Reinventing Cities

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# Specific Requirements (SR)
# 150 Louvain West, Montréal

*150 Louvain Street West, Montréal, QC H2N 1B4*

150 Louvain West (the Site) is on the corner of Louvain Street West and de l'Esplanade Avenue, in the Chabanel sector of Montréal's Ahuntsic-Cartierville borough.

The Site is centrally located on the island of Montréal, near the intersection of Highways 15 and 40. The Sauvé metro station and the Sauvé and Chabanel train stations, all about 1 km from the Site, are within walking distance.

The sector is identified as a transit-oriented development (TOD) planning area and is the subject of a Special Urban Planning Program (*Plan particulier d'urbanisme* or *PPU*), adopted in July 2024 (link to the PPU District Central). A highly strategic site for the city.

The City of Montréal has owned the Site since 2013, and the buildings have since been demolished. This call for projects is guided by a theme on which proposals should be based: **Neighborhood of proximities** (*Quartier des proximités*). This is an ambitious project, a model of sustainable and inclusive urban development, that aims to transform this vacant site into a vibrant and attractive district, meeting the needs of both current and future generations




**Site perimeter and size**

The Site covers a vast area of ±45,071 square metres (±485,140 ft²), with a width of ±241 metres and a depth of 187 metres.

**Expected program**

The project provides for free programming to enable the development of a mixed-use complex, in compliance with current regulations. The Site is divided into two distinct zones. The Western part, with a surface area of ± 30,047 m², allows for a mixed use including residential, commercial, community and institutional facilities, as well as environmentally low-impact light industrial activities. The Eastern part, with a surface area of ± 15,024 m², also allows a similar mixed use, with the exception of residential, which is excluded. The vision for the site is to create a harmonious mix of services and functions that supports the chosen theme: Neighbourhood of proximities.

**Owner**

City of Montréal

**Terms and conditions of sale**

Sale as a whole or by development phase

The sale of the Site is conditional upon the purchaser incorporating specific obligations into its Project, under the terms and conditions set forth in the following section hereof.

**Expression of interest deadline**

Tuesday, December 2, 2025, 10:00 am EST

## Site presentation, requirements and terms of sale

Located in the Ahuntsic-Cartierville borough, the Site is rectangular in shape and constitutes a vast, strategic area offering numerous development possibilities. It comprises a portion of lot 1 487 577 of the Québec cadastre. Its large surface area presents a rare opportunity for Montréal to rethink and revitalize a significant urban space.

In the 1940s, the site was first home to a large munitions factory, which after the war was converted into multiple industrial spaces occupied for several decades by companies in the textile industry. For many years, this area was known as the Garment District (Cité de la mode). The last industrial building on the site was demolished in 2015-2016, leaving it free of any permanent building or construction since.

Designated an "employment hub" by the City of Montréal, the Site is at the heart of the SDC District Central territory, which features one of the largest employment concentrations in the metropolis.

Since 2019, event and transitional developments have been taking place in the western part of the site, bordering de l'Esplanade Avenue. In addition, the City is planning the temporary installation of accompanied modular housing units to accommodate people experiencing homelessness, on part of the Site. The aim is to phase the proposed project in such a way as to enable these units to be retained for a maximum period of 5 years, starting from the commissioning of the units scheduled for winter 2026.

### Site development expectations

The Site is at the center of a diversified employment sector and is part of the desired consolidation of the Central District employment hub, while introducing a mix of uses to create a complete neighborhood.

As such, the land use aims for a mixed environment including private residential spaces – covering a minimum of 36,000 m2 in the western portion – as well as economic spaces (institutional, industrial and commercial), green spaces and a public space of interest, while ensuring a harmonious cohabitation of uses.

The Site is located within the territory of the Plan particulier d'urbanisme District central, a planning tool focusing on five areas: the green grid, mobility, community, identity and monumentality. More specifically, the aim is to integrate a new building form, create a structuring green space and a lively public space, create pedestrian links across this large block, and locate commercial premises on the first level of buildings overlooking the street or a public space, in order to energize them.

In short, the Site represents a unique opportunity for Montréal to create an innovative, multifunctional urban space inspired by the chosen theme for the project: a Neighborhood of proximities. It has the potential to become a model of sustainable and inclusive urban development. An ambitious project will turn this vacant site into a vibrant and attractive neighborhood, meeting the needs of present and future generations.

