

MONTONI redefines the responsible urban district



ESPACE MONTMORENCY

A mixed-use project covering 1.3 million square feet, including 500,000 square feet of office and retail space providing modern and adaptable working environments, as well as local commercial offerings that add to the site's liveliness and the vitality of the neighbourhood. The residential component comprises more than 700 units, ranging from studios to 5½-room apartments that cater to a diverse population in the heart of an urban hub that is well-served by public transport. There is also a 188-room hotel, which enhances the development's mixed-use vocation and the area's commercial attractiveness, while ensuring the site is well-frequented 24/7.

Energy loop

Heating, cooling and hot water needs are fulfilled by an integrated energy loop that combines heat recovery, high-efficiency heat pumps, off-peak electric heating and natural-gas-fired supplementary systems. The heat pumps constitute the heart of the system, optimizing energy exchange based on real demand. A shared thermal power plant and cooling towers ensure the loop is balanced, maximizing overall efficiency while reducing GHG emissions.

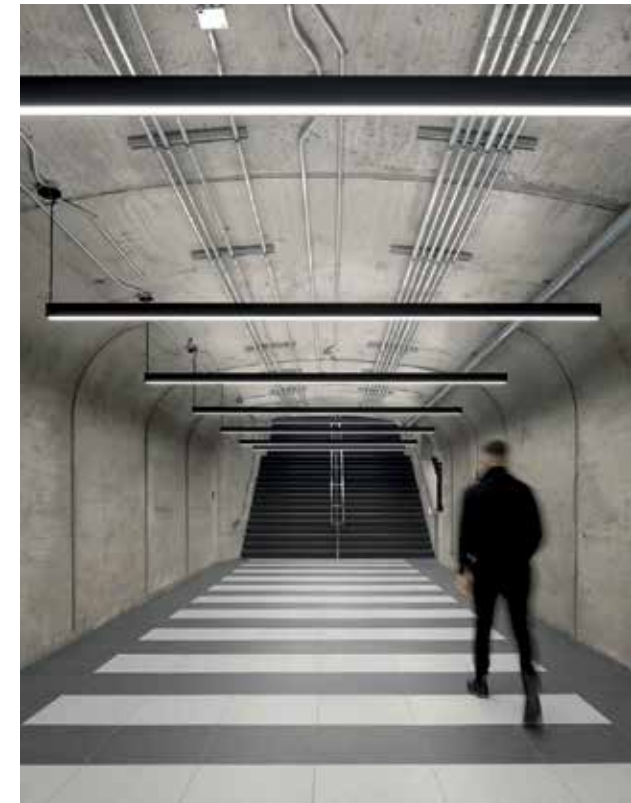
Reduction of more than 40% in potable water consumption

Reduction of more than 50% in energy costs

Reduction of more than 80% in operational GHG emissions

Pedestrian bridge and low-impact transportation

The Espace Montmorency project benefits from a strategic location intended to reduce vehicular traffic and encourage sustainable mobility. It is directly connected to Montmorency métro station and forms part of a transit-oriented development (TOD) concept. Dependence on cars is limited by the mix of uses, while practical measures such as optimized underground parking, secure bicycle storage, ride-sharing, and electric-vehicle charging stations promote multimodal travel and help reduce the carbon footprint.



Principal initiatives

Low-impact transportation



More than 100 EV charging stations



Bicycle storage room with showers and changing facilities



Close to a bus terminal and métro station

Certifications obtained :

LEED ND Plan v4 Gold

Tower 1 and 4
LEED NC 2009 Gold
ZCB-Performance v2
(Targeted)

Tower 2
LEED CS 2009 Platinum
ZCB-Performance v2
(Targeted)

Tower 3
LEED CS 2009 Gold
ZCB-Performance v2
(Targeted)



Rainwater recovery to supply toilets and urinals, as well as the irrigation system

Occupant health and wellness



Plenty of natural light



High-performance air filtration



Low-emission building materials