

URBS 433

Hochelaga-Maisonneuve

Analysis and Synthesis

Section B3

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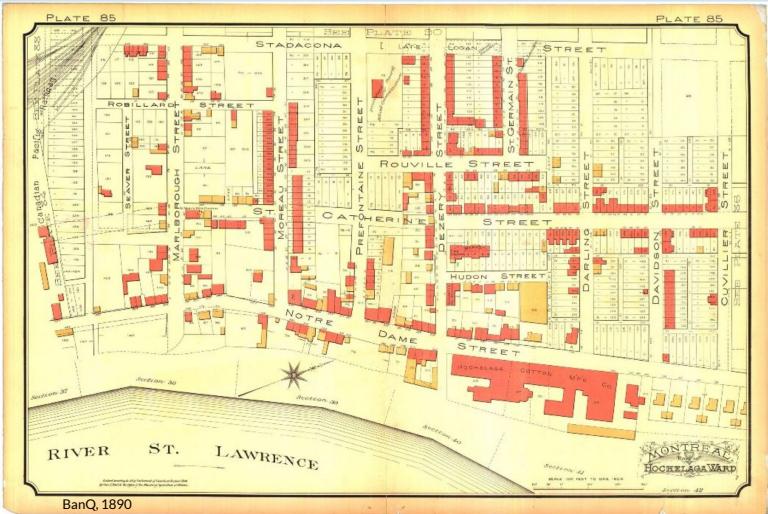
Gage Evans

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Classification of Routes

- 5 different types of routes
- Settlement correlated to matrix routes and industry
- Restructuring of rail line into pedestrian paths



Public Transit Routes

- Limited East - West bus routes
 - Only have routes on matrix or commercial street.
- No lines between Pie IX and Viau
- Pie IX BRT one of only routes providing access to the north



Public and Active Transit

- Bike lanes help provide some connectivity
- BIXI stations distributed throughout the area.
- Some routes could benefit from a bike lane (ex. Av, Morgan).



Local Commercial Routes

- 3 local commercial roads
- Ontario is the main
- Businesses include groceries, pharmacies, convenience stores, restaurants, bars, retail, etc.
- All three are roads that go beyond the Hochelaga Maisonneuve area.
- Roads linked to old streetcar routes and current bus routes



Montreal
Tramway
Co. 1914



Specialized Tissues

- Primarily industrial to the north, south, and east
- Institutional uses within the core
- Commercial uses along commercial routes



Row Houses

- Most numerous and typically oldest type of residential form
- Spread evenly across neighborhood
- Lots have been planned out for its use, other uses must adapt



Image Source: Google Maps

Land Use in Area B3

■ ■ Area Border	
Residential	Specialized
Semi-Detached	Industrial
Row Houses	Commercial
Apartments	Recreation
Mixed Use	Institutional
Former Factory	

Apartments

- Large cluster on the north side as industrial zones are restructured
- Large restructured factory in the north
- Mostly focused near commercial routes



Semi-Detached

- Small number of semi-detached houses are clustered on the east side of the neighborhood
- All appear to be built at the same time and in the same style (speculative development)

