



Answers to questions from the public

Virtual information session of July 19, 2023

[Watch the replay of the information session](#)

This document consolidates questions asked verbally and in writing during the information session. The answers in this document have been validated and enhanced. They may therefore differ from those given during the question period.

CONCEPTION

The type of paver that the city installed in the east section of downtown is dangerous for pedestrians as there is no distinction between the street and the sidewalk. Do you plan the same type of installation in the new sections of Sainte-Catherine?

Adjustments were made to the section designed this summer, especially for the color of the granite borders. The roadway and its immediate surroundings will be laid out with dark pavers, such as those already installed in the easternmost roadway. However, a very light granite border, of 300 mm width of and 60 mm height difference, is planned to ensure a clear distinction between the pavement and the sidewalk. These adjustments will also be integrated into the development of the stretches further west.

Do you take into consideration the potential dangers of ram trucks? As pedestrians, it could be worrying.

Bollards are installed at the bearish of the intersections, at the already developed stretches and the future ones, to discourage vehicles traffic on sidewalks. The

furniture area between the roadway and the pedestrian corridor, located along the facades of the buildings, also contributes in the distinction between the pavement and the sidewalk, preventing vehicles from driving on them.

Where are located the plans and specifications of the new developments of Rue Sainte-Catherine west of Peel, specifically, the delivery parking areas and schedules, the information on the accessibility of terraces, etc.?

The city continues the design of the stretch situated between Rue Peel and Avenue Atwater. The elaboration of plans and specifications has not started yet for this stretch. We are working with Ville-Marie to define a trucking plan that would support the delivery schedule on Rue Sainte-Catherine Ouest. This element will be announced in due course. In continuity with the vision developed and the developments already made, there will no longer be street parking on the artery as a result of the works. For the terraces, all the existing ones will be maintained and improved after the works.

Works

In the interest of transparency, will the city make public and available for consultation the list of contactors carrying out the public works?

***Eurovia Québec Grands Projets INC.**, the contractor of this site is identified with an informative banner on the site fences.*

For more information on all the city contracts, we invite you to consult the two public directories below:

<http://www.espacedata.ca/>

<https://ville.montreal.qc.ca/vuesurlescontrats>

On which side of Rue Sainte-Catherine Ouest will you start the works? Will the entire street be closed at the same time or will it be gradual?

Rue Sainte-Catherine will be completely closed from the start of the works because work is planned on both sides of the road.

Access to shops will be maintained at all times during business hours. Delivery areas will be added and defined around the site. The information will be communicated to you on the maps in the work notices.

When I was living in Washington between 2016 and 2018, alongside the largest construction site on the East Coast, the city completely modernized all the underground infrastructure over an entire kilometre of Maine Ave, and finished everything in a year, without ever completely closing the avenue to traffic. Most

nights the street was completely reopened. Why will it take so long in Montreal to work on a few blocks?

The planned works on the underground infrastructure on Sainte-Catherine O as well as the major intervention on the water main of Rue Metcalfe are very complex. The works represent 200 linear metres on Rue Sainte-Catherine Ouest, but also 140 linear metres on Metcalfe and 500 linear metres on Mansfield. There is, therefore, a lot to do in a sensitive and complex sector.

Rue Ste-Catherine, one of the first and main arteries built in the city contains too many obsolete underground infrastructure. Some of these pipes are nearly 150 years old! They must be entirely replaced while maintaining services to the population.

The stakes are multiple, the works must be done in a manner that is safe for workers and the public and in a way to maintain access to the street to the general public. The works will have to be carried out with precaution and attention to details in order to avoid as much as possible breakage (gas pipe, high-voltage electrical conduits, centennial water mains, etc.).

Considering these issues and the need for an appropriate working method, a minimum time will be required to carry out all the works that will offer new infrastructure with a lifespan of more than 100 years.

Note that the city evaluates the possibility of continuing the works of Sainte-Catherine Ouest Project on a greater distance to the west from 2025, once the major obstructions of Rue Sainte-Catherine Ouest and Rue Peel are lifted.

Are you going to redo the sidewalks on Rue Metcalfe? And how far are you going to block Rue Metcalfe?

