RESEARCH REPORT

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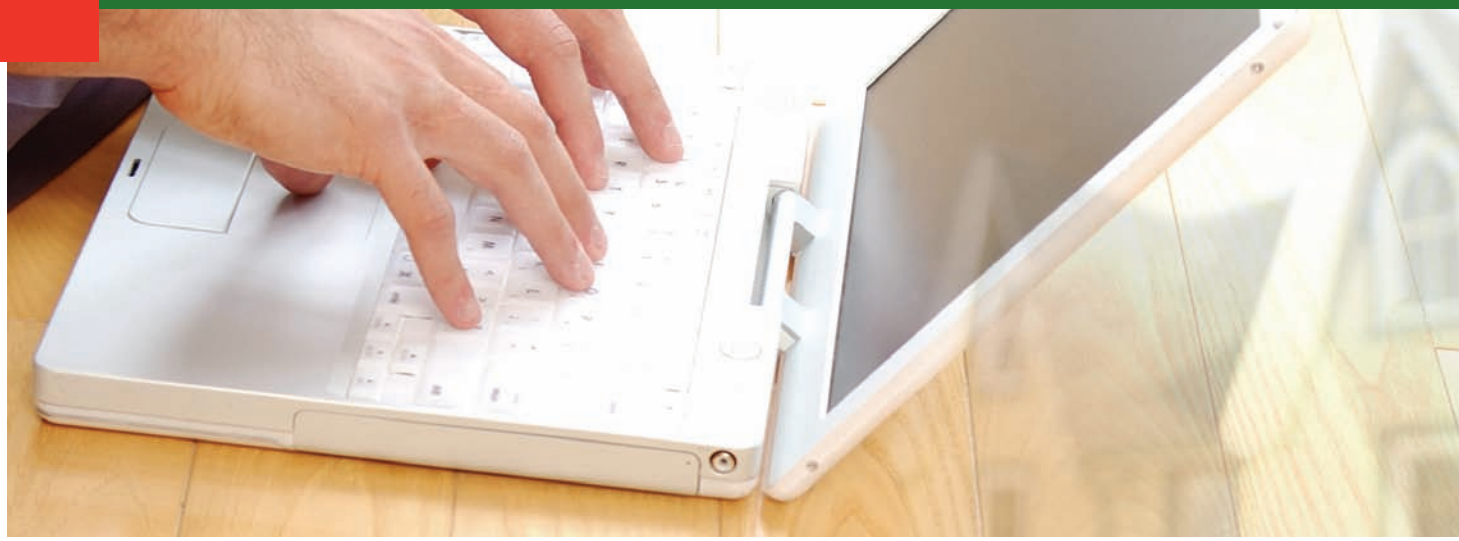

Recycling Catholic Convents and Religious Institutional Buildings into Affordable and Alternative Housing: Three Case Studies

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Recycling Catholic Convents and Religious Institutional Buildings into Affordable and Alternative Housing: Three Case Studies.

Final Report submitted to CMHC

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February 2008

Acknowledgements

The author would like to acknowledge the full participation of research assistants Trycie Jolicoeur, who has collaborated on the project since its beginning, Katherine Jourdain, and Nathalie Boucher. Their help has been invaluable throughout all phases of research. All three conducted interviews with occupants and neighbours, transcribed and coded responses, and prepared analytical matrices and compiled the data under my supervision. In addition, Jolicoeur gathered primary and secondary sources, and pre-tested the questionnaires. Together we designed the questionnaires, formulated consent forms, and conducted interviews with the architects and property owners and managers, as well as a couple of occupants in guise of training. Alexandre Laprise helped with last-minute verifications in the preparation of this report.

We thank all of the occupants and neighbours who generously agreed to interviews. Some residents also allowed us to photograph their apartments as aids in recalling observations made during visits to their homes. The architects, property owners and managers, urban designer and other resource persons who were involved with the development of the case study buildings provided crucial information for understanding the process, their intentions for the projects, the rules and regulations in place at each of the case study buildings, as well as the opportunities and constraints such projects afforded. Key people at provincial and municipal government agencies, religious community archives, and the school board supplied us with information on convents and religious institutional properties that had been converted into affordable and alternative housing thus enabling us to make the initial inventory. They also pointed us to the politics and policies of housing programmes and grants. Susan Fisher, Mark Holzman and Gilles Rocheleau replied to questions we had in the process of research and commented on earlier drafts of this report, as did Odile Roy.

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Abstract

This research project chronicles innovative and conventional approaches to converting religious residences and institutions into affordable and alternative housing in Québec City. Using three case study projects selected from a wider inventory of conversion projects, it documents the roles of various players, identifies the "best practices" in creating this form of housing, and evaluates the successes and failures of the case studies. The study uses interviews with occupants and neighbours as well as key actors and direct observation to make post-occupancy evaluations of the case studies in addition to written records to contextualize the adaptive reuse projects. The findings reveal that although institutional building types can accommodate housing functions relatively easily and that they are generally well-situated in proximity to public transportation and local services, the greatest factor in ensuring its success remains the level of funding or investment in the conversion project. Too often, much usable building fabric is destroyed due to lack of financial resources, inflexibility in the application of building codes, lack of understanding of the original building's performance and the proper ways of taking advantage of its inherent qualities in terms of natural ventilation and thermal comfort, and the expectations of future users as to what constitutes good housing. Yet, creating new housing in old buildings such as convents and Catholic religious institutional buildings can preserve the built heritage of a city in keeping with the tenets of sustainable development and can help solve the affordable and alternative housing challenges in many Canadian urban centers if the proper financial, technical and policy tools are developed.

Executive Summary

Background

Quebec City has an untapped housing resource – an abundance of convents and religious institutional buildings (i.e. orphanages, asylums, hospices, schools, and hospitals) that Catholic religious communities no longer need. Many of these buildings were acquired in the late 1960s and early 1970s by provincial and municipal governments, private and public developers, charitable and non-profit organisations. More keep coming on the market.

Helping find a new use for these types of buildings solves several problems at once: the preservation of important monuments; the sustainable development of Canadian cities; the lack of affordable housing in major Canadian urban centres such as Quebec; and the provision of housing to disadvantaged groups in society, which is also the extension of the mission of many of the sisterhoods who had built these buildings and thus lends continuity to the urban fabric.

Private developers would often rather demolish convents and other religious institutional buildings than recycle them. When the building in question has been left neglected, costs can be a major barrier. The original layout of the buildings can make it difficult to fit in conventional housing units. Technical issues and stringent adherence to building codes also complicates the process. In addition, zoning issues and neighbourhood opposition make some developers shy away from converting them. Most often it is the location and size of the property that interests them.

Market-rate condos appear to be the most profitable redevelopment type for these properties. But to convert these into affordable housing, government and other forms of outside help are required. The affordable and alternative housing projects under consideration in this study, some of which integrate other social services into the residence (example day-care centres, training programs), often benefited from partnerships that brought together the non-profit and private sectors with the public and governmental groups. But how successful is this approach to the provision of affordable housing in Quebec City and is conversion a more sustainable option than new construction?

Methodology

Using 3 case studies of former religious institutional buildings in Quebec City that were converted to affordable housing, the general objective of this research is to:

- chronicle the process of conversion;
- document the roles of the various players involved in the recycling of the buildings (such as the religious community, non-profit or charitable organisation, government officials, architects and users);
- identify the means that were used in each situation to create affordable housing out of existing buildings that cater to a distinct population;
- evaluate the reasons for the successes and failures of three case study projects; and
- make recommendations for future conversions of convents and religious institutional buildings.

The study began with an inventory of about 30 Catholic religious institutional buildings (e.g. convents, schools, asylums, monasteries) in Quebec City that had been converted into affordable and alternative housing. The inventory involved documentation, such as project reports and newspaper articles. Three were selected as case studies – the ones that best fit the criteria (size, location, former and current

function, clientele, and date of conversion) and that are typical of the whole set. The three case studies were:

- Centre Jacques Cartier, a former school now providing affordable housing and other functions for youth
- Domaine des Franciscains, a former monastery now housing seniors
- Habitations du Trait Carré, a former convent now housing seniors

Ten residents per case study were interviewed to learn about how the buildings and properties respond to their needs, what could be improved, and how affordable are the units relative to other rental units nearby. In addition, ten neighbours were interviewed to learn how the projects were received as well as assess the impact of the project on the community.

The architects for each project were also interviewed to determine what their goals were in the design, what were specific challenges and solutions of the conversion, and how they sought to solve the particular needs of the residents. Members of the religious community, the non-profit or charitable organisation, the developer, the chief municipal planner as well as municipal and provincial housing officials involved in each case study project were also consulted. They were asked for information on the budget of the project, restrictions, if any, in the granting agency's program, as well as their policies which might have affected the design and management of the housing project.

Findings and Recommendations

Technical issues

Compared to newly-built social housing, converted buildings have more charm and community value but are more complicated from a technical point of view. Architects are challenged both in plan and elevation by certain existing features. Ceiling heights and windows are a more generous size than is standard for a residential project. It is difficult to fit housing units into certain communal spaces, such as chapels.

Meticulously documenting existing conditions was a critical step. Exploratory curettage and existing condition documentation helped to determine structural weaknesses, the composition of walls and floors, and the necessary interventions required to make the building safe. It is a step that prevents unexpected problems and makes the already difficult task of budgeting more realistic.

The strategy adopted by most architects and their clients was to integrate mainstream rental housing units within the shell of the existing building in compliance with the applicable building codes and municipal regulations. In fact, survey respondents for the three case study projects noted that the changes to the buildings are imperceptible to anyone from the outside. While the buildings' exterior appearance was restored, preserving heritage features on the interiors was less of a priority. In many cases, interiors were completely altered to make the spaces functional for the new residential uses. Limited budgets meant putting in as many units as possible, thus major changes to the interior layout were often necessary.

Converting religious institutional buildings like schools, convents and monasteries (the former uses of the 3 case studies), is easier than converting churches and chapels. The large volume of interior space in churches and chapels must be broken up and new openings must be pierced in the exterior walls. Sometimes floors have to be added, vertically dividing the building and segmenting the tall windows. In a convent or school, the space is already divided up, making it easier to integrate housing units. The location of windows and access points are more adapted to residential uses. But their monumental and institutional character needs to be softened.

Religious institutional buildings generally have narrow footprints or floor areas. They must have a certain depth for a change in use to work. If they are too narrow, it is difficult to fit a through-unit or a double-loaded corridor plan within the existing envelope. Each of the three projects is different in this regard. The form can be so restrictive that it is impossible to fit conventional housing units into it. There is less flexibility than with new construction. But architects who work creatively within the buildings' limits can reap a real payoff in terms of the quality of life and supportive environment the project engenders.

The change in function of the building requires change in mechanical systems to compensate for new heating loads, cooling loads, and humidity levels. Recent advances in the area of environmental comfort and control that promote natural ventilation and cooling methods, passive heating, and that take advantage of the thermal qualities of thick masonry walls could solve this dilemma. Whereas conventional electric baseboard heating systems might adequately counter the effects of draft created by minimum-standard windows, they are insufficient when it comes to the drafts created by the oversized windows found in these buildings. Moreover, hot-water heating systems radiate a better quality of heat than electric baseboards. Developers might consider keeping this older technology rather than replacing it. Alternatively, to reduce drafts, other technologies should be explored, such as radiant-heated floors.

All three case study buildings have single facing units arranged along a double-loaded corridor. Before conversion, transom windows above interior doors could be opened for cross-ventilation. But these were closed for the sake of privacy. Architects might consider incorporating openable transoms in the halls, or developing other ways of allowing natural ventilation without compromising privacy or fire safety, such as designing through-units with openings at the front and back.

The future uses of these converted religious buildings could be widened. For example, the convents had fully equipped industrial kitchens that would be useful for student residences and assisted living facilities. Architects could explore different ways of organizing the units within the existing structure, for example, terrace housing, which in effect would cut the building salami style rather than in horizontal layers. Or, alternatively, they could propose flats, akin to triplexes and walkups common in Quebec with six to eight apartments sharing a common stairwell or an outdoor corridor, rather than an interior one.

Designers should pay more attention to issues of soundproofing. When religious communities lived in the buildings, they had rules governing the behaviour of individuals that reduced the amount of noise. Today, people tend to expect that the standards of new construction will be applied to renovated structures, standards that can be achieved provided the architect thinks about an appropriate strategy. People want the old building to behave as if it were made of reinforced concrete rather than wood and masonry.

Financial issues

There seems to be conflicting points of view over whether adaptive reuse costs more than new construction. It is easier to estimate the cost of a new building. Normally there are fewer unforeseen variables. Yet as this study demonstrates, converting an existing building that has been well-maintained over the years can be significantly cheaper than new construction, more than 25% less in some cases.

Costs related to excavation, structural systems and building envelop that represent up to 60% of the total construction costs in a new building are much reduced in an adaptive reuse project as these elements exist and are often of good quality. In contrast, costs associated with building code conformity such as the installation of an elevator or sprinklers represent 1 to 5% of the total construction costs. These observations and the expenses related to soil decontamination partially explain why the average cost per unit for the newly constructed units in the second, new purpose-built phase at the Domaine de Franciscains was significantly more than units in the converted monastery. In all three case study buildings, the conversion costs were less that what it would have cost to build new.

Unfortunately, life-cycle costs and environmental costs are rarely considered. More research is needed in this area. For example, rather than demolish building interiors, it could prove worthwhile to consider recuperating materials and saving more of the interiors. Developers must remember to think of profitability not solely in economic terms but also in relation to environmental, heritage, and social terms.

The costs of adaptively reusing a building are higher when a building has been abandoned and allowed to deteriorate. Municipalities, buildings owners, and occupants need to establish new uses early if they are to save on renovation and restoration costs.

The process of finding partners and financial resources was complex and time-consuming. Most architects and technical resource groups had developed expertise in navigating through different subsidy programs and policies. Some of the experts interviewed had acquired almost 30 years of experience. Over time, they modified their activities to keep pace with changing governmental programs, such as finding new sources of funding, partners and ways of reducing costs.

The architects necessarily worked within limited budgets, which perhaps precluded any experimentation they may have wanted to attempt in designing social housing. None of the architects specifically mentioned special efforts to improve the energy efficiency of the buildings, except for replacing single pane windows with thermal glass to reduce tenants' heating costs.

Limited budgets sometimes had a negative effect on the distribution of spaces and unit layout. In an effort to maximise the number of units some architects were forced to disregard the internal logic of the original building. In one example, the labyrinthine corridors went off in different directions and some units had long passageways to get from the door to the main living spaces. Poor unit layout made the units seem small and inflexible, according to some residents of all three buildings.

Some people spend a lot of time in the kitchen. Rather than think of them as service spaces that can be placed far from windows, architects might better conceive them as living spaces, placed closer to windows. A simpler distribution of units within the building in accordance with its original structure and of spaces within the unit would solve the problem, although fewer units could increase per unit costs.

Lack of sufficient funds was consistently identified as a problem in saving all of the heritage aspects of the buildings, which raises the question of whether such conversions are the best way to preserve local heritage. Yet, the ways existing programs are structured contain systemic biases against conservation, favouring replacement instead. In the three case studies, architects had to work within a standard budget for low-income housing. Within the traditional bid structure, contractors find it easier to replace floors, staircases, and doors than repair them, because repairing takes more time.

One recommendation is to review funding policies and objectives. Some municipalities, including Quebec City, have special programs to cover the costs of restoration for buildings located in historic districts. However, most of the buildings in our inventory were not designated structures or located within a historic district and for this reason were ineligible for special municipally administered restoration grants. Funding agencies might consider topping up regular grants to reward projects that make a special effort to restore and rehabilitate existing buildings in ways that respect their character defining features, exterior and interior. They could use a program like the Commercial Heritage Properties Incentive Fund established by Canada's Historic Places Initiative as a model for creating incentives to the producers of affordable and alternative housing.

Renovated older buildings require constant maintenance, just as any building does. Current funding programs cover the initial conversion project, but not longer-term maintenance and upkeep. Perhaps additional funds for maintenance could be made available on an on-going basis when conserving built heritage is part of the housing project's objectives.

Another recommendation is to set aside amounts for existing condition documentation and eventually sustainability studies, especially with regards to building comfort performance. A database containing local case studies of conversion projects could pool together pertinent information, costs,

and valuable lessons learned when particular adaptive reuse approaches were used. Not only would this help debunk myths about adaptive reuse but also help those planning projects identify potential problems, avoid pitfalls, and propose inspiring new solutions that improve on preceding projects.

Even with thorough existing condition documentation, unanticipated conditions can reveal themselves after the renovation has begun. Generally a contingency of 10% is built into the budget, but some architects recommend putting a 15 to 20% contingency in the budget to cover unanticipated costs in adaptive reuse projects.

The neighbourhood and heritage context

Neighbours would rather see older buildings converted than see new construction. For them, the outside appearance of the building is an important factor at the neighbourhood scale. Most felt grateful that new functions were found for these buildings, rather than tearing them down and said they would have protested against new construction on those sites.

In general, key actors, neighbours, and occupants viewed the recycling of former convents and Catholic religious institutions as a means of retaining local heritage as well as providing affordable and alternative housing. Not only does this approach foster the conversion of existing built resources but also it allows people to stay within their neighbourhood. Compared to other forms of social housing, former convents and schools offered rich spatial qualities, particularly because of their large windows and tall ceilings. Yet, what occupants most appreciated about their building, more than the heritage aspects, were the modest rents, the neighbourhood, and proximity to services.

All three case study buildings conformed to some degree to municipal plans for neighbourhood revitalization. The conversions of these buildings and the financial investments that they represented had positive impacts on properties within the immediate area. Many of the buildings in the inventory were located in neighbourhoods that had ageing populations. It made sense to convert available buildings to house area residents. This approach maintains the existing economic and social mix, stemming the process of gentrification. Conversely, the local population is less likely to oppose a project that seeks to help their neighbours.

Because no changes in zoning were required in the cases studied, there was no public consultation. No complaints were recorded in the media.

In light of the next wave of adaptive reuse in Québec, a mixed-use formula deserves renewed consideration. This approach combines affordable and market-rate units in the same project. Mixing clientele and housing types on a single property could partially counter nimbyism. It could reduce the perceived threat of invasion of poor or otherwise disadvantaged people in a neighbourhood and the perceived negative impact it has on middle-class property values.

The use and configuration of outdoor spaces could be improved, especially on small sites. Parking areas could be reduced in number, especially when the housing project is well-served by public transit and other services. Informants preferred to have more plots for community gardens.

Some of the informants wished to have greater mixture in the buildings. They seemed to welcome cultural, commercial, social and recreational uses. Parts of the building should be open to people from the outside, much like at the Centre Jacques Cartier where the dining room/café acts as an interface with the larger community because it is open to non-residents as well. Informers also saw such programming as maintaining the former use of the building.

Conclusions

By recycling Catholic convents and religious institutional buildings, Quebec City and other Canadian municipalities will not only be able to keep an important architectural heritage but also address the lack of affordable housing in relatively inexpensive and creative ways. Such buildings are ideally located, often in the centre of a neighbourhood or city, proximate to existing services, amenities

and transportation infrastructure. They make enriching environments in which to live. They can act as motors for revitalisation and development. Their conversion also allows for the seamless integration of disenfranchised groups of people into otherwise socially and economically homogenous parts of the city. Also, less demolition means reduced landfill demand and wastage of energy and resources. In summary, adaptive reuse of these buildings makes sense economically, environmentally and socially.

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RESEARCH HIGHLIGHT

October 2009

Socio-economic Series 09-021

Recycling Catholic Institutional Buildings into Affordable and Alternative Housing: Three Case Studies

BACKGROUND

Québec City has an untapped housing resource—convents and other religious institutional buildings (for example, orphanages, asylums, hospices, schools, and hospitals) that Roman Catholic religious communities no longer need. Many of these buildings were acquired in the late 1960s and early 1970s by the provincial and municipal governments, private and public developers, charitable and non-profit organizations. More keep coming on the market.

Helping find a new use for these buildings solves several problems: preserving important monuments; encouraging sustainable development in Canadian cities; providing affordable housing in major Canadian urban centres such as Québec; and providing housing to disadvantaged groups in society, which is also the extension of the mission of many of the religious orders who built the buildings.

Private developers often would rather demolish religious institutional buildings than recycle them. If a building has been left neglected, costs can be a major barrier. The original layout of the buildings can make it difficult to accommodate conventional housing units. Technical issues and stringent adherence to building codes also complicate the process. Zoning issues and neighbourhood opposition make some developers shy away from converting them. Most often it is the location and size of the property that interests them.

Market-rate condominiums appear to be the most profitable redevelopment type for these properties. But to convert these into affordable housing, government and other outside help is required. The affordable and alternative housing projects in this study, some of which integrate other social services (for example day-care centres, training programs), often benefited from partnerships that brought together the non-profit and private sectors with the public and governmental groups.

But how successful is this approach to providing affordable housing in Québec City and is conversion a more sustainable option than new construction?

METHODOLOGY

Using three case studies of former religious institutional buildings that were converted to affordable housing, the general objective of this research is to:

- chronicle the conversion process;
- document the roles of the various players involved in the recycling of the buildings (such as the religious community, non-profit or charitable organizations, government officials, architects and users);
- identify what was used in each situation to create affordable housing that caters to a distinct population from existing buildings;
- evaluate the reasons for successes and failures; and
- make recommendations for future conversions of religious institutional buildings.

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The study began with an inventory of about 30 Roman Catholic religious institutional buildings in Québec City that had been converted to affordable and alternative housing. (Figure 1) Three were selected as case studies—the ones that best fit the criteria (size, location, former and current function, clientele and date of conversion) that are typical. The three were:

- Centre Jacques Cartier, a former school now providing affordable housing and other functions for youth; (Figure 2)
- Domaine des Franciscains, a former monastery now housing seniors; (Figure 3)
- Habitations du Trait Carré, a former convent now housing seniors. (Figure 4)

Ten residents in each case study were interviewed to learn about how the buildings and properties respond to their needs, what could be improved and how affordable the units are relative to nearby rental units. In addition, 10 neighbours were interviewed to learn how the projects were received and to assess the impact of the project on the community.

The architects for each project were interviewed to determine what their goals were in the design, what specific challenges and solutions of the conversion were, and how they sought to solve the particular needs of the residents.

Members of the religious community, the non-profit or charitable organization, the developer, the chief municipal planner and municipal and provincial housing officials involved in each case study project were also consulted. They were asked for information about project budgets, restrictions, if any, in the granting agency's program, as well as policies that might have affected the design and management of the housing project.

FINDINGS AND RECOMMENDATIONS

Technical issues

Architects are challenged both in plan and elevation by certain existing features. Ceiling heights and windows are a more generous size than is standard for a residential project. It is difficult to fit housing units into certain communal spaces, such as chapels.

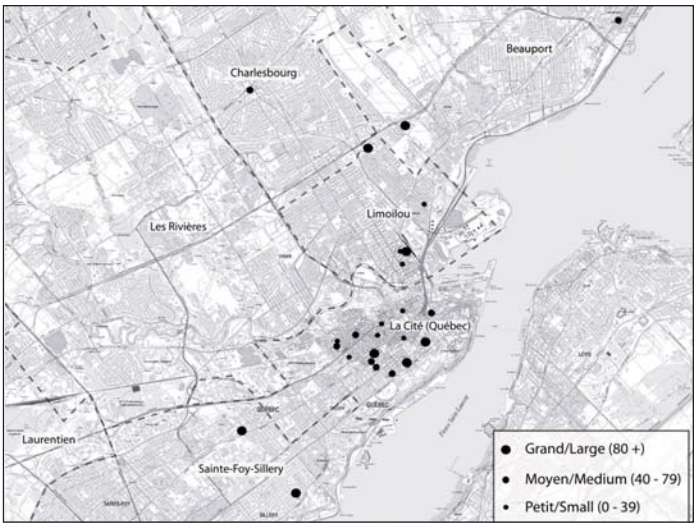

Figure 1 Location of the inventoried Catholic religious institutions converted into affordable and alternative housing in Québec. The size of the dots represents the number of units in the converted building.

Figure 2 View of the back of the Centre Jacques Cartier, along Charest boulevard, showing its urban context

Meticulously documenting existing conditions was a critical step. Exploratory testing and documenting existing conditions helped determine structural weaknesses, the composition of walls and floors and what had to be done to make the buildings safe. It is a step that prevents unexpected problems and makes the already difficult task of budgeting more realistic.

The strategy adopted by most architects and their clients was to integrate mainstream rental housing units within the shell of the existing building in compliance with the applicable building codes and municipal regulations. In fact, survey respondents for the three case study projects noted that the changes to the buildings are imperceptible from the outside.

While the buildings' exterior appearance was restored, preserving interior heritage features was a lesser priority. In many cases, interiors were completely altered to make the spaces functional. Limited budgets meant putting in as many units as possible, thus major changes to the interior layout were often necessary.

Converting religious institutional buildings such as schools, convents and monasteries (the former uses of the 3 case studies), is easier than converting churches and chapels. The large volume of interior space in churches and chapels must be broken up and new openings must be pierced in the exterior walls. Sometimes floors have to be added, vertically dividing the building and segmenting the tall windows.

In a convent or school, the space is already divided up, making it easier to integrate housing units. The location of windows and access points are more adapted to residential uses. But their monumental and institutional character needs to be softened.

Religious institutional buildings generally have narrow footprints or floor areas. They must have a certain depth for a change in use to work. If they are too narrow, it is difficult to fit a through-unit or a double-loaded corridor plan within the existing envelope. Each of the three projects is different in this regard.

Figure 3 View of the Domaine des Franciscains in its neighbourhood context. The office building in the background is located along a major artery of Upper Town.

Figure 4 Views showing the exterior of the former convent-school and its relationship with the parish church at the end of the block in the Trait Carré historic district

The form can be so restrictive that it is impossible to fit conventional housing units into it. There is less flexibility than with new construction. But architects who work creatively within the buildings' limits can reap a real payoff in terms of the quality of life and supportive environment the project engenders.

The change in function of the building requires change in mechanical systems to compensate for new heating and cooling loads and humidity levels. Recent advances in environmental comfort and control that promote natural ventilation and cooling methods, and passive heating, and that take advantage of the thermal qualities of thick masonry walls could compensate for new loads and levels.

While conventional electric baseboard heating systems might adequately counter the effects of draft created by minimum-standard windows, they do not counter drafts created by the oversized windows found in these buildings. Moreover, by the nature of cast iron radiators, hot-water heating systems radiate heat better than electric baseboards. Developers might consider keeping this older technology rather than replacing it. Alternatively, to reduce drafts, other technologies should be explored, such as radiant-heated floors.

All three case study buildings have single-facing units arranged along a double-loaded corridor. Before conversion, transom windows above interior doors could be opened for cross-ventilation. But these were closed for the sake of privacy. Architects might consider incorporating transoms that can be opened, or developing other ways of allowing natural ventilation without compromising privacy or fire safety, such as designing through-units with openings at the front and back.

The future uses of these converted religious buildings could be widened. For example, the convents had fully equipped industrial kitchens that would be useful for student residences and assisted living facilities.

Architects could explore different ways of organizing the units within the existing structure, for example, terrace housing, which in effect would cut the building salami style rather than in horizontal layers. Or, alternatively, they could propose flats, similar to the triplexes and walkups common in Quebec, with six to eight apartments sharing a common stairwell or an outdoor corridor, rather than an interior one.

Designers should pay more attention to soundproofing and treat converted buildings differently than new ones. When religious communities lived in the buildings, they had rules governing the behaviour of individuals that reduced the amount of noise. Today, people tend to expect that the standards of new construction will be applied to renovated structures, standards that can be achieved provided the architect implements an appropriate strategy.

Financial Issues

There seems to be conflicting points of view about whether adaptive reuse costs more than new construction. It is easier to estimate the cost of a new building. Normally there are fewer unforeseen variables. Yet as this study demonstrates, converting an existing building that has been well-maintained over the years can be significantly cheaper than new construction—in some cases, more than 25 per cent less.

Costs related to excavation, structural systems and building envelopes represent up to 60 per cent of the total construction costs in a new building. These costs are much reduced in an adaptive reuse project. In contrast, costs associated with conforming to building codes, such as the installation of an elevator or sprinklers, represent one to five per cent of the total construction costs.

These observations and the expenses related to soil decontamination partially explain why the average cost per unit for new units in a second, new purpose-built phase at the Domaine de Franciscains was significantly more than units in the converted monastery. In all three case study buildings, the conversion costs were less than what it would have cost to build new. (Table 1)

Table 1 Comparison of the estimated costs of conversion of the case study buildings and the costs of new construction in Québec City in the years the projects were realised.

	1999* Means estimate $/sq. ft	1999-2000 Trait Carré $/sq. ft.	1993* Means estimate $/sq. ft.	1993 Centre Jacques Cartier $/sq. ft.	1982* Means estimate $/sq. ft.	1982 Domaine des Franciscains $/sq. ft.
4-7 storeys, brick, steel structure	$12.30	$56‡				
4-7 storeys, brick, wood structure			$102.49	$60†	$72.80	$54††

Source:
*Estimates for the costs of new construction, adjusted for Québec City, are taken from Robert Snow Means Company, *Means square foot costs : residential, commercial, industrial, institutional*, (Kingston, Mass. : R.S. Means Co., 2005). Note that the square foot estimates have a relative accuracy of plus or minus 15%.
‡ Gross estimates for the project as provided by the architect. This amount includes demolition costs and taxes, but not professional fees.
† Gross estimates for the project as provided by the architect. This figure represents construction costs and does not include professional fees or taxes. It also does not include demolition costs since the residents conducted the work.
†† This figure was calculated by dividing the average conversion cost of $38,000 by an average unit size of 700 square feet.

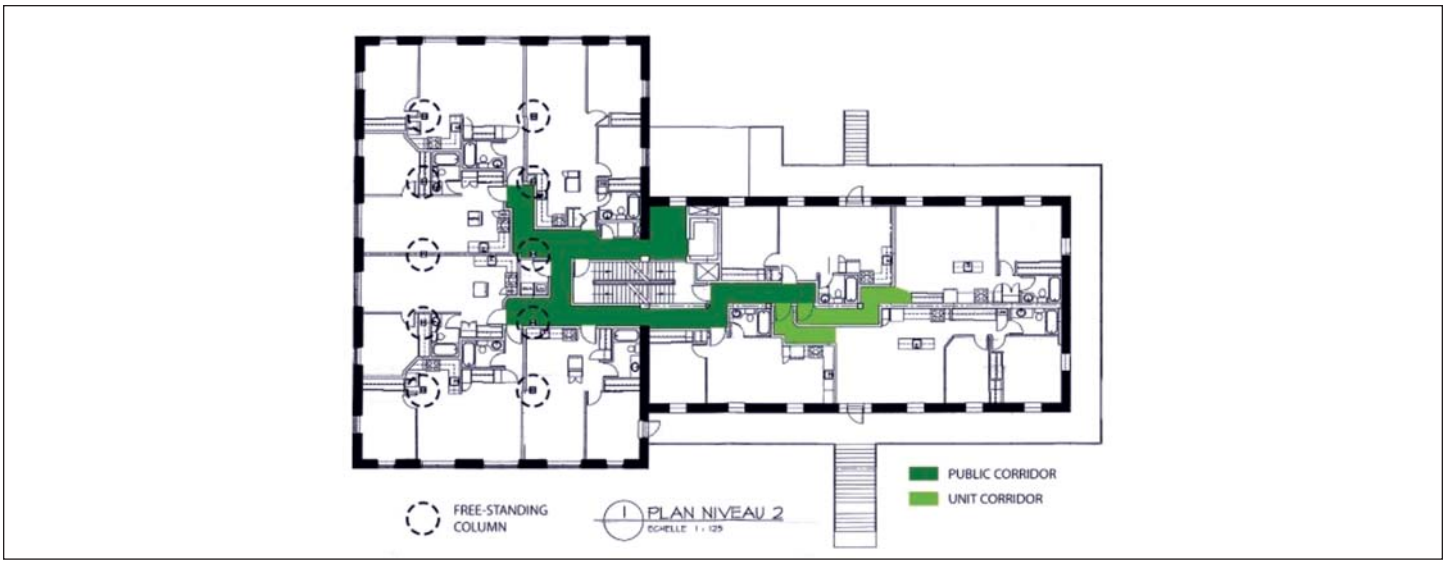

Figure 5 Second-level floor plan of the Habitations du Trait Carré showing the unit layouts. Note the labyrinthine corridor system. Originally, the convent would have featured a central corridor serving rooms on either side, or one large open space on the floor. Also note the free-standing columns in the units on the left. Schematic plans derived from those provided, courtesy of the property manager, based on the architect's plans.

Unfortunately, life cycle costs and environmental impacts are rarely considered. More research is needed in this area. For example, rather than demolish building interiors, it could prove worthwhile to reuse materials and save more of the interiors. Economic considerations should be balanced with environmental, heritage and social ones.

The costs of adaptively reusing a building are higher when a building has been abandoned and allowed to deteriorate. Municipalities, building owners, and occupants need to establish new uses early if they are to save on renovation and restoration costs.

The process of finding partners and financial resources was complex and time-consuming. Most architects and technical resource groups had developed expertise in navigating through different subsidy programs and policies. Some of the experts interviewed had acquired almost 30 years of experience. Over time, they modified their activities to keep pace with changing government programs, such as finding new sources of funding, partners and ways of reducing costs.

The architects necessarily worked within limited budgets, which perhaps precluded any experimentation they may have wanted to attempt in designing social housing. None of the architects specifically mentioned special efforts to improve the energy efficiency of the buildings, except for replacing single-pane windows with thermal glass to reduce tenants' heating costs.

Limited budgets sometimes had a negative effect on the distribution of spaces and unit layout. In an effort to maximise the number of units some architects were forced to disregard the internal logic of the original building. In one example, the labyrinthine corridors went off in different directions and some units had long passageways to get from the door to the main living spaces. (Figure 5) Poor unit layout made the units seem small and inflexible, according to some residents of all three buildings.

Some people spend a lot of time in the kitchen. Rather than think of them as service spaces that can be placed far from windows, architects might better conceive them as living spaces, placed closer to windows. The units in all three case study buildings have open concept plans common to late twentieth-century homes in which living-dining areas are adjacent to the kitchen so that the kitchens can borrow light from the living-dining rooms placed next to the existing windows.

Figure 6 Interior views of two bedrooms in two units of the Habitations du Trait Carré. Note the wide sill on which the occupant placed houseplants (left). The middle-right light of the casement window can be opened by itself, as can the whole casement window, as shown in both images.

Lack of sufficient funds was consistently identified as a problem in saving all of the heritage aspects of the buildings, which raises the question of whether such conversions are the best way to preserve local heritage. Yet, the ways existing programs are structured contain systemic biases against conservation, favouring replacement instead. In the three case studies, architects had to work within a standard budget for low-income housing. Within the traditional bid structure, contractors find it easier to replace floors, staircases and doors than to repair them, because repairing takes more time.

One recommendation is to review funding policies and objectives. Some municipalities, including Québec City, have special programs to cover the costs of restoration for buildings located in historic districts. However, most of the buildings in this study's inventory were not designated structures or located within a historic district and were ineligible for special municipally administered restoration grants.

Funding agencies might consider topping up regular grants to reward projects that make a special effort to restore and rehabilitate existing buildings in ways that respect their character, defining features, exteriors and interiors. They could use a program such as the Commercial Heritage Properties Incentive Fund established by Canada's Historic Places Initiative[1] as a model for creating incentives for producers of affordable and alternative housing.

Older buildings require constant maintenance. Current funding programs cover the initial conversion costs, but not longer-term maintenance. Perhaps additional funds for maintenance could be made available when conserving built heritage is part of a housing project's objectives.

Another recommendation is to set aside amounts to document existing conditions and prepare sustainability studies, especially with regards to building comfort performance. A database containing local case studies of conversion projects could bring together pertinent information, costs and valuable lessons learned when particular adaptive reuse approaches were used. Not only would this help debunk myths about adaptive reuse but also help those planning projects to identify potential problems, avoid pitfalls, and propose inspiring new solutions that improve on preceding projects.

Even with thorough documenting of existing conditions, unanticipated conditions can reveal themselves after the renovation has begun. Generally a contingency of 10 per cent is built into the budget, but some architects recommend putting a 15 to 20 per cent contingency in the budget to cover unanticipated costs in adaptive reuse projects.

[1] For more information see Parks Canada "Historic Places Initiative," English and French, retrieved January 2009 from http://www.pc.gc.ca/progs/plp-hpp/plp-hpp1_E.asp

The neighbourhood and heritage context

Neighbours would rather see older buildings converted than see new construction. For them, the outside appearance of the building is an important factor at the neighbourhood scale. Most felt grateful that new functions were found for these buildings, rather than tearing them down and said they would have protested against new construction on those sites.

In general, key actors, neighbours and occupants viewed the recycling of former religious institutions as a means of retaining local heritage as well as providing affordable and alternative housing.

Not only does this approach foster the conversion of existing built resources, it allows people to stay within their neighbourhood. Compared to other forms of social housing, former convents and schools offered rich spatial qualities, particularly because of their large windows and tall ceilings. Yet, what occupants most appreciated about their building, more than the heritage aspects, were the modest rents, the neighbourhood and proximity to services.

All three case study buildings conformed to some degree to municipal plans for neighbourhood revitalization. The conversions of these buildings and the financial investments that they represented had positive impacts on properties within the immediate area. Many of the buildings in the inventory were located in neighbourhoods that had aging populations. It made sense to convert available buildings to house area residents. This approach maintains the existing economic and social mix, stemming the process of gentrification. Conversely, the local population is less likely to oppose a project that seeks to help their neighbours.

Because no changes in zoning were required in the cases studied, there was no public consultation. No complaints were recorded in the media.

In light of the next wave of adaptive reuse in Québec City, a mixed-use formula deserves renewed consideration. This approach combines affordable and market-rate units in the same project. Mixing clientele and housing types on a single property could partially counter Not in My Backyard (NIMBY) problems. It could reduce the perceived threat of invasion by poor or otherwise disadvantaged people in a neighbourhood and the perceived negative impact it has on property values.

The use and configuration of outdoor spaces could be improved, especially on small sites. Parking areas could be reduced, especially when the housing project is well-served by public transit and other services. Survey respondents preferred to have more plots for community gardens.

Some of the survey respondents wanted greater mixture in the buildings. They seemed to welcome cultural, commercial, social and recreational uses. Parts of the building should be open to people from the outside, much like at the Centre Jacques Cartier, where the dining room–café acts as an interface with the larger community because it is open to non-residents as well. Survey respondents also saw such programming as maintaining the former use of the building.

CONCLUSIONS

By recycling Catholic convents and other religious institutional buildings, Québec City and other Canadian municipalities will not only be able to keep an important architectural heritage but also address the lack of affordable housing in relatively inexpensive and creative ways.

Such buildings are ideally located, often in the centre of a neighbourhood or city, close to existing services, amenities and transportation infrastructure. They make enriching environments in which to live. They can act as engines for revitalisation and development.

Their conversion also allows for the seamless integration of disenfranchised groups of people into otherwise socially and economically homogenous parts of the city. Also, less demolition means reduced landfill demand and waste of energy and resources. In all three case study buildings, the conversion costs were less that what it would have cost to build new. In summary, adaptive reuse of these buildings makes sense economically, environmentally and socially.

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LE POINT EN RECHERCHE

Octobre 2009 Série socio-économique 09-021

Conversion de bâtiments d'institutions catholiques en logements abordables et non traditionnels : trois études de cas

CONTEXTE

La ville de Québec possède une ressource inexploitée en matière de logement – des couvents et autres bâtiments d'institutions religieuses (orphelinats, asiles, centres de soins palliatifs, écoles et hôpitaux) que délaissent les communautés religieuses catholiques. Bon nombre de ces bâtiments ont été acquis à la fin des années 1960 et au début des années 1970 par des autorités provinciales et municipales, des promoteurs privés et publics, des organismes caritatifs et des organismes sans but lucratif. Bien d'autres continuent d'arriver sur le marché.

La réaffectation de ces bâtiments apporte une solution à plusieurs problèmes : elle préserve d'importants monuments; favorise le développement durable des villes canadiennes; fournit du logement abordable dans les principaux centres urbains du Canada, comme Québec; et offre du logement à des groupes défavorisés de la société, ce qui s'inscrit par ailleurs dans le prolongement de la mission de bien des communautés religieuses qui ont construit ces bâtiments.

Les promoteurs privés préféreraient souvent démolir les bâtiments institutionnels religieux plutôt que de les recycler, car le coût des travaux peut être un obstacle majeur si le bâtiment n'a pas été entretenu adéquatement. L'aménagement initial d'un bâtiment peut également poser des difficultés à sa transformation en logements conventionnels.

De plus, la situation se complique souvent à cause de problèmes techniques et des exigences rigoureuses des codes du bâtiment. Parfois, des questions de zonage et l'opposition des résidants du quartier dissuadent les promoteurs d'aller de l'avant avec un projet de conversion. La plupart du temps, ce sont l'emplacement et les dimensions de la propriété qui intéressent les promoteurs.

Dans un tel contexte, il semble que la façon la plus rentable de réaménager ces propriétés soit de les convertir en logements en copropriété au taux du marché. Pour les convertir en logements abordables, l'aide d'un organisme gouvernemental ou autre demeure nécessaire. Les projets de logements abordables et non traditionnels analysés dans la présente étude, dont certains intègrent d'autres services sociaux (par exemple, des garderies ou des programmes de formation), ont souvent bénéficié de partenariats entre les secteurs privé et sans but lucratif et les groupes publics et gouvernementaux.

On peut donc se demander dans quelle mesure la réaffectation de bâtiments institutionnels religieux permet d'offrir du logement abordable dans la ville de Québec et si ce type de conversion offre une option plus durable que la construction neuve.

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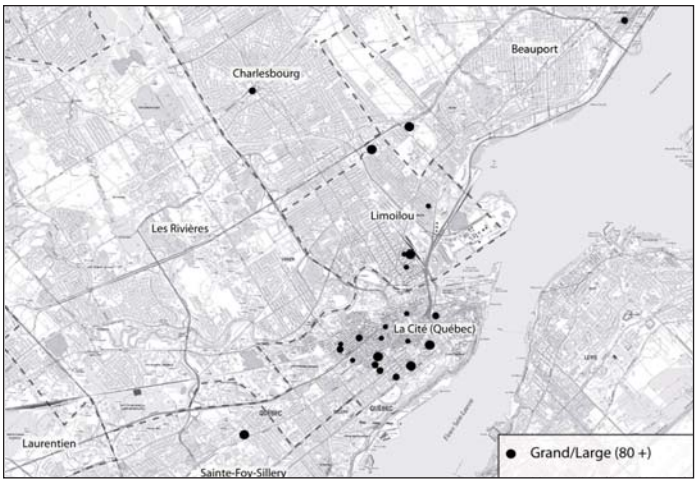

Figure 1 Emplacement des bâtiments d'institutions religieuses catholiques transformés en logements abordables et non traditionnels à Québec. La grosseur des points fait référence au nombre de logements dans ces bâtiments.

MÉTHODOLOGIE

La présente étude analyse trois projets de conversion d'anciens bâtiments institutionnels religieux en logements abordables dans l'objectif général de :

- décrire le processus de conversion;
- documenter les rôles des divers intervenants ayant participé au recyclage des bâtiments (notamment les communautés religieuses, les organismes sans but lucratif ou caritatifs, les représentants du gouvernement, les architectes et les usagers);
- déterminer les mesures prises dans chaque cas pour créer des logements abordables qui s'adressent à une clientèle distincte de celle des bâtiments existants;
- évaluer les raisons des réussites et des échecs;
- faire des recommandations concernant les conversions futures de bâtiments institutionnels religieux.

Les chercheurs ont d'abord dressé un inventaire d'environ 30 bâtiments d'institutions religieuses catholiques de la ville de Québec qui ont été convertis en logements abordables et non traditionnels. (Figure 1). Ils ont choisi les trois bâtiments suivants pour en faire des analyses de cas – parce qu'ils répondaient le mieux aux critères types (superficie, emplacement, usage ancien et actuel, clientèle et date de la conversion) :

- le Centre Jacques-Cartier, une ancienne école qui offre aujourd'hui du logement abordable et d'autres services aux jeunes; (Figure 2)
- Domaine des Franciscains, un ancien monastère converti en logements pour personnes âgées; (Figure 3)
- les Habitations du Trait-Carré, un ancien couvent qui héberge aujourd'hui des personnes âgées. (Figure 4)

Les chercheurs ont ensuite interviewé dix résidants de chacun de ces bâtiments pour savoir si les bâtiments et les propriétés répondaient à leurs besoins, quelles améliorations devraient y être apportées et dans quelle mesure le prix des loyers se compare à ceux de logements locatifs des environs. Ils ont également interviewé dix voisins pour savoir comment les projets avaient été accueillis et pour évaluer leurs incidences sur la collectivité.

Ils ont aussi questionné les architectes des trois projets sur leurs objectifs conceptuels; sur les défis particuliers de la conversion et les solutions qu'ils y ont apportées; ainsi que sur les mesures adoptées pour répondre aux besoins particuliers des résidants.

Ils ont enfin consulté des membres de la communauté religieuse et de l'organisme sans but lucratif ou caritatif, le promoteur, l'urbaniste municipal en chef et les représentants municipaux et provinciaux du logement qui ont participé à chacun des projets étudiés. Ils leur ont notamment demandé de l'information sur les budgets des projets, sur les restrictions, le cas échéant, au programme de subvention de l'organisme, ainsi que sur les politiques qui pourraient avoir influé sur la conception et la gestion du projet d'habitation.

Figure 2 Arrière du Centre Jacques-Cartier le long du boulevard Charest, illustrant son contexte urbain.

CONSTATATIONS ET RECOMMANDATIONS

Questions techniques

Certaines caractéristiques des bâtiments existants posent des défis particuliers aux architectes, tant pour les plans que pour les élévations. Ainsi, la hauteur des plafonds et les dimensions des fenêtres sont plus grandes que la norme pour un projet résidentiel. De plus, il est difficile d'aménager des logements dans certaines aires communautaires, comme des chapelles.

La documentation méticuleuse des conditions existantes s'est avérée cruciale. Des essais exploratoires s'y sont ajoutés, ce qui a permis de déterminer les faiblesses structurales, la composition des murs et planchers et les mesures à prendre pour assurer la sécurité des bâtiments. Cette étape prévient des problèmes imprévus et facilite l'établissement de budgets plus réalistes.

La plupart des architectes et de leurs clients ont intégré la plus grande partie des logements locatifs dans la coquille du bâtiment existant, en respectant les codes et les règlements municipaux applicables. Les personnes interrogées relativement aux trois projets ont d'ailleurs souligné que les modifications aux bâtiments n'étaient pas visibles de l'extérieur.

On a restauré l'extérieur des bâtiments, mais on a accordé moins d'importance à la préservation des éléments patrimoniaux intérieurs. Dans bien des cas, on a complètement modifié

Figure 3 Domaine des Franciscains, dans son environnement. L'édifice à bureaux qui apparaît à l'arrière est situé sur une artère principale de la Haute-Ville.

Figure 4 Extérieur de l'ancien couvent-école et sa relation avec l'église paroissiale à l'extrémité du quadrilatère, dans le quartier historique du Trait-Carré.

l'intérieur des bâtiments pour assurer la fonctionnalité des espaces. Pour des raisons budgétaires, on a dû inclure le plus grand nombre de logements possible, de sorte que des modifications majeures à l'aménagement intérieur se sont souvent imposées.

La conversion de bâtiments institutionnels religieux, comme des écoles, des couvents et des monastères (les anciens usages des trois projets analysés), est plus facile que la conversion d'églises et de chapelles, qui oblige à modifier de grands volumes intérieurs et à percer de nouvelles ouvertures dans les murs extérieurs. Parfois, on doit aussi ajouter des planchers, ce qui divise verticalement le bâtiment et segmente les grandes fenêtres.

Dans un couvent ou une école, l'espace est déjà divisé, de sorte qu'il est plus facile d'intégrer des logements. L'emplacement des fenêtres et les points d'accès sont plus adaptés aux usages résidentiels. Il faut toutefois atténuer l'aspect monumental et institutionnel de ces bâtiments.

Les bâtiments institutionnels religieux sont généralement étroits. Or, ils doivent avoir une certaine profondeur pour assurer la fonctionnalité d'un changement d'usage. S'ils sont trop étroits, il est difficile d'intégrer un logement sur la pleine largeur ou d'aménager un corridor bordé de logements au sein de l'enveloppe existante. Chacun des trois projets étudiés est différent à cet égard.

La forme du bâtiment peut être tellement restrictive qu'il est impossible d'y aménager des logements traditionnels. La conversion de vieux bâtiments offre moins de souplesse que la construction de bâtiments neufs. Toutefois, les architectes qui font preuve de créativité et tiennent compte des limites des bâtiments trouvent leur récompense dans la qualité de vie et le milieu favorable qu'offre leur projet.

Le changement d'usage du bâtiment oblige à modifier les systèmes mécaniques pour tenir compte des nouvelles charges de chauffage et refroidissement et des niveaux d'humidité. Or, on pourrait profiter des récentes innovations en matière de confort environnemental et de commandes qui favorisent la ventilation et le refroidissement naturels et le chauffage passif, et profiter des qualités thermiques des murs épais de maçonnerie pour compenser en partie les nouvelles charges et les niveaux d'humidité.

Les plinthes électriques peuvent être efficaces même lorsque les fenêtres sont de qualité minimale et laissent passer des courants d'air. Toutefois, elles ne peuvent contrer les effets des courants d'air créés par les fenêtres surdimensionnées de ces bâtiments. Par ailleurs, les systèmes de chauffage à eau chaude, à cause des radiateurs en fonte, rejettent mieux la chaleur que les plinthes électriques. Les promoteurs devraient donc envisager de conserver ces radiateurs anciens plutôt que de les remplacer. Ils devraient également examiner d'autres technologies pour réduire les courants d'air, notamment les planchers chauffés par rayonnement.

Les trois bâtiments analysés dans le cadre de la présente étude sont dotés de logements donnant sur un seul côté, disposés de part et d'autre d'un corridor. Avant leur conversion, on pouvait ouvrir des impostes au-dessus des portes intérieures pour assurer une ventilation transversale, mais il a fallu les fermer par souci de respect de la vie privée. Les architectes devraient envisager d'intégrer des impostes ouvrables ou trouver d'autres façons de favoriser la ventilation naturelle sans compromettre le respect de la vie privée et la sécurité incendie. Ils pourraient par exemple concevoir des logements pleine largeur qui comportent des ouvertures à l'avant et à l'arrière.

On pourrait aussi trouver d'autres usages aux bâtiments religieux qui seront transformés dans le futur. Comme les couvents sont dotés de cuisines industrielles entièrement équipées, on pourrait les transformer en résidences étudiantes ou en logements services.

Les architectes pourraient examiner différentes façons d'intégrer les logements à la structure existante. Ainsi, ils pourraient séparer le bâtiment verticalement plutôt qu'horizontalement et créer des logements en rangée. Ils pourraient aussi proposer des appartements de type triplex ou des immeubles collectifs sans ascenseurs, comme on en voit beaucoup à Québec, et qui comportent de six à huit logements partageant un puits d'escalier ou un corridor extérieur commun, plutôt qu'un corridor intérieur.

Les concepteurs devraient accorder plus d'attention à l'insonorisation et ne pas traiter les bâtiments à convertir de la même manière que les constructions neuves. Quand les communautés religieuses occupaient les bâtiments, elles respectaient certaines règles qui avaient pour effet d'atténuer les niveaux de bruit. Aujourd'hui, les gens s'attendent à ce que les bâtiments rénovés offrent les mêmes normes d'insonorisation que les constructions neuves. C'est possible, si les architectes adoptent les bonnes stratégies.

Questions financières

Il semble que les points de vue divergent quand on tente de déterminer si les conversions coûtent plus cher que les nouvelles constructions. Il est plus facile d'estimer le coût d'un nouveau bâtiment, car il y a généralement peu de variables imprévues. Toutefois, comme le démontre la présente étude, la conversion d'un bâtiment existant qui a été bien entretenu au fil des ans peut s'avérer beaucoup plus économique qu'une nouvelle construction – dans certains cas, l'économie peut atteindre 25 %.

Les coûts relatifs à l'excavation, à la structure et à l'enveloppe représentent jusqu'à 60 % du coût total de construction d'un nouveau bâtiment. Or, ces coûts sont considérablement réduits dans un projet de réaffectation d'un bâtiment existant. Par contre, les coûts de conformité aux codes du bâtiment, par exemple, les coûts pour l'installation d'un ascenseur ou d'extincteurs automatiques à eau, représentent de 1 à 5 % du coût total de construction.

Les coûts d'excavation, de structure et d'enveloppe auxquels se sont ajoutés les coûts de décontamination des sols expliquent en partie pourquoi le coût moyen d'un logement de la deuxième phase de la Domaine des Franciscains (nouvelle construction) a été de beaucoup supérieur à celui d'un logement du monastère converti. Dans les trois bâtiments étudiés, les coûts de conversion ont été inférieurs à ce qu'auraient été les coûts d'une construction neuve. (Tableau 1)

Malheureusement, on tient rarement compte des coûts sur le cycle de vie et des impacts environnementaux. Il faudra poursuivre la recherche en ce domaine. Par exemple, plutôt que de démolir les intérieurs des bâtiments, il aurait peut-être valu la peine de réutiliser des matériaux et de conserver plus d'éléments intérieurs. Il faudrait atteindre un certain équilibre entre les aspects économiques et les aspects environnementaux, patrimoniaux et sociaux.

Les coûts de la réaffectation d'un bâtiment sont plus élevés lorsque celui-ci a été abandonné et qu'on l'a laissé se détériorer. Les municipalités, les propriétaires des bâtiments et les occupants doivent rapidement établir les nouveaux usages de ces bâtiments s'ils veulent réduire les coûts de rénovation et de restauration.

La recherche de partenaires et de ressources financières s'est avérée complexe et a exigé un temps considérable. La plupart des architectes et des groupes de ressources techniques ont développé une expertise en ce domaine et savent naviguer parmi les différents programmes et politiques de subventions. Certains des spécialistes interviewés ont une expérience de près de 30 ans. Au fil du temps, ils ont modifié leurs activités pour suivre l'évolution des programmes gouvernementaux, notamment en ce qui a trait à la recherche de nouvelles sources de financement, de partenaires et de façons de réduire les coûts.

Les architectes ont dû travailler avec des budgets restreints, ce qui les a peut-être empêchés d'expérimenter des modèles de logement social comme ils l'auraient souhaité. Aucun des architectes interrogés n'a parlé précisément d'efforts axés sur l'amélioration de l'efficacité énergétique des bâtiments, si ce n'est pour souligner le remplacement des fenêtres à simple vitrage par des fenêtres à vitrage thermique, dans le but de réduire les coûts de chauffage des locataires.

Les budgets restreints ont parfois eu des incidences néfastes sur la distribution des espaces et l'aménagement des logements. Dans le but de maximiser le nombre de logements, certains architectes ont dû faire fi de la logique interne du bâtiment original. Dans un exemple, les corridors labyrinthiques prennent diverses directions et il faut parcourir une grande distance entre la porte et les principaux espaces de vie de certains logements. (Figure 5). La piètre configuration de certains logements les fait paraître petits et peu flexibles, selon des résidants des trois bâtiments.

Tableau 1 Comparaison des estimations des coûts de la transformation des bâtiments analysés dans le cadre de la présente étude et des coûts de bâtiments neufs dans la ville de Québec, pour les années au cours desquelles les projets ont été réalisés.