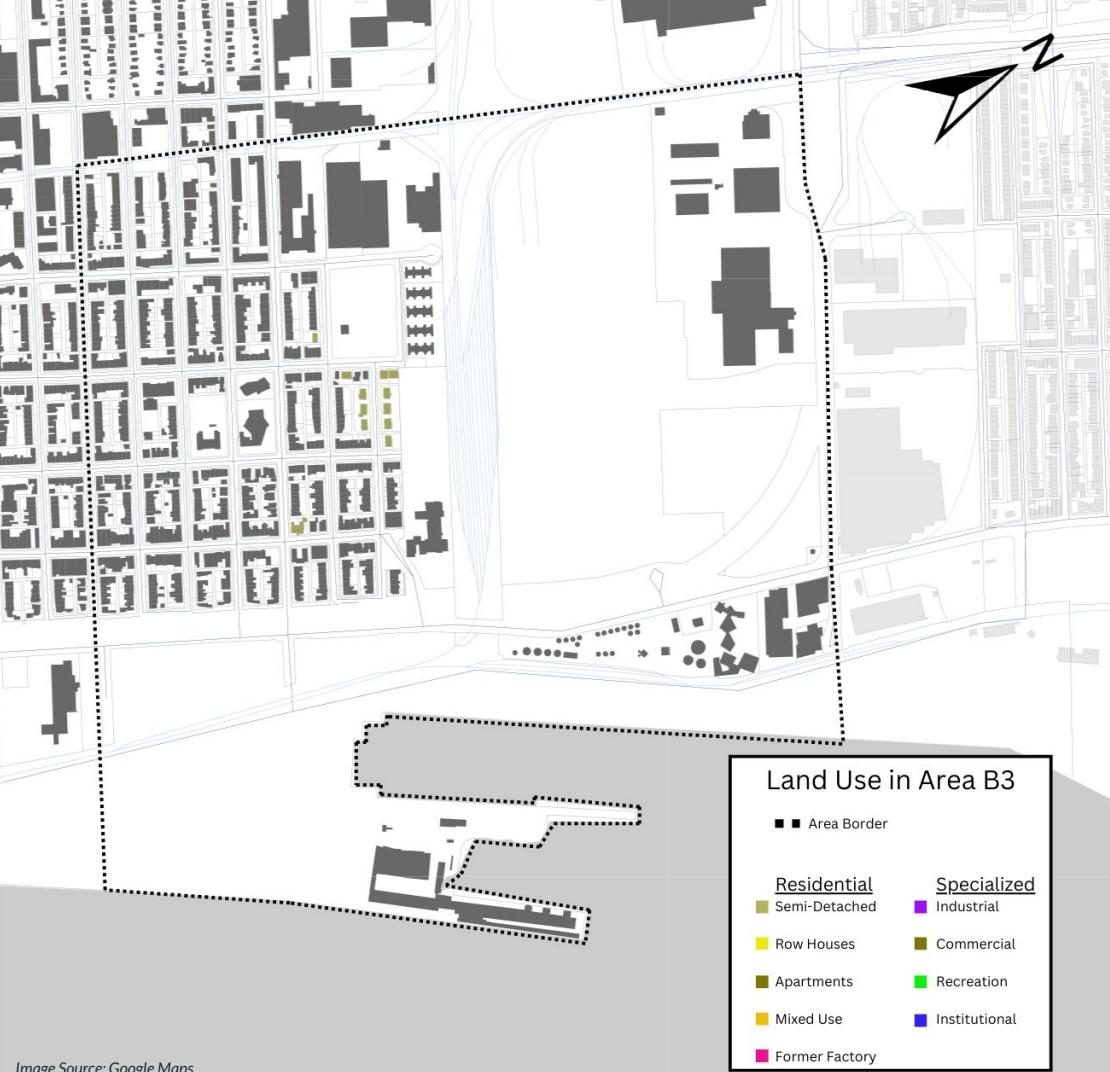
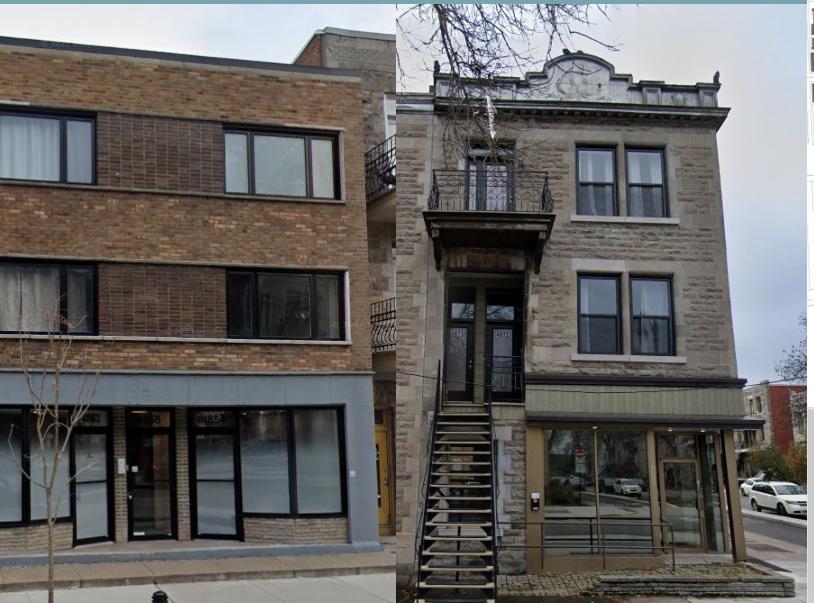


Image Source: Google Maps

Mixed Use

- Clustered along commercial routes
- Older examples are clearly repurposed from existing row houses
- Newer examples are purpose built