The sidewalks of Rue Metcalfe will be redone between Rue Place Mont-Royal and Rue Square-Dorchester. Rue Metcalfe will be closed on this same stretch.

Will the works on the sewage infrastructure improve the system resilience during heavy rains and reduce overflows in building systems?

The sewage system will be brought up to standard as part of the reconstruction of the underground infrastructure. The city will also build draining tree pits as soon as the construction site starts this summer. These will be implemented in greater numbers as the project unfolds towards the west. These pits retain run-off waters in order to minimize their discharge to the sewage system.

PARKING

How many parking spaces are we going to lose once the works are completed?

As part of the works beginning this summer, between Rue Peel and Rue Mansfield, thirty-eight street parking spaces will be removed during and as a result of the works. Curb extensions will be installed at the intersection of Rue Metcalfe. These will require the permanent removal of eight additional street parking spaces.

TIMELINE AND SCHEDULE

Is there a break in the works during winter and during the holidays period in December? If yes, from when to when? And will the site fences remain in place during the break?

Yes, the works will be interrupted from mid-November 2023. The work should resume in mid-February 2024. These dates could change according to weather conditions. During the break, all fences will be removed from the sidewalks and the roadway; traffic will be permitted on the streets during this break.

What are the forecasts of the duration of the works for the part of Rue Saint-Marc and Rue Atwater? To better prepare ourselves. Do you happen to have an approximate date when the work would reach the corner of Sainte-Catherine - De La Montagne?

Unfortunately, it is too early to answer this question. Communications will follow. Subscribe to the Sainte-Catherine newsletter to stay up-to-date. Also consult the [project page on the platform Réalisons](#) (for the lots that are not yet under construction).

In 2025, how will the works on Rue Mansfield be coordinated with the works of the REM as well as the works on Avenue McGill College?

A coordination will be done with the people in charge of the project of Avenue McGill College in order not to enclose the population in this quadrilateral.

For the works on Rue Mansfield, the obstructions will be rather occasional. The impacts will be more present when the work team will carry out the rehabilitation of the secondary water main and the paving works. There will be no obstruction for traffic on Rue Mansfield before 2025.

MANAGEMENT OF THE IMPACTS

How will deliveries to businesses be affected?

Delivery areas will be set up around the site to ensure sidewalk delivery. Access to businesses will be maintained throughout the works.

Will the tourist centre and tourist busses be moved from Place Dorchester? If this is not the case, how will they operate?

For 2023, there is no expected impact. For 2024, there will be a relocation of the bus parkings on Rue de la Cathédrale, south of Boulevard René-Lévesque, or on Rue Peel.

What Formula 1 on Peel will look like in 2024 and 2025? Will the Grand Prix take place?

A request for trade promotion, as well as a submission of the specifications should be done by the promoter of Grand Prix. Afterwards, a consultation of all the city services, in concertation with the site team and the emergency services team, must be held. Without this, no final decision will be made to whether or not the event will be held.

Furthermore, in reason of the closure of the intersection of Sainte-Catherine and Peel, a local two-way traffic must be maintained on Peel in 2024 in order to ensure access to buildings. This supplementary constraint should be taken into consideration in the event of such an event being held. A relocation of the event could be considered.

What do you do to help the shopkeepers of Rue Sainte-Catherine with adequate site barriers? Contrary to what currently exists.

In the past, the height of the banners on the site fences has always allowed seeing the shops and we will continue to do so in the upcoming works. The site will be mobilized on August 7, there are no fences (and banners) yet for the moment.

Where should we place our garbage cans and recycling bins if we are a shop?

At the same places as usual. On the days of collections, place your garbage cans and bins, well-identified with your address, at the usual place. The containers that are not accessible to the garbage collectors will be moved by the contractor.

NOISE MANAGEMENT

Having night work schedules to not harm the merchants, is good, but what about noise for residents of residential buildings? And, eventually for the clients of the

hotels during the works on Peel, between Maisonneuve and Sherbrooke?