	1999* Estimé selon le Means $/pi ca.	1999-2000 Trait Carré $/pi ca.	1993* Estimé selon le Means $/pi ca.	1993 Centre Jacques-Cartier $/pi ca.	1982* Estimé selon le Means $/pi ca.	1982 Domaine des Franciscains $/pi ca.
4-7 étages, brique, ossature d'acier	112,30 $	56‡ $				
4-7 étages, brique, ossature de bois			102,49 $	60† $	72,80 $	54†† $

Source :

*Les estimations des coûts d'une nouvelle construction, ajustés pour la ville de Québec, ont été établies à partir du *Means square foot costs : residential, commercial, industrial, institutional*, de la Robert Snow Means Company (Kingston, Mass. : R.S. Means Co., 2005). À noter que les estimations des superficies en pieds carrés ont une précision relative de plus ou moins 15 %.

‡ Estimation brute pour le projet, telle que fournie par l'architecte. Ce montant comprend les coûts de démolition et les taxes, mais pas les honoraires professionnels.

† Estimation brute pour le projet, telle que fournie par l'architecte. Ce montant représente les coûts de construction et n'inclut pas les honoraires professionnels ni les taxes. Il ne comprend pas non plus les coûts de démolition, car les travaux ont été effectués par les résidants.

†† Ce montant a été obtenu en divisant le coût moyen de la transformation d'un logement, établi à 38 000 $, par une superficie moyenne de 700 pieds carrés.

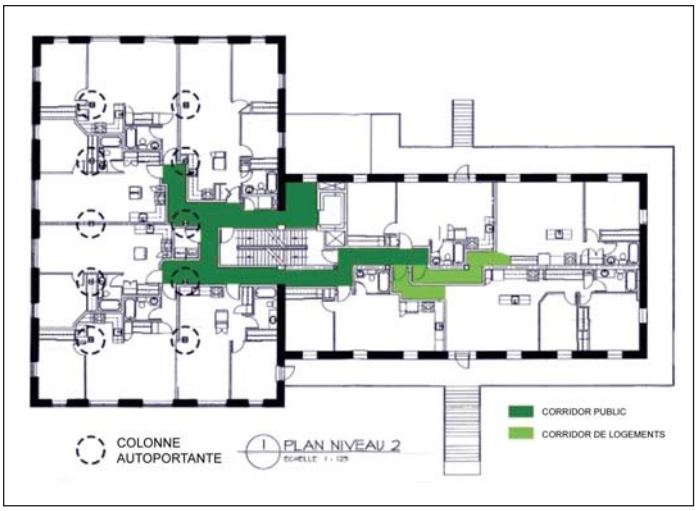

Figure 5 Plan du deuxième étage des Habitations du Trait-Carré illustrant l'aménagement des logements. Remarquez les corridors labyrinthiques. À l'origine, le couvent avait un corridor central bordé de chambres, ou un grand espace ouvert à l'étage. Remarquez également les colonnes autoportantes dans les logements de gauche. Le plan a été établi à partir de ceux qui ont été fournis gracieusement par le gestionnaire de la propriété, en se basant sur les plans de l'architecte.

Il y a des gens qui passent beaucoup de temps dans la cuisine. Au lieu de les concevoir comme des espaces de service et les situer loin des fenêtres, les architectes pourraient les penser comme des espaces de vie et les placer à proximité des fenêtres. Les logements des trois bâtiments analysés ont des aires ouvertes comme on en voyait couramment dans les foyers de la fin du vingtième siècle. Les salles à manger sont adjacentes aux cuisines, de sorte que ces dernières peuvent profiter de la lumière des salles à manger qui, elles, sont situées près des fenêtres existantes.

Les personnes interrogées ont systématiquement souligné que le manque de fonds est un obstacle à la sauvegarde de tous les aspects patrimoniaux des bâtiments, ce qui soulève la question de savoir si de telles conversions sont la meilleure façon de préserver le patrimoine local. En outre, de par leur structure actuelle, certains programmes comportent des aspects systémiques défavorables à la conservation, qui privilégient plutôt le remplacement. Dans les trois études de cas, les architectes ont dû travailler dans les limites d'un budget standard pour de l'habitation à loyer modique. Dans le contexte de l'appel d'offres traditionnel, il a semblé plus facile aux entrepreneurs de remplacer des planchers, des escaliers et des portes que de les réparer, parce que la réparation exige plus de temps.

L'une des recommandations de la présente étude est donc de revoir les politiques et les objectifs de financement. Certaines municipalités, dont la ville de Québec, ont mis en place des programmes spéciaux pour couvrir les coûts liés à la restauration de bâtiments situés dans des quartiers historiques. Toutefois, la plupart des bâtiments recensés dans la présente étude n'étaient pas des bâtiments désignés et n'étaient pas situés dans un quartier historique. Du coup, ils n'étaient pas admissibles aux subventions à la restauration de la ville.

Les organismes de financement devraient songer à augmenter les subventions ordinaires pour récompenser les projets qui font un effort spécial pour restaurer et remettre en état des bâtiments existants en respectant leur caractère, leurs éléments distinctifs, de même que leurs extérieurs et leurs intérieurs. Le Fonds pour favoriser les propriétés patrimoniales commerciales, un programme de financement fédéral de l'Initiative des endroits historiques[1], pourrait servir comme modèle pour offrir des incitatifs à l'intention des créateurs de logements abordables et non traditionnels.

Les bâtiments plus anciens doivent faire l'objet d'un entretien constant. Les programmes de subventions actuels couvrent les coûts de conversion initiaux, mais ne prévoient aucun montant pour l'entretien à plus long terme. Peut-être y aurait-il lieu de prévoir des fonds additionnels pour l'entretien des projets d'habitation qui ont la conservation du patrimoine bâti comme objectif.

Une autre recommandation consiste à réserver des montants pour documenter les conditions existantes et préparer des études de durabilité, surtout en ce qui a trait à la performance du bâtiment en matière de confort. Une base de données contenant des analyses de projets locaux de conversion pourrait rassembler les renseignements pertinents, les données sur les coûts et les leçons tirées de l'expérience lorsque des méthodes particulières de réaffectation ont été utilisées.

[1] Pour de plus amples renseignements, voir la page « Initiative des endroits historiques » de Parcs Canada, en français et en anglais, consultée en janvier 2009 à l'adresse suivante : http://www.pc.gc.ca/fra/progs/plp-hpp/plp-hpp1.aspx

Figure 6 Chambres de deux logements des Habitations du Trait-Carré. Remarquez la profondeur de l'appui de fenêtre sur lequel on a placé des plantes d'intérieur (à gauche). On peut ouvrir toute la fenêtre à battants ou seulement le carreau central du côté droit, comme l'illustrent les deux photos.

Une telle base de données contribuerait à dissiper les mythes sur la réaffectation, tout en aidant les équipes qui planifient des projets à cerner les problèmes potentiels, à éviter les pièges et à proposer de nouvelles solutions mobilisatrices dans un processus d'amélioration constante. Malgré une documentation exhaustive de l'état du bâtiment, des imprévus peuvent survenir après le début des travaux. Généralement, le budget prévoit une allocation pour imprévus de 10 %, mais certains architectes recommandent plutôt de porter cette allocation à 15 ou 20 % pour faire face aux coûts imprévus des projets de réaffectation.

Le voisinage et le contexte patrimonial

Les voisins préfèrent habituellement la conversion de vieux bâtiments à la construction de nouveaux. Ils accordent de l'importance à l'aspect extérieur du bâtiment à l'échelle du quartier. La plupart des voisins interrogés étaient heureux que ces bâtiments aient échappé à la démolition pour connaître une nouvelle vocation. Ils ont d'ailleurs déclaré qu'ils se seraient opposés à une nouvelle construction sur ces sites.

En général, les principaux intervenants, les voisins et les occupants considèrent le recyclage d'anciens bâtiments des institutions religieuses comme un moyen de conserver le patrimoine local tout en offrant du logement abordable et non traditionnel.

De plus, cette solution permet aux gens de rester dans leur quartier. Par rapport à d'autres types de logements sociaux, les anciens couvents et écoles offrent des espaces de grande qualité, surtout à cause de leurs grandes fenêtres et de leurs plafonds hauts. Toutefois, ce que les occupants apprécient le plus, au-delà des aspects patrimoniaux, ce sont les loyers peu élevés, le quartier et la proximité des services.

Les trois projets analysés étaient conformes, dans une certaine mesure, aux plans municipaux de revitalisation des quartiers. La conversion de ces bâtiments et les investissements financiers qu'elle a générés ont eu des incidences positives sur les propriétés des environs immédiats. Bon nombre des bâtiments répertoriés sont situés dans des quartiers où la population est vieillissante. Il était logique de les convertir en logements pour les résidants de la région. Cette solution a pour avantage de maintenir la mixité économique et sociale et d'endiguer l'embourgeoisement. Par ailleurs, la population locale est moins encline à s'opposer à un projet qui cherche à aider ses voisins.

Comme les trois projets analysés n'ont nécessité aucun changement de zonage, il n'y a pas eu de consultation publique. Aucune plainte n'a été rapportée dans les médias.

À la lumière de la prochaine vague de projets de réaffectation de vieux bâtiments dans la ville de Québec, il conviendrait de s'attarder davantage à une formule d'usage mixte qui prévoit des logements abordables et des logements au prix du marché dans un même projet. La mixité des clientèles et des types de logement au sein d'une même propriété peut entraîner dans une certaine mesure le syndrome « pas dans ma cour ». Elle peut atténuer la perception d'une menace d'envahissement par des personnes pauvres ou autrement démunies dans un quartier et la perception de répercussions négatives sur la valeur des propriétés.

Il est possible de mieux utiliser et de mieux configurer les espaces extérieurs, surtout sur les petits terrains. On peut réduire les parcs de stationnement, surtout lorsque le projet est bien desservi par le réseau de transport public et divers autres services. Les répondants au sondage ont mentionné qu'ils préféreraient de plus grands espaces pour les jardins communautaires.

Certains d'entre eux ont également fait part d'une préférence pour une plus grande diversité d'usages dans les bâtiments. Ils semblaient favorables à des espaces culturels, commerciaux, sociaux et récréatifs. Des parties du bâtiment devraient être ouvertes aux gens de l'extérieur, un peu comme au Centre Jacques-Cartier, où le café-salle à manger permet d'avoir des contacts avec la collectivité élargie, car il est ouvert aux non-résidants. Les répondants considèrent aussi qu'un tel programme contribue à maintenir l'ancienne vocation du bâtiment.

CONCLUSIONS

La transformation de couvents catholiques et d'autres bâtiments institutionnels des communautés religieuses permettra à la ville de Québec et à d'autres municipalités canadiennes de conserver un important patrimoine architectural tout en remédiant à la pénurie de logements abordables, et ce, de manière créative et à faibles coûts.

Ces bâtiments ont des emplacements idéaux, souvent au centre d'un quartier ou d'une ville, à proximité des services, des commodités et de l'infrastructure de transport. Ils offrent des milieux de vie enrichissants et peuvent servir de moteurs à la revitalisation et au développement.

Leur conversion favorise également l'intégration harmonieuse de personnes distinctes dans des parties de la ville autrement homogènes sur les plans social et économique. Par ailleurs, la réaffectation des bâtiments réduit la demande en sites d'enfouissement, car elle entraîne moins de démolition, et elle se traduit par un moins grand gaspillage d'énergie et de ressources. Dans les trois projets analysés, les coûts de la conversion ont été inférieurs à ce qu'auraient été les coûts d'une construction neuve. On peut donc conclure que la réaffectation de ces bâtiments était judicieuse sur les plans économique, environnemental et social.

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Context, Scope and Objectives of Research

Context and current situation

The First Wave of Conversions: The 60's, 70's and 80's

Québec City has an untapped housing resource – an abundance of convents and religious institutional buildings (i.e. orphanages, asylums, hospices, schools, and hospitals) that Catholic religious communities no longer need. A good number of these edifices were acquired in the late 1960s and early 1970s by provincial and municipal governments, private and public developers, charitable and non-profit organisations. While many buildings were converted to new uses, including different forms of housing, others were demolished to make way for new construction projects.

Several factors explain this first wave of institutional building conversions:

- educational reform following the Quiet Revolution (1960s);
- the abandonment of convents following Vatican II (1962-65) by the membership of religious communities wishing to lead secular lives coupled with the state take-over of many of the health, educational, and social service domains in which religious communities worked;
- generous provincial and municipal government programs for the recycling of existing buildings;
- a shortage of affordable housing in Québec; and
- citizens searching for alternatives to public low-income housing (Habitations à loyer modique, hereafter HLM) in the late 1970s.[1]

By the late 1960s and early 1970s, the state had taken over many of the institutions, such as schools, hospitals, and other social service institutions formerly run by Catholic religious communities. During these same decades, religious communities themselves had started to redefine their societal roles in the face of dwindling and ageing memberships. The religious personnel who had previously lived in missions that had been closed moved to large, imposing mother houses and other training and administrative centres (noviciates, seminaries, provincial houses) or to small non-religious houses in the neighbourhoods in which they worked.

Concomitantly, the post-war suburb emptied older Québec City neighbourhoods of their young families. School boards had little choice but to close schools in inner-city areas, many of which had been managed by Catholic religious communities of men and women. Surplus educational facilities that were not subsequently demolished were sold off and, in many cases converted to a new function. Of the 40 schools sold in the Québec

[1] The following authors have pondered the 1980s school recycling phenomenon: Odile Roy, *Mise en valeur du patrimoine: La contribution des coopératives d'habitation* (Éditions Continuité, Confédération québécoise des coopératives d'habitation, Conseil des monuments et sites du Québec, 1993); France Gagnon Pratte, "Notre patrimoine insitutionel a-t-il un avenir?" *Continuité* 68 (1996), 64-5; Ginette Beaulieu, "L'Habitation: une seconde vie pour nos couvents et nos écoles," *Habitat* 23 no. 3 (1980) 2-7; Béatrice Sokoloff, "La réaffectation des bâtiments scolaires excédentaires, un potentiel social: cas de la Ville de Montréal (1971-82)," *Actualité Immobilière* vol. 8, no. 4 (hiver 1985), 9-16; Marie Bouchard, "Le logement populaire au Québec entre l'État et le secteur coopératif," École des Hautes Études Commerciales, Montréal, Cahier de recherche no. 91-6 (novembre, 1991).

City region between 1970 and 1990, 18 were converted into housing, 16 into community centres, six into administration offices for public or private bodies.[2] In Montreal, half of such superfluous school buildings (or their sites, since not all buildings were recycled) were converted into housing by the City of Montreal in concert with the Société d'habitation du Québec (SHQ) and the Corporation d'hébergement du Québec (CHQ), being the primary buyer.[3]

Adaptive reuse restored a degree of community use, and more importantly the symbolic landmark function of these centrally located neighbourhood buildings. As Annick Germain had observed, consolidating and revitalising the social fabric was as important a goal as renovating the facades of these valued buildings.[4] Such projects promised an alternative to social housing experiments that had concentrated the urban poor in high-rise buildings or in vast medium-rise islands under the rubric of urban renewal.

The construction of housing megastructures for the city's poor, which fragmented existing neighbourhood fabric, experienced a backlash. Originally conceived to house those living in "slum" conditions and often ill-adapted to the needs of those they intended to assuage, the new housing complexes merely ended up exacerbating the problems of the people who lived in them. A person living in such a building was, and even today is, stigmatised. In reaction to the phenomenon, those citizens who considered the provision of housing as an exercise of their right and social engagement created building co-operatives and later housing co-operatives.[5] They pooled their resources together to build or convert a building into affordable housing; residents shared building ownership and the costs of maintenance. This new type of housing offered an alternative to private development and public housing projects, like HLM. Government building subsidies and rental supplements not only made such housing co-operatives viable, but created opportunities for partnerships between the public and private sectors. Whereas the provision of housing is a duty for municipal and other levels of government, it remains a business for private developers.

Governments developed different housing programmes to encourage the construction of smaller-scale projects and the adaptive reuse of existing buildings that could accommodate diverse types of tenure. Until 1978, the federal government offered below-market interest rate mortgages and made start-up grants available for non-profit housing co-operatives. This formula appealed to Québeckers as the province was able to house proportionately more low-income clients than in other provinces between 1974 and

[2] Robert Mary, "La forme des bâtiments comme source d'information sur leur fonction: l'identification des écoles et la lecture des bâtiments recyclés" mémoire, Université Laval, 1990, 43-44. The author did not distinguish between Catholic and Protestant or public schools or between different types of housing (for-profit, affordable, etc.). According to documents furnished by the Commission scolaire de la Capitale, *Renseignement sur les immeubles de 1980 à 2002, Liste des écoles cédées pour 1$ ou vendues* (Commission des écoles catholiques de Québec) et *Index des écoles louées ou vendues*, between 1970 et 2002, 38 school plants were closed. Of these, 14 were sold or ceded to municipal organisations.

[3] Sokoloff reports a similar phenomenon in Montreal. She further notes the construction of polyvalents, massive educational complexes regrouping thousands of students at a single facility, also contributed to the demise of the neighbourhood school.

[4] Ibid.

[5] Marie Bouchard reminds us that unlike housing co-operatives, building co-operative provided a one time benefit because the first owner of the unit could sell his or her unit at market value.

1985.[6] Almost all housing co-operatives existing prior to 1993 had benefited from federal and provincial programs that guaranteed accessibility to low-income residents through rent subsidies between 1973 and 1992.[7] For example, the Société d'habitation du Québec and Ministère du Revenu program Allocation-Logement helps low-income earners who are 55 years of age and older or who have one or more children in their family pay their monthly rent. Property owners, renters, roomers, and lodgers are all eligible, provided they do not live in an HLM, hospice, or centre that already receives government subsidy; do not benefit from other rental supplements or other form of governmental support for housing; or own goods or liquid assets valuing over $50,000.[8]

Société d'habitation du Québec (SHQ) subsidies administered through the Logipop program covered operating costs of technical resource groups (Groupes de resources techniques, hereafter GRT) and professionals. Organisations and citizens wanting to initiate housing projects could rely on experts in the field who had developed considerable experience in the conception and design of housing, had gained familiarity with all of the regulatory codes, and who could guide a project through all the financial hoops rather than solely depend on public bureaucrats and civil servants.[9] Action-Habitation is one GRT that specialized in identifying and maximizing public subsidy programs.

Between 1978 and 1980 alone, the SHQ inaugurated twenty odd projects that entailed the recycling of schools and convents. The provincial agency acted either as owner, project manager or as mortgage lender.[10] One study reported a marked preference by Québec compared to other provinces for small-scale adaptive reuse housing projects over new construction of mega-co-operatives of hundreds of units. In the 1970s and 1980s housing co-operatives tended to intervene on high risk buildings or neighbourhoods, places where private investors were loathe to build and where buildings could be bought at a bargain. The three- and four-storey neighbourhood schools and convents in Montreal documented in the late 1970s by Ginette Beaulieu contained an average of 40 units.[11] These projects are most often initiated by locals who re-appropriate their environment and perpetuate its memory. For these conservation-minded people, recycling existing soon-to-be vacated and vacant edifices reinforces the traditional Québec urban landscape and enlivens local landmarks.[12] Generally slowing the process of gentrification, the renovation of otherwise vacant or soon to be vacated buildings stabilises, if not increases the value of real-estate in the immediate area while permitting long-term neighbourhood residents to stay put.[13]

The preservation of existing urban fabric can promote functional diversity and mixture according to advocates such as Jane Jacobs, Jean-Claude Marsan, other members

[6] Marie Bouchard, 7-8.

[7] Roy, 7.

[8] The following web site describes the program : Société d'habitation Québec, Programme Allocation Logement : http://www.habitation.gouv.qc.ca/programmes/allocation_logement.html#aide_offerte (last consulted February 2008)

[9] Marie Bouchard, 7-8, 10, 3

[10] Beaulieu, 3.

[11] Ibid, 2-7

[12] Roy, 37 wonders whether public bodies and wealthy philanthropists will take up heritage conservation when citizen groups can longer rely on external financial support to complete these projects.

[13] Marie Bouchard, 13.

of Heritage Montreal, and Joseph Baker who were concerned over the quality of life in urban centres disrupted by urban renewal schemes at this time in North America. Consequently, architects and urban planners expanded their practice to include the recycling of existing buildings. The timing of these developments coincided on the one hand with the 1973 oil crisis and on the other new approaches to building conservation. Adopting arguments of sustainable development, those engaged in building conservation expanded the range of interventions to include the adaptive reuse of old structures, rather than simply restoring them as quasi-museums.

By the mid-1980s, the federal government reduced if not eliminated programs and incentives that facilitated the conversion of buildings into housing co-operatives forcing housing groups to seek new partners in the public and private sector and to develop specialised housing in response to the specific needs of particular groups.[14] By the 1990s, governments put monies towards rent subsidy programs that enabled rental property owners to attract and retain renters during a period of high vacancy rates, thus guaranteeing a reasonable income in order to keep their buildings in good repair.

The Second Wave of Conversions: the 90's to today

A new wave of divestment is happening. This second wave announces further decline of religious institutions. Due to diminishing recruitment, the aging of their members, and the changes in their apostolate mission, many religious communities today have vacated their institutions. By the 1990s, these buildings had become burdensome and under-occupied. In addition, the remaining elderly and infirm religious tenants (like the ageing population generally) required specialised care. At the turn of the 21st century, most Catholic religious communities had reached a crisis point. They are giving up or selling off their under-used properties also in part because they are unable to comply with ever increasingly stringent building and safety codes.[15]

Inspectors of Régie du bâtiment have put enormous pressure on religious communities to conform to new building regulations, despite pleas to relax the norms or make exceptions. Compliance, and the renovation costs it incurs, can reach upwards of a million or more dollars.[16] According to the Régie du bâtiment, one newspaper reporter claims, 64 of the 331 monasteries three-storeys or more that were operational in April 2001, closed their doors a year and a half later (December 2003) and 6 of 126 monasteries less than three-storeys in height have done the same in the province.[17] Rather than invest considerable sums in repairs to physical infrastructure, religious communities have consolidated their holdings, selling off mother houses, convents and other institutional buildings. With so few religious supporters around, it makes little sense to

[14] Ibid 14; Roy, 37.

[15] Martin Bourassa, "Patrimoine religieux à vendre" *Les Affaires* 75, no. 52, 27 déc 2003, p.5-7.

[16] Martin Bourassa, "Talonnées par la Régie du bâtiment, les religieuses précipitent la vente de leurs biens immobiliers," *Les Affaires* 29 décembre 2003. Isabelle Mathieu, "Le collège Bellevue vendu: La partie arrière servira de résidence pour immigrants," *Le Soleil* samedi 20 septembre 2003, A4. Annual maintenance costs of the college alone reached $500 000. Evaluated at $17.6 million, the developer estimated renovations and conformance to building code to cost a million at the outset.

[17] Bourassa, "Talonnées par la Régie du bâtiment ». I believe the journalist was using the term monastery to refer to religious residences in general, rather than the home of a cloistered group of vowed men or women.

continue to maintain such vast facilities, and, they need the liquidity to sustain their works and the elderly and infirm members of the community.

During this same period, Québec City experienced marked demographic shifts, notably an ageing population, and with the baby boomers nearing retirement, it can expect new challenges. Single persons represent an increasing population searching for affordable housing. In 2001, two-thirds of the 3,500 eligible households for low-rent housing were single persons, and not all of them were elderly or retired folk. Marriage break-ups and sudden unemployment account for new categories of singles in need and fewer of them want to live as roomers. Moreover, there exists a shortage of sizable apartments, especially for poor, immigrant families who tend to have larger families.[18] Indeed, there is an increasing need for affordable housing, not to mention that HLM are degrading quickly.

While some private developers are attracted to these religious properties (mainly for the land), this for-profit redevelopment generally results in market-rate rental and luxury condominiums for middle- and upper-income households, or other profit making ventures such as hotels or mixed-use developments. Non-profit and charitable organisations and public agencies who purchase the land and buildings of religious congregations generally convert them into affordable and alternative housing, or to other community functions.

Developers convert these properties because they can convert the complex into luxury condos and subdivide the remaining land into lots, construct and sell single-family homes or build high-rise condominiums. In addition to the much larger parcels of land, developers are attracted by the location of these sites; the city has since engulfed these previously rural and suburban properties. In Montreal, several convents were converted into luxury condominiums at the turn of the 21st century, including the 35-unit Couvent Outremont, formerly the mother house of the Sœurs de Marie-Réparatrice.[19] This is indicative of a trend and a change in the type of conversions made to convents and religious institutional structures. In many cases the media report controversies over these conversions, which appear more virulent when the proposed project targets the high-income residential market. For example, citizens lobbied against the sale of the Carmelite monastery in Montreal, arguing that the building is a collective heritage and if the Carmelites wished to abandon the property, then it should be opened for public use, for example, by turning the gardens into a park.[20] The Carmelites finally decided to stay.

Not everyone agrees over the future of religious-owned properties. Saint-Sacrement neighbourhood citizens pushed their municipal councillors to consider development possibilities other than for-profit, high-rise condominiums and commercial ventures on the Soeurs du Bon Pasteur de Québec chemin Ste-Foy $10,000,000 property put up for sale a few years ago. They would like to retain the buildings and the site as part of the institutional row in that sector of the city keeping the green space and wide vistas

[18] Alain Bouchard, "Le logement social à réinventer: Le nombre de plus en plus grand de personnes vivant seules change la donne" *Le Soleil* 1 décembre 2001, D1.

[19] Martin Bourassa, "Églises et condos ne font pas toujours bon ménage: Les recycleurs de lieux de culte vont y penser à deux fois avant de rédiciver," *Les Affaires* samedi 27 décembre 2003, 7.

[20] Not only was the Carmelite saga in reported in major Québec newspapers, it was the main feature of the television report by Jean-Robert Faucher (réalisateur), « Patrimoine religieux à vendre », *Second Regard*, Radio-Canada télévision, broadcast 16 January 2005. A modified version was rebroadcast 15 May 2005.

for all residents to enjoy. The neighbourhood councillor wishes to see family housing built and new buildings on the site will not be allowed to exceed two- or three-storeys. The City modified the zoning of the site to exclude commercial activity and prohibit construction along the bluff in anticipation of creating and consolidating a linear park planned for that area as well as along the street in order to respect the setbacks typical of such institutional properties.[21]

More recently, citizens of the borough of Sillery anxiously await the results of a public consultation process to learn what will finally be allowed to be built on a series of religious properties located within and around the historic district of old Sillery. On the property previously owned by the Sœurs missionaires de Notre-Dame d'Afrique, the construction of two 60-unit buildings and 9 rowhouses are projected. Domaine Benmore Inc. has already converted the existing convent into16 condominiums.[22] A consortium of developers, Groupe Jacques A. Boucher, has an option on a parcel of land owned by the Religieuses Jésus-Marie worth $8.7 million. A change in zoning is required to build *copropriétés* (a type of condominium with an umbrella mortgage shared by all residents), since current regulations allow a density of less than 15 units per acre on this suburban site.[23] Although such subdivisions need to be considered as a way of densifying the urban fabric and of bringing in new property tax revenues into city coffers, so too do the questions of religious heritage and the provision of affordable housing.[24]

As increasing numbers of large religious institutional buildings and sites are being put up for sale across the province, municipalities will need to undertake public consultations as has Québec for a particularly sensitive district encompassing seven Catholic institutional buildings or convent properties. A good number of the properties in Sillery are situated in middle- to high-income neighbourhoods where developers hope to build luxury condominiums, although a few have proposed to build and have adaptively reused former convents into assisted-living centers for well-off elderly. Residents seem most concerned about the deterioration of their property values should high-rise residential towers be constructed and the loss of green space, particularly the urban forests on the estates. Few have mentioned the possibility of adaptively reusing the properties for the purposes of affordable housing. Perhaps developers have trouble imagining how they might make a profit with greatly reduced housing subsidies and have ruled out this type of housing in this sector of the city.

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[21] Marie Caouette, "Du logement pour plusieurs générations projeté chez les Sœurs du Bon-Pasteur," *Le Soleil* 19 janvier 2004, A8. In 2003, the zoning was changed to allow different forms of housing including collective housing or single room occupancy in the convent and the construction of low-rise triplex, duplex, and detached homes on a part of the property. Ville de Québec, http://intranetgeo/carte/scripts/grille_vigueur.asp?msl+7509, http://intranetgeo/carte/scripts/grille_vigueur.asp?msl+7506, http://intranetgeo/carte/scripts/grille_vigueur.asp?msl+7505 (last consulted November 2006). The City is currently reviewing a proposal for the property.

[22] Louise Lemieux. "Le projet subit un régime de minceur", *Le Soleil*, 22 septembre 2006, p.4.

[23] Isabelle Mathieu, "Projet de condos derrière le collège Jésus-Marie: Les religieuses assurent que les promoteurs devront remplir certaines conditions," *Le Soleil* vendredi 6 février 2004, A7.

[24] City of Quebec is currently consulting the public on the future development of religious properties in the burough of Sillery, a historic district. It has held three meetings so far: April 26, June 14, and 27 September 2006. Information regarding the consultations can be gleaned from http://www.ville.quebec.qc.ca/fr/arrondissements/saintefoysillery/vie_democratique/consultation_publique/proprietes_conventuelles/ (last consulted November 2006)

Local news media reported a shortage of thousands of housing units in the summer of 2002. The following autumn, the Front d'action populaire du réaménagement urbain (FRAPRU) affirmed that Québec City needs to supply the current housing market with 3,000 extra units in order to return to an adequate level of decent and affordable housing.[25] The City promised to create approximately 1,175 units between 2002 and 2005 in its 2001 electoral platform, a goal that has been largely achieved.[26] Since 2003 it has put a moratorium on the conversion of rental properties into condominiums (*copropriétés*), a practice that effectively takes accessible housing units off the market. Nonetheless, in spring 2006, CMHC announced a glut of condos in the Québec City housing market. The vacancy rate posted between October 2004 and October 2005 was 1.4% compared to 7% for luxury units and new units during the same period.[27] Between 2004 and 2006, 312 social housing units and 261 affordable and senior's housing units were projected or built. 115 more were announced for 2007.[28] The provincial government's Accès-Logis programme in operation since 2000 has helped with the creation of affordable housing.

Seventy percent of the 15,000 subsidized housing units available are in the former City of Québec (before fusion). The primary admission criterion is having a household income less than $18,000 per year, without considering the number of people in the household, though the size of the family will be considered in allocating a unit. The Office municipal d'habitation Québec (OMHQ, or municipal housing office) pays the difference in rent so that a family spends no more than 25% of its revenue on housing. The Société Municipal d'habitation Champlain (SOMHAC) creates and administers a bank of private housing destined for poor families, giving subsidies that can attain 30-35% based on need. One third of its housing stock is subsidized.[29]

Poor people are increasingly turning towards the voluntary sector to provide for their welfare needs. Public resources do not suffice. Elsewhere in North America, religious communities of women are taking up the challenge not only by providing a wide range of affordable housing types, but also by addressing the particular housing needs of distinct groups of people. When religious communities and non-profit and charitable organisations transform old religious institutional edifices into appropriate forms of housing, they do so in order to address distinct housing needs. They target particular populations including the elderly in need of assisted living arrangements; poor, single women without resources; and people with various kinds of physical disabilities and mental ailments.

Many religious communities of women in North America either convert under-used properties into affordable and alternative housing or sell their properties to non-

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[25] Karine Fortin, " Il manque 23 000 logements au Québec : le FRAPRU réitère ses demandes pour dénouer la crise" *Le Devoir*, 1 octobre 2002, p. A2

[26] Jean-Yves Godère, Ville de Québec, personal communication, 29 November, 2006.

[27] SCHL, *Enquête sur les logements locatifs*, (Ottawa, décembre 2005) http://www.cmhc.ca/fr/inso/sapr/co/2005/2005-12-15-0815.cfm, cited in « La pénurie de logement à laissé ses traces », *Le Soleil*, 30 avril 2006.

[28] These figures come from the CMHC, http://www.cmhc.ca/fr/inso/sapr/co/co_002.cfm, the SHQ, http://www.habitation.gouv.qc.ca/presse/communiques_habitation.html, and Québec Hebdo http://www.quebechebdo.com, consulted November 2006.

[29] Alain Bouchard, "Le logement social à réinventer: Le nombre de plus en plus grand de personnes vivant seules change la donne" *Le Soleil* 1 décembre 2001, D1.

profit and charitable organisations that will do the same. The Sisters of Providence Saint-Peter's hospital in Olympia, Washington was converted into the Capitol Hill Apartments, residences for low-income elderly and disabled persons. A consortium of 40 Catholic religious communities of women in Toronto, that includes the Sisters of Saint-Joseph, is experimenting with different alternatives, developing new affordable housing with other partners, namely Habitat for Humanity, a non-profit organization whose mission is the construction of affordable housing.[30] Together they created the WRP Neighbourhood Housing Corporation and are working with the City of Toronto and the Daniels Corporation (a builder-developer from the private sector) to build 60 homes on a site in Scarborough. There are a few communities in the United States that have done the same.[31] The Planning Office for Urban Affairs works closely with the Archdiocese of Boston to redevelop many former Catholic institutional sites into mixed affordable and market rate housing.[32]

Some former convents and Catholic hospices and hospitals now operate as long-term, assisted living centres (Centre hospitalier de soins de longue durée, hereafter CHSLD). The Québec General Hospital run by the Augustines is one such example. Such initiatives perpetuate the religious community's mission. In Seattle, the Providence Mount Saint-Vincent offers 24-hour care in an innovative assisted living centre organised around the concept of nursing centre neighbourhoods. The 1990s remodelling of the institution won several awards.[33] Some religious communities in Québec City open their buildings to particular types of clients. Until recently, the Sœurs du Bon-Pasteur received young working women and students between 16 and 30 years of age at the maison Ste-Geneviève, offering them room and board at reasonable rates.[34] Others provide transitional housing (e.g. the Grey Nuns of Montreal welcomed female victims of violence in a wing of their Mother House) or long-term care facilities for elderly and others needing varying levels of assistance.[35]

Most religious communities in Québec City have shied away from acting as housing developers in their own right and have tended to sell their property directly to private developers, the City or public developers who had a project in mind. A religious community had little or no say about buildings they merely administered. It was school boards' decision to sell or cede a property. Recent and anticipated projects reported in the local Québec City media include the conversion of a wing of Bellevue College into

[30] Email communication with Joan Breech, Administrator of Fontbonne Ministries, Sisters of St. Joseph, Toronto and Board member of WRP, December 2006 and http://www.wrphousing.org (last consulted December 2006).

[31] The Sisters of St. Joseph of Cleveland built small apartments on their grounds. They are outfitted to accommodate the elderly, and currently our sisters live in them. It is possible that at some future date they may rent these apartments to people outside the congregation, but they have no immediate plans to do so. Email correspondence with Jeanne Cmolik, CSJ, 22 January 2007.

[32] Personal communications with David Armitage, Director of Design and Construction, Planning Office for Urban Affairs, March-May 2006.

[33] Author visited the sites during summer 1998. *Living* Fall 1997 Newsletter of Providence Mount St. Vincent Foundation.

[34] Between 1916 and 1968, the residence was home to orphaned girls or girls from broken homes who had come of age and who had nowhere to stay. http://www.soeursdubonpasteur.ca/index.htm. After 1968 it was opened to working women.

[35] Visit of the Mother House of the Grey Nuns, Spring 1994.

housing for foreign students and homeless, a function that respects current zoning in this sector that requires keeping social services.[36]

The affordable and alternative housing projects under consideration in this study, some of which integrate other social services into the residence (example day-care centres, training programs), often benefited from partnerships that bring together the non-profit and private sectors with the public and governmental groups. Much has been written on partnerships between the public and private sectors and about the roles of non-profit organisations in the building of affordable housing.[37] Yet, few studies examine the participation of religious communities in the provision of affordable housing. Those that do consider the roles of church congregations focus on examples in the United States.[38] The solutions that they propose, however, are not always easily applicable to the situation in Canada or the circumstances of Québec.

The recycling of existing buildings is a means of developing and maintaining a supply of affordable housing that addresses distinct housing needs; it is also one that supports sustainable development approaches in the creation of housing.[39] Documentation of the conversion of schools, industrial buildings, and convents that figure in professional architectural journals merely illustrate the physical potential of such projects without any discussion of practical applications.[40] The report on the innovative renovation of the Bonaventure project provides a pertinent counter-example because it chronicles how the non-profit organisation Wings Housing Society of Vancouver, British Columbia was able to create quality housing to marginalised individuals who were diagnosed with HIV-Aids.[41]

There is a major difference between the two waves of convent conversions. Whereas a few decades ago the majority of the properties put up for sale tended to comprise relatively small sites with high proportion of building to lot coverage, now vast domains are being sold off. In the earlier batch, the footprint of the institutional building easily took up between a third and a half of the property. Those on the market today – former boarding schools, provincial houses and mother houses, noviciates, crèches – had yards and gardens and even small farms as part of the property. Because of their location in middle and upper income neighbourhoods, it is unlikely that the properties within this

[36] Isabelle Mathieu, "Le collège Bellevue vendu: La partie arrière servira de résidence pour immigrants," *Le Soleil* samedi 20 septembre 2003, A4.

[37] Canadian Centre for Public-Private Partnerships in Housing, *How Affordable Housing Ideas Became Reality* (Ottawa: The Centre, 2001); CMHC, *Guide to Affordable Housing Partnerships* (Ottawa: Research Division, 2000) at [http://www.cmhc-schl.gc.ca]; Manifest Communications Inc. *Philanthropic Support for Affordable Housing* (Ottawa: CMHC, 2000).

[38] For example, Roger Coates, *Making Room at the Inn: Congregational Investment in Affordable Housing*, (Washington D.C.: Churches Conference on Shelter and Housing, 1991), Churches Conference on Shelter and Housing, *Building on Faith: Models of Church-sponsored Affordable Housing Programs in the Washington D.C. Area* (Washington D.C., 1990).

[39] Avi Friedman, "The Montreal Fur District: Conversion of Under-used Industrial Buildings to Affordable Housing." *Intensification Report* 17 (Nov.-Dec., 1995.): 16-21.

[40] Andrew Levitt, "Houses to Call Home: Houses of Providence, Providence Centre, Scarborough, Ontario." *Canadian Architect* 45 (11) (2000): 26-29; Lucie K. Morriset, « La résidence Wilfrid-Lecours. » *ARQ: La Revue d'architecture* 84 (avril 1995), 17; "Convent becomes Affordable Housing [Brooklyn, N.Y.]" (1988) *Preservation Forum* 2 (2) 22-23.

[41] Katherine Jane Taylor, *How the Wings Housing Society of Vancouver created affordable housing for people living with HIV-Aids* (Ottawa: The Federation of Canadian Municipalities, 2001).

second wave of divestment will be treated in the same way as were the buildings that are the subject of this study. Nonetheless, analysis of case studies from the first wave of convent conversions can offer important lessons and raise fundamental questions that can help decision-makers involved in these issues.

The Future

Recycling into affordable housing (and other forms of housing or other functions) is one way to keep religious institutional buildings in the urban landscape. Government programs can help. One example is the Programme de soutien au recyclage des édifices religieux patrimoniaux of the Ministère de la Culture, des Communications et de la Condition féminine du Québec (MCCCFQ). The program is administered by the Conseil du patrimoine religieux du Québec (CPRQ). It provides monies for the conversion of houses of worship. Funding is awarded to designated historic buildings.[42] Its impact is therefore limited in terms of preserving a maximum number of buildings other than churches or temples.

Other solutions must be envisioned. Moreover, the few churches that have been converted into housing in the province and reported in the media make developers think twice about repeating the experience. [43] They would rather demolish churches and other religious institutions than recycle the building. The costs entailed are enormous. In addition, zoning issues and neighbourhood opposition make some developers shy away from conversion of church buildings.

Most often it is the location and size of the property that interests developers rather than the inherent qualities of the existing building. In Boston today, land costs are so high that developers in that city at times can figure out ways to keep the church despite the expenses incurred. Nonetheless, the Planning Office for Urban Affairs demolishes and builds new in many cases.[44] In Québec City, many convent and religious institutional buildings were demolished so that new buildings could be erected. This trend of demolishing extant structures in order to redevelop the site occurred simultaneously with that of adaptively reusing religious edifices for other purposes. For example, in the late 1980s the Redemptorist fathers' convent, Saint-Bridget's home (a hospice for elderly women), and Saint-Patrick's church, all institutions serving an Irish-Catholic congregation, were replaced with a mixed-use multi-storey development containing office space, housing for retired, autonomous elderly, families and other household types. The church was rebuilt elsewhere on the site.[45]

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[42] http://www.patrimoine-religieux.qc.ca/programmes/index_f.htm (last consulted November 2006). The École du Cirque is perhaps an exception to the rule. L'École de cirque de Québec occupies Saint-Esprit church, renovated for $2, 6 million inclusive of taxes and professional honoraria (Personal communication with Bernard Serge Gagné of ABCP architectes, 16 November 2006). At the date of publication, the FPRQ spent $4 million for 6 projects. The program was not deemed very successful.

[43] Martin Bourassa, "Églises et condos ne font pas toujours bon ménage: Les recycleurs de lieux de culte vont y penser à deux fois avant de rédiciver," *Les Affaires* samedi 27 décembre 2003, 7.

[44] Personal communications with David Armitage, Director of Design and Construction, Planning Office for Urban Affairs, March-May 2006.

[45] Gilles Angers, " 176 nouveaux logements pour personnes âgées autonomes au Saint Patrick" *Le Soleil,* 19 octobre 1996, p. F5; Gilles Angers, " Le bonheur est enfin de retour au Saint Patrick" *Le Soleil,* 28 janvier 1995, p. E4; Marie-Agnès Thellier, " La Vieille-Capitale fait peau neuve," *Les Affaires,* 18 février 1989, p. S16.

The City of Montreal service de l'évaluation estimates the real estate value of some 421 properties and monasteries of religious corporations at more than $661 million dollars, an equivalent of up to 148,644 square meters (1.6 million square feet) of space. In Québec City the real estate value of some 57 properties belonging to religious communities is estimated at more than $335 million dollars, an equivalent of up to 408,000 square meters (1,338,582 square feet), including all storeys. Consequently, market-rate condos appear to be the most profitable redevelopment type for these properties.[46] To convert these into affordable housing, government and other forms of outside help are required.

While there are a number of examples of this phenomenon, which began three decades ago in the Québec City region, it is a trend that is sure to grow as religious communities continue to sell off their real estate holdings. Not only is this phenomenon observable in the provincial capital, but also the metropolitan areas, smaller cities, towns and villages of the province and indeed in Catholic settlements across North America. The preservation of Catholic convents and religious institutional buildings is important to French-Canadians and the citizens of Québec City have figured out ways to reuse them, although not always for the purposes of housing.[47] The question of what to do with Catholic convents and religious institutional buildings is one that periodically appears in the newspapers, particularly on the eve of the proposed demolition of one these buildings, especially if it was deemed historic. For some, the works are "a heritage to perpetuate."[48]

Helping find a new vocation for these types of buildings solves several problems at once: the preservation of important historic monuments; the sustainable development of Canadian cities; the affordable housing crisis in major Canadian urban centres such as Québec; the provision of housing to disadvantaged groups in society; and continuity to our urban fabric.[49] The buildings inventoried in this research report and the three case study buildings that are examined in-depth show similar patterns of development. Similar examples can be found across the province, the country and in the United States.

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[46] Martin Bourassa, "Talonnées par la Régie du bâtiment, les religieuses précipitent la vente de leurs biens immobiliers," *Les Affaires* 29 décembre 2003. Similarly, the City of Montreal estimates the real estate value of the 756 churches and presbyteries at $867 million, for 2.3 million square feet of space.

[47] Normand Tremblay, « Études des besoins du quartier St-Jean-Baptiste en vue d'une nouvelle vocation à donner au couvent des Sœurs du Bon Pasteur (Québec : s.n., 1977); Odile Roy, *Guide d'intervention. Conserver et mettre en valeur le Vieux Québec* (Québec : Ministère de la Culture et des communications du Québec et la Ville de Québec, 1998); Dany Brown, « L'intégration des immeubles restaurés dans le tissu urbain : le cas du Bon Pasteur » (Thèse, Université Laval, 1986).

[48] Contrast "A qui ces propriétés?" on the proposed demolition of St-Isidore convent in Montreal, *Montreal Gazette*, 18 May 1996) with Lise Fournier, "Les "petites soeurs" de Limoilou fêtent leurs 100 ans : Une histoire d'éducation tissée avec les gens," *Le Soleil* 22 août 1999, B7 who reports the sister in charge chose the theme of the connection between the sisters and the community for the centenary celebration of the Sœurs Servantes du Saint-Cœur de Marie in Limoilou, now a burough of Quebec City.

[49] Tania Martin, "The Architecture of Charity: Power, Gender, and Religion in North America, 1840-1960" University of California, Berkeley (Ph.D. Dissertation, 2002) examines the convents and religious institutional edifices erected across Canada and the United States in which lived the members of two French-Canadian Catholic religious communities of women. This project is thus grounded in this previous, historical research.

Scope

This report touches on a much wider phenomenon that is not unique to Québec. Throughout North America diverse non-profit organisations and private and public developers have converted Catholic convents and religious institutional buildings into various forms of housing. Although it would be interesting to compile a database of all of these projects to then analyse them comparatively, this research focuses on those projects located in the amalgamated City of Québec, which merged the old City with adjacent cities and suburbs. In addition to social housing, many former religious residences and institutions have been converted into market-rate rental units and condominiums, medical and community care clinics (Centres locaux de services communautaires, hereafter CLSC) and other functions that are outside the scope of this study and therefore excluded from our inventory, as are churches.[50] Hence, only buildings that had housed a religious community of women or men and that had been converted into affordable or alternative housing located in the City of Quebec were retained in the study. By focusing on 3 case studies, we hope to draw conclusions about a larger sample, allowing us to understand the stakes involved in these types of projects, generalise trends and open questions for future consideration.

Objectives

One of the underlying questions of this research is how can we appropriately revitalise underused buildings, some of them recognised as "heritage" structures or local landmarks, and reintegrate them into the extant urban fabric. Outfitting old edifices with new uses has been a popular strategy for the past 40 years, both as conservation practice and as a means to provide social housing in diverse locations, though primarily in a city or town core. Indeed, this phenomenon occurs in villages and towns not only in the province of Québec, but throughout the country.

Our working hypothesis is that low- and middle-income housing of this sort meshes easily within the neighbourhood compared with social housing projects that employ new construction (called HLM or Habitation à loyer modique in Québec). If it weren't for the SOMHAC (Société Municipale d'Habitation Champlain) signs outside of City operated social housing, projects outfitted into old buildings would better blend into the urban landscape. Built according to minimum standards and relatively cheap building materials, the easy recognition of purpose-built HLM buildings in the city essentially stigmatises their residents. In contrast, the architecture of luxury condominiums attempts to distinguish its inhabitants from the lower income groups. The use of such architectural codes, over and above economic considerations in the actual construction of these buildings, amounts to systemic class (and perhaps gender, ethnic, and racial)

[50] An examination of these types of buildings would make an interesting comparison and perhaps a project for an Master of Science in Architecture (M. Sc. Arch.) or doctoral student. Although one CSHLD slipped into the inventory, we excluded CHSLD outfitted in former Catholic convents and religious institutional buildings, e.g. the Augustine's general hospital, Québec City. These long-term residences integrate health care services and target non-autonomous elderly. In this quasi-hospital setting, we find rooms rather than dwelling units.

discrimination. Perhaps the adaptive reuse of already existing buildings undermines such distinctions.

We learn important lessons from the convents and religious institutional buildings that have already been converted into alternative and affordable housing. What were the effects of such reuse on the neighbouring fabric of the city? Was there any neighbourhood resistance to the conversion of religious buildings into social housing, or did the reuse of an existing building mitigate potential negative perceptions? What were the respective roles of the architects, religious community, fund-granting institution, non-profit or charitable organisation (developer), municipal or provincial housing agency, technical resource groups, and the future occupants (clients) in the conception and implementation of these conversion projects? Did the resulting design meet the objectives of all parties concerned? What are the problems to avoid and the solutions to replicate? Were the government policies and public funding programs adequate? Is there further design and policy research that can be undertaken to minimise the impact of conversions on the original building?

We consider the ways in which the designers, developers, and users worked with the constraints inherent to and the opportunities afforded by an existing building. How does a large complex in a suburban location compare with a small, renovated convent located in a dense urban neighbourhood? We determine what, if anything, was different about these conversions of religious buildings compared with other developments, e.g. the building form, the location on the property. How well did the projects fit into the municipality's objectives? Were any complaints from the neighbourhood filed with the City, and if so, what were the main objections to the housing project? What were the regulatory and financial barriers that architects and developers encountered? We pay attention to indicators of success or failure, such as tenant turnover, client/user satisfaction and developer profitability.

The general objective of this research is to:

- chronicle the process of conversion;
- document the roles of the various players involved in the recycling of the buildings (such as the religious community, non-profit or charitable organisation, government officials, architects and users);
- identify the means that were used in each situation to create affordable housing out of existing edifices that cater to a distinct population and
- evaluate the reasons for the successes and failures of three case study projects.

In other words, how successful is this approach to the provision of affordable housing in Québec City? Recommendations for future conversions of convents and religious institutional buildings are derived from contrasting and comparing the three case studies as well as a discussion over the "best practices" that could be proposed for creating such types of affordable and alternative forms of housing.

The findings were generated by interviewing religious communities, municipal and provincial housing authorities, City planners, architects, technical resource groups, and groups who provide or deliver affordable and alternative housing such as housing co-operatives, non-profit organisations, and charitable organisations as well as residents and neighbours of the three case study buildings. The results highlight the ways that the non-profit and public sectors have come together in order to produce new types of housing

that satisfy the needs of the poor as well as those people with particular needs that are ill-served by conventional housing.

Methodology and Work Accomplished

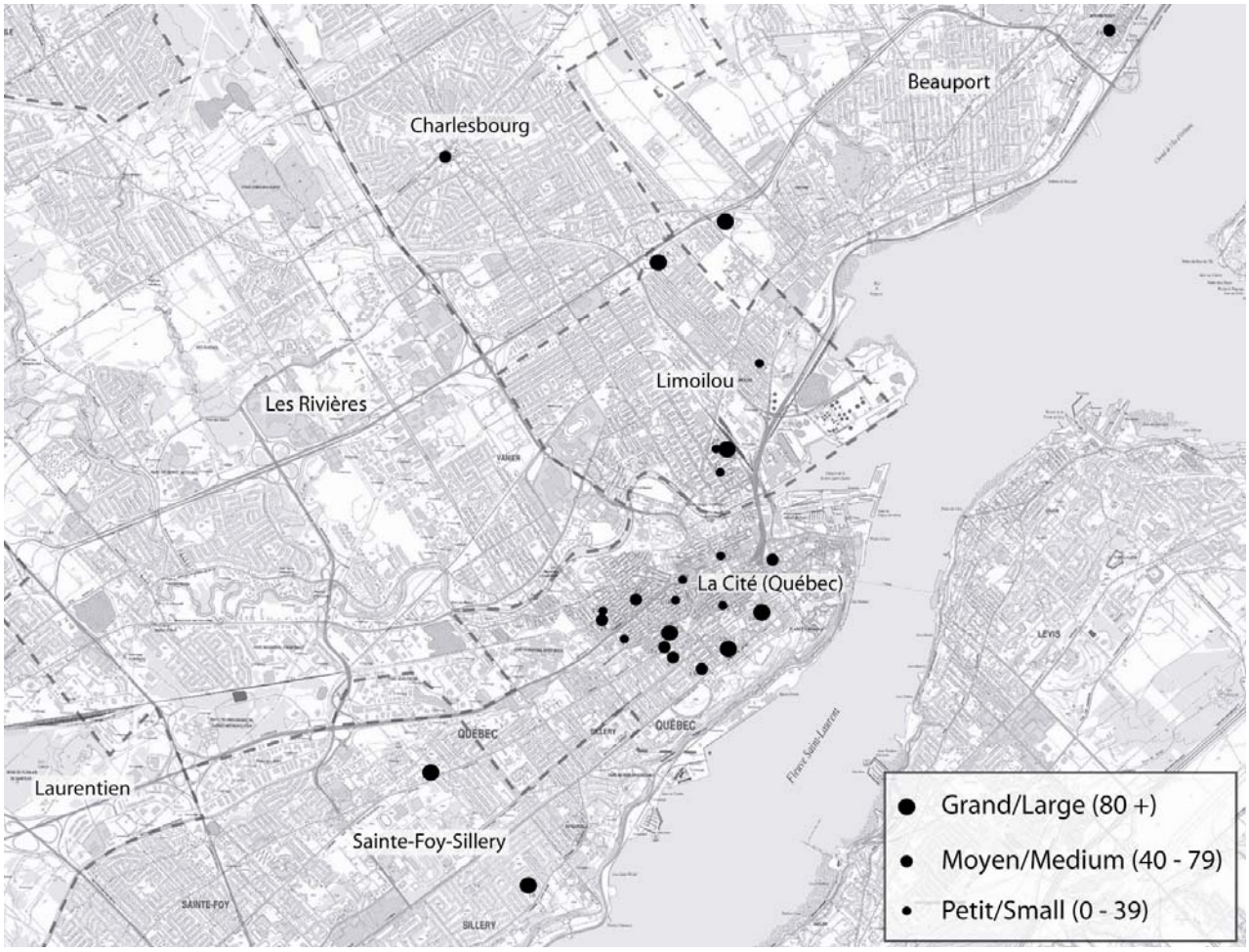
The following section explains how we went about our research, describes the methods we employed, and explains any difficulties we encountered. We have added our reflections concerning the ways the research was carried out and note potential biases in the results.

Drawing up an Inventory

We began the study by making an inventory of the Catholic convents and religious institutional buildings in Québec City that had been converted into affordable and alternative housing. We compiled the inventory from various sources, including lists of conversion projects completed under the Achat-Réno (1994-1997) and AccèsLogis (1997-present) programmes of the Société d'habitation du Québec (SHQ)[51]; a list of convents, schools, and monasteries on the territory of Québec drawn up by Robert Caron, Division design, architecture et patrimoine, Service de l'aménagement du territoire, City of Québec; and first-hand visits of these buildings and those enumerated in the 1959 *Canada Ecclesiastique*. We also contacted the religious communities, the school board, the federation of housing co-operatives of Québec, City officials, and non-profit organisations in charge of housing projects to finalise our inventory.

We identified 30 or so convents and Catholic institutional buildings (schools, asylums) that had been converted or that were in the process of being converted into affordable or alternative forms of housing in the new City of Québec, that is after the amalgamation of municipalities such as Charlesbourg, Sillery, Ste-Foy, and Beauport with Québec City in 2002 (Appendix 1). As part of the inventory process and in order to easily identify the buildings in question, we subsequently reconnoitred each site in the inventory to see its current condition for ourselves. We photographed the exterior of the 30 recycled buildings and located them on a map (Map 1) as an *aide mémoire*. Many buildings inventoried were located near parks or on sites with panoramic views of different parts of the city, or of natural features (river, mountains) in the distance, or nearby houses.

[51] Personal communication with Hubert de Nicolini of the SHQ in January 2007: AccèsLogis succeeded the Achat-Réno programme.



Map 1. Location of the inventoried Catholic religious institutions and convents converted into affordable and alternative housing in Québec. The size of the dots represents the number of units in the converted building. Prepared by author, Trycie Jolicoeur and Alexandre Laprise. Base map: Ressources naturelles, Faune et Parcs. (2003) *Carte topographique numérique du Québec, Québec*. Échelle 1 : 20 000. Consulté le 16 octobre 2003, http://photocartotheque.mrn.gouv.qc.ca.

