

4000 Saint-Patrick Street
Building N° 2626
South-West Borough
Montréal, QC H4E 1A4, Canada



The proposed « Site » is located at 4000 Saint-Patrick Street, in the heart of the Cabot industrial sector in the South-West borough.

The strategic gateway position of the Site means that an ambitious flagship project can be envisioned on the proposed **±28 000** square **meters** lot, which should help redefine and revitalize the sector.

There are currently three buildings, including a historic structure used for shipbuilding during World War II, as well as two outbuildings on the Site. While the two secondary buildings and the two outbuildings will have to be dismantled, the main building could be partially rehabilitated in order to

repurpose its rich heritage. Situated along the Lachine Canal, the Site has high scenic and tourist appeal.

In a sector characterized by industrial and commercial activities and comprising a number of heritage buildings, the Site presents specific challenges in terms of soil rehabilitation and heritage protection. These should be given special consideration in the proponents' environmental strategy.

The Site presents an interesting opportunity to develop a mixed project, which could include commercial or light industrial uses as well as uses related to transportation or communication and infrastructure equipment.



Expected program:

Open program, i.e. the possibility of developing a mixed project in accordance with the existing regulations and permitted modifications (zoning permitting commercial uses, certain industrial uses, as well as uses related to transportation or communication and infrastructure equipment). The sale of the Site is conditional on the purchaser reserving spaces, within the Proposed project, for artist and artisan studios, business

incubators, and collaborative community activities.

Owner:

Ville de Montréal

Plot area:

± 28 000 m²

Type of disposal:

Sale



Presentation of the Site and Expectations for Its Development

The Site, 4000 Saint-Patrick Street, is within the Cabot industrial sector, a former brownfield. It offers exceptional views of the Lachine Canal, the downtown area, and Mount Royal.

The Site is located at the entrance of the new extension of De La Vérendrye Boulevard, with direct access to Autoroute 15. It is close to the bike paths along the Lachine Canal and Saint-Patrick Street, which connect it to the city centre. It is well served by public transit, with four metro stations less than 2 kilometres away and four bus routes, with a reserved lane on Saint-Patrick Street during rush hour.

The Site benefits from excellent exposure as it faces four roadways: north on Saint-Patrick Street, west on Angers Street, south on Dunn Street and east on De La Vérendrye Boulevard.

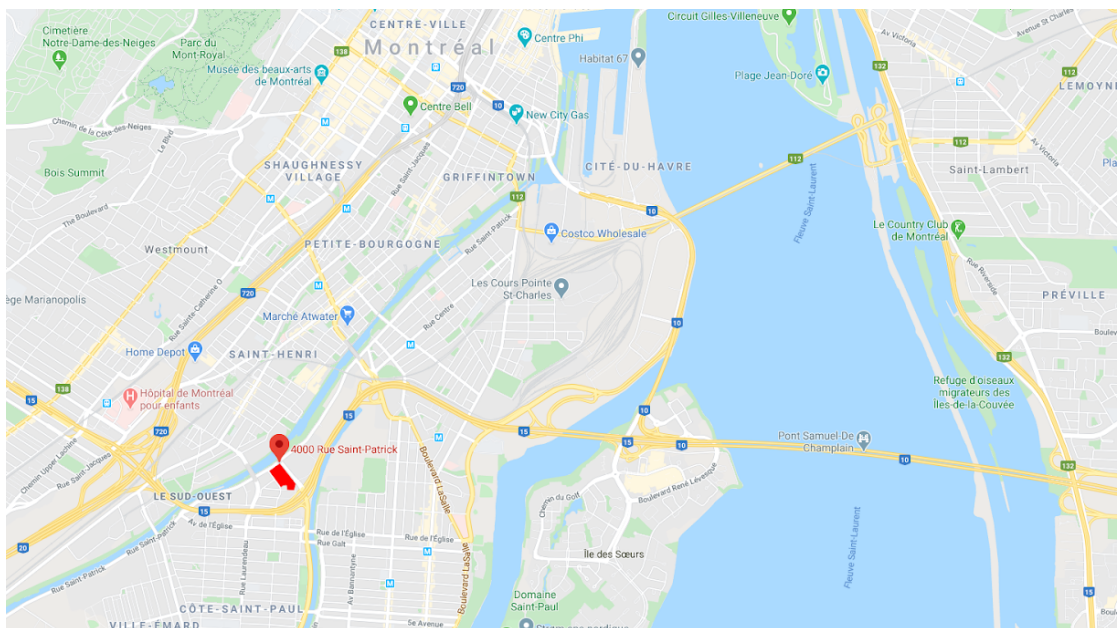
The development of 4000 Saint-Patrick Street shall be carried out in line with the directions of the *Plan de développement urbain économique et social* (PDUES—Urban, Economic, and Social Development Plan), which prescribes, among other things, actions for the Cabot sector and for the redefinition of vacant municipal buildings with a view to accommodating a mix of economic, cultural, and community activities.

