HILLBASE / PROPERTY REPORT

275 Notre-Dame ST E, Montréal, QC

Local build lake sample

Report id rpt_797ae856ba2b067bf276aab0 | Version property.v1

Generated 2026-11-01T12:50:55.962404Z

Data dates: Publisher dates 2024-07-01 to 2026-10-21 | Last checked 2026-10-07 to 2026-10-27

Query point 45.508827, -73.554109 | Location precision civic number

A point query is not proof of property identity. Missing records do not prove absence. Effective dates and last checks may be unknown; report generation time is not data freshness.

What to verify next

1. Property values: assessed values are not market values. Use an appraisal or recent comparable sales for market value.

2. Zoning: zoning does not grant approval. Confirm permitted uses, variances and pending rezonings with the municipal planning department.

3. Land constraints: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and the provincial heritage and environmental registries.

4. Development applications: no data is available for this location in this report. Check directly with the municipal planning department.

5. Hazards: no matching record was returned for this location. Check directly with the municipality and provincial hazard mapping.

6. Hazards: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and provincial hazard mapping.

7. Site conditions: published coverage of this area is partial. Records from publishers not covered may exist; check with the provincial environmental registry and the authority having jurisdiction.

8. Environmental facilities: published coverage of this area is partial. Records from publishers not covered may exist; check with the federal pollutant release inventory.

9. School catchments: a catchment assignment does not guarantee admission. Confirm enrolment with the school board.

10. School catchments: boundaries apply to their stated school year. Confirm the catchment for the intended year with the school board.

Generated deterministically from each section's evidence gaps and limitations; it is not advice and does not list every check a transaction needs.

Subject

parcels [1] / pid: Unknown

parcels [1] / plan number: Unknown

parcels [1] / parcel class: assessment_unit

parcels [1] / municipality: Montréal

parcels [1] / area m2: 3,565

properties [1] / address text: 275 RUE NOTRE-DAME E
properties [1] / pid: Unknown
properties [1] / jurisdiction: ca/qc/montreal
properties [1] / latest roll year: 2026
properties [1] / folio: 004059729100000000
properties [1] / subject match: civic_exact
identity evidence: verified

Parcel

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-21

Published parcels intersecting the query point; not a legal survey.
items [1] / pid: Unknown
items [1] / plan number: Unknown
items [1] / parcel class: assessment_unit
items [1] / area m2: 3,565
items [1] / municipality: Montréal
total: 1

Assessed value

status: supported
outcome: resolved
evidence: verified
meaning: Assessed value by roll year; not a market value or sale price.
by roll year [1] / roll year: 2026
by roll year [1] / assessments [1] / address text: 275 RUE NOTRE-DAME E
by roll year [1] / assessments [1] / land value: 15,330,400
by roll year [1] / assessments [1] / improvement value: 150,622,200
by roll year [1] / assessments [1] / total value: 165,952,600
by roll year [1] / assessments [1] / property id: prop_7qbglj5jp6zd
by roll year [1] / assessments [1] / subject match: civic_exact
by roll year [1] / assessments [1] / currency: CAD

Property values

Coverage: supported / resolved | Evidence: verified | Scope: parcel | Basis: published | Publisher date: 2024-07-01 | Last checked: 2026-10-14

Published assessments near the point; not a market valuation or proof of parcel identity.

items [1] / address / parcel id: Unknown
items [1] / address / line1: 275 RUE NOTRE-DAME E
items [1] / address / street number: 275
items [1] / address / street name: RUE NOTRE-DAME
items [1] / address / street type: Unknown
items [1] / address / street direction: E
items [1] / address / unit: Unknown
items [1] / address / city: Montréal
items [1] / address / region: QC
items [1] / address / postal code: Unknown
items [1] / address / country: CA
items [1] / address / parsed: Yes
items [1] / address / text: 275 RUE NOTRE-DAME E, Montréal, QC
items [1] / address text: 275 RUE NOTRE-DAME E
items [1] / pid: Unknown
items [1] / roll year: 2026
items [1] / land value / amount: 15,330,400
items [1] / land value / currency: CAD

Additional fields are in the JSON report.

An assessed value is not a sale price or current market value.