To build the inventory, we counted the conversion of a convent and an adjacent school, or two schools sharing a single site as separate projects. The original function of the buildings differed, for example, religious residence versus school, administration by sisterhood versus brotherhood. Each of the recycled buildings served a different clientele, or they were created by two different organizations. We found three sites of this type (numbers 3, 10, and 11 in the inventory). We included one project scheduled for completion at the end of 2003 and excluded those still in the preliminary phases or those Catholic convents and institutional buildings put up for sale (Appendix 2).

Once we completed the inventory, we gathered documentation for all of the inventoried buildings from sources that included the City of Québec, Division du Patrimoine Document Collection, the City of Québec Archives, the Société d'Habitation du Québec (SHQ), the Société Municipal d'habitation Champlain (SOMHAC), the Commission scolaire de la Capitale and the Diocèse de Québec. We also searched for newspaper articles and reports written about the 30 conversion projects as well as more

generally on the conversion of institutional buildings (e.g. schools) into housing, housing co-operatives, and CMHC research reports touching on similar topics (Appendix 3 and bibliography). Architects and religious communities generously gave us copies of clippings and excerpts of commemorative albums they had saved that recounted either the history of the building in question or reported the story of the recycled complex, usually at the time of the project's inauguration. In compiling and analysing this data, we established the context in which the development of affordable and alternative forms of housing in recycled convents and religious institutional buildings has taken place in the city, the province and the continent. These sources of information eventually helped us place our case study buildings in a larger context (see "context and current situation" in previous section).

After compiling the inventory, we categorised the recycled buildings that fit our criteria according to size, location, function (old and new), clientele, and date of conversion in order to select three representative case studies, that is, those that are typical of the whole set. Some of these could be model conversions fit for imitation; others could be judged as less successful solutions and therefore serve as admonitory examples. The range of original building types gave us an overall portrait of this adaptive reuse phenomenon.

The criteria for choosing the three case studies were based on size (e.g. one small, one medium, one large), location (e.g. suburban, urban), and clientele (e.g. home for low-income elderly, shelter for marginalised individuals needing assistance, shelter for single women and single-parent families). Such a selection favoured comparison between the projects.

For each case study building, we collected by-laws and zoning ordinances, maps, histories and reports that had been written, thus providing us with important background information in conducting post-occupancy evaluations. We arranged with the property owners and managers to visit the buildings, inside and out. We surveyed the public areas of the buildings by taking photographs, recording first-hand observations of the interiors, exteriors and the neighbouring context. We assembled secondary sources (newspaper articles, studies commissioned by the City, journal articles) and reviewed newspaper articles, professional magazines, and heritage journals to determine the responses to the housing projects at the time of proposal and at inauguration (if at all covered in the local media). The archives and the documentation centre at the City of Québec, the archives of the non-profit organisations, religious communities, SHQ and CMHC proved to be valuable repositories of written and visual information that enabled us to reconstruct the adaptive reuse process and corroborate oral sources.

Questionnaires, Interviews, and Post-Occupancy Evaluations

In order to evaluate the successes and failures of the housing projects, we interviewed a minimum of 10 residents per case study asking them how they feel the building responds to their needs, what could be improved, and how affordable are the units relative to other rental units nearby. We talked with a minimum of 10 neighbours to learn how the project was received as well as assess the impact of the project on the community. We also interviewed the architects involved, to determine what their goals were in the design and how they sought to solve the particular needs of the residents.

We read housing policies as well as the design program to gain additional insight. Members of the religious community, the non-profit or charitable organisation, the developer, the chief municipal planner as well as municipal and provincial housing officials involved in each case study project were also consulted for information on the budget of the project, restrictions, if any, in the granting agency's program, as well as their policies which might have affected the design and management of the housing project.

Before contacting and conducting these interviews with key stakeholders, we developed draft questionnaires for the different parties to be interviewed: occupants, neighbours, owner/managers, and architects of our three case study buildings (Appendices 4-7). We modified the latter for urban planners as needed. We tested the occupant and neighbour questionnaires on a resident and a neighbour of the Coopérative l'Oasis de Limoilou. We learned that we could shorten the questionnaire by eliminating redundant and less pertinent questions, which we did. Otherwise, the respondents confirmed that the questions were generally clearly posed and understandable to a layperson. A typical interview with an occupant took one hour and a half, 45 minutes with neighbours.

The questionnaires facilitated the interview process, giving shape and consistency to the study, but were flexible enough to allow respondents and interviewer to converse freely about the topic – the conversion of a religious building to another use and their appreciation and criticism of the housing project. We invited architects and owner/managers to reflect on the process, to tell us about the difficulties they encountered, and their overall satisfaction with the result.

We carried out post-occupancy evaluations, the first hand observation of the housing project and units, at the same time as the interviews. We developed templates to aid research assistants jot down their reactions as well as document the interior finishes, spatial layout, and physical condition of the premises (Appendix 8). The research assistant also sketched out a rough plan of the apartment and recorded, when it was permitted, the vantage points from which she took photographs, as well as reference key observations. The data gathered in this way helped corroborate (or contradict) the information received by the respondents and provided material for visual analysis.

A week or two before commencing interviews at a case study site, the research assistants distributed informational letters to the occupants and the neighbours. These letters informed potential respondents of our research project that we would be in the building knocking on their doors (or in the case of interviews with neighbours of a project, in the vicinity) between given dates to reach people at their homes in order to schedule an interview (Appendix 9). We also invited them to contact us to arrange an appointment. Should they wish to participate, they were given the choice of whether to have the interview taped and/or their apartment photographed (in the case of occupants) by signing a consent form. These letters, forms and the questionnaires were approved by both CMHC and the Université Laval Research Ethics Committee.[52]

[52] We promised informers not to divulge their names or addresses thus guaranteeing them anonymity. The descriptions and evaluations of the buildings that follow in this report were written in a way that individual persons and their comments could not be identified. The questionnaires, tapes, transcriptions, and photographs were labelled in such a way to conserve anonymity.

In order to minimise inconvenience to the residents, the research assistants conducted interviews in teams of two. While one asked the questions and took notes, the other photographed and carried out the post-occupancy evaluation, thus reducing as much as possible the time spent in an individual's home. The interviewers were also careful to skip questions that might have been answered previously, either in response to another query or as part of a more open-ended conversation. When first approached, many occupants complained an hour and a half was long for an interview, showing reticence to give one. While some finished answering the questions within 45 minutes, others took two hours.

The residents of two case study buildings, the Trait Carré and the Domaine des Franciscains, were mainly seniors and readily participated in giving interviews. At least three individuals contacted the research assistants to schedule an interview and a single round of knocking on doors obtained several more appointments. The concierge and property owners greatly facilitated the task, not only by distributing the informational letters to the residents, but also by discussing the project with a few of them and personally introducing the research assistants. This may have skewed certain results as they may have chosen persons they thought were most likely to want to participate. Other participants agreed to interviews probably hoping that their complaints would be passed directly onto the owners of the buildings.

The research assistants met more resistance in obtaining interviews at the Centre Jacques Cartier. Contacting residents proved slow and occasionally difficult. Some of the youth living there were reticent to participate at first, saying they were already heavily involved in the Centre's activities or categorically refusing to be interviewed. The research assistants returned to the Centre on numerous occasions, at different times of the day and on different days of the week in an effort to reach the largest number of people. They obtained the minimum of ten interviews by including those conducted with ex-residents of the centre, one a founder of the Centre, the other a current administrator (at the time of the study).

Thirty occupants agreed to be interviewed out of a total of 1,843 units. Two thirds of them agreed to have the interview tape recorded. One occupant refused to show us his or her unit while agreeing to the interview. Twenty-seven allowed us to photograph the interior of his or her unit, although some were hesitant at first.

Once we finished conducting the interviews, we transcribed and coded them. We analysed the visual documentation collected during the survey of the units and the buildings together with informers' responses. Using Excel sheets, we created analytical matrices for each building as a means of measuring the responses of the informers. Quantitatively, we added the numbers of negative, neutral and positive answers to the questions posed during the interviews, both for occupants and neighbours separately and cumulatively when relevant. The statistics quickly revealed the level of agreement or disagreement in relation to particular questions. Qualitatively, we identified recurrent themes, complaints and praises and juxtaposed the observations of interviewees and those of the research assistants (who referred to the sketches, photographs and notes they had taken on site). The analytical matrices of individual buildings provided comparative information, highlighting similarities and differences between the projects.

We also summarised general impressions from the post-occupancy evaluations and interviews by amalgamating the results from each building into a single matrix. This

gave us a general reading of the levels of satisfaction or dissatisfaction or of the opinions of people interviewed. For example, if 28 occupants replied that low-rent was the reason for choosing to live in the building, this indicates that it is a primary factor, one that perhaps supersedes the quality of the space or the charm of living in a former convent. Presumably, if it is the case in three case study buildings, then we can generalise to the overall inventory.

We proceeded in a similar fashion with the interviews with architects, property owners and managers and resource persons, though we completed only a qualitative analysis of their responses in relation to particular questions.

Analysis of the Inventory

Many of the housing projects we identified contain both market rate units and subsidised units. Up to half of the units can be subsidised. Because these were wholly or partly funded by government grants or programs, we included them in our inventory. Since the 1980s, mixing socio-economic groups within a single building is seen as a means of avoiding ghettoizing the poor in North American cities. Of all the social housing projects in the province of Québec, approximately forty have 100% subsidised units according to the Fédération des cooperatives d'habitation de Québec et de Chaudière Appalaches. Les Habitations Painchaud, a transitional (half-way) house for ex-prisoners is one of these and all of the units managed by the Office municipal d'habitation Québec (OMHQ) are subsidised. Those managed by the Société Municipale d'habitation Champlain (SOMHAC) in contrast, vary in number from year to year.

Analysis shows that most of the recycling projects in our inventory are small in scale, containing between six and 39 units (Table 1). The size is comparable to adaptive reuse projects province-wide funded through the Achat-Réno programme at the time this research was begun. Six of the 15 buildings listed were religious institutional buildings (convent, normal school) converted into housing. The smallest yielded seven units at a cost of $294,000 and the largest yielded 40 units at a cost of $1,186,000.[53] Under the AccèsLogis program, five of 16 projects under development were religious institutional buildings (school, hospital, convent, normal school) yielding between six-23 units each, and one presbytery.[54] Within the same program, half of the 20 projects in operation comprised religious institutional buildings – schools, convents, parish halls or recreation centres, and one presbytery ranging between 7-69 units.[55]

[53] No projects in Québec City were listed in the November 2002 document *Projets de recyclage en exploitation, programme Achat-Réno* supplied by the SHQ. In addition, the list included the conversion of 4 presbyteries, typically yielding 9 or 10 units each. The costs of these projects varied between approximately $340 000 and $615 000.

[54] See SHQ, *AccèsLogis, projets de recyclage en engagement*, November 2002.

[55] Ibid. One of our case study buildings, the Trait Carré was included in the list as were the 48-unit Coopérative d'habitation du Couvent de Saint-Henri, 990, rue du couvent, Montreal and the 69-unit Les Habitations Populaire Saint-Sacrement, 1300 rue Garnier, Québec, formerly a centre de loisir for the parish, (recreation centre). A compilation of all of the types of housing conversions funded in the history of these three and other existing programmes would shed additional light on the proportion of Catholic religious institutional buildings adaptively reused into housing.

Table 1. Classification according to size

Size (# units)	**# projects**
Small (0-39)	14
Medium (40-79)	8
Large (80+)	8
Total	30

The former function of the majority of renovated buildings was scholastic, followed by residential (i.e. convents) and mixed-used structures, those containing both a school and a residence for nuns or brothers within the same building (Table 2). Sixteen of the 30 buildings in our inventory were formerly Catholic schools (staffed by members of religious communities who generally lived on site or nearby), three more a combination of school and religious residence. This differs little from the range of projects funded elsewhere in the province.

Table 2. Classification according to the original function of the building.

Ancienne vocation/Former function	**# projects**
Schools (convent (school for girls), colleges and academies)	16
Convents (monasteries, noviciats)	8
Convent schools	3
Other type of charitable institution (hospices, hostels, orphanages)	3
Total	30

Twenty of the 30 buildings were for retired and pre-retired persons and autonomous and semi-autonomous elderly (Table 3).

Table 3. Classification according to new function.

New Use	**# projects**
Affordable housing (social housing)	6
Elderly people (independent, semi-independent, pre- and post-retirement, 55 years +)	20
Alternative housing (retired priests transition houses, young single mothers, young adults)[56]	4
Total	30

Nineteen of the 30 buildings inventoried are situated in the old city limits of Québec encompassing the older neighbourhoods of the Vieux-Québec, Montcalm, Saint-Jean-Baptiste, Saint-Roch, Saint-Sauveur (called the borough of La Cité); five in two older urban additions, Limoilou and Saint-Pascal-de-Maizerets now considered part of the central core of Québec (borough of Limoilou); and six in the suburbs (formerly separate villages, then towns before being annexed to the city of Québec) of

[56] Under this category we have included persons with special needs, corresponding to projects completed under volet III of the AccèsLogis programme (Clientèles éprouvant des besoins spéciaux de logement temporaires ou permanents) in which 100% of the units are subsidized as well as target groups other than low-income families and seniors, which comprise our first two categories.

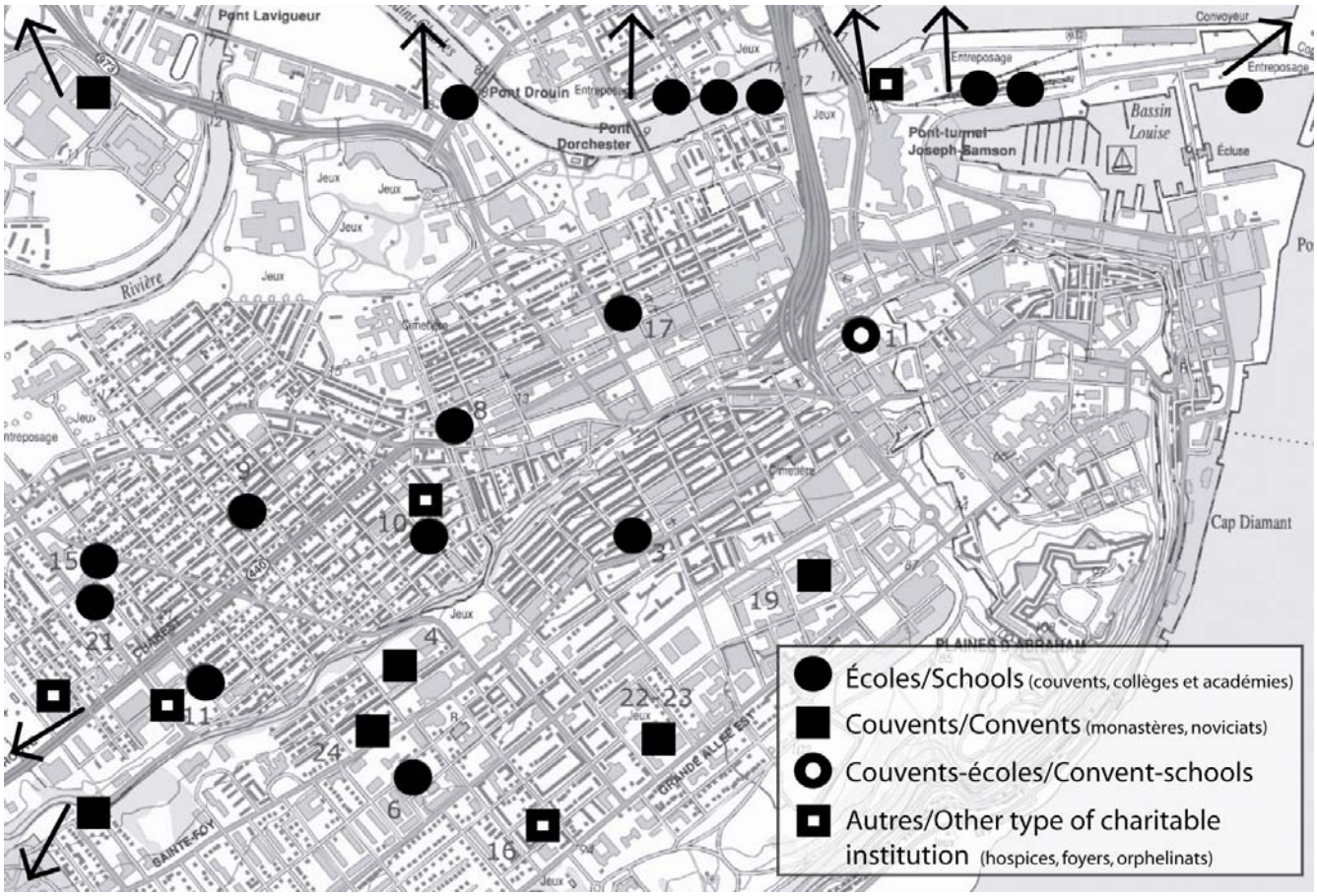
Charlesbourg, Beauport, Ste-Foy, and Sillery (Table 4). Within the limits of the former city of Québec, La Cité or Borough 1, the upper-town neighbourhood of Montcalm has four convents or Catholic institutions recycled into affordable or alternative housing, Saint-Jean-Baptiste five, and Vieux-Québec one; the lower town neighbourhood of Saint-Sauveur has seven and Saint-Roch two (Map 2). Both these working-class neighbourhoods remain poor.[57]

Table 4. Classification according to locality using the City's definition of administrative districts (1-8).

	Localisation (arrondissement)/Location (borough)	**# projects**
1	La Cité (Vieux-Québec, Montcalm, Saint-Jean-Baptiste, Saint-Roch, Saint-Sauveur, etc.)	19
2	Les Rivières (Vanier, etc.)	0
3	Ste-Foy-Sillery	2
4	Charlesbourg	1
5	Beauport	3
6	Limoilou (Saint-Pascal-de-Maizerets, etc.)	5
7	Haute Saint-Charles (Lac Saint-Charles, Loretteville, Saint-Émile, etc.)	0
8	Laurentien (Saint-Augustin-de-Desmaures, Val-Bélair, l'Ancienne-Lorette)	0
	Total	30

Note that there are three double sites, those with two buildings on the same site.

[57] Renée Larochelle, « La pauvreté en mouvement : Le croissant défavorisé du centre-ville de Québec déborde maintenant sur d'anciennes banlieues, » *Au fil des évènements*, janvier 2006. To its credit, the City is gradually attempting to introduce low-income housing into other middle- and higher-income neighbourhoods where they are finding there is growing need. Odile Roy, architect and former City councillor, personal communication, October 2006.



Map 2. Distribution of the types of buildings converted. Note the majority are located in the older neighbourhoods of the city. Prepared by author, Trycie Jolicoeur and Alexandre Laprise. Base map: Ressources naturelles, Faune et Parcs. (2003) *Carte topographique numérique du Québec, Québec*. Échelle 1 : 20 000. Consulté le 16 octobre 2003, http://photocartotheque.mrn.gouv.qc.ca.

One-fifth of the buildings are located in suburban areas (Table 5). These sites often comprise part of existing or former parish cores, or are in close proximity to the parish church. This means they are at the heart of areas of high density, and often services and stores. The development of the city of Québec, like most towns and cities in the province, was structured around these parish cores, they formed the heart of early villages (since annexed to the city) or of urban neighbourhoods.[58]

Table 5. Classification according to urban or suburban location.

Location	**# projects**
Urban	24
Suburban	6
Total	30

[58] T. Martin, « Les cadres du culte : Le noyau paroissial et l'église » in *Quel Avenir pour quelles églises?/What future for which churches?* dir. Lucie K. Morisset, Luc Noppen, Thomas Coomans (Québec : Presses de l'Université à Québec, 2006) : 351-370.

Twenty-two of the buildings were converted in the 1980s, three each in the 1990s and 2000s (Table 6). A confluence of factors explain the 1980s adaptive reuse boom detected in this inventory: the changing roles of religious communities; the glut of vacant inner-city schools and other Catholic religious institutional buildings; the exodus of families to the suburbs; changing demographics including an ageing urban population; the backlash against social housing and grassroots organising; a significant change in heritage conservation practices; the creation of government subsidy programs; and enlarged partnerships between the private and public sectors.

Table 6. Classification according to date of conversion.

Conversion date	**# projects**
1979 and before	2
1980 – 1989	22
1990 – 1999	3
2000 and after	3
Total	30

Thirteen of the buildings are owned by private, non-profit corporations (Table 7), fourteen by public bodies at the municipal, provincial, or federal levels. A similar division occurs with the management of the buildings (Table 8).

Table 7. Classification according to owner.

Propriétaires/Property Owners	**# projects**
Immobilière SHQ / OMHQ	2
SOMHAC	4
Other public organizations (CHQ, SCHL)	8
Co-operative housing (residents have collective ownership of building, pay an umbrella mortgage)	7
Private	6
Information unavailable	3
Total	30

Table 8. Classification according to property manager.

Gestionnaires/Property Managers	**# projects**
Immobilière SHQ / OMHQ	2
SOMHAC	4
Other public organizations (CHQ, SCHL)	7
Housing Co-operative	7
Immeubles populaires de Québec Inc.	2
Private	5
Information unavailable	3
Total	30

One architectural firm, Jean Côté et associés, was responsible for one-fifth of the recycling projects. Two other firms completed more than one conversion, suggesting the development of a certain expertise in this type of practice and a familiarity with the

various government programs and the importance of working with partners and collaborators (Table 9).

Table 9. Classification according to architect.

Architectes/Architects	**# projects**
Jean Côté et associés	6
Émile Gilbert	3
Simard, Amyot Associés et R. Pinault	2
Other	11
Information unavailable	8
Total	30

If we start to cross the data from these preliminary classification exercises, we find that half of the largest complexes were formerly convents. Three-quarters of the largest complexes and seven-eighths of the medium-size buildings were converted into elderly housing. Ten of the fourteen small buildings were formerly schools and eight of these were converted in the 1980s. These patterns helped us choose our three representative case study buildings. Before presenting the case study buildings, we will discuss general tendencies observed in drawing up the inventory and gathering general information about the phenomenon of adaptively reusing convents and religious institutional edifices.

Discussion of Inventory Buildings

Our inventory shows a marked decrease in the number of adaptive reuse projects after the mid 1980's, suggestive of the impact of dwindling government involvement in this sector. This does not mean that no new affordable housing was produced during the 1990s; rather it indicates that fewer convents and Catholic religious institutional buildings were the object of such projects. Perhaps during this period fewer buildings of this type were put up for sale, or that housing groups looked to different types of existing buildings or preferred investing in new construction, or that the nature and conditions of CMHC and SHQ programmes had significantly changed. Recall that developers also shifted clientele (e.g. young professional adults) in the mid-1990s by renovating and building loft-type residences in older neighbourhoods and city centres. They had also successfully lobbied for rent subsidy programmes rather than renovation and construction subsidies. Their goal was to fill their existing rental properties rather than create new units. Compared to the early 1980s, or the first decade of the 21st century, vacancy rates in Québec City hovered at 7-8% in the 1990s. These new programmes stalled the rehabilitation of buildings into housing co-operatives that had been popular in the previous decade, and the monies available did not cover the costs of adaptively reusing buildings.[59]

The majority of the buildings identified in the inventory comprised schools yielding relatively small housing projects of 20-30 units. These types of educational buildings occupy a large portion of the lot on which it sits, leaving relatively little outdoor space once the required parking spaces are accounted for after adaptive reuse.

[59] Jean-Yves Godère, Ville de Québec, personal communication, 29 November, 2006.

The set-back from the street is minimal; some façades give directly onto the sidewalk. Often an addition to one side of the building contained the residential spaces of the religious community who operated the school. Generally three to five-storeys in height, the schools (and monasteries and convents) built in the 19th and 20th centuries are sizeable in volume.[60] Typically, they have an egg-crate plan in which the classrooms are distributed on either side of a corridor. The generous fenestration, either in groups of windows or regularly spaced, reinforces the division of the classrooms and helped express the structural bays on the building elevations. A decorative cornice crowns the flat-roof brick-faced volume which solidly sits on a stone or concrete foundation, often comprising a half-basement or ground floor storey wall, prevalent of late-nineteenth, early twentieth institutional and public architecture (Fig. 1).

Fig. 1. Typical buildings in the inventory: les Jardin Jean Bosco, a former orphanage converted into senior's housing, 1984-1986 (left) and the Résidence Joseph Villeneuve, a former convent-school converted into low-income family housing, 1988 (right). Photographs by Trycie Jolicoeur.

One of the earliest projects, the 1978-79 conversion of the Soeurs Franciscaines missionaires de Marie convent-hospice-school complex situated in the Saint-Sauveur neighbourhood was completed by the architectural firm of Jean Côté et associés.[61] Some 115 retired and pre-retired residents live in the 79 apartment units outfitted in the five-storey brick 30 x 13 m building, now known as La Providence, constructed in 1902, 1914 and 1926 in successive phases. The architects made few alterations to the building's neo-classical envelope, masonry structure, and sheet metal-covered gable roof, thus reducing construction and maintenance costs and respecting budgetary constraints (Fig. 2). The ground and first-floor levels contain two-storey two- and three-bedroom units with address directly on the street. In the upper levels, units are distributed along an interior

[60] See also Robert Mary, "La forme des bâtiments comme source d'information sur leur fonction: l'identification des écoles et la lecture des bâtiments recyclés" (mémoire, Université Laval, 1990), 43-44.

[61] See Ginette Beaulieu, "L'Habitation: une seconde vie pour nos couvents et nos écoles," *Habitat* 23 no. 3 (1980) 2-7; Odile Roy, Georges Guimond, Confédération québécoise des coopératives d'habitation, Conseil des monuments et sites du Québec, *Mise en valeur du patrimoine : La contribution des coopératives d'habitation* (Éditions Continuité, 1993), 9-11 for a description and evaluation of this project.

gallery, a corridor with view onto the courtyard, which not only preserves the feeling of the convent, but acts as a communal space. Odile Roy reports the architect replaced the flat roof [toit à basin] by a gable roof in a way that preserved the metallic cornice. This way, he was able to insert two-storey units in the two uppermost storeys, which are accessible by an elevator. He conserved 80% of the doors and windows, 20% of the interior walls, some of the plaster finishes and wood panelling, a staircase, most of the floor structure and wood flooring, the elevator and its shaft, the heating system and many of the hot-water-fed radiators, some of the sanitation equipment and plumbing systems. Residents enjoy a large yard with trees and grass, as well as ample parking.

Fig. 2. La Providence. Note the two-storey units in the ground and first floors with direct access to the street or the yard, the proximity to services, and the small outdoor green space. Photographs by Christian Dubé.

Although they encountered problems over issues of building code conformity, Jean Côté et associés were apparently able to produce the housing for between half and two-thirds of the cost of the construction of a new HLM, including demolition (Fig. 3). Because they could no longer afford to maintain their building, the sisters had contemplated demolition in order to sell the vacant site but the parish priest and citizens intervened. Sponsored by local Saint-Sauveur credit unions (caisses populaires), a non-profit finally acquired the building in order to provide much-needed elderly housing; the relatively few private investors active in that period were uninterested in the real estate development of the area. One of first projects realised under the SHQ's LogiPop programme, this project served as a good example of adaptive reuse in the Québec City region. With the recycling of the former religious-run school, the housing co-operative

proved that it was possible to recycle a building for less than it would cost for the construction of a new low-income housing project.

Fig. 3. An example of a social housing project (HLM) in a neighbourhood similar to the La Providence project. In contrast, none of the ground floor units have direct access to the street. Photographs by Christian Dubé.

The architects located the new main entrance of La Providence on a secondary façade rather than on the more ornate Sainte-Thérèse Street façade following consultations with future residents (Fig. 2). It was from this secondary entrance that the sisters distributed food to the poor during the depression. The choice thus recalled the religious women's neighbourhood mission. It was also the main door to the school that comprised one part of the larger complex, which therefore evoked memories with neighbours, some of whom had probably attended the school in their youth. By appealing to the visual memory and emotional ties of the populace with the building, the adaptive reuse project contributed to a sentiment of continuity, thus conserving the spirit of place as much is possible under the circumstances. Such efforts translated into an appropriation of the building by proud users who gladly maintain the site. Those involved in La Providence gave the former Saint-Malo Catholic social service institution a new social and community function – a housing co-operative for low-income households and elderly people.[62] This type of discourse occurred among practising professionals and citizens alike, as the analysis of the case study buildings will illustrate. It also probably countered nimbyism.

The successful adaptive reuse of La Providence, a vast centenary, Catholic institutional building into an 80-unit housing co-operative, led Jean Côté et associés to additional contracts. The firm converted thirty-some buildings such as warehouses and factories, as well as the somewhat controversial and well-documented Complexe du

[62] *Franciscaines Missionnaires de Marie sur sol canadien: 1892-1992*, 40.

Couvent du Bon-Pasteur in 1980-1984. The Ministry of Public Works had expropriated the Sœurs du Bon Pasteur Mother House, an extensive institutional complex situated next to Parliament Hill, Québec City, in anticipation of the construction of a new provincial courthouse next to the legislature. In 1976, concerned citizens battled to save the convent; they were fed-up with the demolition existing residential building to make way for the construction of massive concrete governmental buildings. An umbrella non-profit organisation, La Corporation d'aménagement du Couvent du Bon-Pasteur was created to plan and supervise the renovations of the eleven buildings making up the complex into six housing co-operatives (Fig. 4). Jean Côté et associés was responsible for the overall plan which comprised upwards of 600 housing units (including new construction on unbuilt portions of the site) for a mixed clientele and drew plans for the conversion of six of the ten existing buildings on the site.[63]

Each of the co-operatives targets a mix of ages and classes, including single mothers, low-income and middle-income families, and elderly folk. The six-million dollar recycling project added approximately 215 housing units, a daycare center, a community center, and neighbourhood stores such as a pharmacy, a grocery, and a cobbler in an area dominated by government offices with nine-to-five schedules and tourist hotels. The historic chapel was retained as a concert venue. The architects of the various co-operatives preserved most of the floors and windows and retained many interior partitions. They added balconies and awnings to some of the exterior facades to signal the change in function of the complex, giving the convent a more residential look (Fig. 4).[64]

[63] Odile Roy, Georges Guimond, Confédération québécoise des coopératives d'habitation, Conseil des monuments et sites du Québec, *Mise en valeur du patrimoine : La contribution des coopératives d'habitation* (Éditions Continuité, 1993); interview with the architects.

[64] For detailed descriptions of this project see: Georges Guimond, "Couvents et casernes: nouvelles vocations. La contribution des coopératives d'habitation," *Continuité*, 57-58 automne 1993, p. 48-50; Ginette Beaulieu, "L'Habitation: une seconde vie pour nos couvents et nos écoles," *Habitat* 23 no. 3 (1980) 2-7. Inspiration for this project might have come from the 1979 mixed-use programme for the Monastère du Bon Pasteur, in Montreal. See for example Magali Ricard, "Le monastère du Bon Pasteur" *Actualité Immobilière* vol xiv, no. 2 (été 1990).The Société immobilière du patrimoine architectural de Montréal (SIMPA) acting as developer and mandated by the City of Montreal outfitted the historically designated complex with commercial, cultural and residential facilities. The SHQ had acquired the building in 1979, when the sisters left building. By dividing the building into different jurisdictions, the developers not only simplified legal paperwork, but also were able to access a diversity of funding sources – from government grant programs to other types of financing – for the housing cooperative, condominiums, elderly housing, offices, a day care, parking, park and cultural centre located in different wings of the building and they were better able to conform to building and safety codes.

Fig. 4. Three views of the former Mother House complex of les Soeurs du Bon-Pasteur converted into six housing co-operatives.

Chabot et Gilbert architectes was responsible for the 30-35 unit Co-op Bon-Pasteur. Émile Gilbert and his firm also worked on the renovation plans of a former school on Bourlamaque into 41 units and the Jardins Jean Bosco, previously a reformatory converted into an assisted-living residence for disabled elderly and those otherwise losing autonomy and needing care.[65]

Selection of Case Study Buildings

We chose the Centre résidentiel et communautaire Jacques Cartier (CJC), Habitations du Trait Carré (TC), and Domaine des Franciscains (DF) because of the many other buildings we considered as case studies, they represented the greatest variety of factors: scale, location, function and date of conversion. These three corresponded proportionately with the general tendencies we observed while also conserving a mix of variables (Table 10). Two are located in urban areas (one in upper town, the other in lower town), the other in a suburb. Typical of Québec City suburbs, the convent comprised part of an old village or parish centre. Two of the case study buildings are owned and administered by private entities, the third by a public body. All three buildings were converted in different decades, one each from the 1980s, 1990s, and 2000s, and we retained one of each size category. Two are affordable housing for elderly, while the other one is alternative housing for youth.

[65] Interview with the architects, November 2006.

Table 10. Short-list of representative case study buildings. The three selected for the case study are italicized.

Property name	**Former use**	**New use**	**Size**	**Context**	**Conversion date**
Centre résidentiel et communautaire Jacques Cartier	*School*	*Alternative housing*	*Small*	*Urban*	*1993*
Académie Notre-Dame de Saint-Roch	School	Affordable housing	Small	Urban	1986
Kirouac et Montmagny	Schools	Affordable housing	Medium	Urban	1983
Habitations du Trait-Carré	*Convent*	*Seniors housing*	*Medium*	*Suburban*	*2000*
Résidences des Franciscaines	Monastery	Seniors housing-independent and semi-independent	Medium	Urban	1994
Domaine des Franciscains	*Monastery*	*Seniors housing*	*Large*	*Urban*	*1985*
Les Jardins Jean Bosco	Orphanage	Seniors housing	Large	Suburban	1984-1986

Because we wanted an example of alternative housing in our mix, we chose Centre Jacques Cartier instead of Académie Notre-Dame de Saint-Roch as an example of a small building; it caters to troubled youth.[66] Within the next category, the Kirouac et Montmagny schools would have exemplified the common enough phenomenon of two schools (one boys, one girls) sharing a single site, both buildings converted into medium-size affordable or alternative housing projects. This site would also have given us an example from a historically poor neighbourhood, Saint-Sauveur. Seven Catholic schools or convents were converted into housing in this neighbourhood. We favoured the Trait-Carré over the Résidence des Franciscaines, another medium-size project, because it gave us a recent suburban project to examine. It was also executed by a firm that had substantial experience in converting convents and Catholic religious institutions.

We considered including Les Jardins Jean Bosco as an example of a large complex located in a suburb. Had we chosen it, we would have slanted our sampling to the detriment of the more numerous urban examples and those projects completed in the 1980s. We also decided to exclude the highly publicized Complexe du Couvent du Bon-Pasteur, since many articles already document the innovative, pioneering conversion of the building. We preferred using this secondary source information to contextualize less well-known projects. In addition, the Domaine des Franciscains is a large complex with an owner-administrator that is a public, rather than private, organisation.

The choice of these three case study buildings excludes conventional co-operative tenure in which the residents are members of the general assembly and manage the building themselves, electing their own administrative council. Some of the conclusions may have differed had we included a fourth case study of this type, though surely there would have been many similarities as well. For example, as owner-managers of the building, they might take greater control over the project and building maintenance. Also,

[66] For the purposes of this study, we define alternative housing as having goals or programs that go beyond affordability, also a fundamental concern of the group. For example, Mère et Monde offers numerous services and support in addition to inexpensive housing for young single mothers.

these types of projects might have included more units geared towards family housing than the three retained.

Description of Case Study Buildings

Centre résidentiel et communautaire Jacques Cartier (CJC) (Appendix 10)

The Centre résidentiel et communautaire Jacques Cartier (CJC), a former school, contains 27 social housing units for young adults between sixteen and thirty years of age as well as the community-run Tam-Tam café at the ground level (Fig. 5). An example of a small-sized project, it is located at the corner of Langelier boulevard, historically a wide street that acted as a fire break between Saint-Roch and Saint-Sauveur working-class neighbourhoods and that connected upper-town and lower-town, and Charest boulevard, a major east-west artery of the lower part of the city and bus route. In recent years, the City in partnership with private enterprise has revitalized Saint-Roch. A neighbourhood that had once been a vibrant centre of a downtown commercial sector, it deteriorated into a poverty-ridden slum following the construction of suburban shopping malls in the late 1960s, early 1970s.

Fig. 5 View of the back of the Centre Jacques Cartier, along Charest boulevard, showing its urban context. Photo by author.

History of the building

The Bureau des commissaries des Écoles catholique du Québec began construction of the original 4-storey 105 x 58 flat-roof building designed by architect Thomas Raymond in 1905. The following year, part of the building collapsed. It was rebuilt between 1907 and 1909. The conservative architecture of the building was typical

of school and convent construction of the period – modest yet dignified. The rectangular arched casement windows, cut-stone lintels and door surrounds, brick quoins, and the modillions of the metal cornice (since disappeared) of eleven-bay brown-brick school were characteristic of 19th century eclecticism. A central bell turret marked the principal entrance along Langelier. No significant exterior changes were made to the building before 1956 when a small ell containing a stair well was added. In the intervening years, the school board acquired additional lots to enlarge the school yard between 1921 and 1958. Because the exterior had retained its authenticity, the building was deemed of interest to the immediate neighbourhood. [67]

Historically, the building was situated in a mixed light-industrial, residential and commercial neighbourhood. Fire insurance maps show a variety of small factories in the vicinity including clothing, corset, boot and shoe, and biscuit factories, paper and furniture warehouses as well as dwellings.[68] Although many of the factories have been converted into offices or lofts, commercial uses (e.g. a gas station and garage, shops, bars and an office equipment dealer) exist alongside triplexes and duplexes.

History of the project[69]

The conversion of the school building into housing was realised by architect Marc Bouchard, between 1993-1994, when the Centre was officially opened. Apartment sizes range from 37 m^2 (400 square foot) studios, which comprise the majority of the units, to 56 m^2 (600 square foot) 3½ and 74 m^2 (800 square foot) 4½ units, the equivalent of one and two bedroom units respectively. The three types of residential units are located in the first through third storeys of the building. The ground floor contains common, collective areas including a café and kitchen, offices, meeting rooms, a documentation centre, computer facilities with internet connections, and other services. The basement of the building contains a woodworking shop, an art room, storage spaces and furnace and utility rooms. A standard exterior parking lot is located behind the building.

Founded in 1992, the goal of the CJC was to create a housing and community service for young adults to allow them to integrate into society from a life on the street, in youth centres, or foster homes. The initiative for the project comes from local citizens. The founders of the non-profit realized that their target clients could not afford market-rate rents and needed a safe haven in the city to learn life skills and acquire job training. Managed by its members, themselves between 16 and 30 years of age, this housing project provides young adults with transitional housing that offers them a sense of community and support and solidarity. Six of the nine members of the administration council are youth. The role of the permanent employees is to accompany the youth in their journey, provide emotional support. Incidentally, this work parallels that undertaken by religious communities in the past.

The Centre's mission is oriented around five core values: respect for every person; participative democracy; environmental conservation and sustainable development;

[67] Ville de Québec, Design et Patrimoine, *Banque de données du Patrimoine,* fiche synthèse; VQ – CDÉU Design et patrimoine 1997; Archithème.

[68] A newspaper article dated 1908 talks about removing families from nearby houses for safety reasons after the crumbling of the convent.

[69] Information presented here on the CJC comes from interviews with the architect, the property owner/manager, resource persons, documentation produced by the CJC and various newspaper articles. See the bibliography.

alternative societies; economic development. At the individual level, the goals are: personal development and autonomy; training and employability; community and engagement. In keeping with its mission, the Centre runs different programs in which the youth acquire skills and training – in the collective kitchen, café, and woodworking shop – and learn the value of political lobbying and social outreach. Activities include art and culture workshops, a newspaper, and an ecological farm, located near Robert Giffard hospital. The produce harvested there supplies the café's kitchen. The majority of these stem from the youth's own initiative and participative management. The programming is open to non-residents, who pay a nominal membership fee, as well as residents of the Centre.

Admission criteria are determined by the SHQ, responsible for the building at the time of interview. However, the need for support, accompaniment, and a willingness to participate in a co-operative lifestyle are also considered in tenant applications. A person wanting to live at the Centre must present a life project approved by the administrative council, which he or she must strive to achieve during their residential tenure. Interviews help ascertain whether the individual will be able to adapt to a collective living arrangement as all tenants abide by a "life code" and general house rules. Residents must undergo yearly evaluation and auto-evaluation; respect the rental contract, which includes active participation in building and yard maintenance as well as other activities of the Centre. Regulations also stipulate fines for damage done to the property. Although couples are admitted, co-tenancy is not allowed. Youth are permitted to stay up to a maximum of five years. The average length of stay is 508 days for men, 743 for women. Tenants pay no more than 25% of their yearly income in rent; in 1996 this represented $150-$250 per month on average. Government aid covers the difference between rental revenues and expenses in order to meet mortgage payments.

Partners and financing

Monies for the CJC project were put up by CMHC and SHQ, who approved a budget of $1,461,000 and a thirty-year mortgage to realise the 27 units. This may have been the last project completed under the Québec-Canada agreement on article 56 in the law on housing, which allowed the federal government and its provincial partner to fund 100% of the housing. They set budget limits per unit built and suggested an average area per type of unit. The costs were calculated based on the state of the building and the degree of conversion it required. The final average per unit renovation cost totalled $65,000.

Government aid covered only the adaptive reuse of the school into transitional housing, but not the ground floor common areas given over to community uses. The people involved in the project had to find outside funding in order to renovate this storey of the building. The CLSC Basse-Ville, Rotary and Kinsmen clubs, Centreaide, architect Marc Bouchard, the Conseil regional de concertation et de développement, Ressources humaines Canada, les Soeurs de la Charité, the Carrefour de relance de l'économie et de l'emploi du centre de Québec were among the partners supporting the CJC at its conception. The City also helped cover costs related to the ground floor common, administrative and activity areas. Since that time, the SHQ oversees the whole building, common areas and residential units.

In 1997, different actors involved in the project were able to consolidate their efforts with the help of the Programme d'aide aux organismes communautaires en habitation and the Fonds québécois d'habitation communautaire, when the Tam-Tam café was opened. Conceived as a restaurant-school overseen by Centre integré en tourisme et alimentation de la Commission scolaire de la Capitale, it not only provided on-the-job-training but also offered low-cost meals to the youth and the public alike. In addition, the small stage at the back of the hall-restaurant space enables the Centre to develop a multicultural program that includes music, poetry recitals and socio-political conferences.

In 2002, the Centre's operations still relied on a host of partners. Centreaide gave $45,000 towards an annual operating budget of $250,000, with the balance coming from the Régie de la santé ($84,000), the Commission scolaire de la Capitale ($44,845), an annual fundraising campaign ($33,000), and Ministry of Education grant ($16,000). The generosity of government and health organizations, individuals, and groups assure the continuation of the work, in addition to the youth themselves.

Habitations du Trait-Carré (TC) (Appendix 11)

The Habitations du Trait-Carré contains 41 units, a medium size project that targets autonomous elderly people approaching retirement or retired from active work life. The converted convent is located at 80^{e} rue Ouest next to the presbytery of the old-village centre of Charlesbourg, the Trait-Carré, a designated historic district (Fig. 6). The project is one of many completed by the architectural firm Jean Côté et associés. The convent of the Sœurs du Bon Pasteur, first built in 1883 and enlarged in 1910, forms part of the parish core along with the church, built in 1828, the presbytery, built in 1885, and the college of the Maristes, now a municipal library. Built of stone and brick, these institutional buildings are representative of Second Empire buildings with their mansard roofs and casement windows. The view it once had across the valley to Québec City was blocked by the construction of a school on the property across the road in 1953.

Fig. 6 Views showing the exterior of the former convent-school and its relationship with the parish church at the end of the block in the Trait Carré historic district. Photographs by Trycie Jolicoeur and author.

History of the building

The TC complex has additions to the original 1883 structure: a second structure dating from 1910, and the chaplain's residence, which used to be an old farm house. This 1½-storey four-bay clapboard structure capped with a Canadian tin roof pierced with two dormer windows sat on a stone foundation and had a deep front porch. It was linked to the convent by a small wood-frame passageway and wooden annexe.[70] This modest house contrasted with the solidity of the grey stone foundations and the red-brick masonry of the two wings of the convent.

The old convent consisted of two double pile three-storey buildings, a five-bay square structure built in 1883 and a seven-bay rectangular structure built in 1910, each containing a fourth storey under the mansard roof pierced with dormer windows. The massive wood *pièce sur pièce* construction (more precisely, *madrier sur le can*, massive sawn planks piled one on top another on the narrow edge) was clad with brick features and had regularly-spaced wood-frame windows. Alternating red and yellow brickwork around the casement windows and at corners of the older building in the shape of quoins, and the yellow coloured lintels in newer building added a decorative touch to the otherwise staid architecture. A bell turret signalled the main entrance, as did a wide exterior staircase leading up to a wooden gallery that wrapped the ground storey. The building's interior had been modernised over the years. For example, before its conversion, it contained an industrial kitchen and a cafeteria-style hot buffet service counter had been installed in the refectory.

History of the project[71]

The conversion of the convent took place from 1999 to 2000 and was completed over a period of 1½ years. The former convent contains four unit types: 2½ or studio units 37 m^2 (400 square foot) in area; 3½ or one-bedroom units 47.25 m^2 (509 square foot) in area; 4½ or two-bedroom units 65 m^2 (700 square foot) in area; and 5½ or three-bedroom units 107 m^2 (1152 square foot) in area. The majority are one-bedroom apartments. The basement contains storage lockers, mechanical and utility rooms. A new 39 m^2 (420 square foot) entrance was built in the back of the building with direct access from the parking lot.

Half or 21 of the units are rent subsidized by the Office municipal d'habitation de Charlesbourg. Admission criteria are based on age. Tenants must be aged 50 or more, retired or semi-retired. The building has a typical tenant policy, similar to other rental properties.

Partners and financing

Habitations du Trait-Carré, a non-profit organization was established by and affiliated with the Immeuble populaire de Québec for the purposes of renting and managing the apartments. Immeuble Populaire de Québec, Inc. also acted as a technical resource group on the project.

[70] http://patrimoine.mediom.qc.ca/architecture.asp?NoFiche=19 (last consulted November 2006).

[71] Information presented here on the TC comes from interviews with the architect, the property owner/manager, resource persons, documentation produced by the TC and various newspaper articles. See the bibliography.

Several sources of funding were needed to cover the costs of the $3 million adaptive reuse project. The construction budget alone totalled $1,860,000. The Soeurs du Bon-Pasteur decided to sell the property to a non-profit organisation at perhaps below-market rates rather than to a private developer wishing to convert the building into condominiums. The Société d'habitation du Québec put up $1 million through their AccesLogis program and the City of Charlesbourg gave $71,000 in the form of a grant and a tax credit. It gave a tax break to the housing project for a period of five years.[72] Accès-Logis, Volet I of the SHQ stipulates that rent must be established at 95% of market rates and requires a 5% downpayment on construction costs.[73] Other partners included the Ministère des Affaires culturelles et des communications du Québec and the Office municipal d'habitation de Charlesbourg. It cost on average $45,365 per unit to renovate.

Domaine des Franciscains (DF) (Appendix 12)

A former monastery, the Domaine des Franciscains offers 106 units to autonomous retirees 55 years of age and older. It exemplifies some of the larger projects in the inventory. In addition, because the architects outfitted units into its sizable chapel, the case study raises issues similar to those encountered in the conversions of churches to residential functions. The non-profit housing complex is located on rue de l'Alverne in the upper-town neighbourhood of Montcalm, incidentally the area most-populated by elderly people in Québec City (Fig. 7). It is near a major east-west artery as well as a neighbourhood shopping street. Of the three case study buildings, this one is administered by a public body, La Société Municipale d'Habitation Champlain (SOHMAC).

[72] *Charlesbourg Express*, 30 avril 2000; "Le vieux couvent reprend vie," *Le Soleil*, 20 avril 2000, p. A6.

[73] The AccèsLogis programme is explained at http://www.habitation.gouv.qc.ca (last consulted November 2006).

Fig. 7 View of the Domaine des Franciscains in its neighbourhood context. The office building in the background is located along a major artery of Upper Town. Photo by Trycie Jolicoeur.

History of the building

The oldest building in the monastic complex, a heavy timber-frame and masonry structure clad in stone designed by François-Xavier Berlilnguet and René-Pamphile LeMay, dates to 1901-03. The chapel was built in 1905-06 according to the plans of architects Talbot et Dionne. Two additional wings built in 1931 and 1947 are stone clad concrete structures enclosing a square interior courtyard. The architecture is reminiscent of the Ursuline monastery in its reinterpretation of Ancien Régime architectural styles. The four-storey grey stone monastery features regularly spaced stone-dressed casement windows and doors. Two bell turrets punctuate the pitched and hipped tin roofs. Each 7x10 foot cell contained a bed and a sink, a massive wooden-plank door and rudimentary wooden latch ensured the privacy of the monk.

History of project[74]

As part of a larger neighbourhood revitalisation effort, the City of Québec acquired the monastery in 1982-83, for the bargain price of $1.1 million. At the time 55 roomers lived in the old cells of the monastery that used to house 500 monks. The

[74] Information presented here on the DF comes from interviews with the architect, the property owner/manager, resource persons, documentation produced by the DF and various newspaper articles. See the bibliography.

religious community agreed to sell at below market rates given the social mission of the renovation project, not unlike the situation at the Trait Carré in Charlesbourg. Considering the clientèle the City wanted to target, the property was well located. The building is located two minutes away from Cartier Street, the neighbourhood commercial sector. It was also near another converted Catholic institutional building. Further, the site was large enough to accommodate the construction of new multi-storey housing. The three wings and chapel took up 100,000 square feet of the property's 194,000 square feet. The adaptive reuse of this building was part of a larger revitalisation project for the area that included the construction and renovation of buildings for housing.

The adaptive reuse of the former monastery was realised between 1984-1985, over a period of two years by architect Émile Gilbert of Chabot et Gilbert architectes. A second phase involved the construction of 54 new affordable housing units on the site, along rue des Franciscains. A hundred more were planned by the architectural firm but they were never built. Five buildings make up the complex: three wings of the monastery, the chapel, and a new housing block.

Approximately 150 people living individually or in couples occupied the 106 units in the monastery soon after it opened. The 16 studio, 67 one-bedroom, 23 two-bedroom apartments ranged from 167 to 260 m^2 (550 to 850 square foot). Of these units, 37 have two-storeys or a mezzanine level accessible by an interior staircase. In addition to the apartments, several common rooms were integrated on the ground floor. These are open to all residents of the complex. Like the monastery, the new building offers a mix of studio, one- and two-bedroom apartments on single- and double-loaded corridors. They have similar finishes and services to the monastery, although most have private balconies.

Admission criteria are based on age. The building has a typical tenant policy, similar to other rental properties. Rent is fixed according to the average for equivalent market-rate units, and thus targets primarily retirees aged 55 or older in a middle-income bracket. When the project opened, rents were set at $275 per month for a studio, $335 for a 3½ or one-bedroom unit, $380 for a 4½, or two-bedroom, exclusive of heat, electricity and hot water. Twenty-four hour emergency service is available and a concierge lives on-site. The project encourages a mix of classes by maintaining a percentage of low-income residents, having an income between $8,000-25,000 per year; they are eligible for rent subsidy and pay up to 30% of revenue towards rent.

Partners and financing

The financial contributions of several government partners enabled the property owner, the SOMHAC, to realise the $4-6 million restoration project (construction cost $3.9 million, total costs $5.9 million). Phase one, the recycling of the monastery, cost upwards of $3.8 million and phase II, while the construction of new housing cost $2 million. The provincial government contributed nearly $1.6 million towards construction through the Logipop (approximately 1977-1986) and the Loginove (approximately 1982-1986) programs.[75] The federal government guaranteed 73% of the mortgage financing through CMHC and reduced the interest rate to 2% over a 35 year period.

[75] The Logipop and Loginove programs introduced new solutions to those that existed in the 1970s and earlier in Québec. Logipop provided capital grants for the creation of low-income rental housing cooperatives by non-profit organisations (or a group of future users) with the aid of Groupes de resources techniques (GRT; technical resource groups) whose mandate was to create and support housing

By selling the property to SOMHAC, a public, non-profit housing provider, for only $600,000 compared to the $1.1 million it had paid, the Société Municipale d'habitation et de développement Champlain (SOMHADEC), which is a non-profit organisation established by the City of Québec in 1981 to act in some ways as a developer, effectively converted the difference into a half a million dollar grant. Whereas the SOMHADEC is the real-estate arm of the City – it acquires and sells property and guarantees loans on behalf of the municipality – the SOMHAC, who like the Office municipal d'habitation Québec (OMHQ) and Immeubles populaires develop and administer housing in Québec City, owns and manages the Domaine des Franciscains.

While the two-storey units outfitted in the former chapel cost around $45,000 per unit to build, those in the other wings of the monastery cost $33,500-$35,000, averaging out to $36,000-$38,000 per unit. By offsetting costs between different parts of the building, the architect met the budget. Had they been marketed as condominiums, they would have cost an average of $60,000 per unit. The average cost per unit in the second phase averaged $52,600 per unit, perhaps due to site decontamination costs.

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cooperatives. They could buy land and build purpose-built housing or acquire and renovate existing buildings under the Logipop program. This program was in reality a federally funded program stemming from article 56-1 of the National Housing Act to promote the creation of housing cooperatives. In Québec between 1970 and 1994 there existed a subvention method parallel to the public HLM (low-income housing managed by municipal housing offices). Called "HLM privé" (or private HLM), this program, financed by the same sources as the public HLM, accorded rent supplements to all tenants in private housing cooperatives or housing managed by non-profit organisations, as they would had if they had been living in a public HLM unit. It had its counterpart in the rent subsidy program for rental buildings in the private sector. The HLM privé program more or less bridged the Logipop and the AchatRéno (1994-1997) and AccèsLogis (1997-) programmes. AchatRéno effectively combined programs, the creation of housing cooperatives and the renovation of existing housing, whereas the AccèsLogis aims to create social and community housing, whether by new construction or through the conversion of extant buildings, as well as to provide rent subsidies, etc.

Loginove earmarked grants for housing renovation in the private sector, although housing cooperatives could also benefit from this program. Often, housing cooperatives received monies from both programs. More specifically, the goal of the Loginove program was to help low-income renters continue to live in their neighbourdhood, and in so doing counteract the gentrification to which other residential renovation programs had unwittingly contributed. In 1986, the program name and some criteria changed to Programme d'aide à la restauration Canada-Québec (PARCQ), in 1990 to Programme rénovation immeubles locatifs Québec (PRIL), when the federal government pulled out, followed in 1997 by Programme revitalisation des vieux quartiers (PRVQ), and finally, in 2003, Rénovillage that targets rural towns and villages and RénoQuébec for urban areas.

Personal communication with Jacques Trudel, SHQ, 30 January 2008; see also Jacques Trudel, "Rénovation résidentielle et renouvellement urbain : Vue d'ensemble comparative" in *Les politiques de l'habitation en perspective,* Actes du colloque tenu le 7 décembre 2001 à l'INRS-Urbanisation, Culture et Société (Québec : SHQ, 2002).

Findings

This section is divided into two main parts. The first relates the findings of the interviews with key actors – architects, property owners and managers, and resource persons. The goal is to comprehend the roles of the different players in the creation of affordable and alternative housing, identify the constraints each face in developing their respective projects, determine the approaches they used in intervening on existing, and often historic buildings as well as the obstacles they faced in realising the projects. It is also to gauge the overall satisfaction of the adaptive reuse projects and to understand the lessons learned from these experiences.

The second part presents the post-occupancy evaluations conducted with neighbours and occupants. They are contrasted and compared with our own first-hand observations of the units, buildings, and sites. Both parts are organised according to themes in order to bring out similarities and differences between case study buildings and general trends.

Interviews with Key Players

Roles of key players

A number of different players were important to the realisation of affordable and alternative housing. These included:

- property owners and managers, who often also acted as client and developer as well;
- technical resource groups;
- architects and other professionals;
- funding agencies and governments;
- the former property owner (in these cases. often a religious community, school board or the City);
- the future users of the building;
- the contractors and trades who actually did the physical work of converting the building.

