



# 10 reasons to invest in **Saint-Bruno**-de-Montarville



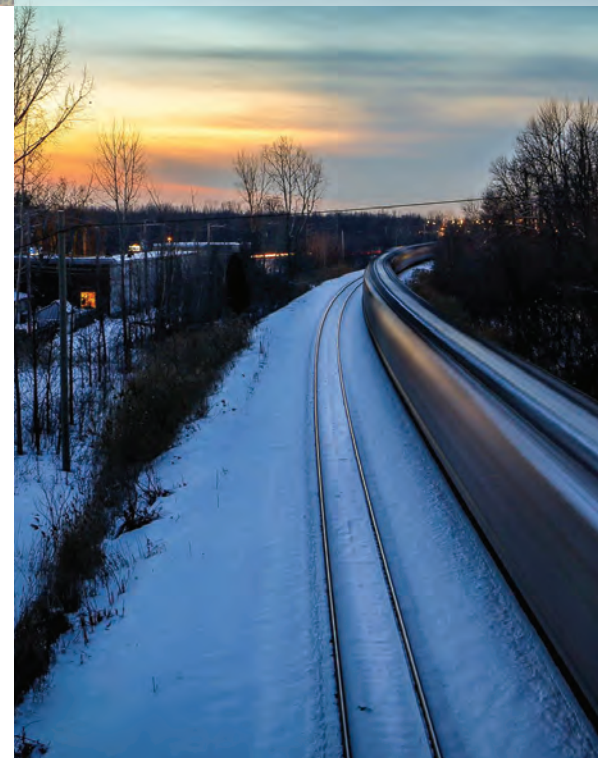


# 1 Strategic location



- **Access to major North American cities**, their industries and consumers:
  - 30 minutes from Montréal
  - 2 ½ hours from Québec City (provincial capital)
  - 2 ½ hours from Ottawa (capital of Canada)
  - 5 hours from Boston
  - 5 ½ hours from Toronto
  - 6 hours from New York
- **Near major highways and expressways** for fast commuting and transportation:
  - (East-West) Autoroute 10 to the Eastern Townships, Autoroute 20 (Trans-Canada highway) and Autoroute 30 (Autoroute de l'Acier)
  - North-South expressways: 15, 25
  - Provincial highways: 112, 116, 132, 134

- Within proximity of **two airports**
  - Montréal–Saint-Hubert–Longueuil airport (10 minutes)
    - 6<sup>th</sup> most important airport in Canada in terms of arrivals and departures
    - Freight and passenger transportation
    - Chartered and regular flights, customs, 3 runways, control tower
  - Trudeau International Airport, Montréal (40 minutes)
- Within proximity of **major seaways**
  - 20 minutes from the Port of Montréal, largest container transshipment centre in the Great Lakes system – Saint-Lawrence Seaway and a direct link to Europe and the east coast of the United States
  - 30 minutes from the marine terminal in Contrecoeur
- Connected to Canadian and American **railway lines**
  - Served by Canadian National (CN) and Canadian Pacific (CP) railways
  - Possibility for business park companies of direct loading to rail system





- Industrial land available, **ready to be built on** with municipal services
- **Multidisciplinary municipal team** quickly handling all requests
- **Development support** from Développement économique de l'agglomération de Longueuil (Economic Development of the Agglomération de Longueuil) and the IVÉO, a technopole for smart, sustainable transportation



## 2 Competitive costs and professional support



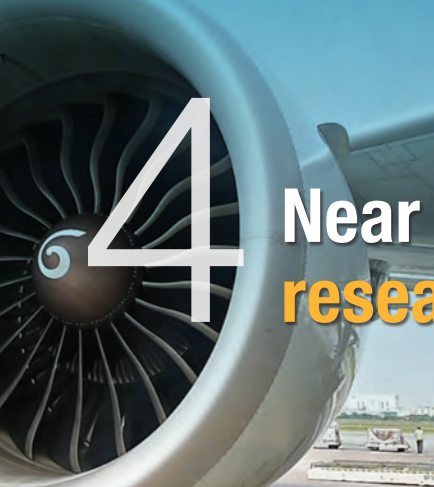
## 3 Large pool of qualified labour

- Regional population of over **4 million** in the greater Montréal area<sup>1</sup>
- Municipal population of nearly 27,000. **Education:** 48% age 25 and older hold a university degree or certificate and 18% hold a college diploma<sup>2</sup>

1. Statistics Canada. Table 051-0056 – Estimates of population by census metropolitan area, sex and age group for July 1, based on the Standard Geographical Classification (SGC) 2011 annual (persons), CANSIM (data base) (site consulted: <https://bit.ly/2p0VOUA>).