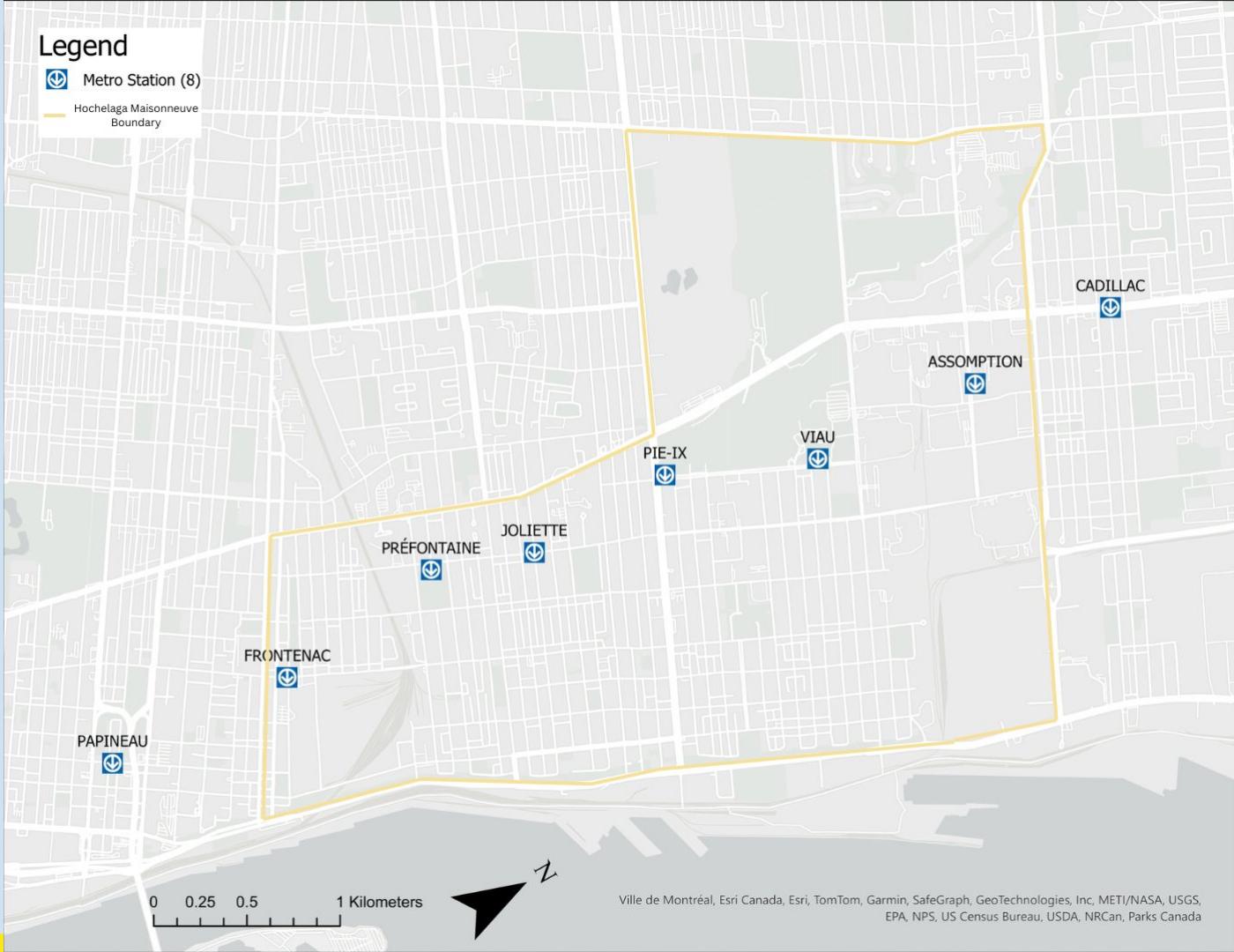
Overview

- The interior of the neighborhood is experiencing a de-industrial restructuring
- Boundaries seem to be remaining industrial
- Slight shift towards higher density in newly constructed areas



Location

Hochelaga Maisonneuve is located on the the eastern side of Montreal, with its boundaries as seen.



Thoroughfares

Several roads and thoroughfares go through Hochelaga Maisonneuve including the 138, Viau, Notre Dame Est and Rosemont.



Barriers

Thoroughfares and barriers of the urban tissue are often 2 sides of the same coin. Many former and current sites make accessibility a challenge