Property owners and managers

All three case studies are owned and managed by a non-profit organisation. The non-profit organisations acted as client and developer, two of which make the creation of social housing their business. At the Domaine des Franciscains, an agency within the municipal housing office that deals with social housing looks after the building. This public body provides housing in competition with the private housing market. It manages some 8,000 housing units and owns other buildings, especially schools that have been converted to housing. The City of Québec is the owner while the organisation acts as property manager in these instances.

Immeuble populaire de Québec Inc., a non-profit property management corporation established in 1977 by the caisses populaire du Centre-Ville de Québec with their Fédération, created Les Habitations du Trait Carré. The umbrella entity owns and manages properties and offers management services to a large variety of housing

organizations including co-operatives and non-profits. It has developed an expertise in housing independent elderly and retired people. Fifteen percent of its total clientele needs rent subsidy. This group acquired the Charlesbourg site to diversify and augment its housing stock, a part of which comprised other recycled buildings.[76]

Technical Resource Groups

If it did not exist prior to the project, a non-profit is created by a technical resource group or as an affiliate of an existing corporation. This was the case at the Centre Jacques Cartier where a team of people made up of the architect, health and education professionals, a community organiser, and future administrators (all volunteers at the initial stages) founded the Centre with the aid of Sosaco, a technical resource group. The role of these technical resource groups (Groupe resources technique, or GRT), and sometimes of the architect, is to demonstrate the economic potential and viability of the adaptive reuse project as well as the demand for this type of housing in the targeted neighbourhood.

Architects and other professionals

The architects we interviewed worked with the "client" non-profit groups through all stages of the project. They were present from the beginning well in advance of any design decisions and were responsible for the project. They played a role in finding financial partners, locating an appropriate site, building consensus with the host community and identifying relevant social programs with the aid of technical resource groups (when these existed and their use became widespread). As participants in a larger collective effort, they acted as experts in the process. One architect emphasized the respect of individuals, both in terms of provision of decent housing and in the collaborative process, which was a significant part of his experience. On the CJC project, he saw himself as helping people find solutions to social problems as much as finding the technical solutions to adaptively reuse a building. He rather enjoyed working with people who shared the same philosophy as himself. As with any architectural project, the architects consulted and collaborated with general contractors, technical resource groups, and engineers. They sometimes involved an urban planner and community organisers working out of local health clinics and schools in the project.

Often the architects acted as a kind of broker, mediator and co-ordinator since all of the actors involved can have their own views about the project. The urban designer employed by the city studied the architectural integration of the Trait Carré renovation project within the historic district also acted as mediator. His role in such revitalisation projects is to assist in managing grants for restoration work, which entails bringing back aspects of the building to its former glory in contrast to the renovation work involved in outfitting the building with housing units. Architects and urban planners are obliged to work within existing programs, heritage policies and regulatory frameworks. This partially explains the importance they place on conserving the exterior envelope of the building as much as possible.

The architects in all three case studies had significant previous experience in adaptive reuse projects. The firm of Jean Côté et associés had considerable expertise in

[76] http://immeublepopulaire.qc.ca/FR/index.htm, consulted Oct. 19, 2003; see also their promotional pamphlet.

housing developments, notably the conversion of convents, but also in new housing construction. They had previously worked with CMHC, SHQ, the Société immobilière du Québec (SIQ), the City of Québec as well the Caisse populaire Desjardins and Les Immeubles populaires de Québec, in the private sector, among others.[77] The firm had completed over 100 recycling projects at the time of interview.

Émile Gilbert, architect responsible for the Domaine des Franciscains, worked with a large firm who had completed many recycling projects in addition to culture and heritage related commissions in the 1980s. Although they do less housing work now, they had four housing projects at the time of our interview, mainly co-operatives and non-profits for elderly.

Marc Bouchard's firm has realised 50 to 60 or more recycling projects over the past 28 years of practice. To him, adaptive reuse is about the renewal of place, the revitalisation of certain districts in relation to needs and social programs, societal projects, whether it is with youth or autonomous seniors slowly losing their autonomy.

Funding agencies and governments

Government agencies and funding bodies played crucial roles. Without the financial resources, no project can go ahead. Considerable amounts were required for the realisation of the projects, from the initial acquisition of the property, payment of consultants, architects, contractors, trades and suppliers, right through to ribbon-cutting ceremonies. Also, monies for rent-subsidy programs must be assured, along with operations budgets. All the projects were realised thanks to government programs. Whereas all housing projects in the 1980s received assistance from the federal government, CMHC in particular, those programs were stopped for a while. The key to social housing developments now rests with the municipalities, noted one of the architects interviewed.

In addition to providing funding, guaranteeing loans, and so on for acquisition and construction (or renovation), governments also influence projects that have been designated as a heritage structure or that are located in a historic district. Specific guidelines and policies dictate the ways in which work can be conducted. Of course, different levels of government additionally have an impact on the result of the project through building codes, fire and safety regulations, zoning and other planning tools, etc.

Former property owner and future users

While CMHC, SHQ, the municipality and the municipal housing office were the most important of these financial actors and the ones whose criteria had to be met, they were not the only ones involved. Indeed, the three case studies demonstrated the increasing need for public-private sector partnerships and for multiple sources of funding at different stages of the project, including yearly operations budgets (as will be discussed later). Religious communities who sold their properties at a lower price greatly contributed to the success of a project. Often they justified the sale at below-market value of a property slated for affordable housing as a continuation of their mission. When a religious community (or any other property vendor for that matter) sells the property at too high a price, the overall costs of the housing project become too high. Lower land and

[77] See clippings about the firm at the Ville de Québec, Division Design et Patrimoine, Centre de documentation.

building acquisition costs meant more funds earmarked for actual construction or renovation. Also, today there are fewer vacant sites available to build new housing in older areas of the city. Converting existing structures, such as religious institutional buildings, thus provides a solution.

Another way of reducing costs was to involve future users and occasionally consultants in pro-bono work. At the CJC, the young adults participated in the curettage and selective demolition of the former school. They also completed the renovations on the ground floor. They demolished partitions, taped the joints in the gypsum board walls and painted. This phase of the project allowed the prospective residents to have initial contact with the building while also testing their willingness and consolidating their commitment to realising the project.

Process

The goal of this section is to understand the procedures involved in providing social housing in existing buildings. The steps are contingent on one another. Although many steps are concurrent, we have broken them down in order to bring attention to activities particular to adaptive reuse projects and the creation of affordable and alternative housing as pointed out by the key actors we interviewed. We identify the general patterns and explain certain exceptions in order to see if there might be other ways to achieve the same goals.

Generally there were two ways of approaching the problem. Either a group identified a need and sought a building that could fulfill that need or a group had a building already in mind and afterwards found a best use for it, typically by putting out a call for proposals. The SOMHADEC had proceeded in the latter manner with the Domaine de Franciscains (DF) – they put out a call for proposals before hiring an architect. Both approaches required a certain amount of research. First, the architects and technical resources group conducted a feasibility study. Was there a potential market and was the building suitable for conversion into the proposed housing? Zoning analyses determined whether such a use was permitted on the site or whether zoning amendments were required. Studies of the neighbourhood, the existing environment and the building typology helped decide whether the site was adequate, even desirable for the proposed new use. Was it in proximity of services? Could it support the number and types of dwelling units needed to assure the viability of the intervention? Sometimes, the potential of building new housing on the site as well as the renovation of existing buildings was considered.

Once a new function in relation to market needs was determined, a more detailed study of the building was completed. By conducting exploratory curretage, architects and engineers evaluated the building's structural integrity and discovered those areas of the building needing repair. Such existing condition documentation also identified whether the building met current code requirements and identified the work needed to rectify the situation. This stage proved crucial in foreseeing the amount of intervention required and estimating demolition and construction budgets. By no means was it an exact science, and as architects oft-repeated, there were always surprises. Generally the architects built in contingencies of 5 to10% to cover for unexpected problems related to construction,

though the architect of the DF in retrospect would have added another 10% for a total of 15 to 20% contingency.[78]

The architects, and sometimes the developer, independently produced rigorous feasibility studies consisting of a detailed report of the condition of the building, the type and extent of the possible interventions, an accurate estimate of the acquisition and construction costs, a projection of the profitability in terms of the number and type of units needed to offset the initial costs. The rents charged by the non-profit must attain 95% of the market rate for the neighbourhood in which the housing project will be constructed as governments must minimize competition with the private sector. It was also generally at this stage that architects produced conceptual plans and possible scenarios necessary to finding financial partners for the project.

In developing alternative scenarios, the client/developer, the architect and technical resource groups had to properly define user groups. For whom were they making the housing? Who were the future occupants: families, single persons, elderly? Did they need specialised services? The answers to these questions determined the rental revenue and the typical size, variety and proportion of unit types. Once the architect produced a program and preliminary plans that responded to the needs, he could estimate construction costs. This information essentially formed the basis of the presentations to funding agencies and other financial partners.

The accuracy of the calculations were important in finalising the purchase of the property in front of the notary and when applying for grants from funding agencies. There were a series of approvals to obtain. When the funds came from SHQ, who generally covers 50% of construction costs, the offers were conditional. The budget, final scenario and plans also had to be approved by the City of Québec and partners such as CMHC and SHQ.

Before acquiring a property, the non-profit corporation had to be constituted, if it did not already exist as a legal entity, so that it could acquire property and act as a legal person with rights and responsibilities. Only then could it place an offer on the property and follow through on the sale. The non-profit group's administrative council, which sometimes included future users, often acted as both client and developer and in the name of future residents, who could move into the building almost two years after the initial process was begun. In the case of Habitations du Trait Carré (TC), a technical resource group created by the SHQ acted as the eventual owner. Apparently this is typical of projects realised through the AccèsLogis program.

Once the non-profit obtained legal status, it had to assemble the downpayment and start-up funding, especially if it was a first-time venture. At that time, it can make a conditional offer on a property, as would an individual, a government agency or an existing company acting as a developer. A private developer must always purchase a property, unlike the City, which can expropriate an owner under certain circumstances. Government programs required a downpayment between 5 to 15%. Sometimes the municipality had sums set aside, for example the former City of Québec had a reserve it could draw upon specifically for the development of housing and the adaptive reuse of vacant buildings. Suburban cities, like Charlesbourg, did not have these tools prior to amalgamation, nor the resources to undertake such projects.

[78] Marc Bouchard, Émile Gilbert, George Dumas, personal communication, November 2006.

Key actors described different ways of creating start-up funding or of finding the sums needed for a downpayment on the purchase of a property. Once a developer acquired property, he could use it as capital of sorts. At the Trait Carré, the non-profit sold a parcel to the City who incorporated the land into an adjacent park.[79] At the Domaine des Franciscains, the SOMHADEC, the real estate arm of the City, sold the property that it had purchased below cost to a municipal housing non-profit and allocated the difference between the purchase and the sale as a grant. At this site, the property was large enough to build new housing as well, thus potentially increasing profitability. Other approaches mentioned by informers included tax credits over a period of three to five years. This virtual money served in lieu of a downpayment. Monies could also be raised from the local community, through fundraising activities, such as garage sales. Neighbourhood credit unions (caisses populaires) occasionally had funds to invest in projects that benefit the neighbourhood.

Once the project was approved in principal, the architect had to draw up curettage plans for selective demolition (which often entailed peeling back the layers of the building to its structural skeleton) followed by design and construction plans and specifications. He would have recorded exact measurements of the building and surveyed every detail of its construction beforehand in order to foresee potential renovation problems. One architect had waited until the curettage was completed before submitting design plans, specifications and budget. He stripped the building down to its structure to evaluate its condition. Like the two other architects interviewed, he linked precise existing condition documentation and curettage findings with the success of the project. They had managed to avoid many nasty surprises by performing a selective curettage, if not a complete curettage.

All three architect-informants emphasized the importance of existing condition documentation and curettage. These important steps of the project enabled them to learn about the building, identify load-bearing walls, the structural integrity of the building, as well as the historical elements to conserve in every storey of the building. In any adaptive reuse project it is difficult to predict the exact nature of the interventions needed to ensure occupant comfort and safety. Because of this, architects add contingency amounts up to 10% of the initial construction budget, sometimes a bit more, to cover the cost of unanticipated technical challenges.

The amount of restoration, reconstruction, and repairs depends on the state of the building and how much it was allowed to deteriorate before commencing work. It should not surprise anyone that a building left unheated in Canadian winters will rapidly deteriorate even over the course of one season. This is called demolition by neglect and of course the costs of rehabilitating such structures will skyrocket compared to those that have been kept heated and minimally maintained. Because construction budgets were tight, the list of unforeseen work had to be minimised. Change orders translated into extras charged by the general contractor. Part of the curettage was conducted by the

[79] The park behind the convent today is larger than originally planned; the City purchased additional land in order to complete the Trait Carré project. The property exchanges in this case were complicated: the land in question initially belonged to the School Board, the City of Charlesbourg negotiated an offer but the sisters had right of first refusal and bought it. Subsequently, the sisters sold their property to a developer, the non-profit discussed here. Because the design of the park and the layout of the streets were completed in relation to the original situation, the plan of the park is not as appropriate as it could have been.

young adults at one case study project in order to save money and serve as a training ground.

To build any type of housing project, 90% of the time, architects or clients need to file for zoning amendments because the local zoning bylaws are typically written for the actual, and only occasionally, for future functions of the site.[80] Obtaining a change in zoning can be arduous and can take up to a year, reported one of the architects. In his case, the City made up a calendar and indicated all of the steps and signatures that were required.[81]

Because their former use was institutional, apparently none of the case study buildings were objects of public consultation. Social housing, which corresponds to a public institutional function, was already authorised for these particular properties. Consequently there was no record of public consultation or neighbourhood opposition for any of the case study projects.[82]

Once the architect and developers (owner-clients) obtained all of the approvals and some advanced funding and had acquired the property, they could proceed with preliminary design and design development, the production of construction documents and specifications, and finally to construction and trouble shooting. During the adaptive reuse process, the architects constantly adapted their scheme to various requirements, including: budget limits; constraints of the building structure, envelope, and technology; and the needs of the new users. The actual construction, in many cases, proved to take the least time of all.

The three architects and other key actors repeatedly referred to the importance of time during the process. Planning the adaptive reuse of a building into social housing was for them an iterative process – they went back to the drawing board several times. Indeed, in their experience, it was a process that took several years before actual intervention on a building. During this period the founding idea went through many permutations.

The CJC project took four years to gestate and two attempts after which it was finally accepted by the SHQ. The first proposal was refused because technical, design and financing issues needed further elaboration. The second proposal was better presented in terms of technical issues. Once they obtained SHQ approval on the proposal, which included a start-up budget, the architect quickly proceeded to develop plans. He commented on the energy and synergy that built up between partners, including representatives of educational facilities and health clinics, as they sought to identify problems and solutions with the people on the ground.

The planning phase of the TC project took four to five years. A good collaboration was established between the architect, the technical resource group, and the developer-client from the start. Once the City approved the project, the process proceeded

[80] Since the time of the interviews, the City of Québec has established not only a « Plan directeur d'aménagement et de développement » (PDAD) or comprehensive planning and development guidelines that applies to all properties within City limits, but has also developed a new heritage policy, « une politique du patrimoine ».

[81] See note 85.

[82] Systematic public consultations in Québec City are relatively recent. Furthermore, if zoning permits the proposed use, no public consultations need to be held. They are obligatory only if an amendment to current zoning is required. Prior to implementing the practice of holding public consultations, each burough or quarter had consultation committes that essentially met behind closed doors. City urban planning officials in various departments or buroughs graciously provided these explanations.

quickly. At the DF, the plans and specifications were drawn in a mere three months after approval.

Approach and interventions to buildings

This section discusses the objectives and approaches to adaptive reuse. It describes the constraints the architects faced and the interventions they made to the existing buildings in order to respect building code requirements, the social housing program they had established with their clients and funding organisations and the limits of the structure and historic fabric of the buildings.

In all three case study buildings the overarching objective was to conserve as much of the exterior envelope, and when possible, significant interior elements. In other words, the goal was to insert a new program within an existing shell. This is a common approach to the adaptive reuse of old buildings.[83] Although it ensures a certain degree of historic legibility in the urban landscape, the building is essentially treated as an object of urban decor. Internally, almost anything goes. At the TC, the Ministry of Culture and Communications required that the exterior appearance of the building be conserved since it was located in the historic district of the Trait-Carré. Because a historic district designation seeks to conserve first and foremost the legibility of a given urban landscape, to preserve the buildings' texture and historic identity, the agency's criteria pertained particularly to the external appearance of the building, rather than applying to distinctive interior features or means of inhabiting the building. They were less concerned with what happened on the inside of buildings within the designated district.[84] As more than one architect pointed out, they could do practically anything on the interior. When taken to its extreme, this approach empties the building of all internal divisions except for load-bearing walls and structural columns. Called façadism when only the exterior walls are retained, this approach is often criticised in heritage circles. The interior spatial logic, the ways the building was used and lived in, effectively disappears with the new program, especially if drastic changes in the circulation systems are made. The Centre Jacques Cartier and the Domaine des Franciscaines retain more of the internal distribution of spaces than does the Trait Carré.

Moreover, at the TC they decided to return the building to its original exterior appearance by removing metal fire stairs hanging off the face of the building and other "blemishes" such as sheds. These utilitarian additions were seen to be unattractive and to detract from the building's heritage appearance. Some preservationists now question these types of practices since removal of such elements takes away from an evolutionary understanding of the building.[85] Rather, heritage professionals treat existing buildings as dynamic entities rather than something static and locked into one particular period.

The architects at the TC may have had other reasons to demolish ancillary structures and additions relating to the security and fire safety of the premises, or building code conformance. One of the objectives was to introduce a new function in an existing

[83] Stewart Brand, *How Buildings Learn: What Happens After Their Built*, (New York: Viking, 1994) explains the life cycles of buildings over a fifty year period and identifies the site and the structure as two of the components less likely to change over the long term.

[84] See Ministère de la Culture et des communications, *À propos de la loi sur les biens culturels : La protection du patrimoine au Québec* (Québec : Publications de Québec, 2005).

[85] See for example Richard Handler, *The New History in an Old Museum: Creating the Past at Colonial Williamsburg* (Durham and London: Duke University Press, 1997).

structure without completely modifying the exterior style of the building. This necessitates working within the constraints that the building presents in terms of its form, its structural capacities as well as the requirements of the architectural program that take into consideration the needs and expectations of the client and user. The former convent at the TC was adequately restored. The roofs were preserved, the metal emergency stairs were removed, and the windows were repaired.

At the DF, too, the City wanted to conserve the heritage aspect of the building, even though it was not designated a historic building. It had deemed the religious edifice's architectural characteristics of interest because of its distinctive conventual or monastic vocabulary, yet it placed no official constraints as to its restoration. The architect who worked on the project believed because the local population had not expressed an interest in preserving the building intact, it was therefore open to reuse. He wished to showcase particular features, particularly on the facades as well as the fundamental defining characteristic of the historic structure, namely the cloister.

The buildings enrich the built landscape and are valued as local or parish heritage. In these respects, historic or existing buildings are perceived as public goods. Generally, major architectural characteristics such as roofs, exterior walls and corridors are considered to be heritage features worth conserving. The architects justified their reasoning in terms of the buildings' references to the educational or monastic architectural styles and history.

The structure is one of the most permanent features, followed by the roof and exterior envelope. It received the least amount of change. The most common interventions involved repairing foundations, columns, beams and joists where they showed signs of weakness or failed to meet new occupancy loads. Piercing of the exterior envelope was reduced as much as possible. Several of the original principal building entrances were kept. The architects and clients wished to conserve the cachet of the brick and stone walls, the spacing of the fenestration, the shapes of the windows (e.g. the arched windows were all kept at the DF), decorative and historic elements such as standing-seam tin roofs, bell turrets and porticoes. All these features recall past functions and are valued by passers-by.

Prior to conceiving their respective projects, the architects conducted relatively little historic research on the building. They mostly relied on old plans and other construction documents and photographs of the buildings that the religious community had on hand or in their archives. Some were also able to examine the reports of heritage consultants and historical data conserved at the documentation centre of the City. Their goal was to understand the structural system, the methods of construction and the formal aspects of the edifice, rather than the ways former occupants may have dwelt within the structure, although at the CJC the double-loaded corridor was retained in part to recall the former educational function of the building. Willingness to change former functions of the building enabled future residents to participate in the design and realisation of the project, in keeping with the Center's larger social mission. For example, they stripped the plaster and cleaned the interior load-bearing brick wall on the ground floor. The exposed brick not only added warmth to the interiors of the corridors and units but also allowed residents to appropriate the building.

Combined with their own first-hand observations of the building and exploratory curettage, historical knowledge helped them determine the limits and possibilities of

adaptively reusing the religious institution in ways that respect its original formal attributes. The developers and their designers intervened mostly on the interior of the building, leaving the exterior practically untouched.

Comparative description of the case study buildings

General comparison

While the intentions of the architects at all three case study buildings were to retain as much of the exterior envelope as possible, careful examination of the facades reveal certain modifications. Although, the greystone cladding and the iron work, the stone lintels, several of the arched entry porches, bell turrets, and the metal roof comprise some of the exterior features of the DF that were kept intact, some of the tallest window openings on two of the blocks making up the complex were shortened. Typically areas with such tall windows corresponded to assembly spaces in Catholic religious institutional buildings. This is not an unusual intervention as cursory analysis of other buildings in the inventory reveals that architects often reduced the height of the windows to a more domestic scale when converting institutional buildings to residential functions. The upper portion of windows of the former Catholic schools on rues Kirouac, Montmagny, Père Marquette and Crémazie and 4th Avenue (in Limoilou) were replaced by metal spandrel panels. Some of these were pierced by ventilation ducts, suggesting that the ceilings had been lowered in order to run mechanical, electrical, and plumbing systems (Fig. 8). Moreover, at the DF, the fenestration varies from façade to façade and wing to wing, giving a different quality of light in each of the units. The architects had to solve a jigsaw puzzle not only in plan, but also in elevation. It appears that the architects at the DF tried to standardize the units as much as possible and make the fenestration uniform in size, except in the former chapel where they chose instead to insert double-storey units (Fig. 8).

Fig. 8 Left, exterior of Coopérative l'Oasis de Limoilou, 4th Avenue, showing shortened window openings into which standard, double-glazed residential

windows were inserted. Right, exterior photograph of the chapel at the Domaines de Franciscan project. The mezzanine floor horizontally bisects the tall interior volume and is visible through the arched window. Photographs taken by Trycie Jolicoeur and author.

The architect and developer at the CJC were determined to respect the exterior of the building. It was important for them not to do a make-over. The bell tower, the main entrance, the size and shape of the window openings both in the back and front façades were conserved. They were careful to choose replacement casement windows that mimicked the old ones, which were subdivided into small panes or lights (*carreaux et impostes*, that is quarry glass and mullions) as at the TC, as much as possible. The installation of an elevator and stairwell, however, required a bay of windows on the back corner of the building to be bricked-in. One window in the café kitchen was blocked by the ventilation system (Fig. 9), so it was bricked-in.

Fig. 9 The back wall of the CJC showing several openings bricked-in for the insertion of a stairwell, left, and café kitchen equipment, right. Photograph taken by Trycie Jolicoeur.

The exterior appearance reflects the division of space inside in the CJC. Public spaces in the ground-floor and basement are clad in stone and the residential units in the upper storeys are clad in brick. Moreover, the windows in the bottom two storeys are narrower than in the upper two, which probably corresponded to classrooms in the day. The architect took advantage of the windows on the north end of the building to insert corner units. The existing door at ground level gave the café a second exit. Like the main entrance door to the community centre, it had glass blocks across the transom. In contrast, the more private entrance to the residential area of the building, which had a glass vestibule tucked inside the building, was located on the south side of the building. The café window frames were painted different colors – red, green, and yellow – whereas all others were painted neutral brown. Display cases located on either side of main

entrance provide space to pin up announcements of interest to the community. These subtle clues indicate the change from institutional to residential and community functions (Fig. 10).

Fig. 10 Detail of the front entrance to the community center portion of the CJC. Note the bold red-painted doors and the billboards affixed to the pillars on either side. Photograph taken by Trycie Jolicoeur.

Few significant changes are visible on the exteriors facing the public roads at the TC except for the ventilation outlets on the main façade that reflect the residential function of the former convent and adjoining chaplain's house. In order to maintain this historic view of the building, the architects located the new heated main entrance vestibule at the interior corner of the junction of the two wings, off the parking lot in the back of the building, making the large stair to the original front door redundant. It is a concrete block, brick, and glass flat-roofed structure with metal double- and single-doors. The original entrance to the convent, as with its counterpart on the rear facade, had windows on both sides and a transom. Both entrances now give access to private units. The gallery that wrapped around the building was condemned because it did not meet current building codes. To keep the historic character of the convent it was retained rather than replaced (Fig. 11).

Fig. 11 Side view of the TC showing the gallery that wrapped around the former convent. It was retained to preserve the historic character of the building even though no one can use it.

In general, the architects were attentive to the provision of parking and green spaces in ways that maximised the existing landscape features of each of the properties. All three case study buildings offer outdoor common areas. At the TC, the grounds were given particular attention, perhaps because of its location in a historic district. A coniferous hedge separates the back of the property and the parking area from a neighbouring park. The concierge and residents were proud of the flower beds, plantings and the mature trees on the property. Some ground-floor unit residents had doors that gave directly onto a small patio or grassy area next to the building. The yard, formerly the nuns' garden, was carefully planted and the front lawn was well-kept. The kiosk and swings invite occupants to sit outdoors in good weather. While religious statuary on display harkens to the former usage of the site, new signage signals the current name and function of the residence.

At the DF, residents could be easily picked-up or dropped-off near the main entrance, as they would at a hotel serviced by a u-shaped drop-off. The parking lot is behind the building. It acts as a buffer between the housing complex and the park bordering the cliff beyond. When the second phase of the project was built, several of the mature stands of trees were saved. Indeed, a small wooded area separates the former monastery from the new housing units. Service areas and communal spaces common to the two parts of the project were also inserted into this intermediate space, such as the ramp to the "library" open to residents of both phases of the housing project as well as the garbage dumpsters. As at the TC, the architects of the DF tried to give some ground-floor residents direct access to the outdoors. They carved into the hill next to the street to provide small outside patios to residents on that side of the building similar to those in ground-floor units along the outside wall of the chapel facing the cloister. The architects had inserted patio doors into archways (Fig. 8, right). Some residents living in upper units had access to private as well as common metal balconies added to the exterior of certain

wings of the building. The interior courtyard/cloister was turned into an open, common outdoor area. The metal fence and guard rails were painted the same color as roof and eaves giving visual unity to the project.

The small yard at the CJC fulfills several functions: a service area with a dumpster; bicycle racks; a parking lot and a yard. The latter space, a small grassy area with a couple of picnic tables, was surrounded by two storage/garden sheds and the 1956 stair annex. A mural covered the wall of the annex facing the yard.

Comparison of the common, collective areas in the case study buildings

As much as the budget would allow them, the architects chose to save interior elements that contributed to the distinctive aesthetics of their particular case study building. These primarily included stairs, corridors, and decorative elements.

Corridors and stairwells make up a large proportion of the common areas in each of the case study buildings. They are places where residents encounter one another. In all the buildings, the hallways were given widths that conform to regulations and equipped with fire hoses, fire alarms, sprinklers emergency lighting – standard equipment in multi-unit housing – and handrails. They featured: carpeted or linoleum tile floor coverings; suspended acoustic tile ceilings; painted gypsum walls; fluorescent lighting; and in two of the three buildings, metal unit entry doors.

The enclosed metal fire stairs have simple metal guard rails at all three buildings. At the DF, the fenestrated stairwell vestibules brought light into the corridors. Whereas the architect at the CJC managed to keep one old wooden stair with its wooden handrail and beadboard balustrade at the TC, all of the original stairs were replaced by a scissor stair in order to conform to egress regulations. In order to ensure accessibility, the architects installed elevators, which meant they had to cut through floors and reinforce the existing structure. In the upper storeys of the DF, the architect doubled the width of the single-loaded corridors to ensure enough headroom because of the slanting roof and dormer windows. In some buildings, a widening of the hallway or large stair landing next to a window could accommodate small seating areas. Such was the case at the DF and the TC. The rough, warm surfaces of exposed brick and stone in these areas sharply contrast the smooth, painted gypsum board walls.

To counter an overly institutional language, at the TC, structural columns encased in gypsum were made into decorative features, and chair rails were applied to main public corridors in a style and colour scheme reminiscent of hotel corridors. Framed prints belonging to the building manager, Immeubles populaires de Québec, hang off the walls, lending a homey feel. Each of the apartment doorways were personalized with a unit number and mouldings, and are distinguishable from doors to common service spaces like laundry rooms and garbage chutes that are located on every floor. Despite these considerations, the numerous jogs in the corridors obfuscate one’s sense of orientation, and short ramps connect the different floor levels of the two wings (Fig. 12).

Fig. 12 Photographs showing the interior corridors of the TC. Left: The mouldings around the structural columns and the chair rail attempt to give a homier feel to the former convent. Right: The layout of the hallways sometimes resembles a labyrinth.

Common spaces provided architects unique opportunities to conserve or recycle historic building fabric. The architect at the DF likened the process to an exercise in archaeology, only the jewels of the monastery were preserved. He converted the small Dom Bellot style chapel, distinctive for its pitched ceiling, pointed arch windows and multi-coloured interior brickwork, into a meeting space for tenants who can also make use of a small adjoining kitchenette. In addition he succeeded in saving the following features: the decorative plasterwork; the statuary niches at the junctions of corridors around the cloister (although left empty); the vaulting and windows in the corridors that wrapped around the cloister; a fresco; and the woodwork in a the former library located between two cloisters of the original complex illustrating the life and miracles of Saint-Anthony, the patron saint of the religious community who formerly inhabited the monastery. These spaces constitute the few remaining reminders of the former use of the building. All other references to religious life, including the chapel were destroyed in renovation. In contrast, another common room in the same building has standard eight-foot ceilings, carpets, and painted gypsum board walls. Columns interrupt the space. The new entrance lobby to the TC integrates the wall panelling, sculptural wood reliefs, mouldings and woodwork from the dismantled chapel and incorporates exposed brick and stone walls. No other interior meeting space was set aside for residents.

Almost all of the ground floor at the CJC is considered common space, not only for the residents, but also for other members of the community center. A café adjacent to an open, multi-use space complete with stage and performing area at one end takes up half of the area. It provides training in cooking and serving food. The high ceilings contribute to a feeling of spaciousness and the lighting is adapted to the various types of activities that take place in the flexibly divided spaces. Curtains, half-walls, and an interior-partition wall with a window give flexibility. A sense of openness or intimacy can be achieved when desired by pushing back or closing the curtain. The no nonsense finishes – linoleum flooring, apparent ductwork and underside of painted concrete beams – invite personalization and appropriation of the space. Art hangs on the walls and plants hang in the windows. Overhead stage-lighting, lamps and fans are suspended from the ceiling. Smooth brightly coloured painted plaster walls and ceilings contrast with the rough exposed brick and stone walls. Other areas of the ground floor are reserved for offices, meeting rooms, a resource area, and small kitchenette for office workers. Removed from the hub of activity, each of the enclosed offices has its own window facing onto the back-yard. This area is closer to the private entrance of the residences.

The entrance hall to the community space is welcoming, with couches, chairs and end-tables informally arranged in clusters. It is treated as a kind of shared living room and reception and resource area and is located next to the information boards and piles of pamphlets on bookshelves describing services available at the centre and elsewhere. The Tam-Tam café adjacent to this space is open to the public although it is nearly invisible from the street. Coloured exterior window frames and a sign were the only clues to its presence in the building, other than word of mouth and staging of community events, such as book readings and small concerts. During the day the café acts as a space for socialization, ambient music playing in the background lends a relaxed atmosphere. Residents have the option of entering the building through a public community space or a private elevator lobby.

A workshop in the basement of the DF was set aside for the use of building maintenance workers. At the TC, the basement was given over to storage lockers made of plywood and wire mesh as well as mechanical and utility rooms installed in the poured concrete foundation structure of the new entrance. The walls of the convent were reinforced everywhere openings in the load-bearing walls were made. At the time of construction, the architects had not foreseen a ventilation system for the spaces reserved for the hot-water heaters. They had to install a ventilator to help cool it down.

In the CJC, the basement is used for: storage of materials for repairs, such as linoleum tiles, insulation, paint; mechanical and utility rooms; and fully-equipped wood-joining, furniture-making and carpentry workshops. An air purifier/exchange was installed to ventilate the area. Visibly, the ground-floor was reinforced judging by the steel trusses, concrete beams, and columns that accompany the massive masonry foundations.

The attics of the DF and the TC house some of the important mechanical systems, such as air exchangers and ventilation shafts. The floors of these sprinklered spaces are insulated, as is the ductwork. The wood and metal trusses were sometimes reinforced and electrical, heating and ventilation conduits criss-cross the space.

Comparison of the units in the case study buildings

At all three case study buildings, the original objective was to insert the maximum number of units into the existing building and thus increase the volume of housing managed by the "owner". The conservation of original building elements within the housing units was less of a concern than in common areas of the building, its exterior envelope and window openings. Most of the existing non-load-bearing partitions were demolished and new painted gypsum-board partition walls built. In fact, except for the most compelling features, the interiors were practically gutted and few original architectural vestiges remain.

As a result, the units in all three case study buildings employ open concept plans common to late twentieth-century housing in which living-dining areas are adjacent to the kitchen. Except for studio units, apartments of all sizes have closed bedrooms, an entrance hall, closets, and one bathroom. In accordance with fire safety regulations, the units have fire alarms and are sprinklered. The original heating systems were replaced with electric baseboards or wall-mounted convectors placed beneath the windows in the three buildings. Partition walls within the unit tend to be thin – a mere 4 inches. Floor to ceiling heights in the upper-storeys tend to be taller than those on the ground-floor or the top-most storey.

Although architects tried to standardize the layout of each unit, only a very small proportion of the apartments are identical to one another in the converted case study buildings. The DF contains a wide variety of unit types. The architect inserted double-storey units in the chapel. Some of these contain a double-height living room whereas in others, the floor abuts the wall, leaving a gap, sometimes 12 inches wide, at the window (width of sill) so that the extremely tall arched window can be shared between the living room on the lower-level and the bedroom above. A balustrade prevents a person from accidentally falling into the gap. A narrow stair links the two storeys and a narrow passageway leads to the bedroom and bathroom located over the kitchen and entry hall (Figs. 13, 14 and 15).

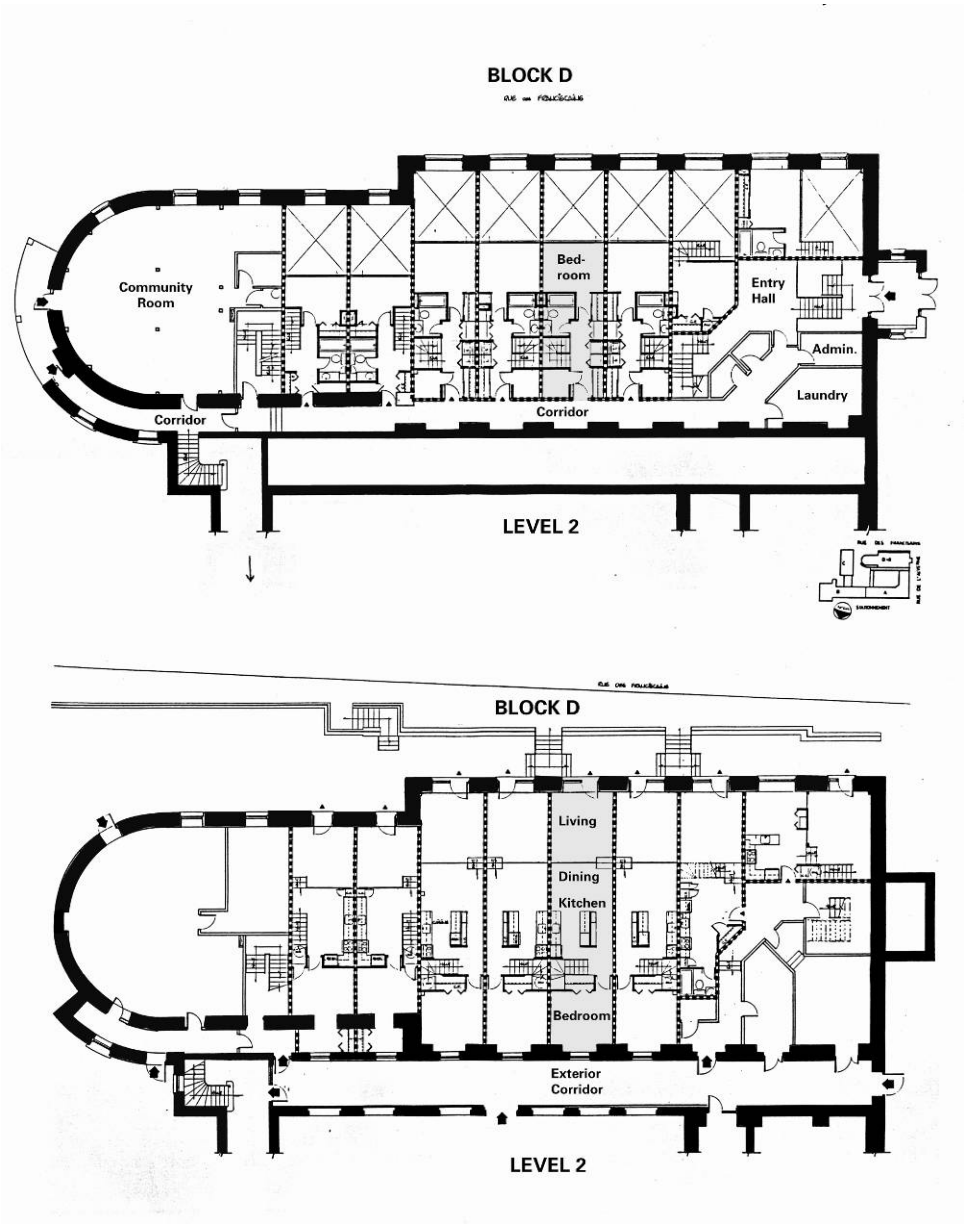

Fig. 13. Floor plans of the two-story units inserted into the chapel of the DF. X-out areas on the drawing indicate a double-storey space. Plans prepared by Michael Doyle were derived from those provided courtesy of the property manager based on the architect's plans of the building.

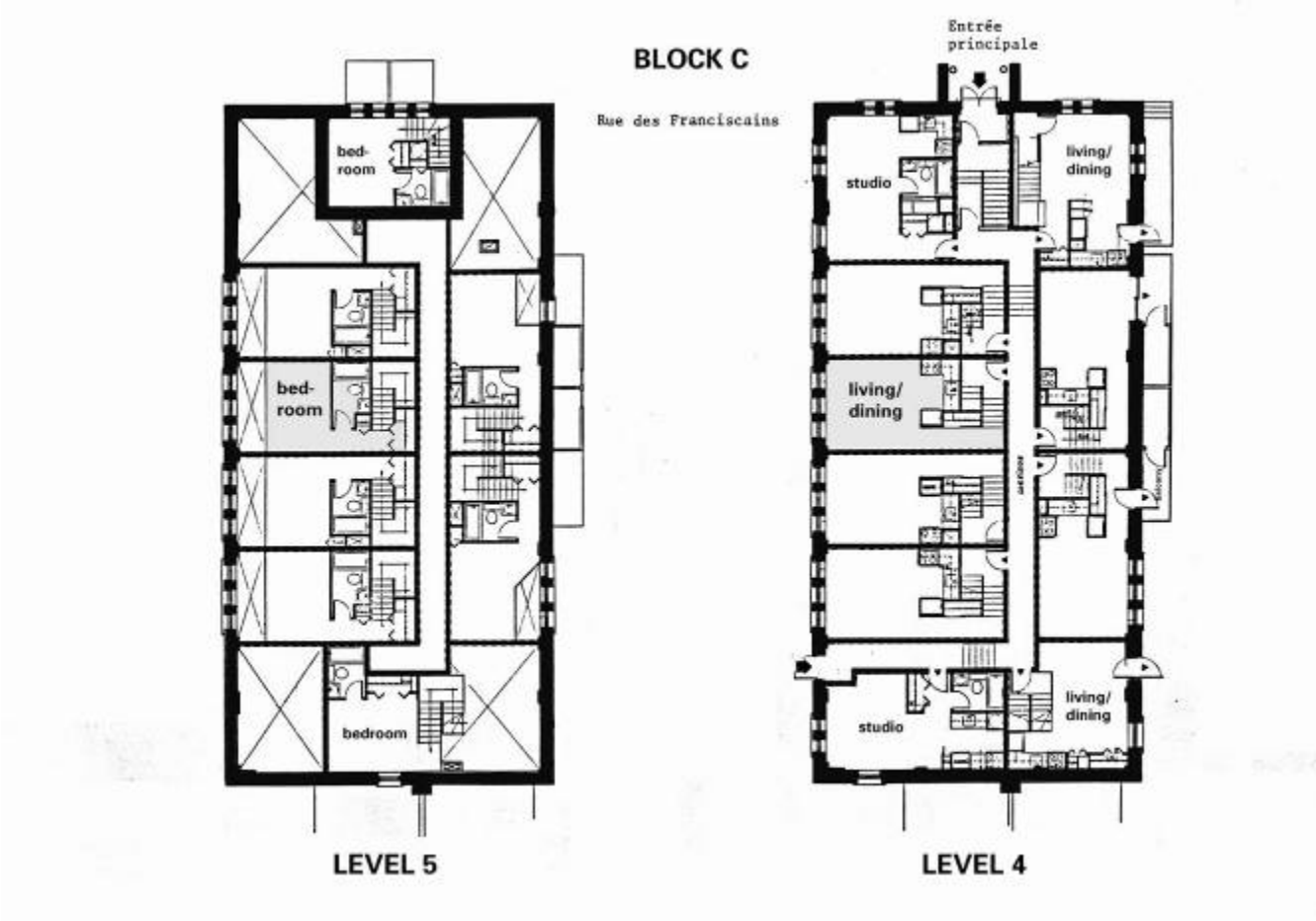

Fig. 14. Floor plans of the two-storey units inserted into one of the wings of the DF. X-out areas on the drawing indicate a double-storey space. Plans prepared by Michael Doyle were derived from those provided courtesy of the property manager based on the architect's plans of the building.

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Québec, Le Soleil, samedi 28 décembre 1985

HABITAT

Monastère des Franciscains

Chaque logement a coûté $38,000

Le prix de revient satisfait la SOMHAC: $38,000 pour chacune des 106 unités de logement du monastère des Franciscains.

par Jacques DRAPEAU

Le directeur général de la société, M. Michel Beaumont, se permet un petit exercice de chiffres très intéressant. "Pour des logements équivalents de 550 à 850 pieds carrés, offerts en condominiums, les acheteurs auraient dû débourser en moyenne $60,000 à Québec pour une unité de même qualité. Sur le marché locatif privé, on aurait parlé de loyers bien au-dessus de la moyenne."

Les locataires du monastère recyclé jouissent d'appartements confortables, chauffés à l'électricité, à deux pas de la rue Cartier et de tous les services qu'on y retrouve.

Les locataires doivent être autonomes. D'autant plus que 37 logements s'étendent sur deux planchers. Il faut donc emprunter un escalier pour atteindre une chambre ou un boudoir.

Cette situation va relancer un vieux débat. Vaut-il mieux aménager les appartements pour gens du troisième âge sur un seul plancher ou peut-on les forcer à l'exercice en plaçant un escalier à l'intérieur même du logement? "Quand nous ne serons plus capables de grimper les escaliers, il faudra bien quitter", laisse tomber une aînée qui a aménagé avec goût son coquet logement avec mezzanine.

La Société municipale d'habitation Champlain administre maintenant 650 logements dont 550 environ sont destinés aux gens du troisième âge.

Pour avoir droit à un logement réservé aux gens du troisième âge, il faut être âgé d'au moins 55 ans et être en mesure de consacrer, chaque mois, pas plus de 30 pour 100 de ses revenus en frais de logement.

Le Soleil, Jean Veilleux

Le Soleil, Jean Veilleux

Des appartements sur deux étages pour gens du troisième âge. On en trouve 37 dans l'ancien monastère des Franciscains. De quoi alimenter un bon débat sur la question!

Fig. 15. Interior views of the units of the DF as featured in a December 1985 *le Soleil* newspaper article. The photograph at the right shows the mezzanine of a two-storey unit in the chapel as seen in the plans in Fig. 13 whereas the one at the left is a unit along rue des Franciscains, the door giving onto a below-street level patio, as seen at the bottom of the photograph in Fig. 8, right.

A few of these units additionally have three to four steps to go up from the ground-floor entry to the living room. A few corner units located in a one-room-deep extension to the upper-storeys of one of the wings take advantage of having windows on two elevations. The dining room is almost a solarium. Most units in the DF complex, however, were laid out on a single floor, as they were in the TC and the CJC (Figs. 16 and 17).

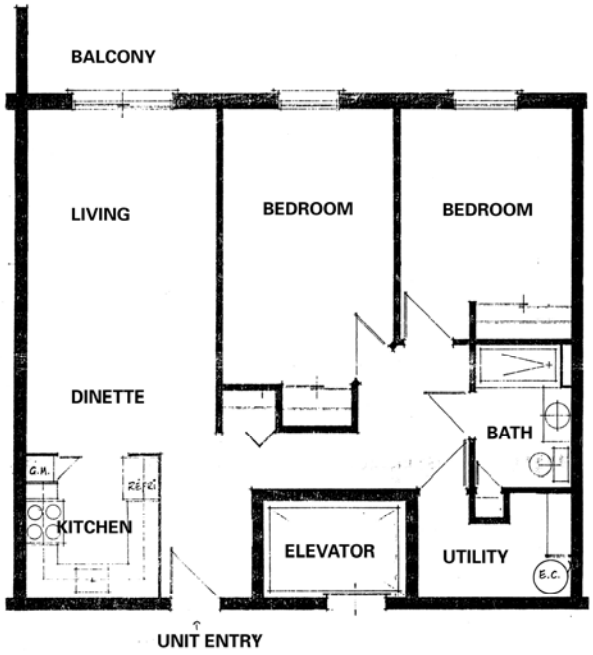

Fig. 16. Floor plan of a two-bedroom unit on a single level in phase two of the DF. Schematic plans derived from those provided courtesy of the property manager based on the architect's plans of the building.

No two units on a single floor seem to be alike at the TC. The plan reads like a jigsaw puzzle (Fig. 17). The architects had a number of limitations: the shallow depth and central load-bearing wall of one of the buildings; structural columns in the other building; and a mandate to insert the maximum number of units into the existing envelope. As a result, some units contain a number of jogs, long hallways, and angled walls making it at times difficult to place a bed or other furniture. Often the coat closet was placed far from the apartment entry door. The architects integrated structural iron columns as best as possible in the space. They were enclosed in gypsum board and made into a decorative item with the addition of moulding profiles. In many instances the columns punctuate the space, demarcating living from dining areas (Fig. 18). Otherwise, traces of the old building can be seen in the tall floor to ceiling heights, the restoration and repair of the generously sized wood-frame windows, the mouldings, the (now decorative) radiators, and the wood flooring.

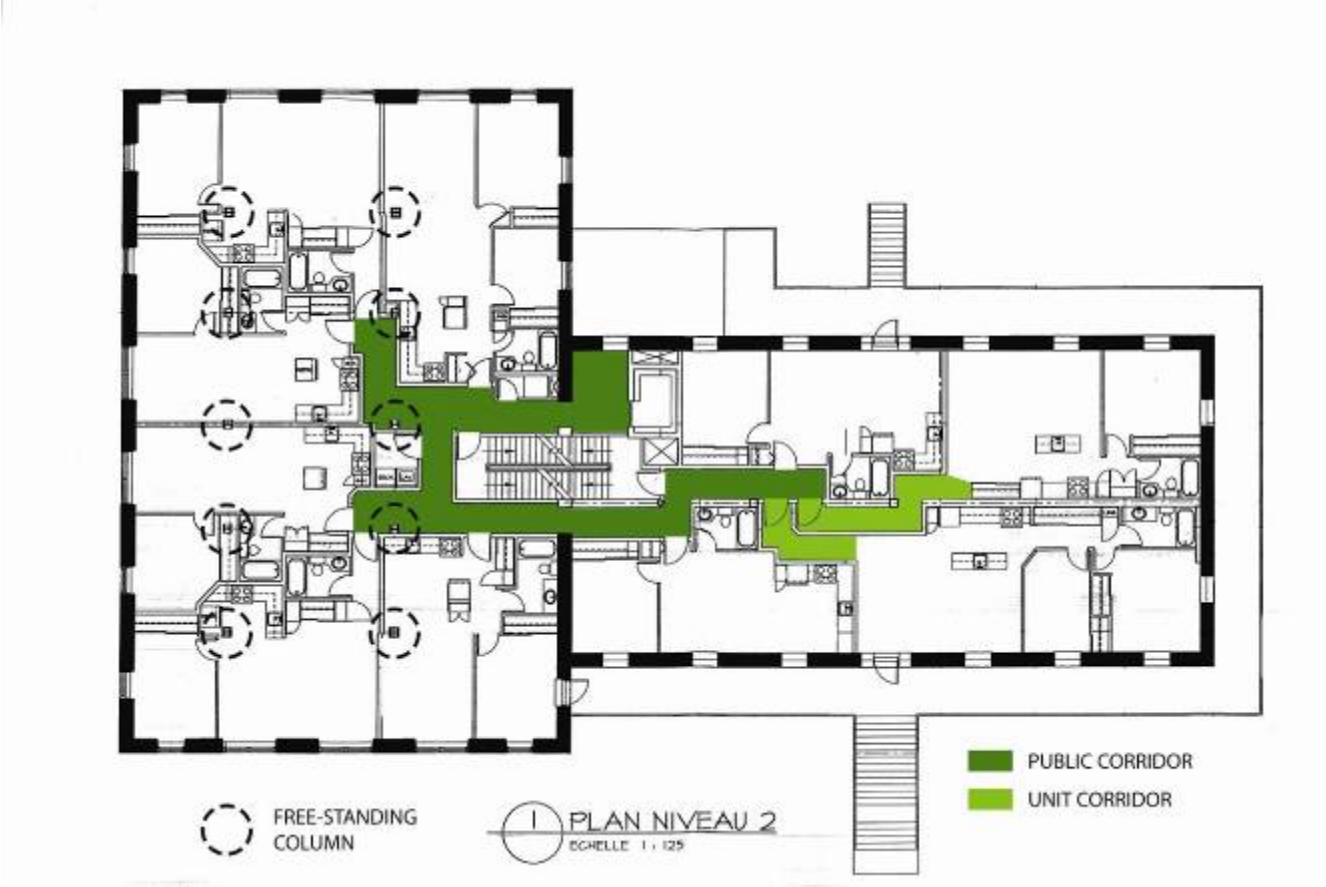

Fig. 17. Second-level floor plan of the TC showing the unit layouts. Note the labyrinthine corridor system. Originally, the convent would have featured a central corridor serving rooms on either side, or one large open space on the floor. Also note the free-standing columns in the units in the building on the left. Schematic plans derived from those provided courtesy of the property manager based on the architect's plans of the building.

Fig. 18. Interior view of a unit at the TC showing one of the free-standing columns used as a decorative feature between the kitchen and living room. Photo by Katherine Jourdain.

The units at the CJC follow a rational layout that maximises space and fits with the logic of the former building, in contrast with the TC. They have few decorative frills; instead the architect used the placement of enclosed rooms and a wall segment to structure the very tall space. The bathroom is almost always located along the corridor wall, leaving the windows free for living-dining areas and bedrooms. A four to five foot long wall, parallel to the bathroom, separates the entrance to the unit from the dining-living space. An opening cut into the wall permits a view across the unit from the entry door while also providing a vertical surface against which to place a table (Fig. 19). The back wall of the entry closet matches the depth of kitchen counter and appliances, which were tucked in behind it. The beams in the tall ceilings of the main living areas are visible. Over the entrance and in the bathroom, the ceilings were lowered, thus differentiating these spaces and making space to run ducts and other conduits. The units work well spatially. The emphasis was put on the quality of space rather than on decorative finishes.

Fig. 19. View from dining-room and kitchen area to the front door of a unit in the CJC. Note the pass through between the dining-room and the passage to the bathroom and bedroom that visually enlarges the space while also providing a wall against which to place a dining table. Photo by Trycie Jolicoeur.

Almost all of the units in the three case study buildings are arranged along double-loaded corridors and except for a small proportion of corner units, they have one fenestrated outside wall. All living spaces including bedrooms had to receive natural daylight. Depending on the depth of the unit, inner service spaces located far from the windows tended to be dark, despite the relatively large size of the windows (Fig. 20). Kitchens that look onto dining-living areas gained borrowed daylight from the adjacent living-dining rooms. The placement of the partitions was dictated by the existing windows as none of the architects cut new windows. This meant that sometimes windows ended up in the corner of a room, along a partition wall, most noticeably in the DF (Fig. 21). In some cases, architectural gymnastics were needed to match the units with the exterior shell, for example, by diverting partition walls to gain additional light or creating notches in the ceiling to take advantage of the full window.

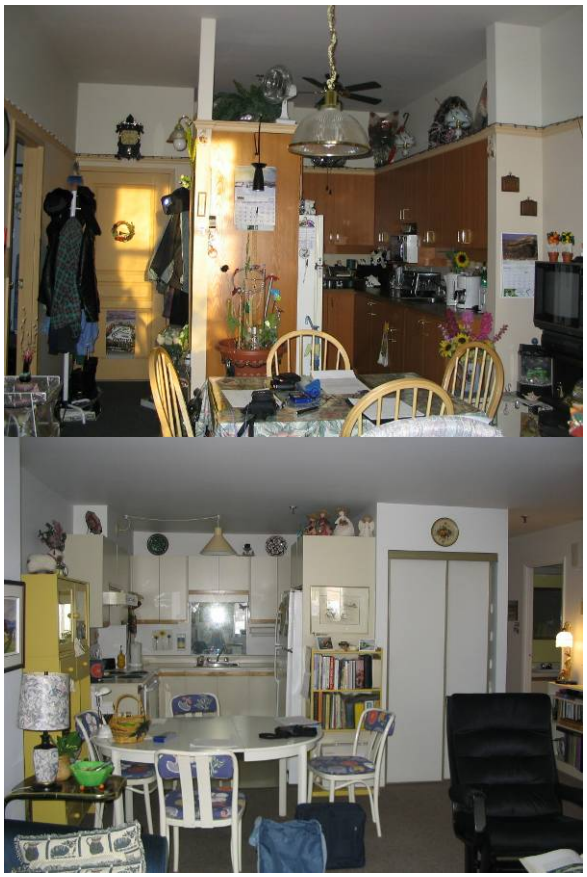

Fig. 20. Interior view of the dining room, kitchen and entry hall of one of the units in the TC at left and in the DF at right. Rarely does natural daylighting reach the back wall of the unit but the open concept design allows borrowed light in these areas from the living room. Note that the occupant of the unit at right installed a mirror above the sink in an attempt to capture some of the sunlight. Photographs taken by Katherine Jourdain and Nathalie Boucher.

Fig. 21. Interior views of a bedroom (left), a living room (bottom and right) of three different units in the DF. Note how the architect diverted the partition wall between the bedroom and the living room in order to gain additional light into the living room, center. At left and right, the architect had to create a notch in the ceiling, which was presumably lowered to be able to pass mechanical and electrical services. Although these are extreme examples, they illustrate the gymnastics involved in maximising the number of units into an existing shell rather than working with the internal logic of the building. Photographs taken by Nathalie Boucher.

