

Métis-sur-Mer Eco-district

Place des Marronniers



cmētis

Project update

Public information meeting | March 26, 2025

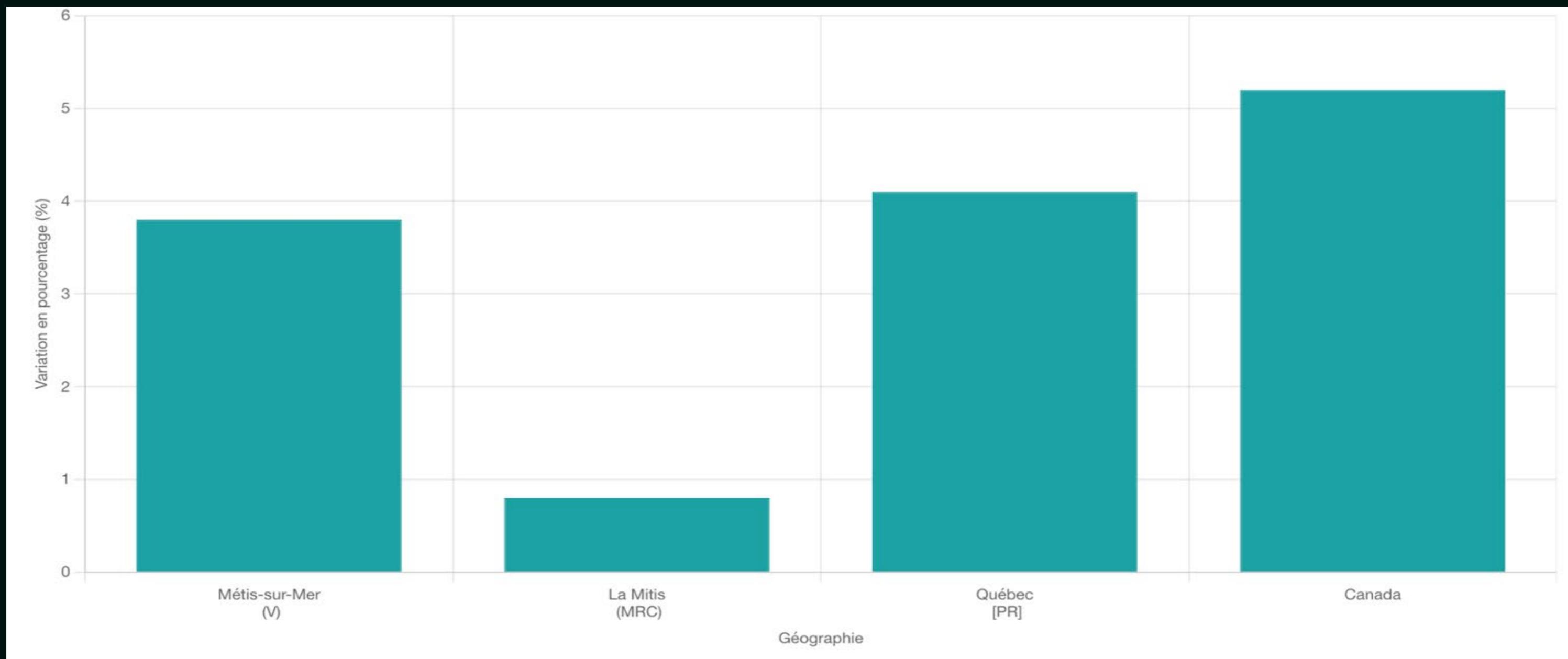
1. Context of the Métis-sur-Mer Eco-district
2. Presentation of the Métis-sur-Mer Eco-district project
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4. Financial overview
5. Fiscal, Demographic, and Economic Impacts
6. Urban Planning and exemption requests
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1. Context of the Métis-sur-Mer Eco-district

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Population Variation in Métis-sur-Mer (City) and Higher Geographic Levels,
2016 to 2021



Statistics Canada, Geographic Perspective, 2021 Census of Population, Métis-sur-Mer, City

 1. Context of the Métis-sur-Mer Eco-district

Métis-sur-Mer (City) - Neighboring Census Subdivisions, Population Variation (in percentage), 2016 to 2021

Nom de la subdivision de recensement (SDR)	Genre	Population			Variation en %
		2021	2016		
<u>Saint-Damase</u>	PE	382	356	+	7,3
<u>Grand-Métis</u>	MÉ	218	213	+	2,3
<u>Padoue</u>	MÉ	250	245	+	2,0
<u>Baie-des-Sables</u>	MÉ	613	628	-	-2,4
<u>Saint-Octave-de-Métis</u>	PE	493	511	-	-3,5

Housing and construction in crisis here as well

Uprooting
Of seniors

Overpriced
Rents and houses

Workforce
Shortage

Devitalization

Costs of
materials

Closed grocery during
winter

Crisis

Of housing
and environmental

Aging
population

Supply chain deficiencies

Lack of
concurrence in the
region

🌲 Agenda

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A solution to the housing crisis here

The Métis-sur-Mer Eco-district is:

- A project carried out by cmētis: a non-profit developer, builder, and property manager;
- 30 affordable housing units, including 20 social housing units;
- 20 lots for property construction;
- A neighborhood project that allows for economies of scale;
- An eco-responsible design;
- A project designed with and by the local people;
- A dynamic and caring living environment!



2. Presentation of the Métis-sur-Mer Eco-district project

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2. Presentation of the Métis-sur-Mer Eco-district project

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2. Presentation of the Métis-sur-Mer Eco-district project

