

Côte-de-Liesse

Request for Expression of Interest (RFEOI)

125 Houde Street, Saint-Laurent, QC



The parcel at 125 Houde Street, also known as the John Grierson building, is part of Canada Lands' project at the former headquarters of the National film board of Canada. This vacant office building will be repurposed into residential apartments, while respecting the existing heritage of the site. The property is **0.38-hectares (0.93-acres)** and will enable 110 housing units, partly through the adaptive reuse of the existing building, and partly by way of new addition.

While the Côte-de-Liesse property was formerly occupied by the National Film Board, it played a role as an engine to propel the Canadian film industry. The redevelopment of the site will see a vibrant mixed-use community emerge in the Borough of St. Laurent. The property is conveniently located within 750 metres of a planned *Reseau express métropolitain* (REM) rapid transit station expected to be operational in 2025. The site is adjacent to an existing daycare and is part of an exciting, master planned redevelopment that will see a mixed-use community with both market and non-market housing, employment and commercial uses emerge in the Borough of St. Laurent.

Affordability: The minimum requirement for affordability is established by the FLI program, at least 30% of the units must be made available at rents not more than 80% of the Median Market Rental Rent, as established by CMHC, for the area.

Accessibility: 20% of all units must meet or exceed accessibility standards as prescribed in the RFEOI, while the entire project – including common areas and dwelling units, must have universal accessibility incorporated into the design.

Energy efficiency:

The project is required to achieve improved energy performance, which will be demonstrated by modelling a decrease in energy consumption and/or greenhouse gas emissions as outlined in the RFEOI.

To learn more about Côte-de-Liesse and how to submit an application, [please visit the Côte-de-Liesse project page](#).

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