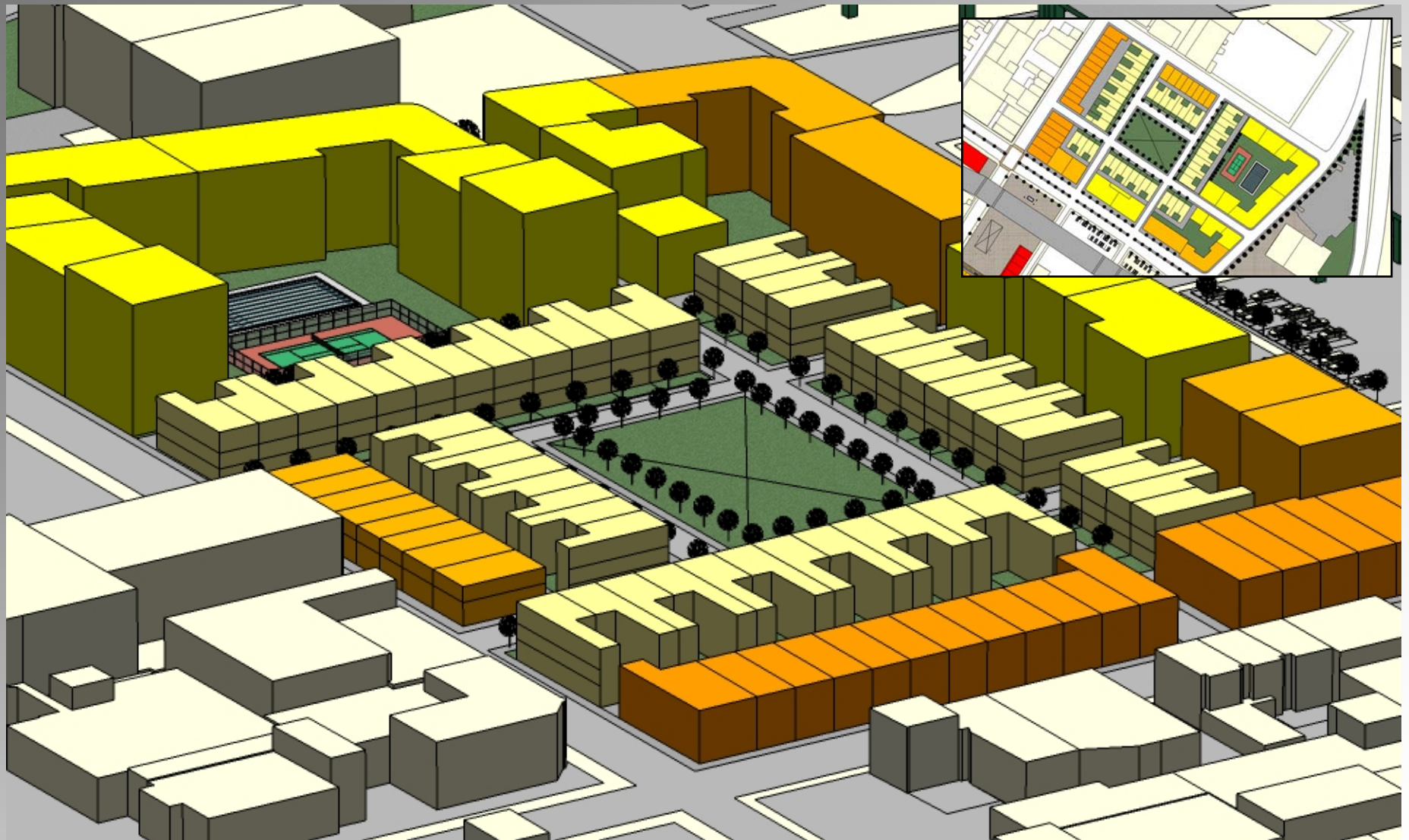
## Objectives

- Increase residential density
- Develop vacant land
- Restore commerce on Ste. Catherine east of De Lorimier
- Create a neighbourhood identity for west Ste. Marie using Papineau Metro as the loci of activity
- Increase affordable housing in area