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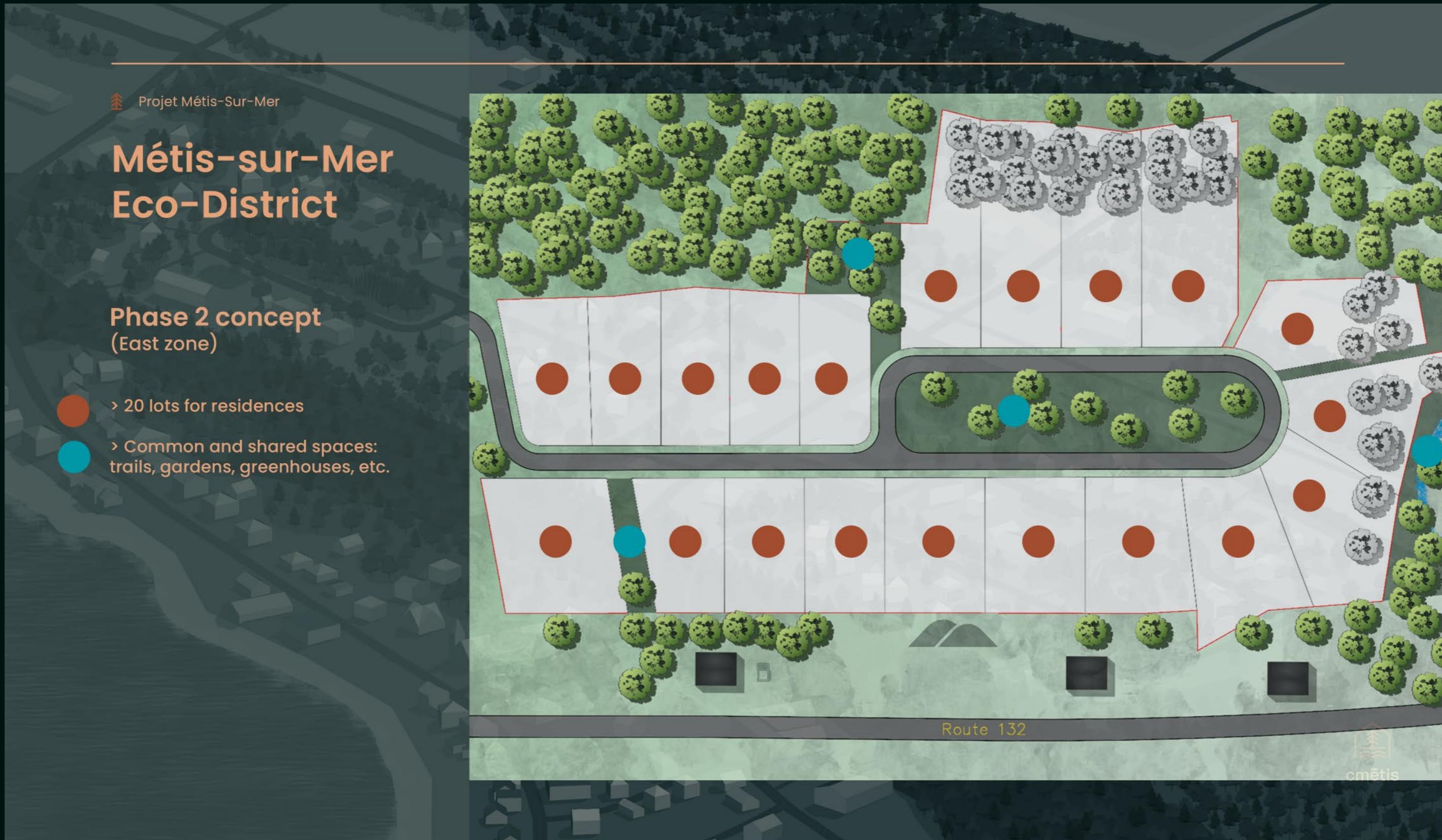


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2. Presentation of the Métis-sur-Mer Eco-district project

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2. Presentation of the Métis-sur-Mer Eco-district project

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2. Presentation of the Métis-sur-Mer Eco-district project

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2. Presentation of the Métis-sur-Mer Eco-district project

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2. Presentation of the Métis-sur-Mer Eco-district project

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 2. Presentation of the Métis-sur-Mer Eco-district project

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2. Presentation of the Métis-sur-Mer Eco-district project

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 2. Presentation of the Métis-sur-Mer Eco-district project

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Public-community partnership (PCP) : the overview

City of Métis-sur-Mer

- Financing and acquisition of land
- Assurance of uncontaminated soils
- Restoration of sewer and water services
- Dynamic support for funding requests
- Property tax exemption for affordable housing buildings
- Provide garbage collection and street maintenance services
- Allocate funds from the MRC grant
- Delegate cmētis for grant applications available to municipalities
- Promote the PCP in its communications

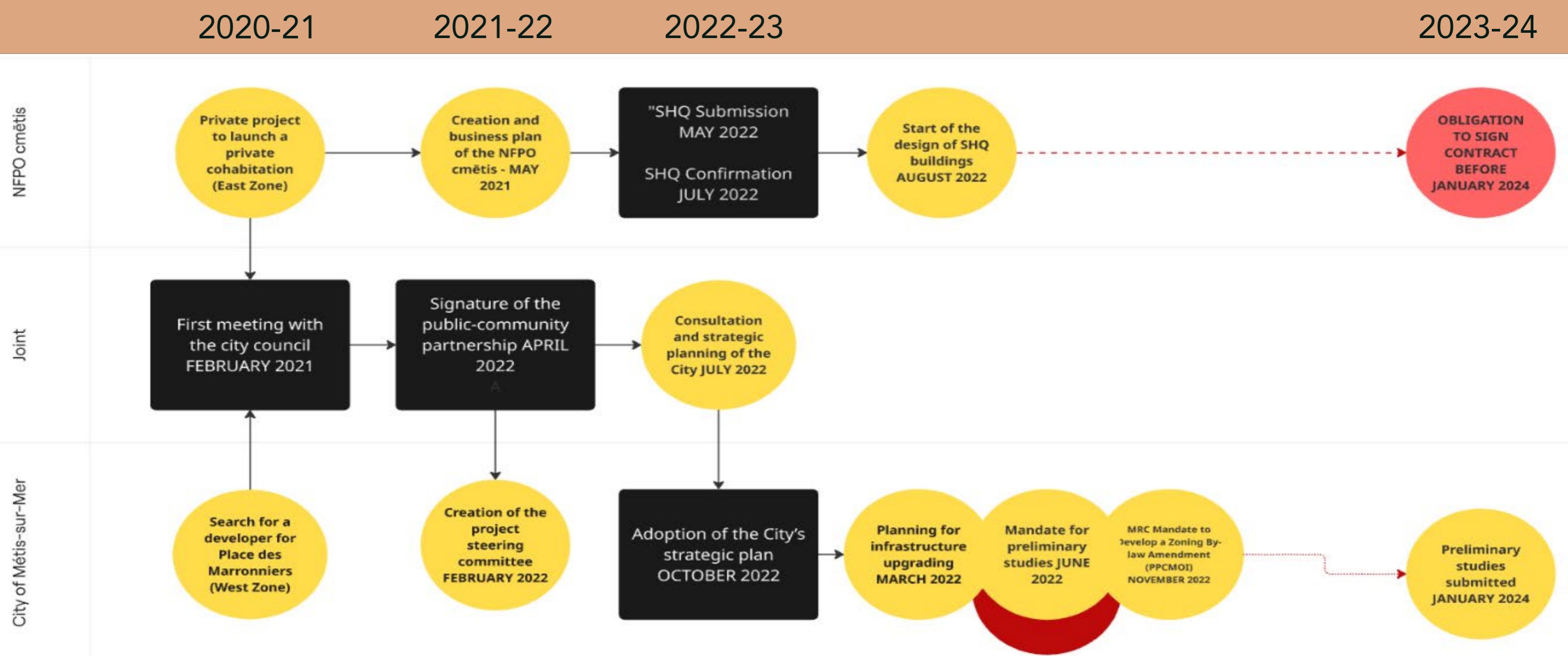
cmētis – Non-profit Developer, Builder, and Operator