Moreover, at the DF, the top-most units had to contend with the incline of the roof. Because the ceilings were lower than the top of the casement window, a kind of inverted dormer was built around the window. In front of the window, the ceiling was raised six to eight inches to a depth of 24 to 30 inches from the wall in order to be able to

open the window and to let the maximum amount of light enter the room (Fig. 21).[86] The views through dormers sometimes look onto other roofs. At the CJC some studio units were allocated a single window for living-sleeping areas, while others have two, depending on where they are in the building. One-bedroom units have two windows in the living room, and one in the bedroom. All were equipped with vertical blinds. The fenestration at the TC varies. The windows in the three central bays of the façade of the square building double the regular window width.

Compared to standard late-twentieth century rental apartment blocks (and most houses for that matter) the size of the windows of convents and Catholic institutional buildings are generous. At the CJC, the window sills sit about 30 inches off the floor and the window tops are eight feet tall. In the TC, the original wooden casement windows and frames were conserved. A smaller openable 12 x 12 inch window inserted inside the larger openable casement window helps regulate natural ventilation and lets the occupant open just the little window or the larger one (Fig. 22). People in all three buildings generally placed plants and mementos on the deep window sills.

Fig. 22. Interior views of two bedrooms in two units of the TC. Note the wide sill on which the occupant placed houseplants (left). The middle-right light of the casement window can be opened by itself, or the whole casement window, as shown in both images. Photographs taken by Katherine Jourdain and Trycie Jolicoeur.

Most of the kitchens in each of the case study buildings were located along the corridor wall, which meant they had no window. Arranged in a U, an L, or galley layout, they contain melamine countertops and cupboards.

The bathrooms feature standard fixtures: toilet, bath and sink. All have ceramic tiles around the tub/shower area and either ceramic or linoleum flooring. All had melamine counters and cupboards under the sink, a mirror or medicine cabinet, small wall-mounted heaters, and ceiling mounted mechanical ventilators. Linen closets, were either located in the bathroom or off a passageway.

[86] This situation raises the question as to why a taller ceiling was not constructed throughout the unit, exposing the roof structure, beams and trusses, as necessary.

The majority of units had coat closets in the entry hall, although because of the awkward layout of some units at the TC some were located down the hall or in the living room. Clothes closets in the bedrooms of the three buildings typically had sliding doors.

Off-the-shelf materials and fixtures were specified. All the floors in the TC units were of hardwood flooring or parquet. In the CJC they were covered with linoleum tile whereas those in the DF were carpeted, except in kitchens and bathrooms. Electrical outlets were placed not only along the bottom of walls, as is typical of apartments, but close to the ceiling in the CJC and the double-storey units of the DF in order to plug in lamps and ceiling fans. Except for the exposed brick or stone walls, and occasionally the original beadboard in some units, all walls and ceilings were of painted gypsum board.

In the TC the old hot water radiators were left under the windows in many units as part of the décor. A picture rail (decorative moulding) fixed at about seven feet off the floor in the living-dining areas gives a human, domestic scale to the otherwise tall spaces (Fig. 23 and 22). The degree to which people appropriated their space was remarkable, including painting the walls different colours, as at the DF where it was permitted, and hanging pictures on walls and curtains in the windows.

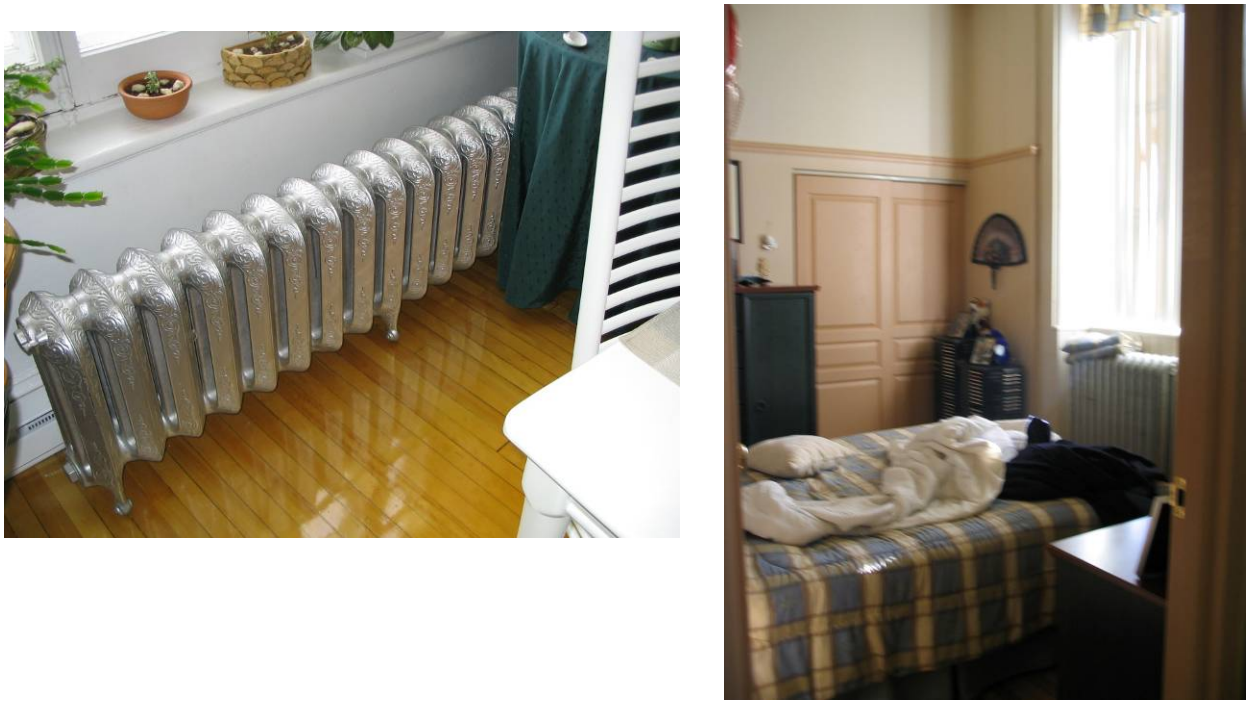

Fig. 23 Interior views of a dining room and a bedroom in two units of the TC showing the old radiators kept as an element of décor (left) and the use of picture rails to visually reduce the tall height of the space (right). Photographs taken by Katherine Jourdain and Trycie Jolicoeur.

Constraints

Four major themes explain the constraints architects had to respect and the interventions they proposed: the building code; the new residential use; the limitations of

the building; and the budget. Often these intersect one another. One action or decision could be explained by several factors.

Building Code[87]

In adaptive reuse projects, safety is a priority. Solutions must also respect the provincial Building Code. At all of the case study buildings, conforming to the building code was cited as one of the most challenging aspects of the project. Dwelling units and common spaces had to meet fire safety regulations and barrier-free design criteria as they would in new construction. The architect at the TC solved the issue of barrier-free design by creating a secondary universal access entrance on the side of the building. Building code conformance and the need for structural reinforcement guided many interventions.

Architects often replaced existing interior finishes because they were not up to code. Sometimes they had no choice but to remove decorative features that presented a fire hazard. They specified fire resistant and inflammable materials such as fibro-ciment or gypscrete floors, acoustic and fire resistant gypsum board walls and ceilings. They also had automatic sprinkler systems, smoke detectors and fire alarm systems installed, particularly in areas of wooden construction.

Architects had to carefully position the required number of emergency stair wells, which at times proved challenging. In some instances they were able to update existing staircases. It was not clear if all fire escapes had to be integrated within the building. At another adaptive reuse project, Mère et Monde, they were able to install a large metal stair on the outside of the building envelope. At the TC, they removed three exterior emergency stairs for aesthetic and safety reasons. The architects had tried in vain to conserve an original wooden staircase featuring wood balustrades, open to all storeys. Doing so meant providing a second staircase that would respect safety regulations. In the end, they dismantled the staircase and sold it to an interested party. They incorporated a scissor stair to meet code requirements. Moreover, each unit had to have two means of egress and entry. At the DF, this meant introducing an internal corridor to service the second storey of the two-storey units in the chapel.

In many places architects reinforced existing wood structures with steel or, when they determined the wood structure overly deficient, demolished the structure. This happened at the DF. The architects could not save the sacristy. Within the chapel, however, they managed to insert an independent interior steel structure for the housing units. In order to accommodate a change in function, the structural system at the CJC needed reinforcing. The ground-storey has a single load-bearing wall, but all other storeys have two.

Zoning regulations stipulate the proportion of parking spaces per dwelling unit for each property type. At the TC, only some 20 spaces had to be provided as the Accès Logis program permits the number prescribed in the bylaw, one per unit, to be cut in half. At the CJC, the 18 parking spaces take up most of the yard. Not only do parking provisions eat up valuable land, it puts a strain on limited budgets. One of the architects pointed out that the former City of Ste-Foy, now a borough, even required underground parking. Such stringent regulations implicitly control the type of housing development that can occur. Without extremely generous grants, no affordable or alternative housing

[87] This section recounts the experiences of the architects who worked on the case study buildings. The author does not pretend to be expert on code matters.

could be easily built in those areas of the city. This is something to consider with the new wave of religious properties available for adaptive reuse looming on the horizon.

New Residential Use

The new residential use also necessitated certain modifications to the performance of the building. The large, operable windows of all three case study buildings offered ample natural daylighting and ventilation. Their positioning and the form of the buildings, however, dictated the placement of rooms within each unit. Often kitchens had to borrow light from dining and living rooms placed next to the existing windows. Fitting the spaces within each unit was like solving a puzzle. Within a given area, all of the pieces had to fit together and respect the need for daylighting and natural ventilation. The architects at the TC, for example, tried to minimise circulation spaces as much as possible. Sometimes they were not able to place a bathroom next to a bedroom. At the DF, the architects created openings in the masonry wall off the ambulatory to allow light to penetrate into the units. They also ensured access to the yard by replacing the windows in the side-aisles of the church along the street with fenestrated doors.

Bathrooms and kitchens were mechanically ventilated to the outside using forced air systems. This and the pressurisation of corridors when integrated into the project (as at CJC) helped to control odours. Ducts, plumbing, sprinkler systems, and electrical wiring were placed in the spaces created between the floor and the ceiling and partition walls.

Occupants expect to not have to pay significantly higher heating costs or sacrifice comfort or practicality in exchange for living in a beautiful old building that conserves a spirit of place. At least this is how the architects saw the problem. In all three cases, the centralised hot-water and steam heating systems were condemned or taken out and replaced with electric baseboards. In this way, the residents of each unit could independently control the temperature of their unit and be billed separately. In an attempt to achieve energy efficiency and to reduce heating costs, the architects also added thermal insulation to the interiors of the walls at the TC, which considerably thickened the walls and meant sacrificing window mouldings or finding creative ways to reuse them around the same window. Although they changed the heating system, at the TC the old radiators in the 1910 building were kept as decoration under the windows and the electric baseboard heaters were placed behind them.

Each unit within the building had to be sound-insulated to prevent noise from neighbours to disturb occupants. The architects typically solved the acoustics problem by adding “wool” insulation inside new partition walls and ceilings. At the DF, they built double partition walls between units.

Architects specified simple, sturdy and inexpensive interior finishes for these rental units: painted walls and ceilings; standard, identical cabinetry for kitchens and bathrooms; and ceramic tiles in kitchens and bathrooms. Flooring varied in each of the case study buildings: the CJC opted for linoleum, the DF chose carpeting; and the TC preserved the existing hardwood floors, despite minor defects. The sanding and varnishing needed to restore them is a relatively inexpensive process. In outdoor areas, inter-lock pavers, asphalt and poured concrete were used.

For projects involving a relatively homogenous population, the distribution of unit types had more to do with the form of the building than the contrasting needs of its

occupants. Unlike the TC and the DF, the CJC wanted to accommodate singles, couples, couples with children and single-parent households. The location of each group within the building became a big debate in the design phase. The architect, clients, and future users finally decided to place two-bedroom units in the corners, one on top of the other rather than all on the same floor. This solution probably addressed a concern over sound (e.g. crying babies) and a desire to mix tenants on each storey.

Limitations of the Building

Adaptive reuse obliges an architect to work within the constraints of the building and its envelope. Convents and Catholic institutional buildings were converted over time. For example in the 1960s many religious communities divided large dormitories into smaller rooms. As one informer believed, many interventions over the years were completed without the supervision of a structural engineer. Because of this situation, the first thing to do was to ascertain these limits, most commonly by performing a systematic curettage. By stripping the building down to the structure, a professional identifies areas needing repair, replacement or consolidation. Over the years, foundations, walls, timber framing and roof trusses deteriorate, depending on the regularity of maintenance and whether the building had been abandoned for a number of years prior to starting the adaptive reuse project.

The nature of the building poses a certain number of constraints: the structural capacities; the width and depth of the building; the existing vertical and horizontal circulation systems; and the relationship of doors to windows. Although they attempted to standardize unit plans, in some of the case study buildings none of the units were identical. Indeed, the different widths of the two wings at the TC caused the architects headaches in terms of how to best integrate units in the building. A building with multiple wings, as was the case at DF and TC, can also pose particular challenges. The floor levels of the two buildings making up the TC convent are at different levels as were those of the four wings making up the DF. The builders of later additions did not always respect the floor levels of the initial building or of earlier additions, which meant equalising the differences between them during their conversion into affordable and alternative housing, or finding other ways to make it easy for people with reduced mobility to circulate within the building. Also, the type of construction systems and building technologies used could differ, not to mention the interior finishes. Older wings were constructed of heavy-timber and featured hardwood flooring (sometimes covered with linoleum at a later period), while newer ones were built of reinforced concrete and featured terrazo floors. Each of the case study buildings presented particular challenges.

At the CJC, the non-profit originally wanted to take advantage of the extremely tall floor to ceiling heights to create loft-type spaces, but the ceilings were not quite tall enough to legally insert a mezzanine within the unit. Because the window sills were located 4½ feet off the floor, the architect had proposed building up new floors to raise the floor level by 12 to 18 inches in the apartments, thus reducing the ceiling height. In this way, he avoided blocking parts of the windows and compromising the reading of the front facade, but the mezzanines could no longer be built within the units. Moreover, he could pass all of the electrical wiring, plumbing and ductwork in the intermediate space between the old and new floors (Compare Fig. 24 and 9 with Fig. 8).

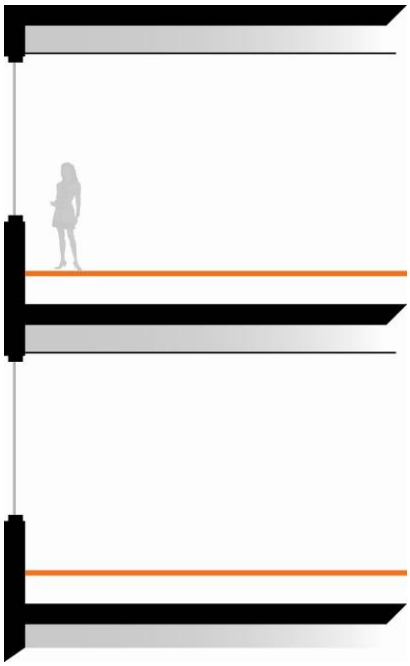

Fig. 24. Schematic diagram showing the construction of a new floor over the existing ones in the upper storeys of the CJC so that a person could easily see out the existing window. The sill otherwise would have been 4 ½ feet off of the floor.

The stone foundations at the TC rested on solid rock, with only a crawl space and no slab. The 1910 building had a bit of a basement that the architects partially excavated and reinforced with concrete to create a leak-proof utility and machine room under the new one-storey entrance addition featuring a steel column and beam structure.

In the DF, strategic choices were needed to address the large number and density of buildings having primarily wooden load-bearing structures. The sacristy was demolished to free up the site so that fire fighting equipment could access the building in accordance with City by-laws. Due to the structural weaknesses and the fire-risk detected in the chapel, its structural components were effectively demolished and rebuilt in steel. In addition, an independent foundation system was built to reinforce its exterior walls. The extremely tall windows and the voluminous space of the chapel suggested the creation of double-storey spaces in this sector. The challenge, then, was to do so without interrupting the windows by an intermediate floor structure between the two storeys, as some renovated churches have done.

Budget

Budget size was identified as a constant constraint during the interviews. Tight budgets justified the need to put in as many units as possible. Otherwise, it was difficult to balance renovation and operation costs with rental income and government subsidies or to defend the conservation of particular architectural aspects of the building that demanded additional investment. The decision to keep a historic stairwell can have an impact as it can mean one less housing unit in the building. For example, many of the common areas originally proposed at the DF were cut back in order to increase the

number of housing units. The owners of the TC considered providing a community room for the tenants, but this was not possible as the viability of the project would have been compromised.

The budget allocated to a project has significant impact on the choice of materials and construction systems and the decision to preserve particular parts of the building. While the architects at the DF managed to conserve the plaster vaults in the main corridors on the north side of the interior courtyard (and install the sprinklers to meet fire-safety regulations), much needed restoration work at the former monastery could not be completed, such as the preservation of the chapel, due to lack of funds. They had to put in new residential-type windows rather than repair the existing traditional wood-frame casement windows, which, in the opinion of the architect, would have enhanced the building's heritage value.

The minimal budget provided by SHQ could not be increased, nor could monies from other programs for historic buildings be found for the DF project. The architect particularly regrets not having the funds needed to carry out a full exterior restoration or making the building more energy efficient. Instead of restoring certain architectural features according to conservation techniques and standards, within the units it was cheaper to demolish and put in gypsum board walls. Cost factors also affected decisions at the CJC, notably regarding the quality of sound insulation and choice of linoleum over other types of flooring.

Because the case study projects benefited from CMHC and SHQ aid, they had to meet the criteria of these two agencies as well as respect building codes, safety regulations, municipal rules and zoning by-laws. Consequently, the attitude of the informers was to save as much of the building's heritage characteristics as their budget allowed while also finding solutions that solved many problems at once. For example, rebuilding interior walls with steel studs and gypsum board both reduces costs and attains the required degree of fire-resistance, but it does not respect the original architecture of the institutional building.

Problems encountered

Problems encountered during construction

A careful and exhaustive curettage is crucial when adapting an existing structure, yet surprises can and generally do occur:

- At the CJC, the windows caused unanticipated problems, and they changed them for energy conservation and heating considerations, believing it would be cheaper to replace than to repair them.[88]
- At the CJC, the contractor went bankrupt before the end of the project.
- At the DF, a materials strike occurred during construction with the result that an insufficient type of insulation may have been installed.

[88] About the reparation of windows, see Craig Sims and Andrew Powter, "Repair or Replace: Windows in Historic Buildings: Arriving at a Sustainable Solution" *Heritage: The Magazine of the Heritage Canada Foundation*, 40-49 and "Box 1: Why Windows?", *Human Resource Issues in the Preservation of Heritage Buildings: Research Report* (Heritage Canada Foundation, 2003), 30 ; About the myth surrounding the cost of built heritage preservation costing more than new construction, see "Box 2: Built Heritage Preservation vs. New Construction", 32, in the same report.

- At the TC, part of the historic wood gallery was condemned because its railing contravened the requirements of the Régie du logement [Housing Authority] inspectors.
- Part of the DF site proved to be contaminated by heating fuel [mazout d'eau] and needed decontamination before construction of phase II could begin. The odours coming from the soil were unbearable and the architects had to install a used-water retention system, boring into the soil.

Months or years following

Once a project is completed and the residents move in, problems can continue to surface. As one architect explained, the building responds and adjusts to its new users after having been left vacant for a number of years. The introduction of mechanical heating and ventilation systems, too, has an impact on the building, since it must adapt to new levels of humidity. At the TC, the noise coming from ventilation of the mechanical and utility rooms initially annoyed residents, so it had to be replaced with a different system. Moreover, because they made too much noise, the new gas-fired water-heaters (thermopompe) were replaced by electric water-heaters. Also, the roof started leaking. It was fixed, the downspouts were replaced and a sewer drain was condemned. Finally, the window screens were repaired.

Due to the lack of construction supervision and the materials strike during the completion of the project at the DF, repairs have to be constantly made to the building even today (at time of interview). For example, as the first tenants of a unit move out of their apartment, the sound insulation of the walls and ceiling are completely redone.

At the CJC, the offices for the personnel had to be relocated as their initial location made inefficient use of space.

Rental revenues cover part of the maintenance budget, but the rest come from government programs. None of the informants reported any concerns about regular operations. Both the CJC and the DF operate on three-year plans, which at the CJC are overseen by the SHQ because it provides the bulk of the financing.[89] As is logical for any property owner, each of the non-profits sets aside a percentage of monies in a reserve budget both for normal upkeep and for emergencies. At the TC, it's 10% of the budget, whereas for new construction, 5% would suffice according to one architect. This would be true for the first few years of occupation. But even in a new purpose-built building, a reserve budget needs to be increased over time in order to replace the roof, which deteriorates after 20 to 25 years depending on the roofing type and materials used as they have different lifespans, or to repair windows that have begun to leak. In other words, any building requires constant maintenance, whether new or recycled, and appropriate amounts must be set aside annually from the beginning. Some housing co-operatives that were established in the 1980s are technically bankrupt today and cannot afford to make the much needed repairs and renovations their buildings now require because their reserves are not big enough. In the case studies examined here, the non-profit votes

[89] Reportedly, at the time of interview, the operation and maintenance costs of the housing at the CJC amount to $200,000 per year, themaintenance budget about $23,000 per year. $55,000 intake from rent and the SHQ covers the remainder. At the TC, the operations budget is $370,000, with the rental subsidy coming from the SHQ Accès Logis. The SHQ has suggested greater municipal support for the project and its programming.

annually on the work to be undertaken in the following 12 month period. The DF is flexible in its approach. For example, even if the roof is deemed a priority, they could decide to repair the wall where stones are falling out.

Renovations or repairs to come

Exterior building maintenance needs are high, informants reported. They observed that repairs occur more frequently, and sooner, than in a newly built project. This means foreseeing the work to be done, as you would even if it was a new building rather than a recycled one. Indeed, regular maintenance work was planned over the next few years at all three case study buildings.

At the CJC, the brick-work required pointing. The stone-work in the basement is fragile and needs constant monitoring. At the TC, roof repairs will be a major expense. Windows are painted regularly. Aside from regular upkeep, none of the units needs renovations as they are relatively new.

At the DF, property owners and managers reported that over and above the usual maintenance, like painting and renewing floor coverings, repairs are made as needs arise, for instance: a balcony repaired in 1995 needs to be rebuilt; after 20 years of use, the water heaters are due for replacement, as they would have been if they had been installed in a newly built building; the carpeting in corridors and common areas will likely need to be replaced; and thermal insulation and water infiltration will likely need to be repaired.

The CJC had foreseen various expansion scenarios because they lack space for communal activities. They considered excavating the basement to enlarge the common area. They also toyed with the idea of adding new residential units and common areas. Although zoning limited the height and number of storeys to five, there was not enough money to adequately reinforce the building's structure to accommodate an additional storey. Another scheme proposed building an addition into the yard. It would have been built on pilotis (concrete piles or columns) to keep the parking spaces. They could have obtained some funding from a federal program that creates homeless shelters and rooming houses in partnership with community groups, but they decided it would have been too difficult to reconcile the needs of this new group of occupants into the system they had developed. Before adding residential units, they would rather excavate the basement and focus on present communal activities.

Complaints and drawbacks

The complaints and drawbacks described here are those reported by property owners and managers. Residents at the TC complain about the steepness of the stairs at the main entrance and bemoan the fact that the entrance for handicapped persons is not located at the same place as the main entrance of the building. Barrier-free design or universal access is an important point to consider as the elderly face loss of autonomy. Tenants at the DF use walkers and motorized wheelchairs /carriers. The storage of these vehicles and the widths of the doors cause problems as they cannot pass without obstruction. Architects need to better foresee these needs and understand how people with reduced mobility can or cannot move through the buildings they design or adaptively reuse.

Neighbours of the DF protested against the third and fourth phases of the project, complaining the construction of new housing would block their views. At the CJC,

complaints relate mainly to the intercom system and the insulation in the walls between the one-bedroom apartments and the studio units. At the DF, the complaints of the occupants concern mainly sound insulation, whereas TC tenants complain of the heat in summer.

Project success

Providing affordable housing

All three projects succeeded in providing affordable and alternative housing, a total of 228 units, in areas of the city where it was needed. They also confirm that the success of a project is directly related to the degree of collaboration between various sectors at all stages of the process.[90] At the DF, the conversion had a positive impact on the neighbourhood as neighbouring property owners repaired their own buildings.

At the TC, nearly 100 people attended the open house and the 41 units were reserved prior to completion of the project. The building benefits from good views to a park at the back of the complex and to the city at the front. Because it retained much of historic exterior intact, it contributed to the integrity of the historic district. Indeed, the acting mayor of the City of Charlesbourg, Jean-Marie Laliberté, asserted that the recycling of the ex-convent renewed interest in the Trait-Carré neighbourhood, as other informants affirmed.[91] Since the project was completed, a new municipal library was built. The design incorporates the adaptive reuse of the nearby *collège* (high school) built in 1903 and formerly run by the Marist brothers.

The CJC has had several successes in terms of responding to the needs of the neighbourhood: it stayed within the same neighbourhood as its clients; it responded to the City's vision for the neighbourhood; it was completed around the same time as the conversion of a nearby high school into a cultural center; and it stemmed from a grassroots initiative. This project was modest compared with the mega-projects realized elsewhere in the same neighbourhood, for example the "Jardins Saint-Roch" and the construction of various university buildings around this central urban garden.[92] The very nature of the project mobilized different partners: CMHC, SHQ, the City, the local CLSC and school, the architect, the non-profit and the users. Its real success is measured by the value it brings to the users and the neighbourhood. Since its completion, other organisations in Sherbrooke and the Outaouais region have used the CJC as a model. Mère et Monde, a residence for single-mothers and their children in Québec City, was a direct spin-off attesting to the feasibility and the practicality of converting abandoned institutions. In this case, the Saint-Maurice school in Limoilou was converted into 23 apartments and a daycare under the guidance of Action-Habitation, a federation of co-

[90] Marie Bouchard, "Le logement populaire au Québec entre l'État et le secteur coopératif," École des Hautes Études Commerciale, Montréal, Cahier de recherche no. 91-6 (novembre, 1991).

[91] Denis Fortin, "Inauguration officielle des Habitations du Trait-Carré," *Charlesbourg Express*, 24 septembre 2000, 1.

[92] Daniel Roy, "Revitalisation du quartier St-Roch: Une fresque géante pour le TamTam Café" *L'Exemplaire* (4 Octobre, 2000) talks about the unveiling of the mural painted on the back wall of the CJC, expresses the openness to multi-culturalism and social outreach; because it is lit at night, less inviting for drug pushers and prostitutes, the two artists had the support of the membership of the CJC. See also Le Centre communautaire et résidentiel Jacques-Cartier pour et par les jeunes, *Règlements généraux* (Octobre, 2002) for the operations of the center.

operative services founded in 1978 that guides groups in forming their own collective housing projects, helps single people find adequate shelter, and occasionally builds housing units.[93]

Prizes

Two of the three case study projects received recognition for excellence, which can be considered a measure of project success. The DF won a 1986 Habitas prize for the first phase of the adaptive reuse of the monastery. It was a finalist in the renovation/recycling category.[94] The CJC won a CMHC Housing Award in 1997 in the "concept and design" category. That year, the theme for CMHC's awards was sharing successes in housing for youth.

Location, integration with neighbourhood

Informants at all three projects deemed the buildings to be well-situated, contributing positively to the neighbourhood while conserving a local landmark. One of the goals of the TC was to attract new household forms to the historic district and thus help restructure the neighbourhood. Since no visible interventions can be detected on the exterior of the building, passers-by do not notice the change in function. The architects were sensitive to the neighbourhood context, the local services, the size of the property and the mature trees, respecting the social and environmental priorities of the future clients.

The success of the CJC stemmed from its ability to reintegrate the former school building into the city's fabric. One of the informers decried the closing of small neighbourhood schools in favour of consolidated mega-facilities outside of core residential areas, noting that safe neighbourhoods require a certain density of population. The CJC enlivens the neighbourhood. It brings youth back into the area, as does the Alyne Lebel community centre down the street. In this sense the CJC contributes to neighbourhood revitalisation. Its outreach activities can foster a sense of belonging and forge social networks.

At the beginning, some neighbourhood residents were a bit nervous, fearing the café would become a youth hangout, attracting outsiders rather than serving the needs of the community. But the CJC functions as a co-operative. The youth living at the centre must participate in centre activities – they cannot just reside there. The restaurant-school is one of the many venues offering on-the-job training for youth both inside and outside the centre. The multi-purpose hall is a cultural space integral to the café and is regularly rented out to anyone who respects the values of the centre. For these reasons the building is well-integrated physically and socially.

Given that one of the missions of SOHMADEC and SOMHAC is the renewal of urban neighbourhoods through the creation of affordable and alternative housing, it measures its success on how a particular project incites neighbouring landlords to

[93] Alain Bouchard, "Le logement social à réinventer: Le nombre de plus en plus grand de personnes vivant seules change la donne" *Le Soleil* 1 décembre 2001, D1; F.M. « Vingt-trois logements pour Mères et Monde » *Québec Express*, samedi 3 juillet 2004; Claudette Samson, « Mères et Monde a cinq ans, de nouvelles résidences pour les jeunes mamans », *Le Soleil* jeudi 20 mai 2004, A6. The renovation of the school occurred just as we were finishing interviews and research.

[94] This prize was given by the l'Association provinciale des contructeurs d'habitation de Québec (APCHQ).

renovate or update their buildings.[95] The City agency counts on a copy cat effect. Potential tenants will often choose to rent a renovated apartment, which leads building owners to invest in repairs. They succeeded in revitalising the Dolbeau neighbourhood around the DF.

All the informers concluded that adaptive reuse is a good idea, since the buildings are already integrated into the neighbourhood. DF informants noted that often it is the surrounding neighbourhood that grew up around these institutional complexes.

Appreciation of building

The historic character of the building was important to the success of all three projects. Elderly residents attached great importance to the conservation of the architectural features, the stone and brick walls, the cornices, dormer windows in the roofs and interior courtyard at the DF. They also appreciated the diversity of the units and said that the patina of an existing building gives warmth and provides links to the past. This was also the case at the TC where only the exterior was subject to preservation criteria. The occupants at the CJC were comfortable in the formal school. It easily accommodated both the residential and the community services they offered.

Process

A few informers commented on the smoothness of the adaptive reuse project, attributing the success of the process to the architect's competence and the new owner's previous experience in housing conversions. For inexperienced non-profit board members, such as those at the CJC, the project was an immense learning opportunity. While the planning stage at the CJC took four years, the construction phase took a mere six months. In following the technical developments of the project, board members were forced to get involved to help solve certain problems, such as how to remedy structural breaks and add insulation.

General observations about the adaptive reuse of convents and Catholic institutional buildings

When asked to comment generally on the appropriateness of convents and Catholic religious institutional buildings for housing functions, all of the informants agreed that those types of buildings offer great potential. But the economic context, namely the availability of funding and market demand, influences the feasibility of this type of conversion. Unfortunately, too many of these types of buildings have been lost to demolition. Such actions waste the materials and energy people invested in building them.

The cost of recycling can sometimes seem to be more expensive than the combined costs of demolition and new construction on the same site, especially when one has to bring a particularly neglected building up to the latest building codes or seismically retrofit the building. It would be important to recall, however, that the most expensive components of a new construction project involve excavation, soil decontamination (when it is an issue), structural systems, and the building envelope. This might help

[95] The SOHMAC has buildings in various sectors of Québec: upper town, areas bordering the former city of Beauport, in Limoilou and lower town, even in Duberger.

partially explain why at the DF the average cost per unit in the new purpose-built second phase of construction was significantly more than units in the adaptively reused monastery.

Moreover, estimating costs on such conversion projects is a high risk endeavour. It depends on the state of the building at the time of acquisition and the level of intervention made on the building in order to receive the new function. If it has been left unoccupied for several months or years, any building will deteriorate rapidly, especially in northern climates. This might help explain the widespread myth that maintenance costs are reportedly higher for recycled buildings, which would likely only be the case when the buildings have been unoccupied for an extended period. However, further study is needed to verify this, as all buildings require regular maintenance and constant upkeep.

Within the traditional bid structure, contractors find it easier to replace floors, staircases, and doors rather than repair them, because repairing takes more time.[96] The problem with this approach is that rarely are the environmental and other hidden costs of demolition and new construction considered in the calculations, for example the creation of landfill. Additionally, a similar project built new to the same standards of construction and with the same quality of materials as the original building would cost more. Another important variable to consider in making comparative calculations is the purchase price of the property, which is often worth more than any building standing on it.

When a religious community vacates a building, it is logical to fill it with compatible functions. Social housing continues the community and residential uses these religious institutional buildings once had. Furthermore, it is important to find uses for the building that foster the conservation of the buildings' main historic features. Indeed, the success of a project depends on the configuration or internal organisation of the building and its marriage with a new function.

Old institutional buildings contained both relatively small divided spaces, like classrooms, and larger assembly spaces like gymnasiums. A classroom can be thought of as dwelling unit, especially when these are located in the upper storeys of a building, such as at the CJC. Three of the four-storeys, or 75% of the building, was converted to housing. The community functions were outfitted in the former, larger assembly spaces on the ground floor and in the basement. The mixture of uses not only helps create a micro-society within the building, but also makes the project more open to others in the community. The same formula can be applied to housing for elderly. Yet, in comparison, the TC and DF are relatively introverted. The former contains only housing units, forcing its residents to socialise outside of the building, while the latter converted a couple of the minor assembly areas, a small chapel and library into common rooms open only to residents of the project. Consequently, one informer said the provincial housing office should conceive projects holistically to address community service and development in addition to housing needs.

The existing form of the building and the new function must have some kind of connection. Otherwise there is a risk that the sense of place will be lost. One commentator had reservations about the conversion of other forms of religious buildings, namely churches and chapels. The interior volume of such houses of worship differs significantly from those in convents, schools, monasteries or presbyteries. The interior

[96] Ginette Beaulieu, "L'Habitation: une seconde vie pour nos couvents et nos écoles," *Habitat* 23 no. 3 (1980) 2-7, also makes this observation.

spaces must be broken up and new openings must be pierced in the exterior walls. He did not see the logic of outfitting a church, such as l'Église Notre Dame de la Paix near l'autoroute Dufferin (a highway leading out of the city), with housing units. The architect had to add floors, vertically dividing the building and segmenting the tall windows. As the architect at the DF conceded, the conversion of religious institutional buildings into housing is easier than churches. In a convent or Catholic school, a certain division of space is already made. The divisions already present in religious institutional buildings make for easier integration of housing units. The windows and level of accessibility are more adapted to residential uses. Their monumental and institutional character need to be softened. The form of convents, schools, and presbyteries are more flexible.

The environment created within the building can offer psychological and social support, in contrast to newly-built social housing projects, such as HLMs, which stigmatise its tenants. These imposing often anonymous structures do not facilitate appropriation by their inhabitants, who tend to be merely tenants, not part of a larger community project or collective living effort. Compared to newly-built social housing, adaptively reused buildings have more charm and are more welcoming. However, they are perceived to be more complicated to manage from a technical point of view. The notion of mixed-use or mixed-income living environments and service-based initiatives can be better accommodated with an alternative formula such as reusing existing buildings.

Religious institutional buildings generally have small footprints or floor areas. They must have a certain depth for a change in function to work. If it is too narrow, it is difficult to fit a through-unit or a double-loaded corridor plan within the existing envelope. Each of the three projects is different in this regard. The form can be so restrictive that it is impossible to fit conventional housing units into it. There is less flexibility than with new construction. Architects who work creatively within the buildings' limits can reap a real payoff in terms of the quality of life and supportive environment the project engenders.

Interviews with occupants and neighbours

The following section presents the results of the post-occupancy evaluations. It compares interviews with occupants and neighbours and includes first-hand observations made by the author and research assistants during visits to the units, buildings, and sites. The findings sometimes corroborate, sometimes contradict what we learned from key actors. Analysis of the discrepancies and concordances will form the basis of recommendations or questions for future research.

Portrait of respondents, both occupants and neighbours

We interviewed a total of 30 occupants and 30 neighbours: ten occupants and ten neighbours for each of the three case study buildings.

The majority of occupant informers were over 41 years old and live alone or with their partner in a 3½ (which corresponds to a one-bedroom apartment). A number of the neighbour respondents worked rather than lived in the neighbourhood. Few occupants had lived in their unit for more than ten years, in contrast to a third of the neighbours. The

majority of informers had resided in their building for two to five years, followed by one to two years and one year and less. Significantly, most informers, regardless of whether they were occupants or neighbours, had lived in the neighbourhood for more years than they had in their unit. This suggests that the neighbourhood is stable – people tend to stay there, even if they move to different units within the same area (Table 11).

Table 11. Comparative statistics between the 30 occupants of the case study buildings and the 30 neighbours that were interviewed

Age groups	**Occupants**	**Neighbours**
13 to 20	3	
21 to 40	7	10
41 to 64	13	15
65 and older	7	5
Household type		
Single	26	3
Couple	2	4
Couple with children	2	4
Single-parent household		3
Shared		1
Information withheld		15
Housing type		
Rental 3 ½	22	2
Rental 4 ½	3	1
Rental 6 ½		2
Room	2	1
Single-family home		11
Rental 5 ½		1
Not applicable *	3	12
Number of years living in the dwelling unit		
One year or less	4	3
1 to 2 years	4	4
2 to 5 years	17	8
5 to 10 years	3	2
10 to 20 years	2	4
Over 20 years		7
Not applicable *		2
Number of years living in the neighbourhood		
One year or less	2	2
1 to 2 years	3	3
2 to 5 years	8	2
5 to 10 years	5	3

10 to 20 years	6	5
Over 20 years	6	9
Not applicable *		6
Intention to move in the following year		
Yes	12	6
No	17	22
Not applicable *	1	2

* These people either did not live in the case study building at the time of interview, in the case of an occupant, or resided elsewhere in the city and merely worked in the neighbourhood in the case of a neighbour.

Two-fifths of occupant respondents intended to move. Some of the principle reasons given include: the end of their contract;[97] poor ventilation; lack of adequate services such as a sufficient number of elevators; changing lifestyle choice; or high cost of rent. Most of the neighbours had no intention of moving.

A third of the neighbours live in a single-family home. Neighbours tended to have a variety of household structures: couples with or without children; single-parent families; and co-tenants; and singles living alone or with a partner, and occasionally, with children.

Informant Responses about the Neighbourhood

Two of the three case study buildings are located in primarily residential neighbourhoods. In the vicinity of the DF are multi-family buildings including triplexes, duplexes, walkups and high-rise apartment blocks. Another Catholic institutional building converted into housing sits a block away. At the TC, a neighbourhood school building across the street, private single-family detached homes, the presbytery and a park make up the immediate neighbourhood of the former convent. Situated along the main street of the old village core at the end of which stands the Saint-Charles-Borromée church, it forms part of the historic district of the Trait Carré. The CJC was built at the intersection of two major streets facing a wide tree planted boulevard, historically the division between two districts of town. The historically mixed-use neighbourhood contains some residential, commercial institutional and even light industrial (gas station, garages) functions.

Pollution: A minor issue, mentioned only by those living at the Centre Jacques Cartier, was pollution from the high levels of automobile traffic. The building is located at the crossroads of two major thoroughfares.

Noise: The noise problems mentioned come mainly from automobiles. From the neighbours' point of view, occupants who are seniors or have no or few children do not have a major impact on ambient noise levels.

[97] Recall that the mission of the Centre Jacques Cartier is to facilitate the reintegration of youth into mainstream society.

Automobile traffic: Most occupants complained about the traffic, pointing out the major arteries adjacent to the property. Those at the Trait Carré suggest redirecting cars to 76th street as those units facing 80th street were the most exposed to the traffic. Although neighbours did not detect an increase in automobile traffic after the recycling of the buildings, if asked about the general level of traffic, they might have agreed with the occupants. It is important to remember that any house facing these same arteries would be subjected to the same traffic patterns.

Religious institutional properties, established outside the parish core or on the outskirts of an urban neighbourhood were quickly surrounded by other types of residential, commercial, and occasionally industrial buildings as the city developed. The location of these edifices today along major arteries render them accessible by city transit although as many informers noted, the level of traffic can be a nuisance and detracts from the quality of life residents might have otherwise enjoyed.

Sense of security: The vast majority of occupants feel safe in their neighbourhood. Some of the older residents of one building felt that the park side of their building could be better lit. A few feared their neighbourhood because of its tough reputation, mentioning a flophouse/drug den in the area. The conversion of the buildings did not bring an added sense of security (or danger) for neighbours, who noted, however, that it was preferable to see an occupied building rather than an empty, vacated one as it reduced the risk of vandalism.

Local services: Almost all occupants were satisfied with the proximity of local services (groceries, pharmacies, etc.) and easy access to city bus transportation. They can easily live without a car in their neighbourhood.

Neighbourhood knowledge and reaction: Many neighbours were not aware of the case study recycling project near their home. Their attitude was mainly one of indifference. The issue did not raise any strong reactions.

Integration of the recycled building into the neighbourhood: Many respondents, both occupants and neighbours, noted that the neighbourhood had integrated the building, rather than the inverse. In other words, the building had long-preceded residents. It made up a part of the neighbouring fabric well before its conversion into housing. For many, these buildings are local landmarks – buildings that stand out, either because they are beautiful in their own right or because the occupants are socially present and active in the neighbourhood. A real sense of attachment is detected from the interviews.

One of the research assistants wondered about the responses to precise, architecturally laden questions asked of laypeople, such as “does the recycled building integrate into the existing urban fabric?” When asked, they tended say “yes” or their answer referred to the social integration of the project – “the mission of the Centre concerns youth that come from such neighbourhoods as the Centre Jacques Cartier” or dismiss the question with a comment on the diversity of current built environments.

Revitalisation of the neighbourhood: More than the recycled building, it is the residents that bring life to the neighbourhood. The building plays a supporting role. Some informers believed that housing for elderly had less impact on the liveliness of a neighbourhood compared to housing for families. Seniors may stick to themselves and not venture out into the neighbourhood, giving the impression to neighbours of a quiet, calm building without much activity.[98] The inclusion of a café or other social services into the recycling project does inject activity not only within the building but within the neighbourhood. People from outside the project can benefit from programs other than housing, and the recycled building becomes a place to meet up with others.

Visibility: Neighbours noted that to anyone from outside the area, the changes to the buildings are imperceptible and one must be observant to notice the change in the building's function. If there were social programs associated with the housing mission, then the building gets noticed for these rather than the interventions on the architecture.

Perception of new social housing construction compared with a recycled building: In theory, neighbours would rather see older buildings adaptively reused than new construction, which they feel is anonymous, ugly and cold. For them, the outside appearance of the building is an important factor at the neighbourhood scale. Most feel grateful that new functions were found for these buildings, rather than tearing them down and said they would have protested against new construction on that site.

Property value: Most neighbours did not detect a change in the value of their property since the adaptive reuse project was completed. The construction of a new ugly building, conversely, could have had a detrimental, adverse effect. The demand for housing in a particular sector was thought to have more of an impact on property values. In some historic districts or older neighbourhoods, the addition of housing to otherwise institutional and commercial areas does give new life, especially if the neighbourhood as a whole is undergoing revitalisation.

Relations between neighbours and housing residents: Either there was no relationship or they were convivial and social. Older neighbours appreciate the quiet clientele that housing for the elderly brings and may have had other thoughts had the housing been geared for families with young children. Conversely, elderly occupants of one adaptive reuse project complained about neighbourhood children playing in the park adjacent to the property.

Informant Responses about the Buildings

Exterior qualities: The majority of occupants and neighbours appreciate the exterior aesthetic quality of the case study buildings, noting the limited number of interventions on the exterior.

[98] Other studies may show otherwise and disprove the common belief that seniors are less active. Someautonomous elderly lead incredibly active and busy lives.

Interior qualities: Occupants were generally satisfied with the interior aesthetic quality of the buildings. They particularly appreciate the original architectural elements such as brick walls (when exposed), mouldings, chapel (when present and kept as such), vaulting, windows. Some occupants, less well versed in architecture, had trouble identifying interior features and spoke about building maintenance instead.

First word: Most neighbours identify the project building as formerly religious in nature. It is the first trait that they give it when describing it, which reveals a sense of continuity despite the conversion.

Natural lighting: The large windows and favourable orientation of the buildings bring a good amount of natural daylighting into the buildings. In general, occupants were satisfied.

Acoustics: Most negative answers pertained to the poor sound insulation of the unit rather than the building per se. A high number were satisfied with the quality of the sound insulation, despite being next to busy roads.

Temperature: Responses from occupants were split. Most common areas, such as corridors or entrances tended to be too hot in summer and too cold in winter. Summer heat combined with poor ventilation was a major problem in certain buildings. Apartments are electrically heated in all three case studies.

Security: Fire security (number and location of exits, etc.) and controlled access to the buildings with the use of intercoms were deemed adequate. Having a concierge on staff comforted elderly occupants.

Maintenance and general upkeep: Both occupants and neighbours reported positively. Occupants were proud of their environment and appreciated the upkeep of both the building and grounds. A few neighbours thought the building could be improved.

Building materials: Occupants were generally satisfied with the quality of the building and make reference to the incorporation of new buildings materials in the adaptive reuse. In general, this question generated little comment. Residents seemed indifferent. Yet, the installation of carpeting displeased certain elderly occupants, as did the short-term investments of the property managers, who seemed to choose poor quality materials with short life-spans to save money. The youth pointed out that the materials used responded to their means and needs. For the most part, finishes were simple yet durable at the CJC. Neighbours applauded that the original exterior building materials were conserved.[99]

Green, outdoor spaces: Neighbours consider the outdoor spaces to be well-kept. Some residents of one building, however, bemoan the lack of access to the property, the visual prominence of the parking lot, sight lines interrupted by the large scale of the building, and so on. Neighbours of another building speak highly of the adjacent park and of the

[99] It is doubtful that many had occasion to visit the interiors of these buildings. At least no one mentioned it during the interviews.

efforts to screen the parking lot with shrubs and flowers in the summer months. Extra attention is perhaps given to these spaces when the building is located within a historic district. Not all of the case study buildings had green space, due to their location in dense urban blocks and the priority given to providing a minimum of parking spaces on the relatively small parcel.

General appreciation of the case study project: Responses were diverse, although they generally fall into two categories: the practical and the aesthetic qualities of the building. Particularly appreciated was the organisation of community life within the housing project: services, café, activities, and training opportunities. Other buildings in the inventory included day care centres, common rooms, and other services within their walls. Neighbours appreciate the aesthetic qualities of the building and the efforts to maintain exterior spaces. The conservation of the exterior as an element of urban decor and the continuity of the vocation of the building to some degree were also appreciated.

Shortcomings, Flaws, Defects: In each of the case study buildings the list of flaws varies. Problems such as poor sound insulation, the insulation of the building and general upkeep were mentioned by residents. In another building, residents believe that the windows needed to be changed and temperature control needed regulating. At yet another building, the quality of the building materials, windows, and sound insulation between units were areas of concern for many informers. Neighbours had fewer negative comments. Areas needing improvement, when mentioned, were those they see from the street, namely parking spaces and landscaping.

Reasons given for living in that building: Occupants reported practical reasons for choosing to live where they do, including low rent. Although they enjoy the charm of living in an old, somewhat historic building, this criterion had little influence on their decision. A relatively weak sense of belonging links the occupants to the building. As mentioned elsewhere, location of the building relative to urban and local services was also a factor determining their choice.

Changeover in tenants, length of tenure: Autonomous elderly occupants comprise a stable clientele. When they leave their unit, it is usually because their health situation has changed – they require additional services, such as nurses on staff, etc. For younger retirees, the housing project can be transitional. In other buildings, poor relations with the property managers curtail the length of stay. Where the clientele is composed of youth, occupancy was for a shorter time – they may have achieved their goal, may require a larger apartment or no longer fit into the collective mode of the housing project.

Property management: Neighbours were pleased with the maintenance of the adaptively reused building judging from exterior appearances. They saw a clean and pretty property and therefore had no real complaints. Occupants of one of the buildings complained of poor management and of short-term investments on the part of the property manager-owners.

Impressions regarding the previous religious function of the building: Architectural features reminded occupants of the previous religious function of the building. Some occupants perceived this is a negative feature – the space could be isolating and confining. The cachet of the recycled building is appreciated by most occupants, but the allusions to its religious past can be problematic for some when these are too dominant.

Particular cachet of the building: Occupants agreed that the exterior of their buildings carried a certain cachet visible at first sight. Everyone began their description by "when you arrive"… Neighbours appreciated the buildings and their particular history, which make the buildings unique, precious and rare today. In their opinion, the old, historic building gives a human dimension to the urban fabric by its references to the past and local heritage in addition to beautifying the district where it is located.

History of the building: In two of the case study buildings occupants were very knowledgeable about the history of the building in which they lived. In one, residents had organised centenary celebrations of the building. Other occupants in this and another building kept their own archives of the building and old photographs, and conducted research on the building. A kind of oral transmission and a historic link is thus constantly renewed. The change in the buildings' function necessarily creates a rupture, though some continuity is maintained by people calling the building by its former name, "the convent," "the monastery", "the mother house", "the college".

Neighbours of some case study buildings reported knowing little about its history, perhaps due to the fact that they were relative newcomers to the area of town, and few could make a link between the new name, which sometime contains a reference to either the previous function or to the previous inhabitants. In other cases, the new name makes no particular reference to previous occupation, but rather to the new function, the parish or historic area in which the building is located. Neighbours who had long lived near the case study building, not surprisingly, were very familiar with the previous use and users.

Changes to the neighbourhood: The recycling of the buildings brought benefits to the surrounding neighbourhood, according to many occupants and it was better to give new life to a building otherwise abandoned. Also, the increased number of people likely to shop and use adjacent parks has contributed to the revitalisation and investment in public amenities and in the neighbourhood. The services and active participation of the residents of one building, more than the building per se, contributed to a new, positive vision of the neighbourhood.

Neighbours noted little change to the area post-conversion, except perhaps a little in terms of increased commercial activity. The projects undertaken by the residents of one of the case study buildings contributed more to the neighbourhood, especially to its social structure and perception than the conversion of the building itself.

Modifications to the scale: Most neighbours had trouble answering this question because they were not there at the time of the conversion. Most presumed that there had been little change of the relationship between the building and its neighbourhood. It was not perceived like the construction of a new infill housing project requiring the demolition of existing fabric or on an already vacant site.

Overall satisfaction: Generally, occupants were satisfied. They particularly appreciated the calm, quiet atmosphere, the services available, the outdoor spaces, the architecture of the building, the unique features of their unit, which were not necessarily the same as those in other units within the same building (unlike the standard units they would find in new construction). Informers of one building mentioned poor sound insulation and lack of balconies as inconveniences. In another building, inconveniences included: the amount of underused space; radiators that are purely decorative and have no function; the levels of traffic on the street fronting the building; temperature control; and poor ventilation. Some mentioned the lack of a common room while others were indifferent. Yet, in all three buildings the inconveniences were outweighed by the benefits.

General satisfaction of neighbours: Generally neighbours were happy with the adaptive reuse project. They would rather see a building occupied than vacant – preserved rather than demolished. Recycling an existing building helps keep the local character rather than intrude upon it with new construction. Neighbours seemed unaware of the constraints facing architects who had to decide what could be kept and what had to be demolished or changed, and the cost implications. People judged the final product without really understanding the complex processes that were involved in its realisation.

Informant Responses about Specific Areas

Entrance: Informers reported general satisfaction. At one building, positive attributes include natural daylighting and exposed brick walls. Negative comments included industrial quality carpets, corridors occupied by neighbours or their cats and inadequate heating (in winter). Also, the ventilation is noisy when the door is opened. At another building, occupants used such words as pretty, welcoming, clean and safe when describing the entry hall. They complained about the steps, generally too high and shallow, and of the poor identification of the main entry, which is in the back of the building, off the parking area rather than the formal front of the building facing the main street. Also, there should ideally be a wheelchair ramp, but it is located on a side entrance to the building. At another building the entry to the apartments is very functional, though ordinary and some found it small. It has all of the expected services such as mailboxes, doorbells/intercom and double doors; however, the vestibule is often used by people as a bus shelter. A separate, main entry to the building serves the café and communal spaces. The original door was conserved, which gives it character. Often there is confusion between these two entrances, one public, the other private, which is understated at best. Some occupants and one of the research assistants thought the glass door and windows of this entrance contrasted sharply with the rustic stone base of the building.

Common rooms: At one building, the occupants had divided opinions since many do not use the common rooms. Those that did have an opinion said that they were pretty, but inconvenient and underused due to limited access, old furniture, lack of ventilation, poor maintenance or inadequate interior finishes. One of these rooms was a small chapel, now finished in painted gypsum board, and has doors that give access to the outdoors. A second room has a high angled ceiling, which makes it difficult to clean because they

must install scaffolding to reach the ceiling. It also has exposed brick walls and bookcases that alternate with the windows. One of the case study buildings did not have a common room and another had one divided off from the main common dining room with a curtain.

Laundry rooms: Most were satisfied but found the laundry rooms too small. They desired a larger room, better maintenance and cleanliness. At one case study building, laundry machines were available at no extra charge. In some buildings, laundry facilities were located in the basement; other buildings had a laundry room on every floor, something that was particularly appreciated.

Circulation, corridors, stairs: The occupants of one case study building were disappointed by the relative lack of elevators. The corridors of this building are generous and on the ground floor. They open onto an interior courtyard, recalling the former monastic function. Occupants noticed that people tend to speak softly in these spaces. In the former chapel, renovated into housing units, the corridors in the upper floors are also fenestrated on one side. The carpeting detracts from the quality of these spaces according to the informers.

At another building, the occupants were generally satisfied with the security and the size and accessibility of the corridors, despite the fact that the corridors are relatively narrow and contain many jogs. The architects tried to insert the maximum number of units into the shell of the building, carving out many irregularly shaped apartments. The research assistants noticed the narrowness of the corridors and the many jogs and angled walls. A person unfamiliar with the building could easily get disoriented. The presence of columns and exposed brick walls added character, a sense of uniqueness. Barrier-free access to the building could be improved.

At another building, the elevator was practical, but occupants complained of its slowness.

Outdoor green areas, usage: At one case study building, those occupants who participate in the social clubs or internal committees seem to use those areas dedicated to socialisation. Others in the building feel excluded which apparently affects relations between renters. The park adjacent to the building is often used by neighbourhood children, much to the displeasure of certain residents. There did not seem to be a clear demarcation between public park and private grounds, as non-residents will often sit on the swinging benches set up for the use of the occupants.

At another case study building occupants cherish the outdoor landscaping and regularly use the adjacent park. The outdoor spaces at another building constitute more of a yard that some residents used for bar-b-queing. In good weather, general assemblies and other meetings were held there. Some complained that residents let their house pets treat it as a litter box. The outdoor common area consist more of leftover space between the building and the parking lot. There is ten feet of usable space between the sheds and the building. Part of this space was given over to storage lockers and bicycle racks. Some informers mentioned they would like to make more of that space, but lack funds to realise it. They dream of making a roof-garden and patio.

Parking lots: Most occupants at all three buildings seemed generally satisfied with the number of spaces. Elderly occupants were less likely to have a car, as were youth. At one building, the spaces had to be redrawn since they were not large enough originally. Guests can park on the street if the lot is full. Responses were contradictory relative to the quality of green spaces. Many complained the parking lots take up too much space and are frequently empty.

