



New housing, old urban fabric

Social control and physical borders of new housing development in Old-Montreal district

New housing, old urban fabric

- Debates of urban planning and affairs
- The main goal is to attract potential residents to the inner city
- Controversies exist with regard to urban planning and public policies theories that could legitimate an in-depth transformation in old districts
- New patterns of cohabitation
 - Housing
 - Urban and architectural heritage
 - Activities related to tourism and events

The state of debate: Key-points

1. Global place-making processes

(Eisinger, 2000 ; Lehrer et Laidley, 2009 ; Sandercock et Dovey, 2002 ; Swyngedouw, Moulaert et Rodriguez, 2002). Zukin (1998) talk about "*Disneyfication*" of urban spaces promoted by the public sector that aim to please a new 'global middle-class' (Gravari-Barbas, 1998).

2. Emergence of the New Economy

"Planned gentrification strategies" are favoring the creation of cultural, education, leisure and consumption facilities in older central districts (Lehrer, Keil, Kipfer, 2010).

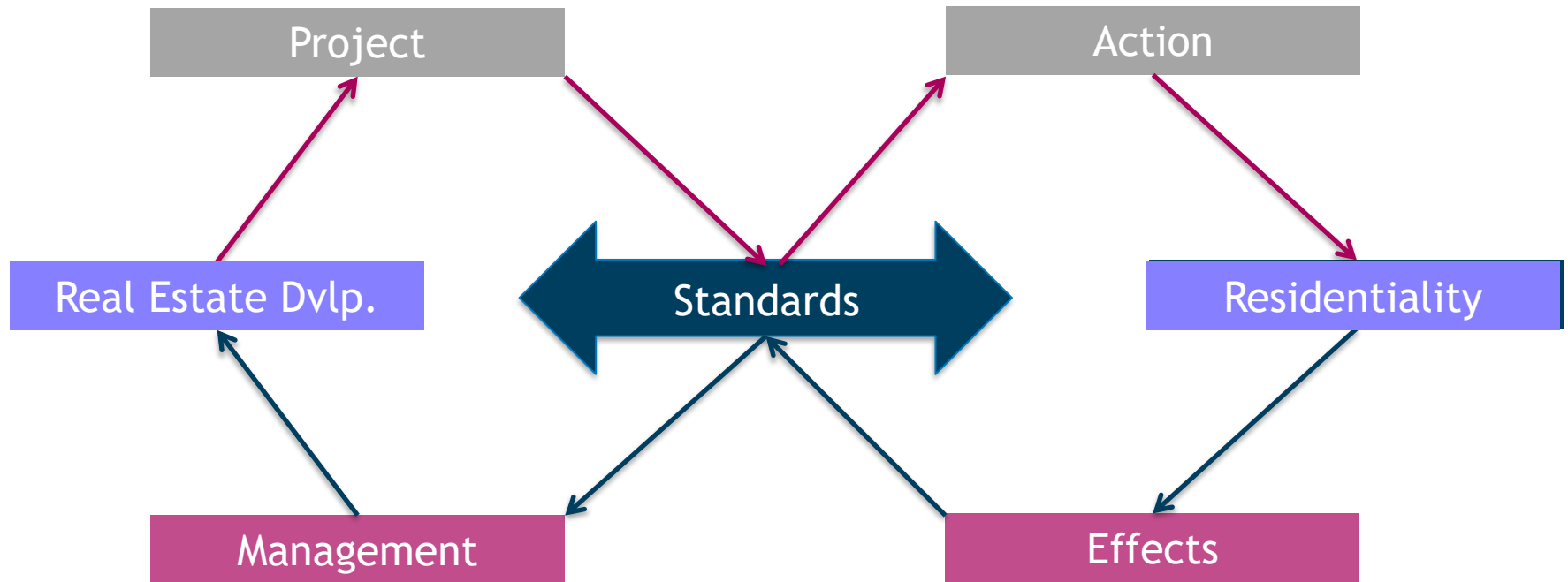
3. The emergence of private interest groups

Retailers and merchants associations have been enhancing urban and retail development in central districts. These initiatives promote urban safety and increased social control in their regions (Birch, 2002; Zukin, 2010).

4. New housing and New-build gentrification

The arrival of these upper classes, supported by global-place making processes, as a way to impose normalization and surveillance. Real Estate Developers are said to argue in favor of a kind to a normalized 'universal urbanity' and 'global lifestyle' (Marquardt et al., 2012).

Theoretical framework



How can urban planning negotiate centrality and quality of life in old districts attended by residents, retailers and tourists?