For the night work, we try to minimize the interventions during these periods. Water cuts and water main connections will be made at night to minimize the major inconveniences they would cause if achieved by day. The works that require restricting access to shops are also carried out at night to maintain access during business hours. The works that will be carried out at night will produce the same type of noise as snow removal operations that also take place at night. In addition, noisier works will be concentrated outside the period between 10:00 p.m. and 7:00 a.m. Since the adoption of the Construction Charter, all the vehicles have low frequency reversing alarms. This clause had already been included in our contracts of Sainte-Catherine O Project since 2020.

When will Rue Sainte-Catherine be officially closed to cars?

Since the start of the works, which is from August 7, 2023.

Following the experience of the works further East, what would you do differently in terms of planning the works in the West?

Since the start of the Sainte-Catherine Project, all the sites that the city accomplished were considered exemplary by the Association des commerçants. We are always looking to improve, but we have developed a recipe that works well in terms of communications, cleanliness and impact management.

Will there be other information sessions for the upcoming works (west of Peel)?

Other information sessions are planned to present both the final design concepts and the works.

What will be the planned detour on Rue Peel in 2024 to head north? People will be directed towards which street?

People will be directed towards Rue Drummond, in the event of obstacles on Drummond, there will be diversion to Rue Guy.

What is the situation of the terraces on Rue Peel above and below of Rue Sainte-Catherine during the next two years and during summer 2024?

The solution developed makes it possible to reconcile the needs of everyone, including the development of terraces that is close to future developments, that is, the space available for terraces that corresponds to pre-pandemic dimensions (pre-foodies). This solution had been presented to shopkeepers of Rue Peel in November 2022. The borough will study the requests submitted for the 2024

season and together we will try to find solutions for the shopkeepers despite the restrictions imposed by the site.

Rue Peel, between Rue Sainte-Catherine and Boulevard De Maisonneuve: I would like to understand the accessibility by car in the next two years and if the terraces will be accessible in summer 2024.

*For the year 2023, Rue Peel will not be restricted, between Boulevard René-Lévesque and Rue Sherbrooke. In 2024, there will be sewage and water main works in the intersection **Peel/Sainte-Catherine**. Rue Peel, between Boulevard De Maisonneuve and Rue Sainte-Catherine, will also be closed and local two-way traffic will be permitted. For the year 2025, there should be no traffic problems on Rue Peel and if it is necessary to occupy the public domain, one lane of traffic will be maintained.*

Will there be an obstruction on Rue Sainte-Catherine, east of Rue Mansfield.

Yes, during the works in the intersection Mansfield / Ste-Catherine that are planned in 2025.

How will you delimit the site?

The areas of the site will be delimited by site fencing with banners to improve the visual appearance. The height of the banners will be determined by a balance between the visual aspect and the visibility of shops on the opposite side of the sidewalk.

Will our main entrance be impacted, at the corner of Rue Mansfield and Rue Sainte-Catherine?

Your main entrance will be accessible at all times during the work at the site. Where appropriate, a walkway shall be provided to easily and securely access your shop.

Our delivery trucks need to get behind our store, in the alley between Rue Mansfield and Rue Metcalfe. Will our trucks be able to access and exit our alley?

The contractor is required to maintain access to the alleys for commercial delivery needs and garbage and waste collection. This being said, there are no obstructions planned in this section, which is behind Carrefour IA.

How do we coordinate our own works, on our buildings, with the works by the city?

The Ville-Marie Mobility and Planning Division could assist shopkeepers who want permits of temporary occupation of public domain and coordinate with the

project team.

Starting which date does Rue Peel become one-way north?

From the start of the works, the contractor will have to turn Rue Peel into one-way street, between Boulevard René-Lévesque and Rue Sainte-Catherine. It is planned that during the fall, Rue Peel will permanently be one-way until Sherbrooke. All of this is to accommodate the future bike path project that will join up with Boulevard De Maisonneuve.

Is it possible to make Rue Metcalfe two-way south of Boulevard De Maisonneuve during the works? There are two important underground parkings accessible in this area on Rue Metcalfe.

The access to underground parkings will remain maintained since Rue Metcalfe will be two-way between Maisonneuve and Place Mount Royal.

PEEL PROJECT

In the original plan of the works on Peel, the unloading zone of the Marriott Hotel was the only one planned. Would you PLEASE take into consideration the numerous deliveries by trucks on this street for restaurants and others. PLEASE, also provide a 15 minutes unloading zone for them, otherwise, my clients will be continually cannibalized from their unloading zone!