Relationships between occupants: Occupants had cordial, even friendly relationships with neighbours in the building. Tenants of one building who seek interaction invested their energies in the social clubs. Many were of the opinion that the elderly occupants tend to be solitary and cultivate good relationships. At another building, friendships developed readily between occupants giving credence to the overarching project – to foster exchanges and build a network of caring people.

Conviviality: Informers noted that the spirit of conviviality and of help comes mainly from the people living within the building than any particular architectural quality. The function rather than the form and spatial organisation of the building is what brings people together. For some, the types and functions of spaces within a convent do not promote interaction and might even serve to isolate residents, reinforcing any feelings of isolation they may have had. Common spaces enable residents to gather to do different kinds of activities. Occupants of one case study project get together less often because there is no communal indoor space within the building. A school across the street offers social and educational activities to the wider community. Another building makes a point of encouraging interaction – part of its mission is to offer support services. Half of the informers alluded to the mandate of the centre and of the exchanges between residents through the organisation of the centre and its programming and mission.

Informant Responses about the Units

General: Generally occupants were satisfied. Some occupants of one building, who had lived in other units within the same building, prefer those units at the centre rather than at the ends of the building. The apartments tend to be fairly large and open, with ample storage space. However, the common spaces do not suit everyone.

Adequate space: At one building, occupants found the spaces small in comparison with their previous lodgings (condominium, house) and their expectations. More than a question of space was the lack of different kinds of rooms and of storage spaces, drawers and closets. In another building, the amount of space was adequate, but most units were designed for single occupancy. At another building, the high ceilings and ample windows give the impression of generous space that is much appreciated. The apartments feel almost like lofts.

Natural daylighting: Most were satisfied with the level of natural daylighting in their unit. At one building, those who expressed dissatisfaction did so because they received daylight only during one part of the day or the year or in one part of their apartment only. In one building, when occupants have good daylighting, they also tend to have good

views to the outdoors. In another, it depends on the orientation of the unit. Some must keep their lights on all day. Sunlight cannot penetrate very far into long and narrow rectangular units. Often a single window looks onto "public" spaces such as dining and living rooms and the daylight does not reach the kitchen. In another building the large windows bring lots of light into the relatively shallow units as compared to other case study buildings.

Tranquility, privacy and acoustics: Most informers appreciated the quiet and the privacy in their units – no noise from the corridors or adjacent units can be heard within the unit. Some at one building, however, complained that there is less privacy because of poor sound insulation in their units and because renters who use the corridors as common rooms seem to survey, spy and gossip together. At this building, management has been reconstructing party walls by adding insulation in order to sound proof and thermally insulate the units as people move out. Those occupants whose units have been repaired for sound insulation no longer complain about the noise. At another building, noises from adjacent apartments can occasionally be heard, though not from those units above or below because the floors were raised. The extra space between the original and new floors helps reduce the transmission of sound from footsteps and other vibrations (Fig 24).

Temperature control, heating, and ventilation: At one building, poor thermal insulation of the walls and floors were identified as a major inconvenience and expense. Some complain of lack of natural cross-ventilation. At another building, many were dissatisfied with the temperature control, heating and ventilation, though heat seems to be the greatest factor. In summer, most have had to purchase an air conditioner or fans because merely opening the windows was insufficient. The problem worsens the further from the ground-floor the unit is. Occupants would like to see alternatives proposed because some property managers do not allow the installation of air conditioners that hang out of the windows. Many occupants have moved out because of the intensity of the heat in their units. At another building, residents collaborated with those in facing units to open up doors and windows to allow through ventilation, which requires trust. One occupant of a corner unit, and therefore with windows on two sides of the building, reported having one of the best naturally ventilated apartments.

For heating, most were satisfied by the quality of the thermostats and the location of the electric baseboard heaters, though some would have liked to have had a greater number of both in the different spaces of their units. Others complained that this type of heating tended to dry the air and would have liked a different type of heating system. Some residents purchased humidifiers to make their spaces more comfortable in winter. The ceilings of the units in the three case study buildings, (and others in the inventory) tended to be higher than the standard eight or nine feet and therefore occupants found the spaces harder to heat. There were few units with ceiling fans to help circulate the hot air downwards.

Odours: No real complaints, although one person complained of odours emanating from elsewhere. When there were any bad odours, they reportedly occurred in corridors (food,

cigarette smoke). Stove top ventilators and air exchangers evacuated most of the odours stemming from food preparation.

Aesthetic qualities: The majority of informers considered their units aesthetically pleasing. At two of the case study buildings they generally liked the division and disposition of spaces. Some in another building disliked the white walls; it recalled institutionally anonymous settings. One respondent found the unit poorly divided and inflexible because the layout could not be modified to accommodate the acquisition of new belongings. Residents are not allowed to paint their units themselves, but must hire a professional. This does not prevent residents from fully appropriating their space and personalising it in ways that made it comfortable for them.

Security: The majority of informants feel secure in their units, mentioning the controlled entry to the building with the installation of an intercom or pointing out the sprinkler system and other fire safety measures. Some elderly respondents equated emergency exits with outdoor stairs hanging off the building rather than interior ones. They were probably used to seeing these, although the code now generally restricts the use of these kinds of fire stairs.

Flexibility: Many informers had troubling grasping the sense of this question. Most gave positive answers – the units are convenient for single persons, but you cannot have too much furniture. Rooms have particular designations and it is difficult to interchange them, which limits flexibility. Those at one building, whose units resembled more of a loft, could outfit their space as they wish. The numerous electrical outlets facilitate this. Conversely, the radiators and the telephone cable outlet are sometimes poorly located.[100] The internal flexibility really depend on the type of unit, whether studio, one or two-bedroom.

Entrance: Informers spoke of their unit entrance in relation to the amount of space and storage closets it contained. At one building, the space allocated is really too narrow. The closets often block the light, making for a dark entry, even if the walls are painted light colours. One unit has its own washer dryer installed. Exposed brick walls in the entrance are not necessarily considered a plus. At another building, the amount of entry space is reasonable though a bit small and some units lack closets or do not really have an entry hall. Some respondents would have liked more distance between unit entry doors to have a bit more privacy. The doors are too close to those of the neighbouring units. At another building, no complaints were reported – there was lots of storage available. Those of the CJC were quite deep, especially when the closet doors were removed. Some units at the CJC seemed to have their own hot water heater in a large utility closet, which explained how some residents were able to store their bicycle or other large objects.

Living room: Generally speaking, the open area and generous size of the living room pleased occupants. Some architectural features such as mouldings add to the atmosphere while others like window dormers detract from it. Features such as exposed brick wall elicited varied or neutral responses, depending on the personal taste of the informant. At

[100] Radiators and baseboard heaters located under windows reduce draft, however.

one case study building, residents managed to fuse the living and dining areas in a way that gives an impression of a larger living room, to the detriment of the dining room or the inverse if they made the dining area a priority.

Kitchen: Residents of one building complained of the small size of the kitchen. Storage spaces, namely cupboards and drawers, do not suffice. Counter space was at a premium with some complaining they had nowhere to put their microwave oven. The kitchen often gives onto the dining room and living room, which visually reduces the space of each room, according to occupants. Those of another building found their kitchens functional with ample storage and sufficient countertops. At another, the kitchen was integrated into the living-dining area of some units. It was built along one wall. In one- and two-bedroom units, the kitchen is sometimes a bit dark because daylight cannot penetrate deeply. Otherwise respondents considered the size, storage and counter space to be fine.

Bedrooms: Architectural features such as window mouldings and angled ceilings (when the unit is located under a pitched roof) bring no additional value to the unit. Most occupants do not expect much architecturally of their bedrooms. Some residents of one building find the bedrooms tiny. Yet the unit is for a single person. In another building, the bedrooms are the same in every unit and do not permit any flexibility in terms of layout. There is only really one way to place the bed and other bedroom furniture.

Bathroom: In one building, this is the room that brings out the most complaints because it is too small. One informer changed the standard door for an accordion style door, which gives the impression of having more space but reduced privacy. Occupants also complained of a lack of upkeep. Some fixtures are already twenty years old.[101] In upper-storey units, the pitched roof impedes adequate installation of a shower, making it an impractical space. Research assistants noticed that the ventilators are noisy, although residents did not raise this as an issue. In another building, residents were satisfied with the bathroom despite its small dimensions. They appreciated the inclusion of a vanity and cupboards. At another building, occupants particularly highlighted the generous counter tops, the sturdy fixtures and the ceramic tile. Some informers reported the bathrooms were quite large and would have preferred a smaller bathroom in lieu of a larger bedroom.

Storage: In one building, occupants complained of the storage for two reasons: not enough of it; or too high to be practical. In some units, the location of closets either blocked daylighting or dominated the space, thus detracting from the overall aesthetic appreciation of the space. Residents of another building were satisfied with the amount of storage, adding that they also had a storage locker in the basement at their disposal. Those at another building also found they had ample storage, so much so, that some residents had converted their entry storage into a small office or work space.

[101] The level of wear and tear generally correlates with the rate of tenant turnover, the quality of the fixture, and how well previous tenants kept up their unit. All these variables have an influence on the deterioration of a dwelling. Also, in today's society, there seems to be a fixation or a culture of the "new" which can also explain these types of comments.

Affordability of the unit: Most informers thought their rent was affordable, saying otherwise they would not have chosen to live there. At one building, they thought their housing expenses were high because of the location of the building, the heating bills, parking and so on. Some could not have afforded to live in the building without the benefit of their savings or of the housing subsidy they received. Occupants at another building considered their rent fair since all additional expenses such as heating were included. Those at another building also considered the rent to be reasonable. It is limited to 25% of their income. If someone on social assistance finds a job, an agreement stipulates that their rent will not increase more than $50 a month so that they can continue to develop autonomy and social independence.

Rent compared with market rates: The majority of informers found the rent reasonable compared with the standard rental market. Heating charges, coin laundry, and parking fees all increased the overall rent paid in one case study building. Some occupants at another building considered themselves particularly lucky because of the income-based rent controls in place. Those living in couples or who had well-paying jobs paid more relative to residents living alone.

Interior division of spaces within the unit: Considering the amount of space available and the constraints of the building, most informers were satisfied with the ways the units were subdivided. In one case study building, no two units are alike. In another they are almost all the same.

Amount of space per room: Many informers were content with the sizes of rooms relative to the rent they paid. Those who wished for more space, a balcony, or wood floors realised they would have had to pay substantially higher rent. Those who mentioned wanting to move at some point in the future complained most about the space. At two buildings, informers reported a high degree of satisfaction, though some desired for larger living rooms and / or larger bedrooms.

Interesting volume of space: Occupants had difficulty answering this question. Most referred to the ceilings since research assistants had used it as an example to explain what they meant. Informers pointed out that while high ceilings gave the unit character and a feeling of spaciousness, they also make it difficult to paint or clean. Electrical outlets placed near the ceiling for light fixtures are hard to reach. Occupants living in units located under the roof of a couple of case study buildings reported displeasure at the comparably low ceiling heights.

Interesting views: At one building, the occupants were very excited about the views they had from their unit and from their building. The location of the unit within the building coloured answers to this question. Those located in the upper-storeys generally had better views than those on ground floor units. Those in the attic had trouble seeing out the windows, which were placed too high. At another building, some informers said they have a nice view, while others do not. Billboards, a major thorough-fare, and buildings close-by were some of the disagreeable scenery mentioned. In upper-storey apartments, the better views were especially appreciated.

When asked if living in a converted religious building contributed to a good view, many had trouble answering this question or commenting. They found the building generally well situated but did not necessarily attribute that fact with the building's former religious or educational function. Religious congregations tended to occupy prominent sites. School boards and parishioners tried to locate religious-run schools on good sites, in the parish core. Most respondents seemed to be unaware of this connection. At one building, responses were positive while at another they did not believe there was a link between the building's location and the fact that it was a religious institution. One informer stated that "the building is well-situated and has good views, the site on which the building sits is high… and around the building, all the facades face the city."

Overall impressions of Informants

Advantages: Answers to this question varied. Advantages included the historic fabric, services, tranquillity, the central location, the low rent of the units and the integration of youth.

Disadvantages: At one building, the disadvantages mentioned were related to the interior of the building, including architectural elements, basic maintenance such as plumbing, electricity, floors, the planning of units and circulation systems within the interior of the building and financial factors. Half of the respondents at this case study building saw no inconveniences in living in the building. At another building, the noise (sound insulation of units, problem with ventilation, since resolved) and the renovation of the building (constraints or limits of compared with new construction, maximisation of space within the existing building envelope, restrictions and conformity with building and safety codes) were more or less accepted as part of an adaptive reuse project. Some referred to the area allocated to each unit, which although small were adequate for people living alone. At another, no real disadvantages were pointed out regarding the building, except maybe wear and tear on some materials.

Overall satisfaction: Almost all the informants replied that they were generally satisfied. Research assistants, however noted that many of the people interviewed at one building were visibly frustrated by the poor building insulation and sound isolation. It was a repeated complaint. Those who volunteered to participate perhaps saw this research as an opportunity to vent, thinking that this information would be transmitted directly to the property managers.

Trait Carré:

Residents of the Trait Carré said they were very attached to their neighbourhood and many respondents had attended the former convent school in their youth. Moreover, they continued to refer to the building as "the convent." The residents were readily accepted into and by the neighbouring community, probably because they had lived in the area for some time and the convent attracts a certain clientele. Neighbours did not perceive the convent as social housing, but rather as apartments for independent seniors.

Those interviewed seemed pleased overall with the result of the adaptive reuse, although they had reservations about the recycling of the nearby college (a boys' Catholic

school and similar type of building) into a municipal library scheduled for completion in late 2006. So far the press has reported favourable reactions. Informers perhaps had hesitated over the prospect of changing the convent into affordable housing when the project was first tabled and when they saw that the exterior showed little of the interior interventions, they accepted the project readily. Indeed, many made reference to how little the convent's exterior appearance had changed. Many stated they would have liked to see the former convent keep its former social or public vocation to a greater degree. While the function of elderly housing maintained the mission of the religious community that had established it and respects the public, institutional zoning of the site, the local heritage building is for all intents and purposes inaccessible to the general public. Only the residents can really enjoy the building, although this sentiment was not verbalised directly. It remained tacit in the comments of those interviewed (residents and neighbours).

Centre Jacques Cartier:

Compared to residents of the Trait-Carré, those living at the Centre Jacques Cartier had relatively little attachment to the neighbourhood. The building had no significant sentimental value. More was made of the quality of life in the St-Roch neighbourhood, which neighbours and occupants considered somewhat deteriorated although it was undergoing gentrification.

Young people choose to live at the Centre for pragmatic reasons: because of the location of the building; its accessibility; its low rent; the internal organisation of the centre; and its social services. As one interviewee observed, "it is a space of transition." One might compare it to a university residence, a place where young adults might live for a few years.

The discourse of interviewees revealed a disconnect between the building's current function and its former religious identity – rather than refer to it as "the College" as long-term inhabitants of the place might have, they refer to it as the "Centre Jacques Cartier", a name that evokes the parish in which the former college was located, and thus refers to the larger neighbourhood, or they refer to it more simply as the "Tam-Tam café".

The difference between the ways neighbours and occupants of the Trait Carré habitually refer to the project and those at the CJC points to a generational phenomenon – older residents have simply continued to call the building by the name they've always known it by. Québec youth are less likely to know about Catholic boarding schools or other Catholic buildings. They are not as familiar with the religious mantle their elders acquired and then threw off in the 1960s.

Neither the adaptive reuse of the Trait Carré nor the Centre Jacques Cartier directly contributed to the revitalisation of their respective neighbourhoods according to occupants and neighbours. This greatly contradicts the intentions of the key actors. These statements deserve nuance. The conversion of these two case study buildings into housing projects was perhaps not the catalyst that launched the revitalization process in their respective neighbourhoods but they nonetheless added a piece to the overall scheme to prevent further deterioration or to consolidate a vision for that part of the city. Even if neighbours and residents alike attributed little value to the building, in general they preferred seeing these types of buildings adaptively reused than demolished and replaced

by new construction. Although more recent in style, they did not consider new buildings more beautiful. In their minds, cost was also a major determining factor.

Domaine des Franciscains:

The conversion a building to low-income or elderly housing was perceived by some interviewees as a way of keeping its social vocation. Rather than serve to educate the youth or nurse the ill and infirm as it had in the past, it now provided a benefit to a good number of people in need. While these types of comments make sense for the two other case study buildings, the monastery was principally the residence of a religious community.

Some residents preserved a link with the religious past of the building they inhabited through their own archives, old photographs and research they had conducted on the previous use of the building. In this way, they appropriated the building, creating links with it that they could not have had before, to better interpret their new (old) environment. It reflects a need to maintain the history of the place and thus remember its former use and the values inscribed within it. In contrast, one informer remarked that the religious atmosphere of the monastery connoted isolation, a negative comment that speaks to the cachet that the recycled building retains.

For the research assistants and numerous neighbours of the building, a monastery structure connotes a convivial environment, but it is a false image projected by the building type and its exterior, as indicated by interviews with occupants. While some occupants appreciated informal gathering areas such as corridors and interior courtyards where they could meet one another and their friends and made great use of these spaces, others resented the fact that occupants monopolised these same public spaces within the complex. Purposefully designated areas, such as common rooms, in contrast, often remained empty. The research assistants detected a degree of territoriality in the occupation and appropriation of public circulation spaces. Under these circumstances, understandably some occupants felt awkward at best and excluded at worst. Some occupants of the Domaine des Franciscains also complain of neighbourhood children coming to play in the park adjacent to the property.

General Comments by Informants

When asked whether the building was well integrated with the neighbourhood, neighbours of the Domaine des Franciscains said the neighbourhood had grown up around the building, and had thus adapted to it. In other words, they supposed that the monastery had been built before any of the surrounding walk-ups and duplexes around it. They seemed quite attached to the monastery. For them it was a landmark, a beautiful building that punctuated their streetscapes, a significant element of the urban décor. In contrast, those living and working around the Centre Jacques Cartier commented more about the mission accomplished there rather than about the nature of the building itself. At the Trait Carré, the sense of attachment is greatest. Some of the residents had gone to school there. The community is proud of this common heritage. At the DF, a lesser level of attachment is perceived perhaps because there is greater mobility than at the Trait Carré.

The "Not in my backyard" syndrome was almost absent from the interviews. However, it is crucial to recall that interviews were conducted long after the adaptive reuse projects were completed, some after more than ten years of occupation. This could have a significant impact on the responses as people might be apt to think that the "result is not so bad" after the fact.

Informers tended to prefer the recycled buildings to new construction when asked to compare the two. For the respondents at the Trait Carré, it was a way of saving a local historic building. For those at the Centre Jacques Cartier, it was a way to reduce housing costs. For those at the Domaine des Franciscains, it was a question of appearance. Most informers did not mind the presence of social housing in their midst. They were more concerned about the quality of the building's integration into the neighbourhood than about the type of residents such projects attract. In other words, the neighbourhood looked the same even if the recycled building accommodated a different group of people than it had before.

One research assistant commented on what she most retained from the experience – people can be very attached to their neighbourhood and particular buildings. She was surprised to observe that many spoke about a familiar building as if it was an old neighbour. They compared it to the kind of person you never speak to or interact with but who is always present – a person who we occasionally encounter in the street. When we catch a glimpse of them we feel reassured without really knowing why. If this neighbour were to change their daily routine, it is none of our business, yet they are still around. But if they were to leave the neighbourhood and a stranger takes their place, then we would sense a new page has turned in the life of the place.

Conclusions

This section discusses a number of the key findings from the interviews and post-occupancy evaluations in relation to the larger literature and current debates.

Many conversion projects were featured in local media, as was the case with the three case study buildings, or had been the subject of studies. A rash of adaptive reuse projects followed the availability of government subsidies in the late 1970s through to the 1980s. During this period not only was there great interest in conserving heritage, but also a desperate need for subsidized housing in central urban areas. Those working on such projects built up a body of knowledge and created precedents for others to follow, especially when they won awards for their projects. This was the case for the L'Arche de Noé housing co-operative in Montreal. Many similar school conversions followed, including école Saint-Charles, Limoilou, now Coopérative Oasis, and école Saint-Esprit, now Coopérative Les Bons Amis, both in Québec.[102] The CJC and Mère et Monde are two of the most recent projects within this continuum.

Some of the lessons learned from the earliest conversion experiments and applied to varying degrees in the three case study buildings include:

[102] Odile Roy, *Mise en valeur du patrimoine : La contribution des coopératives d'habitation* (Éditions Continuité, Confédération québécoise des coopératives d'habitation, Conseil des monuments et sites du Québec, 1993)

- meticulously documenting existing conditions in order to identify architectural and spatial qualities as well as to foresee potential renovation problems and correct them (e.g. structural weaknesses);
- locating entrances and service areas of the dwelling, such as bathrooms, next to the former corridors and locating living spaces and bedrooms on the exterior wall;
- elevating floor levels or lowering ceilings to hide new plumbing and mechanical equipment and provide a more domestic scale living environment, given the generous ceiling heights of the original buildings;
- giving over ground floor spaces to communal functions;
- adding balconies or patios where possible;
- prioritizing preservation of exterior heritage features and preserving interior features where budgets and the program or function would allow
- converting former windows into doors as necessary; and
- inviting future users to participate in renovation work, particularly selective demolition and painting, thus reducing costs.

The approaches of the architects of the three case study buildings were not dissimilar to other projects in the inventory and examples surveyed through literature review. In an effort to maximise the number of units some architects were forced to disregard the internal logic of the original building. At the TC, for example, the labyrinthine corridors went off in different directions and some units had long passageways to get from the door to the main living spaces. The conventional relationship of spaces to one another was also compromised in some units. Poor unit layout gave the impression to some residents at all three case study buildings of having a smaller apartment than they had, one that was not as flexible as they might have wished. The architects necessarily worked within limited budgets, which perhaps precluded any experimentation they may have wanted to attempt in designing social housing. The typical unit in the buildings for seniors resembles in many ways the open concept planning of 1960s bungalows. Some occupants may have lived in this type of residence during their adult life so the interior layout was familiar.

Today, people tend to expect that the standards of new construction will be applied to renovated structures (although plenty of examples of poor sound insulation in luxury condominiums and new affordable housing complexes abound). But when religious communities lived in the buildings, they had rules governing the behaviour of individuals that reduced the amount of noise created. Also, it was tacitly accepted that unrelated people would be living under the same roof so certain noises, like creaking floors, were tolerated. Architects need to be more attentive to sound insulation in these projects, as this was a frequent complaint among respondents. However, in both new construction and adaptive reuse, adequate sound insulation between the floor/ceiling of units placed on top of each other is expensive. Yet, in recycling older buildings, a better quality of sound insulation can be achieved (for example, at CJC a second floor was built on top of the original floor), provided that the solution is customized to the situation. Given that more of the recently built existing buildings are coming on the market, different strategies will need to be explored. These steel and reinforced concrete structures will pose different challenges than most of the cases studied here.

Rarely did the name given to the social housing project make reference to the previous use. The names refer to the parish or historic area of the building's location as

well as the new function. This naming process was somewhat analogous to the adaptive reuse project – the goal was to keep the old parts that were still useful, add new elements, and combine the two to make something that responded to the needs and expectations of the users. Modifying the windows, for example, (although contentious) or adding ground floor entrances changed the appearance of the building enough to shift people's perceptions yet enabled the buildings to still function as local landmarks.

Preservationists seeking to conserve as much of the original fabric of the building as possible increasingly question the value of replacing original windows If the original windows had been changed to an inefficient type in later decades, like the 1950s and 1960s, replacing them with more energy efficient ones should be considered. Since the building code prescribes a mere 5% of window openings into bedrooms and 10% into living rooms and too often the design specifications of new buildings conform to these minimum standards, the luminosity of converted institutional buildings is much higher than in new construction.

None of the architects specifically mentioned special efforts to improve the energy efficiency of the buildings, except for replacing single-pane windows with double-glazed windows in order to reduce tenants' heating costs. Most people automatically presume that old, wood-frame double windows (those having two sets, one interior and exterior as the case study buildings had) should be changed for thermal glass, PVC frame windows. For heritage structures in particular, the Heritage Canada Foundation recommends such windows be repaired rather than replaced.[103] At the CJC, where they did replace the windows, they have had problems with air infiltration and loss of heat. Recall that a building settles as it ages and window openings may not be perfectly square whereas the new factory-built windows are square, resulting in air infiltration if combined with old window openings. Original building components accommodate such shifts better than newer ones, which are often made from a different material.

Informers welcomed the inclusion of cultural, commercial, social and recreational uses open to people from the outside in parts of the building much like at the CJC where the dining room/café acts as an interface with the larger community because it is open to non-residents as well. For many, it was less important to have common room reserved for the occupants than to make the building more a part of the city rather than an isolated, self-contained environment. Informants also saw such social programming as maintaining the former use of the building. This type of organisation is comparable to some university housing in which ground floor cafés are used both by residents and the wider community. These spaces enliven a neighbourhood, yet demand a clear distinction between public and private entrances.

Many of the buildings in the inventory had formed part of the parish core and were located in neighbourhoods that had ageing populations. It made sense to convert available buildings to house area residents, even if in some neighbourhoods, as in Montcalm, this

[103] About the reparation of windows, see Craig Sims and Andrew Powter, "Repair or Replace: Windows in Historic Buildings: Arriving at a Sustainable Solution" *Heritage: The Magazine of the Heritage Canada Foundation,* 40-49 and "Box 1: Why Windows?", *Human Resource Issues in the Preservation of Heritage Buildings: Research Report* (Heritage Canada Foundation, 2003), 30 ; About the myth surrounding the cost of built heritage preservation costing more than new construction, see "Box 2: Built Heritage Preservation vs. New Construction", 32, in the same report.

increased the proportion of the elderly population. In sectors such as Limoilou, Saint-Sauveur, and Saint-Malo, one might argue that the adaptively reuse of buildings for low-income housing contributes to long-term consolidation of "poor" neighbourhoods. Yet it also avoids adding a strange population to an existing economic and social mix, stemming the process of gentrification. Conversely, the local population is less likely to oppose a project that seeks to help their neighbours.

As one journalist remarked, real estate developers have recently adopted heritage discourse to push for the conversion of religious institutional buildings into condominium developments. Citizens of Saint-Martyrs-Canadiens parish opposed such a proposal, arguing the former school should serve community groups rather than be privatized.[104]

The story touches on an important debate regarding religious built heritage – should it be put to private or public uses. Many people erroneously take former schools and convents to be public amenities. While the buildings owned by the School Board were indeed public property, the convents and religious institutions such as colleges have always been private property, although religious communities often gave informal right of ways.

Religious communities often sell properties at less than market value because they prefer selling to an organisation that shares similar values. Affordable housing for elderly is crucial to those with small pensions, on the threshold of poverty. Historically, religious communities would have housed these people in foyers, or seniors' homes. Some of these institutions are still active, while others have been transferred to lay administrations. Elsewhere in North America, religious communities have acted in their own right as developers of affordable and alternative forms of housing, either by converting buildings they already owned or building anew. Rather than purchase property, developers could lease it and thereby earn income to offset the expenses of taking care of elderly and infirmed sisters and brothers.

In light of the next wave of adaptive reuse in Québec, a mixed-use formula deserves renewed consideration. A successful example is the former property of Saint Aidan's Catholic Church in Boston, now 59 units of housing, 20 of which are affordable rental, 16 are affordable first-time homebuyer units and 23 market rate units.[105] The market rate units helped subsidize the affordable units. Indeed, subdivision of larger complexes into a series of housing co-operatives that target a mixture of clientele, or mixing types of housing on a single property could partially counter nimbyism. It could reduce the threat of invasion of poor or otherwise disadvantaged people in a neighbourhood and the perceived negative impact it has on middle-class property values. In contrast, Canadian funding organisations hesitate to finance large projects, said one architect we interviewed in making reference to an old convent in Beauport with a potential of 200 units. The Bon Pasteur complex near the legislative buildings in Québec City, had been subdivided into several co-operatives, as had the former Bon Pasteur

[104] Louis-Guy Lemieux, "Le patrimoine religieux à l'heure des choix, Les promoteurs parlent maintenant la langue des défenseurs du patrimoine" *Le Soleil* lundi 11 mars 2002, A1. Had part of the project included a housing cooperative, rather than private luxury condominiums, neighbours would have probably been more receptive. There was also concern over the height and density of the new construction proposed in the school parking lot and yard.

[105] Thanks to David Armitage at the Planning Office for Urban Affairs who has worked with the Archdiocese of Boston in converting Catholic institutional properties for this information, email communication May 2006.

monastery in Montreal, which in addition mixed different types of housing with cultural and commercial (office spaces) facilities. Inventive solutions can sometimes ensure financial viability of the project.

One of the most frequently received comments concerned the amount of money set aside for the adaptive reuse of buildings into affordable housing. There is not enough available to do the restoration work required to save all of the heritage aspects of the buildings, which raises the question of whether such conversions are the best way to preserve local heritage. In the three case studies, architects had to work within a standard budget for low-income housing. Most of the buildings on which architects intervene are not designated structures or located within a historic district and for this reason are ineligible for special municipally administered restoration grants, such as the "Programme d'aide à la restauration des bâtiments traditionnels du Vieux-Québec". Other restoration grants, such as the "Programme de subvention à la restauration, à la rénovation, à la construction et au recyclage residential" are limited to particular types of work, such as repairing the historic roof, or types of buildings, even if these are not officially recognized historic buildings and each of these have certain restrictions.[106]

Since 1999, the Fondation du patrimoine religieux du Québec (FPRQ) has devoted a program to the adaptive reuse of houses of worship, including the restoration of chapels. Had such a program existed at the time of the DF conversion, perhaps a use other than housing would have been found for the chapel. The FPRQ might also look beyond houses of worship to examine the possibility of funding the restoration and adaptive reuse of other types of built heritage, like convents and religious institutions. Both Québec City's Plan directeur d'aménagement et de développement (PDAD) and the heritage policy that it is has recently adopted emphasize the importance of the city's religious legacy. The documents advocate for its conservation, adaptive reuse and redevelopment.[107] Because a renovated older building requires constant maintenance and, according to one informant, a private sector project cannot receive more than one government grant from a given program until 20 to 25 years have elapsed unless publicly owned, perhaps additional funds could be made available when conserving built heritage is part of the project's objectives.

There seems to be conflicting points of view over whether adaptive reuse costs more than new construction. Yet, as this study demonstrates, converting an existing building can be cheaper than new construction. Costs related to excavation, structural systems and the building envelope represent up to 60% of the total. These costs are much reduced in a conversion project as these elements already exist and often they are of good quality, particularly if the former owner took good care of the building. Costs associated with building code conformity, for example the installation of an elevator, sprinklers, and other building services can add 1 to 5% of the total. On the other hand, reinforcing the

[106] See for example, Odile Roy, *Guide d'intervention: Conserver et metre en valeur le Vieux-Québec* (Ville de Québec, Ministère de la Culture et des Communications, 1998) and Anne Côté, *Guide d'intervention: Conserver et mettre en valeur les quartiers centraux de Québec* (Ville de Québec, Ministère de la Culture et des Communications, 2002).

[107] For the Fondation du patrimoine religieux du Québec, see http://www.patrimoine-religieux.qc.ca/; the Plan directeur d'aménagement et de développement, http://www.ville.quebec.qc.ca/fr/organisation/pdad.shtml; and the heritage policy adopted by the city, http://www.ville.quebec.qc.ca/fr/organisation/presentation_politique_patrimoine.shtml (all last consulted November 2007).

structure to counter seismic activity (a concern in the Québec City region) can add costs. A structural engineer would have to evaluate the type of intervention required in such cases.

The architects at the Trait Carré estimate a cost of $56 per square foot at the time of construction, 1999 to 2000, and at the Centre Jacques Cartier, $60 per square foot at the time of construction, 1993. To build a new four to seven storey brick building with a steel structure in 1999 would have cost approximately $112 per square foot. A new four to seven storey brick with a wood structure in 1993 would have cost $102 per square foot. Evidently, in these cases, the conversion of the buildings represented substantial savings (Table 12).

Table 12. Comparison of the estimated costs of conversion of the case study buildings and the costs of new construction in Québec City in the years the projects were realised.

	2005*	**1999***	1999-2000	**1993***	1993	**1982***	1982
	Means	**Means**	Trait Carré	**Means**	Centre Jacques Cartier	**Means**	Domaine des Franciscains
	$/sqft	$/sqft	$/sqft	$/sqft	$/sqft	$/sqft	$/sqft
4-7 storeys, brick, steel structure	138.99	112.30	56‡	98.49		69.96	
4-7 storeys, brick, wood structure	144.64	116.86		102.49	60†	72.80	54††

*Estimates for the costs of new construction, adjusted for Québec City, are taken from Robert Snow Means Company, *Means square foot costs : residential, commercial, industrial, institutional*, (Kingston, Mass. : R.S. Means Co., 2005). Note that the square foot estimates have a relative accuracy of plus or minus 15%.
‡ Gross estimates for the project as provided by the architect. This amount includes demolition costs and taxes, but not professional fees.
† Gross estimates for the project as provided by the architect. This figure represents construction costs and does not include professional fees or taxes. It also does not include demolition costs since the residents conducted the work.
†† This figure was calculated by dividing the average conversion cost of $38,000 by an average unit size of 700 square feet.

Granted, it is often easier to estimate the cost of a new building. Normally there are fewer unforeseen variables or pitfalls to consider than in an adaptive reuse project. In estimating the costs of conversion, it is crucial to visit the site first hand and conduct exploratory curettage precisely in order to evaluate existing conditions and identify the potential cautions. All of the architects interviewed had had some previous experience on which to base their calculations. The estimator's experience of similar past projects is vital in accurately estimating the costs. Experts, such as the R.S. Means Company, Inc. collate this type of information for North America. Yet, local conditions greatly affect the accuracy of estimates. Contingencies in the budget should be larger than for new construction, usually at 10% and sometimes as much as 15 to 20%.

The cost of recycling is sometimes more expensive than demolition and new construction combined as when the building has been abandoned and allowed to deteriorate. Municipalities and building owners need to establish new uses much earlier if they are to save on restoration costs.

Recycling costs can also be more expensive when the lead paint and asbestos that were used in the construction of many institutional (and other) buildings currently for

sale must be removed. It was common practice at the time to use these materials. The removal of these harmful substances has to be factored into the costs and special budgets set aside for this type of work, otherwise the buildings will be demolished. The project of converting the Soeurs du Bon Pasteur's Sainte-Geneviève convent into transitional housing for immigrants was aborted partly for these reasons. Contamination problems are not insurmountable as the successful conversion of the Saint-Henri convent in Montreal into a housing co-operative demonstrates.[108] It received a grant under the former Revi-sols program for clean-up of contamination. At Mère et Monde, asbestos cleanup increased the unit conversion price to $110,000 per unit, but did not stop the project.[109] Even if they had demolished and built new, the developers probably could not have realized the project for the same price. Within the traditional bid structure, contractors find it easier to replace floors, staircases, and doors rather than repair them, which takes more time.[110] In comparison, the average cost per unit in the second purpose-built phase at the DF was significantly more than units in the adaptively reused monastery.

The case study buildings offer a wide and varied understanding of the various approaches brought to the adaptive reuse of religious institutional buildings. They varied in location (residential suburb, working-class neighbourhood and upper-middle class district), type of former function (convent, college or school and monastery), and new clientele (elderly and youth).

All three case study buildings conformed to some degree to municipal plans for neighbourhood revitalization, as did many of the buildings inventoried for this study. The conversions of these buildings and the financial investments that they represented had positive impacts on properties within the immediate area. Adaptive reuse at the DF, led to new affordable housing construction in a second phase of development.

Because no changes in zoning were required in the cases studied, there was no public consultation. No complaints were recorded in the media. Many occupants were not around during the renovation project and had little idea of whether the perceptions of neighbours on the project were favourable or not at the time of conversion.

In general, key actors, neighbours, and occupants viewed the recycling of former convents and Catholic religious institutions as a means of retaining local heritage as well as providing affordable and alternative housing. Not only does this approach foster the conversion of existing built resources but also allow people to stay within their neighbourhood. Indeed, informants seemed to best appreciate the continuity with the history of the place that these buildings afforded, even if adaptively reused. Yet, what occupants most appreciated about their building, more than the heritage aspects, were the modest rents, the neighbourhood, and proximity to services.

The process of finding partners and financial resources to bring the projects to term was complex and took enormous amounts of time. When religious communities sell their properties, often it is below market value. This makes the properties even more attractive to developers. In the accounting games that adaptive reuse housing projects depend on, having adequate financial resources is critical to their success.

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[108] CMHC. (2004) *Residential Intensification Case Studies: Built Projects, Coopérative d'habitation du couvent de Saint-Henri, Montréal, QC* www.cmhc-schl.gc.ca/en/inpr/su/sucopl/sucopl_003.cfm

[109] Odile Roy, personal communication, October 2006.

[110] Ginette Beaulieu, "L'Habitation: une seconde vie pour nos couvents et nos écoles," *Habitat* 23 no. 3 (1980) 2-7, also makes this observation.

However, the process and the time expended is not unique nor specific to adaptive reuse projects, as it can easily take up to four years to form partnerships in the construction of new social housing. Most architects working regularly in this field and technical resource groups had developed expertise in navigating through different government subsidy programs and policies to help public and private non-profit organizations bring their projects to fruition. Some of the experts interviewed had acquired almost 30 years of experience. Over time, they modified their activities to keep pace with changing governmental programs, such as finding new sources of funding, partners and ways of reducing costs.

All of the inventoried and case study projects dealt with the problem of inserting new housing units within an existing structure. In the most successful projects the architects, developer-clients, and funding partners were able to grasp the program and arrive at a full understanding of the existing space and its potential in relation to the program rather than resort to cramming the greatest number of units into the shell of the building. Analysis of the three case study buildings revealed few architectural innovations in the provision of affordable and alternative housing, perhaps with the exception of the CJC whose community and collective living focus on youth prompted them to make valiant efforts to involve future residents from the beginning. The experiment proved an excellent model for subsequent projects, most notably Mère et Monde, a project that provides a home and support network to single mothers and their infants and young children.

Compared to other forms of social housing, HLM in particular, former convents and schools offered rich spatial qualities, particularly because of their large windows and tall ceilings. These same qualities also presented significant drawbacks. Standard heating solutions cannot work with large glassed surfaces. Whereas conventional electric baseboard heating systems might adequately counter the effects of draft created by minimum-standard windows, they are insufficient when it comes to the drafts created by the oversized windows in winter. Without some form of cross ventilation, in summer, these large openings contribute to the overheating of units located on the south side of buildings.

The conventional unit plans, the quality of materials and interior finishes suggest that the strategy adopted by most architects and their clients was to integrate mainstream rental housing units within the shell of an existing building in compliance with the applicable building codes and municipal regulations. Such regulatory frameworks set out minimum standards of safety and comfort. Yet they do not prevent creative developers and architects from proposing new types of housing units in Montreal and Toronto industrial and institutional buildings that could perhaps also be developed for the affordable and alternative housing market.

Limited budgets sometimes had a negative effect on the distribution of spaces and unit layout. A simpler distribution of units within the building and of spaces within the unit in accordance with the original structure would solve the problem, although fewer units could raise the average conversion cost per unit. Peculiar design features of old buildings can make it hard to fit in the new units. Stairways that do not respect the most recent building codes often need to be relocated. Gathering spaces like the chapel, unless subdivided or converted to common areas, take up valuable floor area. The depth of the buildings sometimes precludes having through-units (and therefore the possibility of

having living spaces on two exterior walls and cross-ventilation) or, inversely, invites a double loaded-corridor layout in which kitchens are placed a long way from windows.

Recommendations

The definition of affordable housing itself, the types of housing developed for these buildings and the ways of converting them should be widened. For example, in their prior institutional functions, the convents had fully equipped centrally located industrial kitchens that would be useful for student residences and assisted living facilities (much like those some religious communities continue to provide). Architects could also explore different ways of organizing the units within the existing structure. Rather than outfit conventional apartment or high-rise condominium units, along a double-loaded corridor, they could propose terrace housing. In effect, they would cut the building salami style rather than in horizontal layers, although this type of approach could drastically change the reading of the historic structure. Or, alternatively, they could propose flats, akin to triplexes and walkups common in Québec with six to eight apartments sharing a common stairwell or an outdoor corridor, rather than an interior one. This way, each of the flats would have cross-ventilation and daylighting from two sides.

Because some of the informers wished to have greater mixture in the buildings, developer-clients and architects might explore the kind of interactions they want the building to promote and ways that they might organize spaces fit for diverse people needing different levels of intimacy. Architects, planners and developers should examine their projects at multiple scales and from a variety of perspectives.

Some people spend a lot of time in the kitchen. Rather than think of them as service spaces that can be placed far from windows, architects might better conceive them as living spaces in of themselves and put them closer to windows.

Designers should pay more attention to issues of soundproofing. Architects and engineers will need to find new ways of building partitions so that sound transmission through the existing structure does not get transmitted from unit to unit.

Given the complaints relative to overheating in summer in those buildings in which no mechanical air conditioning was installed, creative solutions such as finding ways to modulate the amount of sunshine entering the building in summer should be explored, like shading devices. These regulating systems, although they might modify the external appearance of the building envelope, particularly the fenestration, can at the same time signal the change in building function. Blocking a part of the original window in order to reduce its size defaces the heritage aspects of the building.

Whereas conventional electric baseboard heating systems might adequately counter the effects of draft created by minimum-standard windows, they are insufficient when it comes to the drafts created by the oversized windows in winter. Standard solutions cannot work with large glassed surfaces. Also, outside of Québec and parts of BC, hydro costs are so high that electric baseboard heating is rarely used for new units. Electric baseboard heaters dry the air. Central steam or water based heating systems in contrast radiate a better quality of heat. Developer-clients might consider keeping this older technology rather than replacing it. Regardless of the system, individual thermostats conveniently allow tenants to control the temperature in their space. Individual counters

ensure that they pay for what they use. Alternatively, to solve the draft problem, other technologies should be explored, such as radiant-heated floors, passive solar heating, and high-efficiency furnaces. The heat gains from the large windows in the case study buildings surely could be put to great advantage.

To counteract overheating in summer, ceiling fans could cool the unit in the summer by circulating the air. By switching the direction of rotation for the winter, the fan would redistribute the heat that accumulates next to the ceiling and counter downward draft from the window. While some tenants had installed such fixtures, the developer-client might consider it a standard feature. Shading devices such as heavy curtains or blinds or exterior overhangs should be installed.

For all intents and purposes, all three case study buildings have single-facing units arranged along a double-loaded corridor. This eggcrate plan was not a problem when a large group of people collectively occupied the space (such as a school or convent). Before the advent of mechanical ventilation and air exchangers, occupants would open transom windows above interior doors as well as with the windows on exterior walls thus facilitating natural ventilation through the building even when the doors into the different offices or spaces were closed. By dividing up the building into individual apartments, priority is given to privacy and thus closeable doors. Architects might consider incorporating openable transoms in the halls, or developing other ways of ventilating the building without compromising privacy or fire safety. This suggests developing additional flexibility in interpretation of building and safety codes. Alternatively, they could design through-units that had openings front and back for cross-ventilation.

All of these problems are really opportunities for integrating the approaches of "green architecture".[111] They also point to the urgent need to re-evaluate code requirements. Professionals should propose compensatory clauses, if not grandfather clauses, in order to facilitate the conversion of institutional buildings into housing without gutting the interior and that simultaneously do not compromise the safety of the residents. In other words, they might examine ways of adhering to the spirit of the law rather than the letter of the law. For example, rather than demolish a historic staircase, add a handrail to the wall that conforms to the height prescribed in the code and add fire-sprinklers throughout the space. A second fire stair can be added in a strategic location in the interior of the building (as was done at CJC) or on the exterior (as was done at Mère et Monde), or both as required.

Another recommendation is to set aside budget amounts for existing condition documentation and other studies, like building comfort performance that could address informant complaints regarding drafts and overheating in the units. The change in function of the building typically requires changes in mechanical systems to compensate for new heating loads, cooling loads, and humidity levels, all of which affect the environmental comfort of the occupants. Each case would require careful analysis and calculations before intervention. It would be as important as conducting existing condition documentation and exploratory curettage to determine the structural limits. Contingencies should also be set aside in the budget for unanticipated costs, usually at 10% but sometimes as much as 15 to 20%.

[111] http://www.rebutglobal.tv/indexFlash.htm, last visited on 30 January 2008, gives examples of different projects. Commented extensively by Jacques Languirand et al. the *Rebut global* television series has documented the construction of a number of green buildings.

The total cost of a project, whether new or a conversion depends on how calculations were made. Did the clients, developers and architects consider life cycle costs? What would it cost to build a building of equivalent quality today? The materials, if one considers the whole process of their transformation from extraction, transportation, through to final installation and the level of worksmanship needed to put up a building represent significant expenditures that are seldom considered when comparing the costs of adaptive-reuse to new construction. Sheet metal is far inferior to stone, which also has greater heritage value. How do we calculate the costs that demolition and rebuilding have on the environment? These activities deplete natural resources by the extraction of the raw materials, the pollution generated in their transformation as well as through the ever-growing landfill sites. More research is needed in this area so that all of these factors can be taken into consideration.[112] Despite increasing awareness, environmental costs rarely figure in construction calculations. New approaches to sustainable building practices, like LEED standards, should be applied to future adaptive reuse projects. Rather than demolish building interiors and concentrate conservation efforts on the building's exterior, it could prove worthwhile to consider recuperating materials and saving more of the interiors.

One recommendation that might help solve the recurrent problem of having enough funds available to respectfully convert existing buildings, regardless of their heritage status, is to review funding policies and objectives. This study illustrates that the policies adopted by various levels of government have an important impact on the quality of adaptive reuse projects. Not only should the funding of such programs be increased, but also the distribution criteria should be revised to focus on the quality of the housing proposed and whether the adaptive reuse respects the heritage character rather than the quantity of units produced. Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* could serve as a benchmark for judging the projects, even when the converted buildings are not officially designated. Diffusion of exemplary projects realised under such innovative programs could lead to a copy-cat phenomenon, much like the revitalisation of run-down neighbourhoods or the remodelling of bungalows.

Some municipalities have special programs to cover the costs of restoration for buildings located in historic districts. Perhaps bonus monies could be made available for converting existing buildings in these districts or elsewhere into housing in ways that conserve the historic character of the buildings. Similarly, regular housing grants could be topped up by funds to cover the restoration and rehabilitation work. By combining grants, perhaps old buildings can be simultaneously restored, rehabilitated and adaptively reused for housing, thus achieving several goals at once. The Commercial Heritage Properties Incentive Fund (CHPIF) established by Canada's Historic Places Initiative, could be used as a model for creating initiatives that promote other kinds of adaptive reuse projects such as housing. They would be in keeping with sustainable development agendas. More importantly, the funding should cover not only the initial conversion

[112] See Baird M. Smith, « Conserving Energy in Historic Buildings » *Preservation Briefs* 3 Technical Preservation Services, National Parks Service, U.S. Department of the Interior, http://cr.nps.gov/hps/tps/briefs/brief03.htm visited 2006-06-02; The Canada's Historic Places pamphlet, "What's green about historic places?" makes the point that "Reusing buildings is greener than building new ones" see also www.historicplaces.ca.

project, but be available for longer term maintenance. More stringent policies could also be enacted to force owners to set aside the appropriate sums in reserve for ongoing building maintenance purposes.

Given that the costs of adaptively reusing a building are necessarily higher when a building has been abandoned and allowed to deteriorate, municipalities, building owners, citizens and future occupants need to establish new uses much earlier if they are to save on renovation and restoration costs.[113] These key actors must remember to think of profitability not solely in economic terms but also in relation to environmental, heritage, and social terms. Sometimes the appropriation of the neighbourhood and the reinforcing of existing urban fabric are more important criteria by which to measure the success of a project.

A public relations campaign could demystify the construction of affordable or alternative housing in a given neighbourhood. Lack of information seems to frustrate future neighbours of the project and puts them on the defensive. Care must be taken if the affordable housing is located in an upper or upper-middle class neighbourhood so that future clients will not be stigmatised, even when the project reuses an existing building. Giving explanations and discussing plans ahead of time with all concerned might calm their respective fears. Since the 1990s, Québec City has developed mechanisms whereby the citizens can be regularly consulted. Some outspoken groups made sure their concerns were heard at public consultations over the future of former and current religious-owned properties in the borough of Sillery and of the Monseignor Lemay property in the Saint-Sacrement neighbourhood. Yet despite these efforts, more can be done to involve citizens and stakeholders earlier in participative design processes, to work with the developer, client, architect and the municipality from the beginning. For example, a design charette could be held to bring these stakeholders together to work toward a mutually agreeable solution. Holding an open house once the building is converted would allow new residents and neighbours to meet and give an opportunity for curious neighbours to see the interiors.

The use and configuration of outdoor spaces could be improved, especially on small sites. Parking areas could be reduced in number, especially when the housing project is well-served by public transportation and is in proximity to services. Municipalities should consider relaxing parking requirements where appropriate for these projects. Rather than have 100% hard, asphalted surfaces, as is most commonly the case, the area could be surfaced with a system of paving blocks that lets the lawn or hardy groundcovers grow. In this way, tenants could use the space for bar-b-queing, or sitting, as well as for parking, particularly if other landscape elements, such as shrubs or trees are incorporated into the design. Community garden plots would be visually attractive, produce food and have therapeutic value for seniors. Lawns could be replaced with shrub/perennial gardens or vegetable gardens which are more interactive and provide a great excuse for residents of all ages to get outside. Sheds or other ancillary buildings are good places to store not only gardening equipment but also outdoor furniture, such as wooden swings over winter.

A better distinction between private and public land needs to be made in order to reduce what is perceived as trespassing. A lack of clear demarcation between the property

[113] Ginette Beaulieu, "L'Habitation: une seconde vie pour nos couvents et nos écoles," *Habitat* 23 no. 3 (1980) 2-7, noted this as well. She quoted Jean Côté, who had already supervised several such projects.

of the co-operative or housing project and adjacent parks leads to confusion and complicates the appropriation and hence care for these outdoor spaces. The ways the school yards of the former École Saint-Joseph (or Saint-Martin) and Couvent Saint-Joseph on rues Kirouac and Montmorency respectively located in Saint-Sauveur neighbourhood were converted into a city park, parking, and green spaces for the residents of the converted buildings can provide a model. The park has well-indicated boundaries and a separate access than the parking and green spaces belonging to residents.

The success of future adaptive reuse projects using built religious heritage will depend on several factors, political will being paramount. Decision makers at funding agencies and municipal authorities will have to ask themselves hard questions that go beyond dollars and cents in the near future. They will have to weigh viable options as well as seriously evaluate existing programs and the types of financial resources set aside both for the historic preservation of existing urban (and rural) landscapes and for the provision of affordable and alternative housing. Federal, provincial and municipal governments could reinvest in the housing sector in ways that promote conservation of built resources, whether these are designated historic or not.

The politics and programs adopted by different levels of government have a substantial impact on the feasibility of the recycling projects examined here, something that tends to be overlooked. Under-financing creates obstacles. The ways that existing programs are structured contain systemic biases against conservation. In fact current funding tacitly favours replacement rather than conversion. Adjustments need to be made or new programs developed to promote a positive bias, one that encourages preservation. Those actually in place encourage demolition rather than sustainable development and recycling.

In order to promote rehabilitation of buildings rather than their replacement with new construction, authorities at SHQ and CMHC could add bonus monies to existing regular housing grant programs that would be allocated only to projects that favour recycling and more importantly, conservation/restoration. They could also mandate approvals for interventions. Municipalities could make recycling religious properties a priority and ensure the necessary financial incentives are available. Particular funds could also be made available for continual maintenance of the converted buildings, rather than once at the time of the initial building conversion.

If we look forward to the redevelopment of second wave properties, private developers might consider accepting a 5% return on their investment rather than expect 15% and 20% or greater. Their projects might also be deemed more acceptable if they are more transparent with regards to their profit margin especially if they also demonstrate the benefits of the intervention for the wider society. For example, they could argue that by consolidating central city fabric, they are minimizing suburban (and exurban) sprawl. By providing affordable or alternative housing, they are able to attract a diversity of people into a neighbourhood rather than target only high-income households through the sale of luxury condominiums. The potential for research in the areas of policy development are therefore numerous as is research into the economics of adaptive reuse.

Better comprehension of the original building's performance can provide clues to passive solutions without necessarily resorting solely to mechanical systems. Potential problems related to heating and ventilation can be solved in large part through the

application of recent advances in environmental comfort and control that use natural ventilation and cooling methods and passive heating and take advantage of the thermal qualities of thick masonry walls, for example. Indeed, further research and development are needed in this area.

Typically excavation, construction and assembly of the building's structural system and the building's envelope are the most costly aspects of new construction. These expenses are negligible in an adaptive reuse context since the building is already standing. Renovation costs for all three case study projects were considerably lower than new construction costs would have been for the same number of units. Seismic reinforcing can add costs, though a structural engineer would need to make the estimates. Bringing the building up to code, e.g. installation of sprinklers and elevators, represents a smaller percentage of the overall construction budget, especially if the building is in good condition. Here again, further research is required.

In many cases a more flexible interpretation and application of the building code and safety norms might alleviate the costs of renovation and conserve more of the original fabric of the building without compromising on human comfort and security. Each project would have its own particularities and would have to be examined on a case by case basis, but added flexibility might reduce expensive solutions to otherwise straightforward problems. Are there simpler ways to achieve the intentions behind the laws?

Given that a good number of similar building types to the ones studied here will soon be available for conversion projects, the development of a database containing local cases studies of conversion projects of the most common type (ex. schools, convents) would be useful. That way valuable knowledge and experience could be pooled together and pertinent comparisons made between projects with similar existing conditions and intervention approaches and their costs. This type of tool could effectively debunk myths that new construction is cheaper than recycling when too often it is quite the opposite. The case study bank assembled by the Conseil de l'enveloppe du bâtiment du Québec (CEBQ) for technical solutions to new construction might be a model that SHQ, CMHC or even the Ordre des architectes du Québec (OAQ) could adopt. The mandate could be given to a team of architects, engineers, general contractors, and developers who would be paid to collect and treat the information. CMHC, SHQ, OAQ, and the SOMHAC possibly have such banks of information that could be diffused to a wider audience. Perhaps the Means Company, Inc. could also be persuaded to publish local cases that they examined.

The conservation of these older structures is worthwhile at many levels. By recycling Catholic convents and religious institutional buildings, Québec City and other Canadian municipalities will not only be able to keep an important architectural heritage but also solve its dramatic housing crisis in relatively inexpensive and creative ways. Such buildings are ideally located, often in the centre of a neighbourhood or city, proximate to existing services, amenities and transportation infrastructure. They make enriching environments in which to live. They can act as motors for revitalisation and development. Also, less demolition means reduced landfill and wastage of energy and resources. It also allows for the seamless integration of disenfranchised groups of people into otherwise socially and economically homogenous sectors of the city. In summary,

adaptive reuse of these buildings makes sense economically, environmentally and socially.

