

**Montréal-Nord Public Market:  
Catalyst for Social Change**

by

**Andrew Harvey**

A Practicum submitted to the Faculty of Graduate Studies of

The University of Manitoba

in partial fulfilment of the requirements of the degree of

**Master of Landscape Architecture**

Department of Landscape Architecture

University of Manitoba

Winnipeg, Manitoba, Canada

Copyright © 2009 by Andrew Harvey

THE UNIVERSITY OF MANITOBA  
FACULTY OF GRADUATE STUDIES  
\*\*\*\*\*  
COPYRIGHT PERMISSION

**Montréal-Nord Public Market:  
Catalyst for Social Change**

By

**Andrew Harvey**

A Thesis/Practicum submitted to the Faculty of Graduate Studies of The University of  
Manitoba in partial fulfillment of the requirement of the degree  
Of

**Master of Landscape Architecture**

Andrew Harvey©2009

Permission has been granted to the University of Manitoba Libraries to lend a copy of this thesis/practicum, to Library and Archives Canada (LAC) to lend a copy of this thesis/practicum, and to LAC's agent (UMI/ProQuest) to microfilm, sell copies and to publish an abstract of this thesis/practicum.

This reproduction or copy of this thesis has been made available by authority of the copyright owner solely for the purpose of private study and research, and may only be reproduced and copied as permitted by copyright laws or with express written authorization from the copyright owner.

## **Abstract**

The goal of this practicum is to design a public market that's forms foster and promote exchange in the public realm of a community that is lacking many amenities and resources. The practicum explores spatial configurations of numerous markets in Turkey, Syria and Montreal in order to

identify and generate new and effective means of establishing links between communities and the entrepreneurs that serve them. The design is specifically intended as a catalyst for social and economic change.

Case studies were conducted with an emphasis on the connection between spatial and behavioural patterns within public markets. These studies were conducted in Montreal, as well as during a sojourn in Turkey and Syria.

Translating the vernacular design elements of these countries to that of Montreal presents potential for new linear spatial arrangements and socio-economic possibilities in public markets.

## Acknowledgements

I would like to thank my practicum committee chair, Professor Jean Trottier, my internal advisor, Dr. Marcella Eaton, and my external advisor, market consultant David K. O'Neil. I owe my committee a tremendous amount of gratitude for their enthusiasm, stimulating ideas, sympathetic discussions, encouragement and patience: A BIG THANK YOU!

My research abroad would not have been possible without the generous support of the Carl Nelson Travel Fellowship. For this, I am indebted

to the Department of Landscape Architecture and the Nelson family, and hope that Carl would have been pleased with my efforts to search out and explore spatial and sensorial patterns in markets abroad.

I would also like to thank Professor Kelley Beaverford for her contributions and input at the early stages of my practicum, Project for Public Spaces for the opportunity to workshop with many market experts and enthusiasts, architect Pierre Delisle for sharing his knowledge

and experience designing markets in Montreal, as well as Mark Harvey, Patrick Parent, Kevin Marks and Jody Negley for their encouragement and input. Lastly, I would like to thank my partner, Norie Ishii, for her overwhelming and empathetic support: **ありがとうございますのりちゃん!**

## Preface

In January 2006 I set out to study public markets in Isfahan, Iran as precedents for my own public market design at home in Montreal.<sup>1</sup> What attracted me to Isfahan were the ancient market streets and monumental civic places that have existed since Shah Abas I made Isfahan the capital of Persia in the 16<sup>th</sup> century. I was especially intrigued by how the markets and public spaces continue to function as the city's very vibrant centre. The legends of the beauty of the urban fabric and the bustling city life charmed me.

Unfortunately, my sojourn was not meant to be. My Iranian visa application was denied, multiple times, and I have yet to reach Isfahan, though someday hope to. Instead, my investigation took me to Turkey and through Syria. I was quickly smitten by the market culture present in these two countries, but for very different reasons than I expected and hypothesized about Isfahan. Rather than finding people actively engaged in market activity that was entrenched in the spaces designed for such purposes, I found many more people engaged and ingeniously making do with peripheral leftover spaces. The market places themselves are extremely active, yet they appeared stagnant compared with 'grey market' activities that occur outside central marketplaces. People engaging in market activity with

minimal resources suggested novel ways I might be able to invigorate public retail activity in Montreal.

In as much as I was impressed with my findings in Turkey and Syria, I was also profoundly affected by events occurring at the time in Paris, France. One afternoon in March 2006, sitting on the roof of a guesthouse in Aleppo, Syria, while synthesizing my work from the day, I could not help but be diverted by the BBC News announcement of massive rallies and violent protests on the streets of Paris. I am referring to the reaction against the French Government's decision to forgo young adults' rights to job security. For days I continued my research in Aleppo's Souk, while the riots continued on the streets of Paris and lingered in the back of my mind.

There I was in Aleppo amongst many merchants whose children and extended families live in places like the suburban slums of Paris without gainful employment and, especially as of 2006, no future prospects. During those days, I also met quite a few people with family in and around Montreal-Nord, the Montreal borough I had selected for conducting my practicum. Residents of Montreal-Nord are not in as grave a situation as the residents of the segregated and isolated Parisian suburbs, yet the borough is lacking many of the resources that other areas in Montreal benefit from; resources such as entrepreneurial and employment opportunities that reflect the diversity and cultural richness of the borough, and a decent transit system that connects rather than isolates. The lessons I gained

from observing market activity abroad suggested that recognizing the efforts and entrepreneurialism of people who are interested in establishing themselves in their adopted communities can mitigate negative ghettoizing conditions. For these reasons, I proposed to explore the potential benefits of a new public market in Montreal-Nord.

<sup>1</sup> This sojourn was made possible through the Carl Nelson Travel Fellowship, from the Faculty of Architecture, University of Manitoba.

<b>Abstract</b>	<b>2</b>
<b>Acknowledgements</b>	<b>3</b>
<b>Preface</b>	<b>4</b>
<b>Table of Contents</b>	<b>6</b>
<b>Image table</b>	<b>8</b>
<b>Diagramme table</b>	<b>9</b>

<b>1. Proposal</b>	<b>1</b>
1.1 What is the project?	2
1.2 Who is the project for?	3
1.3 Why am I doing this project?	4
1.4 What is my role as landscape architect?	6
<b>2. Framework and Theory</b>	<b>8</b>
2.1 Methodology and literature	9
2.2 What is a public market?	12
2.3 Factors affecting the public realm of markets	15
2.4 Spatial and sensorial patterns	20

<b>3. Sojourn and Case Studies</b>	<b>24</b>
3.1 Travel Summary	25
3.2 Spatial Patterns	28
3.3 Sensorial Elements	39
3.4 Case studies	49
3.5 Application to Context	53
<b>4. Programme</b>	<b>55</b>
4.1 Development Programme	56
4.2 Project Components and Standards	58
4.3 Compatibility Matrix	63
4.4 Functional Diagramme	65
4.5 Sample Site Layouts	66
4.6 Sample Site Comparisons	69

<b>5. Reconnaissance and Appraisal</b>	<b>70</b>	<b>7. Concept Plan</b>	<b>103</b>
5.1 Reconnaissance	71	7.1 Preliminary Site Plan and recommendations	104
(Size and Boundaries, Sight, Hearing, Touch, Smell and Taste, How does this space experience me?)		7.2 Concept Plans	111
5.2 Appraisal	73	7.3 Preliminary site plan	119
(Initial exploration, Sub areas, Messages from authority, Behaviour traces, Behaviour mapping)		7.4 Project Development Issues	121
<b>6. Inventory and Analysis</b>	<b>87</b>	<b>8. Design</b>	<b>123</b>
6.1 Inventory	88	8.1 Master Plan	124
(Site vegetation, Climate, Topography, Drainage patterns, Microclimate, Infrastructure, Existing land uses, Zoning, Potential entry points )		8.2 Sections and Elevations	125
6.2 Analysis	98	8.3 Perspectives	128
(Physical assets and liabilities, Site Hazards and fragile areas, Potential for development, Site selection		<b>9. Evaluation</b>	<b>139</b>
		9.1 Discussion of Final Product	140
		9.2 Before and after	144
		9.3 What did I learn	145
		<b>References</b>	<b>146</b>

## Image table

\*\*\* All images are the author's own unless cited otherwise.

### 1. Proposal

- fig. 1, Montréal-Nord Public Market from residential Renoir street, p.2*
- fig.2, Marché Jean-Talon, p.3*
- fig.3, Kadikoy Tuesday Market, p.5*
- fig. 4, Place-Montréal-Nord, p.7*

### 2. Framework and Theory

- fig. 5, Lachine Market, p.14*
- fig. 6, Marché Jean-Talon, p.19*
- ig. 7, Notes on pattern #46, p.23*

### 3. Sojourn and Case Studies

- fig. 8, Webjournal homepage, p.25*
- figs. 9-12, Webjournal itinerary, p.26*
- fig. 13, Mardin Minaret, p.27*
- fig. 14, Han notes, p.27*
- figs. 15-17, Grand Bazaar #46, p.29*
- figs. 18-20, Individually owned shops, p.30*
- fig. 21-23, Pedestrian streets*
- figs. 24-26, Building thoroughfare*
- figs. 27-29, Paths and goals, p.33*
- figs. 30-32, Pedestrian density, p.34*
- figs. 33-35, Common areas at the heart, p.35*
- figs. 36-38, Activity pockets, p.36*
- figs. 39-41, Columns at the corners, p.37*
- figs. 42-44, Seat spots, p.38*
- fig. 45, Grey market activity, p.40*
- fig. 46, Konya Bazaar, p.41*
- fig. 47 Izmir Bazaar, p.41*
- fig. 48, Konya Bazaar, p.42*
- fig. 49, Aleppo Souk, p. 43*
- figs. 50-51, How does this place experience you? p.44*
- figs. 52-54, Subareas, p. 45*
- figs. 55-57, Messages from Authority, p.46*
- figs. 58-60, Behaviour traces, p.47*
- figs. 61-63, Behaviour mapping, p.48*
- fig.64, Site appearance, p.50*
- fig. 65, Kinds of activity, p.50*
- fig.66, Physical size and boundaries, p.50*
- fig. 67, Views in and out, p.51*
- fig. 68, Sight line sketch, p.51*
- fig. 69, Social and physical manifestations, p.51*
- figs. 70-71, Landscape features and distinguishing characteristics, p.52*

### 4. Programme

- fig. 72, Kadikoy Tuesday Market, p.59*
- fig. 73, Spice Bazaar, p. 60*
- fig. 74, Bazaar and Ulu Mosque, p.61*
- fig. 75, Atelier outside the Grand Bazaar, p.62*
- fig. 76, Jean-Talon Market, p.66*
- fig. 77, Aleppo Souq, p.67*
- fig. 78 Urfa Bedesten, p.68*

### 5. Reconnaissance and Appraisal

- fig. 79 Size and Boundaries, p.72*
- fig. 80, P-M-N rear parking, p.73*
- fig.81, Hearing map, p.74*
- fig.82, Tactile elements, p.75*
- fig. 83, Parameters of fast-food odors, p.76*
- fig. 84 Window view at Duncan Donuts, p.77*
- fig. 85 Motel with car wash, p. 78*
- fig. 84, Site appearance, p. 79*
- fig. 85, Kinds of activity, p.80*
- fig. 86, CLSC and access ramp, p.81*
- fig. 87, Guerilla garden across the tracks in St. Leonard, p.82*
- fig. 88, Falafel/carwash hybrid business, p.82*
- fig. 89, Views in and out, p.83*
- fig. 90, Sub areas, p.84*
- figs. 91, 92, Messages from Authority, p.85*
- fig. 93, Gull dining, p.86*

## 6. Inventory and Analysis

- fig. 94, Site Vegetation, p.89*
- fig. 95, Drainage Patterns, p.92*
- fig. 95, Wind patterns, p.93*
- figs. 96-97, Solar conditions, p.94*
- fig. 98, Infrastructure, p.95*

## 7. Concept Plan

- fig. 99, Haitian barber and halal grocer, p.108*
- fig. 100, Traffic activity on Henri-Bourassa, p.108*
- fig. 101, Alone at D n' D, p. 109*
- fig. 102, Vacant path, p.109*
- fig. 103, Vacant parking, p.110*
- fig. 104, Empty boulevard, p.110*
- fig. 105, Concept One, p.111*
- fig. 106, Concept Two, p.112*
- fig. 107, Concept Three, p.113*
- fig. 108, Concept Model, p.117*
- fig. 109, Stall Concept Model, p.118*
- fig. 110, Preliminary site plant, p.119*

## 8. Design

- fig. 111, Master plan, p.124*
- fig. 112, Section, p. 125*
- fig. 113, Section, p.125*
- fig. 114, Elevation, p.126*
- fig 115, Elevation, p.126*
- fig. 116, Underground Parkade, p. 127*
- fig. 117, Pattern #124 in plan, p.128*
- fig. 118, #124 Perspective, p.129*
- fig. 119, #87 and # 101 in plan, p.130*
- fig. 120, #87 and #101 Perspective, p. 131*
- fig. 121, #100 Perspective, p.132*
- fig. 122, #120 Perspective, p.133*
- fig. 123, #123 Perspective, p.134*
- fig. 124, #124 Perspective, p.135*
- fig. 125, #129 Perspective, p.136*
- fig. 126, #120 and #129, p.137*
- fig. 127, #123, p.138*

## Diagramme and matrix table

## 4. Programme

- Table 1, Market components and standards, p. 59*
- Table 2, Public space components, p.60*
- Table 3, Access and movement components, p.61*
- Table 4, Amenity components, p.62*
- Matrix 5, Compatibility Matrix, p.63*
- Diagramme 6, functional diagramme, p.64*
- Chart 7, Sample site Comparisions chart, p.69*

## **6. Inventory and Analysis**

*Table 8, Physical Assets and Liabilities, p. 99*

*Table 9, Site Hazards and Fragile Areas,  
p.100*

## **7. Concept Plan**

*Matrix 10, Site Hazards and Fragile Areas,  
p.105*

*Matrix 11, Concept Plans' Comparison  
Matrix, p.114*

*Table 12, Project Statistics, p.120*

# 1. Proposal

## 1.1 What is the project?

The goal of this practicum is to design a public market that's forms foster and promote exchange in a public realm. The practicum explores spatial configurations of numerous markets in Montreal and abroad in order to identify and generate new and effective means of establishing links between communities and the entrepreneurs that serve them. The design is specifically intended as a catalyst for social and economic change.

The proposed public market promotes active community involvement in public space. The market is situated

in the Montreal borough of Montréal-Nord and encompasses a space that can potentially benefit the community and offer accessible amenities. It is envisioned as the centre of the community's public realm, where people interact and establish their own place for social and economic activity.

To achieve these objectives, case studies have been conducted with an emphasis on the connection between spatial and behavioural patterns within public markets. The studies have been conducted in Montreal, as well as during my sojourn in Turkey and Syria. The sojourn enabled me to value the context of Montreal markets through contrast, and translating the vernacular design elements of these countries to that of Montreal presents potential for new spatial arrangements and possibilities

in markets. In addition, in May 2006, I attended the non-profit corporation Project For Public Spaces' annual "How To Create Successful Markets workshop" held in New York City. The resultant definitions of a public market derived from the case studies and the workshop have been used to establish a design programme.



*fig. 1, Rendering of Montréal-Nord Public Market as viewed from residential Renoir street.*

## 1.2 Who is the project for?

The proposed public market is intended for residents of a densely populated and culturally diverse neighbourhood who would otherwise not have the amenities required for trade, exchange, community events, local business and the public realm in general. Population density is high in this particular district within the borough of Montreal-Nord, and the average income is low. The residents of this borough are of Quebecois, Italian, Haitian, Lebanese, and Latin American descent. The community which has established itself most and for which the

borough is mostly known, is the Haitian community. In the late sixties Haitian immigrants began to move into the area and by the eighties they had established themselves as a significant community within the borough.<sup>1</sup>

Of the borough residents, 35% were born abroad and grew up in communities where the market is an important element of everyday life. Many of the residents are accustomed to public markets rather than large-scale commercial developments that disrupt the type of small-scale commerce and social interaction that are an integral part of neighbourhoods.<sup>2</sup> This area is being selected for the design because the community could benefit from and participate in the establishment of a public market. Furthermore, as is demonstrated in this practicum, current commercial trends in

the area are not conducive to multi-ethnic community development and communities accustomed to other models, like small-scale markets.



*fig.2, Marché Jean-Talon, Montreal's largest and most popular market. This market is perhaps the most ethnically diverse public forum in the city.*

### 1.3 Why am I doing this project?

There is a vernacular quality to the bustling environment of public markets, an ambiance of excitement and pleasure that stimulates the senses and affirms the need for, and viability of, social interactions in public space. Markets are places in which culture and community are celebrated through the consumption of fresh local produce, artesian fare, speciality items and imported products. What's more, shopping is one of the few existing public activities that is a part of everyday life and shared by many different cultures.<sup>3</sup>

In Montreal, markets are highly valued as public spaces. Thousands of people visit the city's four major markets daily, for fresh produce and variety of products, local specialities, as well as the humane and eclectic environment. Montreal public markets have gone through major renovations in recent years in order to generate commerce, accommodate parking, improve traffic circulation, create places of rest, and enhance product placement.<sup>4</sup> In addition, new markets have been established, most of which are produce stands setup next to metro station exits. Although this arrangement does ensure a high volume of potential shoppers who can conveniently pickup fresh produce en-route, these markets do not readily service people who do not regularly take the metro nor those who reside in

areas not adequately serviced by public transit. Furthermore, many of these produce stands tend to be slightly upscale and not amenable for low-income households. Montreal's public market network is not effectively serving the entire city, and the markets do not necessarily contribute to all of the boroughs in a meaningful way.

The popularity of markets as well as their potential as public spaces that provide fresh produce, specialities and a lively environment must be further encouraged through development and design. Yet simply increasing the physical capacity of existing markets may put stress- such as traffic congestion and noise pollution- on the surrounding community and area without meeting needs in other parts of the city. As public markets do not properly service

Montreal-Nord, and spaces providing amenable contributions to members of the community are generally lacking, the borough could benefit from a new market typology with the spatial configuration, public realm, and services to meet the needs of the greater community. The current trends within the borough's commercial zone in no way reflect the cultural mosaic of the borough, nor do they present opportunities for local entrepreneurs to establish small, independent retail shops. It is the goal of the public market proposed in this practicum to encourage cultural, social and economic exchanges within Montreal-Nord.



*fig.3, Kadikoy Tuesday Market, Istanbul. This market offers an incredible precedent for creative and simple solutions to appropriating and developing underused space for public and commercial activity.*

## 1.4 What is my role as landscape architect?

Following a paradigm of nine principles for landscape architects set out by Michel Corajoud in his essay “To the Students of Landscape Architecture Schools”,<sup>5</sup> my role as landscape architect designing a public market is to defend open space and public accessibility within the commercial context of a neighbourhood. Applying defensive measures to Montreal-Nord specifically, the urban landscape needs to be established as a source of social contact, sustenance, income and offer alternatives to status-quo commercial development,

consumer choices, and public spaces. As sociologist Richard Sennett suggests in a CBC Radio interview, designers and planners also need to be flexible, avoid over programming and allow for places that teach people to manage complexities, to feel confident amongst strangers, as well as for spaces that foster and allow imagination to grow.<sup>6</sup> It is necessary to design public markets that are flexible and adaptable, so that people have agency over their livelihoods, and a stake in their community.

My studies also show that there is a connection between spatial and behavioural patterns within markets that impacts the quality of the public realm and effects socio-economic change. Consequently, it is a matter of professional ethic to apply these

observations to the design of a public market and thus, generate positive community interconnections. The contribution of public markets to community and the public realm can be enhanced through principles of landscape architecture, principles of homo-social stewardship, social agency and the defence of public space.

## End Notes

<sup>1</sup> Montréal-Nord. Montréal-Nord Cultural Policy, 2005, p.4

<sup>2</sup> Elmlund, P.; Bohl, C.C.. "Places of Ethnic Commerce across the Transect" Berkeley: Places, 18.1, p. 26

<sup>3</sup> PPS. "Public Markets as a vehicle for Social Integration and Upward Mobility". p. 29

<sup>4</sup> Letourneau, Isabelle, Montreal Public Markets' public relations officer. E-mail to author. September 2005

<sup>5</sup> Corajoud, M. "Aux étudiants des écoles de Paysage". 2000, corajoudmichel.nerim.net/.webloc

<sup>6</sup> CBC Radio, The Best of Ideas "Flesh and Stone: The Sociology of Richard Sennett -1" 19/02/07, 52:48

*fig. 4, Existing conditions at proposed site, Place-Montréal-Nord.*



## **2. Framework and Theory**

## 2.1 Methodology and literature

This practicum approaches the design of a public market with a particular focus on how markets function, what spatial patterns are entailed, as well as the sensorial elements included. Much of the research was conducted in Montreal, at the Canadian Centre for Architecture specifically, as well as through a focused sojourn in Turkey and Syria, and the PPS's (Project for Public Spaces) annual "How to create successful markets" workshop. The research is based on inventory and analysis of market forms and topology, how spaces in public markets are occupied, as well as current practices in the design of public markets. This is not an exhaustive study of public markets, but rather a demonstration of the link between public market forms and intensity of social interaction.

Theoretical research and case studies of spatial and sensorial patterns are the first steps in a design proposal for the establishment of a public market.

I approach this study using two principal methods. The first is through the application of ten patterns from Christopher Alexander's *Pattern Language*: 46. Market of many shops, 87. Individually owned shops, 212. Columns at the corners, 124. Activity pockets, 241. Seat spots, 120. Paths and goals, 129. Common areas at the heart, 100. Pedestrian Street, 123. Pedestrian density, 101. Bldg thoroughfare. The ten patterns have been selected using Alexander's approach to "Choosing a language for your subject".<sup>2</sup> The selection of patterns begins with the pattern which best describes the project, #46. Market of many shops, and the proceeding pat-

tern is selected from a list of subsidiary patterns that each pattern description includes. This step is repeated with all ten selected patterns until a market vocabulary has been established.

The second methodology is a series of subjective and objective appraisals that evaluate designed and occupied urban open space from many different points of view.<sup>1</sup> I begin with a visual reconnaissance and some basic questions: what can I hear, see, smell and taste and in this space? Conversely, how does the space feel and experience my presence? These questions are followed by objective observations of site appearance, kinds of activity that occur, size and boundaries, prominent landscape features and distinguishing characteristics, social and physical manifestations around the site and views in and out. I

then build upon the analysis through a series of visual studies: sub areas, messages from administration, behaviour trace, and behaviour mapping. The patterns make up a basic vocabulary that, in conjunction with the series of appraisals, give form to design principles and guidelines.

Particular focus is placed on an analysis of the spatial and sensorial patterns of markets in Turkey and in Syria in order to understand how these seminal markets are situated within the urban fabric, and create public space. The intent is to examine and respond to the cases in context, as well as to observe the meaning or character that is created by human activity and occupation. For this reason, the study focuses on the relationship between public space and uses of market space.

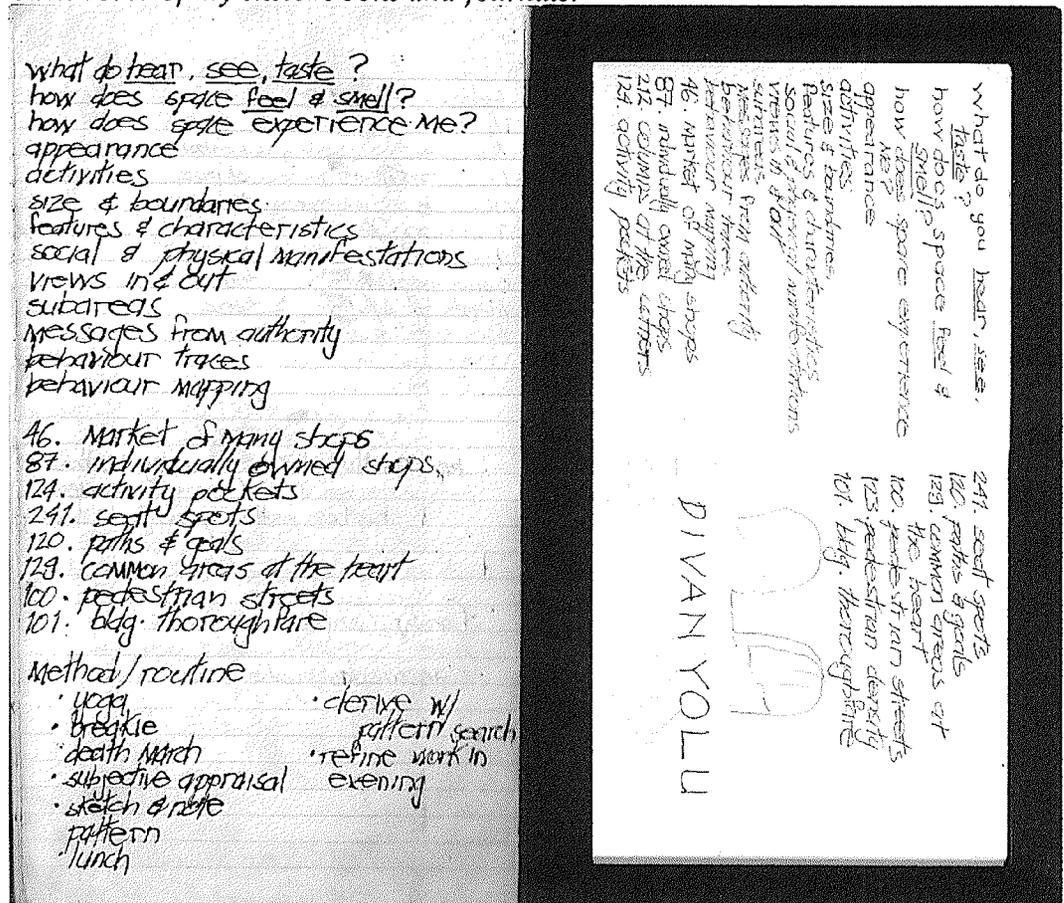
My study of markets is informed by literature discussing the definition of public markets, factors affecting the public realm of markets as well as the spatial and sensorial patterns of markets. These sources provide information regarding public markets and social interaction, evidence of strong connections between spatial patterns and social activity, as well as possible solutions that are explored through site visits and programme development. In addition, the readings support my hypotheses that a public market can ameliorate the negative effects that uninviting urban environments have on communities, and that a public market can be a catalyst for positive social change. The literature examined in this practicum is by no means exhaustive, but the readings support the design of a

public market and lend themselves to the generation of new solutions for public space and commercial development in disadvantaged areas. Furthermore, the three principle categories of literature are not rigid; the readings selected often cross the categorical boundaries, suggesting how the design and planning of a public market can be synthesized and developed.

Public markets are forums for exchange of produce and goods, as well as culture and social values. In chapter two “Public Realm” of Hannah Arendt’s The Human Condition, Arendt claims that examining existing physical realities and uses helps determine how to derive and heighten vivacity within the public realm. She argues that the public and the process of labour should contribute to a spatial realm of coherent relations that

encourage experience.<sup>3</sup> Published studies by the non-profit corporation PPS support Arendt's theory and affirm that there is a direct relationship between social integration, active community involvement and the amount and quality of public space in any given public market. Markets with well-designed public spaces tend to attract people and instil a "sense of place" for both the public and merchants alike, thereby stimulating economic growth and community.<sup>4</sup> For this reason, my project examines the existing relationships between a public market's built environment and an active public realm, as well as spatial and behavioural patterns.

Outline of methodology as followed during the sojourn, and inscribed on the back cover of my sketchbooks and journals.



## 2.2 What is a public market?

*Three women, and a goose, make a market.* -Japanese proverb.

A public market can be defined in many ways: a collective of individuals who partake in transactions, an event, a space, an event space and so on. PPS literature defines public markets as forums of interaction and exchange: *“Public markets are a forum for social interaction and the public exchange of produce and goods. They consist of merchants and customers who meet regularly at a given location and are managed by an organization responsible for operations, structures, and facilities that house market activity. What spatially distinguishes a public market from other types of retail realms is that public markets are located in*

*and/or create a public space within the community, activate under used space, or displace a disfavoured use of a space. As spaces in which people interact, places where community activities take place, public markets are the community’s heart and soul.”*<sup>5</sup> Markets as forums of public space are built environments that should display, promote, highlight, showcase, animate, stimulate and extenuate capacity of spaces to serve as a venue for the exchange of produce and goods, as well as social activities; they are regularly held public events in public spaces that can accommodate the exchange of commodities and social interaction.

The PPS book Public Markets aims to clarify the benefits, risks, and issues to be considered in developing and operating a market. A history of markets

is given, and guidelines for determining which types of markets best suit the reader’s needs are provided in addition to a step-by-step planning guide. Case studies and examples of public markets in North America demonstrate the principle concepts. The book addresses how public markets offer an effective strategy for revitalizing a community, as well as what is involved in establishing and operating a market.

Public Markets addresses three characteristics that distinguish public markets from other types of related retail activity: public markets have public goals, public markets are located in and/or create a public space within the community, and public markets are made up of locally owned, independent businesses that are operated by their owners, unlike the ubiquitous franchises

that dominate retailing today.<sup>6</sup>

The second characteristic, a market as a public space within a community, should be examined as a series of organizing structures, spatial configurations that enforce a market's purpose. As John MacMillan states in his book Reinventing the Bazaar: "*Market design consists of the mechanisms that organize buying and selling; channels for the flow of information; state-set laws and regulations that define property rights and sustain contracting; and the market's culture, its self-regulating norms, codes, and conventions governing behaviour. While the design does not control what happens in the market- as already noted, free decision-making is key- it shapes and supports the process of transaction.*"<sup>7</sup> While MacMillan's terms are primarily concerned with

the market economy and not public markets specifically, his point about design shaping and supporting the process of transaction is applicable to a public market place and its social dimension. The design must shape and support a public space within a community. Macmillan also points out "five elements of a functional market: information flows freely; people can be trusted to live up to their promises; competition is fostered; property rights are protected but not overprotected; and side effects on third parties are curtailed."<sup>8</sup> Markets, therefore, also have a strong communication component. In order for these elements to function, a public realm in which the community can assert free choices must be shaped and supported.

Both PPS's and Macmillan's

definitions are in keeping with well established public markets in Montreal and throughout Quebec. The book Le Marché de Saint-Hyacinthe et quelques marchés publics du Québec defines a typical market in Quebec as: «*Une institution publique qui relève essentiellement de l'autorité municipale. Le marché public est un lieu qui se trouve généralement au milieu ou près du centre démographique, ouvert au grand public; ou des vendeurs proposent leurs marchandises à des acheteurs, et qui possède des règlements régissant son fonctionnement.*»<sup>9</sup> Public markets in Montreal, and Quebec in general, have always been municipally operated and governed public institutions within the community that occupy conveniently located spaces. Markets in Montreal have traditionally served as public

space within the community as well as that which shapes and supports social and economic activity. It is possible and necessary to extend these purposes to Montreal-Nord so as to invigorate entrepreneurial and communal activity.

*fig. 5, Lachine Market, Montreal. A recently renovated market place that has become the heart of the community.*



### 2.3 Factors affecting the public realm of markets

The definitions of a public market thus far suggests how regularly scheduled markets can transform streets, plazas, and parking lots into bustling “people places”, how they create common ground in the community to mix, mingle, and enjoy strolling, socializing, people-watching, and shopping, as well as support local economic development and small businesses.<sup>10</sup> Yet much of the public realm is virtually inefficient in today’s world. This is the crux of the Human Condition as Hannah Arendt articulates: “*The public realm, as the common world, gathers us together and yet prevents our falling over each other, so to speak. What makes mass society so difficult to bear is not the number of*

*people involved, or at least not primarily, but the fact that the world between them has lost its power to gather them together, to relate and to separate them.*”

<sup>11</sup> This, I believe, is one of the biggest problems that public markets face: few dominant public realms exist that can gather, relate and separate individuals.

These concerns have been echoed by more contemporary theorists like Terry Eagleton whose book After Theory resonates with The Human Condition. Eagleton argues that much contemporary theory and societal trends in western societies have, in fact, altogether avoided a public realm: *The liberal model of society wants individuals to flourish in their own space, without mutual interference. The political space in question is thus a neutral one: it is really there to wedge*

*people apart, so that one person’s self-realization should not thwart another’s.*<sup>12</sup> Such separation, and the removal of individuals from a public sphere, is characteristic of many of our department stores and super markets, but a public market is a space for the transaction of goods and ideas, a space in which free decision making requires individuals to interact publicly. The challenge of establishing a public realm may seem large in a pluralistic society like Canada’s, but, I would argue, not impossible. A public market has the capacity to shape and support, to bring a pluralistic society together, to be the world between, the site of appearance and self-realization.