Urban planning and centrality

Urban Planning

Standards

Centrality

1. **Global-based standard**

Aim to enhance attractiveness and competitiveness of the district

Comprehensive plan to enhance architectural heritage, public spaces, while offering consumption facilities and amenities.

2. **Model-based standard**

Based on best practices and the exemplarity of development as a potential model for other precincts in other cities.

3. **Theme-based standard**

This standard implies a territorial delimitation on which a brand is created to improve recognition and imageability of the district.

4. **Sector-based standard**

Refer specially to the creation of new condominiums or initiatives led by retailers concerning public spaces and events

Real Estate Development and residentiality

Real Estate Dvlp.

Standard

Residentiality

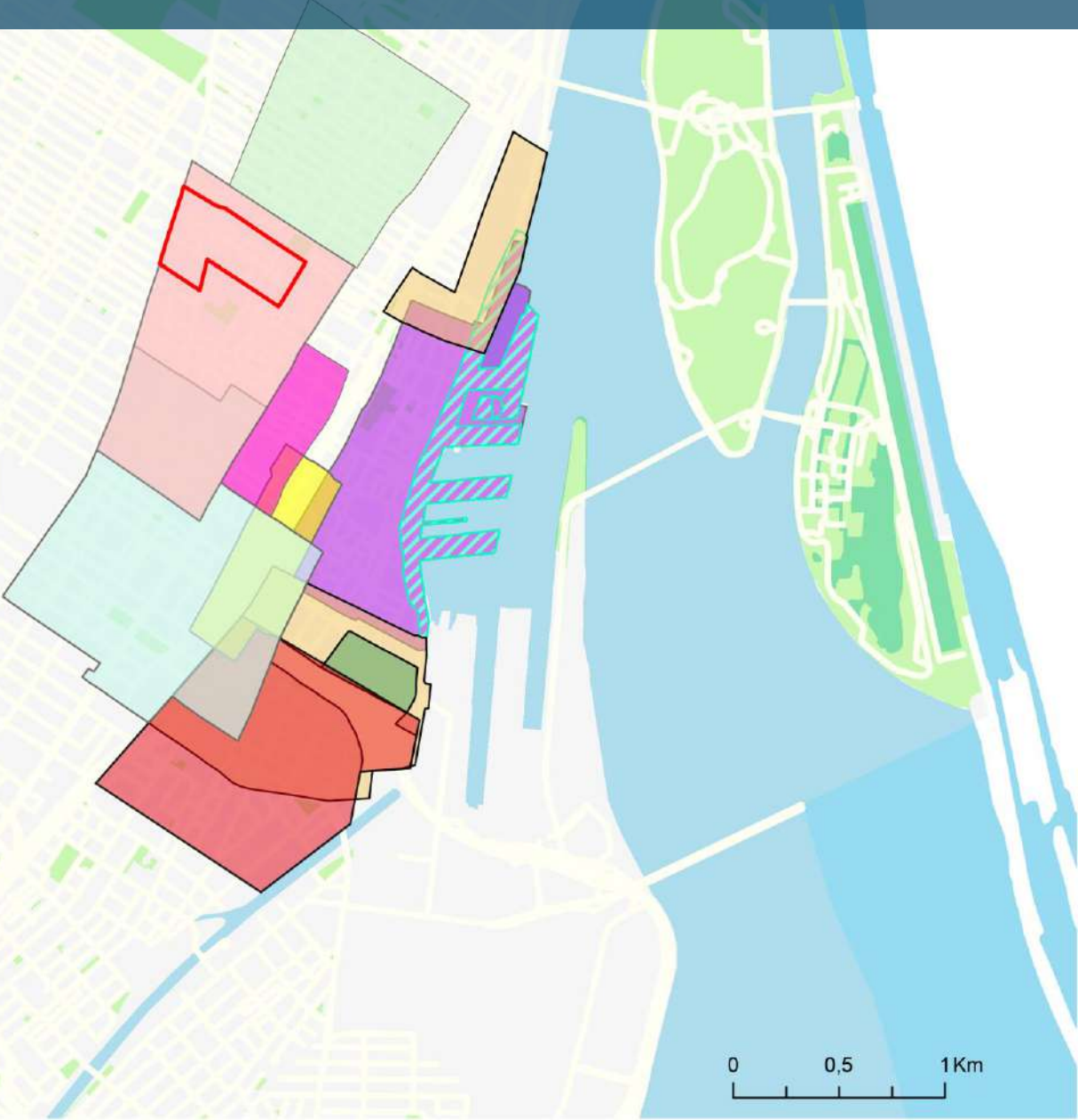
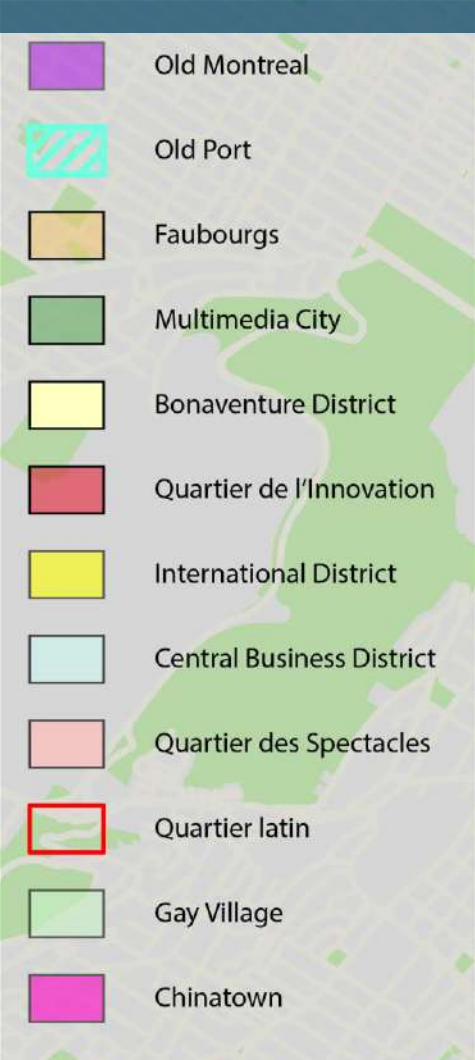
Real Estate Development makes use of the Sector-based standard to improve residentiality of old districts with the creation of new dwellings and increased potentially for new inhabitants. However, depending on which urban design principles are selected by Real Estate Developers (private projects), new housing development in old urban spaces may increase spatial fragmentation and social disconnection, thereby intensifying tension between the retail, tourism, and event sectors.