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Appendices

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Appendix 1. Inventory of Convents and Catholic Institutions Recycled into Affordable and Alternative Forms of Housing, Québec City, 2003 / Inventaire des couvents et des institutions catholiques transformés en logements abordables et alternatifs, Québec, 2003

N°	Communauté	Nom de la propriété	Adresse de la propriété / Quartier	Arr.	Municipalité / Quartier	Urbain / Banlieue	Nom du propriétaire / gestionnaire	Ancienne vocation	Nouvelle vocation	unités	Transformation
1	**Corporation des Sœurs de la Charité**	Foyer Nazareth	715, côte des Glacis Québec, QC G1R 3P8 Téléphone : 694-0492	1	Québec / Vieux-Québec	Urbain	Famille Gaudrault et Associés Inc. / idem	Ancienne caserne et hospice	Personnes âgées autonomes et semi autonomes	58	1986
2		Résidence Cardinal-Vachon	2900, rue Alexandra Québec, QC G1E 7C7 Téléphone : 666-7953	5	Beauport	Banlieue	Société d'habitation Cardinal-Vachon / idem	Ancien foyer pour personnes âgées aliénées	Prêtres retraitées et laïcs	148	1989, (1998) entrepreneur Laurent Gagnon
3 A B		 Résidence Joseph Villeneuve	790, rue d'Aiguillon et 320, rue Saint-Jean Québec, QC	1	Québec / Saint-Jean-Baptiste	Urbain	Immobilière SHQ / OMHQ SOMHAC ?	Ancien Couvent Saint-Jean-Baptiste	Personnes âgées autonomes (55 ans et +) Logements pour familles modestes	24 32	1979 1988
4	**Franciscains**	Domaine des Franciscains	733 à 753, rue de l'Alverne Québec, QC G1R 2M1 260, rue des Franciscains 250, rue des Franciscains	1	Québec / Montcalm	Urbain	SOMHAC / idem	Ancien monastère (comprend le couvent et la chapelle)	Personnes âgées autonomes (55 ans et +)	88 18 54	1985, architectes Émile Gilbert Chabot, Bergeron
5	**FIC (vérifier ?) / Sœurs Notre-Dame-du-Perpétuel-Secours**	Habitation Painchaud	1415, rue Saint-Pascal Québec, QC G1J 4R1 Téléphone : 661-0203	6	Saint-Pascal-de-Maizerets	Urbain	SCHL / Carmen Person	Ancienne école Maria Goretti	Maison de transition	(26)	1980, architectes Jean Côté et associés
6	**FIC**	Notre-Dame du Chemin	321, Père Marquette Québec, QC	1	Québec / Montcalm	Urbain	SOMHAC / idem	Ancienne école Montcalm	Personnes âgées autonomes (55 ans et +)	58	1984, architecte Georges Amyot
7	**Frères des écoles chrétiennes**	Les Jardins Jean Bosco	2160, Chemin Ste-Foy Québec, QC G1V 4T5 Téléphone : 652-1320	3	Sainte-Foy / Secteur de Belmont	Banlieue	Les Jardins Jean-Bosco inc. / Réjean Duchesneau	Institut Saint-Jean Bosco (orphelinat)	Personnes âgées autonomes (50 ans et +)	87	1984-1986, architectes Beauchemin/Bouchard et Émile Gilbert
8		Centre résidentiel et communautaire Jacques-Cartier	421, boulevard Langelier Québec, QC Téléphone : 523-6021	1	Québec / Saint-Roch	Urbain	Centre résidentiel et communautaire Jacques-Cartier / idem	Ancienne Académie Jacques-Cartier	Logements sociaux pour jeunes adultes (centre de reprise en main)	27	1993, architectes Marc Bouchard et Associées
9		Les habitations Pierre	455, avenue de Oblats	1	Québec / Saint-	Urbain	Les habitations Pierre	Ancienne école Maria-	Personnes âgées	54	1984-85,

Appendix 1. Inventory of Convents and Catholic Institutions Recycled into Affordable and Alternative Forms of Housing, Québec City, 2003 / Inventaire des couvents et des institutions catholiques transformés en logements abordables et alternatifs, Québec, 2003

		Boisseau	Québec, QC		Sauveur		Boisseau inc. / Immeubles populaires de Québec inc.	Joseph (ou Saint-Sauveur)	autonomes (55 ans et +)	(16)	architecte Michel Létourneau
10 A B	**Frères des écoles chrétiennes / ?**		183, rue Châteauguay et 557, rue Mazenod	1	Québec / Saint-Sauveur	Urbain	SOMHAC (vérifier ?)	Ancien collège et école Notre-Dame de Grâces	Personnes âgées autonomes (55 ans et +) Logements	21 6	
11 A B	**Frères des écoles chrétiennes / Sœurs de la Charité de St Louis**		675, rue Kirouac et 520, rue Montmagny Québec, QC	1	Québec / Saint-Sauveur	Urbain	Coopérative La Marée Haute / idem Coopérative La Pente Douce / idem	Ancienne école Saint-Joseph (ou Saint-Martin) Ancien couvent Saint-Joseph	Logements et logements sociaux Logements et logements sociaux	30 (~10) 35 (6)	1983 1983
12	**Frères du Sacré-Cœur**	Coopérative l'Oasis de Limoilou	490, 4ième avenue Québec, QC	6	Limoilou / Vieux-Limoilou	Urbain	Coopérative l'Oasis de Limoilou / idem	Ancienne école Saint-Charles de Limoilou	Personnes âgées autonomes et adultes sans enfants	23 (14)	1985, architecte Raymond Bluteau
13		Manoir Champfleury	462-480, rue Champfleury Téléphone : 660-6011	6	Saint-Pascal-de-Maizerets	Urbain	Robert Grenier et George Jeanneau	Ancienne école Saint-Pascal-de-Maizerets	Personnes âgées autonomes	131	1993, Gilles Bernard
14	**Frères Maristes**		Quadrilatère : 112ième et 113ième rue, avenue Ruelle et Albanie Téléphone : 663-4562 (Bureau)	5	Beauport	Banlieue	Coopérative d'habitation Montmorency	Ancien Collège Saint-Grégoire	Logements et logements sociaux	43 (23)	1984, architectes Jean Côté et associés
15		Maison Sainte-Angèle	260, rue de l'Aqueduc Québec, QC G1N 2M9	1	Québec / Saint-Sauveur	Urbain	Immobilière SHQ / OMHQ	Ancienne école Saint-Malo	Personnes âgées	26	1985
16	**Sœurs de Jésus-Marie (Dominicains)**	Henri-Martin (nom initial : Résidence Père Martin)	1158, rue Bourlamaque Québec, QC	1	Québec / Montcalm	Urbain	SOMHAC / idem	Ancien couvent (comprenant l'école St-Dominique)	Personnes âgées autonomes (55 ans et +)	40	1984, architecte Gilbert, Bergeron
17	**Sœurs de la congrégation Notre-Dame**	Académie Notre-Dame de Saint-Roch	440, rue Saint-François Est Québec, QC	1	Québec / Saint-Roch	Urbain	Coopérative L'Infidèle / idem	Ancienne école	Logements et logements sociaux	16 (3)	1986, Jacky Deschêne
18	**Sœurs de la Sainte-Famille de Bordeaux**	Le Domaine du Château de Bordeaux	2140, Chemin Saint-Louis Québec, QC	3	Sillery	Banlieue	Résidence Nouvelle Vie	Ancien noviciat	Cohabitation : Sœurs et personnes âgées autonomes et semi autonomes	163	Fin prévue : 1er novembre 2003

Appendix 1. Inventory of Convents and Catholic Institutions Recycled into Affordable and Alternative Forms of Housing, Québec City, 2003 / Inventaire des couvents et des institutions catholiques transformés en logements abordables et alternatifs, Québec, 2003

19	**Sœurs du Bon-Pasteur**	Complexe du Couvent du Bon-Pasteur	Colline Parlementaire : rue Lachevrotière, Saint-Amable, Berthelot et Scott Québec, QC	1	Québec / Saint-Jean-Baptiste	Urbain	Société d'action Chambreur du Québec	Ancien couvent	Logements sociaux	150	1981-1983, architectes Jean Côté et Associés
20		Habitations du Trait-carré	185, 80ième rue Ouest Québec, QC G1H 4M6	4	Charlesbourg	Banlieue	Habitations du Trait-Carré / Immeubles populaires de Québec inc.	Ancien couvent	Personnes âgées pré-retraitées et retraitées autonomes	41 (20)	2000, architectes Jean Côté et associés
21	**Sœurs Missionnaires Franciscaines de Marie**	Coopérative La Providence	320-330, rue Bouffard Québec, QC /	1	Québec / Saint-Sauveur	Urbain	Coopérative La Providence / idem	Ancien couvent (comprenant l'hospice et l'école Notre-Dame-de-la-Providence)	Personnes âgées autonomes (55 ans et +)	79 (41)	1979, architectes Jean Côté et associés
22		Résidences Grande-Allée Ouest (comprend 5 bâtiments au total)	1175, Avenue Turnbull Québec, QC G1R 5L5 Téléphone : 522-3979	1	Québec / Saint-Jean-Baptiste	Urbain	Groupe Roche Ltée / idem	Ancien couvent	Personnes âgées autonomes et semi autonomes	144	1987, architectes Simard, Amyot Associés et R. Pinault
23			388, Grande Allée Est Québec, QC	1	Québec / Saint-Jean-Baptiste	Urbain	SOMHAC / idem	Noviciat du couvent	Personnes âgées autonomes (55 ans et +)	22	1987, architectes Simard, Amyot Associés et R. Pinault
24	**Sœurs Notre-Dame-du-Perpétuel-Secours**	Résidences des Franciscains (nom initial : Maison Sainte-Marguerite)	305, rue des Franciscains Québec, QC G1S 2P9 Téléphone : 683-9120	1	Québec / Montcalm	Urbain	Jean-Guy Picard / idem	Ancien monastère	Personnes âgées autonomes et semi autonomes	40	1994
25	**Sœurs Saint-Joseph de Saint-Vallier**		95, avenue Saint-Grégoire	5	Beauport	Banlieue	Coopérative d'habitation du Sault	Ancien couvent Saint-Grégoire	Logements pour personnes âgées	38	1983, architectes Jean Côté et associés
26	**Sœurs servantes du Saint-Cœur-de-Marie**	Pavillon Saint-Charles (nom initial : École normale François Delaplace)	850, rue Beaujeu Québec, QC G1J 2K6 Téléphone : 529-6571	6	Limoilou / Vieux-Limoilou	Urbain	CHQ (Corporation d'hébergement du Québec)	Ancienne école	Personnes âgées non autonomes	98	1969, architecte Jean-Marie Roy
27		Pavillon Saint-Maurice	8ième avenue Québec, QC	6	Limoilou / Vieux-Limoilou	Urbain	Mères et Mondes / idem	Ancienne école	Jeunes mères monoparentales 15-30 ans (logements sociaux)	23	Fin prévue novembre 2003, architecte Henry Bélanger

Appendix 2. Catholic convents and religious institutions in transformation or for sale, not included in our inventory / Couvents et institutions religieuses catholiques en cours de transformation ou à vendre exclus de notre inventaire

Projets de recyclage (en cours ou en vente) sur le territoire de la ville de Québec

Sœurs servantes du Saint-Cœur-de-Marie

▪ Maison des Sœurs servantes du Saint-Cœur de Marie comprenant le Collège Marie-Moisan (présentement en vente), 4 bâtiments au total sur le terrain.

Arrondissement : 6, Limoilou
598, 8ième Avenue
Québec, QC
G1J 3L7
Téléphone : 529-0672

Congrégation Notre-Dame

▪ École et résidences pour les religieuses à la toute fin (présentement en vente)

Arrondissement : 5, Beauport
11, avenue du Couvent
Québec, QC
G1E 6R9

▪ École et résidences pour les religieuses à la toute fin (vendu à un promoteur pour en faire des logements)

St Romuald

Pères missionnaires du Sacré-Cœur

▪ Résidences des pères (projet en cours)

Arrondissement : 3, Sillery
2215, rue Marie-Victorin
Québec, QC
G1T 1J6
Téléphone : 681-3541

Bâtiment conçu à l'origine pour accueillir 75 personnes et ils ne sont plus que 30 dans la communauté. Il reste plusieurs mois de négociation, mais le bâtiment va être vendu. L'une des ailes demeurera la résidence des pères tandis que le reste sera transformé en unité de logements pour les personnes âgés.

Frères des écoles chrétiennes

▪ Résidences des frères (présentement en vente)

Arrondissement : 6, Limoilou
1331, rue Mont Seigneur Plessis
Québec, QC

▪ À l'île d'Orléans, dans la paroisse Saint Jean

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Ancienne ferme (Louis Hébert) et un autre bâtiment connexe ont étés vendus à Saint Michel l'Archange (aménagées en logements).

Sœurs de la Sainte-Famille de Bordeaux

▪ Le Domaine du Château de Bordeaux (projet en cours)
Arrondissement : 3, Sillery
2140, Chemin Saint Louis
Québec, QC

Bâtiment vendu au Résidence Nouvelle Vie (situé à Montréal), les travaux seront terminés le 1er novembre 2003 et le nombre de chambres prévues est de 163 (108 studio, 38 – 2 ½ et 25 pour l'infirmerie). Les sœurs logeront encore dans le bâtiment ainsi que des personnes âgées autonomes et semi autonomes.

Dominicains

▪ Couvent St Dominique (projet en cours)
Arrondissement : 1, Québec
175, Avenue Grande-Allée Ouest
Québec, QC
G1R 2H1
Téléphone : 522-3963

Présentement, étude et pourparler pour des transformations. Projet visé d'ici 1 ans. Possibilité de vendre une partie de la maison.

Paroisse Bienheureux François de Laval

Presbytère Saint-Pascal (projet en cours)
Arrondissement : 6, Limoilou
1895, Chemin de la Canardière
Québec, QC
G1J 2E5

Ancien presbytère
Fondation Robert Giffard en a fait l'acquisition, sur le point d'être signé.

Tableau de références, documentation sur les projets

N°	Communauté	Nom / Adresse de la propriété	Lieu de provenance	Type de documents	Nature du document
1	**Corporation des Sœurs de la Charité**	Foyer Nazareth 715, côte des Glacis Québec, QC G1R 3P8 Téléphone : 694-0492	Archives des Sœurs de la Charité	Notes personnelles Historique Contrats, cadastres et description de lot	Jolicoeur, Trycie. (2003). *Informations générales sur les propriétés des Sœurs de la Charité*. Québec., information provenant des Archives des Sœurs de la Charité. *Coûts des réparations et additions*, 14 octobre 1948, document provenant des Archives des Sœurs de la Charité. Lettre de Nazaire-S. à G.-E. Granbois, 1er mars 1949, document provenant des Archives des Sœurs de la Charité. Sœurs de la Charité, s.d., document provenant des Archives des Sœurs de la Charité. *Agreement between His Majesty and The Reverend Sisters of Charity*, 24 juin 1950, document provenant des Archives des Sœurs de la Charité. *Agreement between His Majesty and Les Sœurs de la Charité de Québec*, 14 novembre 1950, document provenant des Archives des Sœurs de la Charité. *Description technique : échange entre Les Sœurs de la Charité de Québec et Le Pensionnat St-Louis-de-Gonzague*, 1984, Sillery., document provenant des Archives des Sœurs de la Charité. *Description technique : échange entre Les Sœurs de la Charité de Québec et Le Pensionnat St-Louis-de-Gonzague*, 17 juillet 1984, Sillery., document provenant des Archives des Sœurs de la Charité. *Description technique : échange entre Les Sœurs de la Charité de Québec et Le Pensionnat St-Louis-de-Gonzague*, 21 septembre 1984, Sillery., document provenant des Archives des Sœurs de la Charité.

				Décret et procès-verbaux	Guérard, Jean. (1965). *Livre de renvoi officiel*, (cadastre 3056-5 et 3056-6), 5 mars, Québec., document provenant des Archives des Sœurs de la Charité. Guérard, Jean. (1972). *Cadastre officiel de la cité de Québec*, (cadastre 3056-5), 15 novembre, Québec., document provenant des Archives des Sœurs de la Charité. Guérard, Jean. (1985). *Cadastre de la cité de Québec*, 5 mars, Québec., document provenant des Archives des Sœurs de la Charité. Guérard, Jean. (1985). *Certificat de localisation (foyer Nazareth)*, 7 mars, Québec., document provenant des Archives des Sœurs de la Charité. *J.F. Delaute, Député du gouverneur*, 5 décembre 1950, Ottawa., document provenant des Archives des Sœurs de la Charité. Plan accompanying the descriptions of certain unsubdivided portions of Lot N 3056, 1950, Quebec, City of Quebec., document provenant des Archives des Sœurs de la Charité. *Décret : Gouvernement du Québec*, 12 juin 1985, Québec., document provenant des Archives des Sœurs de la Charité. *Extrait du procès-verbal de la 46^{e} réunion du conseil d'administration du Mont d'Youville*, 25 juin 1996, Québec., document provenant des Archives des Sœurs de la Charité. *Extrait du procès-verbal d'une assemblée régulière du Conseil général de la Corporation Les Sœurs de la Charité*, 28 mars 1985, Québec., document provenant des Archives des Sœurs de la Charité. *Extrait du procès-verbal de la 90^{e} réunion du conseil d'administration du Conseil de la santé et des services sociaux du Québec*, 21 juin 1984, Québec., document provenant des Archives des Sœurs de la Charité.
			VQ		*Index des rues : Des Glacis*, s.d. Québec., document provenant de VQ.

Appendix 3 : Table of References, Primary and Secondary Source Documentation / Tableau de références, documentation (sources primaires et secondaires) sur les projets

				Permis	AVQ Permis Charles Delagrave. (1933). *La cité de Québec et les Sœurs de la Charité. Québec*., document provenant de VQ.
			Foyer Nazareth	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le Foyer Nazareth*. Québec.
2		Résidence Cardinal-Vachon 2900, rue Alexandra Québec, QC G1E 7C7 Téléphone : 666-7953	Archives des Sœurs de la Charité	-	-
			Résidence Cardinal-Vachon	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur la Résidence Cardinal-Vachon*., information provenant des Archives des Sœurs de la Charité.
		Commun	Bibliothèque Générale	Livre	Roy, Francine, Nive Voisine et Yvonne Ward. (1998). *Histoire des Sœurs de la Charité de Québec*. Beauport, Publications MNH, 3 vols.
3		Résidence Joseph Villeneuve 790, rue d'Aiguillon et 320, rue Saint-Jean Québec, QC	VQ (320, rue Saint-Jean)		Bergeron Gagnon inc. (1994). *Rapport par propriété, 320 Saint-Jean*. Québec., document provenant de VQ. Le centre urbain de Québec. (1988). *Fiche d'inventaire, 320 Saint-Jean.* Québec., document provenant de VQ.
				Album souvenir	Frères des écoles chrétiennes (1909). *Noces de diamant 1849-1909*. Conventum des anciens élèves des Frères des écoles chrétiennes de l'école St-Jean-Baptiste. s.l., document provenant de VQ.
				Photos	ANC, Académie Saint-Joseph, 1920, photo provenant de VQ. Académie Saint-Joseph, avant 1924, Québec., photo provenant de VQ. Groupe d'enfants, 1901, photo provenant de VQ. Groupe d'enfants, 1910, photo provenant de VQ. Intérieure de la chapelle des Sœurs de la Charité. 1941, photo provenant de VQ.
				Journaux	Lemieux, Louis-Guy. (1987). Le pavillon Saint-Jean-Baptiste deviendra un HLM de

					32 unités. *Le Soleil*, 22 juillet., document provenant de VQ. Leclerc, Denis. (2002). Circulation autour de l'école Saint-Jean-Baptiste. *Le Carrefour*, 15 décembre, 13. Patri-Arch (1997). *Banque de données du Patrimoine, 1080 rue de la Chevrotière*. Québec., document provenant de VQ.
				Plans	*Académie St Jean Baptiste*, 1933, échelle 1/8" = 1'-0", plan provenant de VQ. Fabrique Saint-Jean-Baptiste, 1933, plan provenant de VQ. Peachy et Dussault .s.s *Plan d'une addition. Frères des écoles de la doctrine chrétienne*, échelle 8 pieds au pouce, plan provenant de VQ.
4	**Franciscains**	Domaine des Franciscains 733 à 753, rue de l'Alverne Québec, QC G1R 2M1	Archives des Franciscains	-	-
			Ville de Québec (gestion du territoire)	Zonage et plan de cadastre	Jolicoeur, Trycie. (2003). *Informations générales sur le Domaine des Franciscains*. Québec., information provenant de VQ (gestion du territoire).
			Émile Gilbert	Journaux	D., C. (1985). L'ancien monastère des Franciscains s'est refait une beauté. *Le Soleil, Habitat*, 15 novembre, 18., document provenant d' Émile Gilbert architecte. Drapeau, Jacques. (1985). Monastère des Franciscains. Chaque logement à coûté $ 38, 000. *Le Soleil*,, 28 décembre, F2., document provenant d' Émile Gilbert architecte. Drapeau, Jacques. Le monastère des Franciscains reprend vie., document provenant d' Émile Gilbert architecte.

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					Deschêne, Jacques. Logements pour personnes âgées. *Le Soleil*., document provenant d' Émile Gilbert architecte. Gilbert, Émile. (1986). L'impact de l'étude de faisabilité sur le parti architectural. *Actualité immobilière*, 10 (1), 5-7., document provenant d' Émile Gilbert architecte.
		Domaine des Franciscains	Locataires	Documents divers	*Présentations des activités 2003-2004, club social du Domaine des Franciscains*, document provenant de Lise Gamache. Aquarelle du Domaine des Franciscains, document provenant de Lise Gamache. Photos anciennes, 1901-2001, plans, document provenant de Lise Gamache. *Historique du couvent des Franciscains à Québec (1910-2001)*, document provenant de Lise Gamache. Règlements : SMHC, document provenant de Hélène-Françoise Lizotte. Convention signée le 5 novembre 1982, document provenant de Hélène-Françoise Lizotte. Description du logement, document provenant de Hélène-Françoise Lizotte. SMHC : caractéristiques du projet **(chapelle, bloc D)** SMHC : caractéristiques du projet **(couvent bloc A, B et C)** SMHC : caractéristiques du domaine de Franciscains, phase II (54 logements)
			Bibliothèque Générale	Livres	Vallée, Marc E. (1986). Logements sociaux dans un ancien monastère. *Bâtiment*, 61 (1), 20-21.
5	**Frères IC ? / Sœurs Notre-Dame-du-Perpétuel-Secours**	Habitation Painchaud 1415, rue Saint-Pascal Québec, QC G1J 4R1 Téléphone : 661-0203		Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les Habitations Painchaud.* Québec.
			Lafond–Côté architectes	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le projet des Habitations Painchaud*. Québec., information provenant de Lafond–Côté architectes.
6		321, Père Marquette Québec, QC	VQ	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le projet des Habitations Painchaud*. Québec., information provenant de Lafond–Côté architectes.

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7	**Frères des écoles chrétiennes**	Les Jardins Jean Bosco 2160, Chemin Ste-Foy Québec, QC G1V 4T5 Téléphone : 652-1320		Information propriétaire Notes personnelles	*Les Jardins Jean-Bosco*, 2003. Jolicoeur, Trycie. (2003). *Informations générales sur Les Jardins Jean Bosco*. Québec.
8		Centre résidentiel et communautaire Jacques-Cartier 421, boulevard Langelier Québec, QC	Bibliothèque Générale	Livres	Robert, Fleury. (1996). Centre Jacques-Cartier : Des jeunes apprennent à devenir adultes !". *Le Soleil*, B3.
			Ville de Québec (design et patrimoine)	Fiche synthèse Inventaire des propriétés Document Journaux	*Banque de données du Patrimoine, 421 boulevard Langelier*. Québec., document provenant de VQ. *Patrimoine du Quartier Saint-Roch, 421 boulevard Langelier Ouest*. Québec., document provenant de VQ. *Bureau des commissaires d'écoles catholiques romaines de la cité de Québec*. Québec., document provenant de VQ. Le couvent. *Le Soleil*, 1908, 27 avril, 1 et 9., document provenant de VQ. Dionne, Michèle. (1996). Le Centre Jacques-Cartier : se donner un lieu pour se donner du pouvoir sur la vie. *Droit de Parole*, juin-juillet, 8-9., document provenant de VQ. ROY, Johanne. (1997). Les ateliers de la terre : un jardin pas comme les autres". *Le Journal de Québec*, 2 octobre, 25., document provenant de VQ. ANGERS, Gilles. (1998). Le Centre Jacques-Cartier primé par la SCHL. *Le Soleil*, 31 janvier, G1-G2., document provenant de VQ. Lefèbvre Legault, Nicolas. (1998). Le Tam Tam Café dans Saint-Roch : rénover le

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					quartier par la base. *L'infobourg*, vol. 13, n° 3., document provenant de VQ. Roy, Daniel. (2000). Une fresque géante pour le Tam Tam Café. 4 octobre., document provenant de VQ.
			Ville de Québec (gestion du territoire)	Zonage et plan de cadastre	Jolicoeur, Trycie. (2003). *Informations générales sur le centre Jacques-Cartier*. Québec., information provenant de VQ (gestion du territoire).
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le projet du Centre Jacques-Cartier – piloter avec le CLSC*. Québec.
			Architectes	Notes personnelles Journaux	Jolicoeur, Trycie. (2003). *Informations générales sur le projet du Centre Jacques-Cartier*. Québec., information provenant de Marc Bouchard architecte. Champagne, Pierre. (2002). Pour que les jeunes adultes se prennent en main. *Le Soleil*, 1er décembre, A10., document provenant de Marc Bouchard architecte.
			CLSC-CHSLD	Rapport annuel	*Rapport annuel 2002/2003, CLSC-CHSLD Basse-Ville, Limoilou et Vanier*, document provenant du CLSC-CHSLD.
			Centre J.-C.	Documentations sur le centre	Pamphlets : le jardin potager les Ateliers de la terre, le restaurant Tam Tam café et l'atelier de menuiserie le Pouce vert, document provenant du CJC. *Demande de logement, grille d'évaluation*, document provenant du CJC. *Pondération des revenus*, document provenant du CJC. *Règlements généraux*, document provenant du CJC. *Rapport d'activité 2002*, document provenant du CJC.
9		Les habitations Pierre Boisseau 455, avenue des Oblats Québec, QC	VQ	Historique Journaux	*Photocopies provenant de la ville de Québec sur l'école des Frères des écoles chrétiennes à Saint-Sauveur*. Québec., document provenant de VQ. Nouvelle des Frères à Saint-Sauveur. *Le Soleil*, 1914, 25 octobre, 12., document provenant de VQ.
			Les immeubles	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les habitations Pierre Boisseau*. Québec.

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			populaires de Québec inc.		
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les immeubles populaires de Québec inc.* Québec.
10	**Frères des écoles chrétiennes**	183, rue Châteauguay et 557, rue Mazenod	VQ	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les couvents-écoles des rues Châteauguay et Mazenod*. Québec, information provenant de VQ.
11	**Frères des écoles chrétiennes / Sœurs de la Charité de St-Louis**	675, rue Kirouac et 520, rue Montmagny Québec, QC	VQ	Notes Historique (architecte)	Notes provenant de la ville de Québec sur l'école et le couvent St-Joseph. *Biographical Dictionnary of Architects in Canada : Gabriel Desmeules*, 1936, Toronto, vol.5, 229-230., document provenant de VQ.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur l'école Saint-Joseph (ou Saint-Martin)*. Québec. Jolicoeur, Trycie. (2003). *Informations générales sur la coopérative La Pente Douce*. Québec. Jolicoeur, Trycie. (2003). *Informations générales sur la coopérative La Marée Haute*. Québec. Jolicoeur, Trycie. (2003). *Informations générales sur le couvent Saint-Joseph*. Québec.
			Archives des Sœurs de la Charité de St-Louis	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le 675, rue Kirouac et 520, rue Montmagny*. Québec., information provenant des Archives des Sœurs de la Charité de St- Louis.
		Commun	Archives des Frères des écoles chrétiennes	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les propriétés conventuelles de Québec*. Québec., information provenant des Archives des Frères des écoles chrétiennes.
		Commun	VQ	Historique	*L'école Chrétienne*, document provenant de VQ.
		Commun	Bibliothèque	Livre	Frères de Écoles Chrétiennes. *L'œuvre d'un siècle : centenaire 1837-1937*. Montréal,

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			Générale		Les Frères des Écoles chrétiennes.
12	**Frères du Sacré-Cœur**	Coopérative l'Oasis de Limoilou 490, 4ième avenue Québec, QC	VQ	 Journaux	Bergeron Gagnon inc. (1995). *Rapport par propriété, 490 4e Avenue*. Québec., document provenant de VQ. Le centre urbain de Québec. (1988). *Fiche d'inventaire, 490 4e Avenue*. Québec., document provenant de VQ. Collège de Limoilou. *Le Soleil*, 1910, 1-5., document provenant de VQ.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur la Coopérative l'Oasis*. Québec.
13		Manoir Champfleury 462-480, rue Champfleury, QC Téléphone : 660-6011	VQ	 Photos	ANQ-Q s.d. Fond Maurice Mainguy. *Titre du bâtiment*. Québec., document provenant de VQ. *Façade latérale avant de l'école Saint-Pascal-de-Maizerets*, s.d., Québec, photo provenant de VQ. *Façade arrière de l'école Saint-Pascal-de-Maizerets*, 1975, Québec, photo provenant de VQ. *Parc de l'école Saint-Pascal-de-Maizerets*, 1975, Québec, photo provenant de VQ. Service de police (1974). *École Saint-Pascal-de-Maizerets*. Québec, Ville de Québec, photo provenant de VQ. Service de police (1975). *Terrain de l'école Saint-Pascal-de-Maizerets*. Québec, Ville de Québec, photo provenant de VQ.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le Manoir Champfleury*. Québec.
		Commun	Archives des Frères du Sacré-Cœur	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les propriétés conventuelles de Québec*. Québec.
14	**Frères Maristes**	Coopérative d'habitation Montmorency Quadrilatère : 112ième et		Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le projet et la coopérative d'habitation Montmorency*. Québec.

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		113ième rue, avenue Ruelle et Albanie			
			Commission scolaire de la Capitale	Historique	CSC s.d. *École Anne-Hebert*. Québec., document provenant du Service des ressources matérielles de la CSC.
			Lafond–Côté architectes	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le projet de la coopérative d'habitation Montmorency*. Québec., information provenant de Lafond–Côté architectes.
15		Maison Sainte-Angèle 260, rue de l'Aqueduc Québec, QC G1N 2M9	Archives des Frères Maristes	Historique	Archives des Frères Maristes s.d. *Saint-Malo*. Archives des Frères Maristes s.d. *Annales de l'école Saint-Malo*. Archives des Frères Maristes s.d. *École supérieure de Saint-Malo …. de Québec*. Archives des Frères Maristes (1935). *Centenaire de l'arrivée des Frères Maristes au Canada : 1885-1935*. *Quelques faits saillants de l'histoire de Saint-Malo*, document provenant des Archives des Frères Maristes. Simard, René. s.d. *Les frères Maristes et l'école Notre Dame de Pitié*., document provenant des Archives des Frères Maristes.
			VQ	Historique	*École Saint-Malo*, document provenant de VQ.
15.1		880, rue Père-Marquette Québec, QC	Commission scolaire de la Capitale	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur l'ancienne école des Saint-Martyrs-canadiens*. Québec., information provenant de la CSC.
			Bibliothèque Générale	Journaux électroniques (Biblio Branchée)	Laferrière, Michèle. (2002). Projet de 40 condos dans l'ancienne école des Saints-Martyrs. *Le Soleil*, 29 janvier, A12.
15.2		51 et135, rue Gamelin	Archives des Frères Maristes	Historique	*Les Frères Maristes et l'École Notre-Dame de Pitié*, document provenant des Archives des Frères Maristes.
			Ville de	Livre	Roy, P.-G. (1898-1904). Gamelin (rue), *Nouveau Larousse illustré : dictionnaire*

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			Québec		*universel encyclopédique*. Paris, Librairie Larousse, , tome IV.
		Commun	Bibliothèque Générale	Livres	Frères Maristes (1935). *Cinquantenaire de l'arrivée des Frères Maristes au Canada, 1885-1935*. Giroux, Émile. (1936). Frères Maristes (1935). *Cinquantenaire de l'arrivée des Frères Maristes au Canada, 1885-1935 :* échos des fêtes, du 9 mai au 1er juillet 1935. Frères Maristes, Imprimerie des Sourds-Muets. *L'œuvre d'un siècle : centenaire 1837 – 1937*. Montréal, Les Frères des Écoles chrétiennes.
15.3	**Pères Missionnaires du Sacré-Coeur**	2215, rue Marie-Victorin Québec, QC	Bibliothèque Générale	Journaux électroniques (Biblio Branchée)	Lemieux, Louis-Guy. (2003). La maison des missionnaires du Sacré-Cœur deviendra une résidence pour retraités. *Le Soleil*, 22 janvier, A13.
16	**Sœurs de Jésus-Marie Dominicaines**	Le Bourlamaque 1158, rue Bourlamaque Québec, QC	Archives des Sœurs de Jésus-Marie	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les Sœurs de Jésus-Marie à Saint-Dominique*. Québec., information provenant des Sœurs de Jésus-Marie.
			Archives des Dominicaines	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur le couvent*. Québec., information provenant des Dominicaines.
17	**Sœurs de la congrégation Notre-Dame**	Académie Notre-Dame de Saint-Roch 440, rue Saint-François Est Québec, QC	Archives Sœurs de la congrégation Notre-Dame	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur l'Académie Saint-Roch*. Québec., information provenant des Sœurs de la congrégation Notre-Dame.
			VQ		Archithème s.d. *Patrimoine du quartier Saint-Roch, 440 Saint-François Est*. Québec., document provenant de VQ. Archithème (1998). *Banque de données du patrimoine, 440 Saint-François Est*. Québec., document provenant de VQ. Le centre urbain de Québec. (1988). *Fiche d'inventaire, 440 Saint-François Est.* Québec., document provenant de VQ.

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				Journaux	L'externat Saint-Roch. *L'électeur*, 1890, 21 octobre, 4., document provenant de VQ.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur la coopérative d'habitation*. Québec.
18	**Sœurs de la Sainte-Famille de Bordeaux**	Le Domaine du Château de Bordeaux 2140, Chemin Saint-Louis Québec, QC	Ville de Québec	Journaux	St-Laurent, Guy. (2003). Vie de château à Sillery. *Le Journal de Québec, Immobilier*, 2C.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur Le Domaine du Château de Bordeaux*. Québec.
19	**Sœurs du Bon-Pasteur**	Complexe du Couvent du Bon-Pasteur Colline Parlementaire : rue Lachevrotière, Saint-Amable, Berthelot et Scott Québec, QC	Archives des Sœurs du Bon-Pasteur	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les propriétés de Sœurs du Bon-Pasteur*. Québec., information provenant de Céline Lacourcière archiviste de Sœurs du Bon-Pasteur.
				Historique	Archives des Sœurs du Bon-Pasteur s.d. *Évolution du Couvent Bon-Pasteur de 1850-1930*. Québec. Archives des Sœurs du Bon-Pasteur s.d. *Historique des constructions "Bon-Pasteur"*. Québec. Archives des Sœurs du Bon-Pasteur (1970). *La maison-mère du Bon-Pasteur et ses accroissements successifs*. Québec. Archives des Sœurs du Bon-Pasteur s.d. *Charlesbourg 1800-*. Québec.
				Pamphlet	Sœurs du Bon-Pasteur s.d. *Musée du Bon-Pasteur*. Québec.
				Coopérative d'habitation	CACBP s.d. *Historique du site Bon-Pasteur, 20^{ième} anniversaire de la CACBP*. Québec., document provenant des Archives des Sœurs du Bon-Pasteur. CACBP (1986). *Une invitation à bâtir*. Québec., document provenant des Archives des Sœurs du Bon-Pasteur.

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				Gravure	Gravure provenant des Archives des Sœurs du Bon-Pasteur, s.d., Québec.
				Photo	Photo provenant des Archives des Sœurs du Bon-Pasteur, s.d., Québec.
				Cadastre	Lefèvre, J.J. (1964). *Les Sœurs du Bon-Pasteur de Québec*. s.l. Échelle 1' = 50"., document provenant des Archives des Sœurs du Bon-Pasteur.
				Journaux	Le couvent des Sœurs du Bon-Pasteur change de vocation. (2000). *Charlesbourg express*, 30 avril., document provenant des Archives des Sœurs du Bon-Pasteur.
			VQ		*Index des rues : Sainte-Marguerite*, s.d. Québec., document provenant de VQ.
					Index des rues : Du Bon-Pasteur, s.d. Québec., document provenant de VQ.
					Patri-Arch (1997). *Banque de données du Patrimoine, 1080 rue de la Chevrotière. Québec*., document provenant de VQ.
				Livre	Roy, Pierre-Georges. (1932). La rue du Bon-Pasteur. *Les rues de Québec*. Lévis., document provenant de VQ.
			Bibliothèque Générale	Livres	Laurin, Carole. (2000). *Au cœur de notre histoire : le patrimoine du Bon-Pasteur de Québec*. Québec, Congrégation des Soeurs du Bon-Pasteur de Québec.
					Beaulieu, Ginette. (1980). L'habitation : une seconde vie pour nos couvents et nos écoles. *Habitat*, vol. 23, n°23, 2-7.
					Gagnon Pratte, France. (1996). Notre patrimoine institutionnel a-t-il un avenir ?. *Continuité : le patrimoine en perspective*, n° 68, 64-65.
				Revues	Guimond, Georges. (1993). Couvents et casernes : nouvelles vocations. *Continuité : le patrimoine en perspective*, n° 57-58, 48-50.
					Diallo, Thierno. (1992). Échec du projet de coop d'habitation de Bon-Pasteur. *Le Soleil*, A12.

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				Journaux électroniques (Biblio Branchée)	Dubuc, André. (2003). Les terrains des Sœurs du Bon-Pasteur sont très prisés. *Les Affaires*, 36. Thibodeau, Henri. (1989). Complexe de 38 M$ sur la Colline parlementaire à Québec. *Les Affaires*, 30 septembre, 78. La coop abandonne les «HLM de luxe». (1992). *Le Soleil*, 19 mars, B10.
			Lafond–Côté architectes	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations sur le projet du Complexe du Bon-Pasteur*. Québec., information provenant de Lafond–Côté architectes.
20		Habitations du Trait-carré 185, 80ième rue Ouest Québec, QC G1H 4M6	Archives des Sœurs du Bon-Pasteur	Historique	Jolicoeur, Trycie. (2003). *Informations générales sur le couvent du Trait-Carré*. Québec., information provenant Archives des Sœurs du Bon-Pasteur.
			Ville de Québec (gestion du territoire)	Zonage et plan de cadastre	Jolicoeur, Trycie. (2003). *Informations générales sur le Trait-Carré*. Québec., information provenant de VQ (gestion du territoire).
			Les immeubles populaires de Québec inc.	Notes personnelles Site internet	Jolicoeur, Trycie. (2003). *Informations générales sur le projet du couvent du Trait-Carré*. Québec., information provenant des immeubles populaires de Québec inc. Les immeubles populaires de Québec inc. (2001*). Profil de l'entreprise*. *Résidence pour personne âgées*, consulté le 18 octobre 2003, http://www.immeublepopulaire.qc.ca.
			Couvent du Trait-Carré Guillaume Soucy	Journaux Plans	Fortin, Denis. (2000). Inauguration officielle des Habitations du Trait-Carré. *Charlesbourg express*, 18, 32., document provenant de Guillaume Soucy. Le couvent des Sœurs du Bon-Pasteur transformé. (2000). *Charlesbourg express*, 30 avril, 49., document provenant de Guillaume Soucy. Les Architectes Jean Côté et Ass. (1999). *Élévation arrière*, échelle 1 : 125. Québec., document provenant de Guillaume Soucy.

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					Les Architectes Jean Côté et Ass. (1999). *Plan niveau 2*, échelle 1 : 125. Québec., document provenant de Guillaume Soucy.
			Bibliothèque Générale	Journaux électroniques (Biblio Branchée)	Le vieux couvent reprend vie (2000). *Le Soleil*, 20 avril, A6. Lachance, Johanne. (1992). Le Vieux-Charlesbourg. *Continuité : le patrimoine en perspective*, 54, 28-34.
		Commun	Bibliothèque Générale	Livre	Jalbert, Céline. (1999). *Présence d'avenir au cœur du monde depuis 150 ans*. Sainte Foy, Servantes du Cœur Immaculé de Marie dites Sœurs du Bon-Pasteur de Québec.
			Lafond–Côté architectes	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations sur le projet du couvent du Trait-Carré*. Québec., information provenant de Lafond–Côté architectes
21	**Sœurs Missionnaires Franciscaines de Marie**	Coopérative La Providence 320-330, rue Bouffard Québec, QC	VQ	Document (architecte) Historique Photo Livre	*Les associés : Jean Côté*, document provenant de VQ. *L'œuvre admirable de la Providence*. s.d. Québec., document provenant de VQ. Service de police (1957). *Maison La Providence, sœurs Franciscaines Missionnaires de Marie*. Québec, Ville de Québec, photo provenant de VQ. ROY, Odile. (1993). *Mise en valeur du patrimoine. La contribution des coopératives d'habitation*. Québec, Éditions Continuité., document provenant de VQ.
			Bibliothèque Générale	Livres Revues	Bureau, Odile. (1992). *Franciscaines Missionnaires de Marie en sol canadien, 1892, 1992*. Québec, Promotion M. G. Guimond, Georges. (1993). Couvents et casernes : nouvelles vocations. *Continuité : le patrimoine en perspective*, 57-58, 48-50. Beaulieu, Ginette. (1980). L'habitation : une seconde vie pour nos couvents et nos écoles. *Habitat*, 23 (23), 2-7.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations sur la coopérative La Providence*. Québec.
			Lafond–Côté architectes	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur projet de la rue Bouffard*. Québec., information provenant de Lafond–Côté architectes.
22		Résidences Grande-Allée Ouest	VQ	Historique	Patri-Arch (1997). *Banque de données du Patrimoine,* 1175 Avenue Turnbull. *Québec.*, document provenant de VQ.

		1175, Avenue Turnbull Québec, QC G1R 5L5 Téléphone : 522-3979		Journaux	Confort, sécurité et joie de vivre à la Résidence Grande-Allée. (1997). *Le Soleil*, B10., document provenant de VQ. Un répit pour les familles. La Résidence Grande-Allée (SOMHAC), 5-6., document provenant de VQ.
				Publicité	Résidence Grande-Allée, s.d., document provenant de VQ.
			Bibliothèque Générale	Journaux électroniques (Biblio Branchée)	Gaudreau, Valérie. (2003). Résidence Grande Allée. *Le Soleil*, 13 juin, A18.
23		388, Grande Allée Est Québec, QC	VQ	Photos	ANC (1900). *Monastères des Sœurs Franciscaines*. Québec, fig. 41., photo provenant de VQ. *Couvent des Franciscaines missionnaires de Marie*, s.d., Fonds Madeleine-Bilodeau., photo provenant de VQ. *Église des Franciscaines*, s.d., source de Mlle Dumontier., photo provenant de VQ. *Monastères des Sœurs Franciscaines*, 1978, photo provenant de VQ. Service de police (1951). *Couvent des Sœurs Franciscaines*. Québec, Ville de Québec, document provenant de VQ. UL s.d. *Québec. Église des Franciscaines*. Québec, Service de l'audiovisuel., photo provenant de VQ. UL s.d. *Monastères des Sœurs Franciscaines*. Québec, Service de l'audiovisuel., photo provenant de VQ.
				Plans	ANQ-Q s.d. *Élévation. Chapelle Ste-Anne, monastère des Franciscains*. Québec, Fonds Taché., document provenant de VQ. ANQ-Q s.d. *Plan. Chapelle Ste-Anne, monastère des Franciscains*. Québec, Fonds

				Historique	Taché., document provenant de VQ. Demers, Claude. s.d. *Proposition. Plan d'implantation*. Québec., document provenant de VQ. *Monastère des Sœurs Franciscaines. Projets d'agrandissements futurs. Élévation*, 18??, Québec., Berlinguet et Lemay arch., document provenant de VQ. *Monastère des Sœurs Franciscaines. Projets d'agrandissements futurs. Plan principal*, 18??, Québec., Berlinguet et Lemay arch., document provenant de VQ. Bigras, Jocelyn. (2000). *Parc commémoratif : commémoration du centenaire de la présence Québécoise continue au Japon*., document provenant de VQ. *Chapelle des Franciscaines Missionnaires de Marie*. *Grande-Allée*, s.d., document provenant de VQ. Church and Religious Building, file n°164., document provenant de VQ. *Couvent des Franciscaines. 388 Grande-Allée Est*, photocopies diverses provenant de VQ. Le centre urbain de Québec. (1988). *Fiche d'inventaire, 388 Grande-Allée Est*. Québec., document provenant de VQ. Patri-Arch (1997). *Banque de données du Patrimoine, 388 Grande-Allée Est. Québec*., document provenant de VQ. *Recyclage du monastère des Soeurs Franciscaines, rapport de synthèse* (groupe de travail et table des matières), 1982, document provenant de VQ. Service de l'aménagement et du territoire. (2003). *Communiqué. Vente du complexe d'habitation résidence Grande-Allée à un groupe d'affaires de Québec*. Québec, Ville de Québec., document provenant de VQ.

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				Journaux	Bourque, François. (1993). Chapelle à vendre. *Le Journal de Québec*, 6 juin., document provenant de VQ. Caron, Régys. (2003). Chapelle à vendre. *Le Journal de Québec*, 17 juin, 11., document provenant de VQ. Chapelle du Sacré-Cœur, *Le Soleil*, 1899, 10 mai, 4., document provenant de VQ. Église St-Antoine de Padoue, *L'électeur*, 1896, 4., document provenant de VQ. Gaudreau, Valérie. (2003). Résidence Grande-Allée. *Le Soleil*, 13 juin, A18. Interior of Franciscan Church, Quebec, 1901, *Canadian Architect and Builder*, mars., document provenant de VQ. La Résidence Grande-Allée offre confort et sécurité à la Haute-Ville, *Le Soleil*, 1996, 3 novembre, D7., document provenant de VQ. Lemieux, Louis-Guy. (1982). *Le Soleil*, 21 avril., document provenant de VQ. Martel, Jean. (1982). Le monastère des franciscaines de Québec est en vente. *Le Soleil*, 2 juin, A14., document provenant de VQ. Projet d'église St-Antoine de Padoue, *L'électeur*, 1895, 1er mai, 6., document provenant de VQ.
				Colonne de l'entrepreneur	Colonne de l'entrepreneur. (1896). *La Semaine Commerciale*, 24 juillet., document provenant de VQ. Colonne de l'entrepreneur. (1898). *La Semaine Commerciale*, 4 mars, 13-14., document provenant de VQ.
				Revue	Chronique locale IV, *La revue eucharistique*, 1901, vol. 1., 53-59., document provenant de VQ.

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					Routhier, A.B. (1901). Notre Sanctuaire. *La Revue Eucharistique*, janvier-février, 52-59., document provenant de VQ.
				Plan	Services d'évaluation de Québec, *Grande-Allée*, s.d., Québec., document provenant de VQ.
24	**Sœurs Notre-Dame-du-Perpétuel-Secours**	Résidences des Franciscains 305, rue des Franciscains Québec, QC G1S 2P9 Téléphone : 683-9120	Archives des Sœurs Notre-Dame-du-Perpétuel-Secours	Historique	*25 ans de vie franciscaines au Canada*, 214-217., document provenant des Archives de la Maison-Mère, St-Damien, Bellechasse.
				Photos	Archives des Sœurs Notre-Dame-du-Perpétuel-Secours (avant 1950). *Photos : Maison Ste-Marguerite du temps de Sociétaires*., photos provenant des Archives de la Maison-Mère, St-Damien, Bellechasse.
				Journaux	Cadoret, Carole. (1974). Connaissez-vous 'La Laure-Lou' ?, 30 juillet., document provenant des Archives de la Maison-Mère, St-Damien, Bellechasse. Dallaire, Thérèse. "La 'Maison Ste-Marguerite' menacée de disparition"., document provenant des Archives de la Maison-Mère, St-Damien, Bellechasse.
25	**Sœurs Saint-Joseph de Saint-Vallier**	95, avenue Saint-Grégoire	Archives des Sœurs Saint-Joseph de Saint-Vallier	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations sur le couvent Saint-Grégoire*. Québec., information provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier.
				Historique	Brindamour, Marie-Ève. (1996). *Couvent de Boischatel*., document provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier. Carette, Yvan. (1992). *Couvent St-Grégoire, Montmorency*. Québec., document provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier. Lavoie, Marie-Claude. (1998). *Couvent Ste-Monique Les Saules*., document provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier. Lavoie, Marie-Claude. (1999). *St-Louis de Courville*., document provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier. Marcoux, sœur Aline. (1996). *Couvent Notre-Dame du Chemin*., document provenant

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					des Archives des Sœurs Saint-Joseph de Saint-Vallier.
				Journaux	Gabrielle Dufour habite le couvent de son enfance, 1984, *Le Soleil*, A12., document provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier. Gagnon, Damien. (1980). L'hôpital de l'Enfant-Jésus pourrait acheter le couvent de Montmorency. *Le Soleil.*, document provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier. Ouellet, Gérald. (1982). Deux nouvelles coopératives d'habitation en formation. *Le Soleil*., document provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier.
				Photos	Photos du village de Montmorency, s.d., photos provenant des Archives des Sœurs Saint-Joseph de Saint-Vallier.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations sur la coopérative d'habitation de Saint-Grégoire*. Québec. Jolicoeur, Trycie. (2003). *Informations sur le projet de Saint-Grégoire*. Québec.
			Lafond–Côté architectes	Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales le projet de Saint-Grégoire*. Québec., information provenant de Lafond–Côté architectes.
26	**Sœurs Servantes du Saint-Cœur-de-Marie**	Pavillon Saint-Charles 850, rue Beaujeu Québec, QC G1J 2K6 Téléphone : 529-6571	Archives des Sœurs Servantes du Saint-Cœur-de-Marie	Livres	*Le Pavillon Saint-Charles de Limoilou*. Québec, document provenant des Archives des Sœurs Servantes du Saint-Cœur-de-Marie. *Pavillon Saint-Charles de Limoilou : 1970-1980*. Québec, document provenant des Archives des Sœurs Servantes du Saint-Cœur-de-Marie.
				Photo	*Pavillon Saint-Charles de Limoilou*. Québec, photo provenant des Archives des Sœurs Servantes du Saint-Cœur-de-Marie.
27		Pavillon Saint-Maurice 8ième avenue Québec, QC	Bibliothèque Générale	Journaux électroniques (Biblio Branchée)	Bouchard, Alain. (2002). Mères et Monde : pour s'extirper de la misère et de l'isolement. *Le Soleil*, 10 mars, A3.
27.1		Collège Marie-Moisan	Bibliothèque Générale	Journaux électroniques	Fournier, Lise. (1999). Les «petites sœurs» de Limoilou fêtent leurs 100 ans. *Le Soleil*, 22 août, B7.

		Arrondissement : 6, Limoilou 598, 8ième Avenue Québec, QC G1J 3L7 Téléphone : 529-0672		(Biblio Branchée)	
			Bibliothèque Générale	Journaux électroniques (Biblio Branchée)	Angers, Gilles. (1994). Quand une école primaire accueille des retraités…. *Le Soleil*, 29 octobre, F6.
	Études générales		Bibliothèque Générale	Livres	Bastien, Geneviève, Line Chabot et Doris Dubé. (1980). *Inventaire des dessins architecturaux aux archives de l'Université Laval*. Ottawa, Direction des lieux et des parcs historiques nationaux. Beaudet, Louis. (1973). *Québec, ses monuments anciens et modernes : ou vade mecum des citoyens et des touristes*. Québec, Société historique de Québec. Bouchard, Marie. (1991). Le logement populaire au Québec entre l'État et le secteur coopératif. Montréal, École des hautes études commerciales. Canadian Underwriters' Association (1957). *Insurance plan of the city of Quebec*. Montreal, North British and Mercantile Insurance Company Limited, 4 vol. Carron, Robert. (1983). La Semaine commerciale : dépouillement de la 'colonne de l'entrepreneur' 1894 à 1913. Québec, Ville de Québec. Carron, Robert. (1980). *Inventaire des permis de construction des archives de la ville de Québec : 1913-1930*. Ottawa, Direction des lieux et des parcs historique nationaux. Division design et patrimoine. (1996). *Patrimoine du quartier Saint-Roch*. Québec, Ville de Québec, 6 vol. Division design et patrimoine (1997). *Patrimoine du quartier Saint-Jean-Baptiste, partie sud*. Québec, Ville de Québec, 5 vol.

					Division design et patrimoine. (2000). *Patrimoine du quartier Montcalm*. Québec, Ville de Québec, 7 vol. Division design et patrimoine. (2000). *Patrimoine du quartier Saint-Sauveur*. Québec, Ville de Québec, 9 vol. Jobidon, Hélène, Luc Noppen et Paul Trépanier. (1990). *Québec monumental, 1890-1990*. Sillery, Septentrion. Morisset, Lucie K., et Luc Noppen. (1994). *Lieux de culte : situés sur le territoire de la ville de Québec*. Québec, Ville de Québec, 3 v. Morisset, Lucie K., et Luc Noppen. (1996). *Art et architecture des églises à Québec*. Québec, Publications du Québec. Noppen, Luc, Claude Paulette et Michel Tremblay. (1979). *Québec, trois siècles d'architecture*. Québec, Libre Expression. Noppen, Luc. (1995). *Architecture, forme urbaine et identité collective*. Sillery, Éditions du Septentrion. Noppen, Luc. (2000). *L'architecture de Saint-Roch : guide de promenade*. Québec, Ville de Québec. SCHL. (1999). *Évaluation des programmes de logement social en milieu urbain*. Ottawa, SCHL. Services des communications. (1989). *Guide odonymique de la ville de Québec, 1608-1988*. Québec, Ville de Québec.
				Revues	La résidence Wilfrid-Lecours. *ARQ*, 1995, 7 (84), 17. Ricard, Magali. (1990). Étude de cas : Le monastère du Bon-Pasteur. *Actualité*

					Immobilière, été, 14 (2), 39-43 SCHL-CMHC s.d. Guide des partenaires de logement abordable, *Série socio-économique*, 64, consulté le 15 septembre 2003, dans www.cmhc-schl.gc.ca/Recherche SCHL-CMHC (2003). Les besoins de logement des personnes à faible revenu habitant en milieu rural. *Série socio-économique*, février, 116, consulté le 15 septembre 2003, dans www.cmhc-schl.gc.ca/Recherche SCHL-CMHC (2001). Quinze excellentes solutions de logement abordable, *Série socio-économique*, juin, 84, consulté le 15 septembre 2003, dans www.cmhc-schl.gc.ca/Recherche Société des études historiques (1927). L'école des Glacis à Québec. *Bulletin des recherches historiques*, 52, 238-249.
				Journaux	Bouchard, Alain. (2001). Le logement social à réinventer. *Le Soleil*, 1 décembre, D1. Fournier, Lise. (1999). *Les «petites soeurs» de Limoilou fêtent leurs 100 ans*. Le Soleil, 22 août, B7. Garon, Robert. (2002). Architecture religieuse du XX^{e} siècle à Québec. *Le Soleil*, 10 décembre, A17.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les propriétés conventuelles de Québec*. Québec., information provenant de VQ.
	Organismes	**Nom / Adresse de la propriété**	**Lieu de provenance**	**Type de documents**	**Nature du document**
	SHQ	1054, rue Louis-Alexandre Taschereau Québec, QC G1R 5E7		Pamphlet Listes	*SHQ : Allocation-logement*, document provenant de la SHQ. *Bâtiments ayant fait l'objet d'une transformation / recyclage pour la région de Québec*, document provenant de la SHQ.