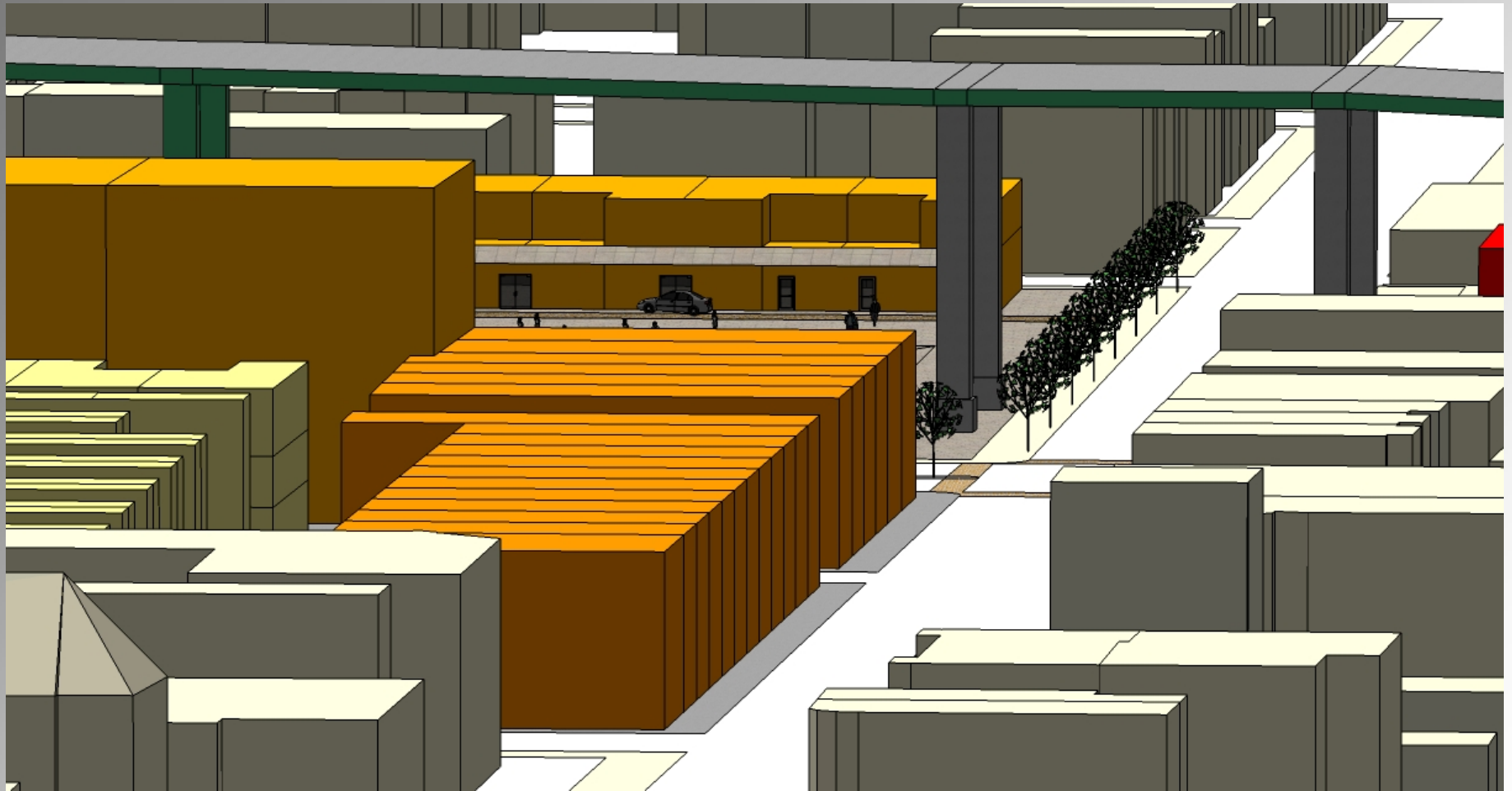
## Interventions

- Construction of approximately 800 dwelling units
- Develop vacant lots and excess above-ground parking into housing and mixed-use buildings
- Restore viable retail commerce on Ste. Catherine with the construction of new housing
- Dedicate 20%-30% of housing as low-cost or affordable housing (200-250 units)

