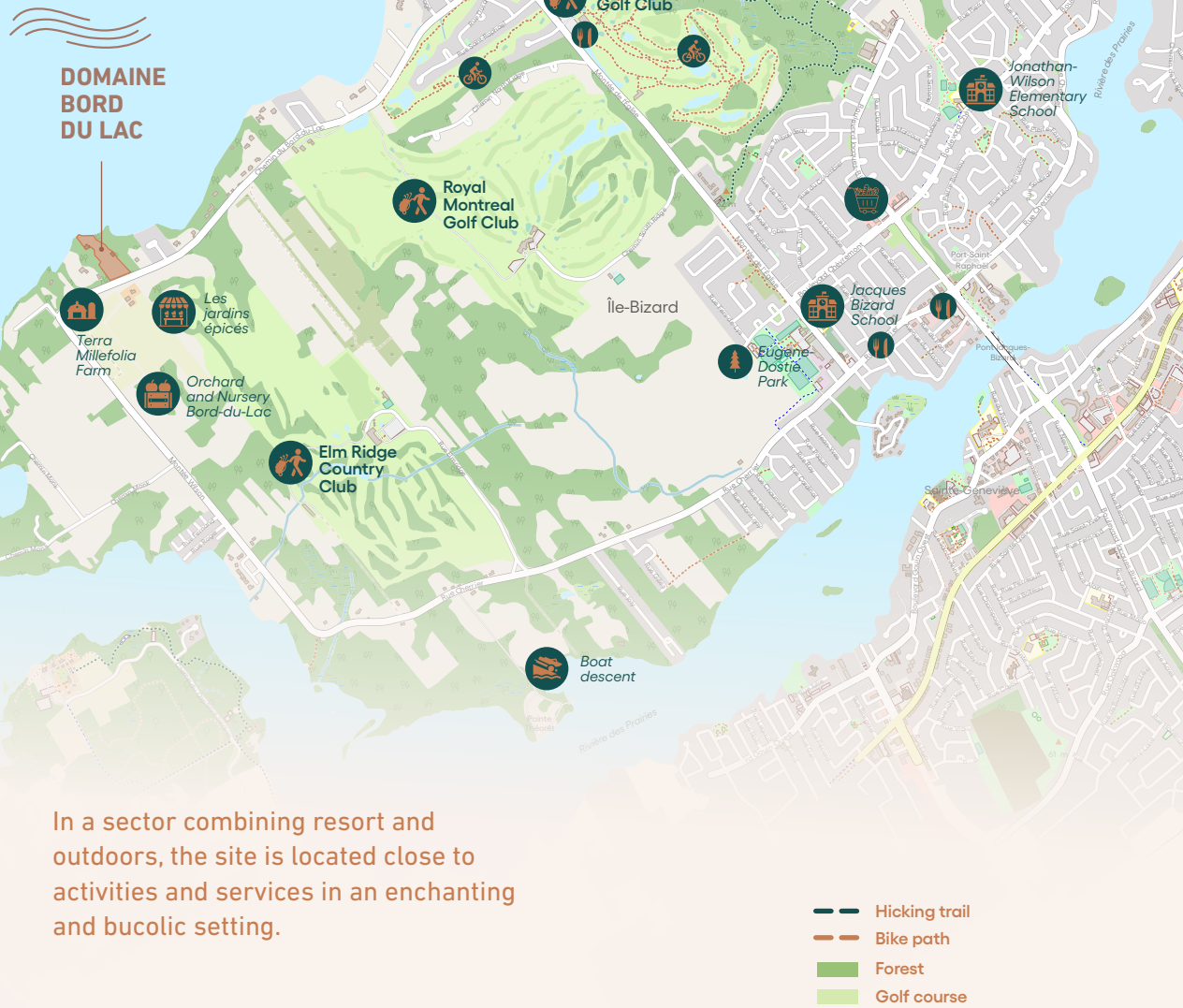




DOMAINE
BORD
DU LAC

Insularity

The Domaine Bord du Lac development offers an exceptional location settled on the border of Lac des Deux-Montagnes and set back on the island.



In a sector combining resort and outdoors, the site is located close to activities and services in an enchanting and bucolic setting.

Sustainable development



As part of the Île Bizard ecoterritory, the project proposes new buildings of high environmental quality at the forefront of energy efficiency, and all with the **Novoclimat** certification.

The new buildings will also integrate sustainable practices by sourcing part of their necessary energy needs through geothermal wells. In addition, to protect and ensure water quality, wastewater from residences will be treated via high-quality septic systems.

