

Request for Expression of Interest (RFEOI)

FOR WELLINGTON BASIN, OAK STREET, MONTRÉAL, QC – PHASE 1



To request an alternate format, please contact us at:

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Canada Lands Company
Société immobilière du Canada

Canada



1. ABOUT THE NATIONAL HOUSING STRATEGY FEDERAL LANDS INITIATIVE

The Federal Lands Initiative (FLI) is a \$318.9-million program that supports the transfer or leasing of surplus lands and buildings to eligible proponents at discounted to no cost for the development of affordable housing. The discount on the property will depend on the level of socio-economic and environmental outcomes to be achieved. The FLI is led by Canada Mortgage and Housing Corporation (CMHC) with support from Public Services and Procurement Canada (PSPC), Housing, Infrastructure and Communities Canada (HICC) and Canada Lands Company (CLC).

2. ABOUT THIS RFEI

The purpose of this RFEI is for CMHC/CLC to identify potential applicants who are interested in acquiring ownership or acquiring an emphyteutic lease in all or part of the subject property to create an affordable housing project that will meet or exceed certain minimum requirements set out by CMHC and CLC. The property will be available for sale or Emphyteutic lease at a discounted value. The price will be determined based on the level of social outcomes and number of affordable units created.

The property being marketed in this RFEI is: Wellington Basin, Oak Street, Montréal- Phase 1.

The **Federal Lands Initiative** is open, but not limited, to the following groups:

- Community housing organizations
- Non-profit organizations or registered charities
- Co-operative housing organizations
- Municipal, provincial and territorial governments including their agencies
- Indigenous governments and organizations, including tribal council

For the property being marketed in this RFEI, all groups must be considered non-market housing developers/ providers by the City of Montréal.

3. PROPERTY DESCRIPTION

The redevelopment project, on the edge of the Peel Basin Montréal, is planned to transform this former industrial site into a mixed-use site for 298,000m² of new development, 80% being high rise residential apartments.

The parcels identified in the RFEI are known as the phase 1 of the project and can be subdivided into a minimum of 5 parcels. Individual parcels must have a minimum of 250 units, maximum of 700 units and a minimum of 1,400 units must be built overall. The ground floor of the buildings must be partially used for non-residential purposes, principally with retail, artist workshops and community uses.

The City of Montréal recently approved a planning document for the sector, the "Plan directeur de mise en valeur Bridge Bonaventure", however a zoning change will be required to permit residential use at this site.

Land Identifier (Land ID):

QC_MTL_L002

Market Description

Property Address	Oak Street, Montréal, QC
Offering	99 year Emphyteutic lease or Sale of superficies
Legal Description	A Minimum of 5 lots will be created as a subdivision of the lots; 4 657 481, 4 657 482, 4 657 483, 4 657 484, 4 657 485, 4 657 487, 6 277 492, 6 277 493, 6 277 494
Site Area	22,132m ² (216,699ft ²) in provisional lots E1, C1, F1, G1
Services	Services are available at the street. The building will be served by the district energy network
Official Plan	Mixed use
Zoning	Existing zoning will need to be modified to allow for residential use.
Improvements	None

4. MINIMUM REQUIREMENTS

Interested applicants must demonstrate in their response to this RFEI how they will meet or exceed the following minimum requirements:

1. **Affordability:** Rents for at least 30% of the units must be less than 80% of the Median Market Rent, for a minimum of 99 years.

Median Market Rent means the median market rental rate for the regional market and unit type of the project as described in CMHC's rental market survey or any successor publication published from time to time.

In planning the affordability component of their project, proponents must ensure rents for affordable units are set at less than 80% of the Median Market Rents as outlined below:

Bachelor: \$1,207
1-bedroom: \$1,500
2-bedroom: \$1,846
3-bedroom: \$1,738

2. **Accessibility:**

Proponents must demonstrate that their projects are designed to meet or exceed one of the following options:

Option 1: At least 20% of units must meet accessibility standards outlined in CSA B651:23/652:23 OR achieve Rick Hansen Foundation GOLD Accessibility Certification (for projects seeking Rick Hansen Foundation certification, a rating score of 5 points for feature 9.11.1 is required) AND all common areas must be barrier-free.

OR

Option 2: Have full universal design applied, in accordance with CMHC's universal design requirements table.

3. **Energy efficiency:** New projects are required to achieve either Tier 2 of the 2020 National Energy Code for Buildings (NECB) or Tier 3 of the 2020 National Building Code (NBC).
4. **Experience:** Proponents must demonstrate the necessary experience in development, construction and operation of projects of similar size. Proponents are permitted to acquire this experience by engaging third parties.