- Generate surpluses to reinvest
- Co-design the project with the local population
- Co-design the strategic vision for 2030
- Manage the construction and operation of buildings
- Ensure financial management of affordable housing and common spaces
- Repay 100% of the housing debts
- Ensure dynamic partnerships
- Provide leadership in obtaining funding
- Promote innovation

3. History of the project

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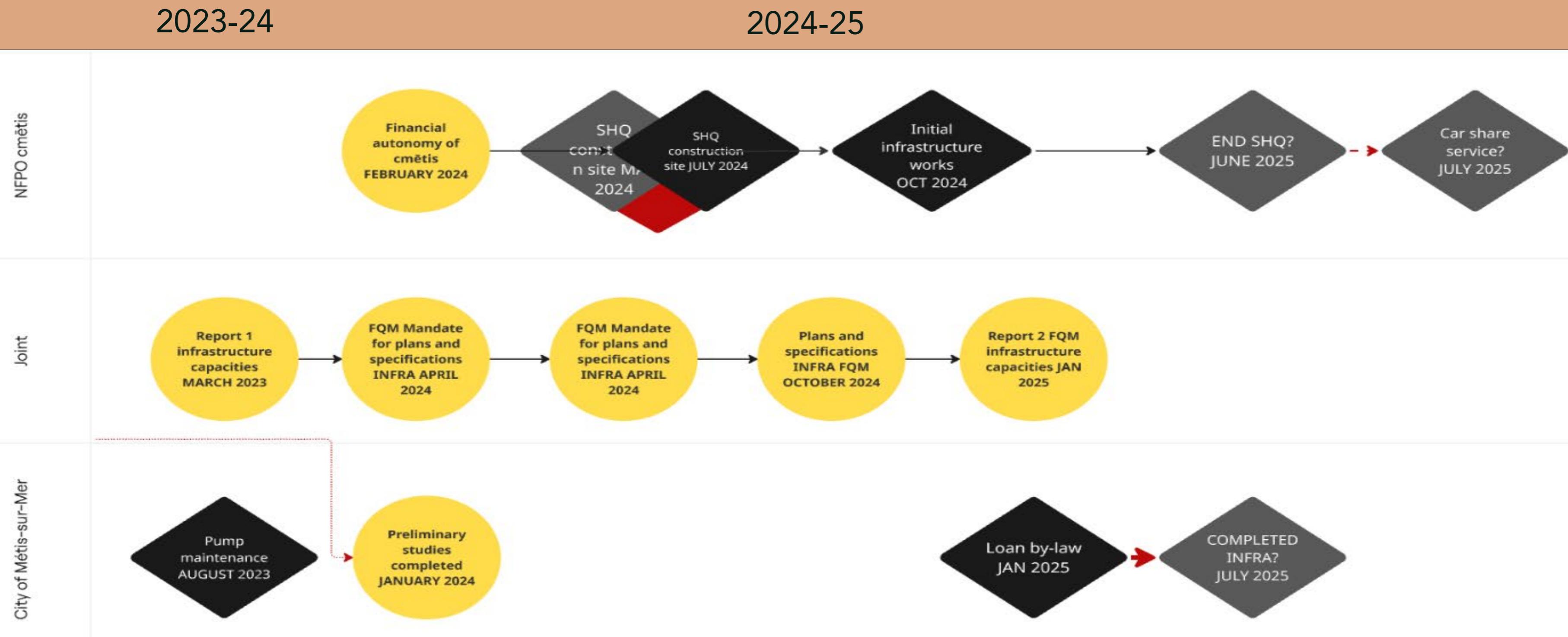
Project beginnings – 2020-2023



3. History of the project

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Where we are – 2023-2025



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SHQ project costs and financing

Costs

Land	290 316 \$
Professional services	331 710 \$
Construction work	8 975 788 \$
Administrative fees	436 264 \$
Financial fees	865 805 \$
TOTAL	10 899 883 \$

Financing

SHQ subsidies	
Basic subsidy	4 908 501 \$
Additional	1 479 492 \$
Environmental measures	397 053 \$
Other	9 250 \$
Donation – Land	260 000 \$
Financing	3 845 587 \$
TOTAL	10 899 883 \$

Summary with the addition of the municipal contribution

Calculation basis	4 908 501 \$
Amount of municipal contribution required	1 963 400 \$

Composition of the municipal contribution :

Land value	260 000 \$
Tax exemption	1 703 400 \$

Why 35 years?

Construction costs

- Construction in Crisis (Supply Chains) and According to Government Sources, the Following Are the Floors:
 - Low-rise buildings (3 to 6 floors, wood): \$324/sq. ft. (\$3,483/sq. m.)
 - High-rise buildings (7+ floors, concrete, Montreal): \$280/sq. ft. (\$3,007/sq. m.)
 - These figures are from the Quebec Affordable Housing Program and account for the increase in residential construction costs, which have risen by 66% since 2019 according to Statistics Canada
- Our costs :
 - Total: \$10,899,883
 - Area: 33,080 sq. ft.
 - Cost per sq. ft. = \$329 (\$5 above the minimum for subsidized housing)
 - Cost per unit: \$363,329 Average cost of ongoing projects at BSL currently = \$406,945 per unit
 - Serviloge 44 units in a new building in Rimouski:
 - Serviloge 44 units in a new building in Rimouski: \$476,000
 - Résidence du Domaine in Trois-Pistoles: \$605,616
 - All of these projects also receive 40% of the base subsidy from the municipality and services.

Sources

- [Société d'habitation du Québec \(SHQ\) – Programme d'habitation abordable Québec : Coûts de construction maximaux](#)
- [Statistique Canada – Hausse des coûts de construction résidentielle \(2019–2024\)](#)
- [SCHL – Crise de l'abordabilité du logement : un appel à l'action](#)

Société d'habitation Québec

Tableau de bord de la Société d'habitation du Québec

Carte des logements | Logements en développement | **Logements en réalisation** | Logements en exploitation

Nombre de logements en réalisation

Programme et initiative de soutien financier pour favoriser la création de logements