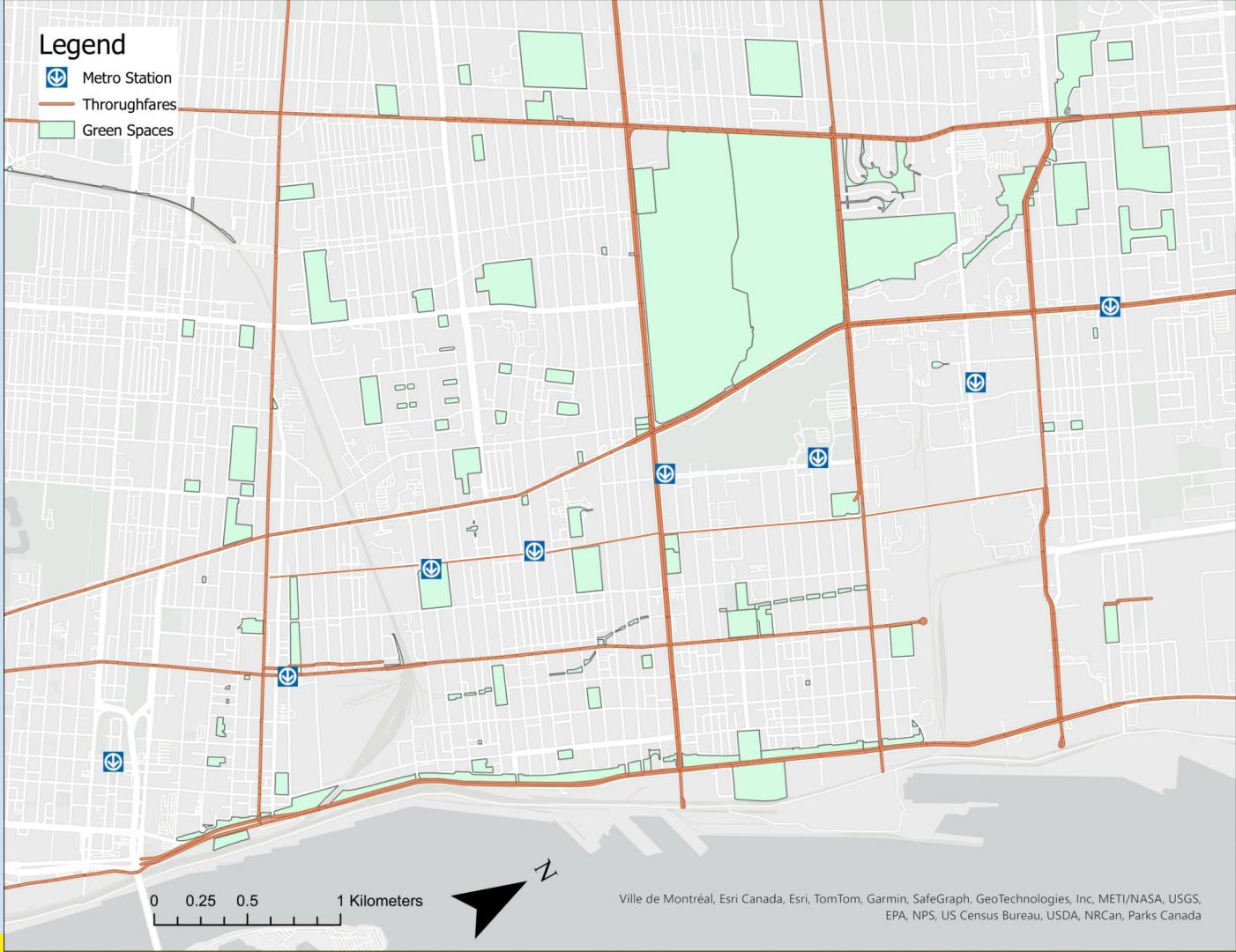
Green Spaces

Green spaces are relatively inaccessible compared to much of montreal. They are often confined by their barriers and follow specific routes.



Green Spaces

A few green spaces open up when removing barriers, but thoroughfares are still in the way.



Green Spaces

On the southern side we see less green spaces in general, why is that?



Lost Forests

Hochelaga Maisonneuve was once home to forests in the upper half, leading to more green spaces being concentrated in that area.



Lost Rivers

This is not only limited to forests, but rivers as well. The lower half of HM was more densely populated by rivers and you can see this with the location of green spaces along the coast, or centralized along certain streets.



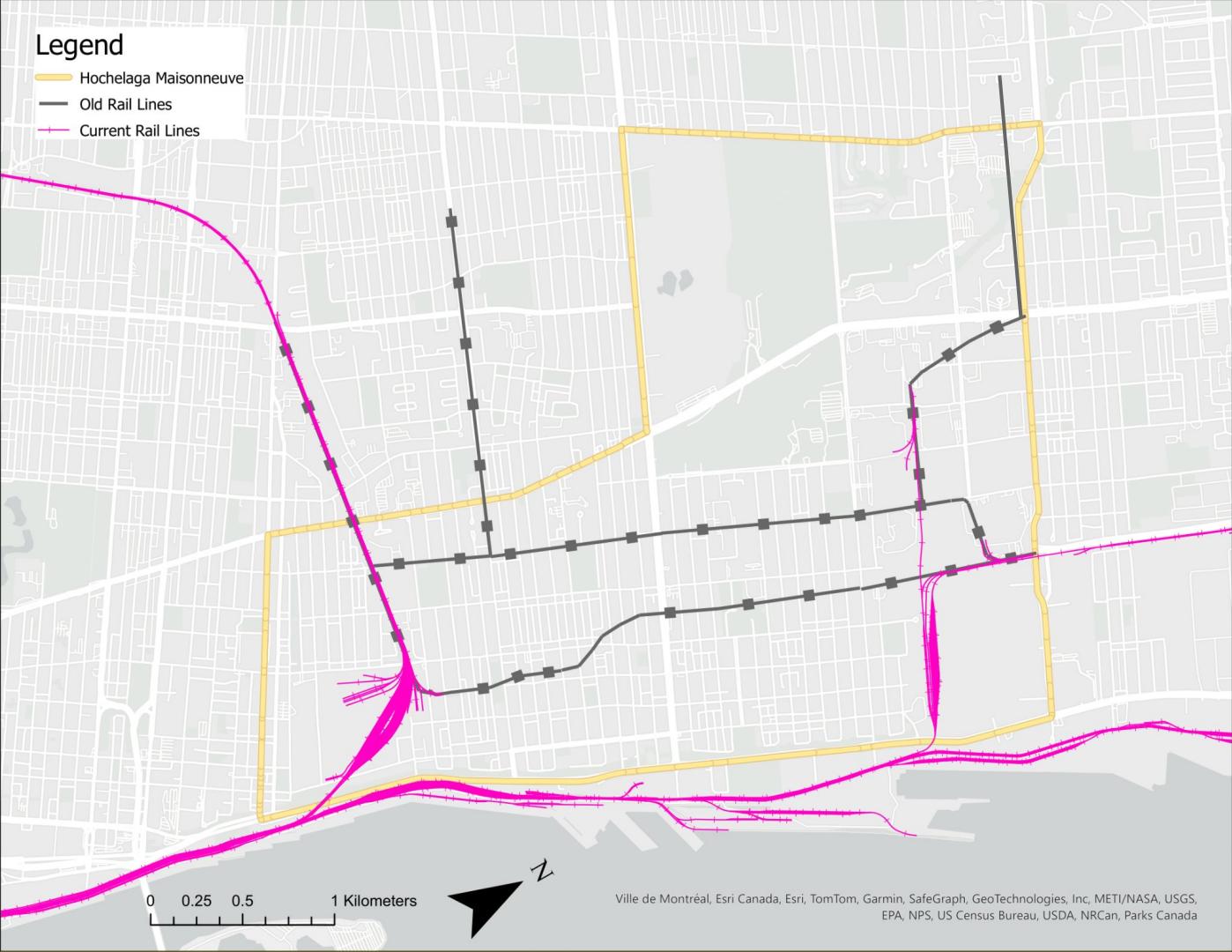
Lost Rail

Not all lost urban tissue artifacts are naturally occurring, but man made as well. Old rail lines ran through the industrialized parts of the neighborhood as well.



