



Benny Farm Redevelopment Plan Submitted to City of Montréal

Montréal, Québec, February 24, 2003 – Canada Lands Company CLC Limited (Canada Lands) announced today that it submitted the redevelopment plan for the Benny Farm site to the appropriate authorities at the City of Montréal for public consultation and approval. This plan is available to the public on-line at www.bennyfarm.org.

This revised redevelopment plan, prepared by Saia et Barbarese Architectes, one of the four architectural firms that presented a design alternative to the public on October 30, 2002, is based on the following:

- development objectives established by the Task Force in early October;
- feedback from the community in November after the public presentation of four design alternatives; and
- final recommendations of the Task Force in late November after analysis of the four alternatives.

The development objectives established by the Task Force confirmed the predominantly residential vocation of Benny Farm by dedicating at least three-quarters of the site to housing (targeting low to moderate-income groups) and one-quarter to community services.

The Task Force established that approximately 500 units would be appropriate for the residential portion, two-thirds for rental units and one-third for private ownership. As for rental housing, financial accessibility was established as a priority, with 27% of the units to be affordable for persons with moderate income, and 40% to be subsidized units. The housing mix was designed to reflect the diversity of Notre-Dame-de-Grâce, while addressing special needs within the community such as those of seniors, young families, single-parent families and individuals with limited mobility.

On February 6, 2003 the Task Force met to review the revised redevelopment plan presented by Saia et Barbarese. This plan includes the renovation of half of the existing buildings on the site, which are to be used for various tenure types including rental, private ownership and subsidized rental. The architects carefully assessed the location of housing units to be renovated by taking into consideration the location of new streets and community service facilities, as well as the functionality of the site development.

The members of the Task Force accepted the plan, provided that certain conditions are met, including the following:

- ensure housing affordability for the target clientele;
- assess the impact of the proposed services on local traffic and parking;
- set architectural guidelines to ensure a harmonious integration with adjacent housing;
- establish quality standards for renovation of the existing buildings;



- reserve a proportion of adapted housing for young adults with limited mobility; and
- explore funding sources for environmental innovation.

“We are working closely with the representatives of the City, the Task Force, and the community to move this redevelopment forward as quickly as possible,” said Jim Lynes, Vice-President of Real Estate for Canada Lands’ Eastern Region.

The Task Force confirmed the importance of offering affordable housing on the site to households in the low to moderate-income range. In the coming weeks, several means of maintaining housing affordable for the target households will be studied.

The Task Force also agreed on the importance of continued community involvement in the redevelopment and concluded that in the long-term, the occupants should be responsible for community life on the site. Consequently, several community participation strategies will also be studied in the coming weeks.

The role of the Task Force will now evolve to become that of an advisory committee to Canada Lands, overseeing development objectives and guidelines for the site while acting as a liaison with the community. Special committees may be created to deal with specific issues, using the expertise of other members of the community.

Canada Lands is a federal Crown Corporation established in 1995 to create financial and community value from properties no longer required by the Government of Canada. The company is self-financing and implements innovative property solutions to enhance the quality of life in communities where it operates.

- 30 -

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