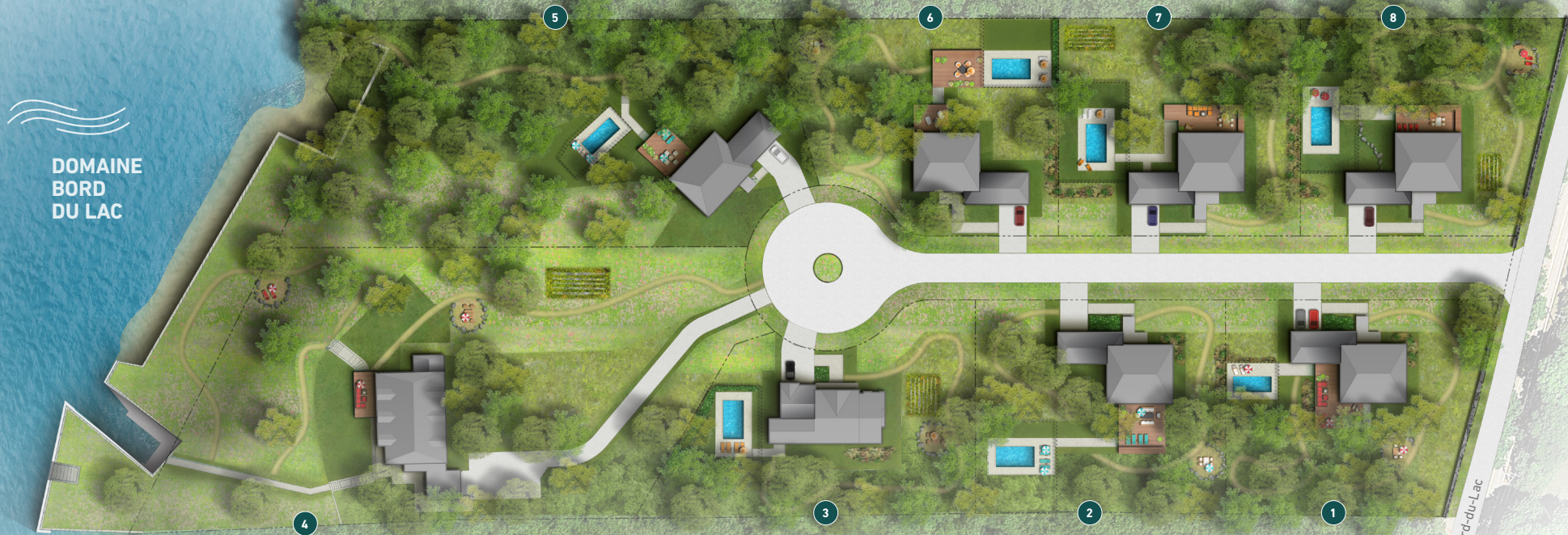
Reduction of heat islands

- + Improvement of the sites canopy
- + A limited implantation rate permitting a maximization of planned planted surfaces

Sustainable construction and energy efficiency

- + Making use of geothermal energy for heating and air conditioning of the building
- + The Novoclimat certification allowing for 20% savings on energy costs
- + The selection of sustainable, robust, and quality materials such as triple-glazed windows
- + The installation of water efficient sanitary equipment and plumbing

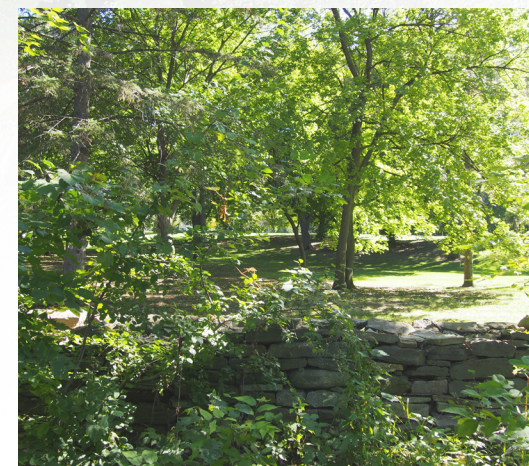
An adapted layout plan to reflect the natural and enchanting setting



Lot	Lot area (m ²)	Renaturalized area (m ²)
1	3 071,7	± 1 843
2	3 038,6	± 1 823
3	3 057,3	± 1 834
4	-	-
5	5 100,6	± 3 067
6	3 000	± 1 800
7	3 000	± 1 800
8	3 000	± 1 800

- + The will to **enhance the sites natural characteristics** guided the planning of the project to harmonize the layout with the environment
- + The quality of the project is in synergy with the **richness of its surrounding environment**
- + The project blends into the area so as to maintain the **tranquility and intimacy of its environment**
- + The proposed building areas are of various sizes, adapted to the unique context of each lot
- + 7 new isolated single-family residences on large lots
- + An important proportion of the lots to be naturalized (minimum of 60%)

Iconic landscapes of Île-Bizard



Natural space & architecture



TWO MAJOR DEVELOPMENT OBJECTIVES

- + Preservation of existing natural spaces
- + The enhancement of biodiversity in the area will contribute to the creation of habitat corridors through the following three naturalization strategies

THREE NATURALIZATION STRATEGIES

Open Prairie

Landscaped as herbaceous meadows with a few fruit trees and shrubs, they offer a rich habitat for a wide variety of species.

This area will be concentrated as a front to the proposed housing layout and will extend between the two waterfront lots to maintain a visual opening towards Lac des Deux-Montagnes.

Mature wood

By replacing grass with a herbaceous and shrub layer better adapted to shade, this allows for the regeneration of the tree cover through the introduction of native tree saplings.

These areas will be located behind the new property lots, along the lateral margins of the project site, and will also serve to create an isolating screen between the properties in relation to neighbouring lots.

Juvenile wood

This area creates a transition between open or prairie space and mature wood. It is mainly composed of herbaceous plants, shrubs, and tree seedlings, creating grounds for the best adapted plants to thrive and flourish in their environment.



THE ARCHITECTURAL STYLE

The architectural quality deployed for the project will showcase the Modern Farmhouse style through cottage or bungalow typologies and quality materials.



ACCOMPANIMENT AND
LANDSCAPE ARCHITECTURE

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