Public Private Interfaces

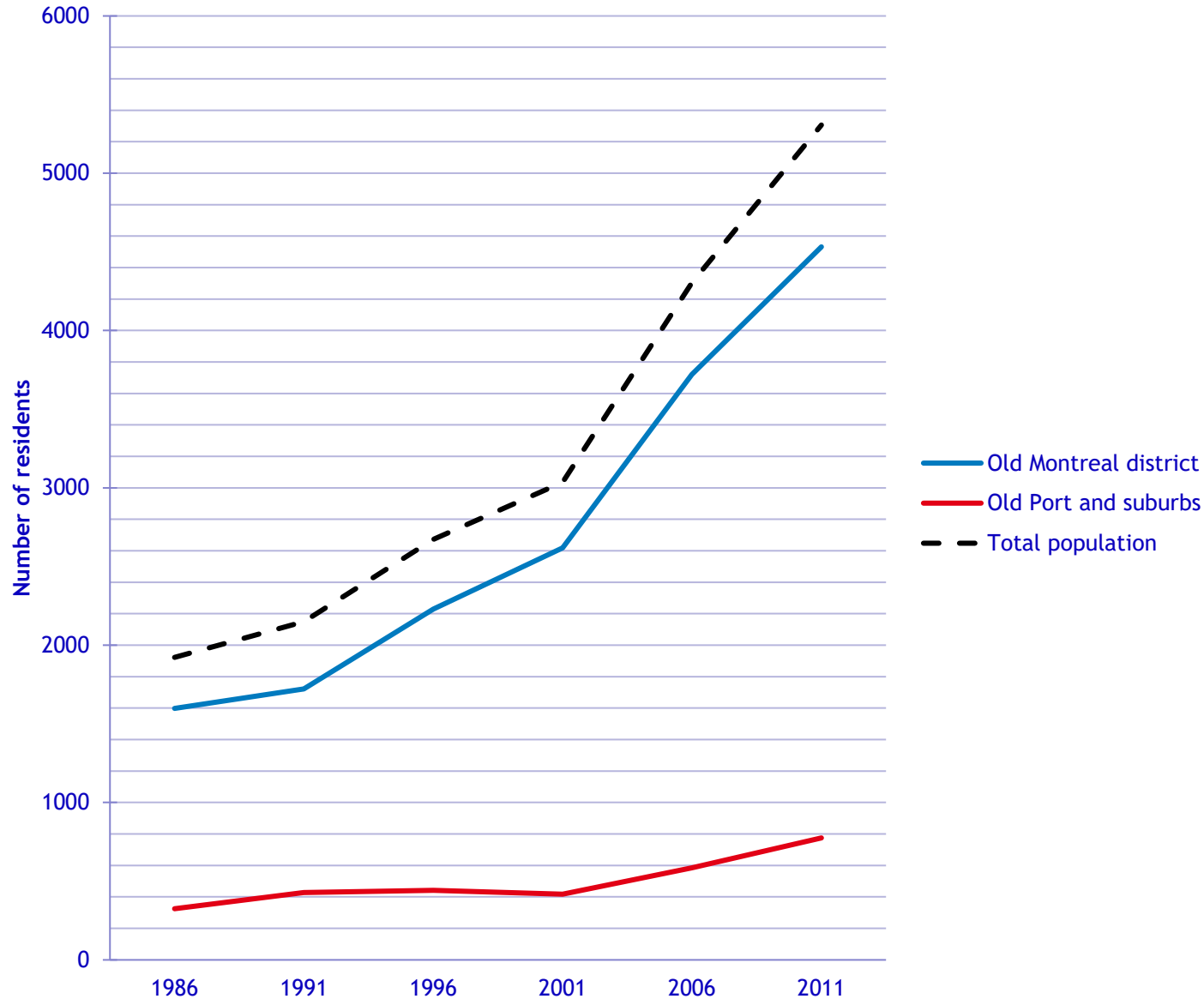
(Wood, Dovey, 2015)