The question relates to the stretch of Rue Peel, between Boulevard De Maisonneuve and Rue Sherbrooke. On the east side of the street, we plan to have an unloading zone only for the hotel in order to also accommodate terraces and to have comfortable sidewalks. However, on this portion of the street, we also have a west side parking lane. The idea is to have a good balance between paid parking and the other needs of deliveries, diplomatic corps, etc.

Will the Sainte-Catherine Project and Peel Project be under construction at the same time?

The Sainte-Catherine Ouest Project between Rue Mansfield and Rue Peel is planned from 2023 to 2025.

The works of the Peel Project are expected to resume in 2026.

Note that the continuation of the works of Sainte-Catherine Project west of Peel are planned from 2025.

We are analyzing various scenarios to optimize the schedule for completing the works on Peel. A coordination will be done in order to minimize the impacts. Communications will follow.

For the works on Peel that are expected in 2026, how much time is expected for these?

It is expected that the works will spread over three years of construction.

ECONOMIC

My head office is located in an English-speaking province. Would you be able to provide us with the information on the subsidies and the project in English?

The subsidy programs and the application forms are available on the website montreal.ca in French and in English:

- [Programme d'aide financière](#)
[Financial assistance program](#)
- [Programme de subvention forfaitaire](#)
[Flat-rate subsidy program](#)

The information on the project is also available in English on the [project page](#).

Is there a system in place to recover the subsidy in case of an increase in revenues? Is there a system in place to recover the subsidy? (like the federal COVID programs)

Under the Sainte-Catherine Ouest Project, the city aims to increase pedestrian traffic on the street, particularly with the objective of boosting the economic activity.

It is possible to apply for subsidy under the flat-rate subsidy program. The flat-rate of \$5,000 may be granted for each eligible establishment operated by the same business. It is not required to prove a loss of profit to obtain it. The subsidy may be paid from the start of a site.

For more information:

[Programme de subvention forfaitaire](#)
[Flat-rate subsidy program](#)

Will there be also subsidies for the owners? If the tenants are affected, the owners will also be affected!

The city has made the choice to support commercial establishments that are located in the construction site areas and at the moment, it is not planned to develop new subsidy programs that are destined to property owners.

Will the city reduce taxes to the owner?

The tax reduction is not planned at this time.

What about subsidies and financial assistance for businesses, during the works? In the case of a retail business whose lease is already signed but not yet in operation what would be the subsidies and financial assistances? Does the business has to be open before August 7 to have access to the \$5,000 subsidy?

*In order to be eligible, the establishment **must be acquired or established** before the start of the period of the works. In addition, the establishment must meet all the criteria of the financial assistance program or the flat-rate subsidy program. In accordance with [ordinance 81](#), the by-law (RCG 18-043) applies to the sector « Sainte-Catherine Ouest – Phase 2 », starting on July 12, 2023 for the period of the works from July 24, 2023 to May 30, 2026. The establishment must therefore be acquired or established before July 24, 2023.*

On what will you base your decision to grant or not a subsidy to businesses that open, for example, in two weeks?

For the [financial assistance program](#) the establishments who have not completed at least one fiscal year in the designated sector before the start of the period of works, the gross profit loss is calculated by comparing the gross profit realized in an eligible fiscal year with the gross profit of all the months not affected by the works before the end of the first fiscal year (partial or complete), extrapolated over 12 months. For more information on the calculation method, we invite you to consult schedule 1 of the by-law of the program RCG 18-043.

For [the flat-rate subsidy program](#) the subsidy may be paid from the start of the site. It is not required to prove a loss of profits to obtain it. However, the establishment must be acquired or established before the start of the works.

My business is located in a phase of the subsequent works (further west than Peel). Will the sector of eligibility for subsidies migrate according to the sector affected? Will there be a public information session before the start of the next phases of work?

The city's executive committee designates each year the eligible sectors under both programs. Concerning the continuation of the programs in 2028, it is difficult to answer at the moment. However, it is conceivable that the city will continue its efforts to help businesses in sectors affected by major works.

Yes, there will be an information session in 2025 to present the next phase of the works.