



INFO SHEET: HIGHLIGHTS

Background

The Wellington Basin in Montréal is one of the properties that Canada Lands Company in 2010. Canada Lands owns most of the land in the sector, bounded by Mill Street, Bridge Street, Peel Basin and the new REM (Réseau express métropolitain) line, a total area of 8.5 hectares/20.5 acres. At the request of City of Montreal and the area's other landowners, Canada Lands has been piloting a master plan since 2023. It invited a variety of municipal, institutional, governmental, community, private and academic stakeholders, as well as local residents, to share their expectations and aspirations for an inclusive project. The Company consulted nearly seventy community groups and experts through six types of consultation activities.

Brief description of the three zones:

- An Artisans' district
 - The Quartier des artisans will be dedicated to promoting the traditional trades associated with the site's history, including by creating a new arts and crafts school, establishing artisan workshops and maintaining activities at the Forges de Montréal.
- Basins' Beach: a new recreation and tourism area
 - A naturalized recreation and tourism area built around Wellington Basin and the waterfront, connected to the district's green and blue network.
- An innovation cluster
 - An innovative, diversified economic hub within an exemplary living environment.

The project by the numbers:

- Predominantly residential use, with the construction of around 2,800 new units, including 1,000 affordable and social housing units. This figure is equivalent to 55% of the units, more than what is required by the mixed metropolis by-law.
- At completion, the project will have some 4,200 residents on the Canada Lands' site.
- 300,000 square metres (3.2 million square feet) of construction, in a variety of residential uses, mainly mid-rise, and an iconic 40-storey tower located near the REM station. Overall, the project is divided into three typological families:
 - 1) 4- to 10-storey buildings reminiscent of the industrial past in the Artisans' district, along the banks of the basin, in the heart of the existing built environment.
 - 2) A perimeter block of 12- to 16-storey buildings mainly devoted to housing.
 - 3) 20- to 26-storey buildings in the innovation cluster near the REM line.
- A recreation and tourism area that includes:
 - Three new parks and green spaces covering 13,000 square metres (140,000 square feet).
 - The Basins' Beach, which will occupy 5,000 square metres (54,000 square feet)
 - 640 linear metres (2,100 linear feet) of waterfront access will be developed.
 - The network of green and blue spaces will encourage active mobility by creating numerous pedestrian zones.
- 25% of the sector's built area will be dedicated to new office space for the innovation cluster, local shops and community uses to be defined.
- A carbon-neutral district heating network will also be set up to recover heat from the surrounding industrial buildings and the Mill Street sewage system, contributing to carbon neutrality.



- Recognition, commemoration and continuation of the area's industrial heritage, including repurposing some of the P+H Milling silos.

To accelerate the development of affordable housing, Canada Lands has created an **Advisory Committee** that includes local representatives with project development expertise and is currently working to identify affordable housing developers to get this part of the project off the ground quickly.

Decontamination and infrastructure work will begin once the Company receives final approval for its project from the City of Montreal.

Canada Lands Company hopes to launch its land sales program toward the end of 2025.



INFO SHEET: MASTER PLAN OBJECTIVES

The master plan aims to achieve six main objectives:

Reconnect neighbourhoods and improve mobility: The master plan proposes a new diagonal axis along the RE Centre Street extension to establish a close link with landlocked Pointe-Saint-Charles, Griffintown, Pointe-du-Moulin and the Old Port. To encourage active commuting, Canada Lands Company also wants to re-establish the typical Montréal street grid. The waterfront will also be accessible to the public, thanks to the development of a high-quality pedestrian and cycling network.