My understanding of factors affecting the public realm of markets has been heavily influenced by the ideas of

American sociologist Richard Sennett. Sennett's The Conscience of the Eye<sup>13</sup> relates architecture, urban planning, and the arts to the cultural life of cities, from ancient Athens to late 20th-century New York. Sennett discusses many elements of culture and society that relate to the built environment: literature, spiritual uprooted-ness, philosophy, music, poetry, graffiti, ballet, bars, and public baths. He argues that, from a sociological perspective, people today suffer because of a division between subjective private experience and outside public life that is largely induced by the condition of the built environment. Sennett suggests that there are three principles of design that can bring subjective experience and public life together: disruption of linear sequence, subversion of coherent time<sup>14</sup> and concern for materials.<sup>15</sup> It is through

these three principles that a vibrant public realm can be established, a public market can thrive.

In his account of a parking strip along East 14<sup>th</sup> Street in the New York City of the late eighties, Sennett describes a public realm that does gather and relate individuals within a community: *"The parking strip is now choked at sunset in good weather by families who use it as a promenade, families from the tenements below Fourteenth Street and families of all ethnic and racial groups from the housing project. The street-border was not broken down by protest of the slum poor against the relatively privileged petit bourgeois. One year tough kids played between the parked cars, the next year little knots of family leaned against the cars, drinking beer and gossiping*

*in the muggy summer evenings. The past crumbled into the present in little fragments of making do."*<sup>16</sup> Sennett also describes the retail activity that occurs along East 14<sup>th</sup> Street as effectively relating people, but the word picture he paints in this passage highlights a spatial element important to public markets: the need for adaptable spaces in which people can interact. Over controlled and programmed spaces will not help establish a public realm, but adapting and allowing people the possibility to 'make do' can.

Activities that occur within the market are perhaps the most important aspects of its public realm. Markets consist of numerous types of transactions, and these transactions are what define and make possible a public environment. Transactions between

the distributors, deliverers, merchants, vendors, customers, and management each play a particular role in animating the market and defining the spaces in which the transactions occur. Arendt states that this type of defining of space through action is found in the relationship between individuals and the market construct: “[Each] individual in his unique distinctness, appears and confirms himself in speech and action, and that these activities, despite their material futility, possess an enduring quality of their own because they create their own remembrance. The public realm, the space within the world which men need in order to appear at all, is therefore more specifically “the work of man” than is the work of his hands or the labor of his body.”<sup>17</sup> Speech and action, buying and selling, haggling

and bargaining, ultimately define and determine the purpose and role of a market. The multiple participants’ actions define the space as public.

To a certain degree, this can be said about other forms of retail, particularly small-scale establishments. So what then is it about a public market and its public realm that distinguishes it from other types of commercial activity? Again, it is the unique type of exchange, the relationship between producer, seller- in many cases the producer is also the seller- and buyer that is involved in a market that gives its public component. Arendt writes: “Yet while the public realm as exchange market corresponds most adequately to the activity of fabrication, exchange itself already belongs in the field of action and is by no means a mere

*prolongation of production; it is even less a mere function of automatic processes, as the buying of food and other means of consumption is necessarily incidental to labouring.”<sup>18</sup> A clear distinction is made here between exchange as action and consumption as an automatic process. This distinction is important and highlights a difference between exchanges that occur within the public realm and consumption which is often show cased as a public affair, though is in fact private, in that consumption cannot be made public unless it is a shared experience, like a corn roast or beer festival. Exchange is an important action and element of the public realm, and as such, a market fosters the public realm through its transactions, both social and economic. As MacMillan states, “A definition*

*of a market transaction, then, is an exchange that is voluntary: each party can veto it, and (subject to the rules of the market) each freely agrees to the terms. A market is a forum for carrying out such exchanges.”<sup>19</sup> Voluntary and free agreement is what distinguishes exchanges as action as opposed to labour, and what allows the possibility for public involvement. Exchange is “one of the purest and most primitive forms of human socialization”.<sup>20</sup> Unlike other public spaces, however, the public market is not established based on social components alone but mainly, as Arendt points out, commercial incentives: “*The impulse that drives the fabricator to the public market place is the desire for products, not for people, and the power that holds this market together and in existence is not the potentiality which**

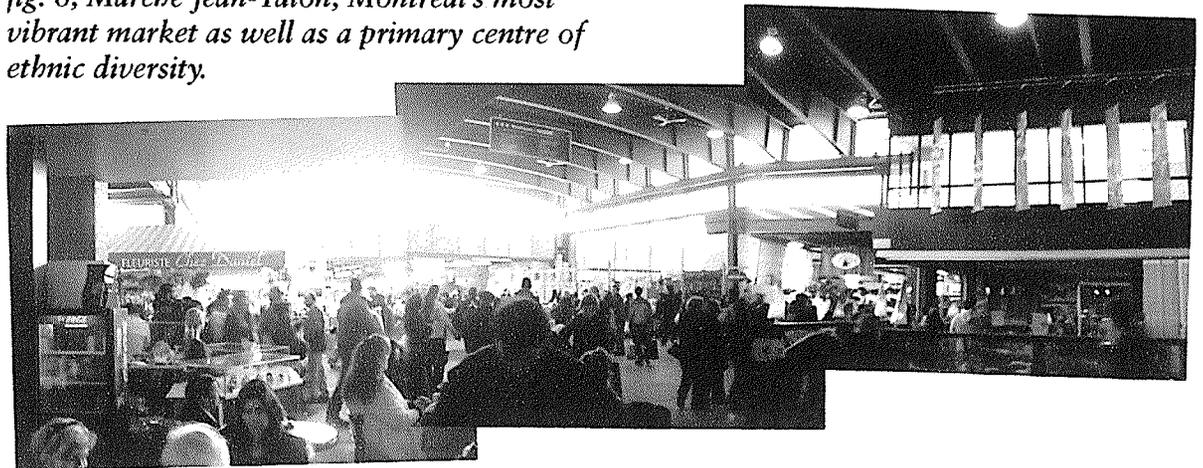
*springs up between people when they come together in action and speech, but a combined “power of exchange” (Adam Smith) which each of the participants acquired in isolation.”<sup>21</sup> The market is not a place for the generation of produce, ideas, and community; it is rather, where these components come together, where they are shaped and supported for exchange. Fully actualized, markets become centres of districts in which related businesses choose to locate, creating highly synergistic and dynamic economic zones.*

With areas like Montreal-Nord, the cultural dimension is perhaps the most important of factors affecting the public realm and primary economies. In the article “Places of Ethnic commerce across the transect”, Elmlund and Bohl refer to a hierarchy of functions in

society with reference to Jane Jacobs Decline and Fall of The American Empire: “*Primary functions are things that have to be in a city such as large residential buildings, offices for private and public use, cultural institutions, and hospitals. Secondary functions exist as a result of the street life generated by the primary functions: a complex web of markets, shops, cafes, restaurants, services and other activities sustained by the flow of pedestrians. As Jacobs pointed out, a prerequisite for this secondary market is that people associated with the primary functions move along the same streets where it is located.”<sup>22</sup> Primary functions are in large part what hold the Montreal-Nord community together. Yet, as previously suggested, ethnic diversity also serves as a social glue in the*

district: *“Such neighbourhoods indicate that immigrant segregation is not in itself a problem; indeed, it can foster group solidarity. What is devastating is the combination of segregation and spatial isolation.”*<sup>23</sup> As will be made apparent in the inventory and analysis sections, due to a lack of efficient transit and connectivity to the surrounding suburban areas as well as to a divide between the commercial and residential zones, Montreal-Nord is vulnerable to the combined effects of segregation and isolation.

*fig. 6, Marché Jean-Talon, Montreal’s most vibrant market as well as a primary centre of ethnic diversity.*



## 2.4 Markets' spatial and sensorial patterns

Christopher Alexander's book *A Pattern Language* serves as a catalogue of spatial patterns, and is essentially an appendix to Alexander's first major work: *Timeless Way of Building*. Each pattern is presented prescriptively. The pattern is described as a solution to a design situation, in such a way that it can be applied repeatedly without redundancies. A pattern is never a solitary entity. Patterns exist only to the extent that they are supported by other patterns: larger patterns in which they are embedded, patterns of equal stature, and smaller patterns that are embedded in it. Patterns are always evolving in relation to other patterns. The patterns help prescribe the spatial configurations

that readings about markets and the public realm suggest though may not outright prescribe. Patterns are the physical manifestation of public markets as interpreted through the literature review.

Christopher Alexander's *Pattern Language* is also a significant means of appraising the public realm of markets. Analysing the patterns of seemingly different and conflicting spaces in a market can be very informative. Consider, for example, the continuity in proportion and form between architectural elements within the bazaars and souks observed, which are part of a larger pattern system that connects all aspects of city life. A pattern language gives form to spatial realms, and the use of patterns is consequently an effective framework for the programming of

a public market. The patterns I have selected make up a basic market vocabulary: #46. *Market of many shops*; #87. *Individually owned shops*; #212. *Columns at the corners*; #124. *Activity pockets*; #241. *Seat spots*; #120. *Paths and goals*; #129. *Common areas at the heart*; #100. *Pedestrian streets*; #123. *Pedestrian density*; #101. *Building thoroughfare*. These 10 patterns will be elaborated upon in the sojourn and case studies section.

In his seminal work *The Eyes of the Skin: Architecture and the Senses*<sup>24</sup>, Juhani Pallasmaa examines senses in architectural experiences, and points the way towards multi-sensory architecture that facilitates a sense of belonging and integration. Pallasmaa refers to the eye as the organ of distance and separation, touch as the sense

of nearness, intimacy and affection.

According to Pallasmaa the “eye surveys, controls and investigates, whereas touch approaches and caresses”.<sup>25</sup> Within a market our eyes discern what is taking place, and our sense of touch enables us to affirm what we see and assess its value. Pallasmaa also asserts that the “eye reaches, ear receives”. In these regards, vision can be viewed as the initial step in a transaction and looking over products or exchanging glances, a potential offer. Listening however is the opposite: it is omnidirectional and allows the negotiators to get a sense of a multitude of options at once, from a merchant’s opening price, to the cry of a vendor further down the aisle. As Pallasmaa continues, “hearing structures and articulates the experience & understanding of space”<sup>26</sup>.

According to Pallasmaa “[t]he most persistent memory of space is smell”<sup>27</sup>; an assertion that I agree with entirely. To this day, I can vividly recall many scents from my childhood: the hardware stores I frequented with my father, the wafts of mini donuts at the flea markets and livestock auctions we attended upon occasion, the musty air of Rosie’s, the vintage clothing shop my mother had loyally frequented and eventually worked at for twenty plus years, as well as the very distinct smell of paprika, dill, kimmel, roasted coffee, and cheeses at the predominantly central European butchers and delis my grandmother would schlep me to. Years later as I conducted these studies of bazaars and souks, the wafts of zataar and olive soaps at the Aleppo Souk specifically, remind me of the type of

experiences that are both common and essential to public life and markets.

The Rialto Market of Venice, which is said to be modelled on Aleppo’s Souk,<sup>28</sup> is rich with the type of experiences that are a crucial element of a market experience. “*In Venice the great variety of seafood from the nearby Adriatic is displayed in the daily market in highly varnished and cleaned bins, open to the discerning eye. Their shapes remind one of the sculpted reliefs found on the facades in the city... Exuberance and a hearty love of food are expressed in this market, which is kept scrubbed down and scrupulously clean in the daily ritual of its presentation.*”<sup>29</sup> The exposure of produce, as well as the condition of the amenities that hold the produce, are important sensorial details that shape and support markets. Indeed,

the market experience is observed through site and approached through touch.

In an essay by Hoshiard Nooraddin titled "*Al-fina': a study of 'in between' spaces along streets as an urban design concept in Islamic cities of the Middle East with a case study in Cairo*", Nooraddin discusses certain elements of Islamic cities that are often absent in occidental urban patterns, contemporary ones especially. On the subject of the organic nature of the Islamic street environment, Nooraddin states: "A street environment which has not been achieved by a central preconceived plan but evolves through progressive interpretations, actions and creations of the involved groups overtime". Later, Nooraddin concludes "old Islamic built environments were

organized by adjustable judgements, and not rules, open for adjustment and change according to time and contexts of the situations."<sup>30</sup>

In regards to Isfahan, the Islamic city in which I had aspired to base my research, the market serves as a dorsal spine, a polarizing body that swells outward and organizes the urban fabric.<sup>31</sup> According to Alexander, the pattern of relationships called a "Persian bazaar" is the pattern of relationships required for exchange and barter: the underlying pattern of space and events together is an element of people's culture anchored in space.<sup>32</sup>

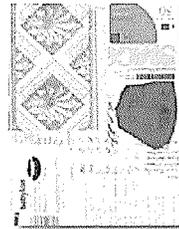


### **3. Sojourn and Case Studies**

### 3.1 Travel Summary

In January, 2006 I set out on a trip from Istanbul, Turkey to Isfahan, Iran. As mentioned earlier, I did not make it to Iran, but instead visited numerous markets throughout Turkey and Syria. The following are excerpts the webjournal I kept during my trip.

## 'half the world': a sojourn from istanbul to isfahan



Merhaba, Salam

This web journal has been created in order to allow WORRIED parents the ability to follow my every move, to keep the Department of Landscape Architecture & Faculty of Architecture at U of M informed, as well as to entice and inspire other landscape students to take advantage of the Carl Nelson Travel Fellowship and all other travel opportunities. The site also functions as an image gallery and depository for my work.

The purpose of my research in Turkey and Iran is to investigate the possibility of redefining the public market as a catalyst for activity through the SPATIAL PATTERNS and PUBLIC REALM prevalent in Turkish and Iranian BAZAARS.

At home in Montreal, markets have become highly valued as cultural centres. People flock to the city's four principal markets at the weekend, for fresh produce and variety, local specialities, as well as the humane and eclectic environment.

In much of North America, what spatially differentiates a public market from other types of retail spaces is that public markets are located in and/or create a public space, activate underused space, or displace a disfavoured use of a space. The spaces are often physically removed from their surrounding context, yet do our public markets benefit from being notably separate from other space types?

The bazaars of Turkey and Iran are unified with all aspects of urban condition and their spatial relationships are largely informed by the axial and geometrical arrangement upon which the bazaars are organized. The configuration of a bazaar and its relationship with the urban fabric is distinguishable as an active public realm, but it is not separate from its surroundings. This aspect of the bazaar offers support to the ideas and values that are a crucial part of a public market's character. For this, I am off to Turkey and Iran.

[Itinerary](#)  
[View Guestbook](#)

1		01/27/2006	SALUT
2		01/28/2006	schipol airport
3		01/31/2006	MOŞI MOŞI!
		02/03/2006	Bu çok pahali
		02/05/2006	i've bathed
		02/09/2006	ataturk's architect
		02/09/2006	btw
		02/11/2006	fatty jammy & the hans
		02/14/2006	adieu istanbul
4		02/16/2006	iskender in bursa
5		02/18/2006	izmir
6		02/21/2006	selçuk
7		02/21/2006	efes & co.
8		02/22/2006	priene, miletos, didyma
9		02/23/2006	Ne Mutlu Türküm Diyene
10		02/25/2006	konya
11		02/28/2006	güreme
12		03/01/2006	aksaray
13		03/03/2006	i surrendered to a carpet dealer...
14		03/06/2006	kahramanmaraş
15		03/07/2006	antakya/hatay
16		03/10/2006	halab (aleppo)

page: [1] 2 3

fig. 8, Webjournal homepage

source: [www.mytripjournal.com/harveys\\_sojourn\\_06.webloc](http://www.mytripjournal.com/harveys_sojourn_06.webloc)

## Itinerary

Pls. note that the itinerary is subject to change based on: if and when visas are procured, visa duration, the availability of accommodations, the reliability of transportation, and most importantly, travel advisories from Canadian Consular Affairs, Turkey and the Islamic Republic of Iran. Also, only tourist season schedules have been available & so some of the places I intend on staying at may in fact be closed when I arrive, frequency of transit will be reduced, and the major border crossing between Turkey and Iran maybe closed due to the avian flu. Yes, I will stay away from BIRDS. NO CHICKEN, even if roasted or grilled and presented to me on a gorgeous platter of skewers. So that's the logistics of the trip in a nutshell.

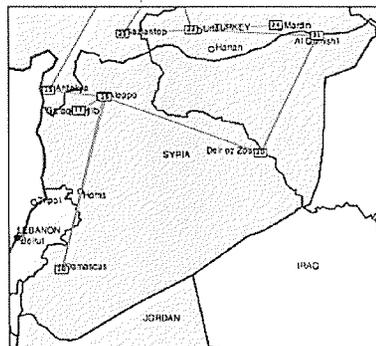
Apart from a couple of the day trips listed, every destination has atleast 1 bazaar, often 1 major and several smaller district markets. Each bazaar that is visited will be studied using the methods described below:

1st, through a series of subjective and objective appraisals that evaluate designed and occupied urban open space from many different points of view. I begin with a visual reconnaissance & some basic questions: what can I hear; see; taste; how does the space feel; smell; how does the space experience my presence? These questions are then followed by objective observations: site appearance; kinds of activity that occur; size and boundaries; prominent landscape features and distinguishing characteristics; social and physical manifestations around the site and views in and out. I build upon the appraisals through a series of maps: sub areas; messages from administration; behaviour traces; and behaviour mapping.

The 2nd methodology used is the application of 10 patterns from Christopher Alexander's "Pattern Language". The patterns that I use to analyze bazaars are as follows: 46. Market of many shops; 87. Individually owned shops; 212. Columns at the corners; 124. Activity pockets; 241. Seat spots; 120. Paths and goals; 129. Common areas at the heart; 100. Pedestrian Street; 123. Pedestrian density; 101. Bldg thoroughfare.

The study is then broken down into 10 sections based on the patterns chosen for analysis. These patterns reveal crucial qualities and values that are, although not consistently, embedded in bazaars. They make up a vocabulary that, in conjunction with the series of appraisals, redefines what a market can be within an urban landscape.

- 01/27/2006 - departure
- 01/28/2006 - arrival in istanbul  
settle in at big apple
- 01/29/2006 - analysis of bazaars begins  
10 patterns in 10 days
- 02/16/2006 - Bursa
- 02/18/2006 - izmir
- 02/21/2006 - selcuk
- 02/24/2006 - Caravan Trail, +- 2 week tour of caravanserai from kusadai to Diyarbakir starting at denizli/pamukkale
- 02/26/2006 - konya
- 02/28/2006 - Aksaray, nevsehir, GOREME
- 03/06/2006 - kahramanmaras
- 03/08/2006 - antakya
- 03/10/2006 - aleppo, syria
- 03/19/2006 - damascus
- 03/25/2006 - aleppo
- 03/31/2006 - urfa
- 03/31/2006 - mardin, turkey
- 03/31/2006 - ai qamishe
- 04/04/2006 - mardin
- 04/07/2006 - gaziantep
- 04/09/2006 - malatya



figs. 9-12, Webjournal itinerary



source: [www.mytripjournal.com/harveys\\_sojourn\\_06.webloc](http://www.mytripjournal.com/harveys_sojourn_06.webloc)

ulu camii minaret by schmata area

04/04/2006



slide show: [5 sec](#), [10 sec](#)

**Mardin, Turkey**



PREVIOUS      NEXT

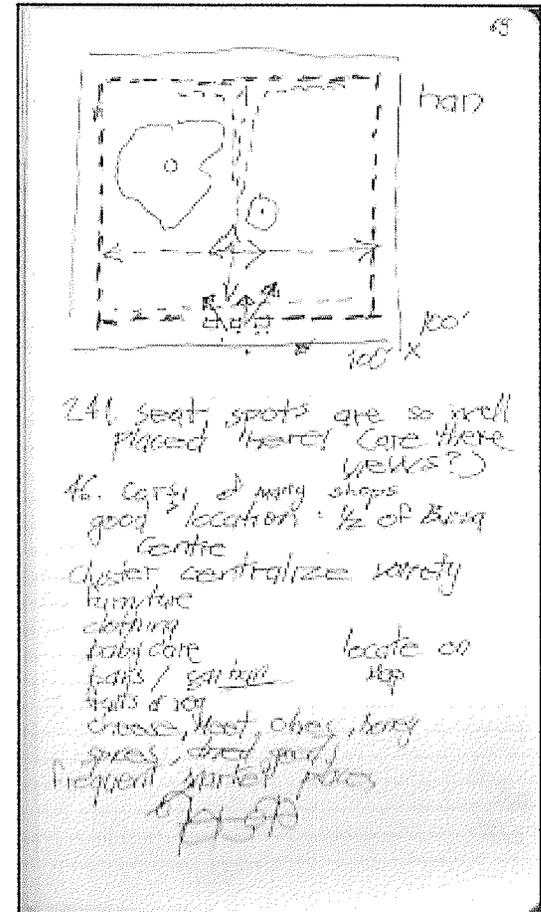
(#8 of 15) [close window](#)

source: [www.mytripjournal.com/harveys\\_sojourn\\_06.webloc](http://www.mytripjournal.com/harveys_sojourn_06.webloc)

fig.13

han notes

02/16/2006



slide show: [5 sec](#), [10 sec](#)



PREVIOUS      NEXT

(#54 of 57) [close window](#)

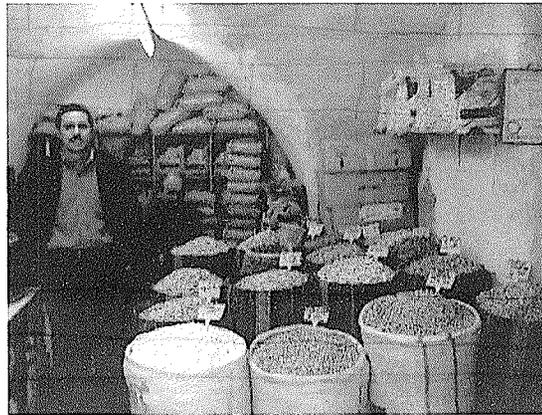
fig.14

## 3.2 Spatial Patterns

While in the markets of Turkey and Syria, I sought out and examined ten patterns selected from Christopher Alexander's Pattern Language. The patterns were identified and analysed on the basis of utility and their ability to increase the intensity of social interaction. The following excerpts from my research abroad are preceded by paraphrased prescriptions of the pattern language.



## Pattern #87. Individually owned shops



Mardin, Turkey

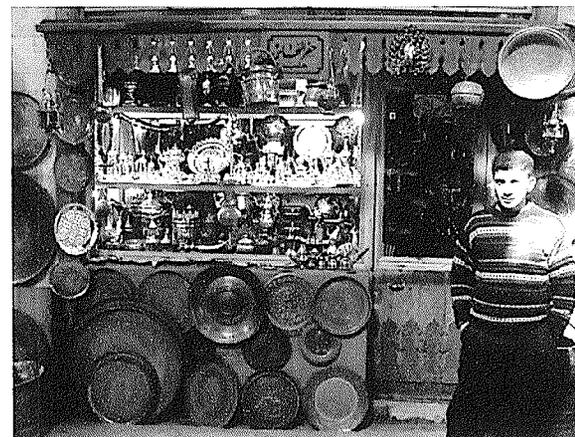
*When shops are too large, or controlled by absentee owners, they become plastic, bland, and abstract.*

*Therefore:*

*Do what you can to encourage the development of individually owned shops. Approve application for business licences only if the business is owned by those people who actually work and manage the store. Approve new commercial building permits only if the proposed structure includes many very very small rental spaces.<sup>2</sup>*



Aleppo Souq, Aleppo, Syria



Aleppo Souq, Aleppo, Syria

A typical market shop or stall, 1.8m x 2.7m, is owned and operated by an individual with the assistance of perhaps one or two others. The size is large enough for the merchant and their wares, but not so large that it is necessary too have managerial and operative tasks divided between a larger workforce. The small space is relatively affordable to rent, and stock kept on site is never so great that risk of loss and liability could ruin a merchant. Small spaces are also conducive to unique and creative displays that can be attractive and appealing to shoppers.

As seen in this photo, the famed olive soaps of Aleppo are often stored, displayed and sold from individually owned shops. The soap is fabricated in a workshop within the market district, often directly behind the shop itself.

For more expensive purchases such as silver ware, shops tend to keep an exterior display of wares, and have comfortable seating within for negotiations and drinking tea once a deal has been struck.

## Pattern #100. Pedestrian streets

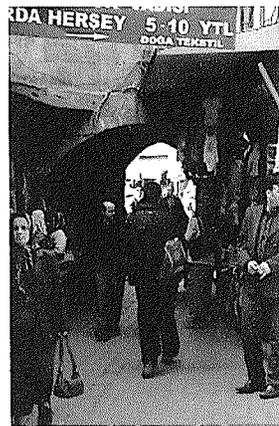
*The simple social intercourse created when people rub shoulders in public is one of the most essential kinds of social “glue” in society.*

*Therefore:*

*Arrange buildings so that they form pedestrian streets with many entrances and open stairs directly from the upper storeys to the street, so that even movement between rooms is outdoors, not just movement between buildings.<sup>3</sup>*



**Straight street, Damascus Souq, Damascus, Syria**



**Trabzon Bazaar, Trabzon, Turkey**



**Aleppo Souq, Aleppo, Syria**

Nowhere is the social glue of a pedestrian environment is as lively as in the Damascus Souq. The main artery, Straight Street, is a large covered street arcade that brings together all members of society.

In the Trabzon Bazaar the main pedestrian street cuts right through the corner of the main mosque, thus creating a dynamic interchange between commercial and social uses.

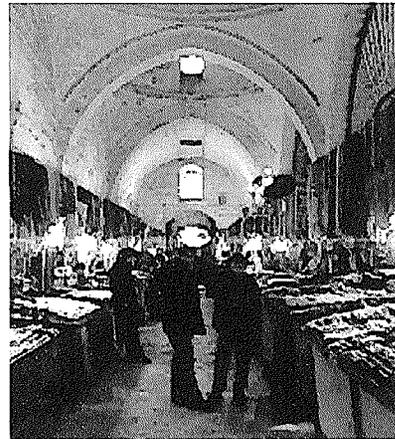
Aleppo's Souq has scores of shops that pour out onto the street, blurring the boundaries between interior and exterior, thereby invigorating movement on the street.

## Pattern #101. Building thoroughfare

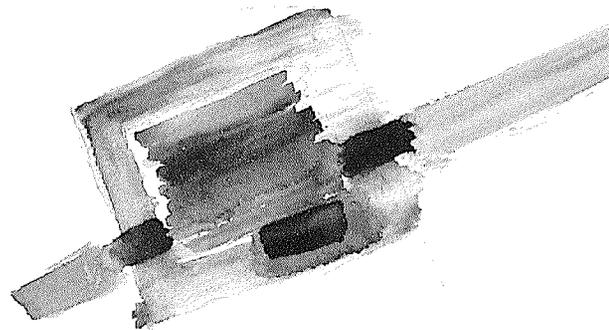
*When a public building complex cannot be completely served by outdoor pedestrian streets, a new form of indoor street, quite different from the conventional corridor is needed.*

*Therefore:*

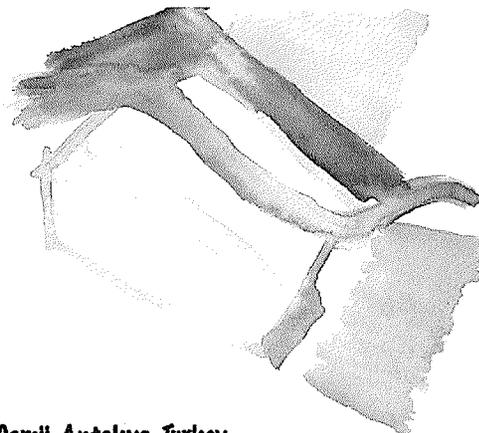
*Wherever density or climate force the main lines of circulation indoors, build them as building thoroughfares. Place each thoroughfare in a position where it functions as a shortcut, as continuous as possible with the public street outside, with wide-open entrances. And line its edges with windows, places to sit, counters, and entrances which project out into the hall and expose the buildings' main functions to the public. Make it wider than a normal corridor- at least 11 feet wide and more usually, 15 to 20 feet wide; give it a high ceiling, at least 15 feet, with a glazed roof if possible and low places along the edge. If the street is several stories high, then the walkways along the edges, on the different stories, can be used to form the low places.<sup>4</sup>*



Urfa Bedesten, Urfa, Turkey



Bursa Bedesten, Bursa, Turkey



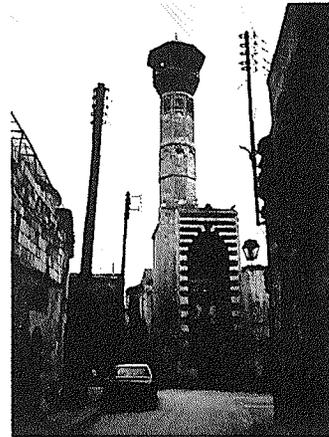
Ulu Camii, Antakya, Turkey

In the mid east, many markets are connected to their surroundings through the courtyards of mosques and passageways leading to workshops. These types of building thoroughfares are short cuts often lined by steps and always revealing the main functions of their surroundings.

The courtyard of Bursa's main *bedesten*, which is a traditional storehouse attached to a bazaar, connects a major loading and drop off zone with the cluster of shops that deal in larger goods. This thoroughfare allows people to move comfortably, and to make free choices about how they move and what aspects of the market life they experience.

People slowly strut through the Ulu Mosque courtyard, some move by on their scooter, while others sit & watch the world go by. Neither touts, nor soliciting sales pitches as is typical in this and most every Turkish bazaar, just a calm and pleasant ambience in which to wander and explore.

## Pattern #120. Paths and goals



Aleppo Souq, Aleppo, Syria

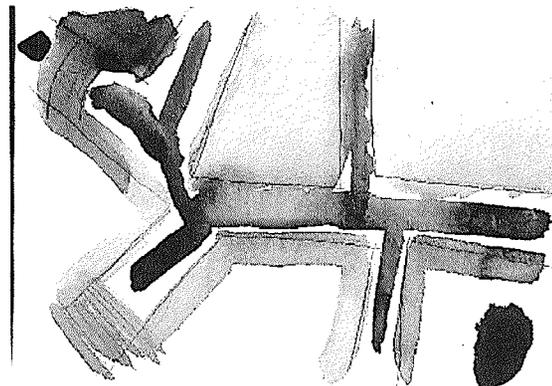
*The layout of paths will seem right and comfortable only when it is compatible with the process of walking. And the process of walking is far more subtle than one might imagine.*

*Therefore:*

*To layout paths, first place goals at natural points of interest. Then connect the goals to one another to form the paths. The paths may be straight, or gently curving between goals; their paving should swell around the goal. The goals should never be more than a few hundred feet apart.<sup>5</sup>*



Trabzon Bazaar, Trabzon, Turkey



Trabzon Bazaar, Trabzon, Turkey

This minaret in Aleppo, Syria is a natural focal point that guides people to and from the southern edges of the souq. Main thoroughfares run east west and side streets that connect the surrounding neighbourhoods run north south. Goals are strategically placed at points where the two axis cross, making it easy to navigate to centres of activity.

Cross streets, surface paving, and visual cues all help to make paths and goals well defined in the Trabzon Bazaar. Shops pour out onto the streets, the sound of the crowd echoes off the pavement and walls; both enhance the experience of walking.

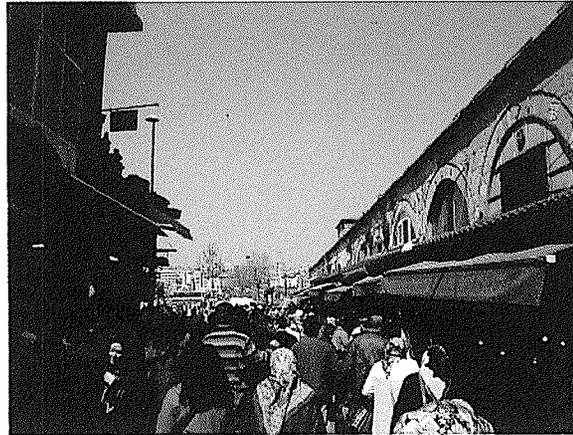
In Trabzon, paths and goals are further defined by changes in elevation as well as steps and underpasses. Some goals are simply corners that jut out onto the path; others are signs or staircases. These are all signs indicating points of interest and choices about which course to take.

## Pattern #123. Pedestrian density

*Many of our modern public squares, though intended as lively plazas, are in fact deserted and dead.*

*Therefore:*

*For public squares, courts, pedestrian streets, any place where crowds are drawn together, estimate the mean number of people in the place at any given moment (P), and make the area of the place between 150P and 300P square feet.<sup>6</sup>*



Spice Bazaar, Eminonu, Istanbul, Turkey



Spice Bazaar, Eminonu, Istanbul, Turkey



Fatih district weekly market, Istanbul, Turkey

As one of the busiest and most famous markets in the world, The Spice Bazaar is always full of people. At many points around the market the density of people exceeds 150P square feet, yet the flow of the crowd and intensity of social interaction make it comfortably lively.

In front of the Spice Bazaars main gate, the number of people in the area exceeds 150P, but given that most people are only walking through, the space does not seem over occupied at any given point.