Land use

zoning / status: supported
zoning / outcome: resolved
zoning / evidence: estimated
zoning / designations [1] / zone code: Unknown
zoning / designations [1] / zone description: Mixte
zoning / designations [1] / zone category: mixed_use
zoning / designations [1] / jurisdiction: ca/qc/montreal
constraints / status: partial
constraints / outcome: resolved
constraints / evidence: estimated
constraints / at point [1] / name: Ville-Marie
constraints / at point [1] / type: heritage_inventory
constraints / at point [1] / status: Unknown
constraints / at point [1] / effective date: Unknown
constraints / at point [2] / name: Secteur de valeur exceptionnelle
constraints / at point [2] / type: heritage_inventory
constraints / at point [2] / status: Unknown
constraints / at point [2] / effective date: Unknown
constraints / nearby by type / contaminated site: 3

constraints / nearby by type / heritage inventory: 8

Zoning

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: 2025-12-18 | Last checked: 2026-10-21

Published designations intersecting the point; confirm current rules and permitted uses with the municipality.
items [1] / zone code: Unknown

items [1] / zone description: Mixte

items [1] / zone category: mixed_use

items [1] / source category: Mixte

items [1] / bylaw ref: Plan d’urbanisme et de mobilité 2050 (24-017)

items [1] / jurisdiction: ca/qc/montreal

Land constraints

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-13

Published mapped constraints around the point; absence is not clearance for development.
items [1] / name: Ville-Marie

items [1] / type: heritage_inventory

items [1] / status: Unknown

items [1] / source status: Unknown

items [1] / distance m: 0

items [1] / contains point: Yes

items [1] / effective date: Unknown

items [2] / name: Secteur de valeur exceptionnelle

items [2] / type: heritage_inventory

items [2] / status: Unknown

items [2] / source status: Unknown

items [2] / distance m: 0

items [2] / contains point: Yes

items [2] / effective date: Unknown

items [3] / name: Ville-Marie

items [3] / type: heritage_inventory

items [3] / status: Unknown

items [3] / source status: Unknown

Additional fields are in the JSON report.

Warnings: absence not proof, reported releases not exposure

Permit and development history

permits / total: 691

permits / status: supported

permits / outcome: resolved

permits / evidence: estimated

permits / returned: 20

permits / by work type / addition alteration: 11
permits / by work type / unknown: 9
permits / by status / issued: 20
permits / oldest issue date: 2008-04-25
permits / newest issue date: 2024-09-20
development / status: unsupported
development / outcome: no_match
development / evidence: unavailable
development / returned: 0
development / newest date: Unknown

Building permits

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: published | Publisher date: 2024-09-20 | Last checked: 2026-10-27

Up to 20 nearby permit records within 250 m; proximity does not link them to this property.
items [1] / status: issued
items [1] / address / parcel id: Unknown
items [1] / address / line1: 275 RUE NOTRE-DAME EST
items [1] / address / street number: 275
items [1] / address / street name: RUE NOTRE-DAME EST
items [1] / address / street type: Unknown
items [1] / address / street direction: Unknown
items [1] / address / unit: Unknown
items [1] / address / city: Montréal
items [1] / address / region: QC
items [1] / address / postal code: Unknown
items [1] / address / country: CA
items [1] / address / parsed: Yes
items [1] / address / text: 275 RUE NOTRE-DAME EST
items [1] / permit number: 3001767593
items [1] / jurisdiction: ca/qc/montréal
items [1] / permit kind: building
items [1] / source status: Unknown
Additional fields are in the JSON report.

Development applications

Coverage: unsupported / no match | Evidence: unavailable | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Nearby published applications within 250 m; an application is not an approval or a property match.
Published planning applications. Nearby queries exclude unmapped sites; absence does not establish that no development is proposed.

No data is available for this section; no conclusion can be drawn.

No matching record does not prove that none exists.