# Site 3: Residential Intensification

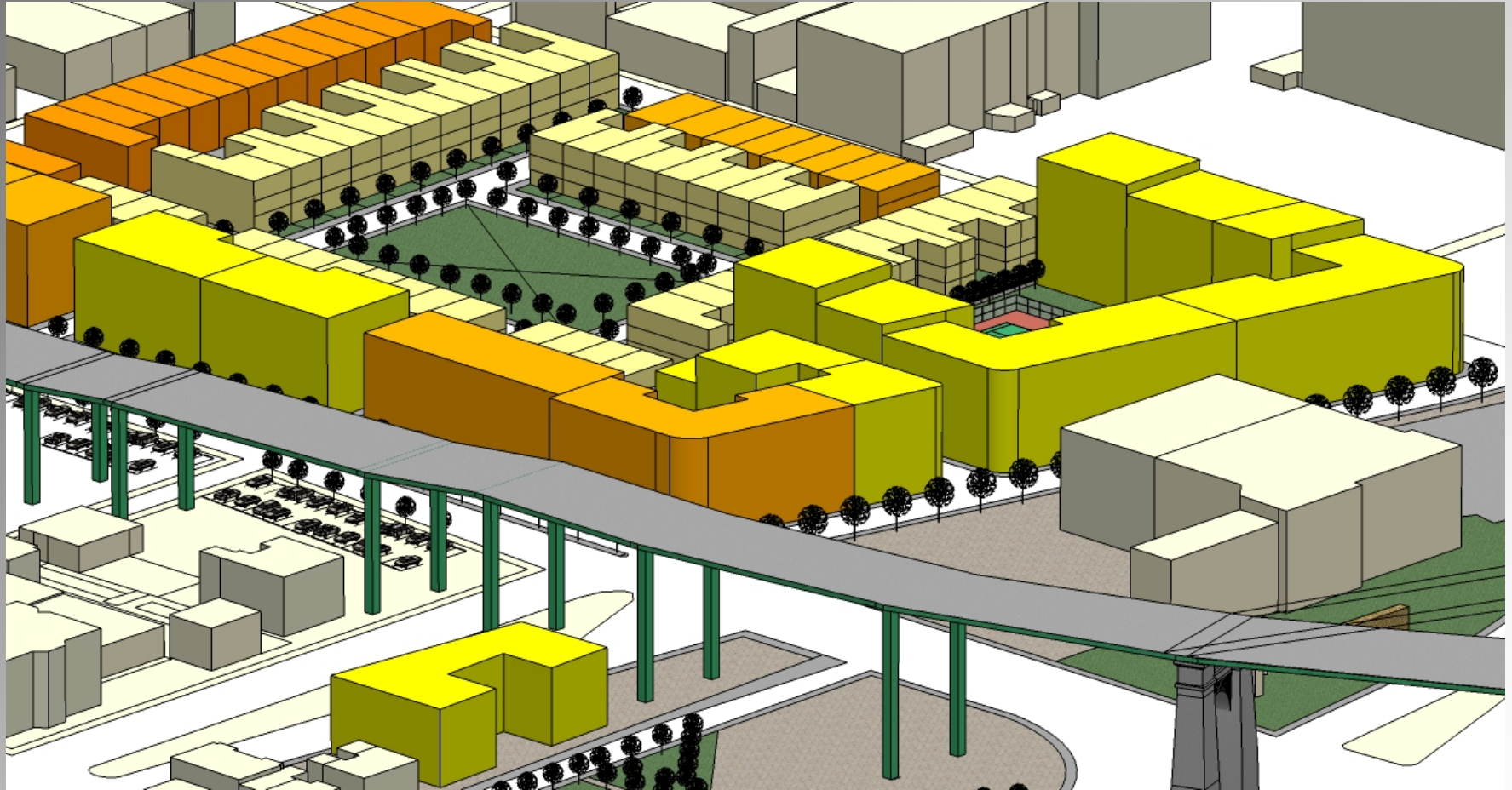


# Site 3: Residential Intensification





# Site 3: Residential Intensification



# Fin

