

CHARLES E.-FROSST SITE, KIRKLAND DEVELOPMENT VISION AND GUIDING PRINCIPLES



DEVELOPMENT VISION

BRINGING GENERATIONS CLOSER TOGETHER



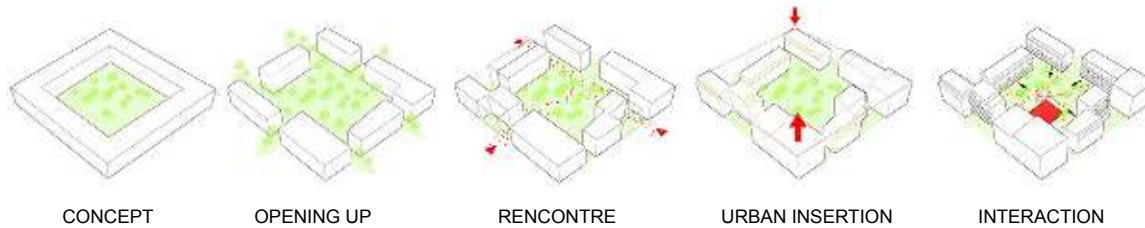
Families – Young people buying property – Couples – Semi-retirees – Retirees

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GUIDING PRINCIPLES

1. BREAK SOCIAL ISOLATION THROUGH COMMUNITY

The layout of public and private spaces will encourage social interactions and meeting other residents, providing a tight-knit sense of community that is focused on mutual assistance and caring about your neighbour.



2. OFFER DIVERSE HOUSING OPTIONS FOR A DIVERSE COMMUNITY

The site will include a single-family home sector, townhouse sector, and a high-density multi-generational unit sector. These different options will allow us to meet the needs of a diverse clientele.



3. CREATE A SAFE LIVING ENVIRONMENT

The active and vibrant outdoor living spaces are laid out in a way that works to ensure the safety of the community. This outdoor layout will also allow for the safe cohabitation of pedestrians, cyclists, and automobiles.



4. INTEGRATE NEW GREEN SPACES

The project will include several new parks and public and private green spaces. Spaces for urban gardens and green roofs will also be integrated into the site's buildings.



5. PROMOTE AN ACTIVE LIFESTYLE

The outdoor spaces have been planned according to active modes of transportation such as walking, cycling, and using the REM. In fact, an active connection is planned to the future REM station by extending the city bike path. The integration of a sports centre for residents is also planned.



6. DESIGN A SUSTAINABLE PROJECT

Creating a sustainable living environment, inspired by best practices:

- Community involvement in the development and design process
- Responsible water management
- Energy-efficient buildings
- Use of environmentally friendly building materials
- Electrification of parking spaces
- Car sharing
- Integrating of bicycle parking to promote active modes of transportation
- Green roofs and public green spaces
- Pooling and sharing of spaces such as the sports centre, pools, and rooftop terraces



7. CREATE AN EXEMPLARY TOD PROJECT

Smart densification will be put forth by, among others, gradually increasing the height of buildings. Respect for the existing surroundings through the creation of different types of housing that meet the needs of the sector will also contribute to this smart densification. And optimizing a sector that is close to public transit (REM) and numerous shops and services.

