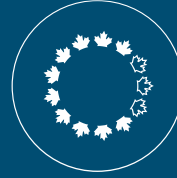


BREWERY CREEK



COMMISSION DE LA CAPITALE NATIONALE
NATIONAL CAPITAL COMMISSION

TABLE DE CONCERTATION DU CENTRE-VILLE DE GATINEAU

UPDATE ON THE BREWERY CREEK FEDERAL LANDS

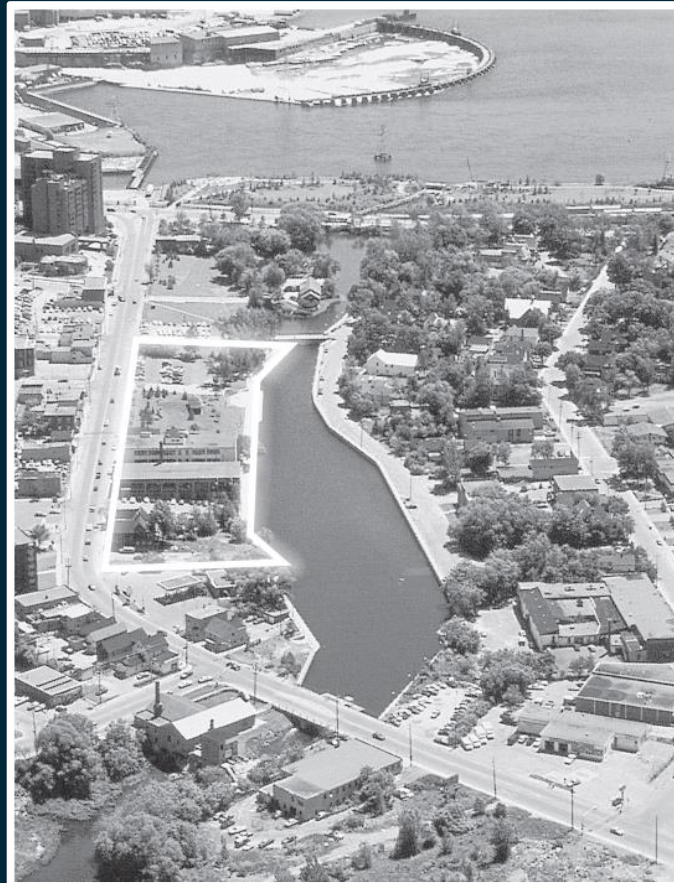
October 13, 2023

SECTOR DEVELOPMENTS

19th Century



20th Century



21st Century



Brewery Creek – Environment

- Environmental site surveys
 - Contaminated soil and groundwater
 - Various levels of contamination
 - The entire site is contaminated
- Decontamination and risk management plan
 - Specific plan to be developed according to projected site use and development plan



SECTOR IN TRANSFORMATION



THE PROJECT

TARGETS

- Decontaminate the site
- Optimize land use
- Integrate into the urban fabric and built form
- Create an accessible urban and waterfront promenade
- Contribute to the vitality of downtown Gatineau

PARAMETERS

- Brownfield redevelopment
- Creating a mix of uses
- Enhancing value through architecture and urban design
- Maintain public access to the shorelines
- Contribute to multimodal travel