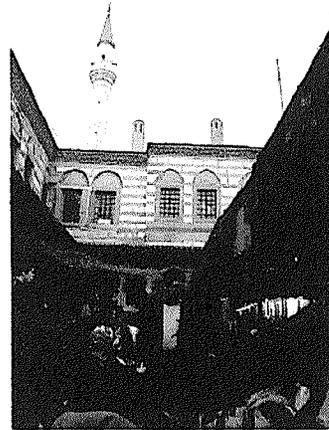
The same is true for some weekly markets near the Spice Bazaar. 150P is often exceeded, but only by people passing through, adding to liveliness of the market and not making feel crowded.

**Pattern #1 29. Common areas at the heart**

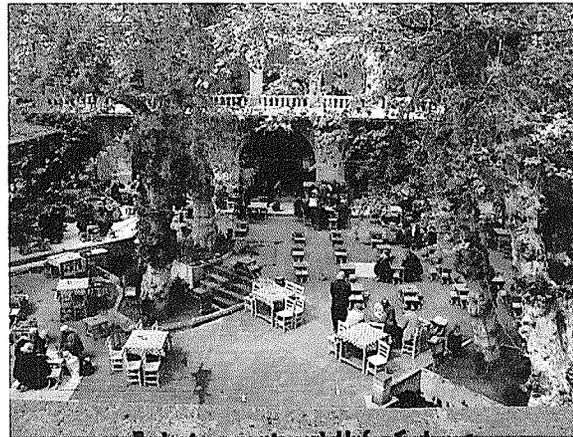
*No social group--whether a family, a work group, or a school group--can survive without constant informal contact among its members.*

*Therefore:*

*Create a single common area for every social group. Locate it at the centre of gravity of all the spaces the group occupies, and in such a way that the paths which go in and out of the building lie tangent to it.<sup>7</sup>*



**Bedesten, Izmir, Turkey**



**Bedesten courtyard, Urfa, Turkey**



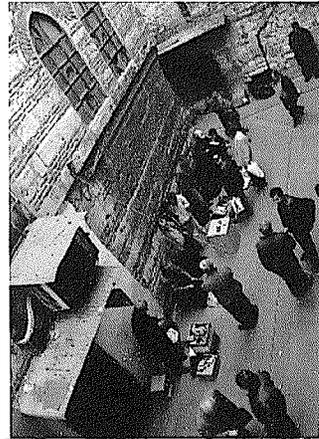
**Propylaeum, Damascus, Syria**

The Cicek pazari café in the Tahtakale Carsisi area of Izmir, Turkey is a centre of gravity for communal functions and social life. The café is in the courtyard of an old han, a traditional workshop and inn, and has numerous passages tangent to it that reinforce the constant informal contact that takes place here.

At the centre of Urfa's main *bedesten* is a very lively courtyard. It is transected by the city's canal system and is occupied by numerous teahouses whose loyal patrons fill the space in good weather.

A significant common area in Damascus is the Propylaeum: an open square that would have preceded the gates to the agora in Roman Damascus. Some Corinthian style columns and roman arches still loom over the space that has been taken up by many day stalls that deal mostly in religious paraphernalia.

## Pattern #124. Activity pockets



Spice Bazaar, Eminonu, Istanbul, Turkey

*The life of a public square forms naturally around its edge. If the edge fails, then the space never becomes lively.*

*Therefore:*

*Surround public gathering places with pockets of activity --small, partly enclosed areas at the edges, which jut forward into the open space between the paths, and contain activities which make it make natural for people to pause and get involved.<sup>8</sup>*



Grand Bazaar, Bursa, Turkey



Aleppo Souq, Aleppo, Syria

Between the Spice Bazaar, its large plaza, and the Rustempasa Mosque are a handful of narrow lanes that are somewhat enclosed. In these areas, grey-scales of market activity occur: activities that allow people without means of using established shops to conduct business.

Hans surround Bursa's Grand Bazaar with central courtyards, and they are teeming with life. Teahouses, workshops and prayer rooms jut out all over. Much exterior space is occupied and many people are out on the pedestrian streets or sitting in the squares.

As mentioned earlier, Aleppo's Souq runs on an east-west axis, and is transected by minor north-south streets. The minor routes function as service lanes and meeting places for, merchants, couriers and the general public. Furthermore, these streets often house secondary activities such as bathhouses and workshops, and other places that engage.

## Pattern #212. Columns at the corners



Propylaeum, Damascus, Syria

We have already established the idea that the structural components of a building should be congruent with its social spaces.

Therefore:

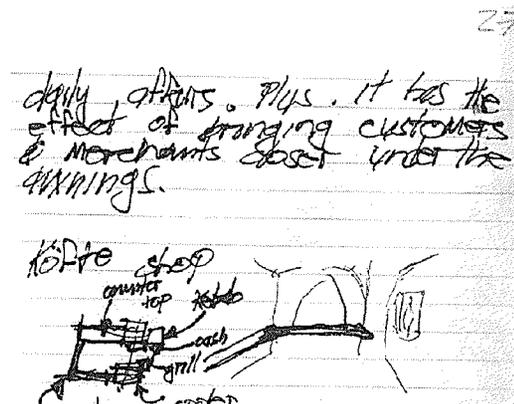
On your rough building plan, draw a dot to represent a column at the corner of every room and in the corners formed by lesser spaces like thick walls and alcoves. Then transfer these dots onto the ground out on the site with stakes.<sup>9</sup>



Grand Bazaar, Istanbul, Turkey

The propylaeum columns at the edge of the Damascus Souq links Straight Street to the common area and main mosque. The columns are typically used to separate day stall. In addition, these columns add historic significance and weight to the Souq.

In the Grand Bazaar of Istanbul, there are multiple arcades with small vaulted columns, just under five metres in height. These columns are used as product displays and a few cafes can be found along the edges of the arcades.



Urfa Bazaar, Urfa, Turkey

Columns are often used to define and generate spaces. At the edge of Urfa's bazaar, snack stands use the columns as structural components for their shops, thus reinforcing the overall market form.

## Pattern #241. Seat spots

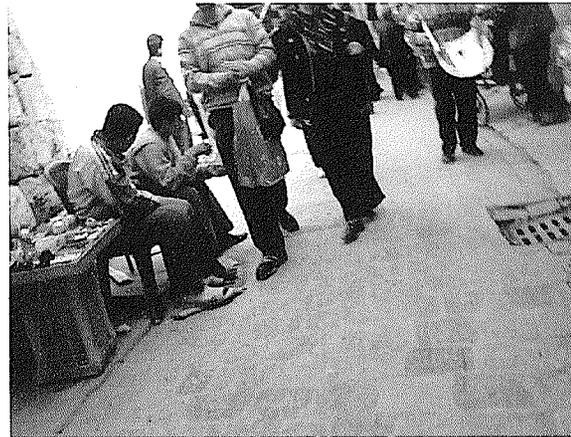
*Where outdoor seats are set down without regard for view and climate, they will almost certainly be useless.*

*Therefore:*

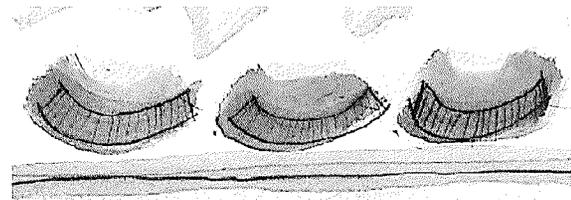
*Choosing good spots for outdoor seats is far more important than building fancy benches. Indeed, if the spot is right, the most simple kind of seat is perfect. In cool climates, choose them to face the sun, and to be protected from the wind; in hot climates, put them in shade and open to summer breezes. In both cases, place them to face activities.<sup>10</sup>*



Grand Bazaar, Bursa, Turkey



Aleppo Souq, Aleppo, Syria



Grand Bazaar, Kayseri, Turkey

In and around Bursa's Grand Bazaar there are many outdoor seat spots well placed to view the crowds and be seen while resting your legs.

In Aleppo's Souq, vendors bring their own seats out onto the street edge and offer them for the comfort of customers.

Seat spots in Kayseri are placed at the edges of common areas and they are curved so that people in groups can face each other and socialize. The seat spots are arranged to see and be seen in squares, courtyards, and arcades.

### 3.3 Sensorial Elements

At the bazaars and souqs visited, I conducted a series of subjective and objective appraisals of sensorial elements. I started with a visual reconnaissance and some basic questions: what can I hear, see, smell and taste and in this space? Conversely, how does the space feel and experience my presence? These questions were followed by objective observations of site appearance, kinds of activity that occur, size and boundaries, prominent landscape features and distinguishing characteristics, social and physical manifestations around the site

and views in and out. I then built upon the analysis through a series of visual studies: sub areas, messages from administration, behaviour trace, and behaviour mapping. As with the study of Christopher Alexander's patterns, I assessed the sensorial elements ability to increase the intensity of social interaction. The following excerpts from my sensorial studies are preceded by citations from Marcella Eaton's studio handout "<un. koanfieldconsideration(s) 3.3 audacity", the basis of this study.

## Subjective appraisal

### Sight:

*What can you see? What attracts your visual attention? What colours and textures are you aware of? What is the volume of the space like? Is your view enclosed, or can you see beyond this space? Who else can you see in this space: What kinds of people, what are they doing and what seems to be their mood [... relaxed, frantic, bored, busy] At the same time you are writing down what you see, also record your feelings about what you see ... do these sights make you happy or sad? Is the space relaxing, uncomfortable or just 'blah'? Does the presence of other people enrich or detract from the space for you? Do certain people or activities or groups attract your attention or alternatively, make you uncomfortable?*

Cadircilar Cadessi, Sultanahmet is a street of small shops selling clothing & shoes. The street is about three and a half metres wide, the building facades on each side are two floors high and identical, the curb is about a metre wide; enough for the display of merchandise. Each shop appears to be 1.8m x 2.7m wide and merchants stand along the shop widths, out front, and attempt to lure you to their shops. The shops are side by side, with virtually no breaks in the urban fabric. There is variety in the merchandise but shops carry similar products, as would be the case in a traditional market of guilds.



fig. 45 Grey market activity outside of the Grand Bazaar on a nonmarket day. Istanbul, Turkey

## Hearing:

*Try to spend some minutes with your eyes closed, so as to focus on what you can hear... What kinds of sounds? What are their sources: do they originate from inside to outside this space? Do these sounds lull, or irritate you? Can you imagine how others are reacting to these sounds? Etc. Sounds can tell us a lot about the size and quality of a space.*

From my position on the second floor of a food shop within the Konya Bazaar, I could hear polyphony of sounds.

I heard teaspoons tapping against glass, the sizzle of kebabs, car horns, scooters whizzing by- and through the pedestrian lanes of the bazaar- as well Imams making the call to prayer from numerous loud speakers strategically placed and oriented on the minarets above.

At the heart of Izmir's bazaar, amongst crowds of people I could hear the plucking of strings and the sound of

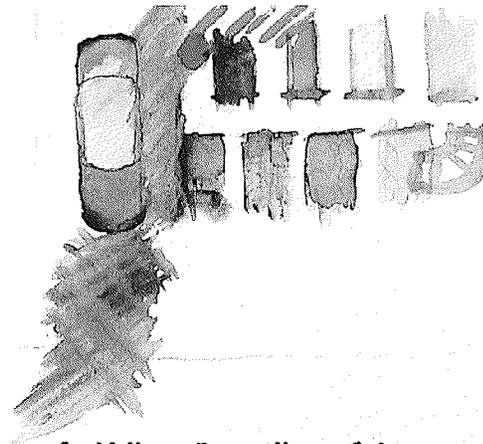


fig. 46, Konya Bazaar, Konya, Turkey



fig. 47 Izmir Bazaar, Izmir, Turkey

music resonating off the buildings and surrounding bodies and at the edge of the crowd I spotted this busker who, clearly understood and was used to the acoustics of this space as was apparent from his position and stance.

## Touch.

*Feel this place. Touch it with your hands or other parts of your body. What textures or temperatures or qualities do you discover? Can you feel the movement of air, changes or temperature: How do these sensations make you feel – secure, comforted, repelled, and bored...? Touching can enrich or confirm what we see and hear.*

Walking along the narrow market streets of Konya, I felt comfort and cosiness in the humid air and warmth in the more enclosed passages, and a refreshing airiness and openness in the plazas and common areas. In Konya's fabric market you can touch with your eyes, as the textures stand out and relate through vision their feeling.



fig. 48, Konya Bazaar, Konya,

**Smell and taste:**

As Aleppo's Souq is strongly divided into traditional guilds, various parts of the market have unique odour. Within the spice area cardamom dominates the air, though traces of coffee are noticeable. But the smell that can be noticed almost anywhere in Aleppo is that of the olive

soap fabricated and sold throughout the market area.

*Close your eyes and sniff this place. What do you smell? Does this place smell fresh, stuffy, old, new, and restful? Are there things to taste here? Is it appropriate to eat and drink here [bring some food on one visit and try it out]? Does this food taste differently here than it might be at home or in another exterior space?*

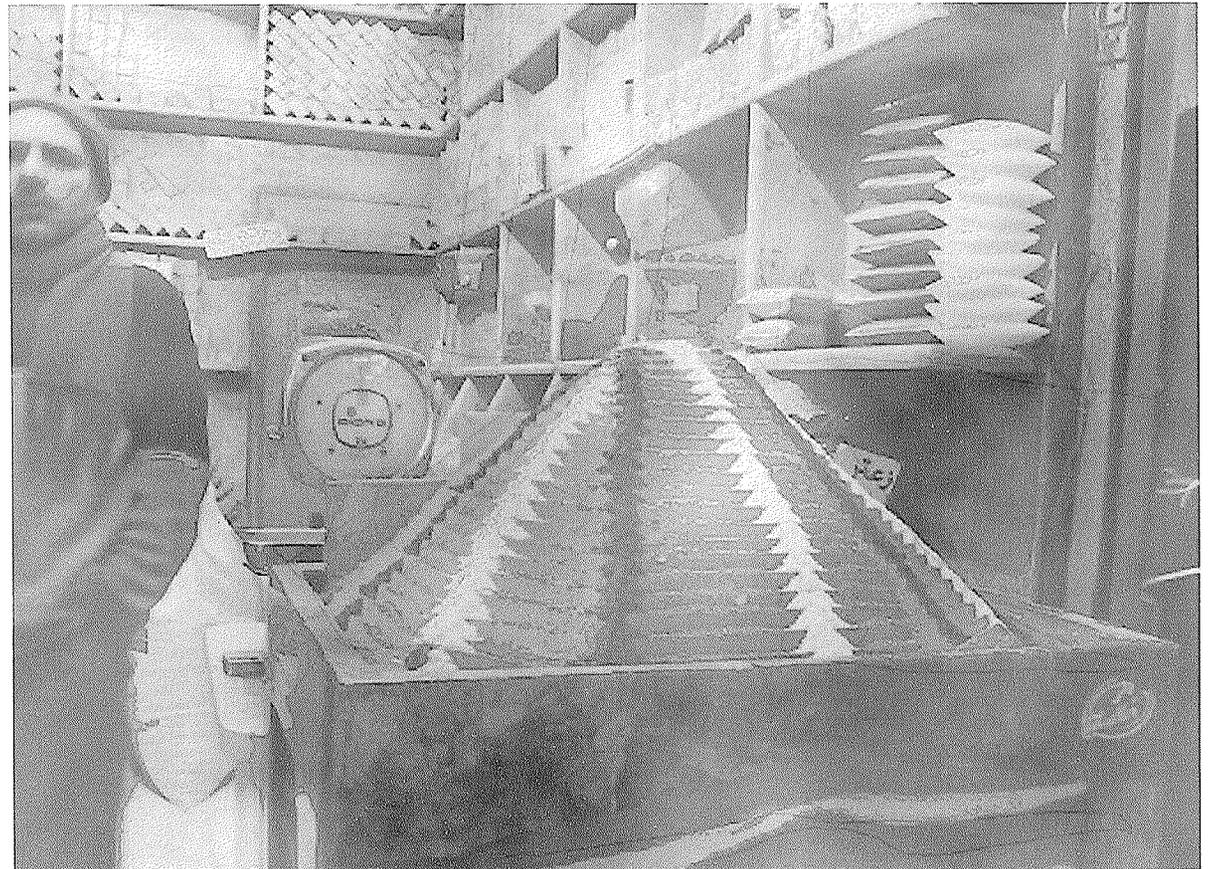
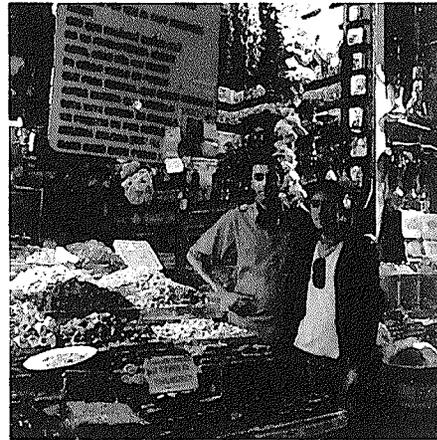


fig. 49, Aleppo Souk,

## How does this place experience you?

*At the end of this sensing and feeling experience, try to imagine that you are this place. How does this place feel experiencing you and other people in it? Does this place feel happy – or invaded- to have people in it? Are there parts of this place that feel neglected and lonely? And so on... This may seem childish to you, but give it a try! You may be surprised at what you learn about this place by becoming it. If you have difficulty starting, write down “I am busy, dusty street (or whatever) and right now I feel...” Remember to keep writing “I” where you might be tempted to write “it”. Spend at least 15 minutes doing this.*

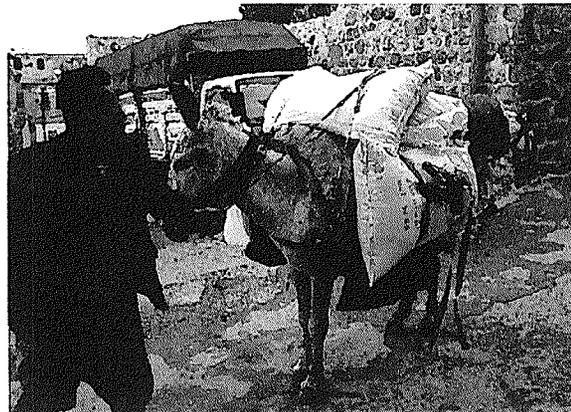
*figs. 50-51, How does this place experience you?*



Spice Bazaar, Istanbul, Turkey



Sark Café, Grand Bazaar, Istanbul, Turkey



Mardin, Turkey

I am busy, but warm and welcoming. My shop staffs take care of me, and they revel in exchanges with customers. I feel exploited by the development of tourism and the encroachment of more souvenir shops within my walls, and I hope that the market management will take measures to limit the gimmicky tourist ploys, like “Turkish Viagra”.

The presence of this foreigner studying markets warms me, and contributes a nominal amount of revenue. I do not like, how foreigners lack knowledge of protocol and prices, causing merchants to take advantage by raising prices to the point that local business, customers and practices are deterred. I fear that I will be ruined by tourist trends.

I am happy, and busy working. Happy being busy, and appreciate the fact that the people working here focus on the exchange of produce and goods, rather than beautifying me. I am by no means neglected, as I am always full of activity, but I am minimal and unfurnished.

## Sub areas:

*Looking now at the design itself, try to divide the space into the sub-areas which you feel the designer had in mind when laying it out. Then for each of these areas in turn, list the ways in which the designer has communicated to potential users what he or she expects will take place [e.g. if sub-area is 'quiet sitting area', this may have been communicated through benches for sitting locate in 'alcove' off pathway with a planting to shield from wind, etc.]. And for each of these 'messages from designer to user, indicate whether you feel the message is clear, or ambiguous. The whole site you are studying should be divided into sub-areas even if, in some cases, the specific function is not very clear.*



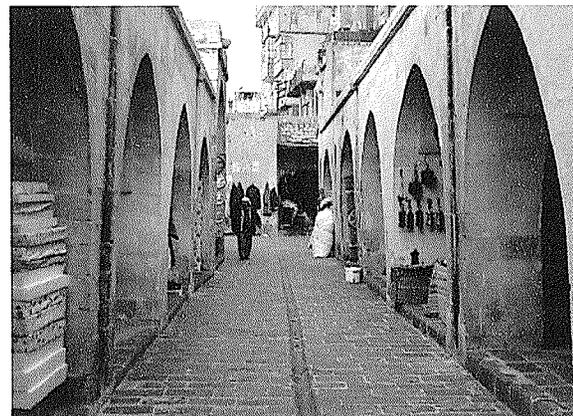
Grand Bazaar, Istanbul, Turkey

This is a leather goods area, as is communicated through shop displays and lofty ceilings clearly used as retail space, but it is not clear why this area is considered for leather goods.



Spice Bazaar, Istanbul, Turkey

The space directly in front of the Spice Bazaar is intended as a plaza, as is communicated through open space and surface paving. It is clearly a public space.



Mardin, Turkey

The workshop lane is communicated through basic stone archways enclosing workspace. It is clear by the dimensions and form that this space can be used for workshops, market stalls, storage or even shelter for livestock, but only the display of goods makes the use of this sub area apparent.

## Messages from Authority



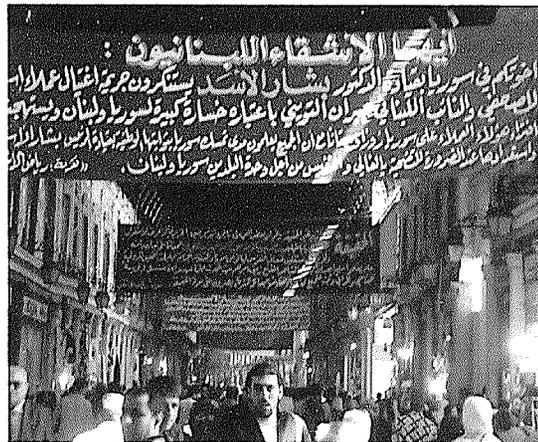
Aleppo Souq, Aleppo, Syria

Streamers indicating a festive occasion:  
strong

Photo of President Assad asserting his  
importance and influence: strong

A placard describing the historical  
significance of the building: weak

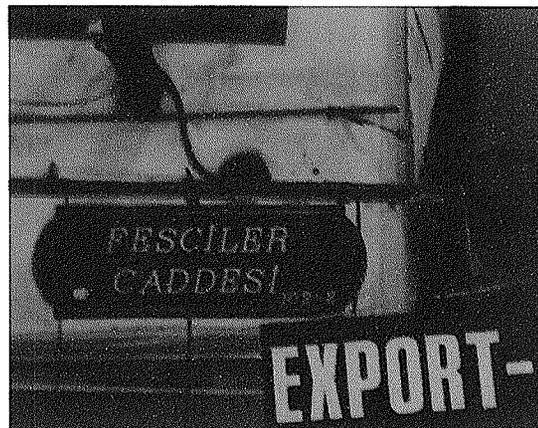
*Messages from administration: Next, list 'messages' which appear in the area from any administrative body to potential users. These could be actual verbal messages, e.g. keep off the grass! Or symbolic messages, etc. fencing around bushes meaning 'Keep out'. For each of these messages, indicate whether you feel the import of the message is strong, (i.e.: "we really mean this... or else"), or weak (okay... so if you do it, it really doesn't matter').*



Damascus Souq, Damascus, Syria

Banners bringing various injustices of  
the West to Syrian citizen's attention.

The image is quite strong, and the  
message is clear, if not redundant.

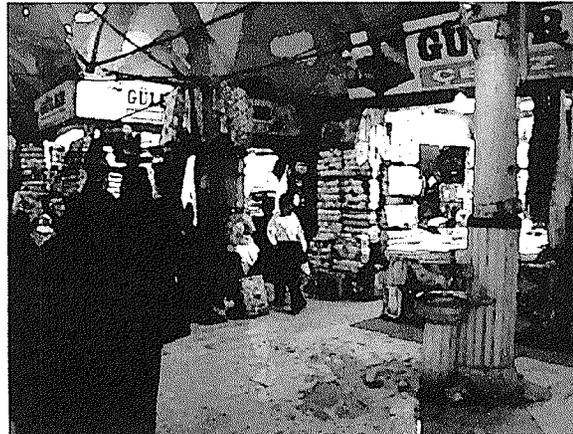


Grand Bazaar, Istanbul, Turkey

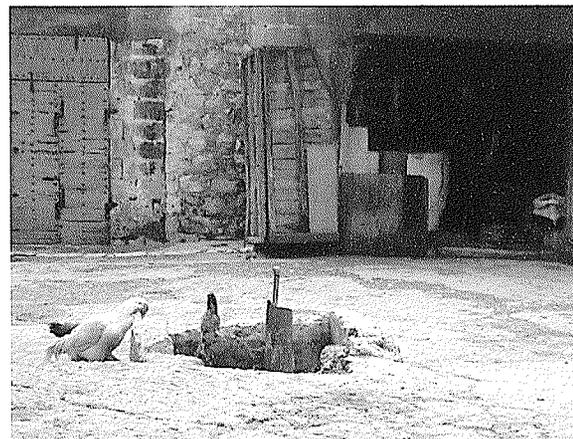
Street sign a clear message indicating  
coordinates, it has blended into the  
landscape better than the loud black and  
yellow shop advertisement in front of it.  
Much of the time, understated signage  
has a stronger impact.

## Behaviour traces.

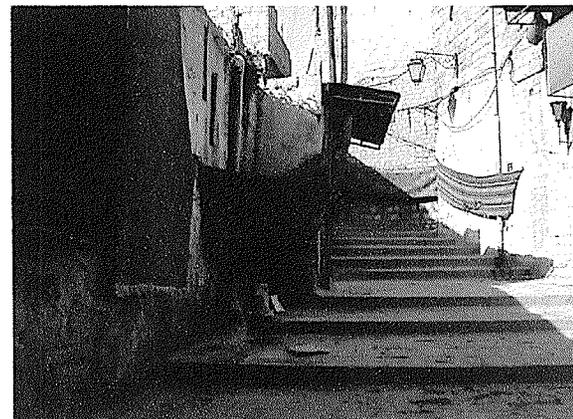
*Walk around the whole space looking carefully for behaviour traces, or clues in the environment as to what people do there [e.g. Cigarette butts littered around a particular bench]. Record these by symbols on a sketch plan of the space. What do these traces tell you about the use, misuse, or non-use of this space?*



Kahramaras Bazaar, Kahramaras, Turkey



Mardin, Turkey



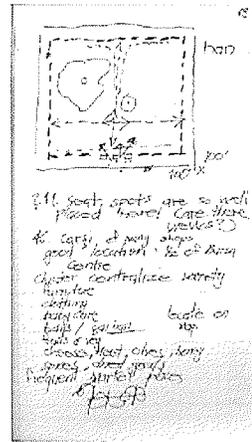
Aleppo Souq, Aleppo, Syrian

A large puddle of water by a drinking fountain. This fountain is largely being used for fetching water and washing. As this is the case, a larger basin would be appropriate.

Possibly an old drain or water source in the workshop area of Mardin, these days it seems to have been reinvented as a bird feeder.

It is often difficult to determine whether carpets in particular, textiles in general, are hanging to dry, to be on display for sale, or both. Here at the edge of the Aleppo Souq, I suspect both.

## Behaviour Mapping:



Age: 25 to 65+

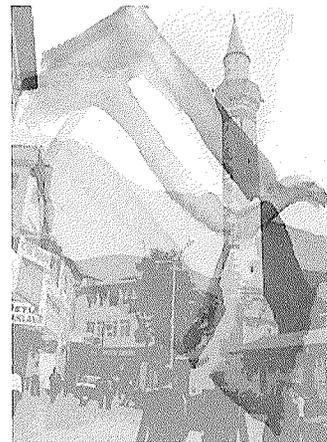
Sex: Both

Type of activity: Strolling and working at a coffee house

Location: *Bedesten*, Bursa, Turkey

Duration: One hour and presumably all day

*Observe actual behaviour in the space for at least five separate half-hour periods. Divide these half-hour periods evenly so that all sub-areas are observed for equal amounts of time. For example, if you have three sub-areas, you will observe each sub-area for ten minutes, at five separate times. You should observe during each of the following periods- two weekday lunchtimes: two weekday afternoons between 3:00 and 5:00pm and one Saturday between 3:00 and 5:00pm. For each observation period, keep a complete record of all that is happening in the space by age, sex, type of activity, location and duration.*



Age: 0 to 65+

Sex: Predominantly male

Type of activity: Strolling, shopping and selling sundry goods

Location: Ulu Mosque, Antakya, Turkey

Duration: Ten minutes and presumably throughout the day



Age: 18 to 65+

Sex: Male

Type of activity: Fish mongering, shopping and haggling

Location: Uskudar Fish Market, Istanbul, Turkey

Duration: 30 minutes, day and night

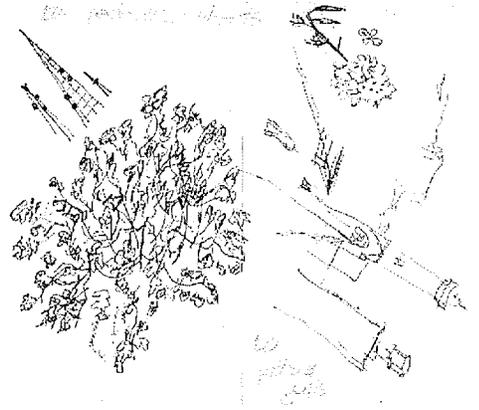
figs. 61-63, Behaviour mapping

### **3.4 Case studies**

The souqs of Aleppo and Damascus, Syria struck me as particularly unique . The sensorial and spatial patterns present in these two ancient cities are in evidence throughout, and are strongly supportive of a coherent market. The following excerpts are exemplary of the vivid life and character of the souqs in Aleppo and Damascus.

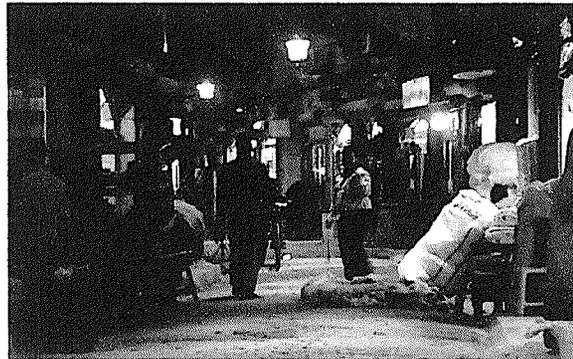
## Site appearance

fig.64



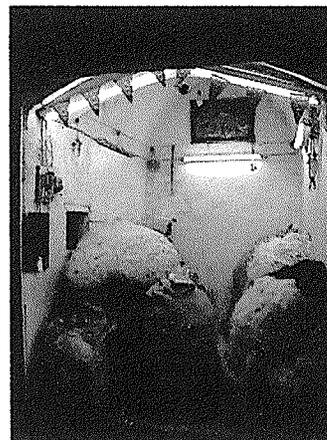
## Kinds of activity that occur

fig.65



## Physical size and boundaries

fig.66



Aleppo's souq is long and extensive. There are strong and good divisions of produce sections, with a healthy dose of mixing the essentials. The souq is somewhat dingy in spots around the outside, but it is refined, ancient, extensive and compact.

Along the southern edge of the Aleppo Souq, there are numerous active workshops and storage facilities.

Cobblers, butchers, roasters and bakers work in close proximity, leather goods, wool, carpets, metal work, clothing, cord, and baskets are all taken from the workshops and storage to the shops. Aleppo's is a productive, generative and active market.

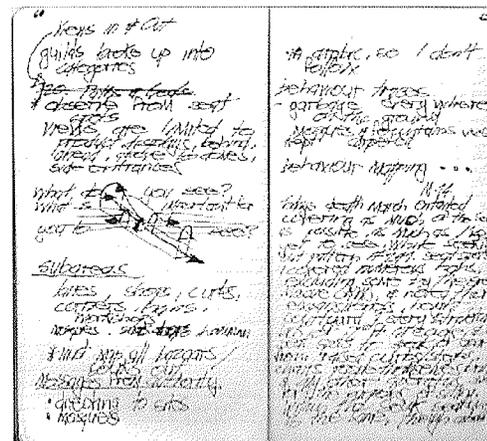
The Souq is approximately ten square kilometres, from the Grand Mosque to the north, the citadel to the east, Antakya gate to the west, and the old city to the south. Most shops within the market are 1.8m x 2.7m and sometime are connected to workshops and hans. This photo shows a basic shop consisting of nothing more than the product for sale, bags of unprocessed wool.

