



Proposal Call  
First Stage

June 1982

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## **INTRODUCTION**

The Canada Mortgage and Housing Corporation is seeking developers to participate in the creation of Cité du Havre, a major new residential initiative in Montreal. Also known as MacKay Pier, the site of Cité du Havre in the city's old port district is one of unique and exceptional distinction. It offers outstanding views of both the river and the city and has a rapid and direct connection with downtown Montreal via the Bonaventure Autoroute. Once a part of Expo '67, the site is now largely vacant except for four former Expo pavillions, and Habitat '67, the 157 unit residential complex which was built for Expo '67 as a permanent and dramatic illustration of the search for new ways to provide housing.

This document is the first stage of the proposal call for the purchase and development of Phase One, comprising approximately 5 hectares (12 acres) of Cité du Havre (Parcel B) and/or for the purchase of the Habitat '67 residential complex. Developers are requested to indicate the extent and nature of their interest in these opportunities and are invited to submit their credentials and records of performance in response to this call as indicated later in this document. A short list of qualified developers will then be invited to make detailed submissions in response to a second stage proposal call document. On the basis of these submissions, a developer or developers will be selected.



## 1. DEVELOPMENT CONTEXT

Cité du Havre, being developed by CMHC, is part of a larger area known as Le Vieux-Port de Montréal. The federal government is proceeding with redevelopment of approximately 180 hectares (450 acres) of underused waterfront land and with the renovation of a large number of historic buildings in the area. The development of the Vieux-Port area, when complete, will contain a mix of commercial, residential, institutional, cultural and recreational uses in new and renovated buildings.

The objective of this federal government activity is to open up the waterfront to the people of Montreal. The theme for this activity is to provide a "window on the river". Areas of open space and related activities will renew Montreal's connection to the waterfront by extending the "Old Montreal" district to the harbour and to the St. Lawrence. In order to accomplish this objective, the federal government has created a new Crown Corporation, La Société du Vieux-Port.

CMHC, for its part, will be operating in this context in bringing about the development of Cité du Havre. This site presents a strong and interesting opportunity. It is close to the downtown yet clearly set apart, adjacent to Old Montreal but amenable to contemporary design, and it offers a unique serviced site available for a high quality development.

Cité du Havre, which will augment and complement the residential development begun by Habitat '67 will comprise approximately 15 hectares



(37 acres). The land available for residential development will be divided into a number of parcels and offered for sale to private developers through this and subsequent proposal calls, providing a total of approximately 1,600 new residential units. Certain parts of the site offer the potential for small office components and shopping facilities to serve the residential and tourist populations. The community will be complemented by the construction of a public riverfront promenade along the St. Lawrence River, leading to a major waterfront park at the northern end of the peninsula, and the upgrading to an attractive formal boulevard of the existing Avenue Pierre-Dupuy, which runs through the site to the Ile Ste-Hélène (Man and his World). These public improvements will be funded by the federal government.

In Cité du Havre, CMHC intends to fulfill the promise of Habitat '67 and transform the Cité du Havre site into a residential community displaying superior qualities of imagination and design. Habitat explored alternatives to the high rise towers and townhouse developments characteristic of the 1960's. The development of the new sites on Cité du Havre will need to respond to a new set of concerns appropriate to the 1980's -- energy conservation, orientation, sunlight penetration, the relationship between public and private areas, and public access to the waterfront, while at the same time maintaining the search for architectural excellence.

The development of Cité du Havre will be governed by a set of design and development objectives. This Stage One document addresses general

objectives and principles which broadly define the desired character of the Cité du Havre community and indicates a primary development framework of public and private development areas within which the essential overall coordination will be achieved. The purpose of these overall objectives and framework, included later in this document, is to establish the total development expectations.

At this stage, the extent and scope of Parcel B and the sale of Habitat '67 are the subjects of this proposal call. Proponents expressing interest in Stage One of this proposal call will have the opportunity to indicate their views relating to the sizes of parcel areas, means of access and development increments. Following this consultation with the development industry, a final document establishing exact boundaries of Parcels B and C, and detailed development controls and guidelines for Parcel B will be issued by CMHC as part of the Stage Two documentation.

## **2. THE PROPOSAL CALL**

### **2.1 The Process**

A series of proposal calls for the private development of Cité du Havre will be undertaken. This document represents the first stage of the proposal call for Parcel B of the development and for the sale of Habitat '67. The first stage has a two-fold purpose, (i) to shortlist developers to participate in the second stage of the call for either or both of the parcels and (ii) to gain feed back from the development industry on the design and development concept indicated in this document for Cité du Havre .