2. Geographical perspective series of the 2011 National Household Survey: Data tables – Saint-Bruno-de-Montarville (site consulted: <http://bit.ly/2q15KvK>).





# 4

## Near major research centres



- Immediate neighbour of the **Canadian Space Agency**.
- **Within proximity of leading private and public research centres**, including National Research Council Canada, Hydro-Québec's research institute (IREQ) and the Institut de recherche et de développement en agroenvironnement (IRDA, agrienvironmental research and development institute).

The **Gérard-Filion business park** welcomes companies of **national and international** stature operating in the fields of research and development, systems manufacturing and food products. Other firms have their management and operational centres located here.



# 5

## Business park for prestige companies



- Whose mission is to **promote more ecologically sustainable practices** with the least impact on the environment, in addition to promoting economic development and creating jobs.
- Companies must include **eco-components** in their business plan such as a plan to reduce utilization of the ecopark's natural resources, ensuring a small environmental footprint on these resources and contributing to recreating a natural landscape.

# 6

## A leading-edge industrial ecopark







# 7 An enchanting living environment

- Numerous plans and policies overseeing municipal development and protecting the environment in a **sustainable development perspective**:
  - Wetlands conservation plan, 2016;
  - Conservation plan for natural areas, 2012.
- In 2014, Saint-Bruno joined the **Mont-Saint-Bruno forest corridor** protection and enhancement program.
- First municipality to establish an **urban agriculture policy** in 2017.
- Adoption of a **tree policy** in 2017, showing recognition of the importance of this omnipresent living capital.
- An integral part of the **Groupe de travail sur l'encadrement de l'urbanisation des Montérégiennes** (working group overseeing urban development of the Monteregian Hills), the priorities of which are the

- At the foot of **Mont Saint-Bruno**, one of the nine mountains of the Monteregian Hills, the town is surrounded by a green belt and endowed with an abundance of urban parks and ponds.
- The Lac du Village in the centre of town.
- A **wide choice of classic homes** and contemporary architecture.



# 8 An attractive, green community and vibrant artistic life

protection and sustainable development of the Monteregian Hills.

- Saint-Bruno administers a **large-scale cultural program of high quality**, with indoor and outdoor shows, an exhibit centre, a heritage and cultural tour as well as a library housing over 95,000 books and other items.





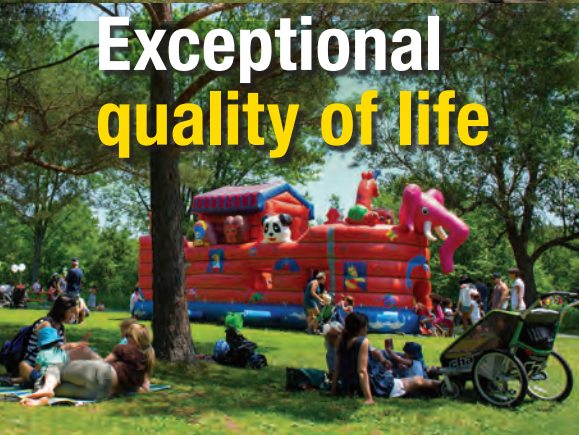
- Saint-Bruno offers an **extensive program** of recreational, sports, cultural and community activities for the whole family.
- Residents can practise numerous sports in every season:
  - Cross-country skiing, cycling, hiking in **Mont-Saint-Bruno national park** in the heart of the municipality.
  - Cycling: 20 kilometres of municipal bike paths and access to the whole **Québec bike path network**.
  - **Ski Saint-Bruno**, the largest ski school in Canada.

- Ringuette, hockey and figure skating in the **Michael-Bilodeau arena**.
- There are also **numerous recreational facilities**: eleven

outdoor skating rinks, twelve tennis courts, volleyball courts, soccer, baseball and football fields, tobogganing hills, water games, a BMX trail and an indoor skate park.

