

COMMITTEE OF THE WHOLE - JUNE 19, 2006

MAPLE MANOR REDEVELOPMENT: BUILDING ON THE BENNY FARM MODEL

Recommendation

Councillor Tony Carella recommends:

That Council request the Region of York to appoint a task force composed of appropriate staff to consider ways in which the Green Building Strategy employed in the redevelopment of the Benny Farm site may be employed in the project for the eventual replacement of Maple Manor.

Economic Impact

Nil

Purpose

To determine, well in advance of the redevelopment of Maple Manor, whether the Green Building Strategy employed in the redevelopment of the Benny Farm site might be employed in the Maple Manor project.

Background - Analysis and Options

The Benny Farm site, an 18-acre residential complex in the heart of Notre-Dame-de-Grace, in Montreal, was originally built to house veterans returning from the Second World War. After many years of debate in the community on its future, the Benny Farm site has become one of the most innovative redevelopments in Canada. Under the leadership of Canada Lands Company and with input from the community and the City of Montreal, the Benny Farm redevelopment has provided creative ideas in participative planning, affordable housing, sustainable development, and urban design.

The redevelopment of the Benny Farm site was marked by a Green Building Strategy, a sensitive and responsive approach to its immediate and remote environmental impacts, including the integration of passive and assisted ventilation, geothermal and solar energy distribution by shared infrastructure, on-site collection of rain and gray water, and other features---all of which lead to its development as a prototype for community-driven sustainability, as well as a model for the stewardship of social, ethical, technical and financial ecology.

Indeed, the project has received a host of prestigious awards: the Holcim Foundation International Awards, 2005, 2006; the Urban Leadership Award from the Canadian Urban Institute, 2006; Prix d'Excellence de l'Institute de Developpement Urbain du Quebec, 2005; Group Award for Comprehensive Planning from the Real Property Institute of Canada, 2005; Governor-General's Medal in Architecture, 2003; National Merit Award of the Canadian Society of Landscape Architects, 2001.

Conclusion

It is appropriate that the redevelopment of Maple Manor---the Region of York's non-profit housing project, on the site of the future civic campus at Major Mackenzie Drive and Keele Street---be viewed as an opportunity to demonstrate on the local level the cost-effectiveness of community-driven sustainability and multi-faceted stewardship.

Report prepared by:

Councillor Tony Carella

Respectfully submitted,

Tony Carella
Councillor - Ward 2