All evaluation and selection decisions on the first stage proposal call submissions will be made by CMHC. All developers making complete submissions will be offered the opportunity of an interview to present their design and development capability and their reaction to the concept for Cité du Havre.

Shortlisted developers will be invited to prepare a response to the second stage proposal call documentation consisting of a financial bid for acquisition of the parcel and a concept design of their intended development.

The successful development proponent of Parcel B will be selected on the basis of the achievement of a high standard of architectural design within the framework of the design objectives, and on the basis of financial value to the federal government.



CMHC is proposing to sell Parcel B to the successful development proponent. However, in order that the proponent may obtain the necessary approvals without undue exposure in terms of risk, CMHC is prepared to consider leasing the parcel to the successful proponent for a period of time up to 18 months, in order that the proponent may develop his design, and obtain required approvals. Such lease would be entered into, however, only after all business arrangements regarding the final acquisition of the land had been settled.

### **3. FIRST STAGE PROPOSAL CALL SUBMISSIONS**

#### **3.1 Submissions**

Submissions should be marked "Cité du Havre - First Stage Proposal Call" and should be delivered by 11:00 A.M. on July 30, 1982 to:

Lorne R. Finley  
Director,  
Project Implementation Division  
Canada Mortgage and Housing Corporation  
P.O. Box 109  
106 St. Pierre Street  
Montreal, Quebec

Telephone: (613) 748-2347

#### **3.2 Submission Requirements**

Submissions presented at the first stage should provide evidence of the capability of the developer and his architectural team to undertake the project, and provide an opportunity for the private sector to comment on the Cité du Havre design and development concept indicated in this document. No design presentation for this site is expected at this stage and none will be accepted if presented.

The specific requirements for the first stage are:

- (i) Description of the development company and its principals;
- (ii) Name of the intended architect or design team;

- (iii) Evidence of relevant experience of both the proponent and the architect on projects of this nature; (firms and architects should list related projects done over the past five years).
- (iv) Evidence of sufficient financial capacity to undertake the development; (proponents should submit audited financial statements) and
- (v) Evidence of managerial capacity to undertake the development.

Firms expressing interest in the development of Cité du Havre are also requested to indicate their reactions to the intended design and development concept for Cité du Havre in order that CMHC can finalize the parcel definition and design guidelines for the second stage of the call, and ensure an attractive and feasible development opportunity. Specifically, proponents may provide information and opinion on the following issues:

- (i) the size of Parcel B, and the location and configuration of proposed private and public access to Parcel B;
- (ii) the nature and size of the market for residential development in Cité du Havre;
- (iii) the desired form and design of buildings within Cité du Havre;
- (iv) the relationship between development parcels; and
- (v) the relationship to the proposed public improvements.

### **3.3 Evaluation of Submissions**

Submissions will be evaluated according to the following criteria in order to shortlist proponents for participation in the second stage:

- (i) The experience of the proponent with similar projects;

- (ii) The experience of the proponent's architectural team with similar projects;
- (iii) The ability of the proponent to finance and manage the project;
- (iv) The ability of the proponent to work creatively with CMHC; and
- (v) The ability of the proponent to develop a project which seeks to achieve successfully the stated development objectives of CMHC.

#### **3.4 CMHC's Rights**

CMHC reserves the right to reject any or all submissions.