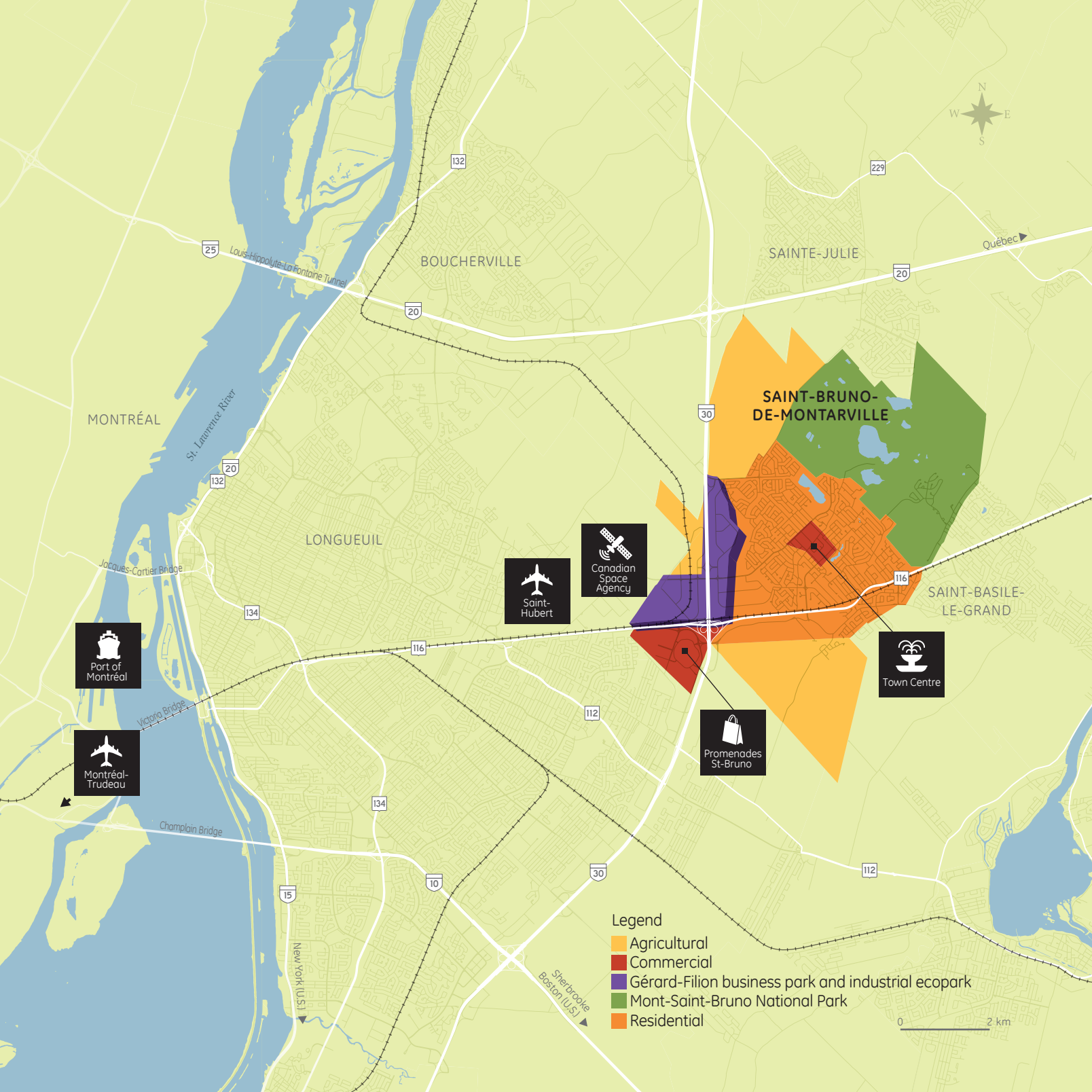


**Exceptional  
quality of life**



- Ideal for **families**
  - Municipality certified child friendly and senior-friendly.
  - Five primary schools (including two English-language schools), two private schools, a secondary school and a vocational training centre in the municipality.
  - Within proximity of colleges and universities.
  - Many daycare centres.
- Numerous **free family activities** and family-oriented festivities throughout the year: winter and summer festivals, public market, Christmas market, and much much more.

- Vibrant, **welcoming town centre** offering a complete range of services: medical services plus architectural, accounting and engineering firms and stores, shops and restaurants.
- Wide range of stores at the **Promenades St-Bruno shopping centre**, for a total of 200 retailers catering to residents' every need.
- Efficient **public transit service**, comprising buses and commuter trains.
- A dynamic **community sector** comprising over 80 community groups recognized by the municipality.







To find out more about **available land** to build on in the Gérard-Filion business park or in the industrial ecopark, you can contact:

**Direction générale** (general administration)  
450 653-2443

**Direction du développement urbain** (urban development department)  
450 645-2930

**Saint-Bruno-de-Montarville**  
1585, rue Montarville  
Saint-Bruno-de-Montarville (Québec) J3V 3T8  
**Stbruno.ca/developpement-economique**

**Développement économique de l'agglomération de Longueuil**  
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450 645-2335



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**Saint-Bruno**  
DE-MONTARVILLE