- 1. Transparency**
- 2. Alignment**
- 3. Pedestrian accessibility**
- 4. Car accessibility**

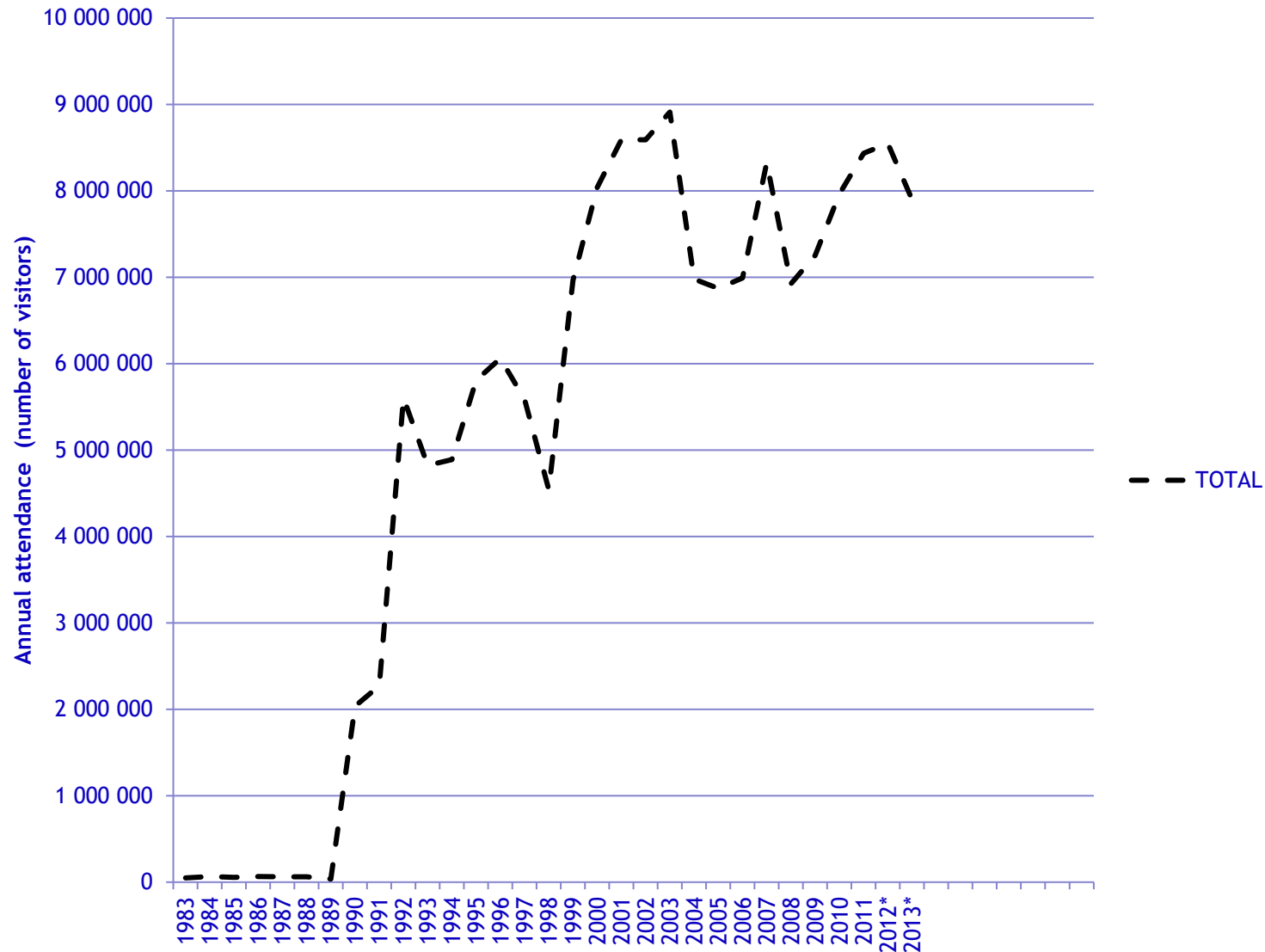
Case Study: Old Montreal district