**Views In and Out**  
fig.67



Views in the Aleppo Souq are heavily influenced by the street axis. Shopper's eyes are directed towards the product displays, above to domes and vaulted roofs, as well as to the side entrances of workshops and prayer rooms. Outside the main market areas, views are drawn to goals such as minarets and forks in the road.

fig.68, Sight line sketch

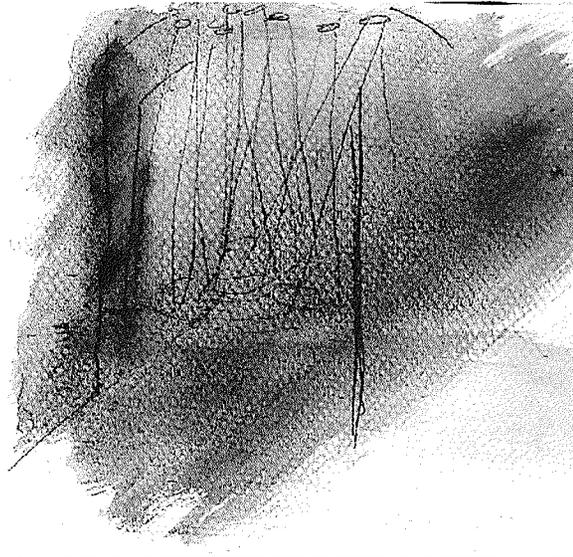


**Social and Physical Manifestations**  
fig.69



At the edge of a small souq in Damascus' centre, many people of various social groups and backgrounds mingle at a few cafes, hotel lobbies and street curbs. Day or night, shop keepers sit in front of their shops or stalls while people stop to chat, shop, play a round of backgammon or simply wave as they pass by.

## Landscape Features and Distinguishing Characteristics



*figs. 70-71, Landscape features and distinguishing characteristics*

The Damascus Souq is something of an anomaly: a middle eastern souq with 19<sup>th</sup> century Parisian architectural features such as a vaulted street arcade, department store like shop facades and cobble stone streets. The Souq's main artery could very well be Paris' Halles Centrales. Yet, there is one particular feature that distinguishes this place: the vaulted corrugated iron roofing that blocks all but thin beams of sunlight. These beams are admitted through bullet holes punctured by machine gun fire of French planes during the nationalist rebellion of 1925. No one intended for this effect, yet it exists and continues to provide a unique source of light, and historical significance. The way, in which the light shines down unto perfume chemists, as well as ice cream parlours, is very provocative and invigorating.

### 3.5 Application to Context

The Sojourn and Case Studies have highlighted some effective spatial and sensorial patterns of dynamic and lively public markets. These spatial and sensorial patterns will be applied to Montreal-Nord Public Market.

A market with clustered shops, small 1.8m x 2.7m stalls and columns to reinforce important forms and uses provides the basic structure for exchanging produce and goods. Creating zones for casual transactions, placing seats so that people can see and be seen, orienting paths and goals so that people can choose from multiple trajectories, and leaving open space for

informal gathering will help animate the market. By laying out pedestrian streets congruent with the process of walking and adept to the volume of people circulating, and by establishing a main building thoroughfare that provides shelter as well as efficient access to the market, the market will be able to support multiple community needs.

In considering the sensorial details documented- such as how physical boundaries can be heard, how vision can help people recognize spatial coherence, how scent can reinforce the gestalt of a time and place, how a market is a collective endeavour that is experienced as well as experiences, how appearance makes a marked impression on its users, and how public spaces can be generative and active- the market design and programme can be enhanced.

My studies abroad also indicated that uniform geometries and scale combined with unplanned uses is stimulating, common areas at the heart can support unplanned and stimulating activities, visual cues and goals give people choices as to how and where they choose to move, clearly defined sub areas welcome use, visual cues make stronger and more effective statements than signage, the market must allow for unplanned uses and events, and that strolling is a crucial element of market activity. It is my intention to design a public market that stimulates and motivates members of the community to engage with each other and develop an enduring public realm. Through considering these patterns at the programming and development stage of the project, well-founded criteria for the design will be established.

## End Notes

<sup>1</sup> Alexander, Christopher, p.244-248

<sup>2</sup> Alexander, Christopher, p. 432-435

<sup>3</sup> Alexander, Christopher, p. 488-491

<sup>4</sup> Alexander, Christopher, p. 492-497

<sup>5</sup> Alexander, Christopher, p. 584-586

<sup>6</sup> Alexander, Christopher, p. 597-599

<sup>7</sup> Alexander, Christopher, p. 626-627

<sup>8</sup> Alexander, Christopher, p. 602-605

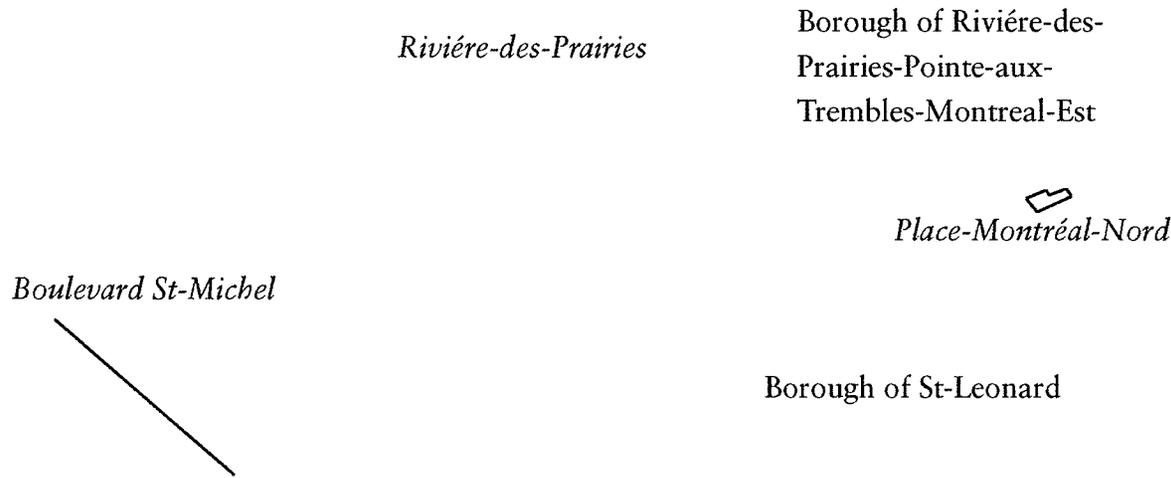
<sup>9</sup> Alexander, Christopher, p. 971-974

<sup>10</sup> Alexander, Christopher, p. 1101-1103

<sup>11</sup> Eaton, Marcella. “<un.koanfieldconsideration(s) 3.3 audacity” Studio handout, October 2003, Handout

## **4. Development programme**

## 4.1 Development Programme



\*Blacked out third party image: Montreal-Nord aerial photo. Source: Walter Hitschfeld Geographic Information Centre, McGill University

A thorough inventory and analysis of Montréal-Nord is documented in chapter 15 of the Montreal Urban Plan.<sup>1</sup> The plan addresses the need to improve the urban landscape along Henri-Bourassa Boulevard, to maintain commercial vitality, develop preferential measures for collective transit, and to revitalize the

residential zone. The proposed market programme will recognize these broader, contextual needs and draw upon the inventory and analysis from the City's urban plan. Focus in this section is, however, on a development programme for the market itself.

The proposed programme will promote local economy, encompass a community space, and offer accessible amenities in a part of the borough where the community could benefit from, and participate in, the establishment of a public market. The market will be developed in stages and the development process has largely determined the selection of the site in this practicum. The site has been chosen for its proximity to a residential area and because of its size, dimensions, and potential as a commercial node.

The site is located close to the Henri-Bourassa Boulevard and Lacordaire Boulevard intersection- the borough's main commercial artery. The boundaries of the study area are: Rivière des Prairies to the Northwest, the borough of Rivière-des-Prairies-Pointe-aux-Trembles-Montreal-Est to the Northeast, the train tracks and the borough of St-Leonard to the Southeast, and Boulevard St-Michel to the Southwest. The site being examined has ample space for market activities and the location will increase the site's development potential.

Montréal-Nord can benefit from a market that is developed gradually in stages. The market is to be situated in a site that most greatly facilitates social interaction and economic activity in Montréal-Nord. The first benefit is through strengthening the relationship between

the commercial strip of Henri-Bourassa and the residential area North of the Henri-Bourassa - Lacordaire intersection. The market will integrate different uses within the site including commercial space, public space and a community garden. To allow for the integration of these multiple uses the market will incorporate temporary structures, shed structures, a public gathering area and surface parking in a flexible manner. The development will adhere to zoning laws set out by the city and the proposed layout of the site will maximize public space and connections to the surrounding area. The market will be established in three stages beginning with a basic open-air market programme and will evolve into a multifaceted public market that will serve as a commercial enterprise and public realm.

Phasing of the programme will begin with the establishment of a two or three day market behind the Place-Montréal-Nord (P-M-N) with basic amenities like umbrellas, tents, tables, public gathering area, community garden and parking. This regularly held event will trigger community involvement and public gathering, but will require a larger programme with more amenities to serve more customers and establish permanent shops. Amenities added during the second stage will include: shed structure, rest area, drop-off and loading zones. These programme components will reinforce the markets presence as well as strengthen its capacity. Finally, when the market has established itself as an integral part of the community a cafe, refrigeration, storage, washrooms, water fountains, produce cleaning facility, of-

fice space, and winter amenities will be added.

The first stage will serve to attract the residents and provide them with a civic space, the second stage is meant to physically reinforce and the third stage is envisioned as a permanent intervention that will operate daily throughout the year providing the greater community with accessible amenities and alternatives to the current commercial developments. PPS (Project for Public Spaces) claims that the average market in North America takes approximately five to six years to begin making a viable profit. Buildings are considerably more straining on finances than outdoor facilities and so it is best that a basic open-air market be established and then further developed every second year during this initial six-year period.<sup>2</sup> Financial risk is

this way kept minimal, and therefore allows the market organization to develop without much stress. This programme has been determined by the sensorial and physical inventory discussed in the subsequent sections. The underlying objective is to design a flexible and multiple use market without attempting to overly manage or control the space.

## **4.2 Project Components and Standards**

The components and standards have been established as minimum requirements for a successful market at this particular site. Sizes and quantities have been determined using a market proforma and based on site dimensions. These figures represent what is needed to establish and support an open-air market.

## Market

Table 1, Market components and standards

Site Element	Size (approx m)	Quantity (approx)	Characteristics
Market stalls	1.8 x 2.7	36	Surface markings
Umbrellas/tents	1.8 x 2.7 x 2.7	36	Customized and uniform
Shed structure	9 x 21 x 5	1	Basic post and beam structure with removeable walls
Tables	6 x 3 x 2.5 x .8	36	Terraced, flat

### Objectives:

- Establish the market within an under-used site.
- Create a space that attracts various types of people and offers accessible amenities.
- Offer the district alternatives to the existing commercial developments.

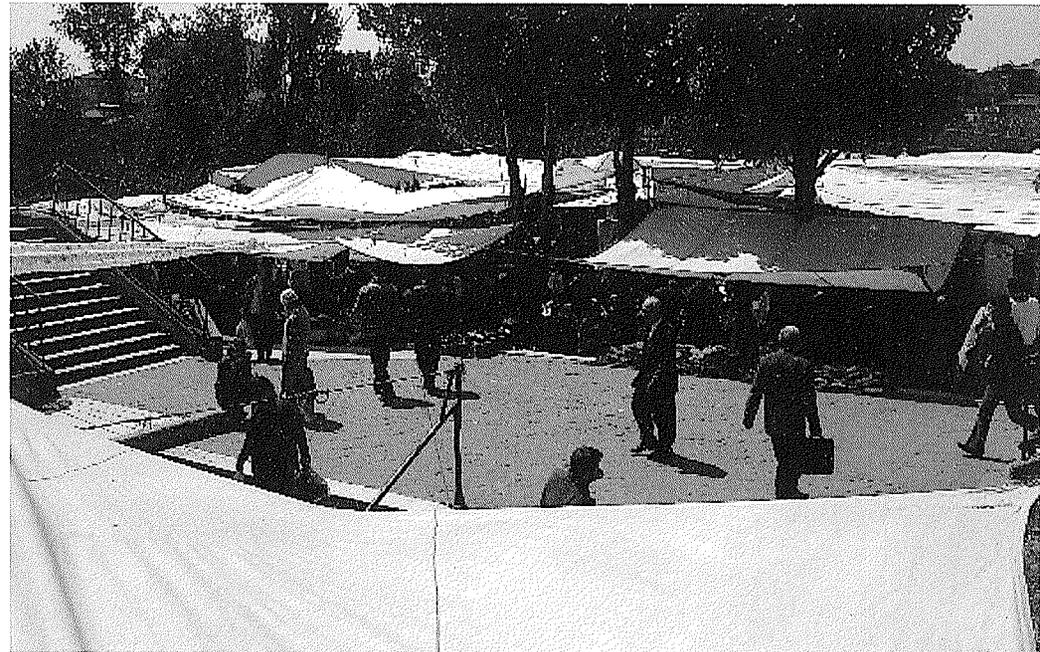


fig. 72, Kadikoy Tuesday Market, Istanbul, Turkey

## Public space

Site element	Size (approx m)	Quantity (approx)	Characteristics
Plaza	9 x 21	1	Open space with picnic tables and sheltered from wind
Rest area	6 x 9	1	Seating alongside plaza
Community garden	2 x 3 x .9	1 with 20+ planters	Raised planters for community groups along edge of market

Table 2, Public space components

### Objectives:

- Create a venue for special events.
- Serve as a Square or Place.
- Instil a sense of civic mindedness.
- Function as an agora for the exchange of goods and ideas.
- Develop a place where people interact and establish meaningful contact.



fig. 73, Spice Bazaar, Istanbul Turkey.

## Access and movement

Site element	Size (approx m)	Quantity (approx)	Characteristics
Loading zones	3.65 x 7.3	2+	Curb side for trucks to back up onto
Parking and overflow	3.15 x 7.1	76	Integrated with outdoor stall
Taxi and vehicle drop-off	3.15 x 10	2+	Curb side along street
Aisles	3.5 x 21+	3 minimum	width of an average pedestrian lane intertwined with urban fabric

Table 3, Access and movement components

### Objectives:

- Encourage non-motorized transit and activities.
- Give reason to walk through the district.
- Universal accessibility.
- Act as a transition between residential and commercial activity, and as a transit node.

fig. 74, Bazaar and Ulu Mosque, Antakya, Turkey.

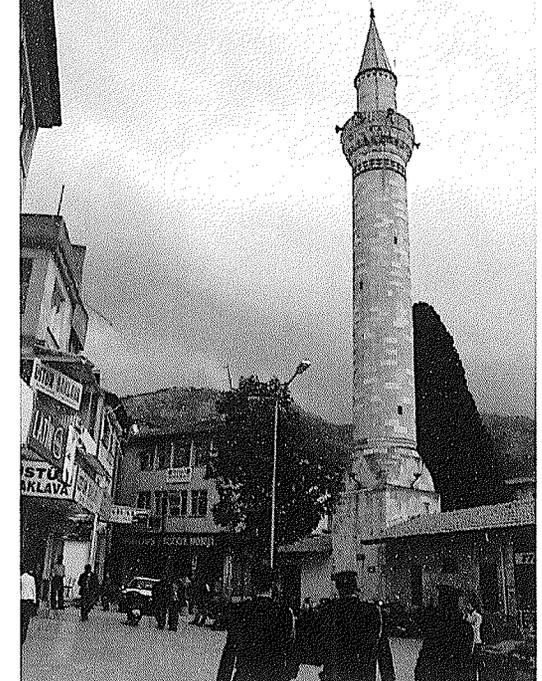


Table 4, Amenity components

Site Element	Size (approx m)	Quantity (approx)	Characteristics
Storage facility	3 x 6 x 3	1	Dry, secure, accessible
Washrooms	2 x 1 x 3	3	3 washroom stalls, 1 with universal access
Produce cleaning facility	1 x 1 x 3	3	Deep basin sinks and counter
Bistro/cafe with terrace	3 x 3	1	Small intimate coffee counter/canteen with stools and awning.
Refrigeration facility	2 x 2	1	To serve as surplus storage for events
Office space	2 x 3	1	Telecom and dispatch
Water fountains	.5 x 1	3	By Washroom
Outdoor winter facilities	26 x 61	1	Venue for the sale of Christmas trees and other winter activities equipped with contained fire pit, benches, lighting, and speakers.

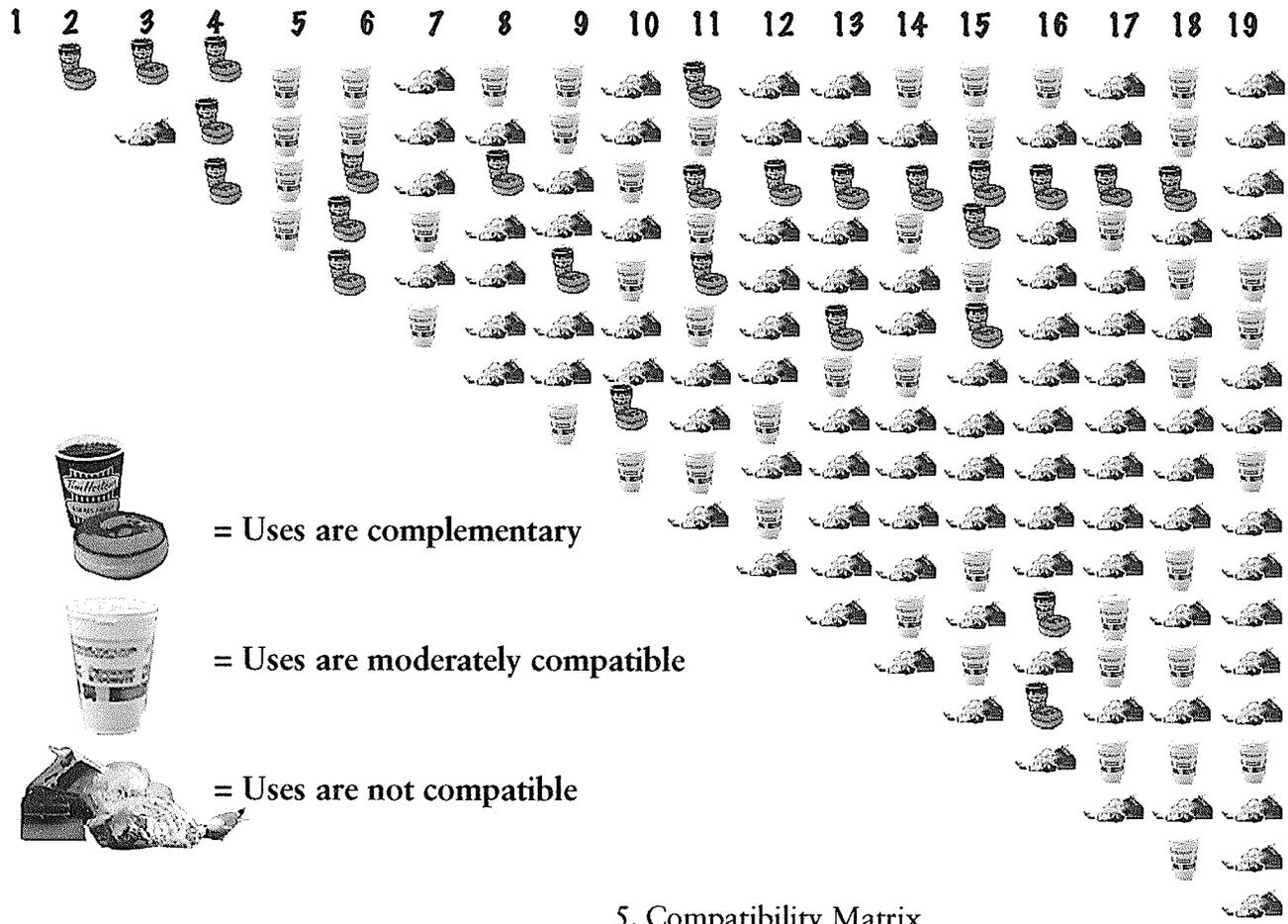
**Objectives:**

- Provide customers with basic services.
- Provide Merchants with necessary tools and resources.
- Programme activities compatible with a market.



fig. 75, Atelier outside the Grand Bazaar, Istanbul, Turkey.

### 4.3 Compatibility Matrix



- 1 Market stalls
- 2 Tarps/tents
- 3 Shed structure
- 4 Tables
- 5 Plaza
- 6 Rest area
- 7 Community garden
- 8 Loading zone
- 9 Parking
- 10 Drop-off
- 11 Aisle
- 12 Storage
- 13 Washrooms
- 14 Produce cleaning area
- 15 Cafe
- 16 Refrigeration
- 17 Office space
- 18 Water fountains
- 19 Winter facilities



= Uses are complementary

= Uses are moderately compatible

= Uses are not compatible

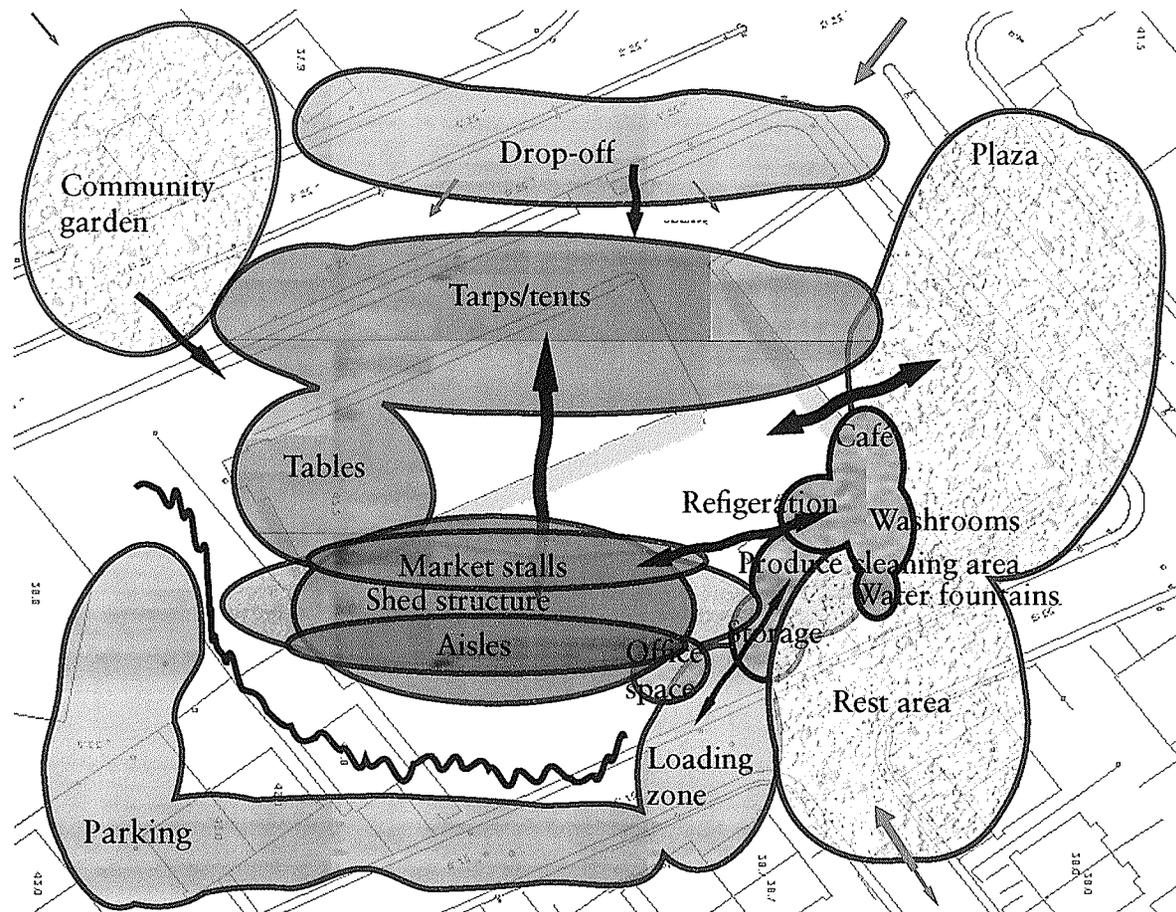
5, Compatibility Matrix

Illustrated with existing site elements that reflect potential and weaknesses, coffee, donuts and garbage, the matrix points out conflicts and compatible uses of the proposed market. Conflicts arise between elements of access/movement and amenities. This means that proximity between points of access/movement and amenities must be carefully dealt with. The same is true for the parking, though given the site is currently a parking lot and that the project is to take place two or three times per week during the initial stages, strategies will have to be taken to incorporate the market with existing conditions. Winter facilities also conflict with several amenities, though it is envisioned as something to be established when the market is reduced in size and moves into the shed for

the winter. Conflicts will be dealt with through proper time management and scheduling of the market programme. The most compatible relationships between different components occur with the shed structure and the amenities that are found within the structures boundaries. Most other elements of the market programme are also compatible with the shed structure.

## 4.4 Functional Diagramme

The functional diagramme situates key elements of the development programme and highlights possible relationships between each use. The diagram shows that all of the amenities are relatively congruent. The services are clustered together, separated from the open public spaces and placed within close proximity to the loading zone. The parking is also disjointed from other elements, but given the nature of the site, and the proposed uses, parking will be an integral element of the market.



6, functional diagramme

## 4.5 Sample Site Layouts

Jean-Talon Market, Montreal

Organizational features:

- Main entrance and foyer connect to the main public area and continues length wise through the market to the opposite end where a building housing a bakery amongst other shops is housed.
- Strong linear axis that form public space.
- Indoor facilities and outdoor roof structure well connected by public node.
- Walls are put up in winter so that operations can continue throughout the year.



*fig. 76, Jean-Talon Market*

## Aleppo Souq, Aleppo, Syria

Organizational features:

- Public space carved from the urban fabric.
- Sense of unity between the public and private realm.
- Cohesion between socio-economic elements.

The souq consists of one main street that is carved through the urban fabric; successfully connecting opposite ends of the old city. Furthermore, the souq's form and visual character is continued through architectural elements throughout the district.



*fig. 77, Aleppo Souq*

## Urfa Bazaar, Urfa, Turkey

Organizational features:

- Market connected by a series of exterior public spaces.
- Courtyard as a public node in the centre of the market.
- Countless seat spots responding to climatic conditions.

Urfa's system of markets consists of arteries that open up onto exterior plazas and courtyards. These open nodes offer a wide range of uses: connecting to other arteries, seat spots, shade, space for respite, space for socializing, etc.

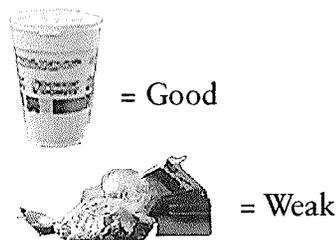
fig. 78 Urfa *Bedesten*, Urfa, Turkey.



## 4.6 Sample Site Comparisons

Site comparisons have been made using Christopher Alexander's pattern language, more specifically the patterns used in the sojourn studies, in order to quantify inventory and judge the value of each market's spatial patterns.

The comparison points out something quite interesting: there were few faults found within each market. Each market has its own distinct formula that leads to its success as a dynamic public space. The two faults

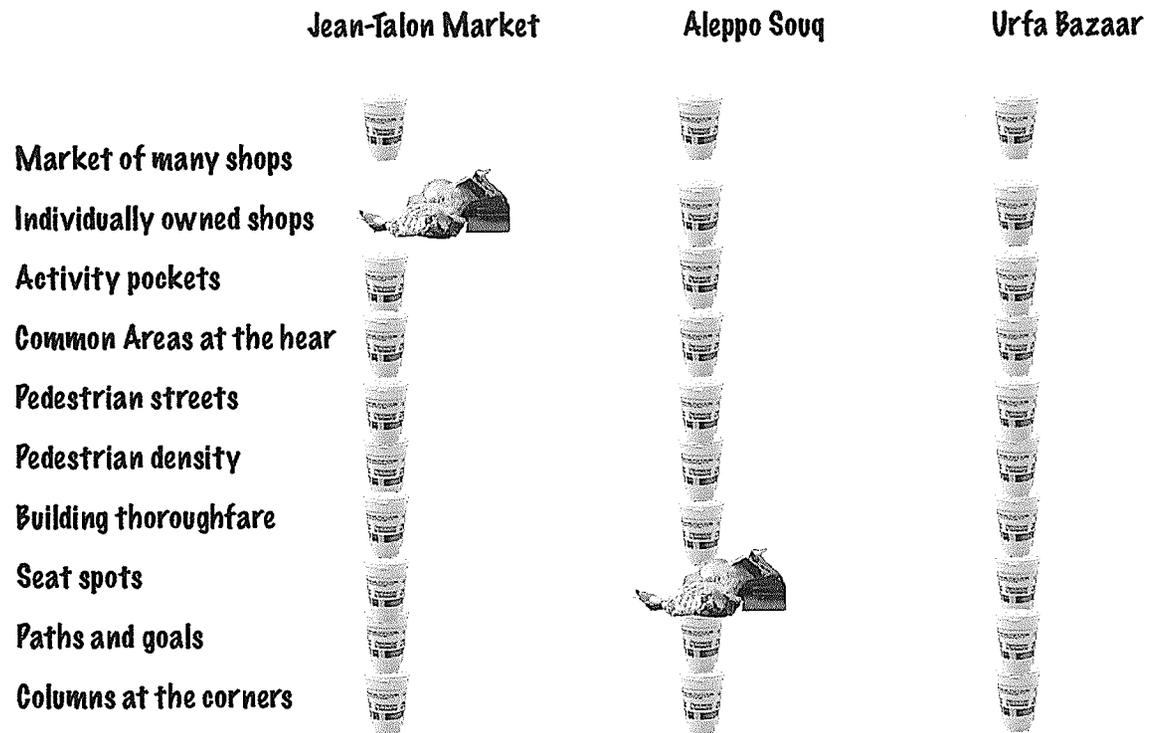


listed below highlights a concern for local community activity. Without locally owned and operated business and with no direct access between neighbouring residences and the main market arteries, connections between the surrounding neighbourhood and market are weak.

### (Endnotes)

- <sup>1</sup> City of Montreal, Montreal Urban Plan, 2005
- <sup>2</sup> PPS. Public Markets and Community Revitalization. Washington D.C.: Urban Land Institute, 1995, p.
- <sup>3</sup> PPS. Public Markets and Community Revitalization. Washington D.C.: Urban Land Institute, 1995

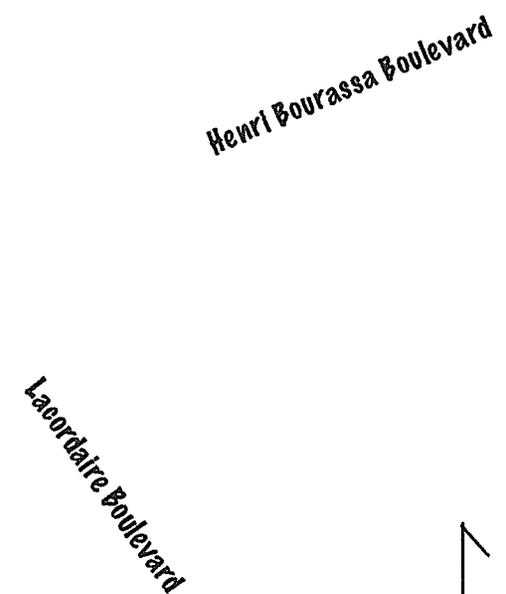
7, Sample site Comparisons chart



## **5. Reconnaissance and Appraisal**

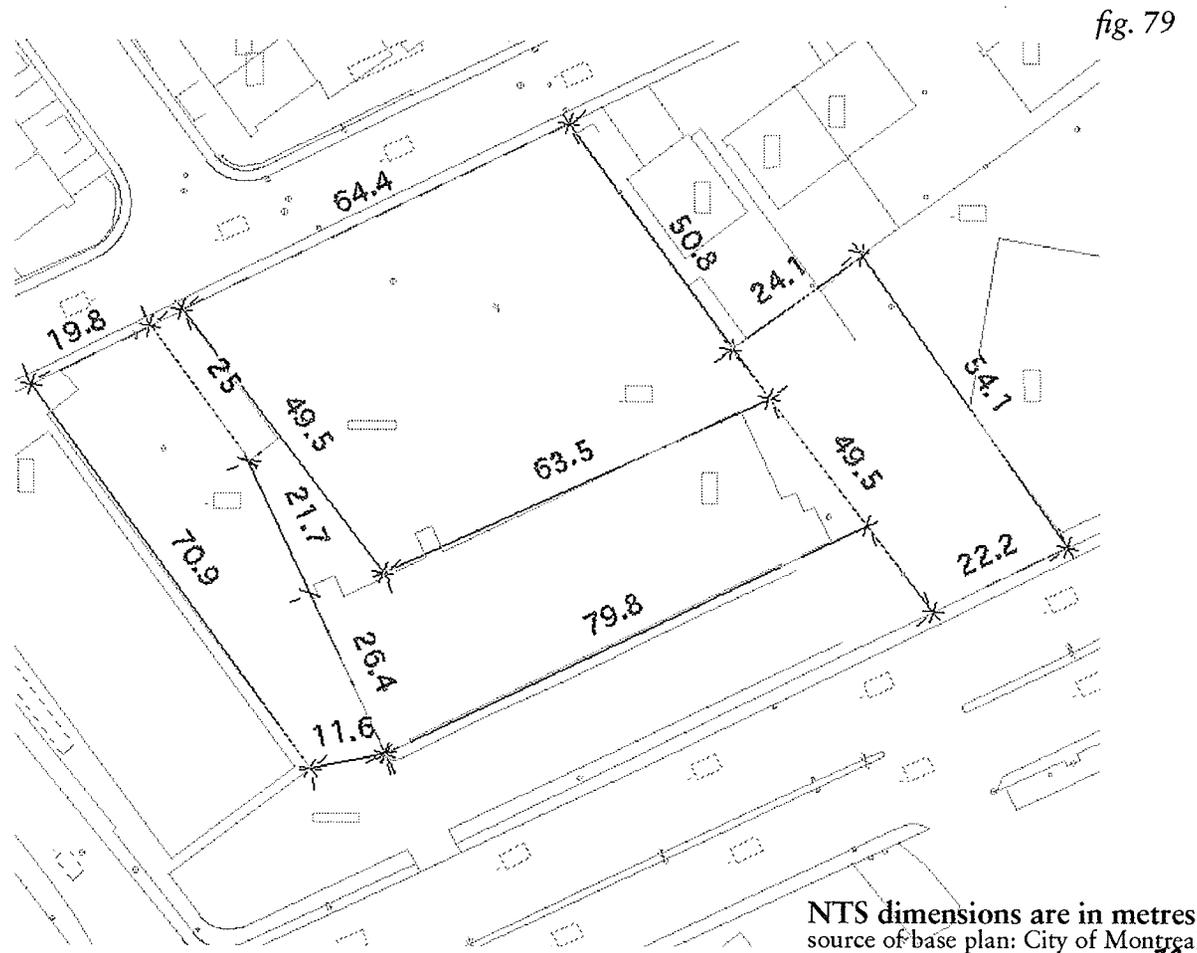
## 5.1 Reconnaissance

The reconnaissance is a recording of the site's sensorial elements and their compatibility with the development programme. I begin with the visual reconnaissance & some basic questions: What can I hear; see; taste; how does the space feel; smell; experience my presence? A public market's sensorial qualities encompass far more than built forms and it is the objective of this study to record sensorial elements of the site that are beneficial to a market programme.