Current and Old Rail

We can see how these modern lines would have allowed easier connections without the need to route to the port.



Key Restructuring Areas

1. Industrial restructuring after initial residential urbanization
2. Deindustrialization, abandonment and redevelopment (ongoing)
3. Institutional Restructuring
4. Route Restructuring



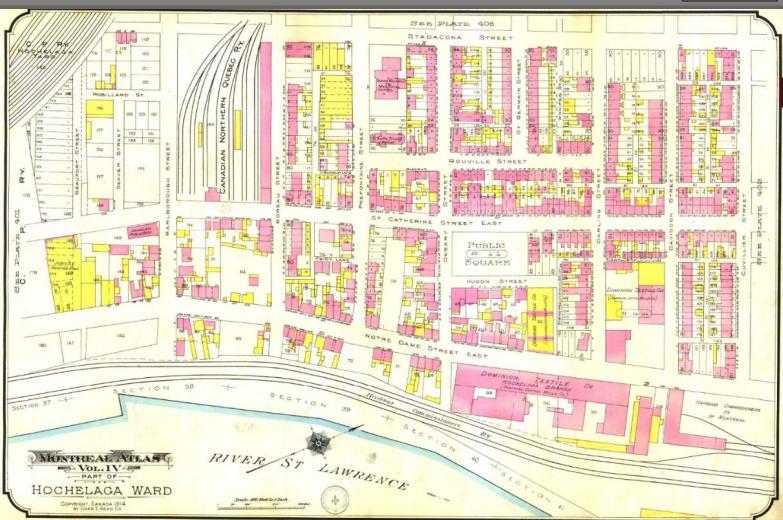
Industrial Restructuring

- Created an initial ring barrier
- Developed over streams and wetlands
- Disconnected residential tissue from its matrix route