### Social, affordable and family housing

The project must contribute to improving the supply of social, affordable and family housing, in compliance with the following specific conditions, as provided in the inclusion agreement template, which will be made available ~~for reference in the Dataroom starting from the second information session, the final version will be shared~~ in Phase 2 of the call for projects. The inclusion agreement will be adapted to the winning project and attached to the promise of sale and subsequently to the deed(s) of sale, as applicable.

<u>20 % Social component:</u>

The applicant must include the design and construction of one or several social housing buildings on-site for sale to a non-profit organization, identified in advance by the applicant and approved by the city. The social housing must represent at least 20 % of the surface area of the private residential component of the project;

'' Social housing" refers to housing owned by a non-profit organization, a cooperative, a government, a paramunicipal corporation, a public or university-level educational institution or a social utility trust, which is subject to an operating agreement with a government, the City or one of their agents for a period of at least 20 years and which is intended for people with special housing needs or low or modest income households, as defined in the program from which said operating agreement derives or in a provincial law or regulation.

<u>20 % Affordable component:</u>

The project must include on-site affordable housing, where "affordable housing" is housing other than social housing refers to one of the following alternatives. These affordable units must represent at least 20 % of the surface area of the private residential component of the project :

- 1° "subsidized affordable housing," defined as housing whose rent is subject to an agreement of at least 20 years with a government, the City or one of their agents; or
- 2° "non-market ownership housing", defined as an affordable ownership unit, financed by the government, the City or one of their agents, or within one of their programs, aiming to offer affordable ownership units subject to a resale control ensuring the unit's affordability for a period of at least 20 years ; or
- 3° "non-market housing", defined as rental housing owned by a non-profit entity (cooperative, non-profit housing or paramunicipal organization, etc.).

10 % Family component:

The project must include on-site family housing.

A "family dwelling" refers to a dwelling of at least 96 m², measured from the outside face of the exterior walls, comprising three or more bedrooms (a bedroom is an enclosed space with a window constituting a room of a dwelling and not part of a combined room as defined in the Quebec Construction Code).

Applicants are invited to take note of the document **Orientations complémentaires**, available in the Dataroom, which forms an integral part of the present document.

### Economic aspect

The Site is located in an area identified in the 2050 Urban and Mobility Plan as the Hodge-Lebeau/District Central Metropolitan Innovation Zone (MIZ). A MIZ is a delimited territory in which municipal interventions are concentrated in order to stimulate investment, create new green jobs, facilitate the attraction and retention of innovative companies, renew the built environment for economic purposes, and develop a pleasant living environment that is easily accessible by sustainable modes of transportation.

By creating a MIZ, the City aims to:

- accelerate the ecological transition of the Montréal economy by attracting innovative and sustainable industries in strategic niches such as clean technologies, advanced manufacturing, innovative materials, sustainable mobility, and intelligent logistics;
- contribute to the revitalization and modernization of economic sectors whose built environment and subdivisions no longer meet the needs of innovative companies;
- develop industrial sectors focused on sustainable mobility, with a greater mix of functions and a higher density of jobs.

For more information on the Hodge-Lebeau/ District Central Metropolitan Innovation Zone (MIZ) and the type of economic activities envisaged, please refer to the document « Orientations complémentaires ».

### Additional requirements

With regard to the contribution for park purposes, the applicant must provide for it in terms of land area, equivalent to at least 10% of the surface area of the Site; a monetary contribution will not be possible.

The proposed project will have to develop the western part of the Site, zone 1533, aiming to achieve the maximum density permitted in the zoning, as such, the proposed project's density must fall between 4.3 and 4.5. To comply with this requirement, the minimum allowable density for the proposed project is 4.3.

### Terms and conditions of land sale

The sale of the Site may be carried out in one or several transactions, according to the project proposed by the successful applicant.

A summary table of the main transactional obligations is provided in the Dataroom. This table specifies, among other things, that three deposits are required as part of the Call for Projects:

1. driCommitment Guarantee Deposit of $10,000: Required from Finalists at the end of Phase 1. The full amount will be retained as a penalty if no project is submitted in Phase 2;
2. Guarantee Deposit of $50,000: Required from Finalists at the time of submission of their final proposal in Phase 2;

3.Additional Guarantee Deposit of 1% of the total sale price: Required only from the successful applicant.

This table will be replaced, in Phase 2, by the Letter of Commitment, which will specify all terms related to the guarantee deposits. Finalists will be required to sign said letter, through which they undertake to enter into a detailed promise to purchase within a maximum period of 180 days following receipt of a letter from the City confirming their designation as the successful applicant. This promise must include the elements listed in the letter of commitment, as well as the provisions of the inclusion agreement related to the development of social, affordable, and family housing as outlined in their Project.

