

2017 ANNUAL CONVENTION

MONTRÉAL  SEPTEMBER 24-27

DEVELOPMENT TOUR

CITIES IN MOTION / INNOVATION & ADAPTATION

A PRESENTATION BY BUSAC REAL ESTATE

BUSAC



THE COUNSELORS
OF REAL ESTATE®

DEVELOPMENT TOUR SUMMARY

The transformation of Bonaventure Expressway into an urban boulevard

Dear Counselor Colleagues,

As Chair of the local organizing Committee for the 2017 annual convention, I first would like to welcome you to Montreal and I thank you for participating in our Sunday Development Tour. You will see concrete examples of major P3 infrastructure projects, new approaches on retail developments, and urban rejuvenation of mixed uses where innovative work places, commercial services, retail experiences, residential and entertainment venues interweave with education and health services to produce structuring solutions to the well-being of the community.

Enjoy!



Michel Couillard, CRE, FRICS
President and Chief Executive officer
BUSAC Real Estate

Tour Plan

1. Bonaventure Project – Transformation of an expressway into an urban boulevard
2. New Champlain Bridge - **P3**
3. 67-kilometre new electric light rail system (Réseau électrique métropolitain - REM) - **P3**
4. Quartier DIX30 – The first and largest lifestyle centre in Canada
5. Griffintown + Arbora mixed-use development – An innovative neighbourhood + a low carbon footprint project
6. QUAD Windsor – A meeting place for commerce, entertainment and high-quality residences



67-kilometre light rail network project in Metropolitan Montreal (Réseau électrique métropolitain – REM)



The Montreal Metro Network

KEY FACTS ABOUT MONTREAL



Population: 4.1 million;

World's second-largest French speaking city, after Paris;

Canada's cultural capital;

Canada's second-largest city, after Toronto;

Home to over 3,000 financial organizations, 81 corporate headquarters and 60 governmental and nongovernmental international organizations;

17.5 billion Investment in public infrastructure mega projects including two new major healthcare networks as shown on this page.

Largest number of students per capita in North America: 170,000 students and 11 universities, of which four are world-class;

Voted best University City in the world in 2017: positive economic outlook, strong university performance and ranking, affordability, and employer activity amongst top factors;

Largest inland port in the world: The Port of Montreal handled a record 35.2 million tons of cargo in 2016, a 10% increase over 2015;

Access to over 100 million consumers throughout Québec, Ontario, and the northeastern United States;

Most competitive business costs in North America: 14.8% less than the North American average;

Key centre for the aerospace, technology, pharmaceutical, manufacturing, and transportation sectors;

Unparalleled intermodal transportation hub: air, sea, land, and rail.



MCGILL UNIVERSITY HEALTH CENTRE



MONTREAL UNIVERSITY HEALTH CENTRE

BONAVENTURE PROJECT

The transformation of Bonaventure Expressway into an urban boulevard

The elevated stretch of Bonaventure Expressway was built in 1966 to link the Champlain Bridge and downtown in time for Expo 67, at a time when cars were at the centre of city planning. Fifty years later, part of it has been demolished to create a signature new entryway to the city in time for Montreal's 375th birthday.

The Federal government owns the portion of the Bonaventure between the Champlain Bridge and the Lachine Canal. The city of Montreal owns the rest - from the canal to downtown, which is where the highway drops to ground level.

Montreal started tearing down its portion of the elevated Bonaventure Expressway in July 2016, promising to replace it with urban boulevards with a series of green spaces between them, by September 2017.

A series of green spaces fill in much of the area freed up by the demolition of the elevated highway between the Lachine Canal and Notre-Dame Street. Trees, benches, flowers and paths greet users in the new public spaces, which are being touted as a link between Griffintown, Old Montreal and downtown.

The prestigious Bonaventure gateway to downtown Montreal has been enhanced with two works of public art created by renowned artists. Two major patrons, France Chrétien Desmarais and André Desmarais generously loaned the monumental work *Source* by Spanish artist Jaume Plensa to the city. *Dendrites* by Montreal artist Michel de Broin, the result of a pan-Canadian public art contest, sits at the northern threshold of the Bonaventure urban boulevard. These two major works give a distinctive signature to the entrance to the city.