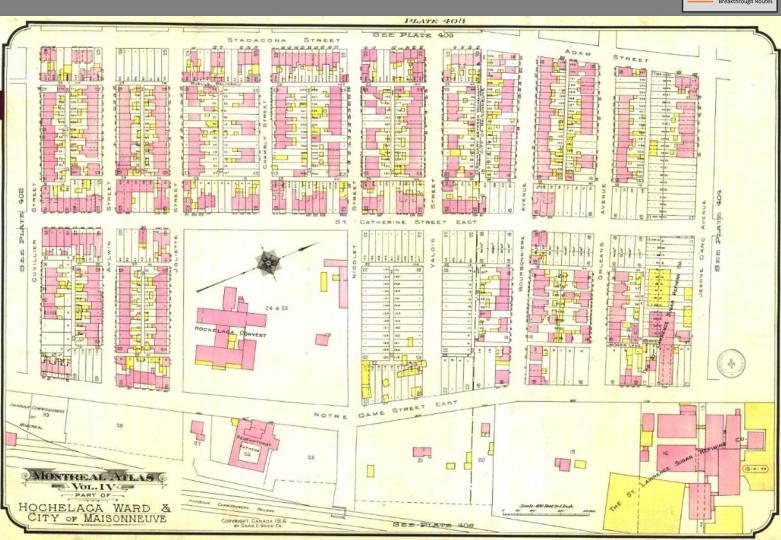
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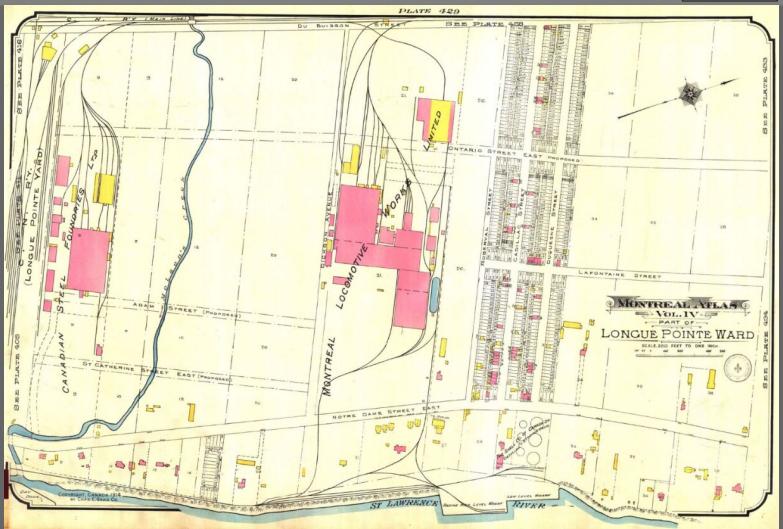
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