Région, municipalité

Mise à jour

Plusieurs sélections ▾ 01 Bas-Saint-Laurent ▾ Dernière mise à jour ▾

Détail des logements en réalisation

Région administrative	Municipalité	No projet	Nom du projet	Nombre de projets	Nombre de logements	Coût de réalisation	Date du début d'établissement
01 Bas-Saint-Laurent	L'Isle-Verte	ACL-00877	Villa Rose des Vents	1	20	12 437 109,00	25/sept./2017
01 Bas-Saint-Laurent	Rivière-du-Loup	ACL-00983	L'autnid	1	9	5 412 163,00	26/avr./2021
01 Bas-Saint-Laurent	Trois-Pistoles	ACL-00989	Domaine des Trois-Pistoles - Phase III	1	17	10 295 475,00	28/avr./2021
01 Bas-Saint-Laurent	Rimouski	ICRL-3Ensemble 45	La maison du Saint-Rosaire (nom temporaire)	1	44	20 952 897,00	06/mai/2024
01 Bas-Saint-Laurent	Métis-sur-Mer	PHAQ-00001	Place des Marronniers	1	30	10 639 883,00	12/juil./2022
01 Bas-Saint-Laurent	Rimouski	PHAQ-00002	Serviloge 100 logement - Phase 1	1	47	19 150 718,00	12/juil./2022
01 Bas-Saint-Laurent	Rimouski	PHAQ-00056	Résidences étudiantes - UQAR	1	25	11 720 193,00	05/févr./2024
01 Bas-Saint-Laurent	Rivière-du-Loup	PHAQ-00058	Complexe Fraser	1	81	22 760 615,00	05/févr./2024
01 Bas-Saint-Laurent	Rimouski	PHAQ-00096	Les Habitations COS Plus	1	12	2 610 484,00	05/févr./2024
Total				9	285	115 979 537,00	

Source
Société d'habitation du Québec (SHQ)

SHQ project

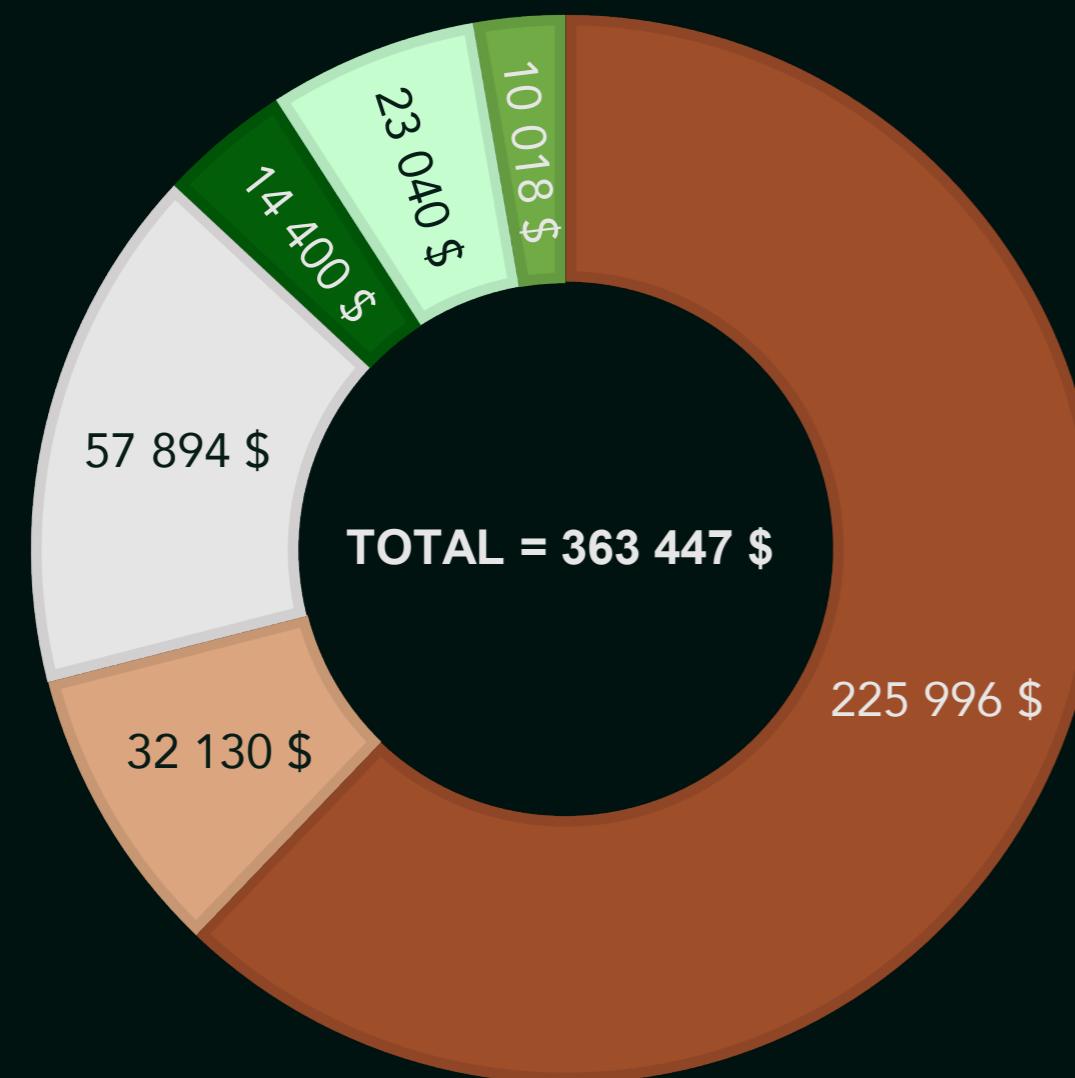
<u>Revenue</u>		<u>Cost</u>	
Rent	225 996	Administration	14 201 \$
Electricity	32 130 \$	Concierge and maintenance	16 950 \$
Taxe exemption	57 894 \$	Reserve fund	18 072 \$
Parking	14 400 \$	Energy	32 130 \$
User contribution	23 040 \$	Taxes	102 632 \$
Public Organizations	10 018 \$	Insurances	19 138 \$
TOTAL	363 447 \$	Customer support services	1 461 \$
		Interest on loan	147 602 \$
		TOTAL	352 286 \$