#### **3.5 Habitat '67**

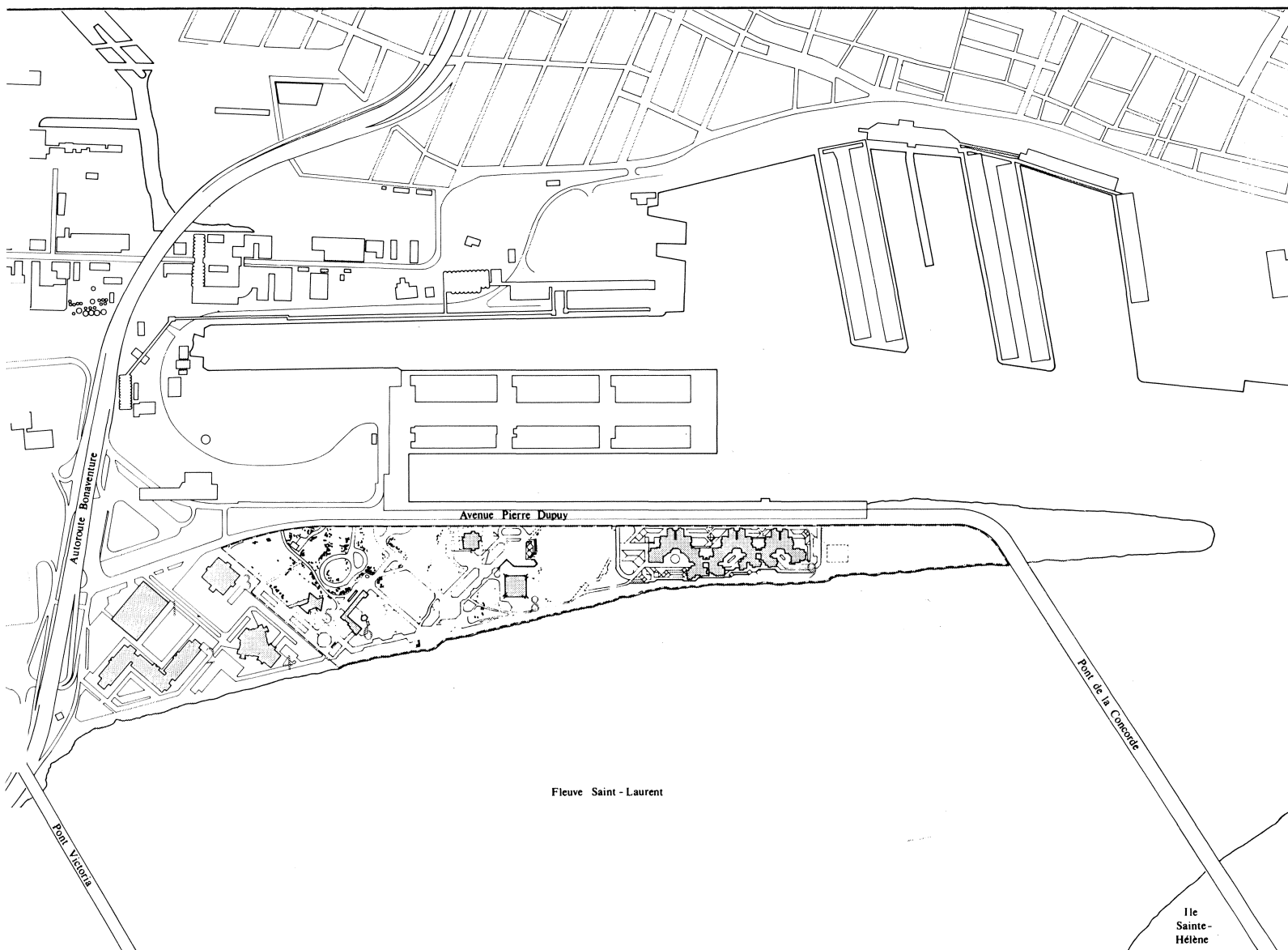
Proponents who are interested in acquiring Habitat '67 should so indicate in response to this First Stage of the proposal call. In Stage Two, there will be a specific document relating only to the acquisition of Habitat '67. This documentation will be forwarded only to those firms which express an interest in acquiring this project.



## The Site

### 4. THE CITÉ DU HAVRE SITE

The Cité du Havre site is an elongated parcel of land of 15 hectares (37 acres) owned by CMHC which extends into the St. Lawrence River and is connected to downtown Montreal by the Bonaventure Autoroute. The site is approximately 1,370 metres (.85 miles) in length and is about 260 metres (850 feet) wide at its widest point. At Habitat '67, it is about 105 metres (350 feet) wide. The dashed line on the aerial photograph indicates the extent of CMHC ownership.



## Existing Site Conditions

1. CBC production facility
2. NHB administration building
3. Musée d'Art Contemporain
4. Expo Theatre
5. Natural Gas Pavilion
6. Katimavik
7. Olympic House
8. Labyrinthe
9. Habitat '67

The land form of Cité du Havre, also known as MacKay Pier, was created as a result of two stages of landfill operations. A period of initial landfilling, commencing in 1900, was intended to provide a shelter to the Montreal harbour from spring ice floes and the swift river current. The final landfill stage in the 1960's was to provide a site for and access to Expo '67.

Cité du Havre is therefore a landfill site with a western edge in the form of a concrete bulkhead (Mark-Drouin Pier), and an eastern edge formed of a rock rubble slope. Its top elevations range from 37.185 to 38.405 metres, or some nine metres above the 28.563 - metre average low water level of the river. The highest recorded water level is 32.723 metres.

