REDEVELOPMENT OF THE
MONTREAL CHILDREN’S HOSPITAL SITE
INFORMATION SESSION - OFFICE DE CONSULTATION PUBLIQUE DE MONTRÉAL
FEBRUARY 21ST, 2017
Consultants
Nadeau Foresterie Urbaine – Tree inventory and characterisation
Brodeur Consultants – Report on the physical and historic development of the site
Beaudoin Hurens – Evaluation of the existing structure, circulation study
Lasalle|NHC – Wind impact analysis
Sanexen Services environnementaux Inc. – Environmental evaluation and characterisation, phase I and II, characterisation of materials - asbestos
WSP Canada – Structural evaluation of the D Wing
PROJECT TIMELINE

- Preliminary meeting with the Borough
- Presentations to Ville-Marie and Westmount Planning Advisory Committees and to the Jacques-Viger Committee
- Meeting with community councils
- Press conference
- Adoption of draft by-law
- Information session
- Presentation of briefs
- Studies and analyses
- Meeting with community councils
- Finalization of plans and drawings
- Preliminary drawings and concept plans
- OCPM
- Regulatory approvals

January 2016
June 2016
October 2016
December 2016
February 2017
March 2017
THE QUARTIER DES GRANDS JARDINS

- Presence of vast institutional grounds, which are distinctive components of the neighbourhood and green oases in a relatively dense urban fabric

- Goal expressed in the PPU to increase accessibility to:
  - The grounds of Dawson College
  - The grounds of the Sulpiciens property
  - The grounds of the Canadian Centre for Architecture
  - The grounds of the former Grey Nuns convent

- Adjacent to the site are a series of green spaces to consolidate:
  - Cabot Square
  - Place Henri-Dunant
  - Parc Hector-Toe-Blake

- Protection and enhancement of the Saint-Jacques Escarpment
• Integration into a neighbourhood with high residential density, a mixture of uses and a several large institutions

• Location at the heart of the Atwater metro station hub

• Contribution to the area’s mixed-use character, namely through the inclusion of community spaces

• A project respecting the goals of the Stratégie centre-ville
HISTORY OF LOT SUBDIVISION

1660 / Fief St-Joseph : property owned by the religieuses Hospitalières de St-Joseph

1850 / The site crosses the property line of two domains : Quesnel Coursol & Lemesurier Routh

1874 / Founding of the Western Hospital of Montreal

- Works begin in 1876 and the hospital is inaugurated in 1880
- The location is ideal for the institution, as it is at the meeting point of two major thoroughfares, Atwater and Dorchester, the routes of which gave the site its angular shape and determined the surrounding urban fabric

1950 / The area is completely transformed by the widening of Dorchester Street

1970 / Essex Avenue is sold to the hospital corporation
EVOLUTION OF THE SITE’S DEVELOPMENT

1874 / Incorporation of the Western Hospital of Montreal

1880 / Construction of the Mills Wing

1907 / Enlargement of the hospital and construction of the Lyall Wing

1919 / Construction of the Nurses’ Residence (F Wing)

1931 / Construction of the D Wing (Private Patient’s Pavilion) and E Wing

1954 / Demolition of Lyall and Mills Wings to make way for Wings A and C

1973 / Closure of Essex Street as part of the construction of the B Wing

2015 / Transfer of all hospital activities to the Glen Site and closure of the Tupper Site
• Creation of 3 distinct centres of activity in relation to the 2 East-West urban axes Tupper Street and René-Lévesque Boulevard

• Definition of public spaces via the built form

• Relationship with the public domain
SITE PLAN
VIEW FROM THE FORUM
VIEW TOWARDS MOUNT ROYAL
VIEW TOWARDS DOWNTOWN
HOTEL AND OFFICE SPACE

<table>
<thead>
<tr>
<th>USE</th>
<th>GROSS FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>± 14,904 m²</td>
</tr>
<tr>
<td>Office space</td>
<td>± 14,401 m²</td>
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## HOUSING AND COMMERCIAL SPACES

<table>
<thead>
<tr>
<th>USE</th>
<th>GROSS FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>± 76,823 m²</td>
</tr>
<tr>
<td>Condominium</td>
<td>± 50%</td>
</tr>
<tr>
<td>Apartment (rental)</td>
<td>± 50%</td>
</tr>
<tr>
<td>Commercial spaces</td>
<td>± 6,910 m²</td>
</tr>
</tbody>
</table>
PRIVATE GREEN SPACE

USE
Private green space (including esplanade around public park)

AREA
± 3,855 m²
(± 24% of the entire block)
PETER-MCGILL CENTRE AND HENRI-DUNANT PARK

USE
Peter-McGill Centre
Public park

AREA
Peter-McGill Centre
± 5,500 m²

Public park
± 2,130 m²
(± 13 % of the entire block)
### SOCIAL HOUSING AND RESTORATION OF F WING

<table>
<thead>
<tr>
<th>USE</th>
<th>GROSS FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social housing</td>
<td>± 14,240 m²</td>
</tr>
<tr>
<td>F Wing</td>
<td>± 1,485 m²</td>
</tr>
</tbody>
</table>

![Diagram of Restoration of F Wing and Social Housing](image)
THANK YOU!