## Size and Boundaries

Lacordaire Boulevard, Renoir Street- the edge of which is a 2m wide grass curb that drops approximately 1m-, a triplex to the Northeast, Desy Street to the east, and Henri-Bourassa Boulevard to the south, borders the site.

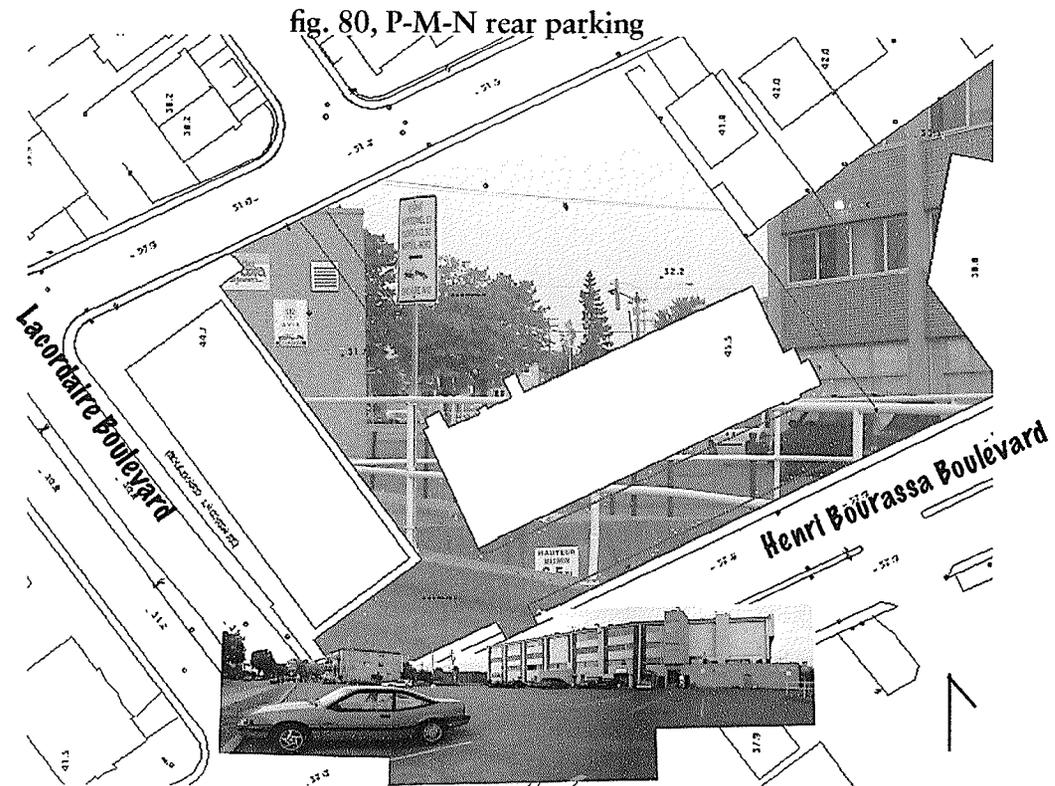


**Sight: what can you see?**

Approaching the site, the first thing that I noticed was how open and exposed it is. The P-M-N parking lot is not particularly unique, but is bordered by a triplex with above ground pool and fruit trees to the east, and an access ramp that descends below the western edge of the lot. The green, brown, and white shades of the plants complements the blue skies and remarkably reduces the otherwise bleak impact of the commercial area's built environment. These colours enhance the volumes of spaces. The expansive blue sky, combined with the uniform scale of the surrounding buildings, makes the site feel open and spacious, yet defined. The site users also add to how the volumes of space feel. Many employees who work in the building take refuge by the air

vents while having a cigarette, children heading home often traverse the site and others walk to and from their parked cars. These people generally appear to be a bit high strung, particularly the clients of a cheque guarantee shop, though people at the donut shop seem relaxed. People going about their daily routines,

buying lotto tickets, sipping coffee, cashing cheques, and smoking cigarettes by and large define the site's character as an important neighbourhood hub. Apart from the heavy traffic along Henri-Bourassa, human activity adds to the site's character and enriches the space.



source of base plan: City of Montreal

## Hearing: What can you hear?

Apart from the constant drone of traffic along the two main boulevards, the area is relatively quiet. The sounds that I did hear were from the flaps of the P-M-N air vent, people talking as they smoke by the vents, sea gulls cackling, the sound of traffic whizzing by, buses and SUVs blaring rock. Most of these sounds originate from outside the site and do not contribute directly to my appreciation of the space, but they do highlight how the spaces are open and that sounds from the outlying area are easily spread.

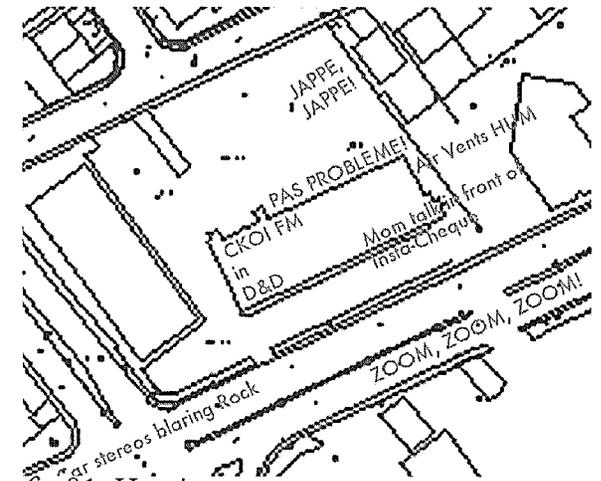


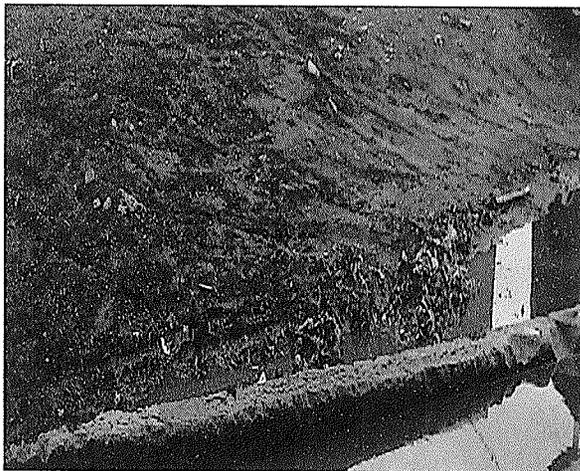
fig. 81, Hearing map

source of base plan: City of Montreal

**Touch:** What textures or temperatures or qualities do you discover?

I have perceived the tactile elements of the site through my hands and feet, pedaling my bicycle, sitting on curbs, standing in the phone booth, and sitting by the window in the donut shop. In every instance I felt the same textures, temperatures and qualities: coarse, edgy, uninviting, humid and without respite. The movement of air and changes of temperature were apparent and enhanced by the open and exposed space. The following is a brief excerpt from the visual reconnaissance taken at the beginning of each site visit:

fig.82, Tactile elements



*... When I was on site at about 20h00 Monday, it was a humid 25 or so degree, but not too sunny... July 9th 2006, 16h30, 30 degrees and humid, sunny, yet muggy- gentle breeze... July 10th, 16h50 to 18h05, 28-29 degrees (33 according to the forecast announced on the radio*

*blaring in the overly air-conditioned donut shop)... Thursday July 13th, '06 slight breeze as always- site is rather exposed... Site visit Sunday August 12th, '06 25 degrees & SUNNY... 12h50 slight breeze, 30 degrees and humid with an intermittent cool breeze... the air conditioning is too cold in P-M-N!*

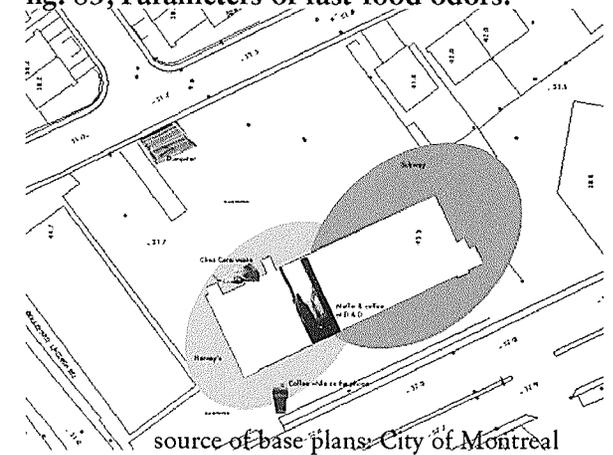
The heat and humidity unquestionably makes the open site feel uninviting, and the climate by and large confirmed bleak and aggressive qualities, yet the intermittent breeze that occurred regularly revealed positive elements of the site's character.

**Smell and Taste:** What do you smell? Are there things to taste and would it be appropriate to eat and drink here?

Smells around this area vary from the faint scent of thyme coming from halal shops, the odour of Quebecois greasy spoons and the overpowering odours being released from fast-food franchises. The latter dominates P-M-N, yet the regular breeze brings in what could almost be described as fresh air. During most site visits I had a coffee, and sometimes I had a pastry to go along with it. The flavours of both dominated my palette, so much so that I can easily recollect the Duncan Donuts corsé roast. While sipping my coffee, I could

almost taste the subway sandwiches, as the fumes poured out of the air vents. When the breeze picks up, Harvey's Hamburgers also smell potent, but not to the extent of tasting them. These odours reveal the potential that scents will have in a market on the site. The site has great potential for wafts along market aisles, as well as for grilling and picnicking.

fig. 83, Parameters of fast-food odors.



## How is this place experienced?

Although usually dotted with parked cars, some Sundays are relatively quiet. People beeline across the property to and from their cars, but away from P-M-N little activity occurs. Any activity that is brought outside P-M-N enlivens the space, most notably people driving through, windows rolled down and sound system thumping, some stopping to chat with those walking to their parked vehicles, and of course people having a smoke. If people could spend time at the site without feeling uncomfortable and exposed, the site would be far more vibrant.



*fig. 84 Window view at Duncan Donuts.*

## 5.2 Appraisal

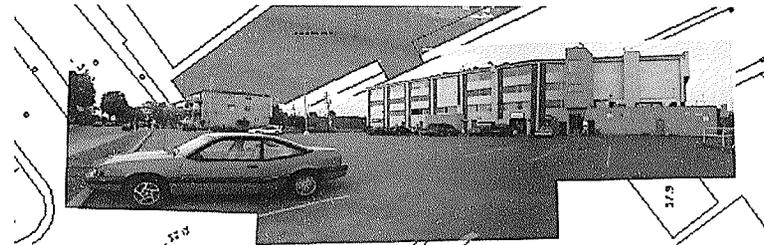
The appraisal delivers a behavioural study of the area: what it looks like; what is happening; its physical boundaries and size; prominent landscape features and distinguishing characteristics; what is happening (physically and socially) around the area; views in and out; and anything else that places the site in context. This data will then be applied to the concept plan and recommendations.

*fig. 85 Motel with car wash in foreground. Height of local vernacular.*



## Site appearance

From whichever direction you look at the site, what you see is a four storey commercial building surrounded by surface parking. The site looks and feels very much like a strip mall. Cars dominate the space and give the impression that many people are within P-M-N and the CLSC. The site has a prominent position on the intersection and with the expansive parking lot at the rear, P-M-N appears disconnected from the surrounding residential streets and buildings. The CLSC and the small commercial building at the corner of Henri-Bourassa Blvd. and Desy Street, however, are located along the street edge, a position that makes them more rooted in the adjacent residential area.

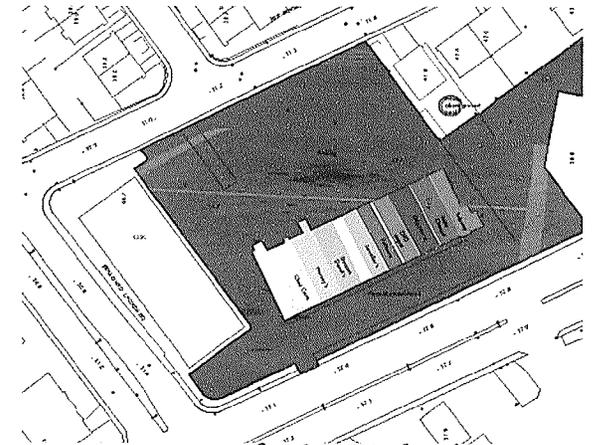


*fig. 84, Site appearance*

## Kinds of activity that occur

The intersection of Henri-Bourassa and Lacordaire boulevards is a busy traffic node, where pedestrians must wait 2 or 3 minutes for their turn to cross and cyclists have to cross with extreme caution. The site is about a 25-minute non-stop bike ride from Henri-Bourassa metro- the last stop on the Orange line- if you follow Henri-Bourassa Blvd., more if you take the bike path. Cyclists and pedestrians cut through the parking lot, P-M-N personnel smoke behind the air vents, and employees of Chez Cora- sometimes Harvey's- can be seen

schlepping garbage across the parking lot to the dumpster. The lot is often full of cars, but never to maximum capacity, and seldom did I see anyone go to or from their car. This suggests that many people who use the parking lot are shift workers and leave their cars parked here through out the day.



*fig. 85, Kinds of activity*  
source of base plan: City of Montreal

## Prominent landscape features and distinguishing characteristics

Lacordaire Boulevard, Renoir Street- the edge of which is a 2m wide grass curb that drops approximately 1m-, a triplex to the Northeast, Desy Street to the east, and Henri-Bourassa Boulevard to the south, borders the site.

Dumpster enclosed in a wooden enclosure, access ramp, ramp rail, the breakfast restaurant Chez Cora's garbage, parking lines, Maximum height bar, grass edge, air vents and power boxes, rear entrances to shops, neighbouring triplex with vegetable garden, above ground pool and fruit trees, a patch of ground cover and mud in between P-M-N and the vacant commercial building, signage and red fire hydrants in front of P-M-N.

*fig. 86, CLSC and access ramp*



## Social and physical manifestations around the site

The area has interesting physical and social manifestations that reflect the character and identity of the community in some quirky ways. Perhaps my favourite of these has been the Lebanese casse croute (snack bar) and car wash. Housed in what was until recently a service station and garage, the restaurant is set up like an annex to the car wash. During my last visit I was absorbing my daily dose of news from Al Jazeera while a couple of bikers were in the garage checking their oil. This type of hybrid enterprise not only highlights

the districts character, it has also shown me that there is local interest, support and opportunity for small, independent business despite current commercial franchise trends.



*fig. 87, Guerilla garden across the tracks in St. Leonard*

*fig. 88, Falafell/carwash hybrid business*



## Views in and out

Views onto the site from the intersection are quite limited due to the narrow passage between the rear parking lot and the street.

Views to and from the residential streets behind P-M-N are good.

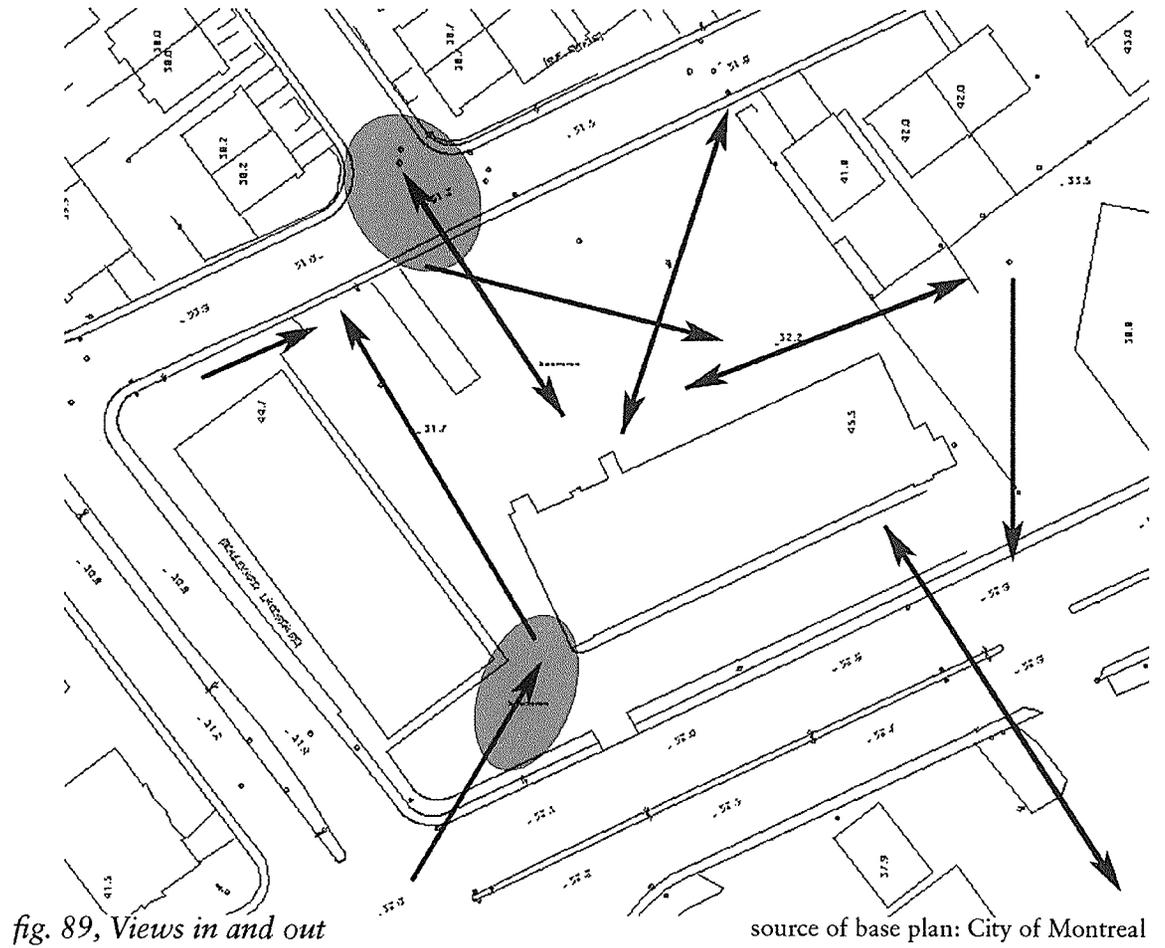
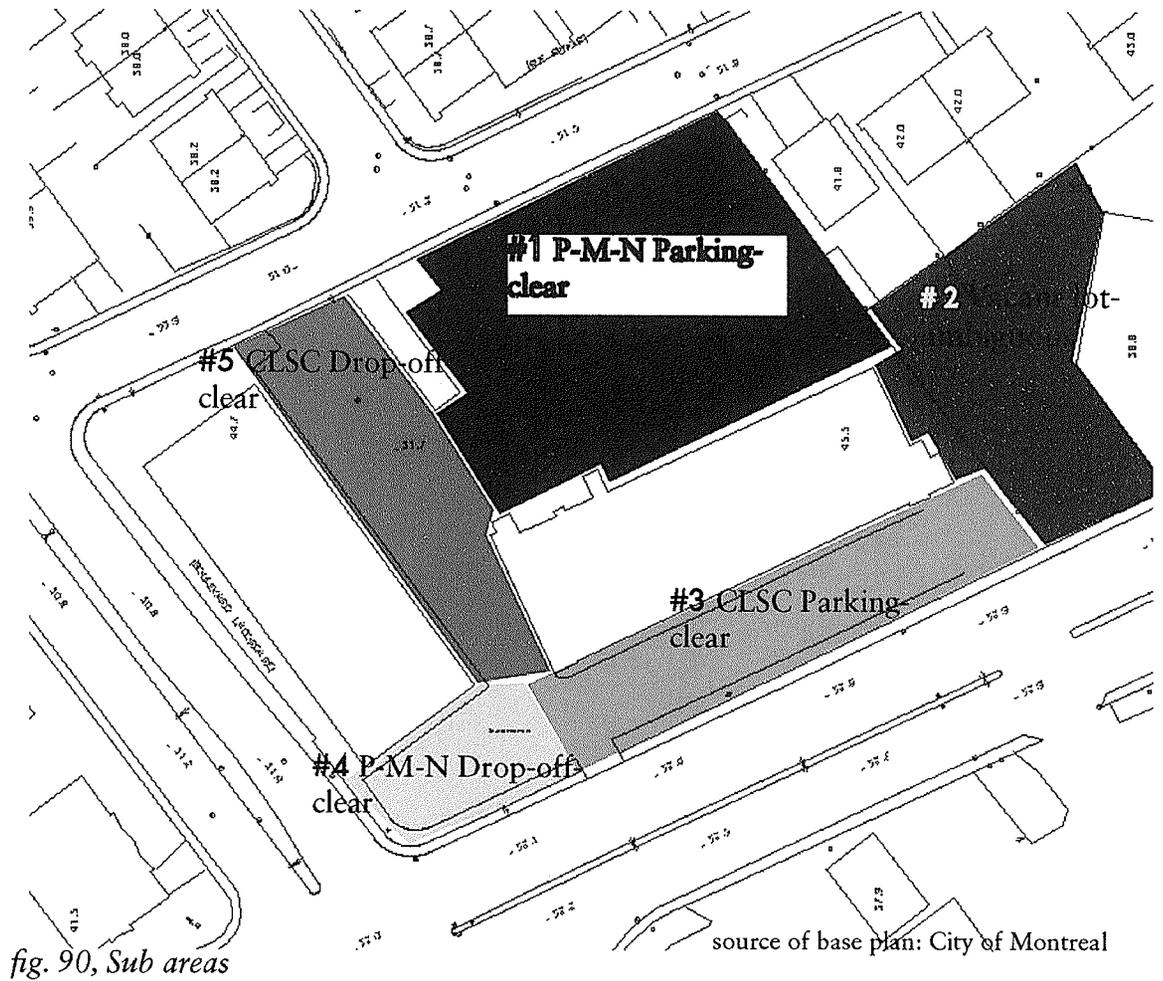


fig. 89, Views in and out

source of base plan: City of Montreal

## Sub areas

The sub areas are five volumes of exterior space defined by the buildings and street edges. Except for the vacant lot, # 2, they all have a clear purpose: to accommodate cars. Such uses are not directly compatible with a market programme, though the heavy vehicular presence around the site would indicate that parking would proportionately be a significant component of the market programme.



## Messages from Authority

Verbal and symbolic messages that appear in the area from any administrative body to potential users. The current messages are not favourable for a market programme. The messages imply that the spaces are not public and that people are not free to make use of them in any way apart from those specified. Such messages have to be modified in order for the market place to be successful and welcoming to people.

‘Do this. Don’t do that.’

Signage indicating parking and traffic regulations at P-M-N. The messages are forceful, though diluted by the abundance of signage throughout the site.

‘Please keep off the grass, and please don’t park too close.’

Short fence and fire hydrant by the Laurentian Bank, Henri-Bourassa Boulevard. The message is clear, but not forceful.



*figs. 91, 92, Messages from Authority*



## Behaviour mapping

*Behaviour mapping entails recording significant relationships between date, age group, gender, activity, location and duration. Gathering data in this way helps determine what design elements are most suitable for the site. Behaviour mapping also helps determine who to anticipate as a client of the market.*

Monday, July 3rd '06, 20h00

Age: 40+-

Sex: Predominantly male

Type of activity: Parking, Drinking coffee, Cashing cheques, Smoking cigarettes

Location: P-M-N, Duncan Donuts,

Insta-Cheque

Duration: Varies widely, but the mean is approx. 5 minutes



Sunday, July 9th '06, 16h30

Age: 50+-

Sex: Mixed

Type of activity: Parking, Coffee at the donut shop, socializing

Location: P-M-N, Duncan Donuts

Duration: 15-30 minutes

Monday, July 10th, 16h50 to 18h05

Age: No one younger than late 20's and average age 50

Sex: Mixed

Type of activity: Parking, Social Services and errands

Location: P-M-N, CLSC

Duration: varies

Thursday, July 13th, '06, 18h00

Age: 50+

Sex: Predominantly male

Type of activity: Parking, shopping and

errands

Location: P-M-N, Duncan Donuts, Super C

Duration: 30 minutes +

Sunday, August 12th, '06, 12h50

Age: 30+-

Sex: Mostly female

Type of activity: Parking, social and street vending

Location: P-M-N, Duncan Donuts, and intersection

Duration: 30 minutes +

fig. 93, Gull dining at Chez Cora.



## **6. Inventory and Analysis**

## 6.1 Inventory

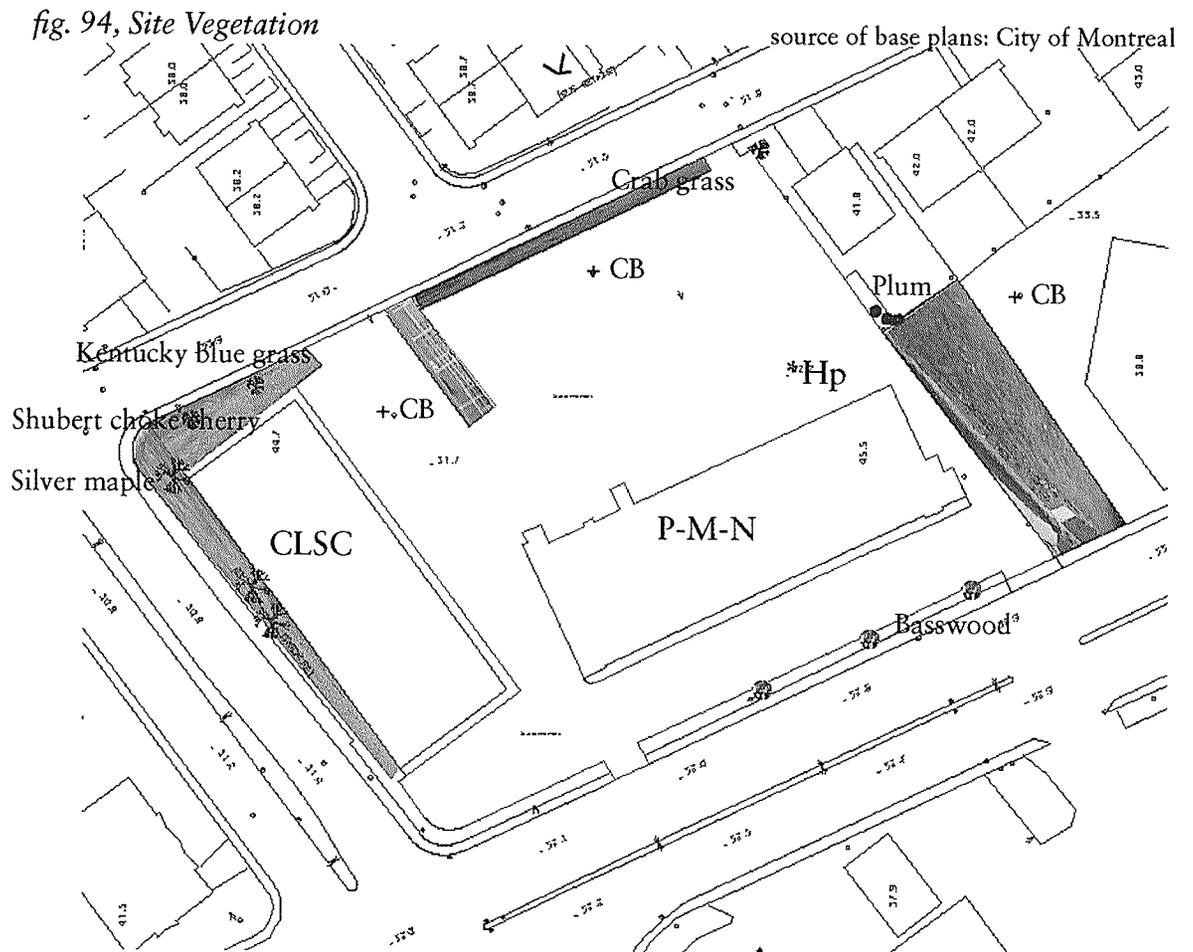
The inventory subsection considers the existing physical conditions both on the site and surrounding area.

Findings indicate that the site has good development potential based on landform and topography, as well as access and entry points. Factors that inhibit development are exposure to the sun, existing infrastructure, current land uses and zoning plans. As a result of this inventory, emphasis during planning and design will be placed on the role of microclimate, infrastructure, land uses and activities.

This section includes recording of vegetation and ecology, landform and topography, drainage patterns, micro climate (sun and wind patterns), infrastructure (roads, utilities, and related services), potential site access and entry points, existing land uses and activities of adjacent sites, and zoning.

## Site Vegetation

Vegetation exists along the sites edges only. The northern and western periphery is lined by Kentucky blue grass. The western side of CLSC is lined with three Silver maple and the Northern edge with Schubert chokecherry. The eastern edge is bordered by a small vacant lot, which is, though often muddy, covered by various evasive ground covers. North of this vacant lot are residential buildings. The bordering residential property has a lawn and three plum trees in the back corner closest to P-M-N. Three small and manicured basswoods line Henri-Bourassa Boulevard.



## Landform and Topography

The site is, with the exception of the edges, relatively flat. Both the western and northern edge have 2m + of grass covered surface that decline approximately 3.5% towards the sidewalk. The vacant lot along the eastern edge slopes towards the P-M-N surface parking at an approximate slope of 1.5%. The contours descend towards Rivière des Prairies, which is approximately one kilometre northwest of the site. Only two spot elevations are indicated on the property itself though elevations along the surrounding streets have been recorded every 10 to 15 metres, giving a broader indication of the areas natural topography that gradually descends towards the river. Regardless, spot elevations on the site would have been rendered invalid, as the surface has been repaved and the grade somewhat altered.

## Drainage Patterns

Three catch basins exist on site and are congruent with the contours and drainage patterns. The drainage access range is approximately forty metres; most runoff however is collected along the street curbs. With the access ramp leading 3.5 metres below grade to P-M-N basement, a reliable drainage system that deals with storm water runoff and melting snow is required.