A soils and servicing engineering report is provided in Appendix "1". This report has been prepared for CMHC by outside consulting engineers as a general indication of site services and subsurface conditions. All observations, data and opinions expressed in this report are believed to be accurate and true; however, CMHC assumes no responsibility or liability for their accuracy, and they are not warrantied with respect to the sale of the subject parcels. Successful development proponents are expected to undertake more detailed investigations where necessary, at their own cost.

Remaining on the site as a legacy of Expo '67 are Habitat '67, owned and managed by CMHC, and four other structures, some of which will be demolished over the course of the development and their functions relocated.



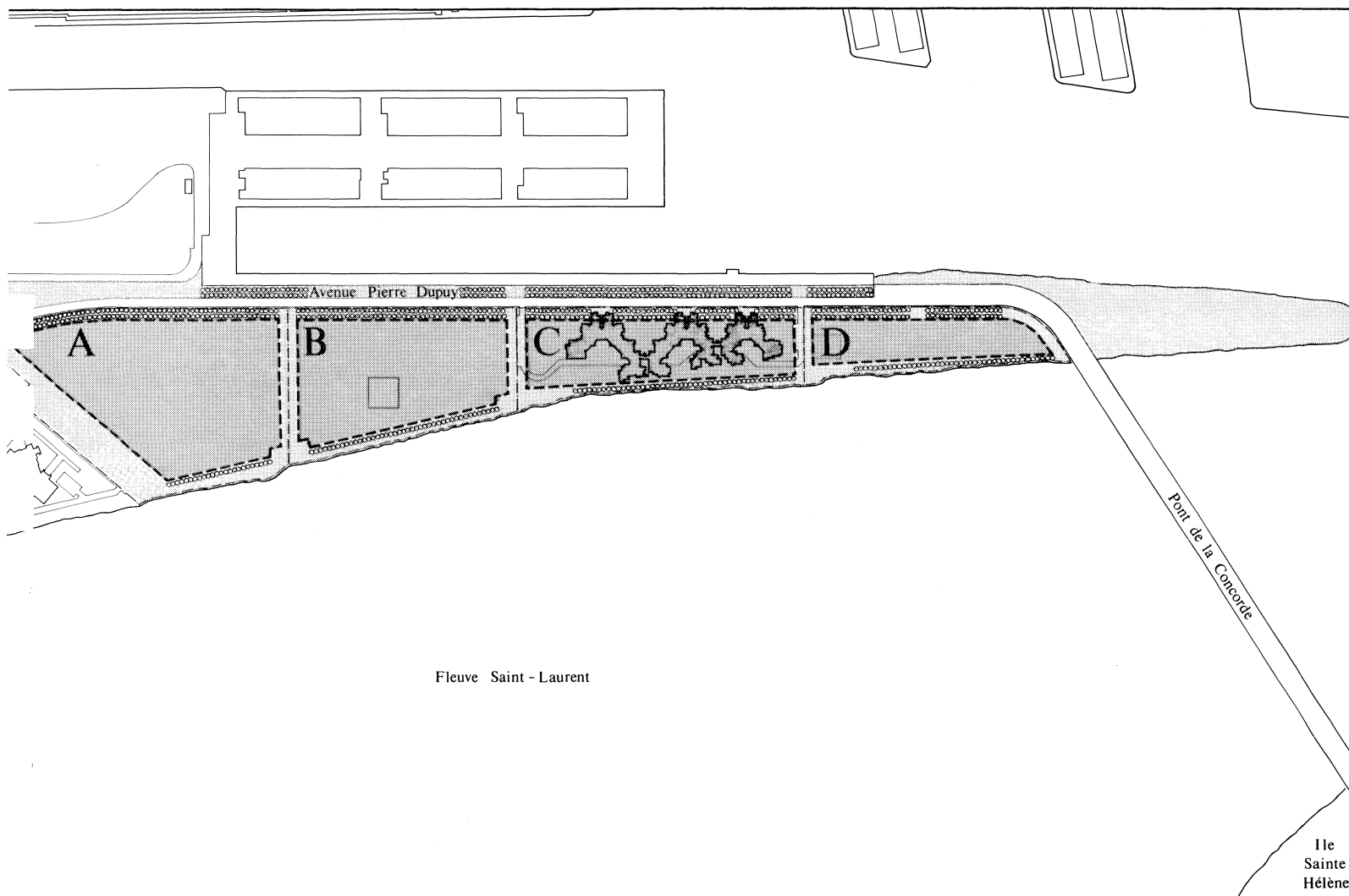
Between the site and the Bonaventure Autoroute is a small but important grouping of institutional and cultural buildings containing the Musée d'Art contemporain (Museum of Contemporary Art), the Expo Theatre, offices for the National Harbours Board, and a Canadian Broadcasting Corporation production facility. As can be seen from the site plan, the Cité du Havre development site begins immediately north of these facilities.