Demographic evolution between 1986 and 2011



Annual tourist attendance 1983 - 2013 (Number of visitors - Old Montreal and Old Port district)

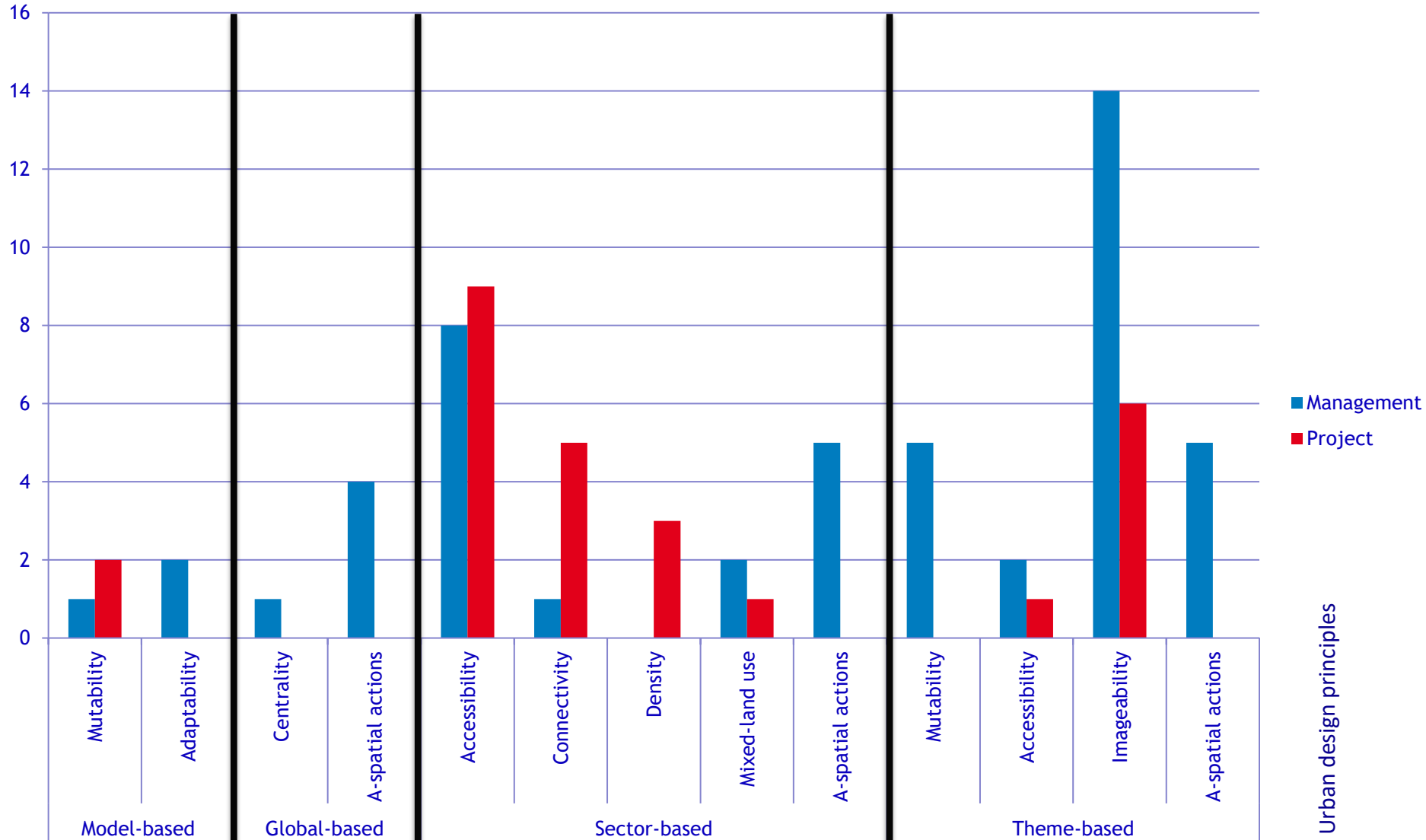


Analysis (1)

