

Les Bassins du Nouveau Havre presented to Council for Canadian Urbanism.

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Photo : Denis Farley, photographe, 2009

Canada Lands Company

- Self-financing, commercial, Crown corporation
- CLC's main role is to optimize the financial and community value of federal assets no longer required by the Government of Canada for program use
- Properties are purchased at fair market value
- CLC return profits to the government through a dividend
- Strongly supports the principles of sustainable development and innovative best practices
- Visit www.clc.ca

Approximately 950 hectares (2 400 acres)
of properties across Canada



Moncton NB – Old CN railway yards



Garrison Woods, Calgary, Alberta
– Conversion of a military base



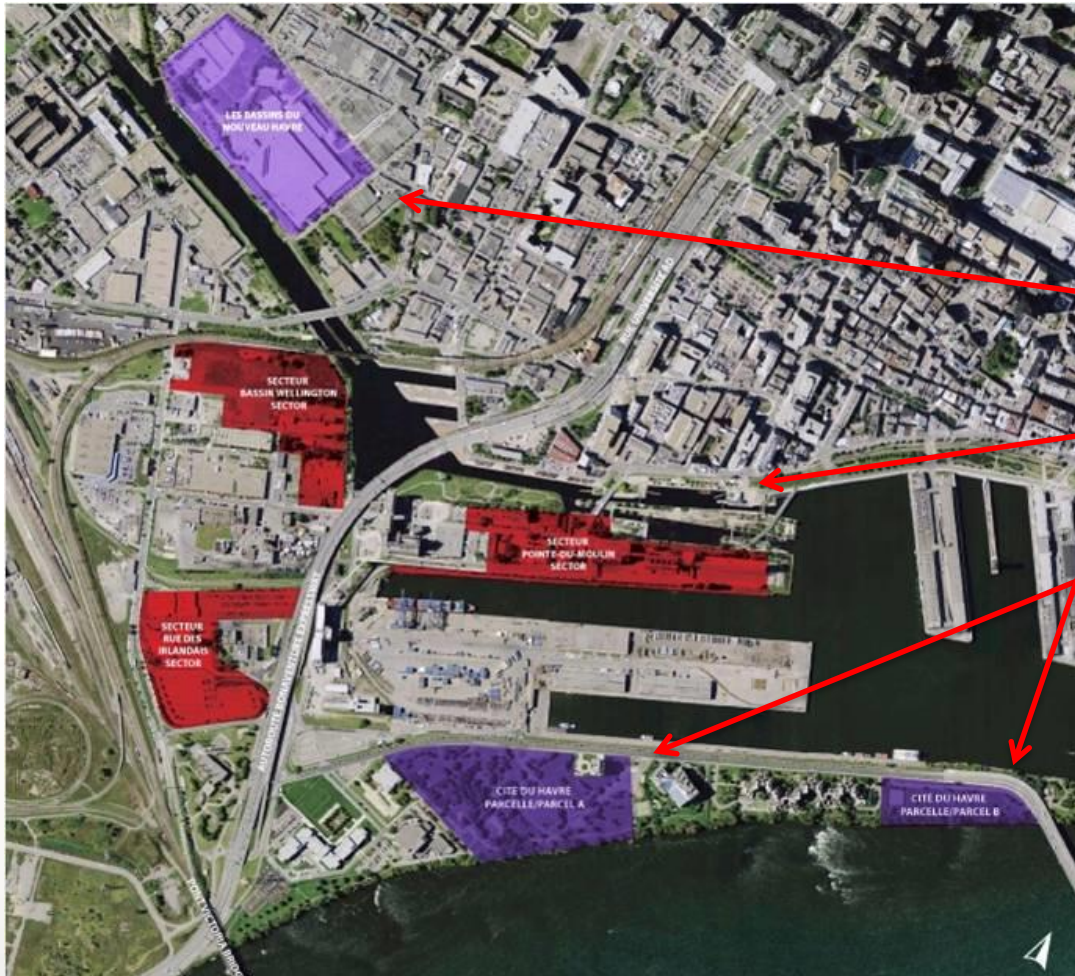
Montréal Qc - Benny Farm



CN Tower
1.5 million visitors per year



Montréal Science Center

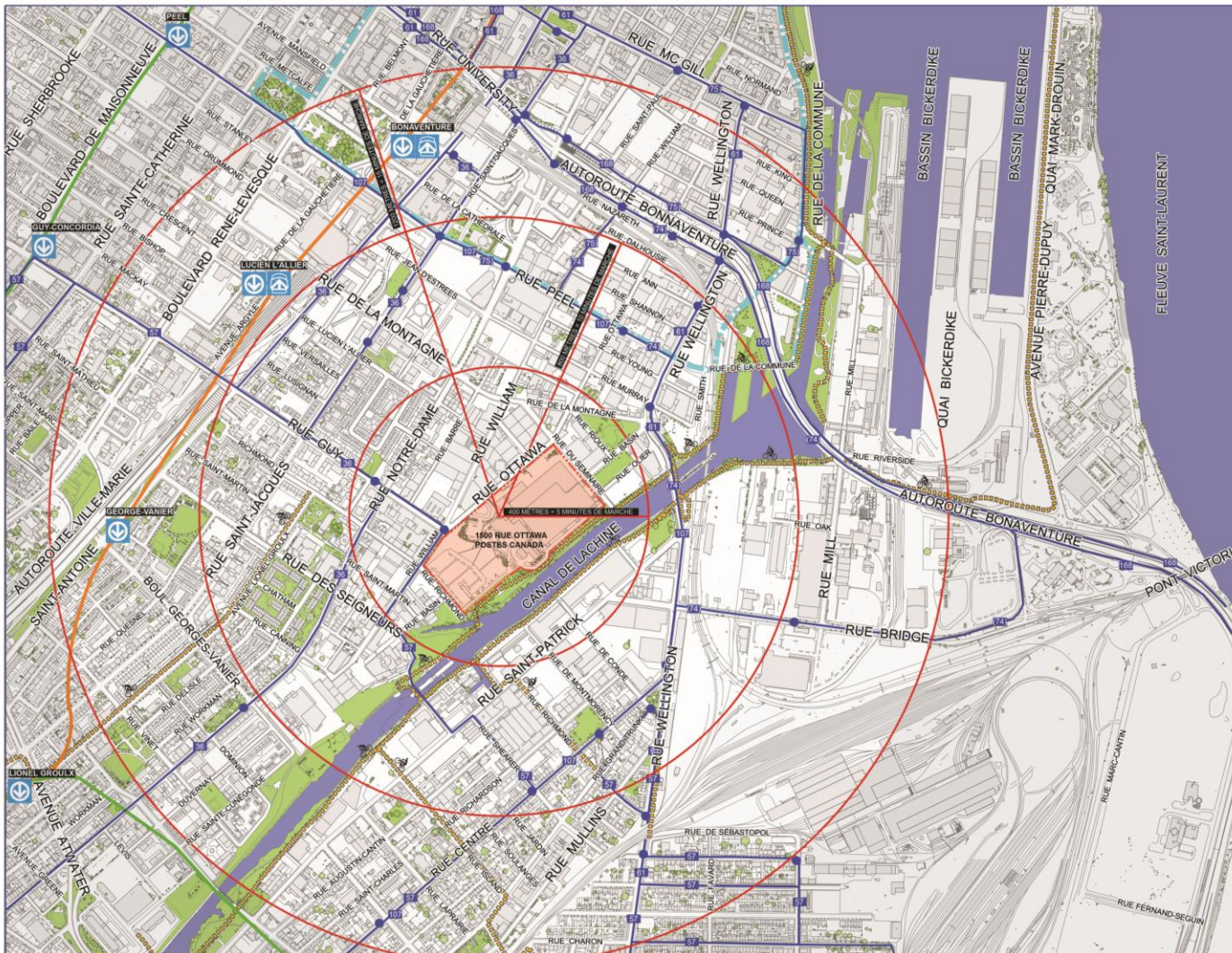


Montreal New Harbourfront the properties:

- 1500 Ottawa Street (acquired from Canada Post Corporation)
- Three sectors acquired from Transports Canada
- Two parcels currently held by CMHC

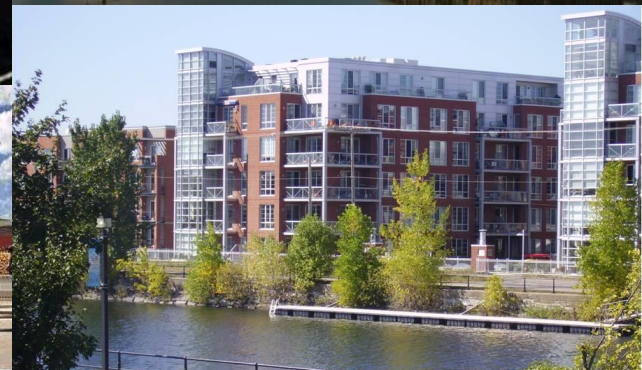
Total land area :
Approximately 47 hecatres or
5 million square feet

