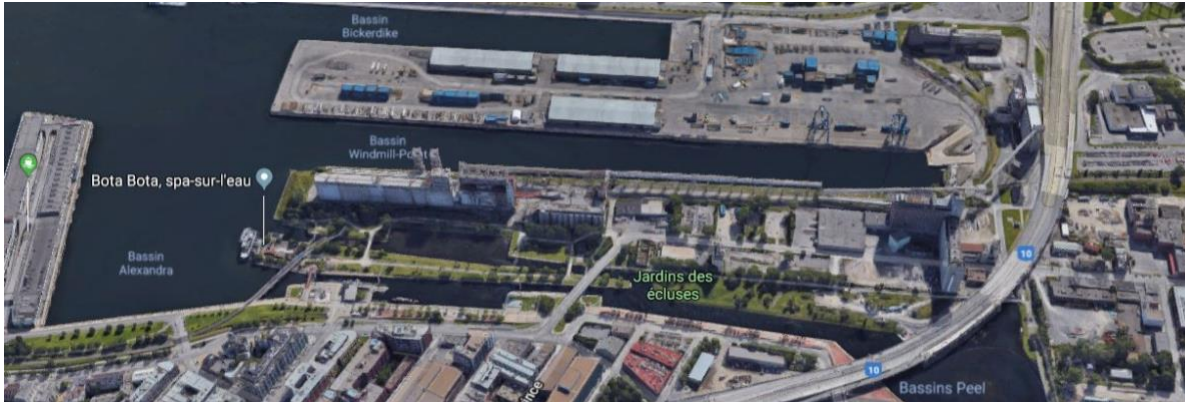


GUIDING PRINCIPLES 2018/01: POINTE-DU-MOULIN (WINDMILL POINT) SITE

Note: Heritage Montreal is issuing this advance notice of principles to state the values, issues and opportunities that the organization has identified for the site in question, taking into account its concerns with regard to heritage, planning and urban development. This document outlines our understanding and appraisal of the site, its context, its heritage dimensions and its character, with the aim of fostering development of projects of quality that would comply with, enhance and enrich those aspects. It reflects the thinking of Heritage Montreal’s staff and the members of its Heritage and Development Committee (known by its French acronym COPA) and is based on experience amassed over more than 40 years by the organization in protection and enhancement of heritage, landscapes, urban planning and living environments.

The site



The site under consideration, Pointe-du-Moulin (also known historically as Windmill Point), is bounded to the east by the Alexandra Basin, to the west by the Bonaventure Expressway, to the south by De la Commune Street, and to the north by the Pointe-du-Moulin Basin. It includes the mouth of the Lachine Canal, *Parc des Éclusiers*, Silo No. 5, Ogilvie Flour Mills and Canada Malting industrial complexes, the Rozon silos, and the former Riverside Pumping Station.

Status and designations

- Federal: – Part of the Lachine Canal National Historic Site (1929)
 – Silo No. 5 designated a Recognized Federal Heritage Building (1996)
- Provincial: – Part of the Pointe-du-Moulin Pier included in the Old Montreal Historic District declaration (1964)
- Municipal: – Identified as an industrial complex of interest in the City of Montreal Master Plan (2004)

Heritage Montreal interest in the site and actions taken

- 1970s: Supported and took part in pioneering grassroots efforts and reflection on the future of the Old Port and Lachine Canal;
- 1983: Produced two exhibitions on repurposing of former port areas and on industrial heritage for an international congress;
- 1996: Obtained commitment from the port authority to maintain Silo No. 5;
- 2006: Obtained commitment from the building owner for the Farine Five Roses sign to be maintained, restored and relit;
- 2010: Organized public tours of Silo No. 5 and Pointe-du-Moulin in collaboration with Canada Lands Company;
- 2011: Heritage Montreal Annual General Meeting adopted a specific resolution on development of Pointe-du-Moulin, in consideration of the site’s value as “a heritage complex and witness to Montreal’s historical influence as a gateway to the continent and an international export port.”

The five heritage dimensions of the site

Built: Extensive integrated civil and industrial engineering complex (imposing, remarkable site-machine); underground works, railroads, structures.

Landscape: Two major landmarks, Silo No. 5 and the *Farine Five Roses* sign; scope and size of industrial buildings and facilities are unique and dominant in the Old Port landscape; views of and from the site.

Memorial: Name referring to the first mills built by the Sulpicians (Pointe-du-Moulin[-à-Vent], Mill Street); evolution of uses over time (site of production and loading/offloading, intermodal hub, urban park); legacy of trades and workers’ know-how.

Archeological: Significant archeological potential.

Natural: Presence of water (basin, canal, river), natural contours shaped by time and usage; more recent vegetation.

Current context

Three important announcements regarding the Pointe-du-Moulin site were made in 2017–2018:

- Canada Lands Company, the principal owner of Pointe-du-Moulin, published a new draft Master Plan for the Old Port for consultation; the Pointe-du-Moulin site is included. The plan calls for Pointe-du-Moulin to become a destination site with construction of a lookout on top of Silo No. 5 and conversion of the conveyors into an elevated walkway, plus development of a mixed-use district (institutional, commercial, office, residential) along with an interpretive site emphasizing the area’s history;
- Parks Canada conducted a planning exercise for the purpose of updating its management plan for the Lachine Canal;
- CDPQ Infra confirmed that a station of the future Réseau Express Métropolitain light-rail network will be built near the site.

Main guidelines

What Heritage Montreal considers important

- Ensure continued predominance of the two main landmarks (illuminated *Farine Five Roses* sign and Elevator B-1 of the Silo No. 5 complex) on the site and landscape;
- Ensure public access to the site, both horizontally (around the full perimeter identified for the site) and vertically (Silo No. 5);
- Maintain and value the “site-machine” character of Pointe-du-Moulin as a foundational component of its identity;
- Respect the integrity of the site as a whole.

Issues <i>What interests Heritage Montreal</i>	Opportunities <i>Potential seen by Heritage Montreal</i>
<p>Knowledge and enhancement</p> <ul style="list-style-type: none"> • Communication of the site’s identity; • Understanding and readability of the site as a whole, taking into account the juxtaposition of structures and facilities from different historical eras. 	<p>Knowledge and enhancement</p> <ul style="list-style-type: none"> • Reinstatement as a multifunctional hub of activity; • Interpretation and animation of the site, its history and its various heritage value aspects so as to convey the dynamic complementary nature of its components.
<p>Planning and landscape</p> <ul style="list-style-type: none"> • Integration with the Old Port and Lachine Canal planning processes, and with the surrounding districts; • Enhancement of the views of and from the site; • Relationship to a key natural component: water; • Physical integrity of the site as well as its built and underground facilities; • Integration of the railway in site redevelopment; • Inclusion of the former Riverside Pumping Station in site enhancement efforts. 	<p>Planning and landscape</p> <ul style="list-style-type: none"> • Enlivening of Mill Street between the Old Port and Victoria Town; • Strengthening of the shoreline connections between the Old Port and the Lachine Canal; • Installation of a public elevator in Silo No. 5; • Creation of a walkway around the site’s perimeter; • Enhancement and expansion of the site’s public spaces, including Parc des Éclusiers and Parc de la Pointe; • Rehabilitation of Silo No. 5, its buildings and its facilities; • Installation of elevated observation walkways to highlight the presence of the railway and passing trains; • Integration of Forges de Montréal activities in the recreational/tourism revitalization of the Old Port.