Hazards and site conditions

hazards / status: partial
hazards / outcome: no_match
hazards / evidence: unverified
hazards / by type / alr: not_in_area
hazards / by type / contaminated site: not_covered
hazards / by type / flood: not_covered
hazards / by type / landslide: not_covered
hazards / by type / liquefaction: not_covered
hazards / by type / other: not_covered
hazards / by type / wildfire: not_covered
site conditions / status: partial
site conditions / outcome: resolved
site conditions / evidence: estimated
site conditions / parts / climate normals: supported
site conditions / parts / design values: supported
site conditions / parts / lead service screening: partial
site conditions / parts / radon: partial
site conditions / parts / seismic: supported
site conditions / parts / wells: partial
environmental facilities / status: partial
environmental facilities / outcome: resolved
environmental facilities / evidence: estimated
environmental facilities / returned: 20
environmental facilities / nearest m: 441.6

Hazards

Coverage: partial / no match | Evidence: unverified | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-14

Published hazard layers at the point; not a site investigation or a comprehensive risk assessment.
No matching records returned. This does not prove absence.

types / flood / items: None returned
types / flood / status: not_covered
types / flood / coverage status: unsupported
types / flood / regions: None returned
types / flood / notes: None returned
types / alr / items: None returned
types / alr / status: not_in_area
types / alr / coverage status: supported
types / alr / regions [1]: CA/QC/mapped agricultural reserve
types / alr / notes [1]: CPTAQ agricultural zoning transposed to the cadastre; mapped footprint only.
types / liquefaction / items: None returned
types / liquefaction / status: not_covered
types / liquefaction / coverage status: unsupported
types / liquefaction / regions: None returned
types / liquefaction / notes: None returned
types / wildfire / items: None returned
types / wildfire / status: not_covered
types / wildfire / coverage status: unsupported

Additional fields are in the JSON report.

No matching record does not prove that none exists.

Site conditions

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: 2024-07-11 | Last checked: 2026-10-15

Published environmental site records at or around the point; not environmental clearance.

design values / items: None returned

design values / status: supported

design values / message: Nearest published location with confirmed Gazetteer coordinates; ungeolocated table entries are excluded from this lookup. Confirm design values and the applicable code edition with the authority having jurisdiction. Local terrain and elevation can change loads.

design values / max distance m: 50000

design values / reference / name: Montréal-Nord

design values / reference / region: QC

design values / reference / edition: NBC 2020, second printing, March 2025 errata

design values / reference / lat: 45.6

design values / reference / lng: -73.63

design values / reference / distance m: 11,867.18

design values / reference / measurements / annual precipitation mm: 1,025

design values / reference / measurements / annual rain mm: 830

design values / reference / measurements / driving rain wind pressure 1 in 5 pa: 160

design values / reference / measurements / elevation m: 20

design values / reference / measurements / heating degree days below 18 c: 4,470

design values / reference / measurements / hourly wind pressure 1 in 10 kpa: 0.33

design values / reference / measurements / hourly wind pressure 1 in 50 kpa: 0.42

design values / reference / measurements / january design 1 percent c: -26

Additional fields are in the JSON report.

Warnings: engineering confirmation required

Environmental facilities

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-21

Nearby reporting facilities under the environmental query's stated distance; not measured exposure at the address.

items [1] / name: Hôpital Saint-Luc
items [1] / npri id: 8638
items [1] / naics: 622111
items [1] / region: QC
items [1] / location / lat: 45.51
items [1] / location / lng: -73.56
items [1] / distance m: 441.58
items [1] / latest reporting year: 2017
items [1] / reporting years [1]: 2010
items [1] / reporting years [2]: 2012
items [1] / reporting years [3]: 2015
items [1] / reporting years: 2 additional entries in the JSON report
items [1] / latest year totals [1] / medium: air
items [1] / latest year totals [1] / quantity: 0.11
items [1] / latest year totals [1] / unit: kg
items [1] / latest year totals [2] / medium: air
items [1] / latest year totals [2] / quantity: 12.33
items [1] / latest year totals [2] / unit: tonnes

Additional fields are in the JSON report.