Conservation and Valorization Plan for Old Montreal

Classification of 77 actions

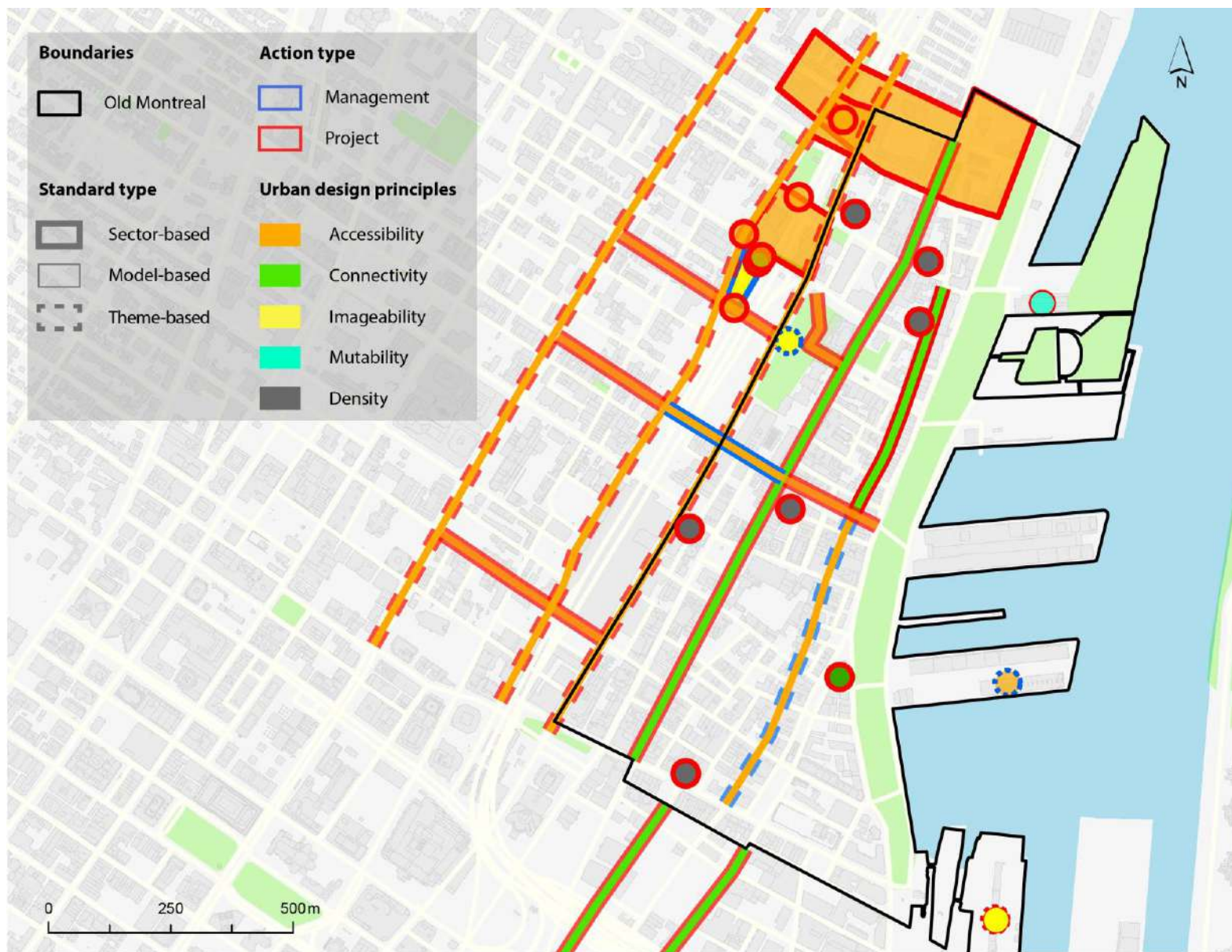
Number of actions



Results of the Conservation and Valorization Plan analysis

- 1. Global-based standard and centrality**
- 2. The Model-based standard is barely explored**
- 3. Overrepresentation of the Theme-based standard and management actions**
- 4. Accessibility and connectivity are the main urban design principles used in actions related to the Sector-based standard**

