

## TIMELINE

### *Site History*

- 1838 – property purchased by Scottish manufacturer Walter Benny (Silver, 2008, p. 3)
- 1944 – property purchased by Minister of Pensions and National Health (Fish 65); first sketches of the proposed development appear in Montreal publication ‘The Monitor’
- 1946 – Canadian Housing and Mortgage Corporation created, purchases the property
- 1947 – Benny Farm built at a cost of \$3 million, designed by architect Harold J. Doran; 4000 applications to inhabit by April, and first tenants moved in by May
- 1954 – Benny Farm Charter published
- 1970 – Head and Hands Support Group founded

### *Early Development*

- 1983 – government attempts to sell units to the inhabitants
- 1990/91 – CMHC discloses plan to raze site, relocate tenants (Silver, 2008, p. 6)
- 1991 – CMHC proposal by Gauthier Guité Daoust Architectes (100% new construction) (Lafarge Holcim, 2006, p. 1)
- 1992 – Montreal’s ‘Master Plan’ released (Benny Farm area blank "as an indication that the project has no heritage value" (Fish, 1994, p. 2)
- 1992 – L’OEUF founded by Mark Poddubiuk and Daniel Pearl
- 1994 – land rezoned, six-storey buildings permitted on site; ‘counter project’ proposed by L’OEUF (100% Conservation) (1992-1994). This plan was not adopted but it strongly influenced the redevelopment plan that was ultimately realized on the site (Pearl, p. 29); Gauthier Guité Daoust Architectes (GDA) New Proposal (36% Conservation)
- 1995-1997 – demolition begins according to the GDA plan; first Gauthier GDA building constructed; 2 six-storey apartments built, approximately 90 residents of the old buildings relocated
- 1997 – CMHC pushes again to relocate residents and demolish the 1940s structures

### *Redevelopment Plan*

- 1998 – CMHC given permission to demolish the site (Silver, 2008, p. 6), zoning changed again. The effort was delayed, half-executed, resulting in what Michael Fish argued in 1998 to be “the worst demolition in the city in the last 10 years” (Silver, 2008, p. 6)
- 1998 – CMHC Proposal by Saia Barbarese Architectes (SBA) (100% new construction); 2 new buildings from the SBA plan are built
- 1998 – CMHC sells property to Canada Lands Company (CLC)
- 1998 – Community Land Trust Benny Farm (CLTBF) founded, with an objective to purchase the remaining property on the site. CLTBF given 6 months to raise \$5.7 million (Lafarge Holcim, 2006, p. 4)
- 1998 – CLC refuses to sell to CLTBF
- 1999 – round table organized by CLC prior to hosting design competition. Representatives include L’OEUF, veterans, the CLSC, YMCA, neighbours and future residents. A program is developed with mixed use buildings, mixed revenues, renovation, new construction, densification and affordable/low income housing
- 2000 – Zone of Opportunity (ZOO) Co-op founded – emerged from the Young Parents Program offered by the Head and Hands Support group
- 2001 – Fond Foncier Communautaire Benny Farm/Benny Farm Community Land Trust (FFCBF) in conjunction with L’OEUF, signed a “protocol agreement” with CLC for 6 months to acquire the site –L’OEUF Proposal (100% Conservation)

- September – plan submitted to district council proposing to keep all remaining original buildings (Silver, 2008, p. 8)
- October – CLC opted to not extend the agreement and put forward a new development plan (Silver, 2008, p. 8)
- 2002 – task force put in place to draw up the plan (Silver, 2008, p. 8)
- 2002 – CLC Design Alternative (proposals by L’OEUF, Daoust Lestage, Atelier BRAQ, Saia Barbarèse)
  - Invited design alternative competition hosted by CLC. L’OEUF in collaboration with landscape architects NIP prepared an urban strategy including: mixed use buildings, mixed revenues, renovation and new construction, densification and affordable / low income housing. (LOEUF, 2007)
- 2003 – development plan presented to the Task Force (Jan)/ Borough of CDN/NDG (Feb) residents (Feb & Apr) Final version validated September 10, 2003 (Silver, 2008, p. 8)
- 2003 – CLC Design Alternatives L’OEUF (88% conservation)
- 2003 – master Plan Saia Barbarese Topouzanov Architectes (34% conservation)
- 2003 – renovation viability study conducted by L’OEUF, Jan Vrana – structural engineer
- 2004 – Green Municipality Fund (GMF) application begins for a sustainable infrastructure project, approved by March
- 2005 – Green Energy plan implemented, GMF contract signed. Construction begins

#### *Awards*

- 2002 – Governor General’s Medal in Architecture (Saia and Barbarese and Laverdière + Giguère)
- 2005 – Urban Development Institute of Quebec Award of Excellence
- 2005 – Real Property Institute of Canada Award for Comprehensive Planning
- 2005 – Gold regional Holcim Award “Greening the Infrastructure at Benny Farm”
- 2006 – community- run utility company Green Energy Benny Farm begins operation
- 2006 – Bronze Holcim Global Award
- 2007 – properties including those associated with Chez Soi, ZOO and Habitations Communautaires NDG sold to Office municipal d’habitation de Montréal