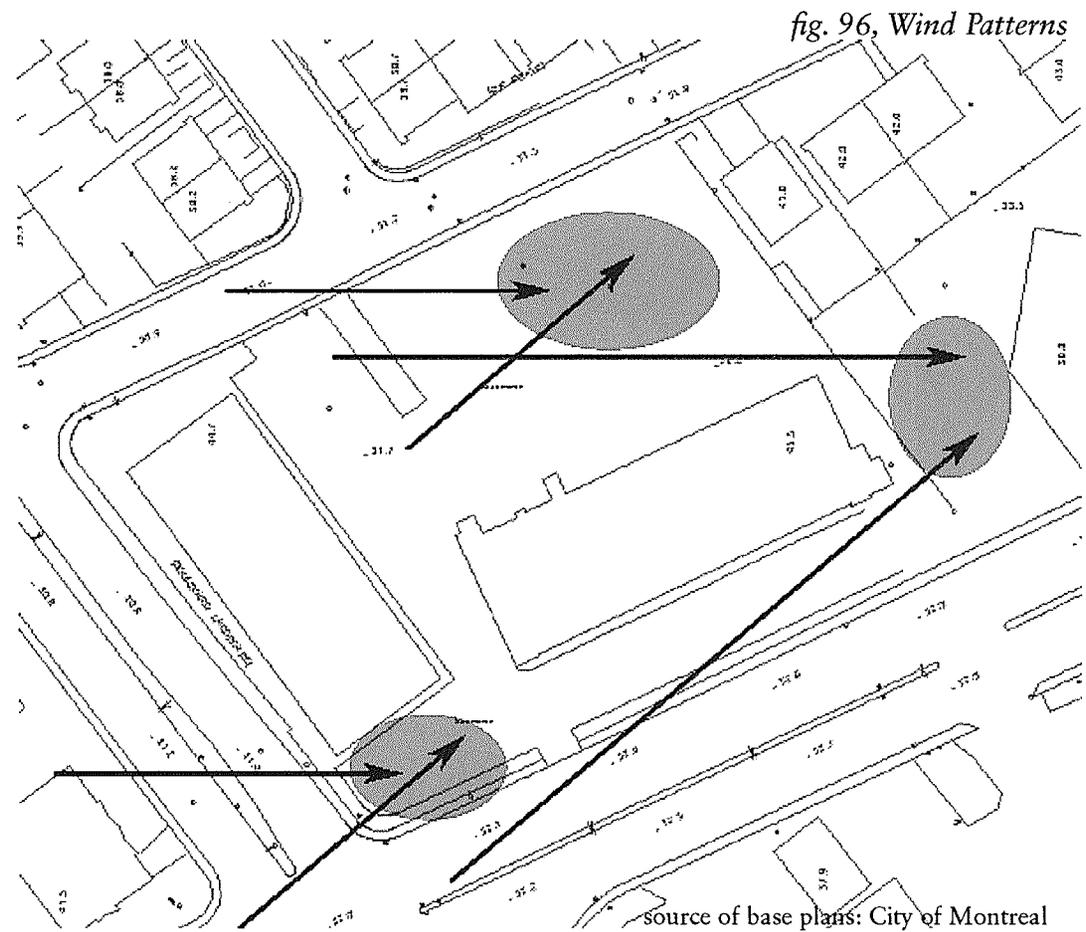
fig. 95, Drainage Patterns



source of base plans: City of Montreal

## Micro climate (Wind Patterns)

The winds are not particularly significant, though the summer breeze is refreshing. Wind directions are west and southwest, but due to the cover of the CLSC and P-M-N, much of the site is sheltered. There are however three spots in which winds from both directions will be pronounced, at the intersection, the northern corner and at the corner of the neighbouring commercial building beyond the small vacant lot.



## Micro climate (Solar conditions)

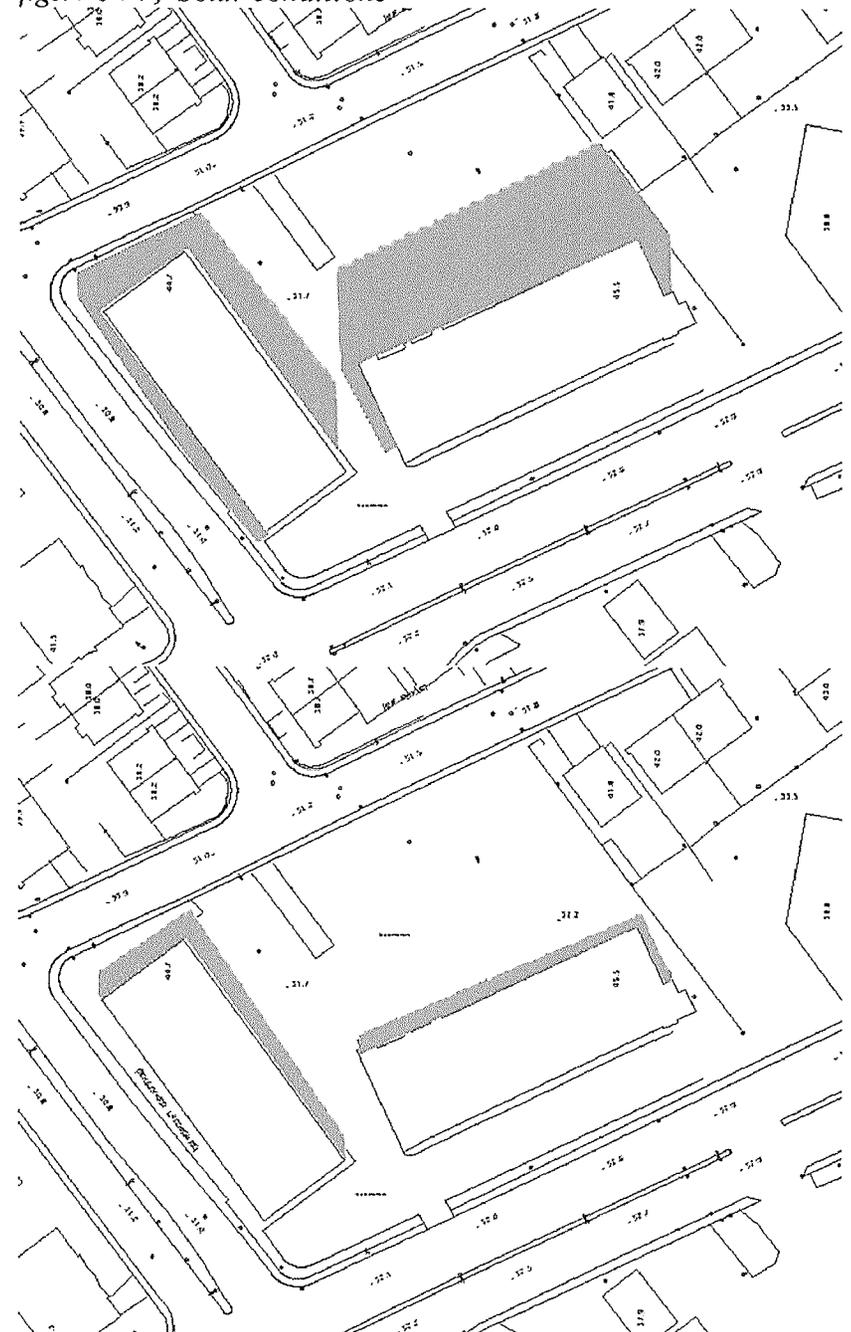
### Shadows at noon in February.

The shadows cover almost half the site. This is problematic for outdoor activity, though most market activity will occur indoors during the winter months given the climatic conditions. Other means of generating open-air market activity in winter could include a fire pit and a fixture for taffy on snow.

### Shadow at noon in July.

The shadows cover only the buildings edges and leave most of the site exposed to the sun. Again, given the climatic conditions, the intensity of the sun and humidity in summer, some form of protection and shade will be required.

figs. 96-97, Solar conditions



**Infrastructure** (roads, utilities, and related services)

The site is well serviced by roads, service stations, a vehicle height limit bar behind the CLSC, access ramp, parking, and street lamps. The grounds of the P-M-N and CLSC also hold infrastructure related to interior conditions such as ventilation and garbage disposal. The infrastructure is useful for motorized activity related to the market, however the abundance leaves little room for pedestrian accessibility. Crosswalks, speed and turning regulations will be required.

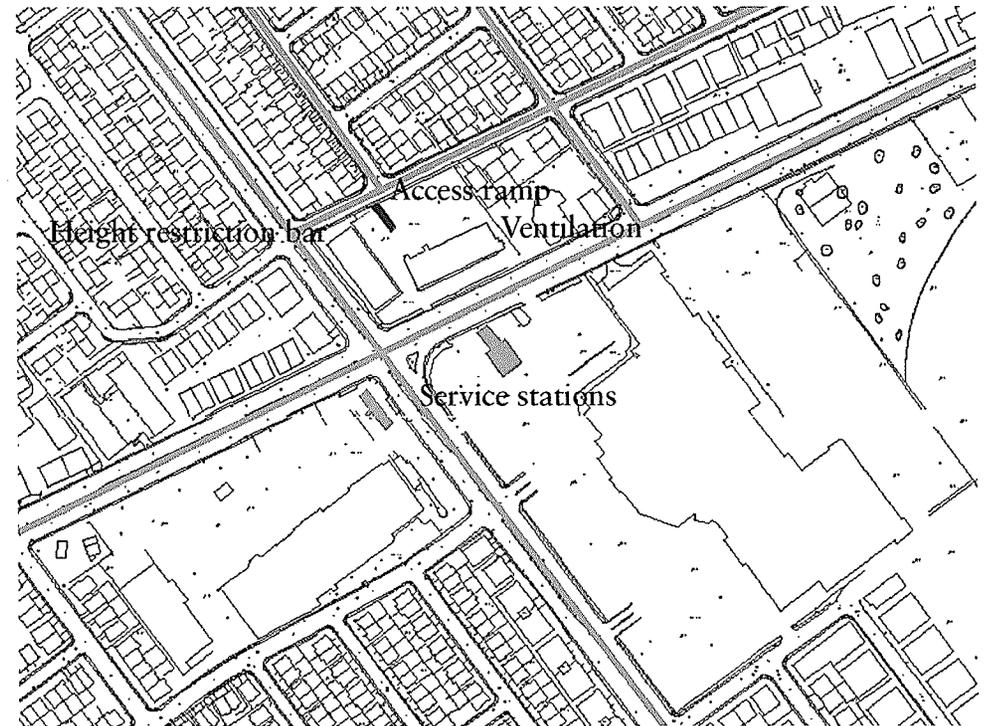


fig. 98, Infrastructure

source of base plan: City of Montreal

## Potential Site Access and entry points

The site is accessible from the front and rear along the eastern periphery as well as from the CLSC parking lot. Pedestrians can approach the site from any point, however traffic can be a deterrent. Again, cross walks and pedestrian circulation in general must be better accommodated.

## **Existing land Uses and Adjacent Site Activities**

The site is deemed zoned for residential use, as is everything along the northern edge of Henri-Bourassa blvd. In reality though, the Boulevard is almost exclusively dedicated to commercial uses. The large area south of the site is listed as mixed use, but in this case the use is without question entirely commercial. The remaining type of space within the site's vicinity is classified as an employment sector, consisting mostly of light industrial and import-export businesses. Interestingly, the construction density map (below), which is established upon the borough's designated zones, reflects the actual land uses and activities in that the zones closely match the defining boundaries of land uses and activities.

## **Zoning**

The site is within zone 15.03, which allows for buildings between the height of two and eight storeys. South of the site is zone 15.10, one to four storeys is permitted. North of the site is zone 15.9, in which residential building between two and four storeys are required. As the site is relatively open, the surrounding building heights do not impede sunlight, views in and out, or commercial activity.

## 6.2 Analysis

This analysis considers the benefits and problems that the reconnaissance, appraisal, and inventory reveal. The analysis indicates that the site has good development potential based on sensorial assets such as sight, hearing, scents, activities that occur, social and physical manifestations, vegetation, topography and site accessibility. Factors that inhibit market development are site hazards such as the pedestrian crossings at the intersection of Henri-Bourassa and Lacordaire Boulevards.

As a result of this analysis, emphasis during the planning and design will be placed on the role of sight, hearing, smell and taste, size and boundaries, social and physical manifestations, micro climate, infrastructure and zoning. This analysis includes physical assets and liabilities, site hazards and fragile areas, potential for development, and site selection.

## Physical Assets and Liabilities

Table 8, Physical Assets and Liabilities

<b>Assets</b>	<b>Liabilities</b>
Sight: residential	Sight: neglected, ill maintained surface parking
Hear: talk	Hear: loud traffic
Smell: food odor well diffused	Touch: tactile elements such as concrete are harsh
Kinds of activity that occur: primary services, socializing and walking	Views in are limited along the main boulevards
Social and physical manifestations:	Messages from authority are not welcoming
Vegetation: trees at the edges	Climate: too much shade in winter, not enough in summer
Flat topography	Current segregating zoning regulations
Numerous site entry points	

The site's physical assets will enhance the market programme's sensorial qualities, though the liabilities will jeopardize them. There is a distinct division of the assets and liabilities; assets are within the site boundaries, where as liabilities are elements that are problematic throughout the Borough. It is likely that an open-air market programme will in effect help improve the surrounding area as well, particularly in regards to pedestrian circulation and road infrastructure. In addition, as the market grows, various shops and business will open and begin to fill commercial space in the surrounding area.

## Site Hazards and Fragile Areas

Site hazards consist of existing infrastructure and the potentially harsh climate. Fragile areas are found along the sites periphery. The landscaped edges and the proximity to residences both need to be considered and managed throughout the market’s development, and the existing infrastructure dealt with in a way that does not jeopardize use of the space, regardless of climate.

Table 8, Site Hazards and Fragile Areas

Site Hazards	Fragile Areas
Busy main intersection	Poorly maintained property edges
Harsh ill maintained buildign materials such as asphalt and aluminum siding	Residential street vulnerable to traffic fluctuations
Strong sun in summer	Residences vulnerable to noise
Wind and shadows in winter	Parking priviledges
	Social and physical manifestations: independent business
	Vegetation an the effects of road salts and exhaust

## Potential for Development

The study suggests that the site has potential for development. Views towards residential streets, as well as vistas of the sky can contribute considerably to a sense of place and locality. Ability to hear people speaking- vendors shouting out their specials, friends exchanging news- are crucial elements of a market and the current noise volumes can sustain such exchanges. Smells are carried with the breeze and released through P-M-N's air vent. Although the current odours are not what are desired in

the market, they are testament to the site's potential for scents to reinforce the sensorial experience of the market. The district's existing social and physical manifestations, such as hybrid individually owned shops, also highlight the potential for a market. The site is large enough to support an open-air market programme, and the primary activities on site- commercial and health- are supportive of the secondary activities of a market programme.

**Site Selection: Is a public market appropriate for this site?**

Montreal-Nord and Place Montreal-Nord specifically, is a suitable location for a market. A market programme will fit well within the physical confines of the site; complement current uses and offer services and amenities that are not currently available in the area. A market will also offer currently non-existent social and economic opportunities that can reflect the borough's cultural communities. Part of the borough's current mandate and share in the City's urban plan is to consolidate all of the

borough's commercial activity in specific zones. The largest of these zones is adjacent to the site. While concentrating activity and improving the quality of the commercial zones, the borough is converting smaller neighbourhood shops into residential units. In place of small corner shops are franchise establishments that do not contribute to the borough in any significant way. They are not locally owned or operated, they do not reflect local character, and they do not offer public space. An open-air market is the antithesis of this type of development. The open-air market will offer local residents and community group's economic opportunity; the market will provide the borough with lacking amenities and public space. The key attributes of the site are open space, views out onto residential

streets, how sounds and odours travel through the site, the gentle breeze, proximity to social services and retail shops- especially independent shops, parking space and the rail line. The most desirable features of the site are the proximity to the residential area and a future commuter train route.

## **7. Concept plan**

## **7.1 Preliminary Site Plan and Recommendations**

This chapter briefly reviews the proposed site attributes and market programme elements. It examines the suitability of the site attributes in relation to programme elements; discusses design principles and guidelines that will help determine the preliminary site plan, presents concept plans; develops the best option into a preliminary site plan and discusses project statistics and development issues.

On the following pages, three concept plans are explored. Each concept is compared with the development

programme and the design guidelines in this document. The concept plan which best meets the desired character and objectives of the market programme is further developed into a preliminary site plan. The recommendations include illustrations of the intended character of the site and a table of project characteristics. Finally, additional recommendations are made based on the anticipated development issues.

# Suitability Matrix

Subareas	1	2	3	4	5
1. Market stalls					
2. Tarps/tents					
3. Shed					
4. Tables					
5. Plaza					
6. Rest area					
7. Community garden					
8. Loading zone					
9. Parking					
10. Drop-off					
11. Aisle					
12. Storage					
13. Washrooms					
14. Produce Cleaning facility					
15. Café					
16. Refrigeration					
17. Office					
18. Water fountains					

Land use very suitable



Land use suitable



Land use not suitable



Matrix 10, Site Hazards and Fragile Areas,

## **MATRIX DISCUSSION**

The suitability matrix identifies which of the elements are compatible with which sub areas (see page 77 of the analysis section). The matrix shows that sub areas one and two can accommodate most elements and that #2. Umbrellas/ tents and #19. Water fountains are good fits in almost all sub areas because of their size and lack of obstruction.

Problematic sub areas include four and five. Both are situated on Henri-Bourassa Boulevard and both the CLSC and P-M-N face these sub areas. They function as drop-off zones and front entranc-

es. Alterations could be detrimental to existing uses so elements added to these areas must be placed with caution. The community garden is also an element that cannot be simply placed anywhere. The garden should be located a part from the market, almost secluded, and in sunlight at most hours of the day.

## **Design Principles and patterns**

The principles are made up of patterns from Christopher Alexander's 'Pattern Language' as well as site factors and design considerations from Theodore Spitzer's "Public Markets and Community Revitalization".

The design principles aim is to recognise and strengthen what can already be found in Montreal-Nord. The principles are structured around the following elements of site development: individually owned shops, activity pockets, seating spots, common areas at the heart, paths and goals, pedestrian density, visibility, access and parking, size, context, site conditions, shelter, layout, display, and amenities. The principles identify elements and characteristics included in the final development programme.

### #87. Individually owned shops

Haitian barber and halal grocer side by side.

A typical community hub and opportunity for ethnic commerce that is being zoned out of existence in Montreal-Nord. A public market could bolster businesses and community hubs such as these. Conversely, these shops can help generate activity at the market.

*fig. 99, Haitian barber and halal grocer*

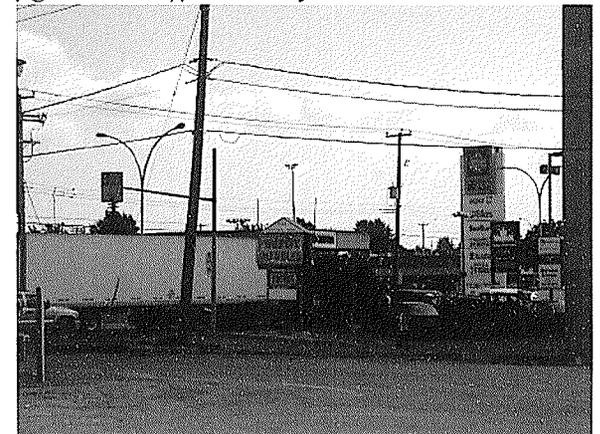


### #124. Activity pockets

View of the traffic activity on Henri-Bourassa as seen from the vacant lot next to P-M-N.

Possibility for activity is very limited in this vehicular dominated environment, yet not impossible. The site is paved, a partial requirement for a successful market in North America, and the sites proximity to traffic ensures a steady amount of passers by.

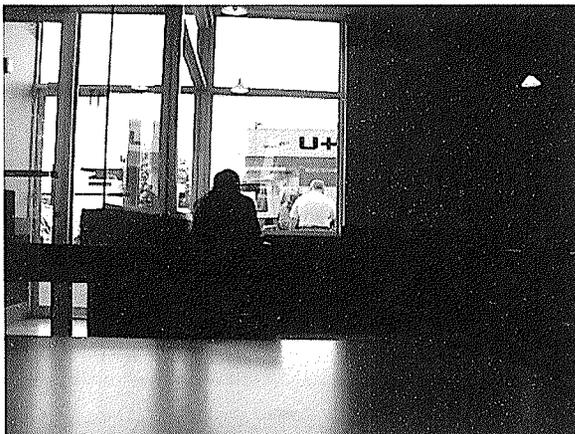
*fig. 100, Traffic activity on Henri-Bourassa*



## #241. Seat spots

Sitting all alone and removed from the action in Duncan Donuts, P-M-N. This space is conducive to mute indirect exchange, and not direct social contact as is achievable in a market setting.

*fig. 101, Alone at D n' D*



## #120. Paths and goals

Exposed path leading to Walmart two blocks south of Henri-Bourassa. The path is exposed on all sides and there are no clearly defined goals for the pedestrian to follow. One good thing about this path, and other aspects of this commercial area, is that the openness lends itself to visibility. By strategically situating paths and goals, people will be able to see, distinguish and arrive at the market.

*fig. 102, Vacant path, p.109*



## #1 29. Common areas at the heart

An empty parking lot at the southwest corner of Henri-Bourassa and Lacordaire Boulevards. In this exposed parking lot, one of the few common areas in the vicinity, there is no suitable space for people to gather.

*fig. 103, Vacant parking, p.110*



## #1 23. Pedestrian density

Henri-bourassa on any given day. The boulevard is almost always completely void of people as there are no existing spaces or uses that give people reason to walk here. The commercial streets and the proposed market need to support various activities that fill the space so that it does not feel isolating.

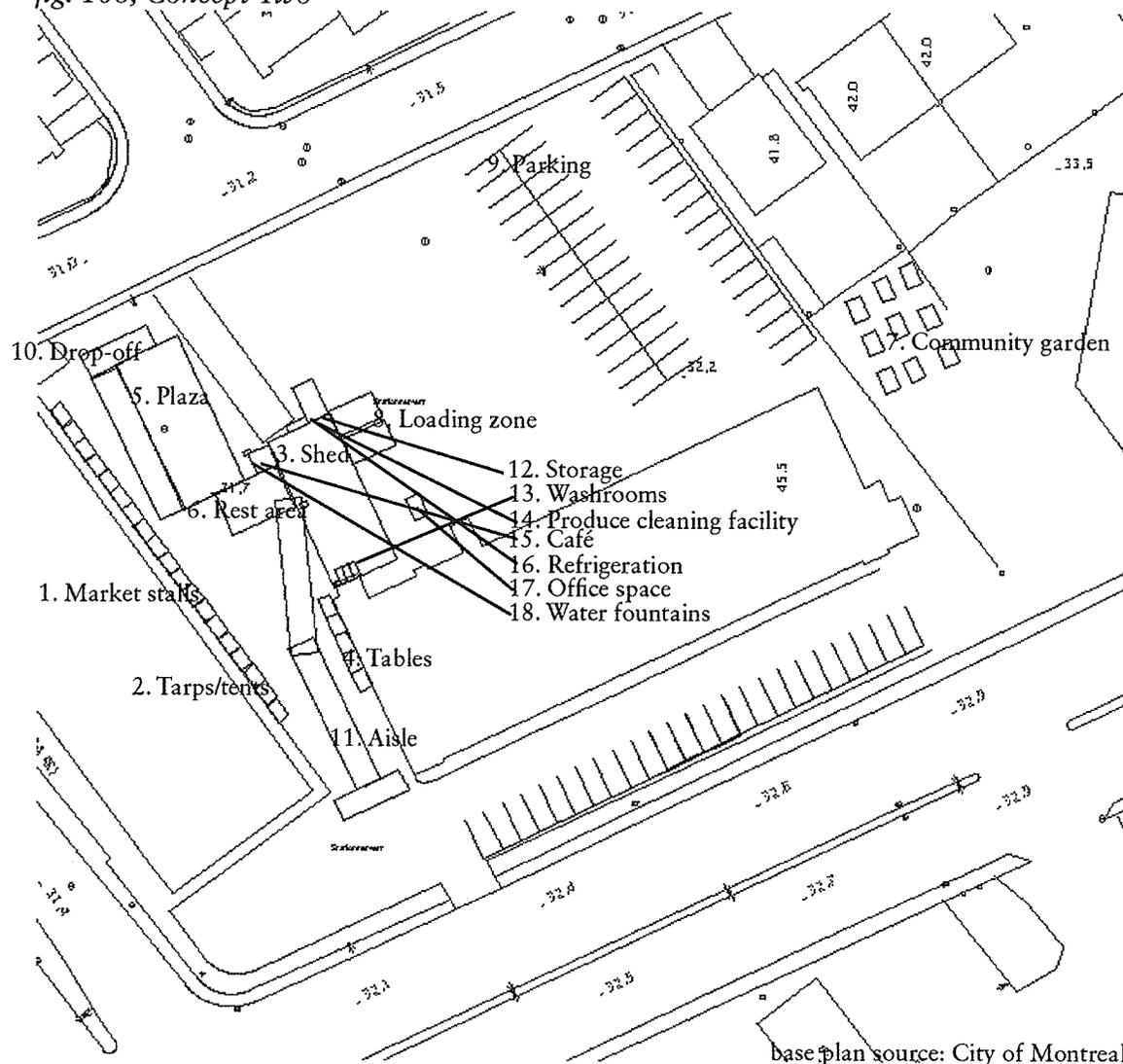
*fig. 104, Empty boulevard, p.110*





## Concept Two

fig. 106, Concept Two

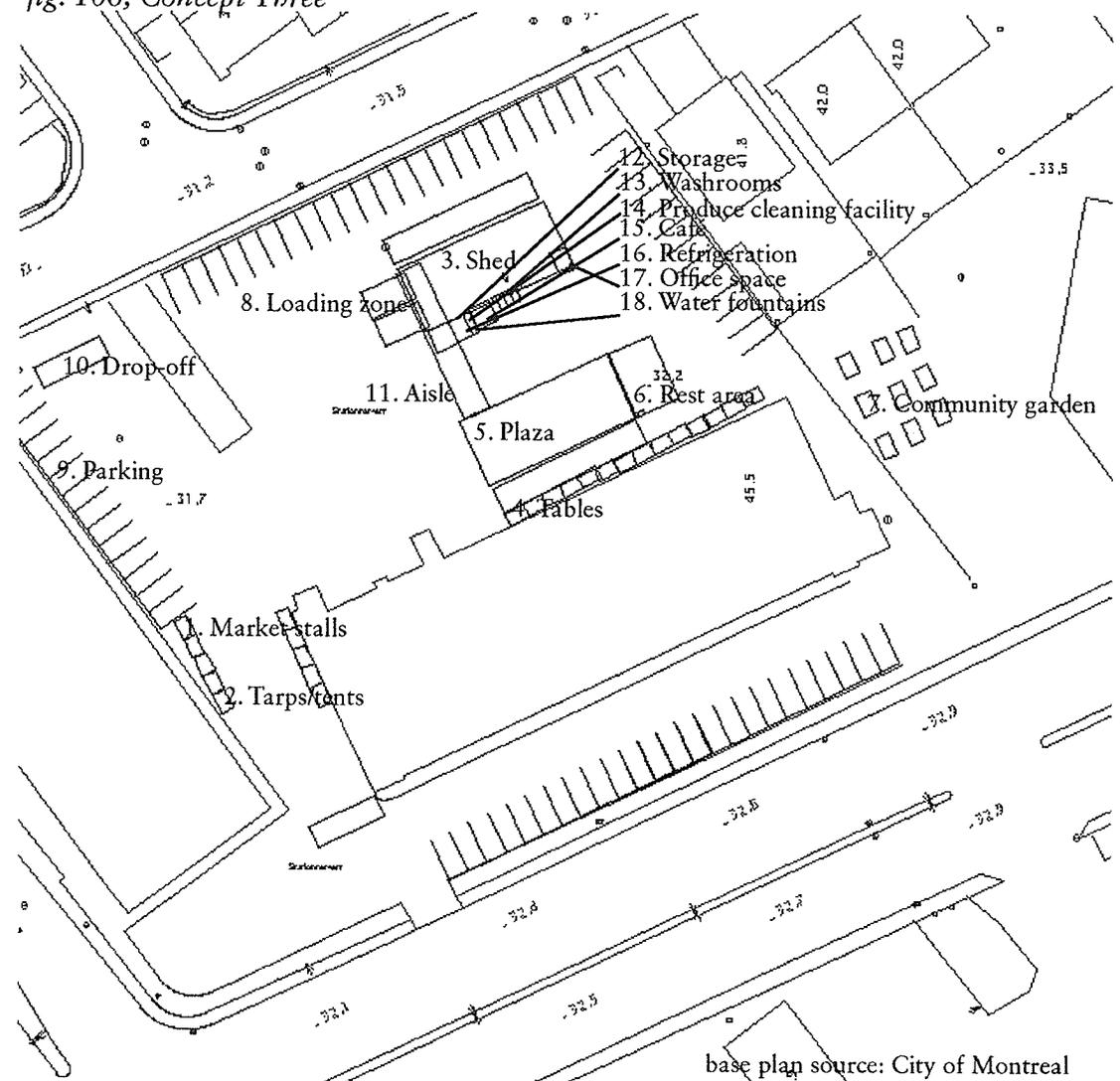


This concept aims to concentrate activity within the CLSC's parking lot. The scheme also attempts to maximise connectivity between outdoor stalls, public space and allows for an estimate of 24 outdoor stalls. In this scheme the shed structure acts as a continuation of the P-M-N western facade and leaves ample room for the loading zone. The parking lot of P-M-N is left open in order to maintain the vista along Renoir Street and towards the community garden. This will also leave space for other events to coincide with market days, such as car wash fund-raisers. This parking scheme also calls for use of the front parking spaces, which will help to bolster other local businesses in P-M-N.

## Concept Three

This concept aims to concentrate and provide ample space for all market activity in the P-M-N parking lot. This scheme also attempts to connect the shed structure with P-M-N through public space. It allows for an estimate of 34 outdoor stalls and 18 indoor. In this scheme the drop-off zones are set back from the activity spots. Concept three attempts to maximize the usage of the public area and is placed in closer proximity to the community garden.

fig. 106, Concept Three



base plan source: City of Montreal

# Concept Plans' Comparison Matrix

	Concept	One	Two	Three
Visibility				
	Views in and out			
	Signage			
Access and parking				
	7 to 10 minute walk 2 or 3 spaces per stall			
Size	Circulation			
	Activities			
context	Influence			
	Bolster			
Site conditions	Paved surface			
	Landscape			
Shelter				
	Physical presence			
Layout	Protection			
	Response to location			
Display	Stall size			
	Individuality			
Amenities	Overall cohesiveness			
	Welcoming			
	Comfortable			

**Good**   
**Average**   
**Poor** 

Matrix 11, Concept Plans' Comparison Matrix

The categories selected for the matrix have been informed through the development programme, appraisals, and the design guidelines. The matrix shows concept one as the preferred option for further development. Concept three is the least desirable of the plans.

### **Visibility**

Views in and out of the market are necessary to draw customers and to connect the space with the surrounding context. Signage is also important, especially in identifying and distinguishing the space. Concept one is by far the best option in this regard, as the market is arranged so that it spills out towards the main intersection. Not only are views strengthened with this concept, but also market activity is highlighted.

### **Access & parking**

Due to relatively high density and con-

centration in the neighbourhood, the site is within a 7 to 10 minute walk from where many of the customers live. In addition, as a result of the already high amount of surface parking within the commercial zone, 2 or 3 parking spaces per stall is possible with all 3 concept plans.

### **Size**

Concept two is adequate for both circulation and activities. The concentration of elements within the western half of the site allows for a diversity of concentrated activity and adequate space for people to move through. The one drawback with this plan is that the community garden is removed from the other market amenities.

### **Context**

The surrounding area influences the markets character and this is best exem-

plified in concept ii. This concept plan is informed by the immediate surroundings and infrastructure. The emphasis on continuing to use P-M-N's surface parking also helps to bolster the existing businesses.

### **Site conditions**

Markets -particularly green markets- should have a paved surface. The site is paved and all 3 concept plans exploit this equally.

### **Shelter**

As the site is exposed, the shed structure provides protection in proximity to other market elements that are outdoors. During the winter months, the shed will remain in operation, and some of the other amenities brought inside.

### **Layout**

The stall sizes are set at 1.8 x 2.7m. This is to ensure that rents are kept low,

enabling new entrepreneurs with as little risk as possible. If needed, an entrepreneur can rent more than one stall.

### **Display**

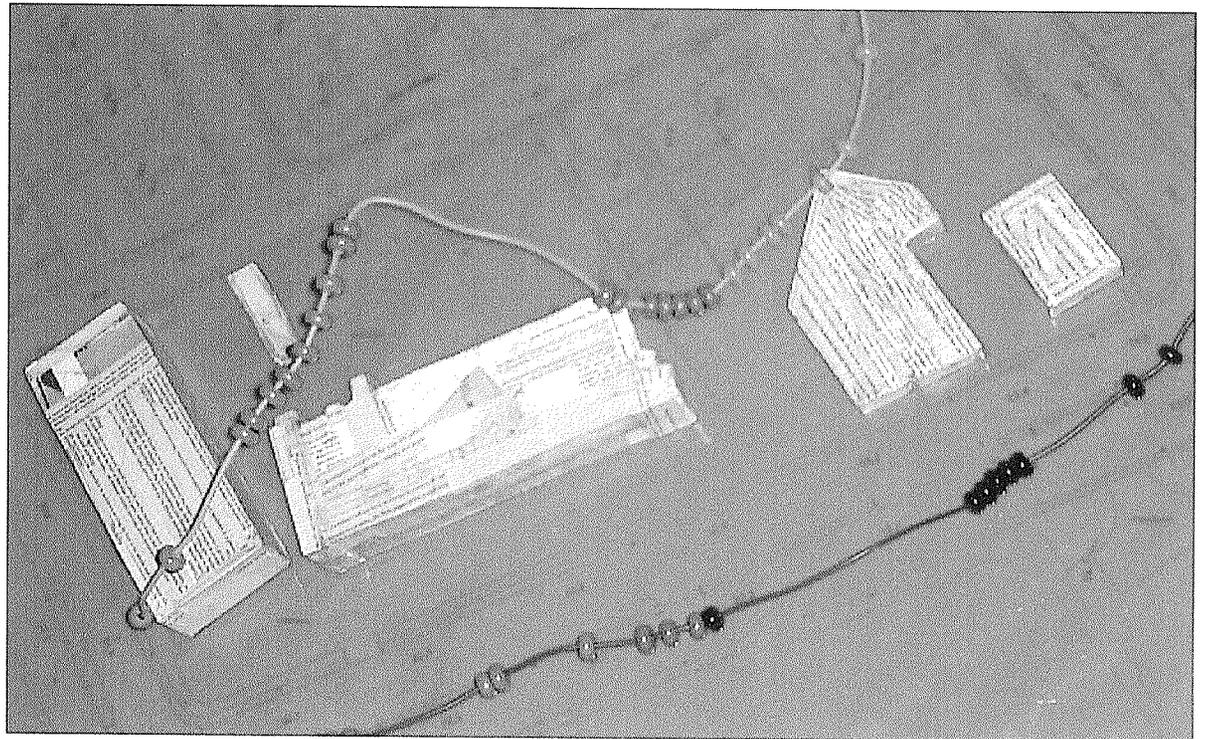
Although it is difficult at this stage to judge the individuality and overall cohesiveness of display, it is none the less fruitful to conjecture. At this stage, we can make an assessment based on stall space. Concept two incorporates many of the stalls along the border of the public space and rest area in a couple of cohesive rows.