The spatial dimension of the Plan



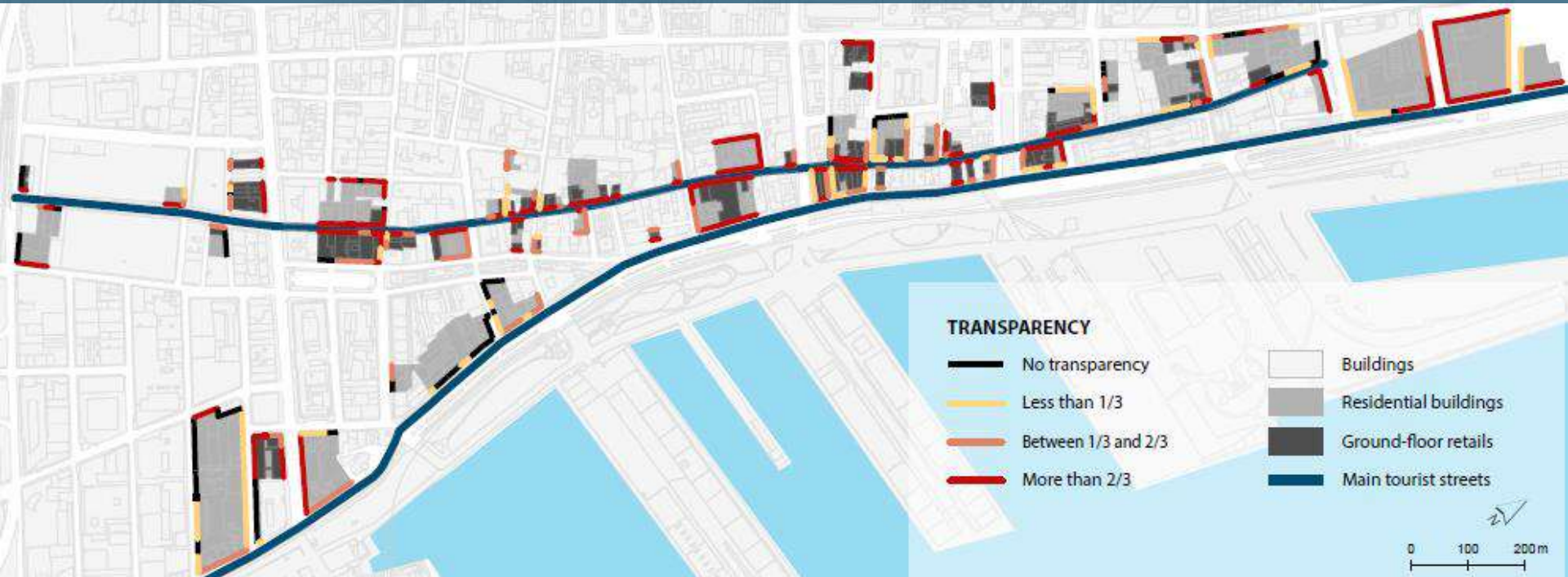
New housing development in the Old Montreal district and suburbs



- Mapping residential buildings in the Old Montreal district reveals a very interesting and singular pattern compared to other North American inner cities.
- Residential buildings are scattered everywhere in the district, strengthening mixed-land use, which conflicts with retail, tourist, and event functions.