Les Bassins du Nouveau Havre





Revitalization of the Lachine Canal



Redevelopment Issues



- Interest for publically held property
- High expectations from stakeholders for CLC (consultation process , housing, employment)
- Site environmental rehabilitation costs
- Delays for deconstruction of existing building
- Integration with surroundings
- Heritage context – presence of historic basins from old interior port
- Project financial viability

- Present CLC's role, its mission and expectations for the site's redevelopment
- Provide CLC the opportunity to learn from stakeholders and the public about redevelopment issues
 - Intended benefits to the community
 - Role in defining and planning the project
- Ensure community involvement towards achieving a sense of project ownership
 - Better understanding of site constraints and their implication towards achieving an optimal redevelopment plan
 - Facilitate the approval process by municipal agencies
- Optimize the overall master plan

- Individual introductory meetings with stakeholder groups
 - Stakeholders that expressed interest and/or proposals for the site prior to CLC involvement
 - Local community and interest groups
 - Regional and local public instances
 - To explain participatory process and reinforce that CLC has no predetermined plan for the property
- Advisory committee with the central and Borough municipal representatives, local stakeholders and CLC
 - Established to give advice on planning and consultation process
 - Regular statutory meetings over 12-month planning period
 - The committee has no decision-making authority

Participatory Approach Tools



- **Workshops- April 2008**
(200 participants)



- **Open house Master Plan - November 2008**
(750 participants)



- **Open House Site visit - May 31 2008**
(600 participants)

- Environment of trust, dialogue and collaboration
- Mutual understanding of redevelopment issues
- Shared vision supported by stakeholders
- Improved master plan
- Eased approval procedures for municipal agencies
- Favorable project reviews during the City's public consultation process
- Benchmark of parameters for development agreements regarding community projects

Vision and Objectives

An inclusive community naturally inserted into its environment

- Residential units accessible to a variety of households
- A special place for families with children
- Employment opportunities for the local population
- An area accessible to all Montrealers

An environment where people can live, work and play

- Innovative sustainable development approach
- Local services that complement those of the neighbourhood
- Accessible and attractive public areas

A high quality development that builds on the distinct attributes of the site

- The presence of the Lachine Canal
- The historic role and heritage value of the site
- The unique views of downtown