The PDUES identifies actions to be implemented for economic and employment development. The plan is available at realisonsmtl.ca/pdueturcot (in French).

The components at the core of the Project in terms of economic and social activities shall be:

1. An incubator for technology and light manufacturing companies in order to integrate the Cabot sector into the innovation ecosystem of the South-West borough. This new infrastructure aims to support, among others, start-ups from different business incubators and accelerators in Montréal during their first development cycle (2 to 5 years) until they are financially viable;
2. Affordable spaces for artists and artisan studios;
3. Spaces dedicated to social economy and collaborative community activities.
4. A small public square built and maintained by the winner, located at the corner of Saint-Patrick and Angers streets as provided for in the PDUES. A real and perpetual servitude for public use shall be created upon execution of the bill of sale.

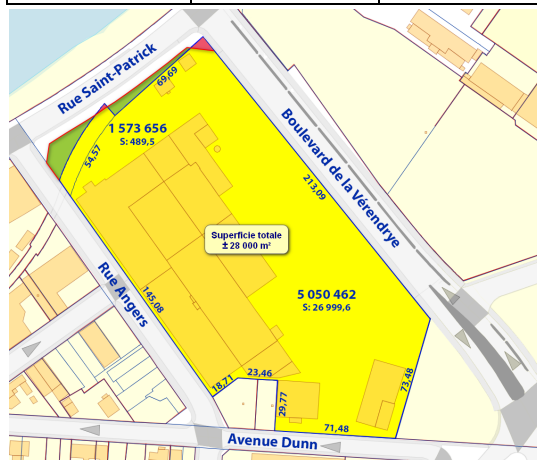
The Proponents are invited to review Appendix A—Additional Specifics of the SSR, available in the Dataroom, which forms an integral part of this document. In particular, they shall demonstrate the financial efforts (rent reduction or other forms of partnership) they will undertake to make these dedicated spaces more accessible to tenants and how they will ensure the long-term sustainability of these spaces.





Urban Planning Regulations Regarding the Site

	Current regulations	Permitted modifications
CADASTRAL LOT NUMBERS	5,050,462 1,573,656	
PRESCRIBED USES	I.4 C.1(2)C, C.6(2)A, C.7A E.7(1)	I.1, I.2, I.4 C.1, C.2, C.4, C.6, C.7 E.7(1)
MIN./MAX. HEIGHT	5.50 m/18.00 m	unchanged
BUILDING COVERAGE RATIO	35% to 85%	unchanged
DENSITY	max. 3.0	max. 4.5



The Site is located in the heart of the Cabot industrial sector at the entrance of the new extension of De La Vérendrye Boulevard, which provides a new gateway to the sector. It faces the Lachine Canal. The Site is designated as lots 5,050,462 and 1,573,656 and a part of 1 573 650, of the Quebec cadastre and belongs to the Ville de Montréal. Montréal acquired **these two lots in their entirety** by expropriation.

The Ville de Montréal will prepare a promise to purchase based on the template provided in the Dataroom. **A summary of the obligations is provided in the Dataroom as Schedule B - Summary of Obligations, which forms an integral part hereof.** In phase 2, these obligations will be replaced by a promise to purchase that shall be signed and provided by the Finalist proponents at the end of phase 2 of the call for proposals. The Promise to purchase will set out the purchaser's obligations, such as the maximum construction time for the project starting from the date of execution of the bill of sale, a cancellation clause in case the promisor does not fulfil its obligations, a letter of guarantee, and so forth.

A selection committee (Jury) that will choose four Finalist teams at the end of phase 1 of the call for proposals has been set up by the city. These four teams will continue into phase 2 of the call for proposals and, ultimately, the Jury will select a winner according to the selection criteria enumerated in the regulations.

The Winning promisor of the Réinventer Montréal call for proposals will have to hire a notary to write a draft deed of sale based on the city's template. This draft deed of sale, once approved by the city's representatives and those of the Winning promisor, will be presented to the appropriate authorities at the City for approval. A two-month period will then be required to obtain the resolution by the City confirming the sale. Thereafter, this duly adopted resolution will be subject to the procedures set out in Section 29.3 of the *Cities and Towns Act*. Once this procedure has been completed, the deed of sale may be signed. Notary fees will be at the Winner's expense.

The Ville de Montréal plans to sell the property to the Winner of the call for proposals at its fair market value according to the Project. As part of the offer to purchase, phase 2 Finalists will have to propose a sale price that meets the conditions set out in the regulations and appendices. This price shall be calculated in accordance with a selling price calculation table to be provided in phase 2 of the call for proposals. The sale price will have to be validated by an expert (chartered appraiser) from the City.

If the Winner's project is deemed not to meet the maximum construction capacity permitted by the urban planning regulations, a servitude allowing for a denser or higher construction would then be created in order to sell the Site at market value according to the project.