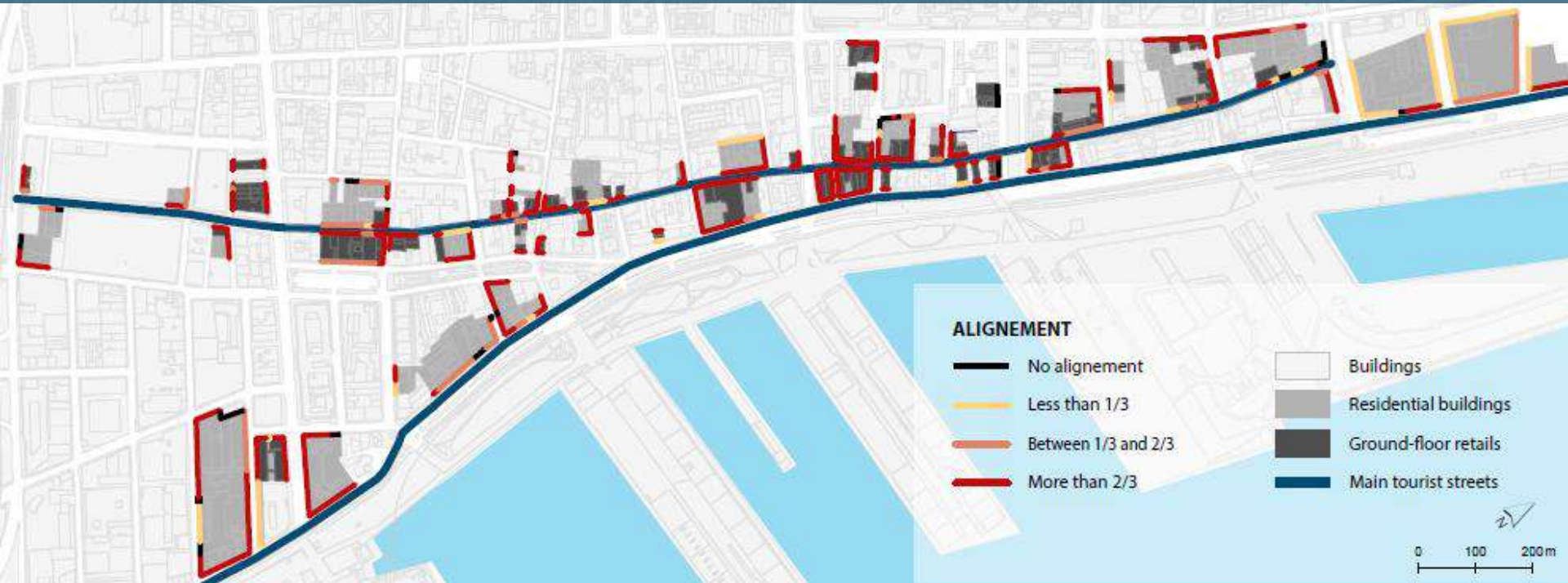
Analysis (2) Public-private interface

TRANSPARENCY



Analysis (2) Public-private interface

ALIGNMENT



Analysis (2) Public-private interface

PEDESTRIAN ACCESSIBILITY

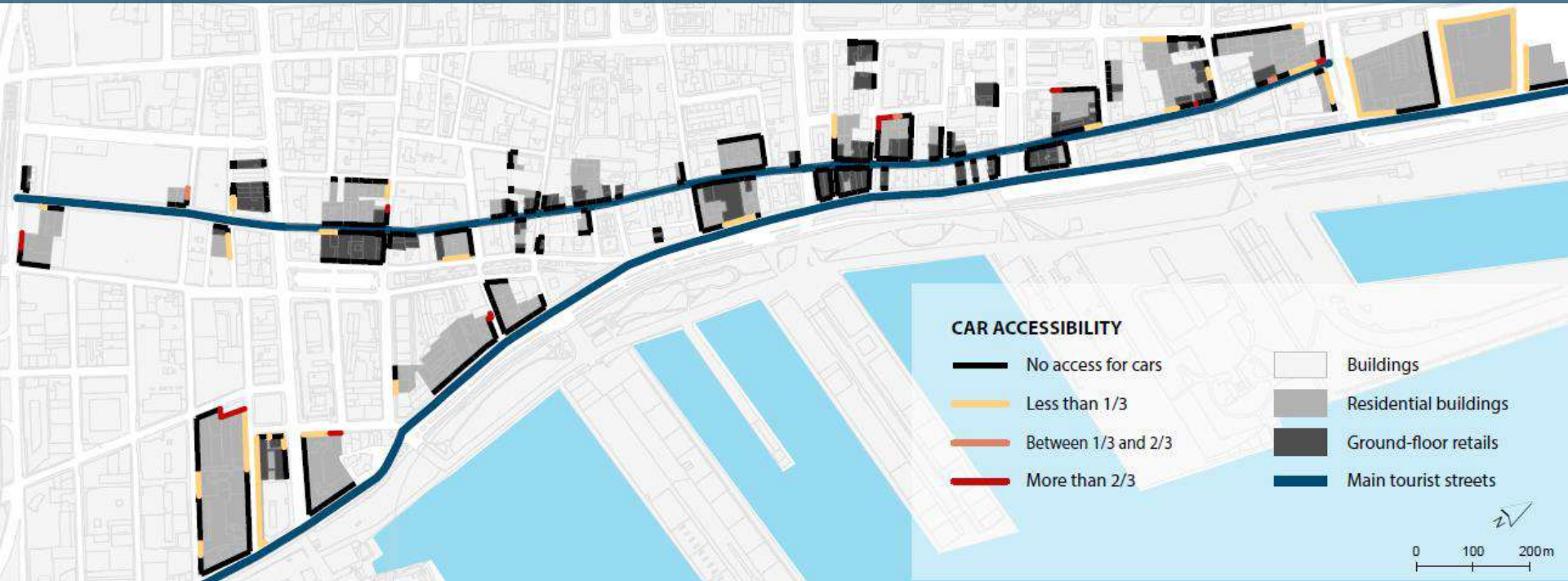


Safety device



Analysis (2) Public-private interface

CAR ACCESSIBILITY



Final considerations

- Mismatch between Urban planning and Real Estate Development, due to a lack of residential facilities and connectivity.
- New housing development in old urban spaces could increase spatial fragmentation and social disconnection.
- Intensification of tension with sectors such as retail, tourism, and events.
- Bringing back residents to the district and improving mixed-land use are revealed as incapable of guaranteeing sustainable urban development.



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