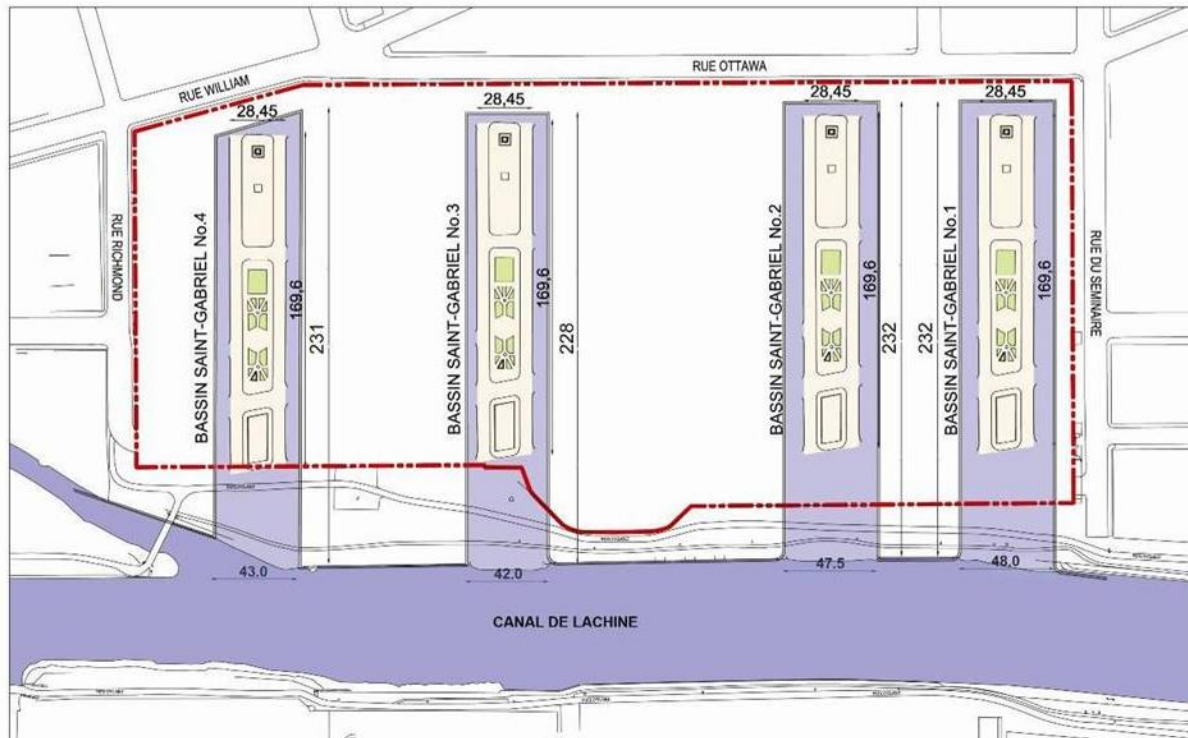
Master Plan

Historical map - 1875

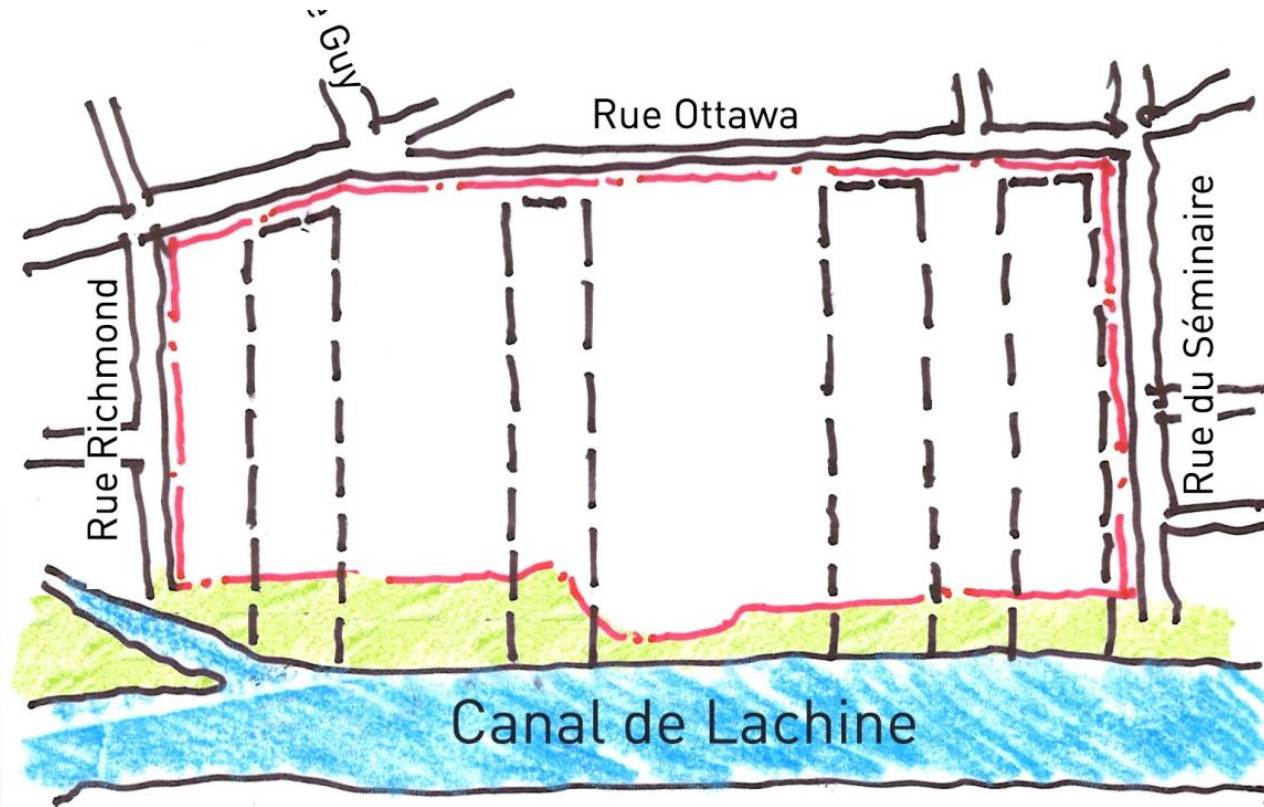


Historical map -1907

