

UPDATE ON LES BASSINS DU NOUVEAU HAVRE PROJECT

The month of June marks two important milestones for the Les Bassins du Nouveau Havre project located on the north shore of the Lachine Canal (former mail distribution centre) – the submission of the report prepared by the Office de consultation publique de Montréal (OCPM) and the beginning of building deconstruction work by Canada Lands Company (CLC).



Office de consultation publique de Montréal

On June 3rd, the OCPM made public its report on the Les Bassins du Nouveau Havre project. This document can be consulted on the OCPM web site: www.ocpm.qc.ca.

CLC has received this report with interest and thanks the citizens and groups who took part in this public consultation as well as other activities organized by CLC within the framework of its participatory planning process. Over the next few weeks, CLC will attentively study the OCPM report and will evaluate, in collaboration with municipal authorities, any modifications to the project. The public will be informed of the conclusions of this process.

Building Deconstruction – 1500 Ottawa Street

In January 2009, the Sud-Ouest Borough granted CLC a permit to deconstruct the building, independent of the zoning approval for the redevelopment of the site.

Following a public request for proposals and a rigorous selection process, Trois-Rivières Démolition inc. was chosen to carry out this work. Deconstruction will begin in mid-June and will require approximately twelve months to complete, on a Monday to Friday schedule between 7:00 a.m. and 6:00 p.m., as authorized by municipal bylaws.



CLC's preferred approach to deconstruction aims for the dismantling, reuse and recycling of a maximum amount of materials in order to enhance the sustainable development qualities of the project, and to reduce its environmental impact.

CLC will make every effort to minimize disturbances tied to the deconstruction work. Access to the site will be restricted by a perimeter fence in order to ensure the safety of passersby. Deconstruction work will have no impact on the bicycle and pedestrian path located along the Lachine Canal.

If you have questions or comments regarding the deconstruction, or any other aspect of the project, please do not hesitate to contact us at (514) 283-5555 or by email at info@lesbassins.ca. CLC will keep you updated on the progress of the redevelopment.

Participatory Process

Since acquiring the Les Bassins du Nouveau Havre site in April 2007, CLC indicated its intention to engage the different stakeholders involved in the redevelopment of this property. During the summer of 2007, meetings with municipal officials and local community groups allowed CLC to undertake the first steps in the redevelopment process.

In the fall of 2007, a Follow-up Committee was established with representatives of the local community, Sud-Ouest Borough, City of Montreal, and CLC with the mandate to guide the redevelopment planning process.

The success of the project is contingent on the participation of the local community. Different participatory activities have taken place, allowing the public to obtain information regarding the site's redevelopment and provide their comments and opinions.

- Workshops on proposed strategies – April 21 & 28, 2008
- Public Event – Presentation of the vision for the redevelopment of the site – May 31, 2008
- Open House - Presentation of the preliminary Master Plan – November 12, 13 & 15, 2008

Master Plan

The Master Plan, created in collaboration with le Groupe Cardinal Hardy and l'OEUF, will offer an inclusive community, naturally integrated into its environment. The project foresees a total investment of \$750 million from public and private sector sources and includes:

- **Housing:** Approximately 2,000 residential units with varying styles, including:
 - 1,400 market condominium units, of which one-quarter will be designed for families with children;
 - 400 social housing units, half of which will be designed for families with children;
 - 200 affordable private units, half of which will be designed for families with children.
- **Businesses and places of employment:** 325,000 ft² (30 000 m²) of neighbourhood stores, offices and recreational and tourism functions.
- **Green spaces and recreational areas:** Nearly 20% of the total site area will be dedicated to green and recreational areas.
- **Basins:** Filled in during the 1960s, traces of the four former basins will be integrated in the redevelopment of the site.
- **Sustainable development:** CLC will seek an appropriate sustainable development designation for this project.