Before it was closed for demolition on July 2016 about 25,000 drivers per day used the elevated Bonaventure, with a peak of 4,500 per hour during morning rush hour. About 1,000 buses use the highway every morning, and another 1,000 every afternoon, mostly shuttling South Shore residents to and from downtown Montreal.

INVESTMENT BY THE CITY: \$103.6 MILLION

This project has received financial support from the City of Montreal and the Government of Quebec.

INAUGURATION: SEPTEMBER 2017



PREVIOUSLY ELEVATED
BONAVENTURE EXPRESSWAY



NEW BONAVENTURE
URBAN BOULEVARD



DENDRITES
BY MONTREAL ARTIST MICHEL DE BROIN

NEW CHAMPLAIN BRIDGE

Montreal's Champlain Bridge is one of North America's busiest spans

Montreal's Champlain Bridge is one of North America's busiest spans, with 50 million cars, buses and trucks crossing it each year. In addition to its being used by residents of the metropolitan region for their everyday commute, the crossing is part of a vital overland link for freight transportation between Canada and the United States.

Increased traffic combined with the damage caused by road salt and other factors have contributed to the structure's considerable wear and tear. This is why, in 2015, a new worksite was put into operation to build the new Champlain Bridge, slated to be completed by December 2018.

Designing the new Champlain Bridge is a long-term project that started years before the initial ground breaking. Here is a brief overview:

The project includes:

- The construction of the new 3.4-kilometre Champlain Bridge;
- A new 470-metre bridge for L'Île-des-Sœurs (Nun's Island);
- The widening of Highway 15 between the Atwater interchange and the new bridge;
- The improvement of the ramps leading from Highways 132 and 10 on the South Shore to the bridge.

In addition, the project incorporates:

- Rigorous environmental monitoring and mitigation measures to protect the surrounding natural environment;
- Architectural quality and features that will enhance Montreal's cityscape and contribute to the corridor's status as the main gateway to the city;
- A corridor reserved for public transit and a safe, accessible multi-use path for pedestrians and cyclists.

Signature on the Saint Lawrence Group was chosen as the private partner of this great P3 to carry out the design, construction, financing, operations, maintenance and rehabilitation of the New Champlain Bridge Corridor Project.

This initiative is being conducted under a public-private partnership agreement with the Government of Canada. Signature on the Saint Lawrence Group is comprised of SNC-Lavalin, ACS and HOCHTIEF.

PROJECT COST: \$4.2 BILLION



NEW ELECTRIC LIGHT RAIL SYSTEM (REM)

A new integrated train network linking downtown Montreal, South Shore, West Island, North Shore and the airport



Once completed, the REM will be the fourth largest automated transportation system in the world after Singapore (82), Dubai (80 km) and Vancouver (68 km). For the metropolitan area, the REM also represents the largest public transportation infrastructure since the Montréal metro, inaugurated in 1966. Combined with existing transportation networks (metro, trains and buses), the REM opens a new era of public transit development in the Greater Montréal area.

The REM will offer a number of efficient travel options in the Greater Montréal area. Connections between the new network and existing bus, metro and train systems have also been designed to simplify itineraries. With frequent and reliable service – 20 hours a day, every day – the REM represents a new paradigm and significant time savings for commuters in the metropolitan region. New stations will be integrated into their urban environment and designed to allow easy access for pedestrians, bicycles, cars and buses. All stations will be covered, climate-controlled, equipped with elevators, and will meet the principles of universal access.

A network of strategic importance for the metropolitan area and for Québec

The new network, realised in a private-public partnership model, represents construction costs of approximately \$6.04 billion. More than 34,000 direct and indirect jobs will be created during the construction phase and more than 1,000 permanent jobs will be created once the REM starts running. Finalization of the project is slated for 2021.