To qualify the proponent must demonstrate that they comply with the following;

1. Previous experience developing large projects (min 5,000m²) in the downtown area of Montréal (Ville Marie, Sud-Ouest, Plateau Mont-Royal, Rosemont-La Petite Patrie, Mercier-Hochelaga-Maisonneuve) and a capacity to navigate the local political, administrative and technical constraints.
2. Administrative and financial capacity to undertake projects of a minimum of 250 units and be capable of depositing plans for permit in 2026.
3. A portfolio of owned existing residential units and/or completed residential projects comprising a minimum of 300 residential units.

5. COMPETITION STRATEGY

CMHC intends to conduct a three (3)-stage competitive process:

Stage 1: Seek capable potential applicants → Request for Expression of Interest (RFEI)

Stage 2: Select applicant → Request for Proposal (PAG)

Stage 3: Select Applicant/Contracting → Agreement negotiation and ratification

Stage 1: RFEI

Responses submitted under this RFEI are non-binding. The issuance of the RFEI is not to be considered in any way as a commitment by CMHC or as authority to undertake any work described under Sections 3 and 4 above. The main purpose of this RFEI is to obtain interest from applicants to participate in a subsequent Stage 2 of this potential competitive process. The PAG will be issued to those applicants who: (i) have expressed their interest to CMHC; and (ii) meet the minimum requirements described under Section 4 above.

Stage 2: PAG

Applicants with qualified responses from this RFEI may be requested to submit full proposals. Full proposals will be evaluated in accordance with the evaluation criteria identified in the PAG. The selected applicant would proceed to Stage 3.

Stage 3: Contracting

The selected applicant (the proponent) from the PAG will enter into negotiations with CLC to sign the Emphyteutic Lease Agreement or Promise to purchase agreement and with CMHC for the FLI Program Agreements.

6. REVIEW OF THE RFEOI

CMHC and CLC reserve the right to request additional information for clarification during the review of the responses to this RFEOI and/or to consider a subsequent modification of the response put forward by an applicant.

No payment will be made by CMHC or CLC for any costs incurred and associated with the preparation and submission by the applicant of responses to this RFEOI. All costs are the sole responsibility of the applicant.

7. NO OBLIGATION

The issuance of this RFEOI does not create an obligation for CMHC to issue a subsequent competitive procurement process and does not bind CMHC or CLC legally or otherwise to enter into any agreement(s).

This RFEOI process is not a bid solicitation and a contract will not result from this request or any response thereto.

8. CONFIDENTIALITY

Information provided by applicants through their RFEOI response is subject to the *Access to Information Act*. Applicants should identify any submitted information that is to be considered as either company confidential or proprietary. CMHC will not reveal any designated confidential or proprietary information.

9. INFORMATION WILL NOT BE RETURNED

The RFEOI response and any accompanying information or documentation provided by an applicant will not be returned.

10. INFORMATION IN RFEOI ONLY AN ESTIMATE

CMHC and CLC make no representation, warranty or guarantee as to the accuracy of the information contained in the RFEOI or issued by way of addenda. Any quantities shown or data contained in this RFEOI, or provided by way of addenda, are estimates provided only as general background information.

11. LANGUAGE

RFEOI responses are to be provided in one of the two official languages of Canada (English or French).

12. GOVERNING LAW

This RFEOI process will be governed by and construed in accordance with the laws of the province of Québec and the federal laws of Canada applicable therein.

13. TERMS OF REFERENCE

- In order for an interested applicant's qualifications to be considered by CMHC, the applicant must provide a response to the RFEOI to FLI-ITF@cmhc-schl.gc.ca by **noon ET, on August 8, 2025**.
- CMHC and CLC reserve the right to request supporting details and validate any information, qualifications and capabilities provided by the applicant(s);
- CMHC and CLC reserve the right to cancel this RFEOI at any point and/or refrain from issuing a subsequent PAG; and
- Neither this RFEOI nor any subsequent selection process will in any way impose an obligation or responsibility on CMHC nor CLC to execute any contract with any applicant and/or for any costs incurred by an applicant to respond to this RFEOI. By submitting a response to this RFEOI, applicants waive any right to seek costs or damages or any other remedy against CMHC or CLC with respect to this RFEOI or any subsequent PAG or other selection process.

- The applicants release and forever discharge and agree to indemnify CMHC and CLC and save them harmless from and against any and all claims relating to this RFEOI. For the purposes of this section, “claims” means any claims, suits, proceedings, liabilities, obligations, losses, damages, penalties, orders, judgments, costs, expenses, fines, disbursements, legal fees on a substantial indemnity basis, interest, demands and actions of any nature or any kind whatsoever.

14. RFEOI RESPONSE

The applicant's RFEOI response must include the following items:

1. A signed copy of the Expression of Interest;
2. An explanation (on the applicant's letter head) **for each** minimum requirement outlined in Section 4, as to how the applicant intends to meet and/or exceeds each minimum requirement and a confirmation that the applicant will comply with the experience requirements outlined in section 4.4.