- 1. Densify intelligently to enhance the users' experience and quality of life:** The project will offer a variety of residential uses, mainly mid-rise. Canada Lands is planning for increased heights for the innovation cluster, on the northwest side, close to the planned REM station and along its route. To accommodate the planned 2,800 residential units, the Company is planning taller buildings along Oak Street. This carefully designed density frees up space along the riverbanks for community facilities, resilient infrastructure, pleasant social spaces, optimal sunlight and a diversity of households and lifestyles.
- 2. Meet the city's objectives for affordable and social housing:** To ensure that the residential offer in this area at the gateway to downtown is both diverse and affordable, Canada Lands will exceed the requirements set out in the mixed metropolis by-law, with 55% of the housing units on its lands devoted to affordable housing. The Company will also include special clauses in its sales agreements to guarantee long-term housing affordability (at least 55 years), well beyond what is required by public authorities. Finally, Canada Lands has set up an Advisory Committee on social and affordable housing with representatives from the sector who have expertise in project development.
- 3. Develop a new network of parks and green and blue spaces:** The community spaces in the master plan are designed to meet the needs of local residents, other Montrealers and tourists alike. The plan calls for the creation of new local parks and pedestrian zones. A recreation and tourism area will be developed at the new Basins' Beach, with a dedicated swimming area as the centrepiece of a network of green and blue spaces that encourage active mobility and provide access to the waterfront. Contact with the water will feature prominently throughout the neighbourhood and the plan also calls for another blue corridor at the innovation cluster.
- 4. Preserve and showcase heritage and history:** Canada Lands plans to commemorate the industrial past and showcase historic buildings, including some of the P+H Milling silos and archaeological remnants. One of the plan's significant urban design goals is to reinterpret the remnants of the old Wellington Basin for use in the creation of a recreation attraction. Finally, the Artisans' district will be dedicated to promoting some of the traditional trades associated with the site's history. Canada Lands has provided at nominal cost the former Riverside pumping station plot to Forges de Montréal, an organization dedicated to the education, transmission and practice of blacksmithing.
- 5. Aim for carbon neutrality by integrating the latest innovations:** The Company wants to make the Wellington Basin area a leading-edge project that helps achieve the City of Montreal's Climate Plan and Projet de Ville 2050 objectives, as well as the Government of Canada's goal of becoming carbon neutral by 2050. The plan calls for the implementation of an urban thermal network, which will use waste heat from nearby industrial nodes and Montréal's collector sewer under Mill Street



to heat the buildings. Other energy efficiency and ecological resilience measures are also being planned with a view to achieving LEED Neighbourhood Development certification.



INFO SHEET: ENGAGEMENT APPROACH

Wellington Basin engagement approach

When Canada Lands acquires a property, we usually begin by undertaking a rigorous consultation process to gather input for a master plan for the site. We never embark on this process with predefined plans. Every time we start a consultation, we start from scratch, with no preconceived ideas. By seeking common ground, balancing community aspirations, municipal priorities, economic development and our own commercial mandate, and fostering ongoing dialogue with stakeholders, we strive to develop a consensus-based master plan. Our goal is to champion innovative solutions and sound management practices while taking the needs of local communities into account.

Canada Lands Company is renowned for its engagement processes, and our meticulous approach to the Wellington Basin project is no exception. In 2023, in our development of the Wellington Basin Master Plan, the Company invited a variety of municipal, institutional, governmental, community, private and academic stakeholders, as well as local residents, to voice their expectations and aspirations for an inclusive project. Nearly seventy community groups and experts were consulted by the Company through six types of consultation activities, and the team took into account the aspirations of stakeholders and residents when developing this master plan.

Canada Lands Company has launched an online platform for the Wellington Basin project where stakeholders and citizens can learn more about the project and get information on the various stages of the community engagement process: <https://engage.clc-sic.ca/wellington-basin>.

Typical phases of a Canada Lands Company real estate development project

Canada Lands Company transforms former properties of the Government of Canada and reintegrates them into local communities, while ensuring their long-term sustainability and commercial viability. After acquiring a site at its market value from the Government of Canada, real estate development projects follow four stages:

1. Unlike private developers, Canada Lands does not have predefined plans at the beginning of a consultation process. The goal is to fully engage the community and civic leaders in collaborating on the preparation of a consensus plan for the site in relation to the surrounding area. Canada Lands seeks to understand the site, its characteristics and potential, as well as the needs, expectations, and aspirations of the community. Public engagement exercises can take several months or years.
2. Once the engagement process is complete, Canada Lands creates a development plan that integrates principles of sustainable design, affordable housing, and green spaces. This plan is submitted to the municipality for review and approval. The majority of plans are unanimously accepted by municipal councils.
3. After necessary approvals, Canada Lands generally proceeds with infrastructure works and site improvements. Other works may include refurbishing existing roads, demolishing hazardous structures, constructing new roads, and installing municipal services such as sewers and street lighting.



4. Canada Lands markets and sells properties to builders for them to carry out construction works in accordance with the approved plan. Canada Lands may also engage in temporary leasing activities or retain and manage high-value properties on behalf of the Government of Canada.