## **5. CITÉ DU HAVRE PLANNING AND DESIGN**

### **5.1 The Process**

Current planning recognizes the necessity to establish at the outset an overall character for the development; including expectations relating to massing, design quality and value. These are specified in the following sections dealing with the Cité du Havre parcels, the development objectives and principles, and a public-private area development framework.

This macro planning recognizes the need for flexibility to effectively accommodate future changes in market conditions throughout the total Cité du Havre development period. That is, flexibility relating to specific site planning, building design, development increments, parcelization and the resulting secondary access system and attendant secondary public domain. Decisions on those elements of the plan which are specific to the site planning of Cité du Havre development parcels are most appropriately made at the time of detailed design of each parcel in the light of the prevailing market conditions. Also recognized with respect to this flexibility, is the imagination and initiative of development firms to create value while responding to the project objectives and to areas requiring overall coordination and control. Following feedback from the private sector, in Stage One, final parcel boundaries will be established, and selected critical objectives will be elaborated to form design controls and guidelines for parcel B.



## Development Parcels and Framework

### 5.2 Cité du Havre Development Parcels

#### Parcel B (Phase 1)

Parcel B is to be developed immediately, and is, along with the sale of Habitat '67 the subject of this proposal call. After consultation with developers during the first stage of this proposal call, the final boundaries and unit count of Parcel B will be established. The boundary between

Parcel A and B may be considered to be flexible during stage one. Parcel B may ultimately contain 400-600 dwellings. It is intended that this parcel will be developed principally for residential uses with a minor component of convenience retail and service uses.

Parcels A and B together constitute 13 hectares (32 acres) of land or approximately 2/3 of the land area of Cité du Havre. The final division of the 13 hectares will be determined at the end of Stage One, based on feedback from interested developers. Parcel B is immediately south of Habitat '67 and includes one building, "Labyrinthe", the current use of which will be retained for the foreseeable future. A second building on this parcel, Olympic House, will be removed at the developer's cost.

#### Parcel C (Phase 1)

Parcel C is the existing Habitat '67 housing complex. This proposal call seeks expression of interest from private sector investors in the purchase of this internationally recognized complex.

#### Parcel A (Phase 2)

Parcel A will probably be the largest of the four parcels. Its exact size and boundaries will be determined after consultation with developers during the first stage of this proposal call. Parcel A is situated between the institutional cluster to the south and Parcel B to the north. It is a deep site and may later be subdivided into more than one development parcel.

This parcel will be offered for development after Parcel B is underway, and will ultimately contain approximately 600-800 dwellings with associated convenience retail uses.

#### Parcel D (Phase 3)

Parcel D consists of 2.8 hectares (7 acres) of land and will probably be the final parcel offered for development. It is a landmark residential site with extraordinary harbour and city skyline views. It is expected to contain 300-400 dwellings with convenience retail uses.

### 5.3 Development Objectives and Principles

The Cité du Havre quality concerns are expressed in this Stage One document as objectives and principles to be addressed, rather than as specific design criteria. The major development objectives and principles, as well as the applicable planning and development structure of the Cité du Havre public domain include the following:

(i) Development Intensity and Heights

The development scale and massing is to be complementary with the scale of the surrounding open space and existing buildings.

Agreement in principle has been reached with the City of Montreal as to an overall density of 125 units per hectare (50 units per acre) and a height limit of 50 metres (160 feet) for the site which, in theory, could yield a gross total in excess of 2,000 units. It is the Corporation's intention, however, to govern the density of Cité du Havre on a parcel-by-parcel basis within this overall framework, but limiting the development to approximately 1,600 units. The conceptual Parcel Plan indicates current thinking as to the range of number of units per parcel. The limits on the number of housing units and height limit have been set to allow for a general appreciation of the intensity of the development by all prospective proponents.

(ii) Avenue Pierre-Dupuy

The existing functional and formal characteristics of this Avenue are to be reinforced. A unified and coherent streetscape of a distinct character corresponding to the function of the Avenue as a formal gateway to Ile Ste-Hélène is currently proposed. The streetscape coherence is to be achieved by a building set-back relationship similar to Habitat '67, streetwall bulk and height guidelines, and a unified streetscaping concept.