Warnings: reported releases not exposure

Schools

assignments / status: supported
assignments / outcome: resolved
assignments / evidence: estimated
assignments / schools [1] / school: École Garneau
assignments / schools [1] / authority: Centre de services scolaire de Montréal
assignments / schools [1] / level: elementary
assignments / schools [1] / program: Unknown
assignments / schools [1] / school year: Unknown
assignments / schools [2] / school: École Marguerite-Bourgeoys
assignments / schools [2] / authority: Centre de services scolaire de Montréal
assignments / schools [2] / level: elementary
assignments / schools [2] / program: Unknown
assignments / schools [2] / school year: Unknown
nearby / status: supported
nearby / outcome: resolved
nearby / evidence: estimated
nearby / returned: 5

School catchments

Coverage: supported / resolved | Evidence: estimated | Scope: address | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published boundary lookup for this point; confirm the applicable year and admission with the school board.

[1] / school / name: École Garneau
[1] / school / school type: elementary
[1] / school / authority / name: Centre de services scolaire de Montréal
[1] / school / authority / authority type: school_service_centre_or_board
[1] / school / authority / external id: QC:762000
[1] / catchment / level: elementary
[1] / catchment / program: Unknown
[1] / catchment / school year: Unknown
[1] / catchment / grade start: Unknown
[1] / catchment / grade end: Unknown
[1] / catchment / verification status: unverified
[1] / match method: official_boundary
[1] / confidence: high
[2] / school / name: École Marguerite-Bourgeoys
[2] / school / school type: elementary
[2] / school / authority / name: Centre de services scolaire de Montréal
[2] / school / authority / authority type: school_service_centre_or_board
[2] / school / authority / external id: QC:762000

Additional fields are in the JSON report.

A school assignment does not guarantee admission.

Boundaries apply to their stated year and may change.

Nearby schools

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-08

Up to 10 schools within 2 km; nearby schools are not necessarily designated schools.

items [1] / name: Centre Dollard-Cormier
items [1] / status: unknown
items [1] / address / line1: 3530, rue Saint-Urbain
items [1] / address / line2: Unknown
items [1] / address / city: Montréal
items [1] / address / region: QC
items [1] / address / postal code: H2X2N7
items [1] / address / country: CA
items [1] / country: CA
items [1] / region: QC
items [1] / city: Montréal
items [1] / school type: secondary
items [1] / education level: Secondaire
items [1] / authority / name: Centre de services scolaire de Montréal
items [1] / authority / authority type: school_service_centre_or_board
items [1] / authority / external id: QC:762000
items [1] / location / lat: 45.51
items [1] / location / lng: -73.57

Additional fields are in the JSON report.

Nearby schools are not necessarily designated schools for the address.

Neighbourhood summary

demographics / status: supported
demographics / outcome: resolved
demographics / evidence: estimated
demographics / geo level: dissemination_area
demographics / geo code: 24661257
demographics / population: 818
demographics / dwellings: 652
demographics / area km2: 0.19
crime / status: supported
crime / outcome: resolved
crime / evidence: estimated
crime / geography: Montréal
crime / reference year: 2025
crime / metrics / crime rate: 4,148.34
crime / metrics / crime severity index: 61.29
crime / metrics / non violent crime severity index: 49.52
crime / metrics / violent crime severity index: 92.04
transit / status: supported
transit / outcome: resolved

transit / evidence: estimated

transit / stops: 20

transit / routes: 7

amenities / status: supported

amenities / outcome: resolved

Demographics

Coverage: supported / resolved | Evidence: estimated | Scope: dissemination area | Basis: published | Publisher date: Unknown | Last checked: 2026-10-07

Census statistics for the small area containing the point; they do not describe this property or its occupants.

name: 24661257

geo code: 24661257

geo level: dissemination_area

csd code: 2466125

cma code: Unknown

population: 818

dwellings: 652

area km2: 0.19

demographics / age groups [1] / total: Unknown

demographics / age groups [1] / name: Population percentage change, 2016 to 2021

demographics / age groups [1] / characteristic id: 3

demographics / age groups [1] / men: Unknown

demographics / age groups [1] / women: Unknown

demographics / age groups [1] / rate: Unknown

demographics / age groups [2] / total: 815

demographics / age groups [2] / name: Total - Age groups of the population - 100% data

demographics / age groups [2] / characteristic id: 8

demographics / age groups [2] / men: 430

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Crime statistics

Coverage: supported / resolved | Evidence: estimated | Scope: region | Basis: mixed | Publisher date: Unknown | Last checked: Unknown

Published statistics for the policing area containing the point; not an address-level risk measure.