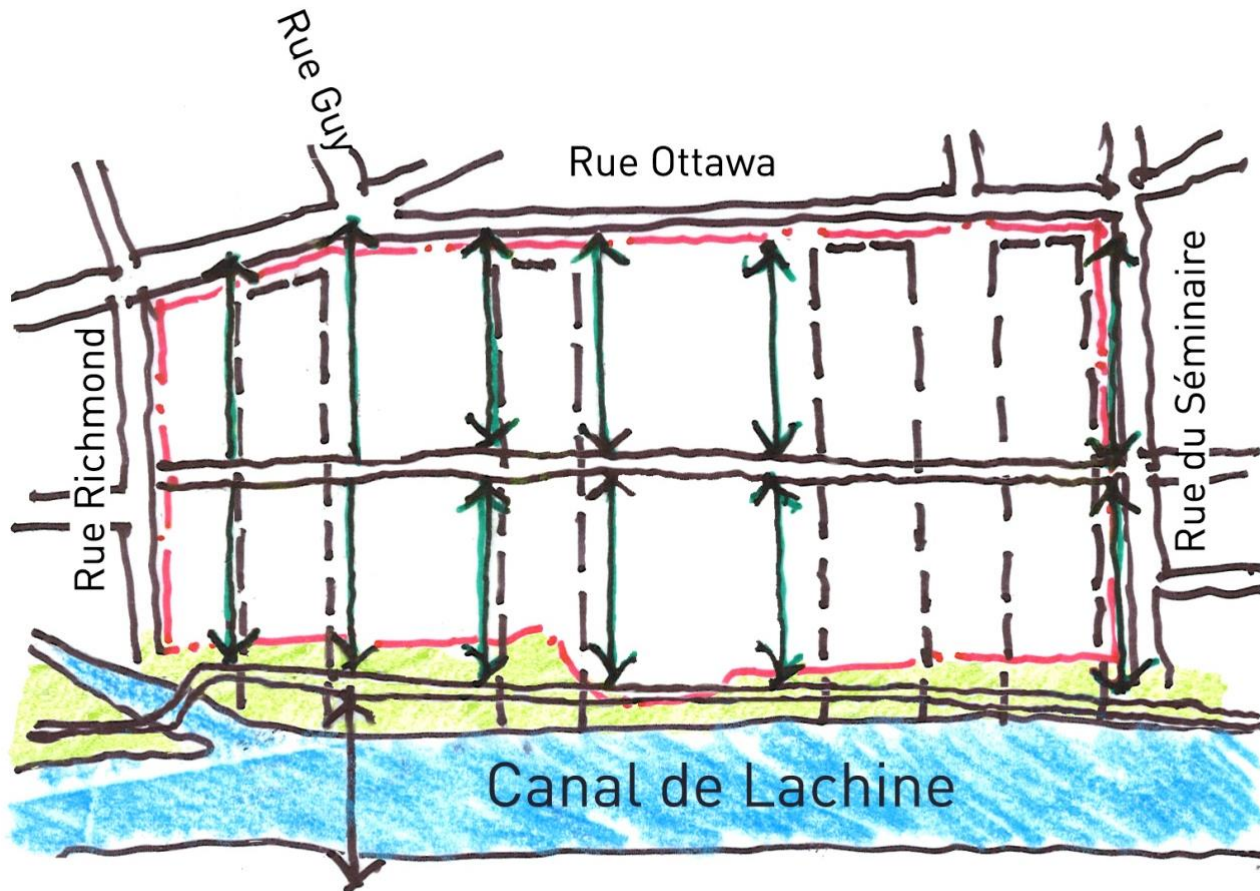




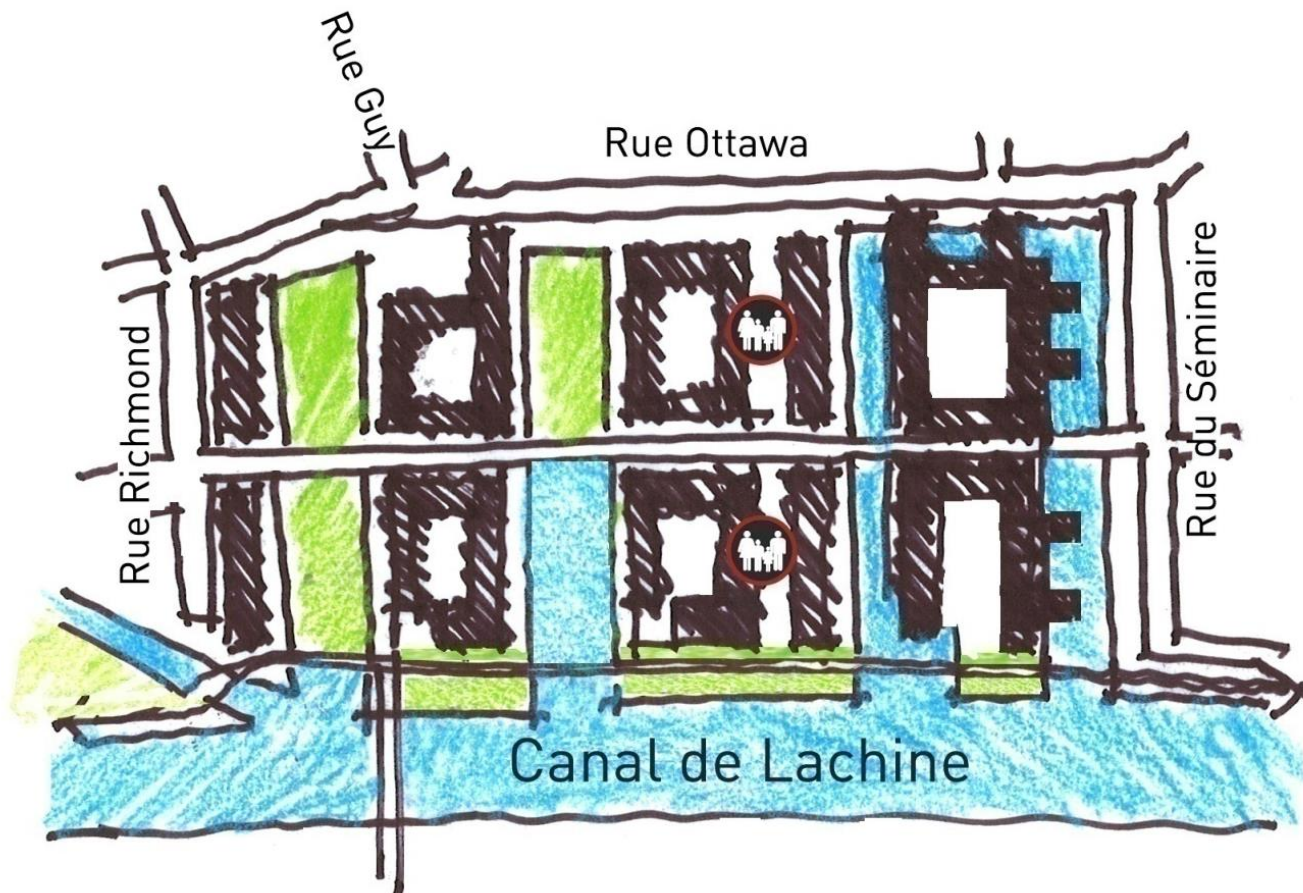
Conceptual Plan



Conceptual Plan



Conceptual Plan





Master Plan , Groupe Cardinal Hardy and l'OEUF

Employment sector

(workshops, office)
30 000 m²

Social housing

(400 units: 50 % targeted towards families)