Operating the 30 units

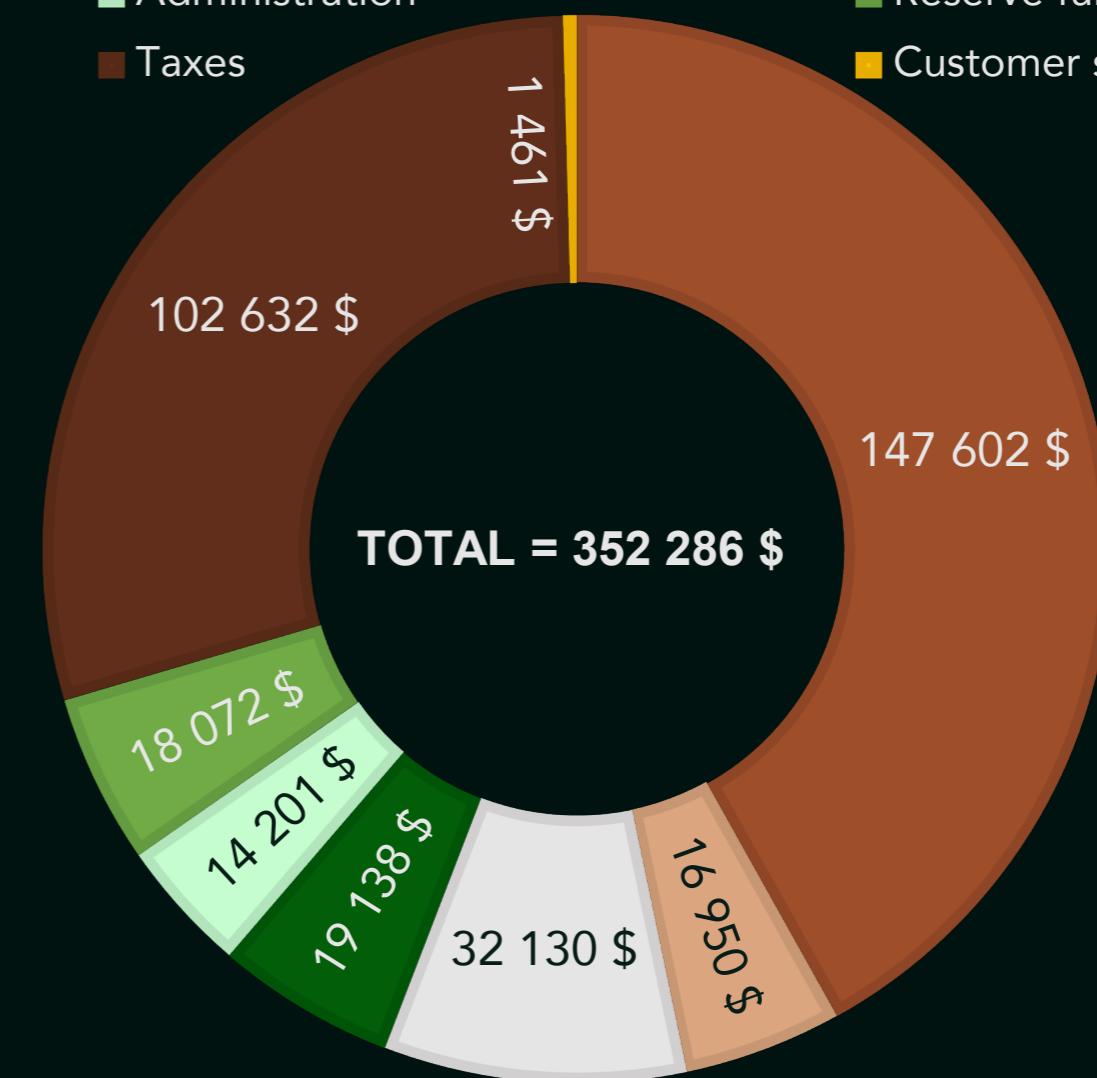
INCOME DISTRIBUTION

■ Rent ■ Electricity ■ Tax exemption ■ Parking ■ Contribution ■ Subsidy



COSTS BREAKDOWN

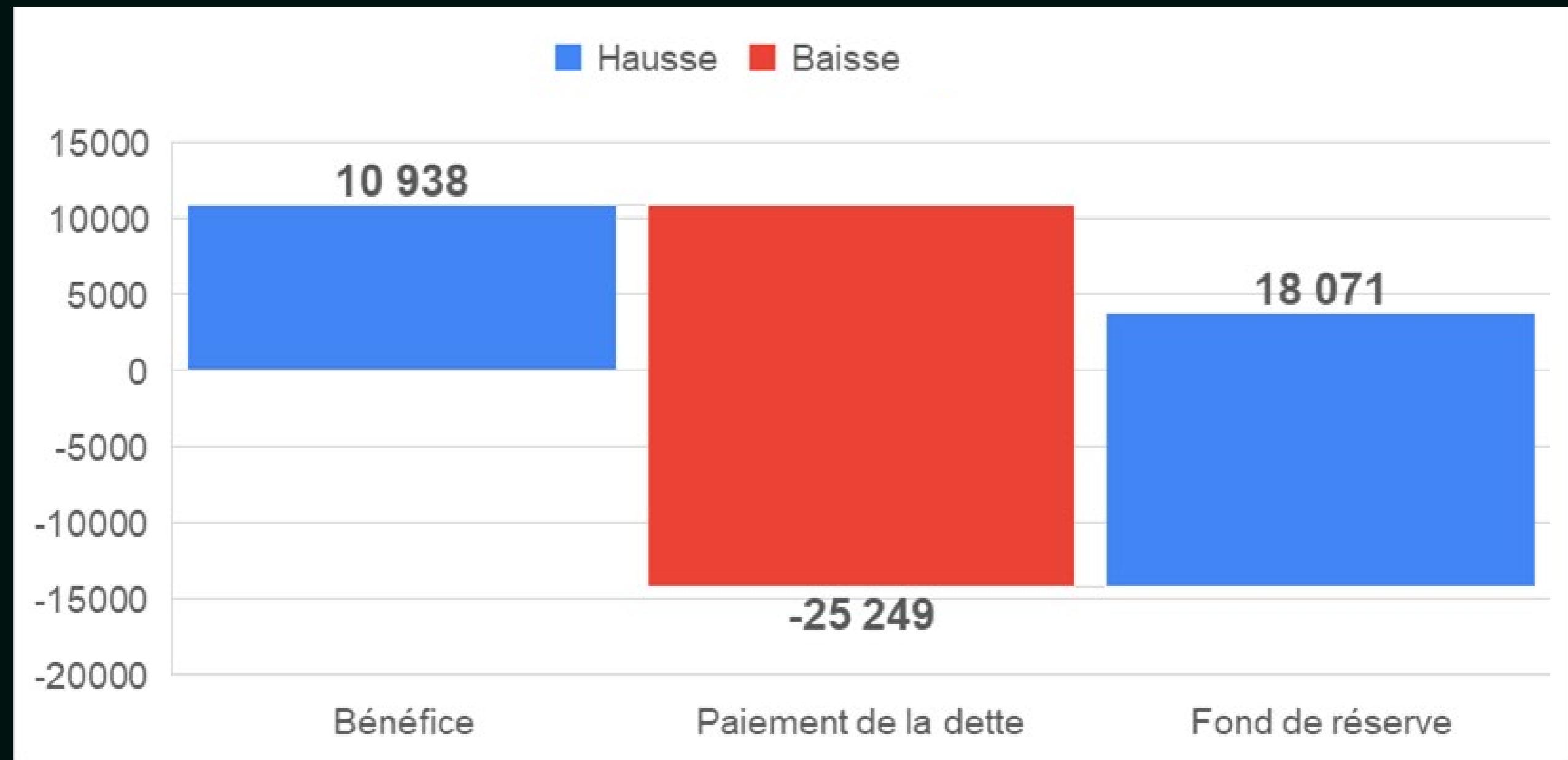
■ Loan interest
■ Energy
■ Administration
■ Taxes



Internal performance of the SHQ project

		<u>Treasury</u>	
Revenue	361 424 \$	Net income	10 938 \$
Cost	350 487 \$	Dept payment	(25 249 \$)
		Reserve fund	18 071 \$
EARNINGS	10 938 \$	BALANCE	3 760 \$

Cash level



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Fiscal impact of the city's proposition for the infrastructures

TOTAL FUNDING	3 000 000 \$
Estimated costs (before taxes)	2 500 000 \$
Contingencies (before taxes)	250 000 \$
ANNUAL PAYMENT	192 035 \$
Portion of the sector	96 018 \$
General portion	96 018 \$

A property tax increase of 0,05 \$ per 100 \$ of the municipal assessment.

