

740 BEL AIR - Office, Warehouse, Armoury

MONTREAL, QUE

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The existing 740 Bel-Air Street complex was built between 1851 and 1950 on a 10,400m² lot near downtown Montreal, and served as a storage facility for several government agencies for 15 years. As part of the PWGSC's regional investment strategy, the objective of this project is to build a new multi-client Government of Canada building at this site. The combined future occupied space requirements of the tenants were estimated to be 15,696m² of combined warehouse and office space. This new building will meet the future armoury housing and storage requirements of the Donnacona Naval Reserve of the Department of National Defence (DND), the Royal Canadian Mounted Police (RCMP), Human Resources Development Canada (HRDC) and the Canada Customs and Revenue Agency (CCRA) and provide 19,470m² of parking.

The St. Henri district of Montreal has been undergoing revitalization for some time. The new armoury will provide an activity hub and visible federal government presence in the neighbourhood. This new

investment is consonant with the government objective of promoting investments that help rehabilitate communities.

The design focuses on providing maximum flexibility in the immediate and future use of space. A building grid with column spacing, fenestration and service runs suited to the most flexible interior space arrangements is used. The character, massing, scale and materials of this project are all designed to be simple, yet high quality and compatible with the surrounding context.

The project will use the most sustainable building methods possible and special attention will be paid to the recovery of construction materials and energy conservation. Approximately 50% to 95% of waste in the project will be recycled, reduced or reused. Following the demolition phase, some parts of the existing buildings will be left intact and integrated into the new complex. Operating costs of the facility will be kept as low as possible by strict adherence to energy conservation principles.



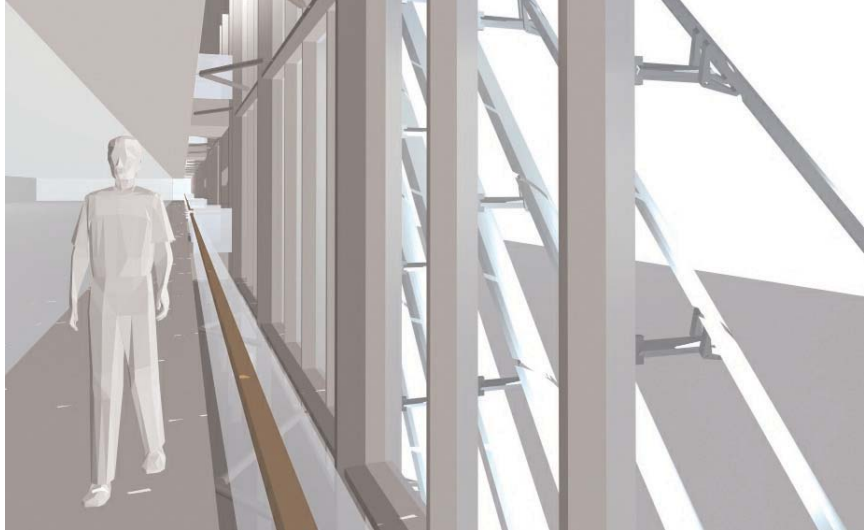
EXTERIOR VIEW

Project 740 Bel-Air Building
 Location 740 Bel-Air Street
 Client PWGSC/Dept. of National Defense
 Design 2002
 Construction July 2003

ENVIRONMENTAL CONSIDERATIONS

Recycling of materials, air quality, natural light, reduction of greenhouse gases, and the use of non-toxic materials are all a priority on this project. The following initiatives will be utilized on this project:

- Reduced effects of construction work on the environment
- Reduced long-term energy consumption
- Overall quality of spaces (light, noise, visual and physical access)
- Air quality
- Environmentally sound materials



SUNSHADES

TECHNICAL

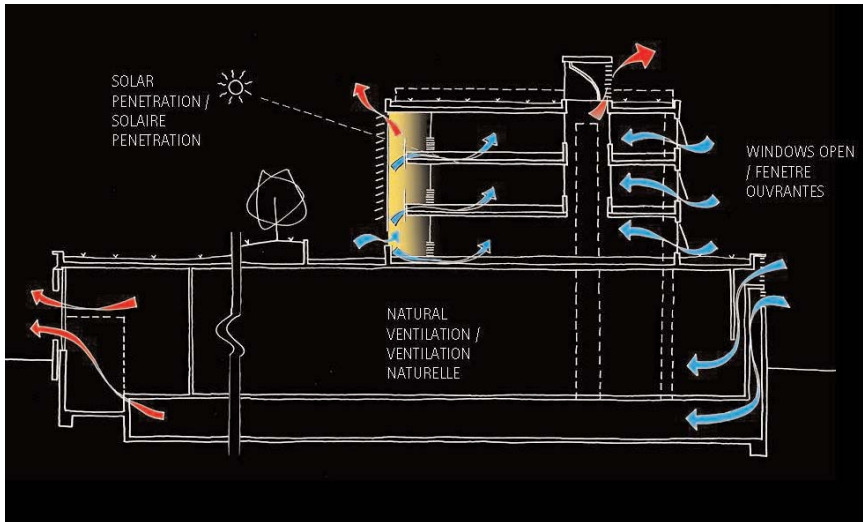
Building Size 15,696m²
 Budget \$29,677,000
 Height 5 1/2 storeys

DESIGN TEAM

Busby + Associates Architects Ltd.
 P. Busby, S. Gushe, A. Slawinski, M. Galloway, B. Wakelin, M. Labrie, R. Glover, D. Petrovic
Beauchamp - Bourbeau Architectes
 Claude Bourbeau, Helene Proulx

CONSULTANTS

Mech./Elec. Engineers Pageau Morel et Associés
 Structural Engineers Saia Deslauriers Kadanoff



COOLING/HEATING DIAGRAM