geography / name: Montréal

geography / geography type: policing_cma

geography / code: 462

geography / boundary label: Montréal policing-based Census metropolitan area; this boundary may not match census or municipal boundaries.

years [1] / reference year: 2025

years [1] / metrics [1] / metric: crime_rate

years [1] / metrics [1] / unit: per_100k

years [1] / metrics [1] / value: 4,148.34

years [1] / metrics [1] / source table: 35-10-0177-01

years [1] / metrics [1] / release label: 2026-07-22T08:30

years [1] / metrics [1] / source as of: 2026-07-22

years [1] / metrics [2] / metric: crime_severity_index

years [1] / metrics [2] / unit: index

years [1] / metrics [2] / value: 61.29

years [1] / metrics [2] / source table: 35-10-0026-01

years [1] / metrics [2] / release label: 2026-07-22T08:30

years [1] / metrics [2] / source as of: 2026-07-22

years [1] / metrics [3] / metric: non_violent_crime_severity_index

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Transit

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-27

Published transit stops within 1 km and their scheduled weekday trips; schedules change.

items [1] / name: Place Jacques-Cartier

items [1] / stop code: 53998

items [1] / location / lat: 45.51

items [1] / location / lng: -73.55

items [1] / wheelchair boarding: 1

items [1] / location type: 0

items [1] / distance / km: 0.08

items [1] / distance / method: straight_line

items [1] / routes [1] / short name: 361

items [1] / routes [1] / long name: Saint-Denis

items [1] / routes [1] / route type: 3

items [1] / routes [1] / weekday trip count: 106

items [2] / name: Gosford / Saint-Antoine

items [2] / stop code: 53673

items [2] / location / lat: 45.51

items [2] / location / lng: -73.55

items [2] / wheelchair boarding: 1

items [2] / location type: 0

Additional fields are in the JSON report.

Nearby places

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-21 | Last checked: Unknown

Published places within 1 km; listings may be incomplete or out of date.

items [1] / name: De Montréal à Saint-Jean-sur-Richelieu
items [1] / category: trail
items [1] / region: QC
items [1] / location / lat: 45.51
items [1] / location / lng: -73.55
items [1] / distance / km: 0.01
items [1] / distance / method: straight_line
items [2] / name: Place Vauquelin
items [2] / category: park
items [2] / region: QC
items [2] / location / lat: 45.51
items [2] / location / lng: -73.55
items [2] / distance / km: 0.05
items [2] / distance / method: straight_line
items [3] / name: Place de la Dauversière
items [3] / category: park
items [3] / region: QC
items [3] / location / lat: 45.51

Additional fields are in the JSON report.

Parks

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-07

Published parks near the point; distance is straight-line, not walking distance.

items [1] / name: Champ-de-Mars
items [1] / park type: local
items [1] / source park type: Parc d'arrondissement
items [1] / area m2: 19,043.33
items [1] / amenities: None returned
items [1] / distance / km: 0.03
items [1] / distance / method: straight_line
items [2] / name: Vauquelin
items [2] / park type: local
items [2] / source park type: Parc d'arrondissement
items [2] / area m2: 2,146
items [2] / amenities: None returned
items [2] / distance / km: 0.03
items [2] / distance / method: straight_line
items [3] / name: Jardin du Gouverneur
items [3] / park type: local
items [3] / source park type: Parc d'arrondissement
items [3] / area m2: 2,840.06

Additional fields are in the JSON report.

Traffic collisions

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published collision aggregates within 250 m; reported events do not establish risk at this property.

total: 358
counts [1] / jurisdiction: ca/qc/montreal
counts [1] / severity: minor_injury
counts [1] / period: 2012-04
counts [1] / records: 1
counts [2] / jurisdiction: ca/qc/montreal
counts [2] / severity: minor_injury
counts [2] / period: 2012-06
counts [2] / records: 1
counts [3] / jurisdiction: ca/qc/montreal
counts [3] / severity: minor_injury
counts [3] / period: 2012-08
counts [3] / records: 2
counts: 144 additional entries in the JSON report
period: month
radius m: 250

The JSON report contains every returned record with its coverage, quality, evidence and lineage. This PDF shows excerpts.