The final version of the letter of commitment will be made available for finalists and will have to be duly completed, signed, and submitted by them as part of the final proposal submission during Phase 2 of the call for projects.

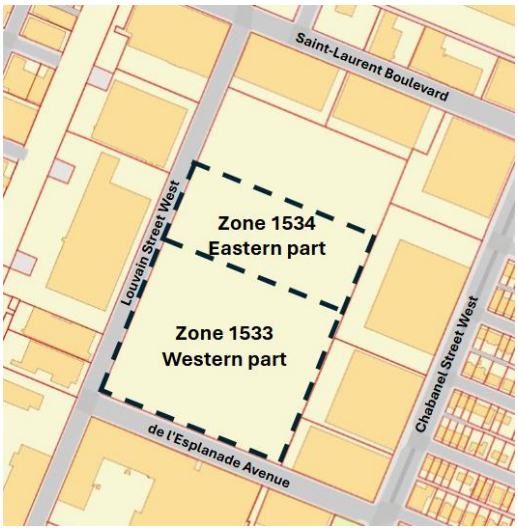
A letter of commitment template will be provided for the 2nd information session and will subsequently be available in the Dataroom. In phase 2 of the call for projects, the final version of the letter of commitment will be made available to finalists, and must be duly completed, signed by the finalists and submitted with the final proposal. The letter of commitment lists the obligations of the successful applicant, including the maximum timeframe for completion and construction of the various phases of the project from the date of signature of each deed of sale, resolutory clauses if the promisor fails to meet his obligations, mortgages, etc.

The sale price will be based on market value, according to the successful applicant's project. Thus, finalists in phase 2 must propose, in the letter of commitment, a price defined according to the sales price calculation grids, which are provided for information purposes in the Dataroom as of the 2nd information session, the final version of which will be made available to the finalists. The price must meet the conditions set out in the Regulations and its appendices, and be validated by a city-approved appraiser. The sale price of subsequent transactions will be indexed annually to the Consumer Price Index (CPI). Once due diligence has been completed by the successful applicant, the latter must mandate a notary to draw up one or more draft deeds of sale, using the City's template. Once the draft deed or deeds of sale have been approved by representatives of the City of Montréal and the successful applicant, they will be submitted to the appropriate City authorities for approval, where applicable. Approximately two months will be required to obtain the City's resolution. The duly adopted resolution must then be submitted to the procedure set out in article 29.3 of the Cities and Towns Act. Once this procedure has been completed, the corresponding deed of sale can be signed. The costs associated with the acquisition, including notary fees, will be assumed by the successful applicant.

## Site urban planning rules

In terms of urban planning regulations, the Site is located in two zones, as shown on the plan below: the Eastern part (zone 1534) and the Western part (zone 1533). Each of these two zones is dedicated to different uses that must coexist harmoniously. The Western part, located at the corner of Louvain Street West and de l'Esplanade Avenue, is a mixed-use zone for housing, commerce, community and institutional facilities, and light industry. The Eastern part allows for commercial uses, community and institutional facilities, and light industry with minor nuisances. Proposers must comply with current regulations, the main conditions of which are summarized in the following table:

**Site plan**




**Source: Ahuntsic-Cartierville Urban Planning By-law (01-274)**

**Urban planning regulations (summary)**

| | Western part | Eastern part |
|---|---|---|
| Zone number | 1533 | 1534 |
| Permitted uses | Residential, commercial, public and institutional facilities, and light industry | Commercial, public and institutional facilities, and light industry |
| Min/max number of floors | 2 / 15 | 2 / 15 |
| Min/max height in metres | 8 / 55 m | 3 / 55 m |
| Min/max FAR | 3,5 / 4,5 | - / 4,5 |
| Implementation methods | Detached, semi-detached or contiguous | Detached, semi-detached or contiguous |
| Obligation of commerical space on the first floor | Yes | No |
| SPAIP | District Central | District Central |

## City's climate priorities and environmental challenges

### Climate targets

Aware of the urgency of climate change, the City of Montréal has set itself ambitious targets, namely to reduce GHG emissions by 55% by 2030 (compared with 1990) and to become carbon neutral by 2050, while building resilience to better respond and adapt to the upheavals caused by climate change.