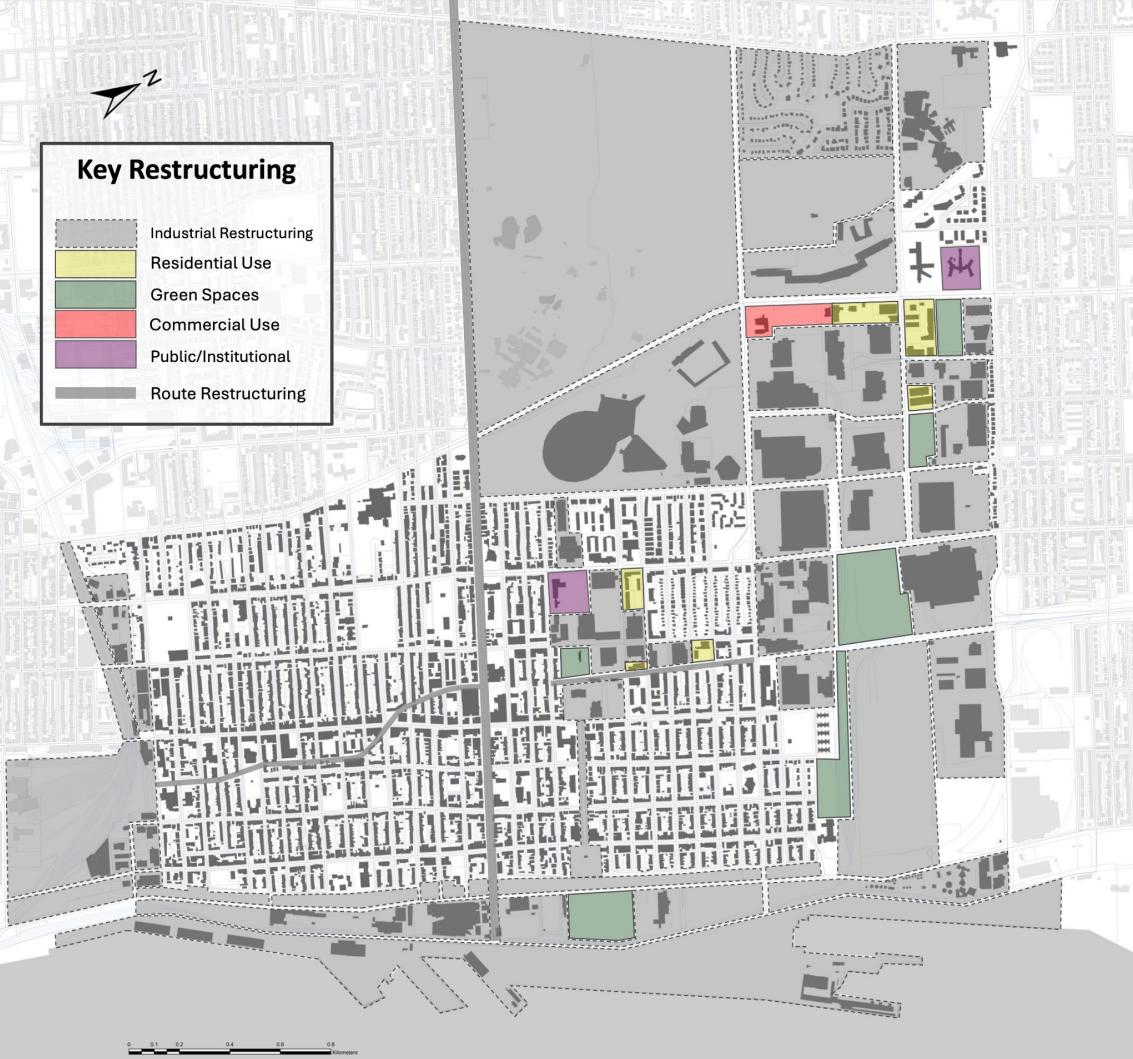
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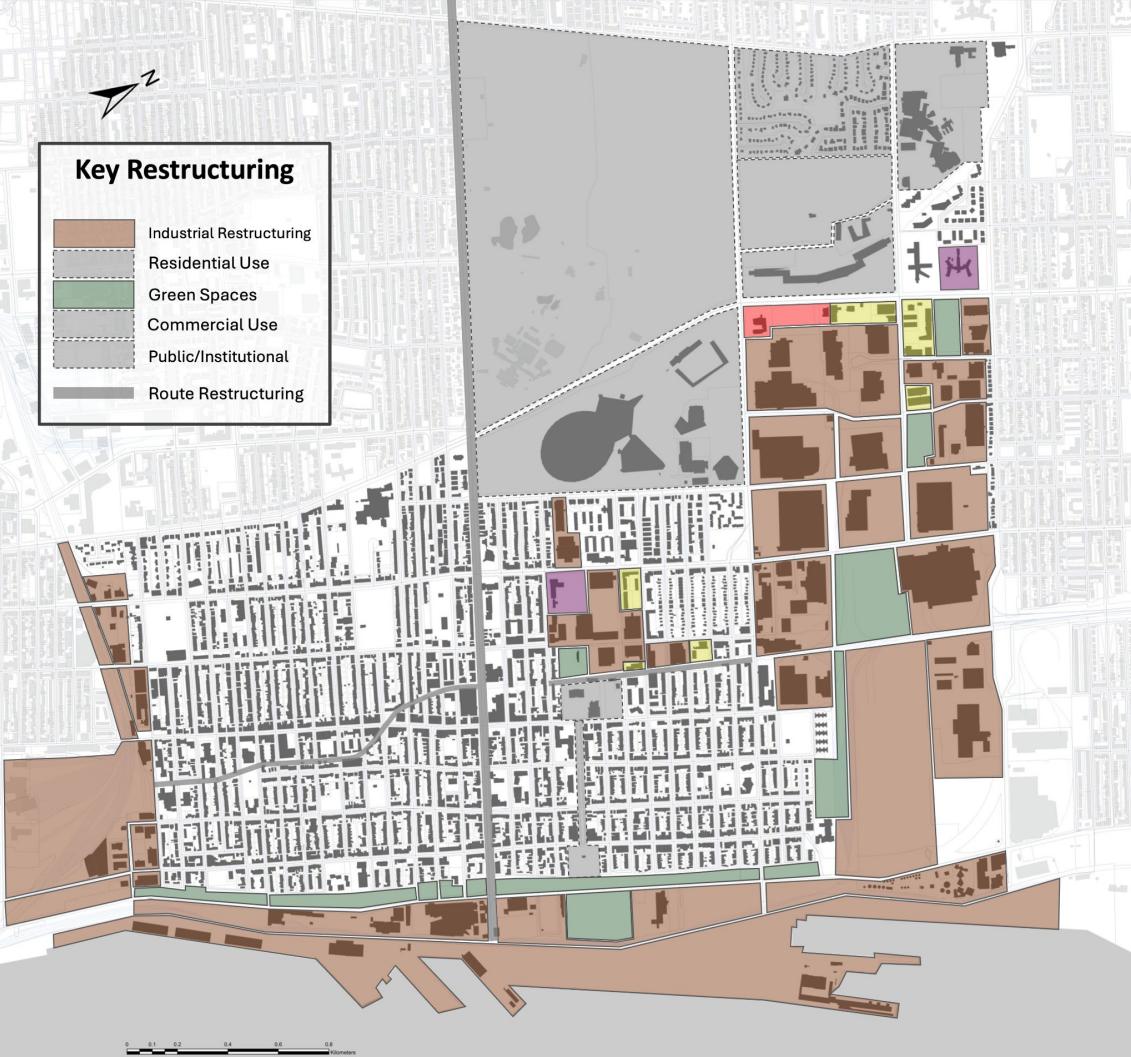
Deindustrialization, Abandonment & Redevelopment