### **Amenities**

Concept two is the most welcoming and comfortable. The amenities help unify the different site elements in a linear movement from space to space.

The concept model began with a playful use of materials and textures vindictive of the site and proposal. Two long and dangly cables with abacus beads cut across the model highlighting current circulation patterns and how they may inform the site design. Motorized traffic passes by the southern edge of the site, while pedestrians, cyclists and parked cars cut through the site in a multitude of ways. The various forms of circulation, movement and parking highlight potential aisles, building thoroughfares and access and entry points for the market.

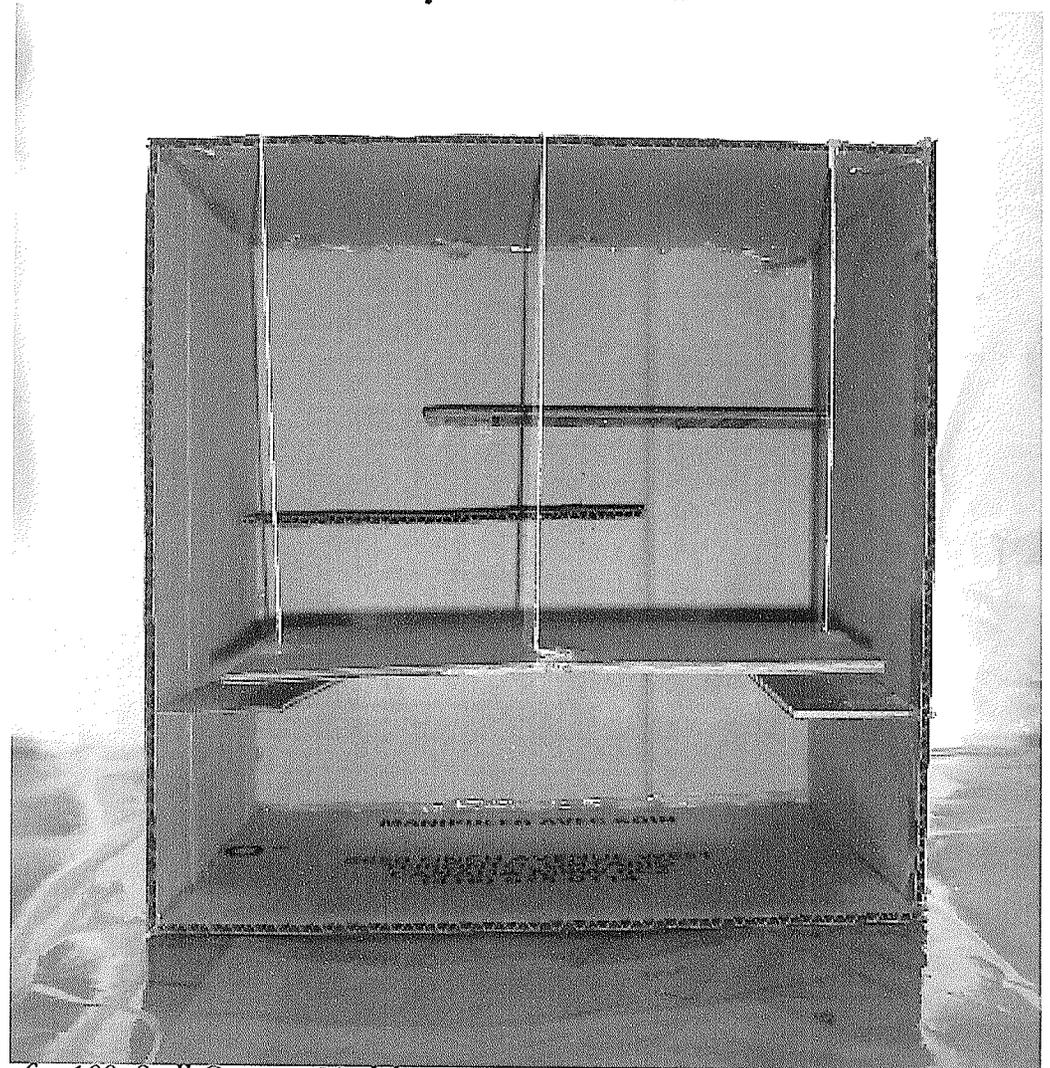
### Site concept model



*fig. 108, Concept Model*

The market stall is a simple 1.8m x 2.7m x 2.7m cube structure. The front facade is 2.7m in length and the stall is 1.8m deep. This discrepancy between length and width is maintained to ensure most all produce is put on display and that shoppers can easily see everything available at the stall. The market provides basic amenities and stall space and it is upto the individual merchants to modify and adapt their space and products as they see fit. The basic form ensures unity while individual adaptations promote unique character throughout the market.

### Concept model for stalls



*fig. 109, Stall Concept Model*

# Preliminary site plan

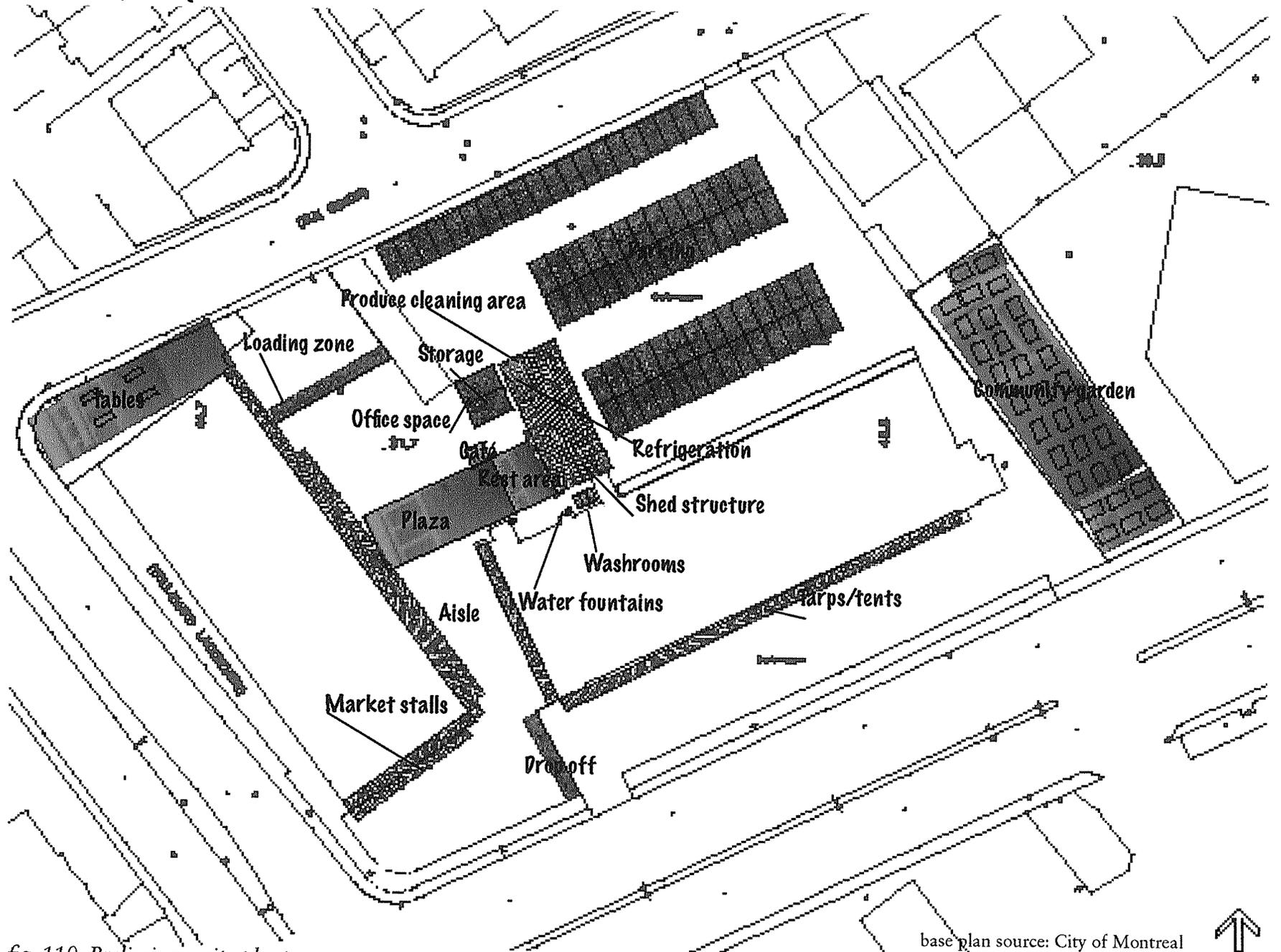


fig. 110, Preliminary site plant

base plan source: City of Montreal



## Project Statistics

Component	Quantity	Area (square metres)
Market stalls	36	175
Tarps/tents	36	175
Shed structure	1	189
Tables	36	175
Plaza	1	189
Rest area	1	54
Community garden	1	120
Loading zone	2	53
Parking	72	1386
Drop off	2	63
Aisle	3	221
Storage	1	18
Washrooms	3	6
Produce cleaning area	3	3
Café	1	9
Refrigeration	1	2
Office space	1	6
Water fountains	3	1.5

Table 12, Project Statistics

## **Development Issues:**

### **Opportunities and constraints**

Based on the outcome of the matrix evaluation Concept one is the most suitable for further design exploration, though elements like amenities from concept ii will be considered as well.

### **Commercial development**

Currently, Montréal-Nord has an abundance of vacant shops scattered throughout the borough. Rather than encourage and aid small start up business, the borough is trying to concentrate most commercial activity along Henri-Bourassa blvd. The city encourages property owners to convert the vacant commercial spaces into residential units, effectively dividing commercial and residential areas (15.3.2, Borough Urban Plan). To make matters worse, the businesses moving into the area are franchises and

big box stores. This does not sound promising for an open-air market, however fresh produce, ethnic products and variety are not being offered anywhere else in the area. In addition, 24% of the neighbourhood's population come from countries with strong market traditions, Haiti, Lebanon, and Italy being the 3 main countries of origin (p.4, Borough Cultural Policies). Providing people with amenities and produce they are accustomed to will not only enable a more comfortable standard of living, but a market can also provide potential entrepreneurs with low risk business opportunities.

## Phasing

By phasing the market programme, up-front costs will be reduced and the community can gradually become accustomed to the market. As popularity and demand grow, the market too can develop (Spitzer). The first stages of the market programme will occur primarily around the CLSC. This location is ideal for starting an open-air market as it is beside the Borough's most densely populated sector. Customers will not have to attempt to traverse the hectic Henri-Bourassa Blvd. in order to shop at a generic food chain. The final stages of the market programme will encompass the entire site apart from the CLSC. As the market will need more space and no time restraints, it will expand and the City will allot displaced tenants of P-M-N new facilities. The full market

programme will be able to accommodate more shops on a larger surface area, a greater number of shoppers, as well as 7 days of operation year round.

## Flexibility

Public markets demand flexibility. In the initial stages, the market is intended to be a temporal enterprise that can be used for parking during non-market days. As there are already various primary activity nodes on site, such as the CLSC and various office spaces, parking is required to accommodate the users. Furthermore, these primary activities are complementary to a market. A market as secondary user is paramount to various other kinds of commercial space and pedestrian activity, in that it requires the activity and numbers of people generated by primary services. People depend on the different

health and social services already existing on site, and the presence of a market can stimulate and enrich the importance and effect of the primary activities and stimulating the surrounding community. When the market reaches its third stage of development, it will be an institution in its own right, a primary service that people will come to for its own sake.

## 8. Design

# Master Plan

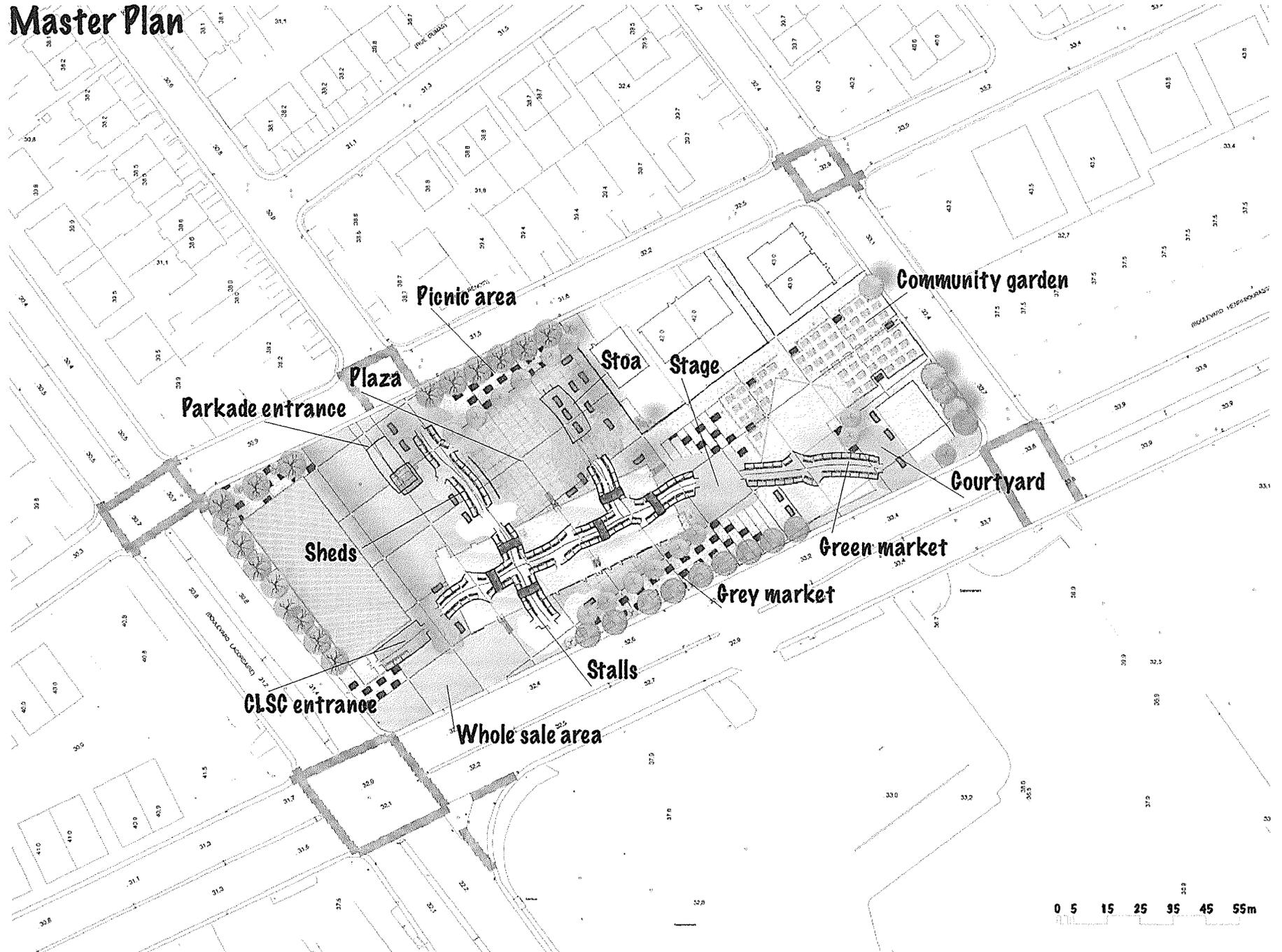
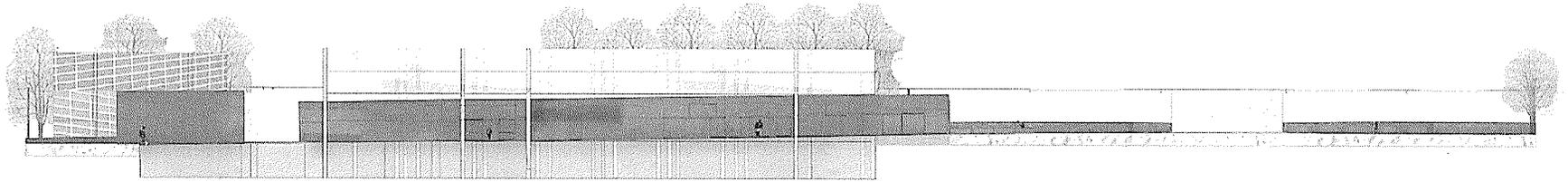