CMHC is undertaking a landscape design for Avenue Pierre-Dupuy. A concept design will be provided as part of the second stage proposal call documentation and final design coordinated with actual building designs for adjacent parcels.

Avenue Pierre Dupuy is currently on land owned by CMHC. Discussions are taking place with the City of Montreal with respect to its improvement and the dedication of an appropriate street allowance to the municipality.

(iii) Promenade St-Laurent

A continuous riverfront promenade responding to the federal government objective of providing a "window on the river" is to be developed along the St. Lawrence River edge of the entire site. In cooperation with La Société du Vieux-Port,



CMHC will be undertaking a unified and comprehensive landscape design for this "Promenade St-Laurent" and its design will be co-ordinated with second stage proponents. This promenade will be publicly owned and maintained.

(iv) Vehicular Access

Avenue Pierre-Dupuy will provide the primary vehicular access for all development parcels. Secondary means of access within development parcels are foreseen as either municipal streets or shared private access roadways.

Part of the objective of the first stage of the proposal call is to identify the scale of development desired by the development industry. Comments from interested parties on probable built forms and anticipated market absorption can form the basis for determining the need and nature of secondary street systems.

It should be understood, however, that while CMHC will co-ordinate the design of roads and/or other municipal systems, the costs of all extensions to the existing systems will be the responsibility of the developers served by such extensions.

Parking requirements will be coordinated with the City of Montreal and established prior to stage two of this proposal

call. The major portion of the parking requirement within each development parcel should be concentrated as close to Avenue Pierre-Dupuy as possible, in order to minimize car intrusion and the associated problems of noise, fumes, headlight glare and pedestrian conflicts across the balance of the development area. Parking areas should be sheltered from view from public and private areas of the development and adjacent open spaces.

(v) Pedestrian Systems

A safe and convenient pedestrian system on Cité du Havre is planned. The primary pedestrian system is formed by the public open spaces of the Avenue Pierre-Dupuy and the "Promenade St-Laurent". Secondary pedestrian systems may follow parcel boundaries. These open space pedestrian systems will probably be public. Tertiary pedestrian systems will occur within the parcel developments and are potentially shared private spaces under condominium ownership.

(vi) Non-Residential Uses

Facilities of a recreational nature should be oriented toward the "Promenade St-Laurent". Non-recreational facilities and local retail should relate to Avenue Pierre-Dupuy in order to generate street activity and surveillance, and should

be coordinated with future pedestrian destinations. The phasing of non-residential uses is to follow the incremental development of the total community.

(vii) Orientation

The existing dramatic mid-range and distant view opportunities are to be maximized from all housing units and from the public spaces of the development, while protecting the units and their private outdoor spaces from overlooking.

The density distribution and site planning on each development parcel of the site should maximize the view potential from dwelling units, and should minimize the casting of shadows on other buildings. In general, it is proposed that taller structures should be located along Avenue Pierre-Dupuy in order to overcome the view obstruction of the port facilities, and to reinforce the design objectives of the Avenue, while minimizing shadows cast on areas internal to the site.

(viii) Energy Conservation

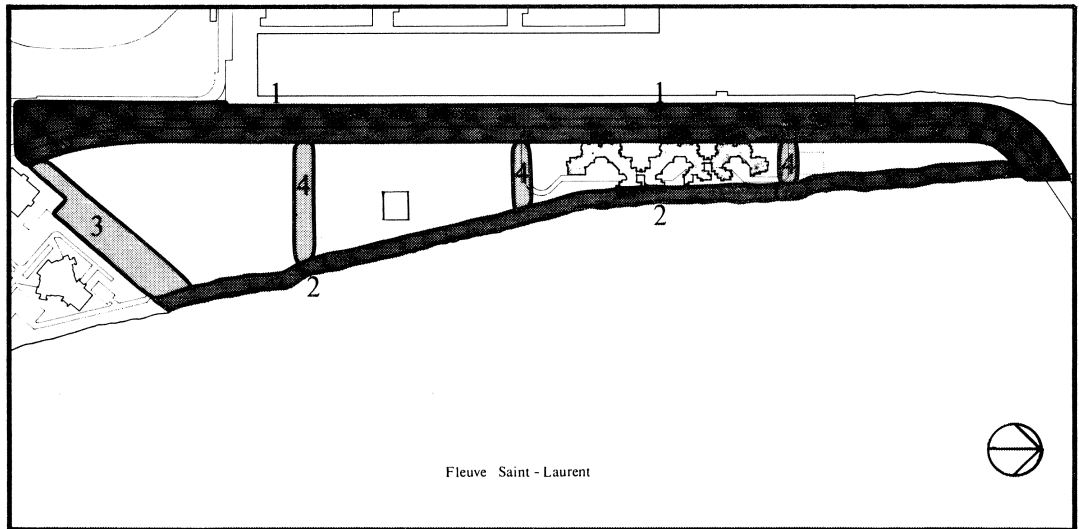
Energy conservation measures are to be promoted in the areas of building orientation, the design of the building envelope, and the efficiency of mechanical systems.