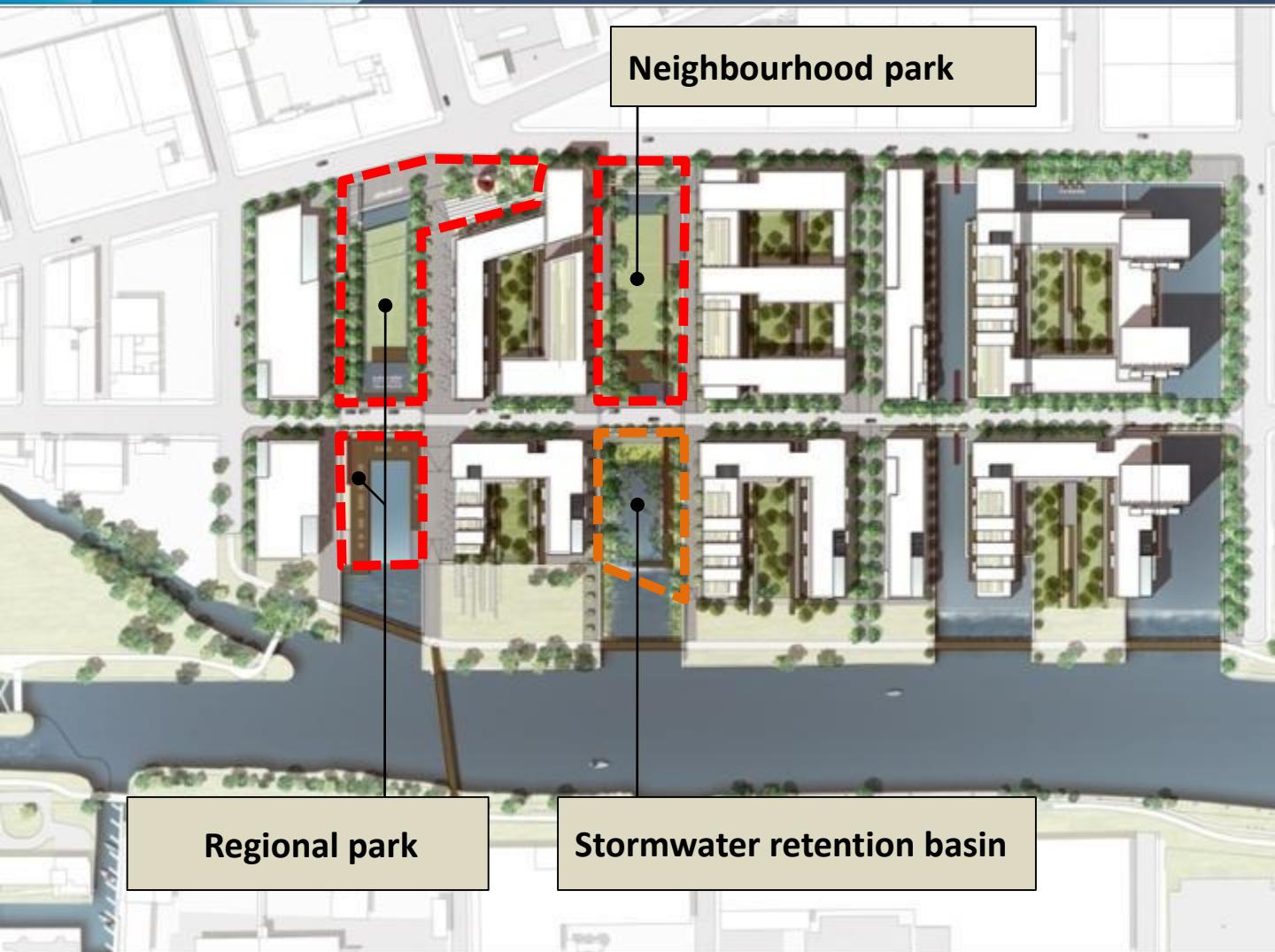
Retail on ground floor

Neighbourhood convenience stores
to complement those on Notre-Dame Street
1 600 m²

Private residential development

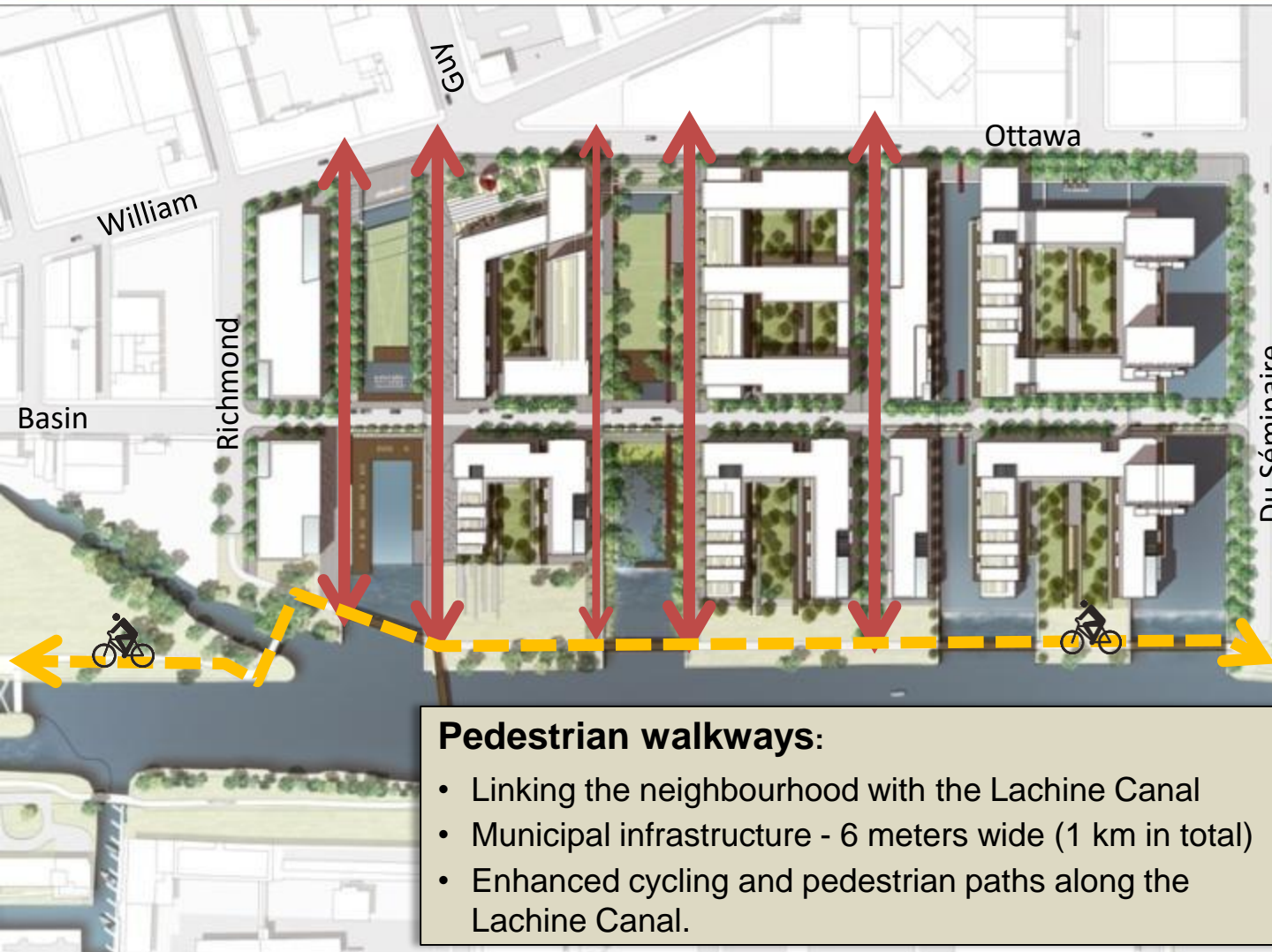
(200 affordable units)
(1 400 market units)