- Abandonment and re-naturalization
- Redevelopment of brownfield sites
- Re-establishment of residential tissues
- This restructuring is ongoing



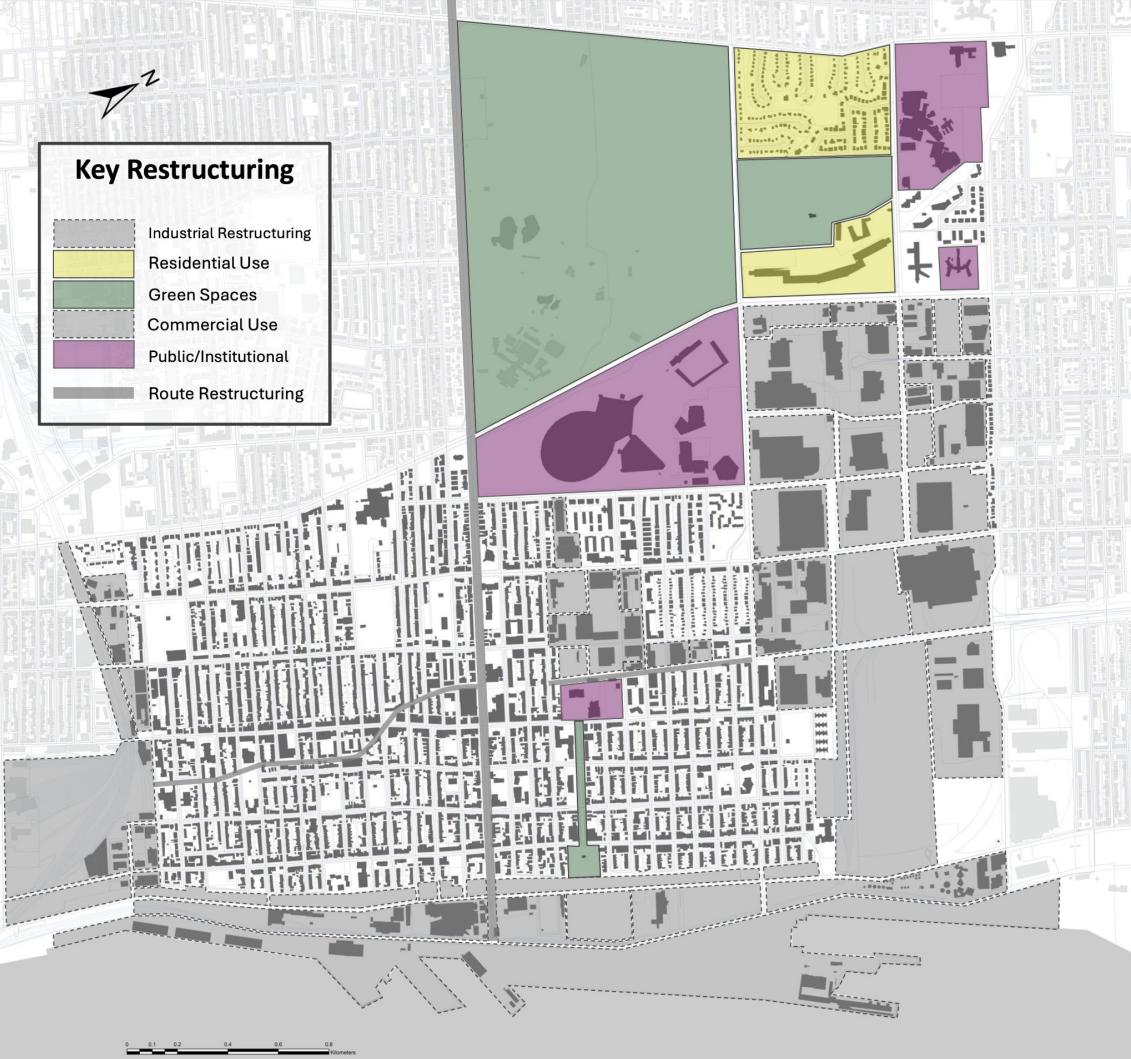
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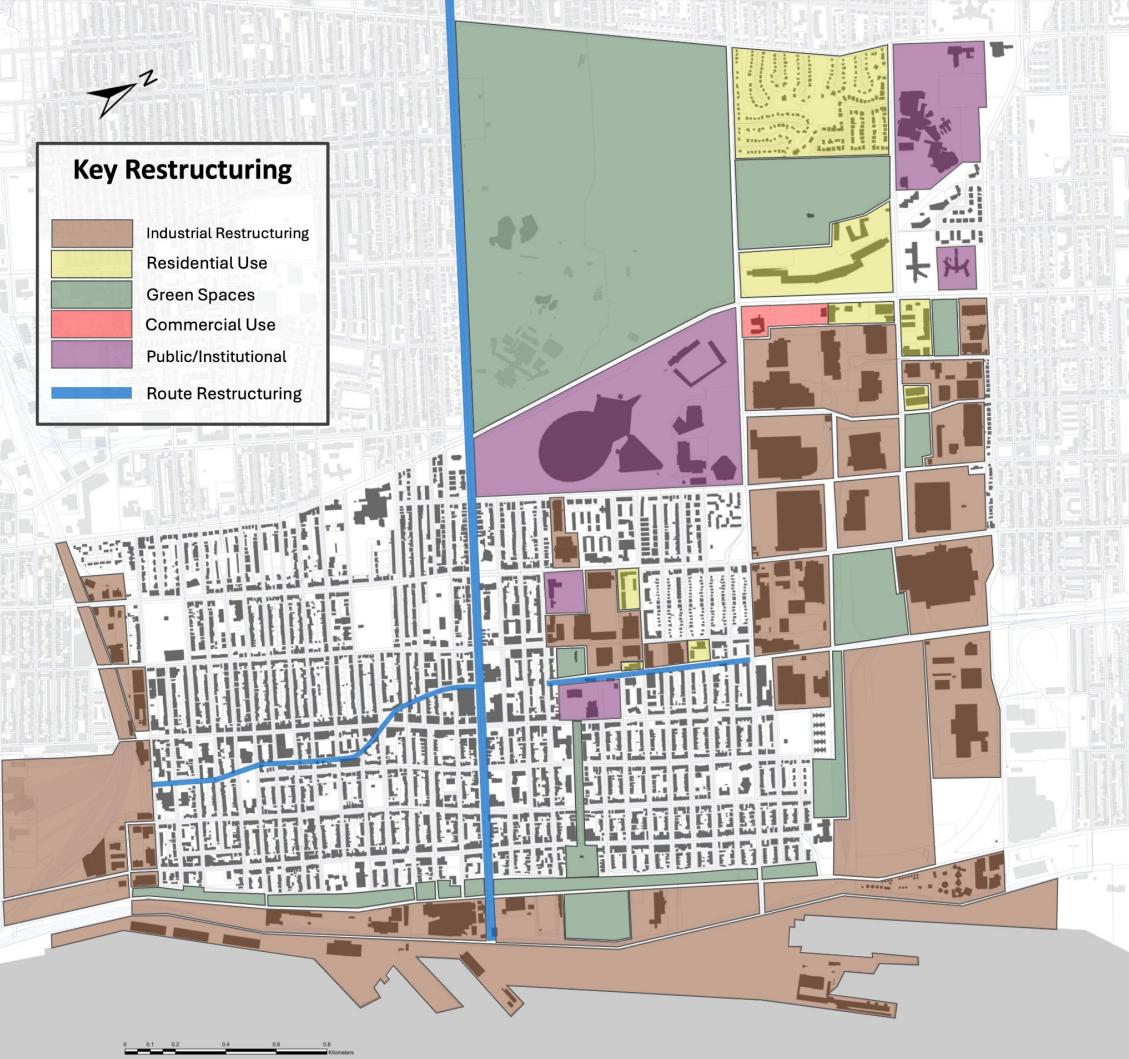
Institutional and Public Use Restructuring

- Successive phases of development
 - Botanical Gardens
 - Garden City
 - Olympic facilities
 - Hospitals/Market
- Reinforces and expands existing barriers



Restructuring - The Big Picture

- Residential enclave surrounded by a barriers of restructuring
- Restructuring is ongoing
 - Route restructuring
 - Residential densification
 - Brownfield sites
 - Reclaiming green spaces



Work Cited

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