(ix) Micro-Climate

Consideration should be given to the arrangement of buildings to act as screens against prevailing winter winds.

(x) Safety, Security and Territoriality

Public and private areas are to be clearly defined. Land uses and buildings adjacent to public passages should be such as to maximize the surveillance of public areas.

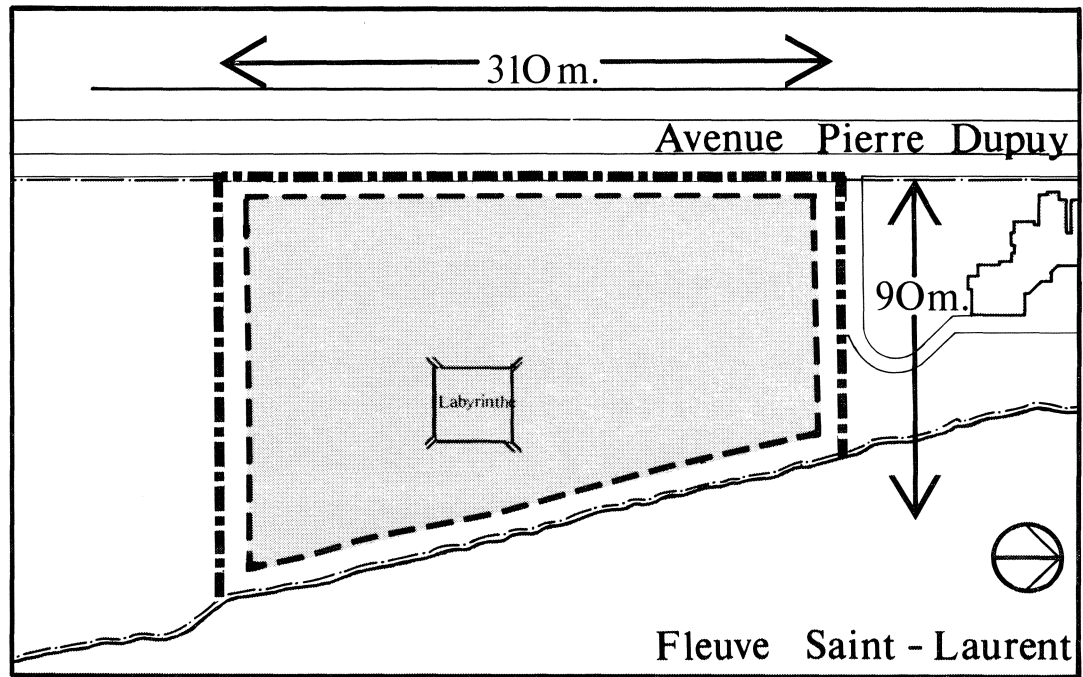


## Edge Conditions

- key:
1. Avenue Pierre-Dupuy
  2. Promenade St-Laurent
  3. South edge of development
  4. Parcel interfaces

### 5.4 Edge Conditions

The accompanying drawing, Edge Conditions, identifies the primary interface issues which must be addressed by parcel development schemes in fulfilling the related development objectives and principles. Illustrated are the two primary public open space systems, Avenue Pierre-Dupuy, and the "Promenade St-Laurent", as well as their conceptual open space connections along the boundaries of development parcels. These boundaries could be developed as vehicular access points from Avenue Pierre Dupuy and as public visual and physical access corridors to the water's edge. The interface between private development parcels will be treated in a consistent fashion. It is anticipated that the access corridors might be 18-20 metres in width with consistent landscaping and lighting.



## Parcel B

### 5.5 Parcel B

The following is a summary description of planning and design principles, and of parcel conditions.

Land Area: Approximately 5 hectares (12 acres) as shown. Final land division between Parcel A and B (total 13 ha.) is to be determined prior to Stage Two of the proposal call.

Permitted Use/Density: 400 to 600 dwellings units of any size, type and tenure with convenience retail.