Public infrastructure The Basins



Public infrastructure

Pedestrian Walkways



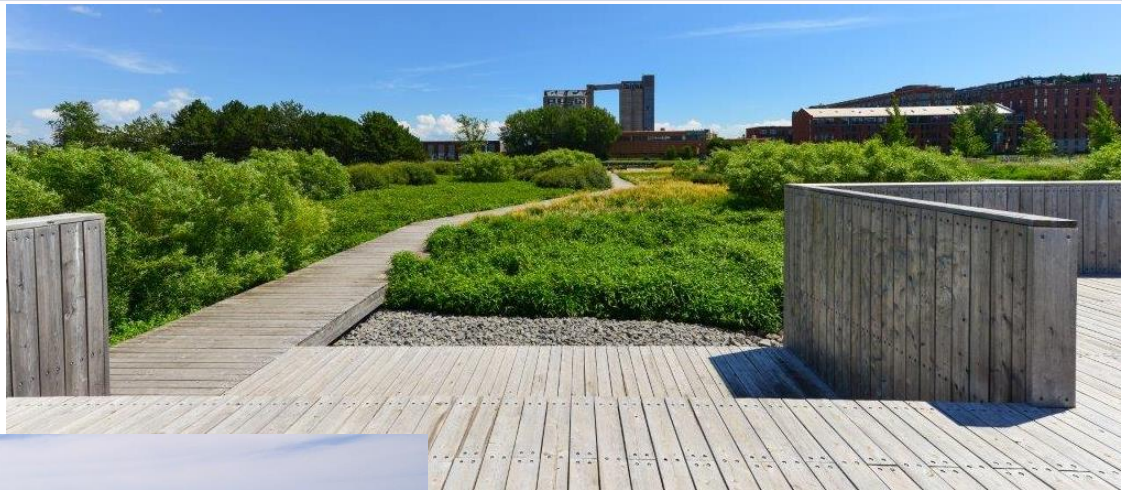
Pedestrian walkways:

- Linking the neighbourhood with the Lachine Canal
- Municipal infrastructure - 6 meters wide (1 km in total)
- Enhanced cycling and pedestrian paths along the Lachine Canal.



- Revitalise existing brownfields;
- Reduce urban sprawl through densification;
- Reduce dependance on cars;
- Promote active mode of transportations;
- Improve air quality;
- Manage stormwater in urban settings;
- Build sustainable communities welcoming to residents from all social classes.







The site's 9.6 hectares will be occupied as follows:

| | |
|---------------------------------------|-----|
| Public spaces: | 29% |
| • New streets: | 9% |
| • Public parks & pedestrian walkways: | 17% |
| • Bio-rétention basin : | 3% |

Land for development: 71%

Density:

| | |
|---------------|-----------|
| FAR original: | 0.7 |
| FAR approved: | 3.0 – 4.5 |

Land occupancy ratio:

| | |
|------------|--------------------|
| Original : | 38% |
| Proposed : | 28% ⁽¹⁾ |

(1) Including public spaces





- Completed
- In construction
- In planning





Potential Economic Benefits



Photo : Denis Farley, 2009

Potential economic benefits:

- Approximately 2 400 new units (including affordable and social and community units)
- Approximately 50 000 square feet of office and commercial uses
- Total Investment (private and public) : \$ 750M
- Fiscal revenue for City of Montreal: \$12 M annually (compared to \$0,7M originally)
- Visit: www.lesbassins.ca