The Site development project is a unique opportunity to make these targets a reality, and to ensure that every intervention in this area takes us one step closer to achieving our climate objectives. Accordingly, the buildings that make up the proposed project must:

- be exemplary by achieving net-zero operational carbon emissions. The project should be accompanied by strategies for sobriety, energy efficiency, and winter peak management without combustion;
- incorporate bioclimatic techniques to take advantage of site conditions and ensure thermal and energy resilience for each building.

In line with the City's ambitions and the 10 climate challenges (Appendix B of the Regulations), the project must also develop decarbonization solutions that go beyond the buildings themselves. This project should create a more compact environment where space occupation is optimized to build dense yet human-scale ensembles, and to ensure thermal comfort at pedestrian level. The built environment can be at the heart of more synergistic and innovative climate solutions by ensuring that the Site takes advantage of bioclimatic potential and is an example of sustainable mobility.

Developments should be designed to maximize natural infrastructure and active transportation. The project should limit and mutualize a number of parking spaces while integrating car-sharing and bike-sharing services, facilitate public access to recharging through the deployment of charging stations, and integrate the infrastructure needed to connect recharging stations in all residential parking lots.

The project must ensure that vulnerabilities to the main climatic hazards are taken into account. Planning and design should also consider priority areas for greening to reduce the impacts of heat waves and surface water runoff ponds. The project should contribute to the urban agriculture strategy objectives. The documentation is available in the Dataroom.

### Waste management objectives

Particular attention should be given to Challenge 7 of Annex B of the 'Circular Resources and Sustainable Waste Management' Regulation, which holds significant importance for the City of Montreal, a signatory to the C40 network's Advancing Towards Zero Waste Declaration. In addition, the City is implementing its Waste Management Plan (2020-2025) (*Plan de gestion des matières résiduelles (2020-2025)*) which includes ambitious

objectives. These documents are available in the Dataroom. Buildings constructed on the territory should be designed to meet and exceed these objectives, namely to reduce the quantity of materials generated and maximize sorting performance. More specifically:

- The project should make it easier for occupants to sort their waste, i.e. all material streams should be as easily accessible as one another, or harder to throw away.
- Reduction at source should be planned as part of a "zero-waste" plan. This could include the fight against food waste and the use of plastics, as well as material exchange networks and circular economies.
- The project must take into account the conditions for participation in municipal collection set out in the Collection Services By-law (*Règlement sur les services de collecte*), such as the use of appropriate collection tools and the provision of outdoor facilities to enable collection operations that minimize nuisance to users of the public domain.

As a complement to the mandatory challenge "Construction verte et cycle de vie du bâtiment" objective in Annexe B of the By-laws, we must emphasize the importance of diverting as much building construction, renovation and demolition (CRD) waste as possible from landfill. A target of 75% detour from landfill is suggested for the project.

**Site environmental quality**

A number of environmental studies have been carried out on the property, revealing:

- The previous existence of industrial activities (notably the textile industry) listed in the *Land Protection and Rehabilitation Regulation*. Any new activity is therefore subject to the applicable legislative and regulatory provisions, in particular section 31.53 of the *Environment Quality Act* (change of use);
- The presence of contaminated soils at various locations on the property. As a reminder, soils with an environmental quality higher than criterion B of the MELCCFP Intervention Guide are not compatible with residential or sensitive institutional use, while soils with an environmental quality higher than criterion C of the Intervention Guide are not compatible with commercial or industrial use.

A summary sheet outlining the environmental conditions of the property is available in the Dataroom for Phase 1 of the call for projects. Soil characterization studies were conducted at the time of the City's acquisition, and an update is currently underway. All reports will be made available during Phase 2 of the call for projects. The rehabilitation costs will be estimated by the City, and the approach to addressing them will be detailed in the draft promise to purchase template, which will be made available following the second information session.

## "Règlement de la phase d'expression d'intérêt Montréal " and important information

The "Règlement de la phase d'expression d'intérêt Montréal" is specific to Montréal. It can be consulted, as all other documents listed in the present document, within the Dataroom.

All documents submitted by applicants must be written in French. In the event of a conflict of interpretation between the French and English versions of any Reinventing Cities Montréal document, the French version takes precedence.

Similarly, in the event of a conflict of interpretation between the "Annexe A – Directive pour la deuxième phase" of the call for projects and the SR, the Annexe A will take precedence.

The successful applicant must agree to comply with the Regulation respecting contract management pursuant to section 573.3.1.2 of the *Cities and Towns Act* (RLRQ, c. C-19), which is available in the Dataroom.