Setbacks: The developer should anticipate the following setbacks for Parcel B -

1. North and south boundaries 10m. (1/2 of a proposed easement)

2. Avenue Pierre-Dupuy setback to be consistent with that of Habitat and to account for a probable 25-metre Avenue Pierre-Dupuy right-of-way centered on the centreline of the Avenue.
3. "Promenade Saint-Laurent" 10-15m. (will vary by location).

Heights: The heights of buildings are to be no more than 50 metres and should respect the massing of Habitat '67 on Parcel C adjacent.

Bulk Distribution: Major buildings should be associated with Avenue Pierre-Dupuy with more variegated buildings in the easterly part of site permitting internal site views of the St. Lawrence River.

Micro-Climate: It is considered to be desirable that buildings facing Avenue Pierre-Dupuy be arranged as a wind screen, in order to shield the internal and easterly portions of the site.

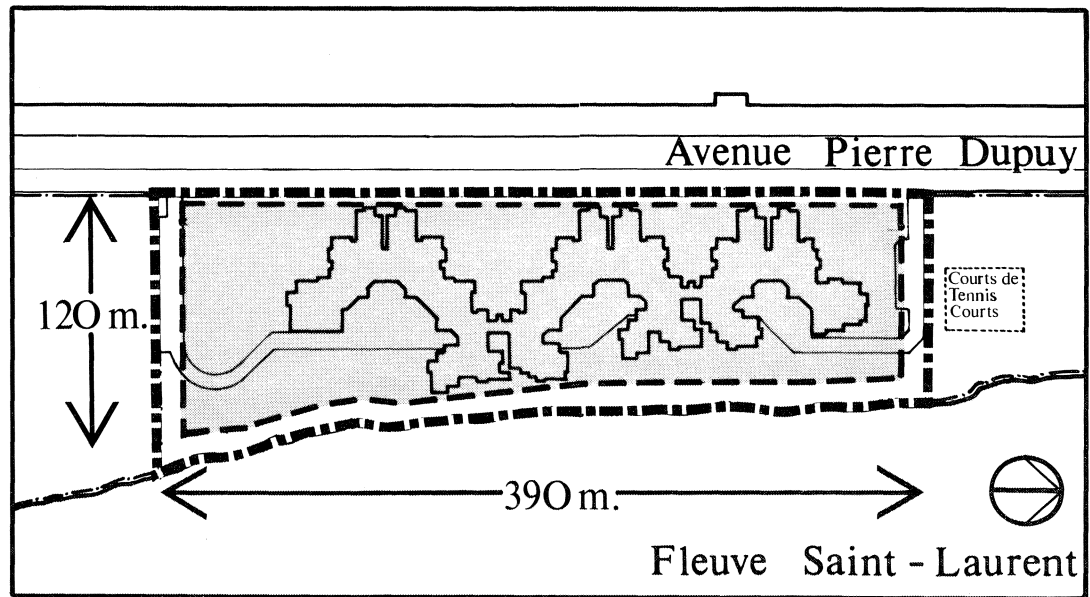
Address/Access: Avenue Pierre Dupuy will be the primary access route to the Parcel. Secondary roads within the parcel are foreseen as either municipal streets or shared private access roadways. The Avenue Pierre-Dupuy building frontage should be comprised of active uses at grade including lobbies and retail uses.



Territoriality: Careful attention will have to be given to matters of security and privacy. In particular, demarcations between the public edges, easements and passages in private parts of development must be established by the placement of buildings, hedges, fences, elevation changes, etc. in order to assure clarity of public passage and provide security and privacy.

Special Conditions: The "Labyrinthe" building which exists in Parcel B will remain for the foreseeable future. Access and parking to this building will have to be provided by the Parcel B developer. This access should assure a high level of compatibility with his housing proposal. The Olympic House structure is to be assumed to be removed with development of Parcel B.

The Habitat '67 project to the north should influence the development proposal. Strategies which provide compatibility are strongly encouraged.



Parcel C

### 5.6 Parcel C

Parcel C consists of the existing Habitat '67 residential development. This structure enjoys a world-wide reputation, having been designed especially for Expo '67. Due to its universal appeal, it remains a very much sought after residential building. It is original in concept, comprising a modular apartment assembly while projecting a dramatic building form. It consists of 157 apartment units, structure parking, and a convenience store.

The Parcel C boundaries indicated in this document and yielding an approximate area of 3.5 hectares (8.6 acres) are conceptual only. The tennis courts which are currently considered a part of the Habitat '67 development may or may not be relocated and the Habitat '67 parcel may be redefined following negotiations with interested purchasers.

A detailed property description of the land and building will be provided prior to Stage Two of this proposal call to those firms expressing interest to purchase Habitat '67.