All documents submitted by Proposers 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 shall prevail.

Similarly, in the event of a conflict of interpretation between the Addendum to the Regulations—Phase 2 of the call for proposals and the SSR, the Addendum to the Regulations and its appendices shall prevail.



Environmental, Heritage, and Climate Change Issues

The vulnerability analysis carried out as part of the Climate Change Adaptation Plan for the Montréal Urban Agglomeration 2015–2020 for the six climate hazards identified for the island of Montréal (higher average temperatures, heavy rainfalls, heat waves, destructive storms, droughts, and river floods) revealed that the sector where the Site is located presents no major vulnerabilities.

The Site is located close to sampling station #103 of the Réseau de surveillance de la qualité de l'air (air quality monitoring network). According to the 2018 environmental report on air quality in Montréal, the air quality index for the sector is generally good. In 2018, only seven days of poor air quality were recorded.

However, the Site is located on a lot with contaminated soils, residual materials and hazardous residual materials. It presents potential geotechnical issues. It is also subject to the Land Protection and Rehabilitation Regulation under Quebec's *Environment Quality Act*. Soil characterization studies were carried out and will be available in phase 2. A summary sheet of the property's environmental conditions is available in the Dataroom for phase 1.

The Site is located within the boundaries of the Lachine Canal National Historic Site. In Montréal's Master Plan, the main building is identified in the list of buildings of heritage and architectural interest and is part of an industrial complex of interest. It is also located in an area of high archaeological potential. The Heritage Division carried out an assessment of the Site's heritage interest in 2011. The Proponents are invited to review the summary of the specifics in the documents provided for this purpose in the Dataroom (SSR Appendix A—Additional Specifics).

Archaeological investigations have been conducted at the Site, and excerpts from archaeological reports as well as summaries are available in the Dataroom. The remains must be preserved and enhanced by integrating them into the project development process.

The Winner will be responsible for carrying out, at their own expense, the enhancement, conservation work, and additional expertise required.

Certification according to the Zero Carbon Building Standard

The Project must comply with the certification requirements of the Canada Green Building Council ® *Zero Carbon Building – Design Standard Version 2 Design (ZCB-Design) certification*. It can be viewed at: https://www.cagbc.org/cagbcdocs/zerocarbon/v2/CaGBC_Zero_Carbon_Building_Standard_v2_Design.pdf

“The ZCB-Design Standard evaluates carbon emissions across the building life-cycle, including construction and operation. Certification is awarded based on the project's final design, and teams are eligible to submit for certification once issued for construction (IFC) documents are ready. Projects are awarded certification once all requisite documentation is received and a review by CaGBC confirms the requirements of the ZCB-Design Standard have been met.” (CaGBC, 1010:10).

Strategies to combat health hazards such as the Covid-19 disease

Teams are invited to innovate by integrating support strategies in the event of health hazards, such as the fight against the Covid-19 disease, as presented in the document *Strategies from The WELL Building Standard to support in the fight against Covid-19 - prevention and Preparedness, Resilience and Recovery*. Source: <https://a.storyblok.com/f/52232/x/f12ca80093/strategiesfromwell-covid19-v2.pdf>

*WELL certification is not mandatory, but is an asset.



Changes at the Regulation for the Expression of Interest Phase

EXPRESSION OF INTEREST GUIDELINES (p.13 to 14)

Section "2. The Project" of the Content of the expression of interest is replaced by:

2. The Project

The project description (maximum 10 pages in the A4 or US-Letter format) will include the following components:

- a summary description of the application, which must include a maximum of 1000 characters (including spaces), which will be included in the technical report of the analysis of your expression of interest;
- a summary presentation of the general approach of the project, its objectives and its contribution to the objectives of this competition;
- a brief description of the program uses and the outlines of the project development;
- a brief presentation of the proposed solutions to address the 10 challenges outlined above.
- a brief memo describing the initiatives undertaken or planned by the team to consult and to involve the local stakeholders and neighbourhoods in the design and operational stages of the project.

In addition to the 10 pages aforementioned, one A3-sized (or in the tabloid format) board of simple concept illustrations: basic sketches, schemes, diagrams, tables to present the concept and physical organisation and the integration of the project into its immediate urban and natural surroundings.

At the Expression of Interest phase, the bidding teams are not required to provide detailed architectural drawings or designs. Architectural drawings will therefore not be evaluated.

Section "3. Legal and financial arrangements" of the Content of the expression of interest is replaced by:

3. The Legal and Financial Set Up

The Expression of Interest must include a memo (a maximum of one page in A4 or US-Letter format) presenting the legal-financial framework proposed by the bidding team and signature of the form provided for this use in the Dataroom.

Note that at this stage, the legal-financial aspect is only a statement of intentions by the bidding team.

The definitive commitments of the team will appear in the final proposal. Note that some cities have defined a minimum price for the property transfer, in that case it will be clearly specified in the SSR of the site