Fiscal impact of the sector

Sector composition

- Year 1
 - 30 affordable housing units
 - 2 houses
 - 18 vacant lots

Taxation on the sector

- Article 2 : Property taxes
 - 0,67 \$ / 100 \$ of the municipal assessment
- Article 3 : Sector tax
 - 390,15 \$ / unit
 - 655,93 \$ / unit
- Article 4 : Breakdown of debt charges
 - Fire truck
 - Water supply
 - Water purification
 - Wheel loader
 - Paving
 - Total : 0,05753 \$ / 100 \$ assessment

Example of the impact of this increase on a tax account

Hypothesis

Municipal assessment :	150 000 \$
Tax increase :	75 \$

Amount currently paid

Article 3 :	1 046,08 \$
Article 4 :	86,30 \$
Total :	1 132,38 \$

Amount to be paid with the sector in year 1

Article 3 :	991,02 \$
Article 4 :	83,24 \$
Total :	1 074,26 \$

Difference : 58,12 \$

Tax increase: 16,88 \$



Fiscal impact of the sector

Sector municipal tax contribution per year 2027 – 1st

2027 - 1^{ère} année : 51 922 \$

2030 - 5^e année : 108 268 \$ (year in which the area will be completely built out)

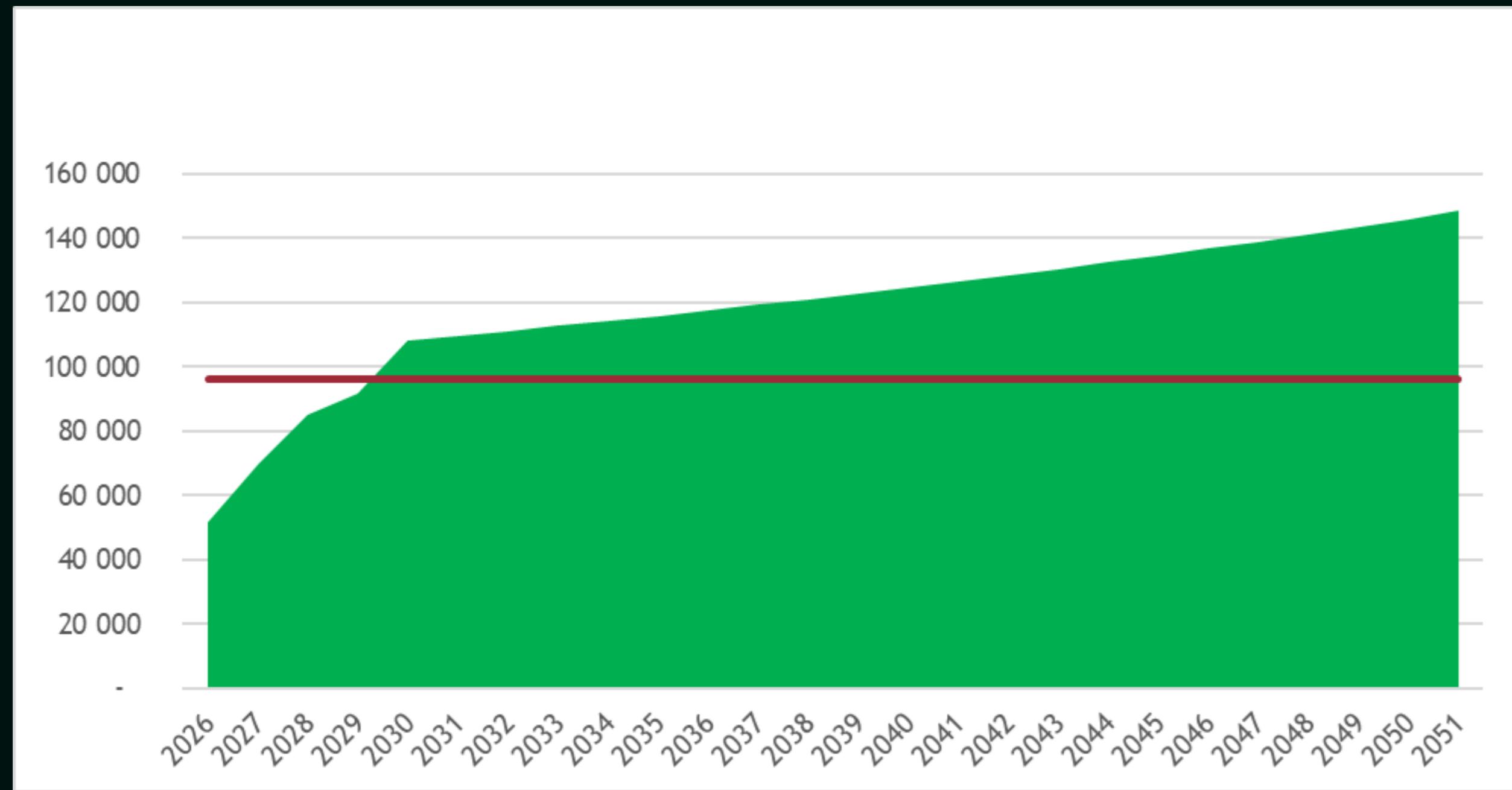
2041 - 15^e année : 124 560 \$

2051 - 25^e année : 145 929 \$ (last year of borrowing by-law)