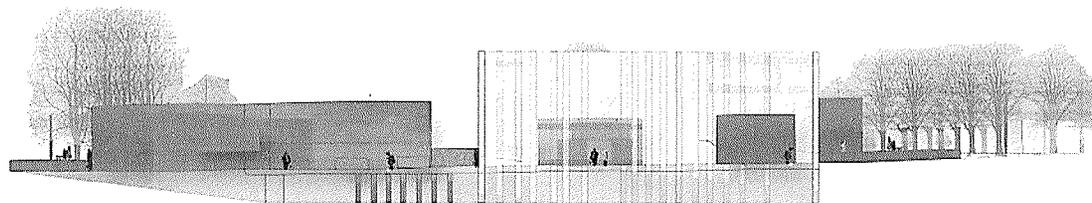
fig. 111

**Section A, through P-M-N and the main thoroughfare**



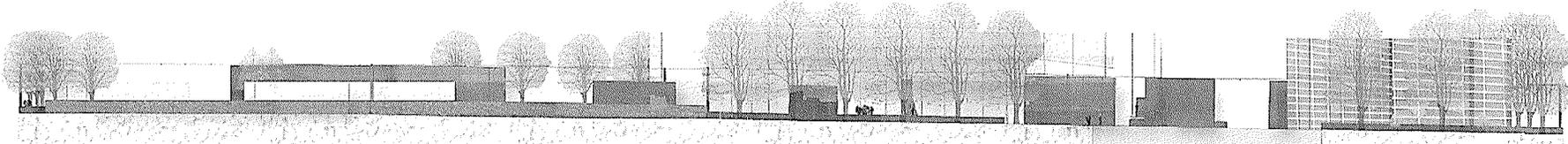
*fig. 112*

**Section B, through parkade entrance**



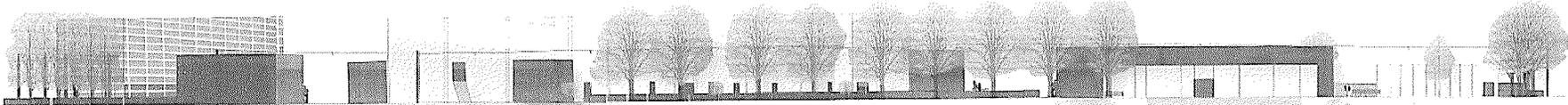
*fig. 113*

**North Elevation, along Desy Street**



*fig. 114*

**South Elevation, along Henri-Bourassa Boulevard**



*fig. 115*

## Underground parkade

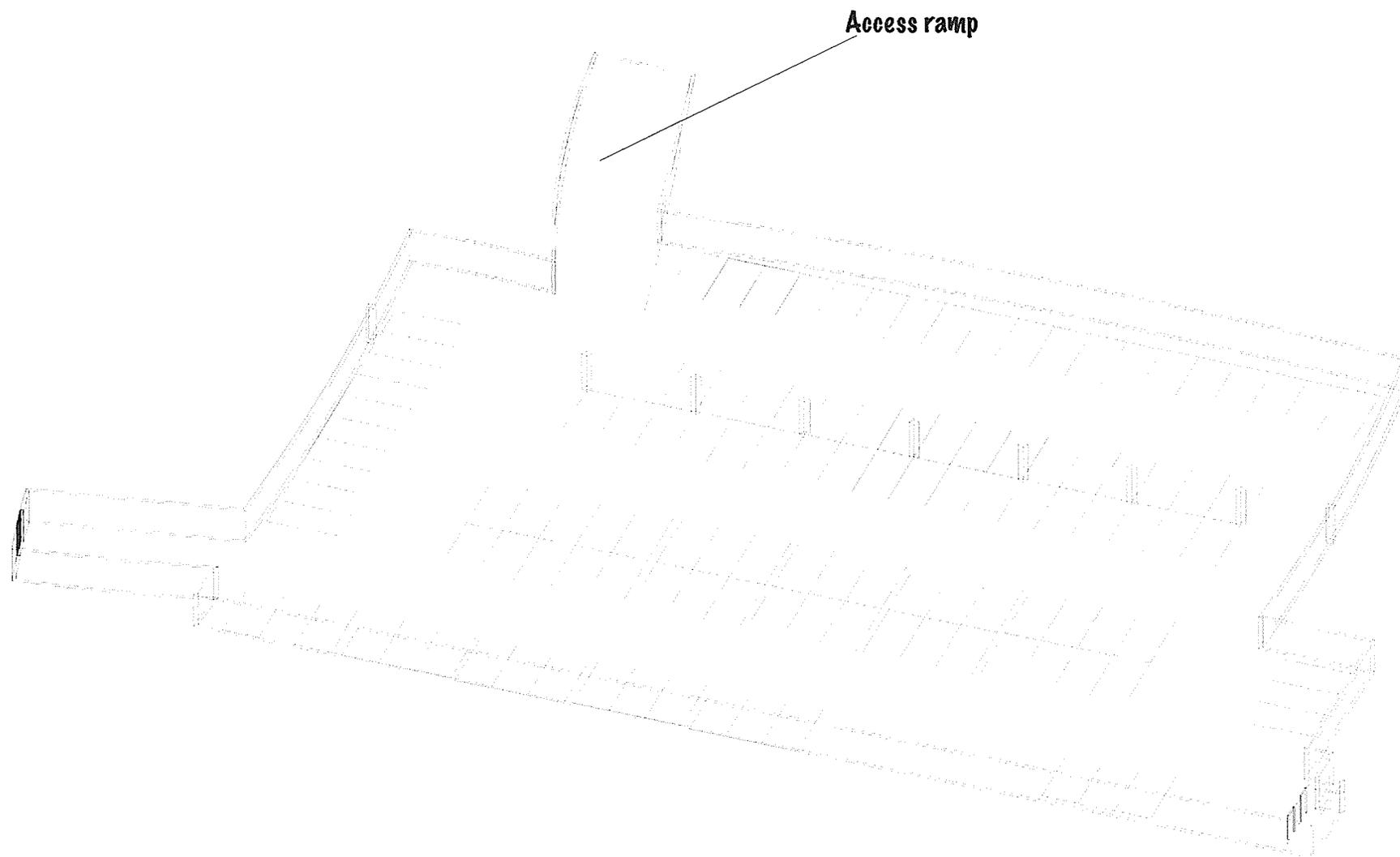


fig. 116

#1 24 Activity Pockets and main entrance to the green market



fig. 117

#124 Activity Pockets and main entrance to the green market

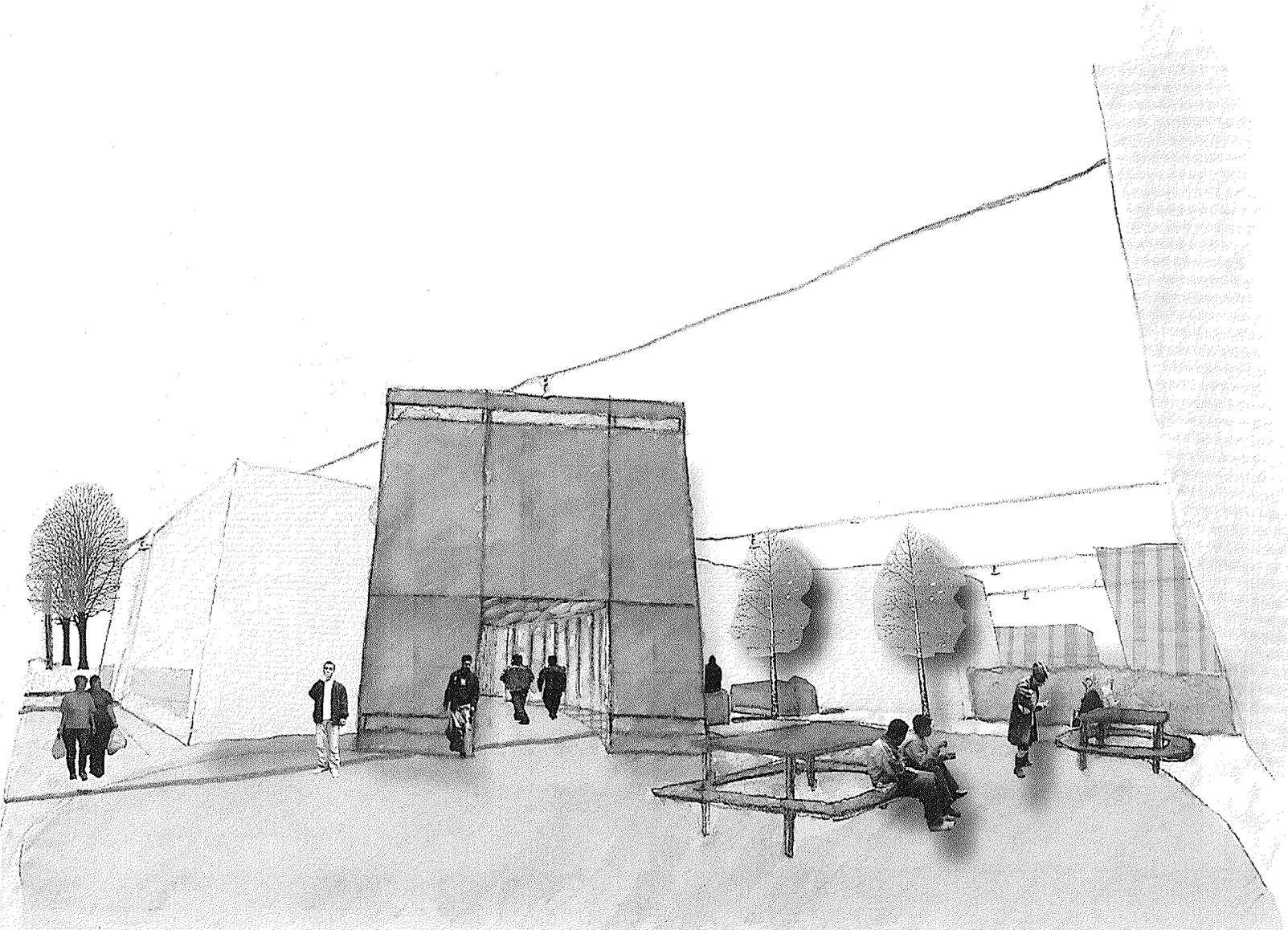


fig. 118

**#87 Individually owned shops and #101 Building Thoroughfare, south entrance to P-M-N market**

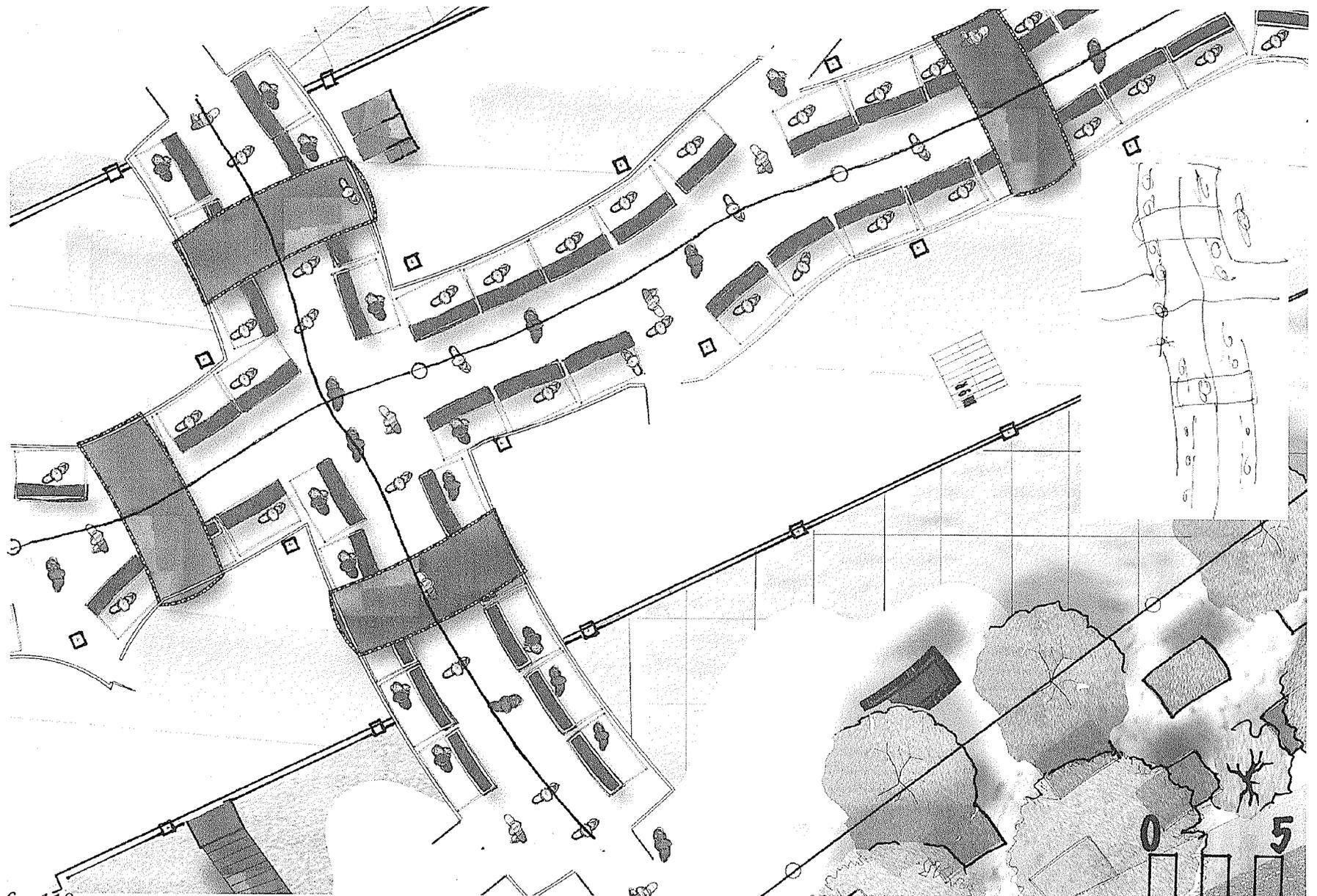


fig. 119

**#87 Individually owned shops and #101 Building Thoroughfare, south entrance to P-M-N market**



*fig. 120*

#100 Pedestrian Street, Renoir Street

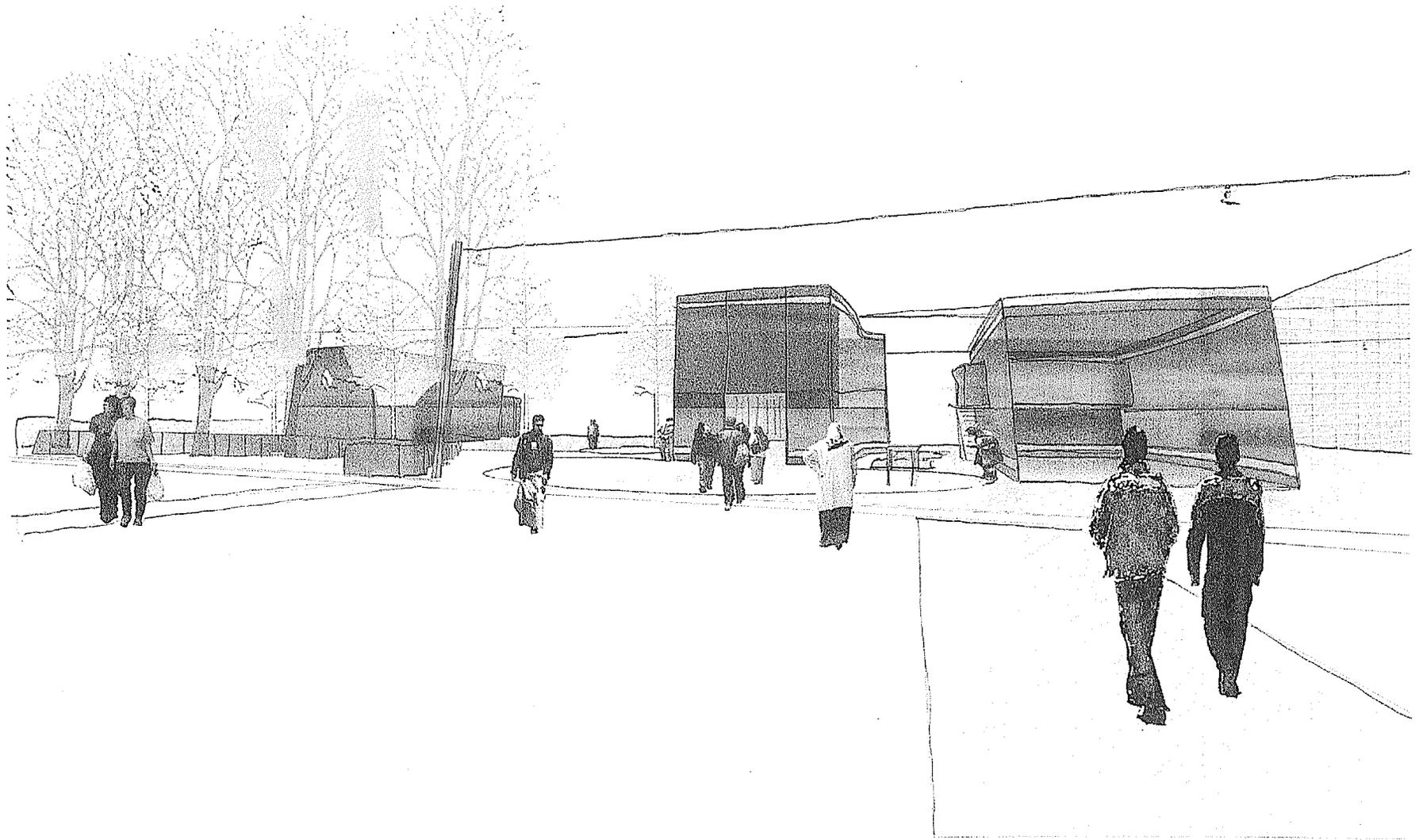


fig. 121

**#120 Paths and Goals, intersection of Henri-Bourassa and Lacordaire Boulevards**



*fig. 122*

**#1 23 Pedestrian Density, view towards the community garden and green market**

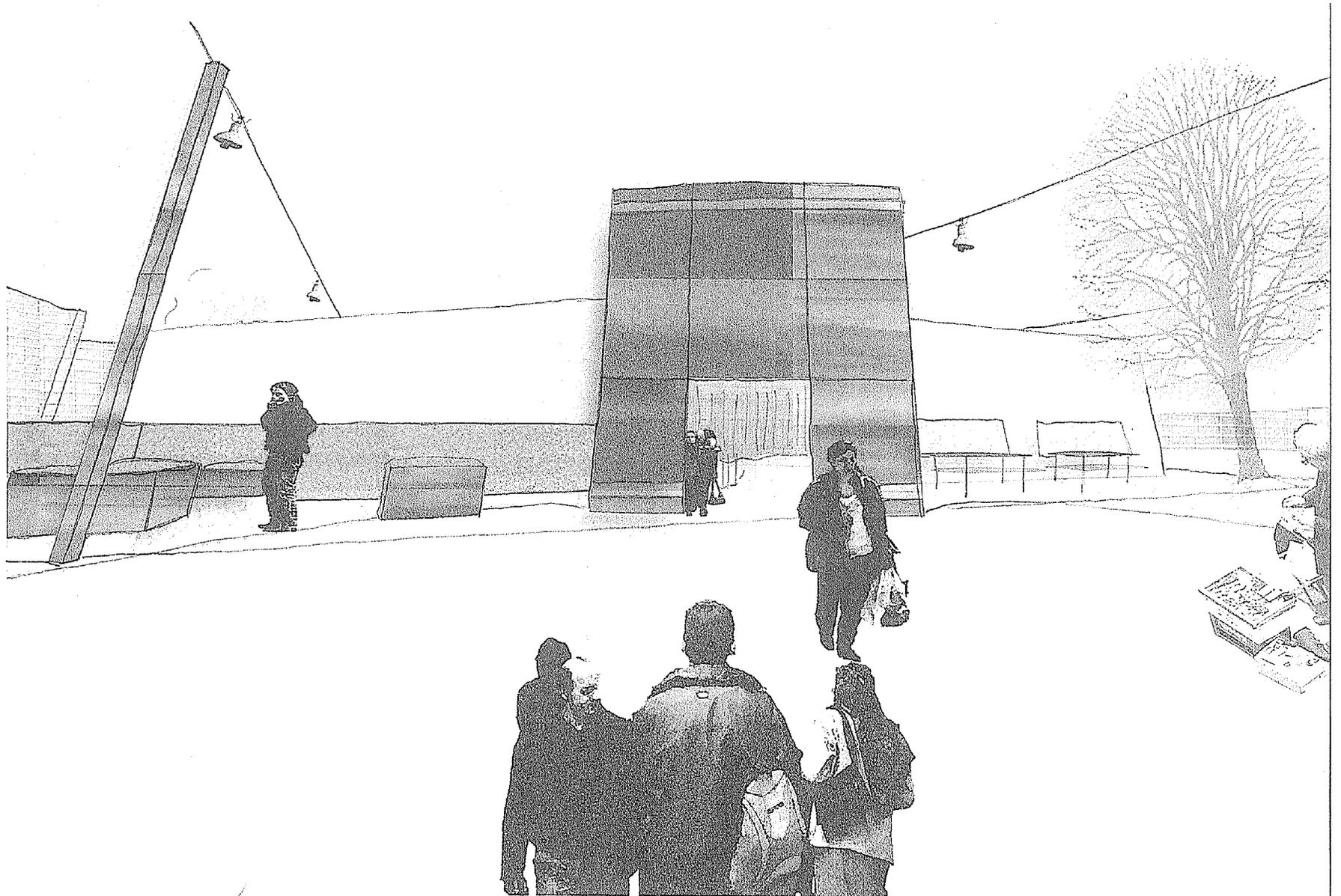


fig. 123

# #124 Activity Pockets

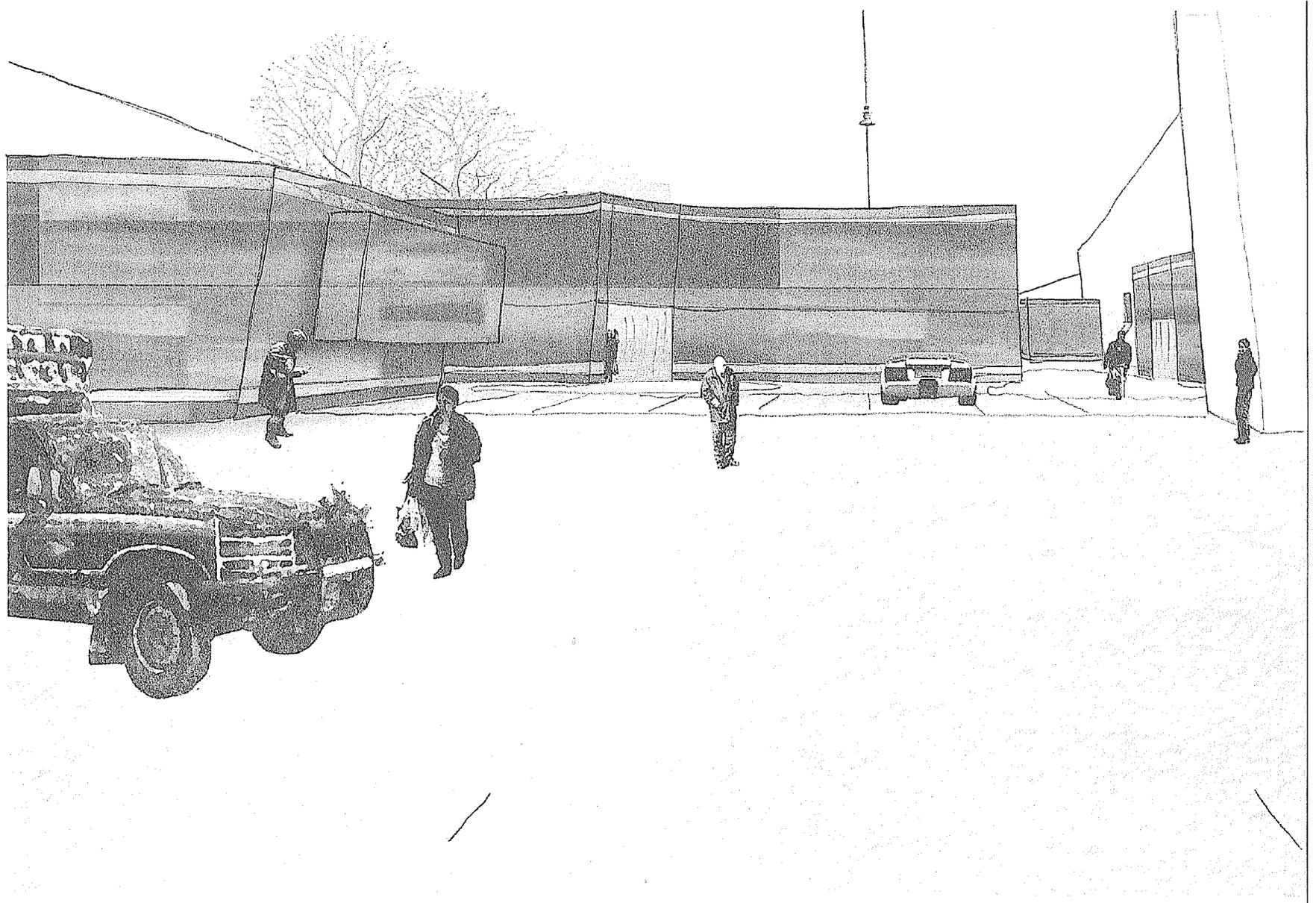


fig. 124

## #129 Common Areas at the Heart

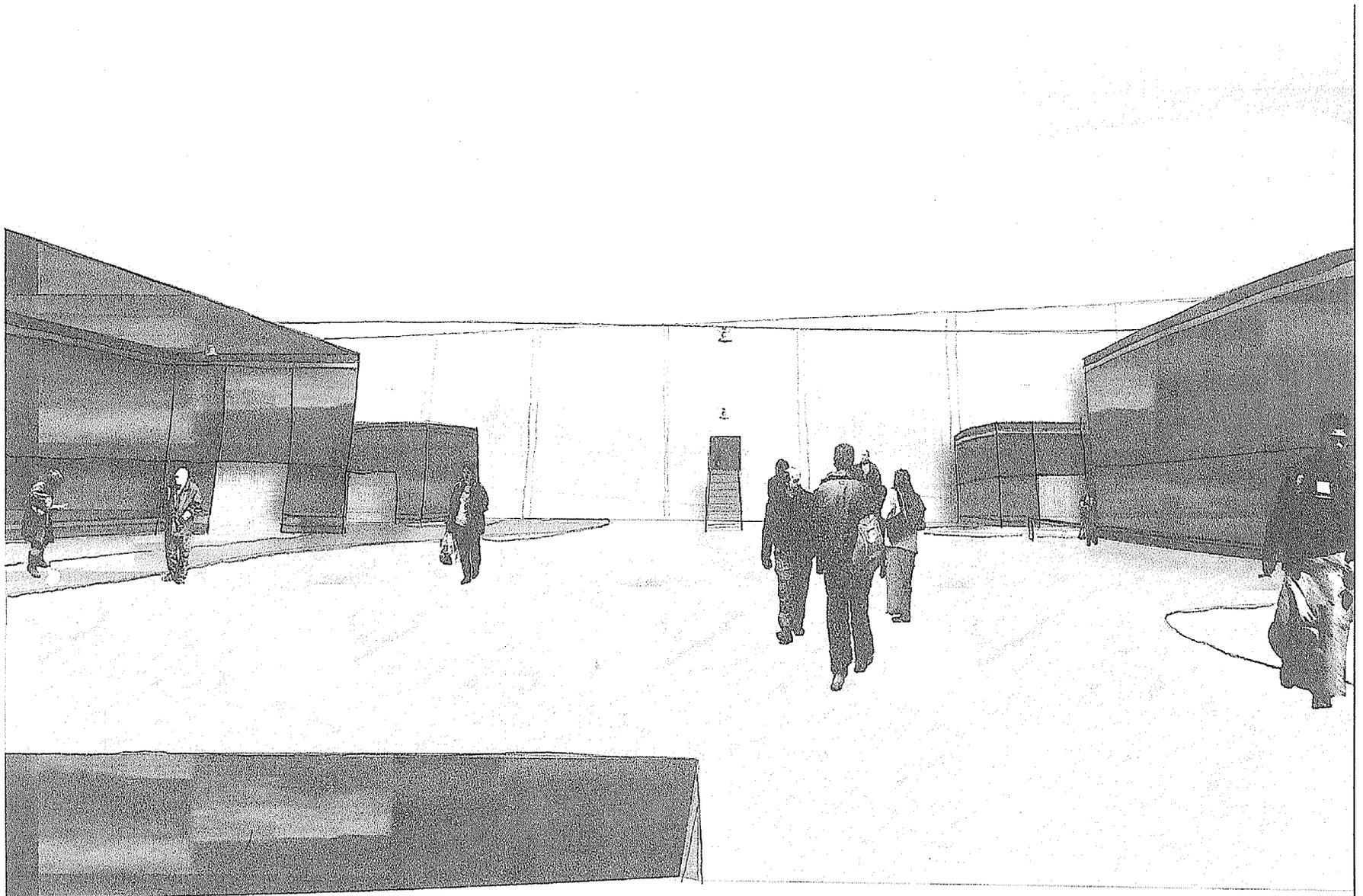
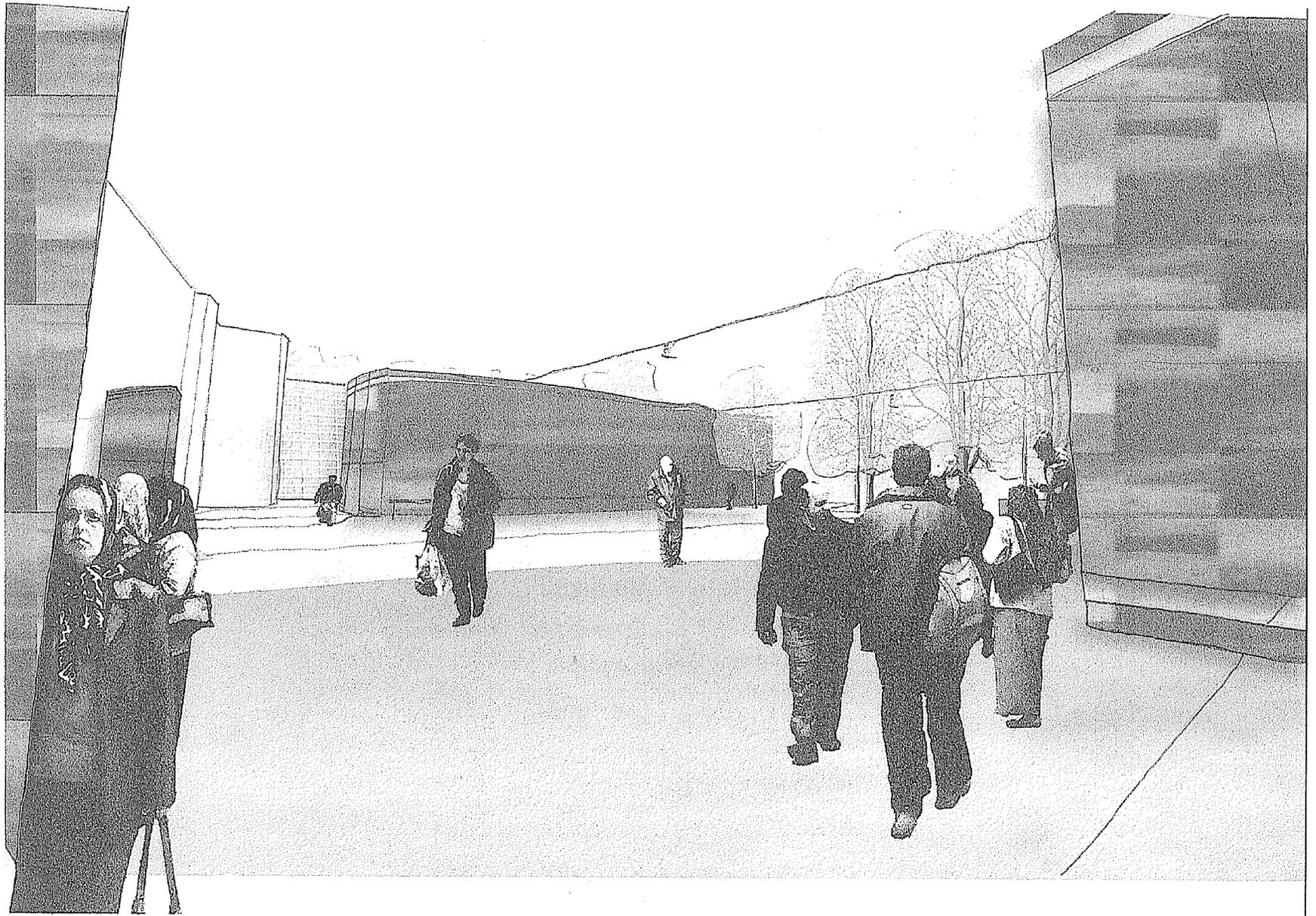


fig. 125

**#1 20 and #1 29 Common areas at the heart, Plaza**



*fig. 126*

#1 23 Pedestrian Density, view of P-M-N from the Green market

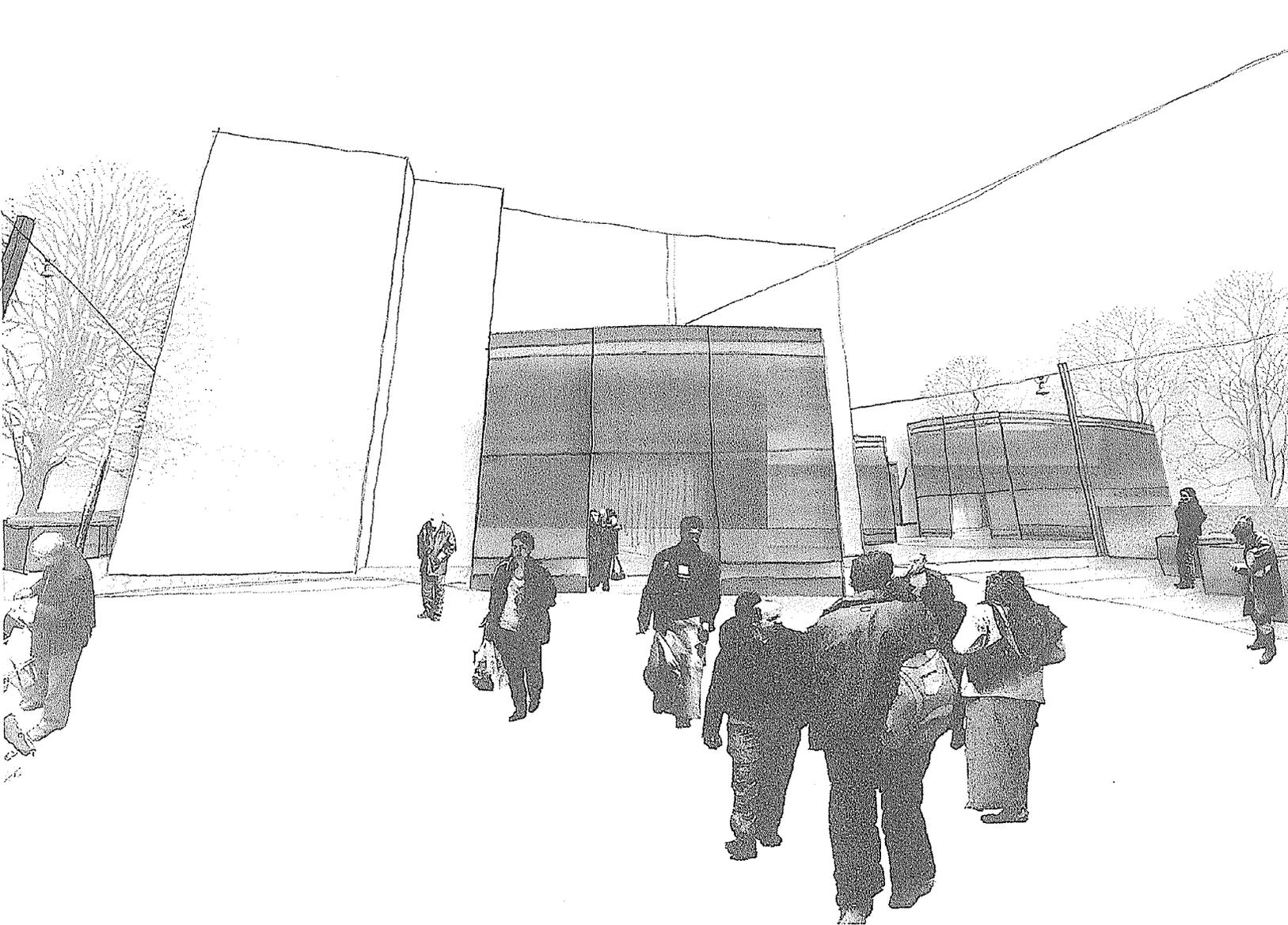


fig. 127

## 9. Evaluation

## 9.1 Discussion of final product

**Montreal-Nord Market** consists of five shed structures, 120 market stalls, 103 raised planters and various amenities such as an office, cleaning facilities, restrooms, barbeque grill, community garden and overhead lamps. The sheds provide basic shelter and define commercial space. The main market shed cuts through Place-Montreal-Nord's first and second floors, the green market shed cuts through the building to the east of P-M-N, and the CLSC's main entrance is also covered by a shed structure. This "cutting" creates a stronger relationship between the existing commercial buildings and the residential streets directly behind the site in that the sheds are linear markets that run adjacent to the residential area and are congruent with circulation patterns. The sheds define the market

programme in relation to the surrounding community. In addition, Place-Montréal-Nord is at the commercial heart of Marché-Montréal-Nord. Its aisles serve as the principal arteries of the market and reinforce the cardinal axis upon which the site is oriented, and most importantly the P-M-N market stalls consist of the primary products found in a public market. P-M-N furthermore sets the tone of a bustling market with its swaying aisles and passageways that burst at the seams. Another critical area is the green market. The green market is sandwiched within a secondary building that houses a bistro, restaurant and garden storage facility. It is intended as a market that supports the community gardens activities; provide fresh produce for the prepared food vendors, as well as a space for regional farmers to sell

within the community. The Wholesale area is immediately seen and its market activity recognized from the main intersection of Henri-Bourassa blvd. and Lacordaire blvd. The commotion and bustle of customers buying directly from the stationed vehicles of the producers, draws people from the bus stops and neighbouring strip malls.

The 120 **market stalls** are all 1.8m x 2.7m x 2.7m, big enough for a merchant and their wares, but not so big that a stall out of necessity needs to be operated by more than one person. The stalls are simple steel frames with numerous holes for hanging goods or adding extra shelving. Above the stalls is an additional 2.7 to 5.2 metres of overhead space, which can be used for storage or displaying products. Stalls in the P-M-N sheds are leased and the others

are intended for daily rental. Yet given Montreal's current zoning laws and permit requirements, many individuals are denied the possibility of establishing themselves as entrepreneurs, and some people may not even have the means of renting a stall, at least not prior to earning an income. M-M-N therefore has two areas with raised turf planters that have been left relatively (visually and physically) un-programmed so that people may briefly set-up shop: hoc their CDs, crafts, jarred preserves, etc. Should no stalls be accessible to all interested parties, the 103 raised planters, which have the same proportions as the stalls, can serve as a market space: a person can lay their goods for sale atop of a planter. These planters are ninety centimetres tall welded steel boxes with a bed of grass on top, perfect for vending,

sitting or picnicking.

Rather than adding additional structural components to the market design, P-M-N's existing **columns** are used as part of the market. The main shed consists of two axis that run between P-M-N's columns. At five points in the main shed, the paths swell around columns and open up into P-M-N. These columns serve as goals as well as corners and surfaces to mount product displays.

Several points in the market serve as informal **activity pockets**: the courtyard, the stage, the stoa, the picnic area and the surface parking. These activity pockets are small partly enclosed areas at the edge of the plaza that are congruent with the paths. Each pocket hosts activities: the courtyard serves as a rest spot, the stage an area for casual encounters, the stoa for public assem-

bly, the picnic area for eating and the surface parking for people to show off their prized cars. The Stoa is physically similar to the other market sheds, except that it is open and exposed on the side facing the plaza. It serves as shelter within the plaza, a meeting hall, as well as a space for public addresses. It is an interior extension of the plaza, a public space in which individuals can engage in social, cultural and public activity. The picnic area is situated underneath a linear grove of Silver maple and Trembling aspen. Picnic tables are laid out throughout the grove and allow their users to enjoy a meal, a game of chess, a 5 a 7, causerie, etc. The picnic area is situated next to the residential street, Lenoir. This is that there is a buffer between the bustling market and residential area as well as to give picnickers some ambu-

lation. The community garden serves community members by providing access to fresh fruits and vegetables, and gives people who may not be interested in entrepreneurial activities their own niche within a community market and a stake in the exchange of goods. In this sense, the garden is not so much subordinate to the market, but is a branch of the market, thereby bringing the processes of production and exchange together.

The market consists of clearly defined **paths and goals** in the form of market sheds, but the market also has less formal paths and goals defined by overhead lamps and cables as well as surface paving that swells around goals and indicates uses such as a seat or parking spot. The local health and social services centre, CLSC, is an extremely important primary activity that serves the commu-

nity. Its functions often coincide with the purpose of a community market and this has been highlighted by connecting the CLSC to the market with a shed structure for an entrance as well as basement level passage to the parkade. The CLSC entrance is clearly visible and serves as a goal from the main intersection and various other points throughout the site. The parkade entrance serves as a beacon for customers who come by car, and houses various market amenities. The entrance is a ramp with an 8% slope, covered by a shed that also houses the management office and produce cleaning facilities. As one drives in or out of the parkade, there is a sense of transition, a transition between the surrounding urban infrastructure and the community market.

**Seat spots** are strategically placed

throughout the site in the form of picnic tables, and raised planters. Both are typically adjacent to activity pockets, in view of the action, in the sun and sheltered from the wind. The seats have the same form as the stalls, reinforcing the relationship between market programme and social activity. For those accessing the market from the strip malls to the east, the courtyard is a relatively calm rest area to sit down in before jumping into the commotion of the green market. Rather than moving directly from the sidewalk to the market, it is possible to sit and view some of the bustle coming from the green market or in the community garden.

At the market's centre is the main plaza, and southeast of the plaza is the stage between P-M-N and the green market. These spaces are **common areas**

**at the heart** intended for informal social activity for every social group, and even the occasional performance or public announcement. As with activity pockets, paths lay tangent to the common areas. At the centre of the market, the plaza serves as a public place that connects and relates to numerous nodes of activity. The Picnic area, grill, market sheds, stoa and surface parking all come together within the plaza, a place conducive to gathering and collective activities. The stage is an important node, a transition zone between the green market, community garden and P-M-N. One of the two grey markets areas is in clear view from the stage allowing both passers by and grey vendors the opportunity to make exchanges. The stage is also unique in that it is the only area within the market that has a distinct slope. The

slope has been tiered by terraced steps, wide enough to set up a market stall, tarp, or to sit down and spread out. It is a staging point for establishing exchanges, as well as for viewing the on goings of the market.

The market is designed as a series of interconnecting open and closed spaces. The connection between spaces is made through **pedestrian streets**, circulation routes that cross between the market stalls, through the common areas and along side activity pockets.

**Pedestrian Density** at the market is measured in terms of both open and closed spaces. The closed spaces serve as slightly narrow corridors in which people rub shoulders and bargain over goods, where as the open spaces function as areas of circulating and gathering, moving through and joining together

with others. Density is intended as shoulder to shoulder in enclosed areas, and at about 50m<sup>2</sup> per person in open areas.

As climatic conditions in Montreal forces market activity indoors for approximately half the year, the market consists of a series of linear sheds that cut through the sites fabric. The main market shed serves as the principal **building thoroughfare** and cuts through the first two floors of P-M-N. The shed is continuous with the streets outside and is larger than a normal corridor: 3.5m wide by 5.4m high with market stalls and columns along the edge.

## **9.2 Before and after impressions**

At the beginning of this study I was enthralled by the notion that sensorial and spatial patterns were crucial elements of public markets specifically, and the public realm generally. The legendary linear typologies of the Persian bazaar convinced me of this. Yet, while investigating these patterns and exploring the Turkish bazaars and Syrian Souqs, as well as markets in North America, I quickly began to realize that socio-economics determined the shape and use of markets first and foremost. The best locations and most sophisticated of amenities are occupied by more established and/or affluent merchants and their customers; where as leftover peripheral spaces are used by persons with a product to sell and a drive to succeed. In most cases

individuals' rights, freedoms, and desires to participate in market exchanges enhance the spatial and sensorial qualities. In other words, the spatial and sensorial patterns are effective means of supporting market activity, but the activity makes the market and not vice versa. It is therefore important to foster a stewardship of economics and community, to design an adaptive and flexible market place.

### **9.3 What did I learn about the design of an open-air market?**

Having realized the importance of socio-economic factors over all else, I had to drastically change my approach to this project: I had to move from the notion that I could design a market that was essentially based on the spatial and sensorial patterns of Turkish bazaars and Syrian souqs towards an understanding that I could do so only by adapting these patterns to the socio-economic context of Montreal-Nord. Furthermore, the design of a market requires a lot of flexibility, a great deal of openness that allows individuals to freely engage

in market activity. The market form I was seeking initially took hundreds of years to develop, and the appropriation of a parking lot in Montreal-Nord for the design of a public market should be instigated with a consideration of time, and a temporally strategic development programme.

Lastly, a public market has public goals, and it is the designer's duty to facilitate these goals through the application of spatial and sensorial patterns to the market programme.

## References

- Alexander, Christopher; Ishikawa, Sara; Silverstein, Murray; Jacobson, Max; Fiksdahl-King, Ingrid; Angel, Shlomo. A Pattern Language: towns, buildings, construction. New York: Oxford University Press, 1977.
- Ardalan, Nadir and Bakhtiar, Laleh. The Sense of Unity. Chicago: University of Chicago Press, 1973
- Arendt, Hannah. The Human Condition. New York: Double Day Anchor Books, 1959
- Bergeron, Yves. Les places et halles de marché au Québec. Québec: Publications du Québec, 1993
- Brotton, Jerry. The Renaissance Bazaar. Oxford: Oxford University Press, 2002
- Eagleton, Terry. After theory. London: Basica Books, 2003, p. 121
- Eaton, Marcella. “<un.koanfieldconsideration(s) 3.3 audacity” Studio handout, October 2003, Handout source: Cooper-Marcus, Clare. People Places. New York: John Wiley & Sons, 1997
- Elmlund, P.; Bohl C.C.. “Places of Ethnic Commerce across the Transect” Berkeley: Places, 18.1, pp. 26-29
- Gibaldi, Joseph. MLA Handbook for Writers of Research Papers. New York: Modern Language Association, 4th ed., 1997
- Hébert, Hélène. Le marché de Saint-Hyacinthe et quelques marchés publics du Québec. Saint Hyacinthe, Québec: Éditions JML, 1989
- Marsan, Jean-Claude. Montréal en évolution. Montréal: Méridien architecture, 1994
- MacMillan, John. Reinventing the Bazaar. New York: Norton and Company, 2003
- Michaud, Josette; Beaupré et Michaud, architectes. Marché Bonsecours. Montréal: SIMPA, 1989
- Nooraddin, Hoshiar. Al-fina’: a study of “in between” spaces along streets as an urban design concept in Islamic cities of the Middle East with a case study in Cairo. Trondheim, Norway: Dept. of Town and Regional Planning, Faculty of Architecture, NTNU, [1996] v.1
- Pallasmaa, Juhani. The Eyes of the Skin: Architecture and the Senses. UK: John Wiley and Sons, 2005
- PPS. Public Markets Phase I Report: An Overview of Existing Programs and Assessment of Opportunities as a Vehicle for Social Integration and Upward Mobility. NYC: Prepared for the Ford Foundation, Submitted by Projects for Public Spaces, Inc., Sept. 2003\_
- Sennett, Richard. The Conscience of the Eye. New York: W.W. Norton and Company, 1992
- Spitzer, Theodore Morrow and Baum, Hilary. Public Markets and Community Revitalization. D.C.: Urban Land Institute, 2004
- Swirnoff. The Colour of Cities: an international perspective. New York: McGraw Hill, 2000 (1872-1953)