Network

67 km of double tracks
4 branches connected to downtown

Stations

27 stations
Wi-Fi on the entire network

Connection

14 stations with bus terminals or bus platforms
15 parking facilities

QUARTIER DIX30

The first and largest lifestyle centre in Canada



QUARTIER
DIX30^{MC}

Located in Brossard, at the intersection of Highways 10 and 30, Quartier DIX30™ is the first and largest lifestyle centre of its kind in Canada. Quartier DIX30™ has grown steadily since 2006 and now has over 300 stores, more than 50 restaurants, two live performance venues, a movie theatre, bars and clubs, a hotel, gyms, a spa, a sports centre, food outlets, offices, and more. Adding to its appeal, the shopping centre also has 10,000 parking spaces, including 3,500 free indoor spaces for added comfort.

The centre is home to major anchors such as Walmart, Canadian Tire, Cineplex and Rona, and it also offers customers a wide range of aspirational brands including Apple, Michael Kors, Williams-Sonoma, Hugo Boss, Lululemon and Zara. Quartier DIX30™ is also the only shopping centre in Quebec where you'll find exclusive retailers such as Pottery Barn, hr2 Holt Renfrew, and Peak Performance.

Quartier DIX30™ takes trendsetting to the next level and is a prime destination for anyone looking for a lively, one-stop shopping environment.

An elegant square at Quartier DIX30™

Square DIX30™ is a brand new section made up of 70 shops, 10 restaurants, a performance venue, a full medical clinic, and two office towers located right in the middle of DIX30™. It also has free underground parking with 2,100 heated spaces.

GENERAL INQUIRIES - CARBONLEO
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GRIFFINTOWN

An innovative neighbourhood with a legendary past

Neglected for almost half a century, Griffintown is now bustling with a new-found energy and has become one of Montreal's most sought-after neighbourhoods for real estate investments. Following in the footsteps of Brooklyn, Williamsburg and the Meatpacking District, Griffintown is now a vibrant neighbourhood with a rich and unique culinary, architectural and artistic culture. Abandoned factories have been transformed into lofts, vacant lots have made way for innovative real estate projects, many new shops, including gourmet groceries, drugstores and other service providers and the best restaurants in the city now grace the streets of Griffintown.

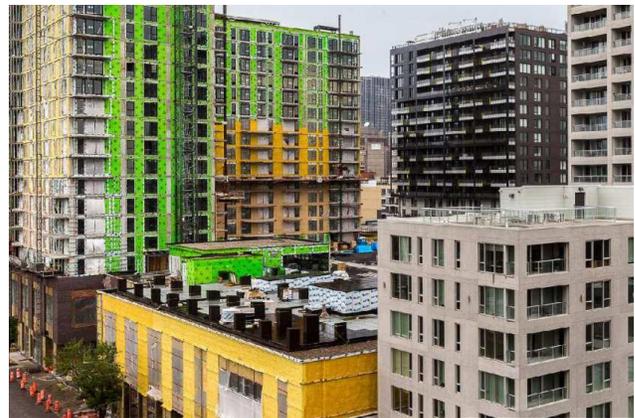
The City of Montreal is also investing in municipal work and land acquisitions in order to reorganize the entire public domain. More specifically, 4 km of centrally located streets are being re-developed so as to enhance the pedestrian experience, and 4.4 km of bike paths will also be added to the network.

Only a short walk from Old Montreal and downtown, Griffintown's unique location offers an exceptional opportunity to enjoy the city's energy while living in a friendly and dynamic community.

A legendary past

Situated only a few meters north of the Saint Lawrence River, Griffintown is marked by artefacts that are part and parcel of the forging of Montreal's unique soul; it is known to be one of the cradles of America's industrial era. Built according to urban planning principles that favoured the grid motif, Griffintown is a precursor to Manhattan's design, dating back to the beginning of the 19th century. Work on the Lachine Canal in 1821, the Victoria Bridge and the railroad soon ushered in the industrial era for Griffintown, attracting the first big Canadian factories.

What makes Griffintown's history particularly interesting is the fact that it first welcomed thousands of Irish men and women fleeing poverty and dreaming of prosperity in the promised land of America. Although the first wave arrived at the end of the 18th century, thus playing a huge part in the Lachine Canal construction that started in 1821, it is the great famine of 1847 that attracted most Irish immigrants to the neighbourhood. Back when it was called The Grif' in honour of Mary Griffin, the town took on a life of its own, soon becoming a down-at-the-heels working-class neighbourhood that reflected the misery of its residents.