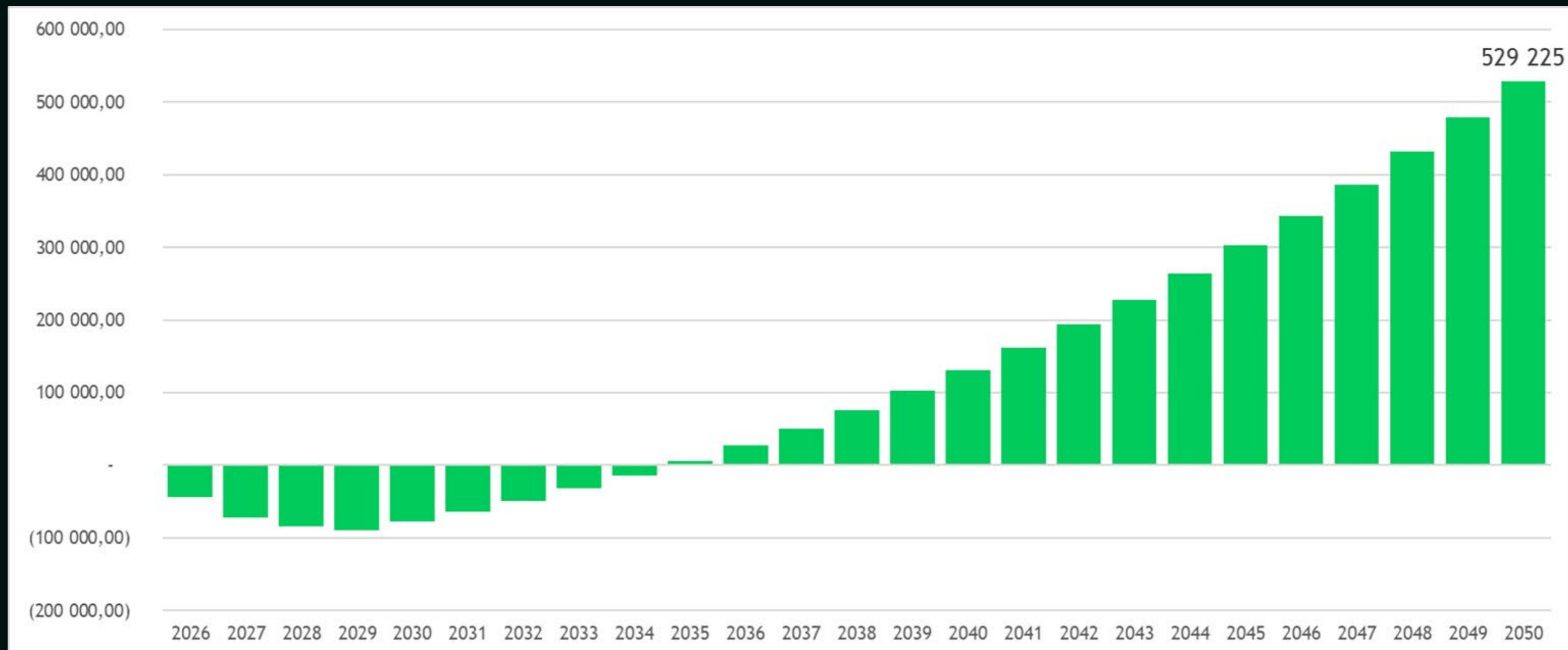
Cost for the rest of the municipality: 96 018 \$ / year, stable over 25 years.



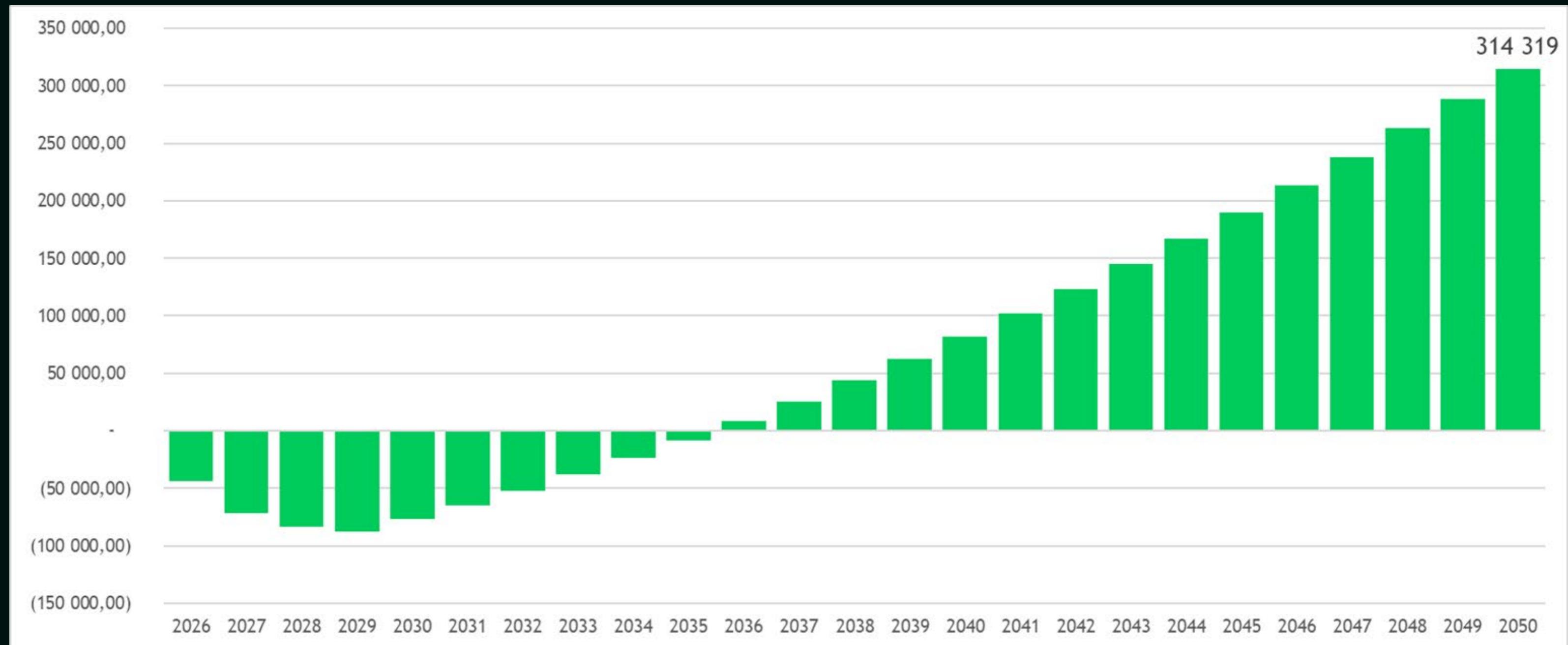
Comparison of income and expenses for current citizens



Net project return



Discounted net project return



Priority demographic impacts



CHANTIER 4 - VITALITÉ SOCIODÉMOGRAPHIQUE

Construire ensemble une communauté vibrante

- Harmoniser les relations entre les résidents temporaires et permanents
- Développer des lieux de convivialité intérieurs et en plein air pour tous les publics et différentes activités saisonnières

Attirer des familles

- Faciliter le télétravail et l'esprit entrepreneurial
- Accroître l'attractivité pour les nouvelles familles

Prendre soin des aînés et des plus vulnérables

- Promouvoir et développement du logement social
- Développer des lieux et activités de mixité sociale



Demographic impact of the sector

- 30 units : 38 adult residents (mainly seniors)
 - »»» Estimated 8 additional children
- 20 houses : 40 adult residents (mainly young families)
 - »»» Estimated 15 additional children.