2021 – 2022

PHASE 1 – UNDERSTANDING

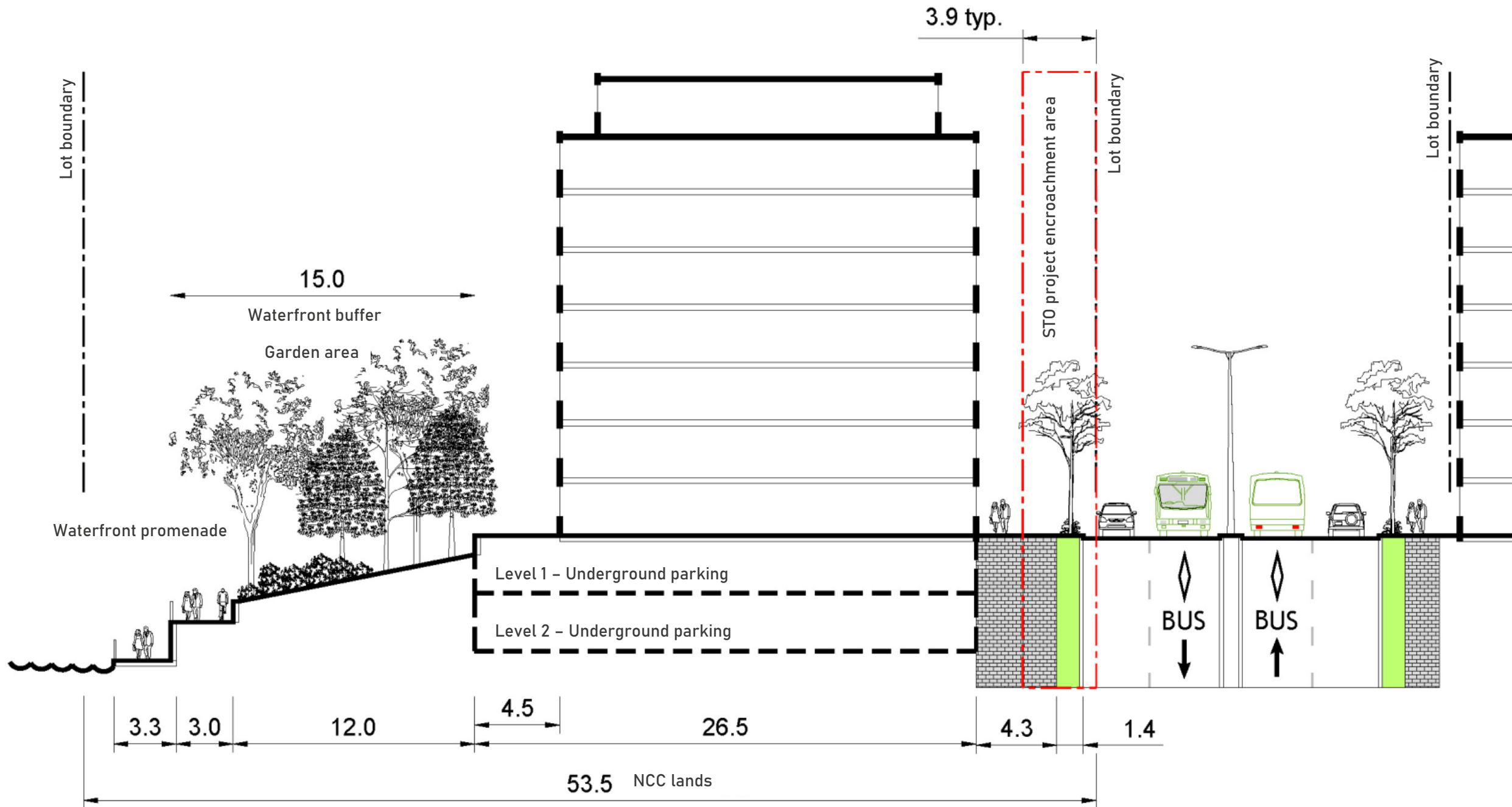
- Urban characterization
- Planning context
- Environmental studies

PHASE 2 – DESIGN

- Exploratory drafts
- Integration of municipal projects
- Consultation and workshops

PHASE 3 – IMPLEMENTATION

- Development concept
- Feasibility and cost





Number of floors: 8

Potential residential units: 364

Indoor parking potential: 206 spaces per floor

Surface area for secondary uses: 5,350 m²

Lot coverage: 35%









RESUME

INVESTMENTS	PLAN	RESULTS	NEEDS
Decontamination: \$ 8-10 M	Mixed-use buildings along Rue Montcalm	Contributing to cultural activities	Amendment of the Special planning program for the downtown
Bridge repair: +/- \$ 1.5 M (shared)	Possibility of cultural space	Contributing to the tourism offer	Zoning
Public space and sidewalk along the Creek: \$ 7-10 M	New housing (affordable % to be determined)	Jobs (construction and retail / restaurants)	
	Public access to Brewery Creek from cross-streets	Just over \$ 500,000 / year in municipal taxes	
	Contribution to the construction of the Rapibus corridor (widening of the right-of-way)	Fluidity of public transit in the downtown area; increased connections with the future Terrasses de la Chaudière tramway stop	

RESUME

CALL TO ACTION

- ✓ Densify and capitalize on underutilized lands
- ✓ Promote the construction of affordable housing
- ✓ Adopt the zero-sprawl principle
- ✓ Make the development of urban public transit a priority
- ✓ Protect natural environments and strengthen ecological connectivity
- ✓ Orient buildings towards carbon neutrality

NEXT STEPS

- ❑ Public information
- ❑ Request to update the City's urban plan (plan d'urbanisme) – 2023 [amendment of the Special planning program for the downtown]
- ❑ Land programming and decontamination



QUESTIONS?