GRIFFINTOWN + ARBORA MIXED-USE DEVELOPMENT

A green project made with black spruce from the boreal forests of northern Quebec

Arbora is one of the first buildings in Quebec to be built with a solid wood frame of cross-laminated timber (CLT) panels, known for their strength and performance. It is also the province's largest residential project in terms of number of units built using CLT.

Solid by nature

Thanks to this innovative technology, the entire eight-story complex can be supported by the noble timber of northern Quebec. Strong, environmentally friendly and aesthetically pleasing, the wood is paired with a distinctive contemporary architecture; the result is exposed beams and posts in each unit that bring a strong measure of warmth to the sleek Nordic design. Because nature is a core value for all the partners in the project, Arbora also stands out by including more than 40% green space and targeting LEED® (Leadership in Energy and Environmental Design) platinum certification. LEED®-certified homes are environmentally friendly, consuming less energy, water and natural resources than conventional buildings. They are also healthier and more comfortable for their occupants.

Thanks to ongoing investment in research and development, careful design and rigorous quality control at each stage of construction, the building envelopes built by Sotramont, the associate developer and builder, have been recognized by the U.S. Green Building Council as the most energy efficient in the world.

Inspired by nature and designed for the city, Arbora is a natural fit for Griffintown. What was once the site of a bustling lumberyard will soon see the emergence of a solid wood structure with a unique, contemporary signature. Firmly planted in the heart of a thriving neighbourhood, this green project made with black spruce from the boreal forests of northern Quebec promises to be a local hub and a great place to live.

Choosing Arbora means stepping into a sustainably designed ecosystem where condominiums and shops intertwine to smooth the flow of daily life. Being at Arbora means being in tune with nature in an urban forest, unlike anything else around.

GENERAL INQUIRIES - ALDO GROUP

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QUAD WINDSOR

A true extension of downtown, a new lifestyle inspired by the latest trends in North American real estate

Rising out of the heart of downtown Montreal, Quad Windsor will infuse new life into the Windsor Station neighbourhood. Urban, vibrant and avant-garde, it is the meeting place for commerce, entertainment and high-quality residences. Much more than just another district, Quad Windsor is a true extension of downtown, a new lifestyle inspired by the latest trends in North American real estate, which lives up to the highest aspirations of Montrealers.

Deloitte Tower

Designed by the world-renowned architectural firm Kohn Pedersen Fox, Deloitte Tower is Montreal's first and only LEED Platinum CS certified building. With more than 500,000 square feet of office space over 26 floors, Deloitte Tower has raised the bar when it comes to state-of-the-art office environments in downtown Montreal. One of its distinguishing features is a raised floor and its signature element is its one-of-a-kind inner courtyard, graced with a stunning reflecting pond that transforms into a skating rink in winter.

Tour des Canadiens

Montreal's first sports and entertainment condominium, the Tour des Canadiens is one of downtown Montreal's most sought-after residential properties. Located in the bustling city core, right next door to the Bell Centre, home of the legendary Montreal Canadiens, this 50-storey tower features over 555 condos and is home to 1909 Taverne Moderne, a three level, 25,714 sq. ft. restaurant being opened by the Montreal Canadiens, which will be the largest restaurant of its kind in the country.

Tour des Canadiens 2

Sprung from the overwhelming success of Tour des Canadiens, Tour des Canadiens 2 represents the next residential phase in Quad Windsor. Located on St. Antoine Street just across from Deloitte Tower and the Bell Centre, Tour des Canadiens 2 will feature over 590 units on 50 storeys and a direct access to the underground city. Tour des Canadiens 2 will once again raise the standard for downtown living in Montreal.

600 Peel

Located in the southeast sector of Quad Windsor, 600 Peel will consist of three towers, featuring 1.5 million square feet of space that will be home to townhouses, high rise residences, charming neighbourhood shops and other retail spaces. Designed with interconnectivity in mind, prestigious landscaped spaces will serve as common meeting places for residents.

750 Peel

Located on the southwest corner of Peel and Sainte-Antoine Street, 750 Peel will consist of two AAA office towers, featuring 1.1 million square feet of space designed for LEED Platinum CS certification.

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