TOTAL FOR THE AREA : 101 new residents

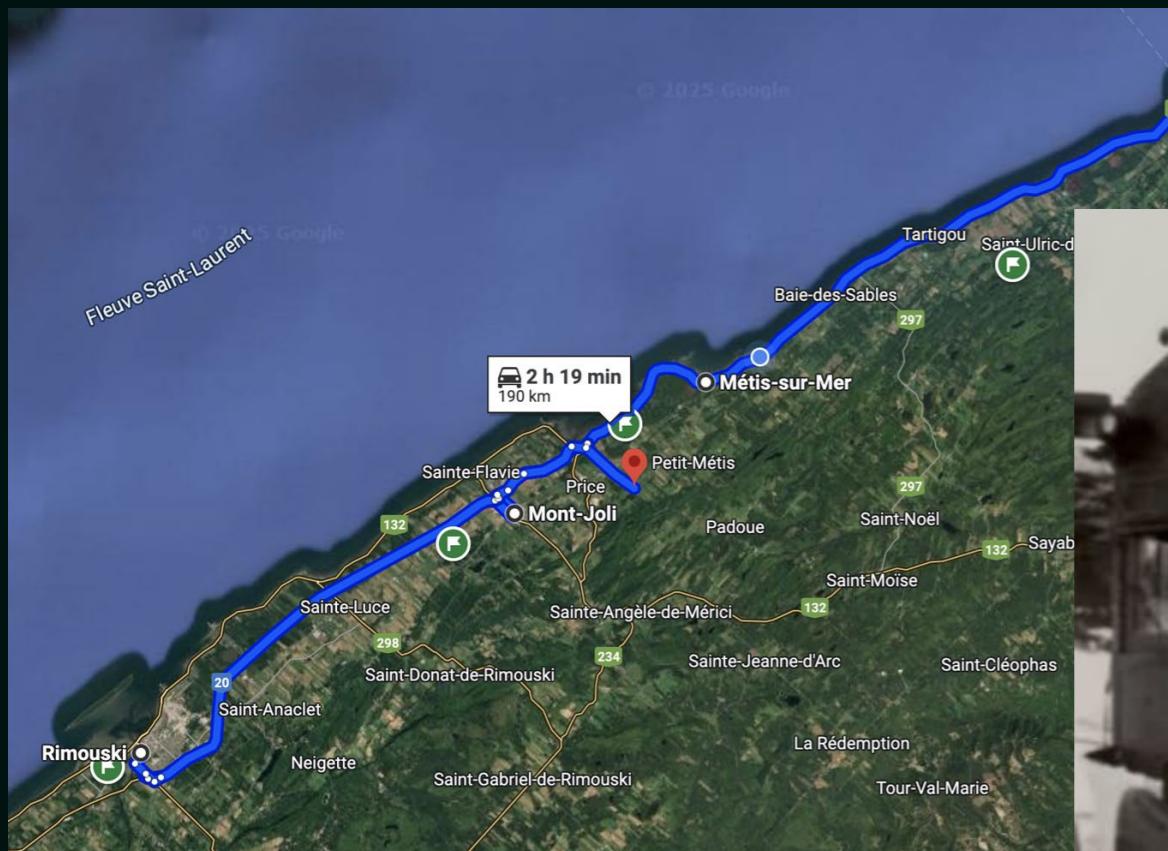
SCHOOLS : 23 new potential students

The lots are however capable of accommodating semi-detached units, and we will try to increase these numbers by 50 to 75%. This is not accounted for in our conservative simulations.



Impact of sector services

- An electrified car-sharing service available to all residents: The return of the beetlebug ?



La Punaise était un service populaire, surtout l'hiver. Le transport par train était souvent la meilleure façon de se déplacer.
Photo : Crédit : Serge Ouellet, Société d'histoire et de généalogie de Matane
Tiré du site de Radio-Canada, Quand la Punaise reliait Matane et Mont-Joli, 9 mars 2025

Economic impact of the sector

1. Long-term local jobs
 - a. 2 administrative and maintenance jobs (part-time)
 - b. 3 carpool driver jobs (part-time)
 - c. 10 jobs at the cmētis headquarters (full-time)
2. Local jobs during construction
 - a. 10 construction workers (full time)
3. More than 100 year-round residents to support local businesses



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Urban planning and PPCMOI

1. Variance requests, PPCMOI (Specific Projects for the Construction, Modification, or Occupation of a Building)
 - a. PPCMOI are particularly useful for large or complex projects. They allow for modifications to zoning regulations that could hinder the development of the project in a specific area. Zoning regulations are more often intended for more traditional and simple constructions.
 - b. Summary of the nature of the requests and why it is done at the end of the work.
 - i. We were advised by various project stakeholders not to use a PPCMOI for the first phase of the project. Now that it is nearly complete, we are beginning the preparation for the construction of the rest of the neighborhood and want to ensure that the zoning regulations allow us to make it the most innovative and environmentally friendly neighborhood possible.
 - ii. At the last municipal council meeting, the elected officials mandated the CCU to assist them in analyzing the project that will be submitted by cmētis. If you are interested in reviewing the project, we would be happy to share it with the citizens' committee.

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Environmental analysis

It is important to note that a development like the eco-district project and its road infrastructure must be approved by the Ministry of the Environment. A contaminated site cannot receive authorizations from the ministry. The western development has received all the necessary approvals for its development from the ministry. The firm LER from Rimouski conducted a Phase 1 and 2 environmental study, and here are the conclusions of the report:

- Procéder à un suivi environnemental des eaux souterraines dans les deux puits d'observation situés en aval hydraulique (PO-2-23 et PO-3-23). Ce suivi devra être réalisé sur une base trimestrielle (printemps, été, automne) et sur un minimum de trois (3) années consécutives. Les analyses ciblées sont les HAP pour le PO-2-23 et les métaux (cuivre) pour le PO-3-23. À la fin du suivi, de nouvelles recommandations seront alors émises;
- Advenant que les sols « A-B » soient disposés à l'extérieur du site, une traçabilité de ces derniers devra être effectuée avec l'application « Traces Québec », tel que le stipule le *Règlement concernant la traçabilité des sols contaminés excavés (RCTSCE)*;
- Pour la concentration dans la plage « B-C » en manganèse obtenue dans le sondage PE-6-23 VR-1, ces sols devront être gérés en fonction de la *fiche technique n° 3 – Cadre de gestion des teneurs naturelles en manganèse du MELCCFP*.

The following action plans have been implemented regarding the conclusions of the report:

1. The city has contracted a firm to monitor the groundwater table as requested.
2. The non-profit organization cmētis will adhere to the management framework for natural manganese levels during excavation work.

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