



Un canal

POUR

Le monde

**reso** Regroupement
économique et social
du Sud-Ouest

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The Lachine Canal Ten Years On: An Assessment, and Prospects for Pursued Development

By

Pierre Morrissette
Executive Director

Outline

- Introduction
- Some important dates
- Objectives of the Lachine Canal Forum
- Achievements and economic benefits
- Difficulties and constraints
- Prospects

Introduction

- RESO: a Community Economic Development Corporation
- The Lachine canal renovation: a project to complete
- Government to reinterest
- A community to remobilize



Some important dates

- 1970: Definitive closing of the canal
- 1989: CREESOM: création du RESO
The canal, central axis of Sud-Ouest revitalization
- 1992: Grand Montréal Bleu
- 1997: Announcement of public investments
- 2000: Lachine Canal Forum
- 2001: Tourism development plan
- 2002: Reopening for pleasure boating
- 2003: Société de promotion du canal de Lachine



Objectives of the Lachine Canal Forum

- Consolidation of the industrial base and jobs
- Job creation and workforce development
- Accessibility to canal banks and activities
- Permanent consultation body
- Participation of Sud-Ouest enterprises and organizations

Objectives of the Lachine Canal Forum

- To increase social diversity and ensure that low-income households are retained
- To create and reinforce bonds between districts and the canal, and to take into account families and seniors
- To develop new potential, i.e. tourism, the new economy and culture, while respecting the social and industrial fabric

Economic Achievements and Benefits

- Infrastructure projects (\pm \$80M)
- Real estate investments
- Job increase: new sectors of employment
- Residential development: new population
- Revitalisation of old industrial buildings
 - For commercial purpose: businesses and jobs
 - For residential purposes
- Commercial streets revitalisation

Economic Achievements and Benefits

Real estate investment 1997-2007 (in millions of dollars)			
Sud-Ouest overall			
	Construction	Transformation /Recyclage	Total
Commercial	62.8	81.1	143.9
Industrial	25.5	47.6	73.0
Public	27.2	68.3	95.5
Residential	157.6	128.3	285.8
TOTAL	272.9	325.3	598.2

Economic Achievements and Benefits

Residential development		
Number of units created		
PRIVATE	SOCIAL AND COMMUNITY	TOTAL
2252	753	3005

Economic Achievements and Benefits

Job growth 1996-2006			
	1996	2006	Variation 96-06
Number of establishments S.O.	1,952	2,884	32%
Number of jobs S.O.	25,599	33,879	24%
Number of jobs MTL	755,200	940,200	20%

Economic Achievements and Benefits

- Growth sectors:
 - Information and communication technologies
 - Television, video, film and audio production
 - Cultural industries
 - Shops and services
- Revitalisation of industrial complexes
- Revitalisation of Notre-Dame Street and the Atwater Market area

Difficulties, Constraints and Unattained Objectives

In economic terms:

- Decline of traditional industry: Alstom, Imperial Tobacco, post sorting centre
- “Fixation” on the canal area’s industrial vocation: we may have missed some opportunities

Social Achievements and Spinoffs

- Population growth
- Community housing (25% of units)
- Access to the canal (new parks)
- Community projects:
 - Club de plein air, L'Éclusier, activities (ACSO, SPCL)

Difficulties, Constraints and Unattained Objectives

In social terms:

- Social deprivation indexes remain high
- Pressure of increased property values on the most disadvantaged
- Limited spill-over effect on the commercial offer in the vicinity
- Feeling of “alienation” in the face of canal banks development

Tourism Achievements and Spinoffs

- Increased popularity of the canal as a destination
- Maison Saint-Gabriel
- Accommodation: New bed and breakfasts
- Restaurants: More diversified offering
- Cooperating association
- Canal promotion company

Difficulties, Constraints and Unattained Objectives

In terms of tourism:

- Lack of resources
 - For implementation of the Parks Canada master plan
 - For implementation of community projects
 - For activities
- Aborted projects: Club de plein air, L'Éclusier

Cultural and Heritage Achievements and Spinoffs

- Roundtable and Consultation:
 - Table des acteurs culturels
 - Rendez-vous de la culture
- Dissemination:
 - Corona Theatre and Bistro le Va-et-Vient
 - Art galleries
 - Georges-Vanier library and cultural centre
- Montreal events: Artéfact, Biennale d'Art contemporain, Mois de la photo
- Heritage:
 - Pointe des Seigneurs archaeological dig
 - Restoration of the Redpath
 - Restoration of the Château St-Ambroise

Difficulties, Constraints and Unattained Objectives

In terms of culture and heritage:

- Lack of resources for heritage conservation and development
- Retention of artists and craftspeople
- Closing of the Va-et-Vient
- Aging public infrastructure

Prospects

- Phase 2:
 - Completion of infrastructure redevelopment
 - Reception and interpretation facilities and structures
 - Resources for heritage activities and conservation

Prospects

- Mixed and public investment:
 - Bonaventure Boulevard: Opening up of the banks
 - Federal harbour properties: Post Site, South Peel Basin, Des Irlandais Street
 - Downtown tramway, canal tramway?
 - Relocation of the Maison de la culture?
- Private investment:
 - Quai des Éclusiers phase 4, Imperial Tobacco, Dompark, the Nordelec, Lowney's phase 3
 - Griffintown? CN Yard and shops? Turcot Yard?