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					SHQ, programme Achat-Réno, projets de recyclage en exploitation, document provenant de la SHQ.
				Notes personnelles	Jolicoeur, Trycie. (2003). *Informations sur l'Immobilière SHQ*. Québec., information provenant de l'Immobilière SHQ.
	Immobilière SHQ				Jolicoeur, Trycie. (2003). *Informations sur les bâtiments appartenant SHQ (les bâtiments de la SHQ et transférés à l'Immobilière SHQ*. Québec., information provenant de la SHQ.
	SOMHAC / OMHQ	350, boul. Charest Est Québec, QC		Notes personnelles	Jolicoeur, Trycie. (2003). *Informations sur les bâtiments appartenant ou gérés par la SOMHAC et l'OMHQ*. Québec., information provenant de la SOMHAC.
				Pamphlets	*Résidence Grande-Allée*, document provenant de la SOMHAC / OMHQ. *Logements à louer pour personnes retraités ou pré-retraitées*, document provenant de la SOMHAC / OMHQ. *La Société Municipale d'Habitation Champlain*, document provenant de la SOMHAC / OMHQ.
	Commission scolaire de la Capitale	125, rue des Commissaires Ouest Québec, QC	Service des ressources matérielles	Historique	CECQ s.d. *1953-54*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *Dates historiques de la Commission des écoles catholiques de Québec. Québec*., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *La Commissions des écoles catholiques de Québec*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *Paroisse St-Patrice (fondée en 1856)*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC (1995). Historique de la Commissions des écoles catholiques de Québec. Québec., document provenant du Service des ressources matérielles de la CSC.
				Listes	Beaulieu, Diane. s.d. *Notes sur les écoles*. Québec., document provenant du Service des ressources matérielles de la CSC. Beaulieu, Diane. s.d. *Vente de bâtisses*. Québec., document provenant du Service des

					ressources matérielles de la CSC. Beaulieu, Diane. (2003). *Listes des noms d'écoles 1939-1979*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *Historique du fonctionnement des écoles : 1930*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *Index des écoles louées ou vendues*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *La Commission des Écoles Catholiques de Québec. Les Service des ressources matérielles*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *Liste des écoles*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *Liste des écoles de la C.E.C.Q.*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *Liste des établissements de la C.E.C.Q.*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC s.d. *Territoire de la Commission Scolaire de la Capitale*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC (1987). *Informations sur les bâtiments*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC (1997-1998). *La Commissions des écoles catholiques de Québec. Document de synthèse «portrait du bâtiment»*. Québec., document provenant du Service des ressources matérielles de la CSC.

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					CSC (1988). *La Commissions des écoles catholiques de Québec : liste des écoles cédées pour 1$ ou vendues*. Québec., document provenant du Service des ressources matérielles de la CSC. CSC (2003). *Renseignements sur les immeubles 1980 à 2002*. Québec., document provenant du Service des ressources matérielles de la CSC. Des Roches, Marc. (1995). *150 ans au service des Québécois, 1846-1996*. Québec, C.E.C.Q.
				Livre	
	Diocèse de Québec	1073, boul. René-Lévesque Ouest Québec, QC G1S 4R5 Archives : Directeur (Construction) M. Tremblay	Archives du Diocèse de Québec Département / construction	Notes personnelles Notes personnelles Livre	Jolicoeur, Trycie. (2003). *Informations générales sur les propriétés conventuelles de Québec*. Québec., information provenant des Archives du Diocèse de Québec. Jolicoeur, Trycie. (2003). *Informations générales sur les propriétés conventuelles de Québec*. Québec., information provenant des Archives du Diocèse de Québec. Archidiocèse de Québec. (2003). *Annuaire général 2003 - Diocèse de Québec*. Québec, Archevêché de Québec, 2003.
	Fédération des Coopératives d'habitation de Québec, Chaudière-Appalaches	155, boul. Charest Est Québec, QC G1K 3G6		Notes personnelles	Jolicoeur, Trycie. (2003). *Informations générales sur les coopératives d'habitation et les OSBL*. Québec., information provenant des Archives du Diocèse de Québec.

Le recyclage des couvents et des institutions religieuses en habitations abordables et alternatives dans la ville de Québec.

École d'architecture

UNIVERSITÉ LAVAL

Nous sommes chargés d'une recherche pour l'École d'architecture de l'Université Laval et nous venons vous rencontrer pour une étude concernant le bâtiment situé au **733 à 753, rue de l'Alverne (269 rue des Franciscains), Québec, QC** (année de transformation **1985**) pour lequel vous avez bien voulu nous accorder une entrevue. Nous vous remercions à l'avance d'avoir accepté de nous recevoir.

Cette étude concerne le recyclage des bâtiments où les communautés religieuses ont œuvré et qui sont maintenant transformés en logements. Une évaluation du bâtiment sera donc réalisée fonction de ses occupants. Vos activités, vos comportements et vos besoins seront pris en considération, et ce, toujours en regard avec le fait qu'ils s'agissent d'un bâtiment recyclé. Par ailleurs, le projet cherche à évaluer les bons comme les moins bons côtés du bâtiment afin d'en arriver à des recommandations sur des projets similaires futurs.

Avec votre permission, des photos pourraient être prises de l'intérieur de votre logement à des fins d'aide mémoire pour l'étape d'analyse et d'observation que nous entreprenons.

Avant de commencer il y aurait une formalité à remplir. L'Université Laval exige que vous nous accordiez par écrit votre consentement pour cette entrevue. En signant ce formulaire, nous vous en garantissons la confidentialité.

Nous vous remettons une copie du formulaire de consentement à signer. Si vous le voulez bien, nous allons la lire ensemble.

Vous pouvez en conserver une copie. Auriez-vous des questions sur l'étude auxquelles nous n'aurions pas répondu en lisant cette lettre ? Si non, nous vous demanderions de la signer afin que nous puissions débuter cet entretien qui se divise en 6 parties. Nous vous remercions à l'avance d'avoir accepté de participer à cette étude.

Date de l'entrevue : _____
Début de l'entrevue : _____
Fin de l'entrevue : _____

1. Nom : _____ Téléphone : _____

2. Votre lieu de résidence
   Adresse : _____
   Ville : _____
   Quartier ou paroisse : _____
   Code postal : _____

N° d'identification : _____

Appendix 4 : Interview Questionnaire – Occupants (Entretiens auprès des occupants)

Partie 1

Informations personnelles (profil général)

Je débute l'entrevue avec quelques questions sur vous, votre logement et votre passé résidentiel.

N° d'identification : _____

1. Votre groupe d'âge
   - □ 0-12 ans
   - □ 13-20 ans
   - □ 21-40 ans
   - □ 41-64 ans
   - □ 65 ans et plus

2. Type de ménage
   - □ Couple avec enfant(s)
   - □ Couple sans enfant
   - □ Monoparental
   - □ Personne seule
   - □ Colocataire

3. Nombre de personnes dans votre foyer (par groupe d'âges, vous inclus(e)).
   - □ 0-12 ans
   - □ 13-20 ans
   - □ 21-40 ans
   - □ 41-64 ans
   - □ 65 ans et plus

6. a. Type de logis que vous habitez.

   □ Logements
   a. Précisez le type (ex. location ; copropriété) : _____
   b. Précisez le type (ex. 4 ½ ; 2 c-a-c)) : _____

   □ Chambres
   a. Précisez le type (ex. location ; copropriété) : _____
   b. Précisez le type (ex. 4 ½ ; 2 c-a-c)) : _____

   □ Autres, précisez : _____

   b. Avez vous déjà habité d'autres endroits avant de demeurer ici ?
   Type de logis : _____
   Lieu : _____

Type de logis: _____
Lieu : _____

Type de logis : _____
Lieu : _____

7. Depuis combien d'années habitez-vous dans votre logement actuel ? _____ ans

8. Depuis combien d'années habitez-vous ce quartier ? _____ ans

9. Avez-vous l'intention de déménager à plus ou à moins long terme ?
   - ☐ Oui
   - ☐ Non

Précisez :

Partie 2

Bâtiment dans lequel vous habitez

Je vais maintenant vous poser des questions sur le bâtiment dans lequel vous vivez. Plus tard, je vous poserai quelques questions sur votre unité en particulier.

Échelle de QUALITÉ : EX (excellente qualité)
B (bonne qualité)
P (qualité passable)
F (qualité faible)

1. Cochez la qualité, qui selon vous, correspond au bâtiment dans lequel vous demeurez.

	EX	B	P	F	Commentaires
Qualité esthétique extérieure					
Qualité esthétique intérieure					
Qualité environnementale du bâtiment - lumière naturelle					
- acoustique					
- température					
- autres					
Sécurité					
Entretien					
Matériaux (murs, planchers, plafonds, etc.)					
Autres, précisez :					

2. Selon vous, quelles sont les qualités du bâtiment dans lequel vous vivez ?

3. Selon vous, quel (s) serait (ent) le(s) point(s) à améliorer face à la qualité générale du bâtiment ? (Quels sont les défauts) ?

4. Pour quelle (s) raison (s) habitez-vous dans ce bâtiment ?
   - ☐ Proximité du travail
   - ☐ Tranquillité du lieu
   - ☐ Prix avantageux du logement
   - ☐ Pouvoir habiter un édifice ancien
   - ☐ Autres, précisez : _____

5. Par rapport aux déplacements des autres locataires, les gens dans votre bâtiment :
   - □ Déménagent annuellement
   - □ Déménagent rarement une fois installé
   - □ Déménagent souvent pour cause de mésentente avec le propriétaire
   - □ Autres, précisez : _____

6. Est-ce que vous avez l'impression d'habiter dans un édifice recyclé à vocation religieuse ?

7. Selon vous, que reste-il des traces de l'édifice recyclé :
   a. À travers le bâtiment ? (Identification : Quels sont les éléments ? Où ?)

   b. Dans votre logement ? (Identification : Quels sont les éléments ? Où ?)

8. Trouvez-vous, parce qu'il s'agit d'un bâtiment ancien, qu'un cachet particulier se dégage de cet endroit ?
   - □ Oui
   - □ Non

Précisez :

9. Connaissez-vous l'histoire du bâtiment dans lequel vous vivez ?
   - □ Oui
   - □ Non

Si oui, précisez :

10. a. (voir question : Partie 1, n° 8) Lors de la réalisation de ce projet, quelles ont été les réactions des personnes vivants dans le quartier (ex. résistance des citoyens) ?

    b. Depuis sa réalisation, la conversion de ce projet en logement a-t-il apporter des changements dans votre quartier ?

Précisez :

11. Dans l'ensemble, êtes-vous satisfait du bâtiment dans lequel vous vivez ?

 Oui

 Non

Précisez :

Partie 3

Endroits spécifiques du bâtiment dans lequel vous habitez

Les questions qui suivent concernent des endroits spécifiques du bâtiment dans lequel vous habitez.

Échelle de QUALITÉ : EX (excellente qualité)
B (bonne qualité)
P (qualité passable)
F (qualité faible)

1. En moyenne, combien de temps par semaine passez-vous dans les endroits suivants ?

	Heures				
	0-5	**6-10**	**11-20**	**20-30**	**30 et plus**
Logis					
Salle commune					
Salle à dîner					
Balcons ou extensions extérieures					
Autres, précisez :					

2. Cochez la qualité, qui selon vous, correspond aux endroits suivants.

	EX	**B**	**P**	**F**	**Commentaires**
Hall d'entrée					
Logis					
Salle commune					
Salle à dîner					
Salle de lavage					
Circulation (escaliers, ascenseurs, corridors, etc.)					
Espace extérieur - privé (balcons, extensions, etc.)					
- commun					
Stationnement					
Autres, précisez :					

b. Ses pièces sont-elles des endroits agréables ? Pour quelles raisons ?

3. a. Quelle relation avez-vous avec les gens qui habitent ce bâtiment ?

b. Existe t-il un endroit de rassemblement spécifique ?

c. Selon vous, ce type de bâtiment contribue-t-il à entretenir un esprit d'aide et de convivialité ?

□ Oui

□ Non

Précisez :

4. a. Qui utilise le plus souvent les espaces extérieurs verts près de votre logis ?

b. À quoi ses espaces servent-ils ?

Partie 4
Votre logis

Le questions suivantes concernent votre logis.

Échelle de QUALITÉ : EX (excellente qualité)
B (bonne qualité)
P (qualité passable)
F (qualité faible)

1. Cochez la qualité, qui selon vous, correspond à votre logis.

	EX	B	P	F	Commentaires
Espaces adéquats					
Lumière naturelle					
Acoustique (coupure des bruits)					
Température					
Ventilation					
Chauffage					
Odeur					
Attrait esthétique					
Sécurité					
Flexibilité					
Autres, précisez :					

2. Cochez la qualité, qui selon vous, correspond aux endroits de votre logis.

	EX	B	P	F	Commentaires
Entrée					
Salon					
Salle à dîner					
Cuisine					
Chambre					
Salle de bain					
Rangement					
Autres, précisez :					

b. Ses pièces sont-elles des endroits agréables ? Pour quelles raisons ?

3. Quels sont les aspects que vous aimez de votre logis ?

4. Quels sont les aspects que vous n'aimez pas de votre logis ?

5. a. Est-ce que le prix de votre loyer est abordable ?

□ Oui

□ Non

Précisez :

b. Quelle perception avez-vous de votre logis par rapport aux marché du logement ?

Les questions 6 à 10 sont posées toujours avec l'optique qu'il agit d'un bâtiment recyclé (où il y a eu une conversion).

6. Trouvez-vous dans votre logis la séparation adéquate des pièce ?

□ Oui

□ Non

Précisez :

7. L'espace accordé à chacune des pièces de votre logis est-il suffisant ?

□ Oui

□ Non

Précisez :

8. Est-ce que la volumétrie de votre logement est intéressante (hauteur des plafonds, superficie de certaines pièces, etc.) ?

9. Possédez-vous suffisamment de lumière naturelle dans votre logis ?

□ Oui

□ Non

Précisez :

10. Avez-vous toute la tranquillité et l'intimité voulues dans votre logement ?

□ Oui

□ Non

Précisez (ce qui pourrait être amélioré) :

11. La ventilation de votre logis se fait-elle naturellement ou artificiellement ?
    Précisez :

12. a. Quel est le type de chauffage utilisé dans votre logement ?

    b. Ce type de chauffage est-il adéquat pour votre logement ?

13. À partir de votre logement, trouvez-vous que vous avez une vue intéressante sur l'extérieur ?

□ Oui

□ Non

Si oui, croyez-vous qu'il s'agisse du fait que votre bâtiment était un ancien couvent ou institution religieuse :

14. Dans l'ensemble, êtes-vous satisfait du logis dans lequel vous vivez ?

□ Oui

□ Non

Précisez :

Partie 5

Quartier dans lequel vous demeurez

Les questions suivantes traitent des facteurs qui contribuent au sentiment d'appartenance, à la sécurité et à la qualité de vie de votre quartier.

1. Est-ce que certaines zones (intérieures ou extérieures) de l'endroit où vous habitez, sont la cause de pollution, de bruit ou de circulation intense qui vous dérange ?

   Oui
   Non

Précisez :

2. Existe-il certaines zones (intérieures ou extérieures) dans le bâtiment où vous habitez où vous ne vous sentez pas en sécurité ?

   □ Oui
   □ Non

Précisez :

3. Par rapport aux services (épicerie, pharmacie, coiffeur, etc.) que votre quartier offre, trouvez-vous que votre bâtiment est bien localisé ?

4. Est-il facile de vivre sans automobile dans l'endroit (le quartier) où vous habitez ?

   □ Oui
   □ Non

Précisez :

5. Croyez-vous que le bâtiment que vous habitez s'intègre bien dans votre quartier ?

   □ Oui
   □ Non

Précisez :

6. Selon vous, le bâtiment que vous habitez contribue-il a donner vie à votre quartier ?

   □ Oui

   □ Non

Précisez :

Partie 6

Synthèse

1. En regard de tous les éléments de ce questionnaire est-vous satisfait ou non de la qualité du milieu de vie dans lequel vous vivez ?

Appendix 5 : Interview Questionnaire – Neighbours (Entretiens auprès des voisins)

Le recyclage des couvents et des institutions religieuses en habitations abordables et alternatives dans la ville de Québec.

École d'architecture

UNIVERSITÉ LAVAL

Nous sommes chargés d'une recherche pour l'École d'architecture de l'Université Laval et nous venons vous rencontrer pour une étude concernant le bâtiment situé au **733 à 753, rue de l'Alverne (260 rue des Franciscains), Québec, QC** (année de transformation **1985**) pour lequel vous avez bien voulu nous accorder une entrevue. Nous vous remercions à l'avance d'avoir accepté de nous recevoir.

Cette étude concerne le recyclage des bâtiments où les communautés religieuses ont œuvré et qui sont maintenant transformées en logements. Vos perceptions du projet par rapport au quartier ainsi que son intégration dans le milieu seront pris en considération, et ce, toujours en regard avec le fait q'il s'agissent d'un bâtiment recyclé. Par ailleurs, le projet cherche à évaluer les bons comme les moins bons côtés du bâtiment afin d'en arriver à des recommandations sur des projets similaires futurs.

Avant de commencer il y aurait une petite formalité à remplir. L'Université Laval exige que vous nous accordiez par écrit votre consentement pour cette entrevue. En signant ce formulaire, nous vous en garantissons la confidentialité.

Nous vous remettons une copie de la lettre de consentement à signer. Si vous le voulez bien, nous allons la lire ensemble.

Vous pouvez en conserver une copie. Auriez-vous des questions sur l'étude auxquelles nous n'aurions pas répondu en lisant cette lettre ? Si non, nous vous demanderions de bien vouloir la signer afin que nous puissions débuter cet entretien qui se divise en 4 parties. Nous vous remercions à l'avance d'avoir accepté de participer à cette étude.

Date de l'entrevue : _____
Début de l'entrevue : _____
Fin de l'entrevue : _____

1. Nom : _____ Téléphone : _____

2. Votre lieu de résidence / ou votre commerce (carte d'affaire)

Adresse : _____
Ville : _____
Quartier ou paroisse : _____
Code postal : _____

N° d'identification : _____

Appendix 5 : Interview Questionnaire – Neighbours (Entretiens auprès des voisins)

Partie 1

Informations personnelles (profil général)

Je vais débuter l'entrevue avec quelques questions sur vous, votre logement et votre passé résidentiel.

Nº d'identification : _____

1. Votre groupe d'âge
   - □ 0-12 ans
   - □ 13-20 ans
   - □ 21-40 ans
   - □ 41-64 ans
   - □ 65 ans et plus

4. Type de ménage
   - □ Couple avec enfant(s)
   - □ Couple sans enfant
   - □ Monoparental
   - □ Personne seule
   - □ Colocataire

5. Nombre de personnes dans votre foyer (par groupe d'âges, vous inclus(e)) ou nombre de personnes travaillant ici ? ____
   - □ 0-12 ans
   - □ 13-20 ans
   - □ 21-40 ans
   - □ 41-64 ans
   - □ 65 ans et plus

6. Type de logis que vous habitez.
   - □ Logements
     a. Précisez le type (ex. location ; copropriété) : _____
     b. Précisez le type (ex. 4 ½ ; 2 c-a-c)) : _____
   - □ Chambres
     a. Précisez le type (ex. location ; copropriété) : _____
     b. Précisez le type (ex. 4 ½ ; 2 c-a-c)) : _____
   - □ Autres, précisez : _____

7. Depuis combien d'années habitez-vous dans votre logement actuel ? _____ ans

8. Depuis combien d'années habitez-vous ce quartier ? _____ ans

9. Avez-vous l'intention de déménager à plus ou moins long terme ?

 Oui

 Non

Précisez :

Partie 2

Bâtiment à l'étude

Je vais maintenant vous poser quelques questions sur le bâtiment qui est à l'étude.

1. Qu'elle est le premier mot qui vous vient à l'esprit quand je vous parle du bâtiment à l'étude ?

Échelle de QUALITÉ : EX (excellente qualité)
B (bonne qualité)
P (qualité passable)
F (qualité faible)

2. Cochez la qualité qui selon vous correspond au bâtiment à l'étude .

	EX	B	P	F	Commentaires
Qualité esthétique extérieure					
Entretien					
Matériaux (murs, toit, etc.)					
Espaces verts extérieurs					
Autres, précisez :					

3. Selon vous, est-ce que les changements (ex. addition) apportés au bâtiment recyclé affectent son échelle, son apparence et son insertion dans le quartier ?

□ Oui
□ Non

Précisez :

4. Selon vous, quelles sont les qualités du bâtiment à l'étude ?

5. Selon vous, quel (s) serait (aient) le(s) point(s) à améliorer face à la qualité générale du bâtiment ? (Quels sont les défauts) ?

6. Aimez-vous l'architecture de ce bâtiment recyclé ?

□ Oui
□ Non

Précisez :

Appendix 5 : Interview Questionnaire – Neighbours (Entretiens auprès des voisins)

7. a. Selon vous y a t-il des critères d'admission spécifiques afin de pouvoir résider dans cet établissement ?

   b. Croyez-vous que cet immeuble est bien géré et bien entretenu par le propriétaire ?

   □ Oui
   □ Non

Précisez :

8. Selon vous, que reste-il comme traces de l'édifice ancien à travers le bâtiment ?

9. Dû au fait qu'il s'agit d'un bâtiment recyclé, trouvez-vous qu'un cachet particulier se dégage de cet endroit ?

   □ Oui
   □ Non

Précisez :

10. Connaissez-vous l'histoire de ce bâtiment ?

    □ Oui
    □ Non

Si oui, précisez :

Partie 3
Le logis

Les questions suivantes concernent le logis des gens qui demeurent dans le bâtiment à l'étude.

1. Pensez-vous qu'il y a des avantages à rester dans un bâtiment recyclé ?
   - ☐ Oui
   - ☐ Non

Précisez :

2. Pensez-vous qu'il y a des désavantages à rester dans un bâtiment recyclé ?
   - ☐ Oui
   - ☐ Non

Précisez :

3. Est-ce que vous croyez qu'un logis situé dans un bâtiment ancien qui a été recyclé peut avoir des qualités spatiales intéressantes (hauteur des plafonds, superficie de certaines pièces, etc.) ?
   - ☐ Oui
   - ☐ Non

Précisez :

4. Comparativement à votre logis, croyez-vous que le prix d'un logement est plus dispendieux lorsqu'il se trouve dans un bâtiment recyclé ?
   - ☐ Oui
   - ☐ Non

Précisez :

Partie 4

Quartier dans lequel vous demeurez

Les questions suivantes traitent des facteurs qui contribuent au sentiment d'appartenance, à la sécurité et à la qualité de vie de votre quartier.

1. Est-ce que la conversion du bâtiment auprès duquel vous vivez à amenée une augmentation :
   a. De la pollution dans votre quartier ?

   □ Oui
   □ Non

Précisez :

   b. Du bruit dans votre quartier ?

   c. De la circulation (ex. problème de stationnement) dans votre quartier ?

   □ Oui
   □ Non

Précisez :

   d. Autres

Précisez :

2. a. (voir question : Partie 1, n° 8) Lors de la réalisation de ce projet, quelles ont été les réactions des personnes vivants dans le quartier (ex. résistance des citoyens) ?

   b. Depuis sa réalisation, la conversion de ce projet en logement a-t-il apportée des changements dans votre quartier ?

   □ Oui
   □ Non

Précisez :

   c. Est-ce que la conversion du bâtiment auprès duquel vous vivez à amenée un sentiment de sécurité dans votre quartier ?

   □ Oui
   □ Non

Précisez :

d. Est-ce que la valeur de votre propriété à changée depuis la réalisation de ce projet de recyclage ?

□ Oui
□ Non

Précisez :

3. Quelle relation avez-vous avec les gens qui habitent ce bâtiment ?

4. Croyez-vous que le bâtiment à l'étude s'intègre bien dans votre quartier ?

□ Oui
□ Non

Précisez :

5. Selon vous le bâtiment à l'étude contribue-t-il à donner vie au quartier dans lequel vous vivez ?

□ Oui
□ Non

Précisez :

6. Trouvez-vous que ce projet est visible dans votre quartier ?

□ Oui
□ Non

Précisez :

7. S'il s'agissait d'un édifice à logements (ex. HLM ; construction neuve) comment verriez-vous ce projet dans votre quartier ?

Partie 5
Synthèse

1. En regard avec tous les éléments de ce questionnaire, que pensez-vous de ce projet de recyclage ?

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

Le recyclage des couvents et des institutions religieuses en habitations abordables et alternatives dans la ville de Québec.

École d'architecture

UNIVERSITÉ LAVAL

Nous sommes chargés d'une recherche pour l'École d'architecture de l'Université Laval et nous venons vous rencontrer pour une étude concernant le bâtiment situé au _____ (année de transformation _____) pour lequel vous avez bien voulu nous accorder une entrevue. Nous vous remercions à l'avance d'avoir accepté de me recevoir.

Cette étude concerne le recyclage des bâtiments où les communautés religieuses ont œuvré et qui sont maintenant transformés en logements.

Nous vous questionnerons sur le bâtiment même, sur l'histoire du projet de recyclage (évolution, objectifs, succès et insuccès, etc.) ainsi que sur la gestion de l'immeuble. Vos commentaires sur le projet et sa réalisation seront pris en considération. Par ailleurs, le projet de recherche vise à évaluer les bons comme les moins bons côtés du bâtiment afin d'en arriver à des recommandations sur des projets similaires futurs.

L'entretien qui suit se divise en 5 parties. Nous vous remercions à l'avance d'avoir accepté de participer à cette étude.

Date de l'entrevue : _____

Début de l'entrevue : _____

Fin de l'entrevue : _____

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

Partie 1

Informations générales

Je débute l'entrevue avec quelques questions d'ordre général concernant votre organisme.

1. Nom de la personne : _____
   Nom de l'organisme : _____
   Fonction dans l'organisme : _____

2. Coordonnées de l'organisme

   Adresse : _____
   Ville : _____
   Code Postal : _____
   Téléphone : _____

3. a. Quel est le but de votre organisme (OSBL, public, privé) ?

   b. Auriez-vous de la documentation à me donner sur votre organisme ? (Brochures, feuillets explicatifs, etc.)

4. Qu'est-ce qui a attiré votre organisme dans l'acquisition de cet édifice ? (Plus d'une réponse peut être cochée)

   - ☐ Le cachet d'un bâtiment ancien
   - ☐ Son coût à l'achat
   - ☐ Son emplacement
   - ☐ La perspective de réutiliser un bâtiment appartenant au quartier (par une opération de recyclage)
   - ☐ Autre, précisez : _____

5. Votre organisme est propriétaire de ce bâtiment, en est-il aussi le gestionnaire ?

   - ☐ Oui
   - ☐ Non

Précisez (personne en charge):

Nom : _____
Téléphone : _____
Fonction dans l'organisme : _____

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

6. a. Votre organisme possède-t-il d'autres bâtiments qui ont fait l'objet de projet de recyclage ? (Synonymes : réfection, adaptation, modification, rénovation, réhabilitation, etc.)

   □ Oui
   □ Non

Si oui, lesquels :

Nom de l'édifice : _____
Type : _____
Clientèle : _____

Adresse : _____
Ville : _____
Code Postal : _____
Téléphone : _____

Nom de l'édifice : _____
Type : _____
Clientèle : _____

Adresse : _____
Ville : _____
Code Postal : _____
Téléphone : _____

7. Est-ce que votre organisme possède ou gère d'autres édifices ?

   □ Oui
   □ Non

Si oui, lesquels :

Nom de l'édifice : _____
Type (ex. HLM) : _____
Clientèle : _____

Adresse : _____
Ville : _____
Code Postal : _____
Téléphone : _____

Nom de l'édifice : _____
Type (ex. HLM) : _____
Clientèle : _____

Adresse : _____
Ville : _____

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

Code Postal : _____
Téléphone : _____

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

Partie 2

Bâtiment dont votre organisme est le propriétaire

1. a. Date d'acquisition de l'édifice : _____
2. b. Date d'ouverture officielle de l'édifice : _____

3. a. Type de logis dans l'édifice

 Logements
 a. Précisez le type (ex. location, copropriété) : _____
 b. Précisez le nombre et le type (ex. 4 ½ , 2 c-a-c)) : _____

 Chambres
 a. Précisez le type (ex. location, copropriété) : _____
 b. Précisez le nombre et le type (ex. 4 ½ , 2 c-a-c)) : _____

 Autres, précisez : _____

 b. Type de clientèle
 Y a-t-il une diversité de locataires dans ce bâtiment (couple avec enfant(s), couple sans enfant, monoparental, personne seule, colocataire) ?

4. a. Y a t-il des critères d'admission spécifiques afin de pouvoir résider dans cet établissement ?

 Oui
 Non

Précisez :

 b. Qu'elle est la politique envers les locataires de l'établissement ? (Quels sont les règlements particuliers ?) Demander un exemplaire.

5. Connaissez-vous l'histoire de ce bâtiment ?

 Oui
 Non

Si oui, précisez :

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

6. Quels ont été les travaux majeures entrepris dans cet édifice à vocation religieuse afin de le convertir en logements ? Quelles ont été les premières interventions réalisées ? (S'il y en a beaucoup demander une feuille avec les dates)

7. Selon vous, que reste-t-il comme traces de l'édifice ancien à travers le bâtiment ?

8. a. Quelles ont été les réparations effectuées dans ce bâtiment :
(S'il y en a beaucoup demander une feuille avec les dates)

   - depuis sa conversion ?

   - au cours des dernières années ?

   b. Ces réparations étaient-elles prévues ?

   □ Oui
   □ Non

Précisez :

   c. Parce qu'il s'agit d'un bâtiment recyclé, croyez-vous avoir eu à faire face à plus de problèmes (ex. face au projet de recyclage, à l'entretien, etc.) ?

   □ Oui
   □ Non

Précisez :

9. Selon vous, est-ce que les changements (ex. addition) apportés au bâtiment recyclé affectent son échelle, son apparence et son insertion dans le quartier ?

□ Oui
□ Non

Précisez :

10. Selon vous, quelles sont les qualités du bâtiment à l'étude ?

11. Selon vous, quel (s) serait (ent) le(s) point(s) à améliorer face à la qualité générale du bâtiment ? (Quels sont les défauts) ?

12. Les plaintes que vous recevez des occupants concernent principalement quel aspect du bâtiment recyclé ?

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

Les questions suivantes concernent les propriétaires qui ont pris part à l'élaboration (de près ou de loin) du projet de recyclage. Voir question 1 a, partie 2.

Votre organisme a-t-il pris part à l'élaboration (de près ou de loin) du projet de recyclage ? (Quelles sont les personnes qui ont été impliquées ?)

□ Oui
□ Non

Précisez :

Nom : _____
Téléphone : _____
Fonction dans l'organisme : _____

Nom : _____
Téléphone : _____
Fonction dans l'organisme : _____

Partie 3

Projet : historique et données générales

Je vais maintenant vous poser quelques questions sur l'histoire et la réalisation du projet de recyclage.

1. Quel rôle avez-vous joué dans la réalisation de ce projet de recyclage?

2. Quels étaient les objectifs de départ par rapport à la réalisation du projet de recyclage ?

3. a. L'histoire du bâtiment a-t-elle été prise en considération dans l'élaboration du projet de recyclage ?

□ Oui
□ Non

Pourquoi ?

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

4. Lors de la réalisation du projet, était-il essentiel pour vous de conserver et de mettre en valeur l'ancien édifice :
   a. À travers le bâtiment ? (Identification : Quels sont les éléments ?)
   - Oui
   - Non

Précisez :

   b. À travers les logements ? (Identification : Quels sont les éléments ?)
   - Oui
   - Non

Précisez :

5. a. D'après vous, quels ont été les succès face au projet de recyclage réalisé ?

   b. Selon vous, quels ont été les insuccès face au projet de recyclage réalisé ?

6. Si vous pouviez refaire le projet à partir du début, que vous feriez différemment ?

7. a. Pensez-vous que les bâtiments conventuels et institutionnels sont appropriés pour ce genre de conversion (logements) ?
   - Oui
   - Non

   Pourquoi ?

   b. Comment percevez-vous ce projet de recyclage par rapport à des édifices qui sont conçus spécifiquement pour accueillir :

   Des logement sociaux (ex. HLM) ?

Des logements alternatifs ?

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

Partie 4

Quartier dans lequel se trouve le bâtiment

Les questions suivantes traitent des facteurs qui contribuent à la qualité de vie et à la visibilité du quartier.

1. Croyez-vous que le bâtiment à l'étude s'intègre bien dans le quartier ?

   □ Oui
   □ Non

Comment ?

2. Selon vous le bâtiment que votre organisme possède contribue-t-il à donner vie au quartier dans lequel il s'insère ?

   □ Oui
   □ Non

Comment ?

3. Trouvez-vous que ce projet de recyclage est visible dans le quartier ?

   □ Oui
   □ Non

Comment ?

Appendix 6 : Interview Questionnaire – Owners/managers
(Entretiens auprès des propriétaires, gestionnaires)

Partie 5

Gestion de l'immeuble

Les questions suivantes concernent plus spécifiquement la gestion de l'immeuble. (Dans le cas où le propriétaire et le gestionnaire sont identiques). Voir partie 1, question 5.

1. a. Quel était le budget accordé pour le projet ?

   b. Qui a accordé ce budget ?

   c. Lors du projet de recyclage de l'édifice, votre organisme bénéficiait-il d'un programme d'aide financière ?[1]

   □ Oui
   a. privé
   b. public a. provincial : _____
   b. fédéral : _____
   c. municipal : _____
   c. fondation
   d. autres : _____

   □ Non

Précisez :

2. À long terme, prévoyez-vous investir dans le bâtiment ? (i.e. cours des prochaines années ?) Avez-vous un calendrier ?

   a. À travers le bâtiment ? (Identification : Quels sont les endroits ?)

   □ Oui
   □ Non

Précisez :

   b. À travers les logements ? (Identification : Quels sont les éléments ?)

   □ Oui
   □ Non

Précisez :

[1] Il est à noter que l'élaboration de l'entretien pour le subventionnaire sera conçu après l'information donné par le propriétaire, et ce, dans le but de cerner son importance dans le projet de recyclage. Un entretien avec le subventionnaire sera réalisé seulement si les renseignements qui peuvent être apportés au projet sont notables pour l'étude effectuée.

c. Autres (ex. stationnement, espaces extérieurs) ? (Identification : Quels sont les éléments ?)

□ Oui
□ Non

Précisez :

3. Si vous faites des réparations présentement ou dans les années à venir, faites-vous partie d'un programme d'aide financière ?

□ Oui
a. privé
b. public a. provincial : _____
b. fédéral : _____
c. municipal : _____
c. fondation
d. autres : _____

□ Non

Précisez :

Partie 5
Synthèse

1. En regard de tous les éléments de ce questionnaire est-vous satisfait ou non satisfait du projet de recyclage que vous avez effectué dans le bâtiment ?

Le recyclage des couvents et des institutions religieuses en habitations abordables et alternatives dans la ville de Québec.

École d'architecture

UNIVERSITÉ LAVAL

Nous sommes chargés d'une recherche pour l'École d'architecture de l'Université Laval et nous venons vous rencontrer pour l'étude concernant le projet de recyclage du bâtiment situé au _____ (année de transformation _____) pour lequel vous avez bien voulu nous accorder une entrevue. Nous vous remercions à l'avance d'avoir accepté de nous recevoir.

Cette étude concerne le recyclage des bâtiments où les communautés religieuses ont œuvré et qui sont maintenant transformés en logements. Nous évaluerons le bâtiment après sa prise de possession par les nouveaux occupants.

Nous aimerions connaître votre rôle dans le processus de recyclage, vos intentions et vos objectifs face au projet réalisé. Nous vous questionnerons aussi sur la réalisation du projet de réhabilitation (évolution, succès et insuccès, etc.) , les contraintes qui se sont présentées lors de la transformation, le lien établi avec l'édifice et les choix qui ont conditionné le projet. Des informations plus techniques concernant le bâtiment, le code national et la réglementation de zonage viendront conclure l'entretien. Notre projet de recherche vise à évaluer les bons comme les moins bons côtés du bâtiment afin d'en arriver à des recommandations sur des projets similaires futurs.

L'entretien se divise en 4 parties. Nous vous remercions à l'avance d'avoir accepté de participer à cette étude car vos commentaires seront pris en considération.

Date de l'entrevue : _____

Début de l'entrevue : _____

Fin de l'entrevue : _____

Appendix 7 : Interview Questionnaire – Architects (Entretiens auprès des architectes)

Partie 1

Informations sur la firme d'architectes (profil général)

Je débute l'entrevue avec quelques questions concernant le profil général de votre firme d'architectes.

1. Nom
2. Nom de la firme d'architectes

   Adresse : _____
   Ville : _____
   Code Postal : _____
   Téléphone : _____

3. Combien de personnes travaillent pour votre firme d'architectes ?

4. Votre firme est-elle spécialisée dans un domaine particulier ?

5. Avez- vous fait beaucoup de projets de recyclage ? (Synonymes : réfection, adaptation, modification, rénovation, réhabilitation, etc.)

   □ Oui
   □ Non

Si oui, lesquels :

Partie 2

Projet : historique et données générales

Je vais maintenant vous poser quelques questions sur l'histoire et la réalisation du projet de recyclage.

1. Quels étaient les objectifs de départ du projet de recyclage (projet d'addition, de rénovation externe ou interne, etc.) ?

2. a. Quelle a été l'évolution générale du projet ? (Étapes de réalisation ?)

   b. Y a-il-t eu une ligne directrice particulière ? Un concept particulier ? (Décision de design ?)

3. Quelqu'un en particulier vous a-t-il aidé à démarrer (ou à faire) le projet ? (Y a- t-il eu un acteur important ?)

   □ Oui
   □ Non

Précisez :

4. Les clients (ou les utilisateurs futurs) du bâtiment ont-ils participé à la réalisation du projet ?

   □ Oui, comment :

   □ Non, pourquoi ? (Quels étaient les empêchements ?)

5. a. L'histoire du bâtiment a-t-elle été prise en considération dans l'élaboration du projet de recyclage ?

b. Y a-t-il eu une recherche de documents anciens avant de commencer le projet de recyclage ?

□ Oui,

a. Quelle a été la démarche utilisée ?

b. Quelles ont été les ressources utilisées ?

□ Non, pourquoi ?

6. Le projet comportait-il des contraintes à respecter face à son <u>environnement intérieur</u> ?
   a. Par rapport à l'édifice (lieux existants : structure, rénovations internes uniquement, divisions intérieures, etc.) ?

□ Oui

□ Non

Précisez :

b. Par rapport au(x) client(s) ?

□ Oui

□ Non

Précisez :

c. Autres ?

Précisez :

7. Le projet comportait-il des contraintes à respecter face à son <u>environnement extérieur</u> ?

   a. Par rapport à l'édifice (lieux existants : additions, rénovations externes uniquement, etc.) ?

□ Oui

□ Non

Précisez :

b. Par rapport au site ?

□ Oui
□ Non

Précisez :

c. Par rapport au quartier ? Par rapport aux voisins ?

□ Oui
□ Non

Précisez :

d. Autres ?

Précisez :

8. Lors de la réalisation du projet, était-il essentiel pour vous de conserver et de mettre en valeur l'édifice ancien :
   a. Dans le bâtiment ? (Comment avez-vous procédé ? Quelles sont les traces de l'usage préalable ? Identification : Quels sont les éléments ?)

□ Oui
□ Non

Précisez :

b. Dans les logements ? (Comment avez-vous procédé ? Quelles sont les traces de l'usage préalable ? Identification : Quels sont les éléments ?)

□ Oui
□ Non

Précisez :

9. a. Quels ont été les imprévus rencontrés au cours du projet de recyclage ?

   b. Lors des travaux de recyclage d'édifices, y a-t-il des imprévus qui reviennent régulièrement ? (ex. Les besoins du Code du bâtiment augmentent les coûts de réalisation ou occasionnent des délais ?)

10. a. Quels ont été les succès face au projet de recyclage réalisé ?

    b. Quels ont été les insuccès face au projet de recyclage réalisé ?

11. Dans l'ensemble, le projet a-t-il été facilement réalisable ?

12. Que feriez-vous différemment si vous pouviez refaire le projet à partir du début ?

13. a. Pensez-vous que les bâtiments conventuels et institutionnels sont appropriés pour ce genre de conversion ?

    □ Oui
    □ Non

Précisez :

c. Comment percevez-vous ce projet de recyclage par rapport à des édifices qui sont conçus spécifiquement pour accueillir :

Des logement sociaux (ex. HLM ; nouvelles constructions) ?

Des logements alternatifs ?

14. Pensez-vous que la forme d'un bâtiment peut influencer le type d'habitation qu'il recueille ? (comparaison entre le processus et le résultat ; bâtiments recyclés et constructions neuves)

 Oui

 Non

Précisez :

Partie 3

Projet, données techniques, code national du bâtiment et zonage

Les questions de cette partie concernent les données techniques du projet, les règlements appliqués au bâtiment ainsi que le zonage du recyclage que vous avez effectué. J'aimerais cependant savoir si vous possédez une fiche d'information concernant ce projet ? Il me serait ainsi plus facile de compléter les questions.

1. Quand le projet a-t-il été réalisé ?

2. Quelle a été la durée du projet ?
   Début : _____
   Fin : _____

3. Le projet a-t-il respecté son échéancier ?
   □ Oui
   □ Non

Précisez :

4. a. Quel était le budget accordé pour le projet ?

   b. Qui a accordé ce budget ?

   c. La projet bénéficiait-il d'un programme d'aide ?
   □ Oui, lequel : _____
   □ Non

Si oui, le projet comportait-il des contraintes à respecter par rapport à ce programme ?

5. Comment le coût de recyclage d'un bâtiment à vocation religieuse peut-il se comparer à un bâtiment qui ne l'est pas ? (Quelles sont les ressemblances / différences ?)

6. Pour le projet réalisé, quel était le prix par unité de logements ?

7. Pour le projet réalisé, quelle était la superficie pour :

   a. Le bâtiment (chaque étage) ?
   Étage : _____ Superficie : _____
   Étage : _____ Superficie : _____
   Étage : _____ Superficie : _____
   Étage : _____ Superficie : _____

   b. La division des unités ?
   (Préciser le type de logement et la superficie accordée pour chaque unité)

   Type : _____ Superficie : _____
   Type : _____ Superficie : _____
   Type : _____ Superficie : _____
   Type : _____ Superficie : _____

   c. Lieux communs ?
   Type : _____ Superficie : _____
   Type : _____ Superficie : _____
   Type : _____ Superficie : _____

   d. Stationnement ?

   e. Autres ?

Précisez :

Je vais maintenant vous poser des questions sur les différents choix que vous avez eu à faire pour l'intérieur, l'extérieur et l'aménagement extérieur du bâtiment.

8. a. En ce qui concerne l'intérieur du bâtiment, quel type de matériaux avez vous utilisé pour _____ ? À quel endroit et pourquoi avez-vous employé ce genre de matériaux ?

	Type / Moyen utilisé	**Préciser l'endroit**	**Pourquoi ? (justification des choix)**
Éléments intérieurs			
Matériaux - structure			
- planchers			
- plafonds			

- murs			
- fini			
- autres, précisez :			

b. En ce qui concerne l'intérieur du bâtiment, quel type d'éléments techniques (systèmes) avez vous utilisé pour _____ ? À quel endroit et pourquoi avez-vous employé ce genre de système ?

Éléments techniques - lumière naturelle			
- acoustique			
- ventilation			
- chauffage			
- contrer les odeurs			
- autres, précisez :			

c. En ce qui concerne l'extérieur du bâtiment, quel type de matériaux avez vous utilisé pour _____ ? À quel endroit et pourquoi avez-vous employé ce genre de matériaux ?

	Type / Moyen utilisé	**Préciser l'endroit**	**Pourquoi ? (justification des choix)**
Éléments extérieurs			
Matériaux - murs			
- toiture			
- autres, précisez : (ex. addition)			

d. En ce qui concerne l'extérieur du bâtiment, quel type de d'aménagement avez vous utilisé pour _____ ? À quel endroit et pourquoi avez-vous employé ce genre d'aménagement ?

	Type / Moyen utilisé	**Préciser l'endroit**	**Pourquoi ? (justification des choix)**
Aménagement extérieur			
- espace extérieur, précisez le type :			

Autres, précisez :			

9. En ce qui concerne le projet de recyclage réalisé, le Code national du bâtiment comportait-il des règlements particuliers à respecter ? (Avez-vous eu de la difficulté avec un règlement en particulier ? Y a-t-il eu demande de dérogation ?)

   □ Oui

   □ Non

Précisez lesquelles :

10. Le projet comportait-il des contraintes particulières à respecter face aux politiques de la ville ?

    □ Oui

    □ Non

Précisez :

11. a. Lors de la réalisation du recyclage, y a-t-il eu un urbaniste attitré au projet ?[1]

    □ Oui

    Nom : _____

    Téléphone : _____

    Lieu de travail : _____

    □ Non

    Pourquoi ? (l'accord du département d'urbanisme de la ville suffisait-il ?)

    b. Quel à été son rôle ?

[1] Il est à noter que l'élaboration de l'entretien pour l'urbaniste sera conçu après l'information donné par l'architecte, et ce, dans le but de cerner son importance dans le projet de recyclage. Un entretien avec l'urbaniste sera réalisé seulement si la contribution qu'il a apportée au projet est notable pour l'étude effectuée.

Partie 4
Synthèse

1. a. En regard de tous les éléments de ce questionnaire est-vous satisfait ou non satisfait du projet de recyclage que vous avez effectué ?

   b. Avez-vous d'autres réflexions que vous aimeriez partager avec nous ?

Appendix 8 : Post-Occupancy Evaluation Observation Grid / Grille d'observations pour l'évaluation post-occupationnelle

IDENTIFICATION : n° _____

ESPACES COMMUNS

Matériaux a. structure b. planchers c. plafonds d. murs e. fini (textures, couleurs, etc.)	**Éléments à considérer lors de l'observation** 1. lumière naturelle 2. acoustique 3. ventilation 4. chauffage 5. odeurs 6. qualité de l'espace (espace adéquat) 7. flexibilité

			Commentaires
A. Hall d'entrée			
Prises de vues			
B. Salle commune			
Prises de vues			
C. Salle à dîner			

Appendix 8 : Post-Occupancy Evaluation Observation Grid / Grille d'observations pour l'évaluation post-occupationnelle

IDENTIFICATION : n° _____

Prises de vues			
D. Salle de lavage			
Prises de vues			
E. Circulation - escaliers			
Prises de vues			
- ascenseurs			
Prises de vues			
- corridors			
Prises de vues			
- autres, précisez :			

Appendix 8 : Post-Occupancy Evaluation Observation Grid / Grille d'observations pour l'évaluation post-occupationnelle

IDENTIFICATION : n° _____

Prises de vues			
F. Aspect extérieur du bâtiment			
Prises de vues			
G. Espace extérieur - privé (balcons, extensions, etc.) - commun			
Prises de vues			
H. Stationnement			
Prises de vues			
Autres, précisez :			

Appendix 8 : Post-Occupancy Evaluation Observation Grid / Grille d'observations pour l'évaluation post-occupationnelle

IDENTIFICATION : n° _____

Prises de vues			

Appendix 8 : Post-Occupancy Evaluation Observation Grid / Grille d'observations pour l'évaluation post-occupationnelle

IDENTIFICATION : n° _____

ESPACES PRIVÉS (LOGEMENTS)

Matériaux a. structure b. planchers c. plafonds d. murs e. fini (textures, couleurs, etc.)	**Éléments à considérer lors de l'observation** 1. lumière naturelle 2. acoustique 3. ventilation 4. chauffage 5. odeurs 6. qualité de l'espace (espace adéquat) 7. flexibilité

			Commentaires
A. Entrée			
Prises de vues			
B. Salon			
Prises de vues			

Appendix 8 : Post-Occupancy Evaluation Observation Grid / Grille d'observations pour l'évaluation post-occupationnelle

IDENTIFICATION : n° _____

C. Salle à dîner			
Prises de vues			
D. Cuisine			
Prises de vues			
F. Chambre			
Prises de vues			
G. Salle de bain			
Prises de vues			

H. Rangement			
Prises de vues			
Autres, précisez :			
Prises de vues			

Appendix 9 : Sample Informational Letter Distributed to Neighbours / Exemplaire de la lettre d'information distribuée aux voisins

Le recyclage des couvents et des institutions religieuses en habitations abordables et alternatives dans la ville de Québec.

École d'architecture

UNIVERSITÉ LAVAL

Bonjour,

La présente est pour vous informer qu'une étude de recherche, dirigée par l'École d'architecture de l'Université Laval en partenariat avec la SCHL (Société Canadienne d'Hypothèque et de Logements), est présentement en cours. Cette étude concerne le recyclage des bâtiments où les communautés religieuses ont œuvré et qui sont maintenant transformés en logements. Un bâtiment, près du lieu où vous demeurez à été choisi comme un cas à l'étude, soit :

Les Habitations du Trait-Carré 185, 80e rue Ouest Québec, QC (Charlesbourg)

Une évaluation du bâtiment sera donc réalisé avec les gens qui demeurent à proximité de ce dernier. Les perceptions du projet par rapport au quartier ainsi que son intégration dans le milieu seront pris en considération, et ce, toujours en regard avec le fait q'il s'agissent d'un bâtiment recyclé. Par ailleurs, le projet cherche plutôt à évaluer les bons comme les moins bons côtés du bâtiment afin d'en arriver à des recommandations sur des projets similaires futurs.

Pour les besoins de cette recherche, nous devons réaliser des entretiens auprès des voisins qui vivent à proximité du bâtiment étudié. La rencontre, d'une durée d'environ 30 minutes, est un questionnement sur votre milieu de vie (votre quartier) ainsi que sur le bâtiment près duquel vous habitez.

L'entretien se déroulerait dans la semaine du 19 janvier au 1er février 2004 à votre résidence même. Vous n'avez qu'à me contacter afin que nous puissions prendre les dispositions nécessaires pour cette rencontre.

Assistante de recherche : **Trycie Jolicoeur**

Téléphone : **694-1600**

Courriel : **tigrou9@hotmail.com**

Vous remerciant à l'avance de bien vouloir considérer cette demande.

Professeur chercheur : Tania Martin

Assistante de recherche : Trycie Jolicoeur, Katherine Jourdain, Amélie Breton et Nathalie Boucher

Appendix 10 : Fact Sheet/ Fiche – Centre résidentiel et communautaire Jacques-Cartier

IDENTIFICATION		
N° CIVIQUE **421**	NOM de la RUE **boulevard Langelier**	QUARTIER **Saint-Roch**
NOM DE L'ÉDIFICE **Centre résidentiel et communautaire Jacques-Cartier**		ARRONDISSEMENT **1, Québec**
CADASTRE[1] (n°, usage, code) **632 M 188,02**		LOGEMENTS **27**
PROPRIÉTAIRE / GESTIONNAIRE **Centre résidentiel et communautaire Jacques-Cartier / idem**		ORGANISME **Privé ?**
FONCTION ACTUELLE **Résidentiel : logements sociaux pour jeunes adultes (centre de reprise en main)**		
FONCTION D'ORIGINE **Ancienne Académie Jacques-Cartier**		

DONNÉES HISTORIQUES	
COMMUNAUTÉ RELIGIEUSE[2] **Frères des écoles chrétiennes**	
ANNÉES de VOCATION **1887 à 1964**	
ARCHITECTE **Thomas Raymond**	DATE de CONSTRUCTION **1907-1909**
STYLE / PÉRIODE ARCHITECTURALE **Représentant du XIX^{e} siècle de l'éclectisme à Québec.**	
RECYCLAGE **Marc Bouchard et Associées**	ANNÉE de RECYCLAGE **1993**
HISTORIQUE DE CONSTRUCTION[3] **1907 (septembre) Ouverture du chantier : le Bureau des commissaires des Écoles catholiques de Québec (CECQ) fait ériger le couvent Jacques-Cartier: école pour filles. Grandeur : 105 pieds par 58 pieds.** **1908 (26 avril) Le bâtiment s'effondre.** **1909 Le bâtiment est terminé par les mêmes entrepreneurs et le même architecte.** **1921 à 1955 La CECQ acquiert des lots supplémentaires afin d'agrandir la cour d'école.** **1956 Petite annexe ajoutée à l'arrière du bâtiment.** **1993 Recyclage par Marc Bouchard et Associées en 27 unités d'habitations.** **1994 Ouverture officielle du Centre résidentiel et communautaire Jacques-Cartier.** **1997 Ouverture du TAMTAM Café situé au rez-de-chaussée du centre.**	

[1] Information prise à la Ville de Québec, département : gestion du territoire, grille de zonage.
[2] Information prise auprès des Frères des écoles chrétiennes.
[3] Information prise à la Ville de Québec : division design et patrimoine et dans les études du patrimoine du quartier Saint-Roch.

Appendix 10 : Fact Sheet/ Fiche – Centre résidentiel et communautaire Jacques-Cartier

<table>
<tr><td colspan="6">ÉLÉMENTS EXTÉRIEURS</td></tr>
<tr><td colspan="6">OCCUPATION DU SOL</td></tr>
<tr><td colspan="2">Nombre de bâtiments
2</td><td colspan="2">Implantation
Rectangulaire (édifice isolé)</td><td colspan="2">Stationnement
À l’arrière</td></tr>
<tr><td colspan="2">Superficie m²
Lot : 1 581, 8</td><td colspan="2">580,3</td><td colspan="2">?</td></tr>
<tr><td colspan="6">AMÉNAGEMENT EXTÉRIEUR[4]</td></tr>
<tr><td colspan="6">Aucun</td></tr>
<tr><td colspan="6">AMÉNAGEMENT PAYSAGER
Aucun</td></tr>
<tr><td colspan="6">ÉLÉVATION PRINCIPALE[5]</td></tr>
<tr><td>Étages
4</td><td>Travées
11</td><td>Couleur dominante
Brun</td><td colspan="2">Saillies
Clocheton central</td><td>Profil du toit
plat</td></tr>
<tr><td colspan="6">MATÉRIAUX[6]</td></tr>
<tr><td colspan="3">Façade principale
Brique d’origine</td><td colspan="3">Façade secondaire
Brique d’origine</td></tr>
<tr><td colspan="3">Soubassement
Béton</td><td colspan="3">Couverture
Asphalte</td></tr>
<tr><td colspan="6">OUVERTURES[7]</td></tr>
<tr><td></td><td colspan="2">Forme d’ouverture</td><td colspan="2">Type</td><td>Matériaux</td></tr>
<tr><td>Portes</td><td colspan="2">Cintrée rectangulaire</td><td colspan="2">?</td><td>?</td></tr>
<tr><td>Fenêtres</td><td colspan="2">Cintrée rectangulaire</td><td colspan="2">À battants à manivelle</td><td>?</td></tr>
<tr><td colspan="6">DÉCOR[8]</td></tr>
<tr><td>Support du motif et ornement</td><td colspan="5">Mur : chaînage de briques aux angles du bâtiment
Corniche : en attique et faite de tôle profilée.
Saillies : clocheton central.
Ouverture : portail principal dorique en pierre de tailles, clefs de voûte en pierre cintrés aux fenêtres, linteaux en pierre sous les fenêtres.</td></tr>
<tr><td colspan="6">ÉTAT ACTUEL</td></tr>
<tr><td colspan="3">État physique
Recyclé</td><td colspan="3">État d’authenticité
Authentique
Selon des critères établis par la ville de Québec, l’état de l’architecture extérieure est resté inchangé.</td></tr>
</table>

[4] Information prise Ville de Québec : division design et patrimoine.
[5] Idem.
[6] Idem.
[7] Idem.
[8] Idem.

Appendix 10 : Fact Sheet/ Fiche – Centre résidentiel et communautaire Jacques-Cartier

NOTES[9]
Le centre est structuré en 5 volets : **1. Accueil et services support** **2. Animation et activités communautaires** **3. Services résidentiels (code vie - règles, valeurs, principes et usages ; projet de vie)** **4. Démarrage et suivi de projets (comprend 3 entreprises le jardin potager les Ateliers de la terre, le restaurant Tam Tam café et l'atelier de menuiserie le Pouce vert.)** **5. Formation**

[9] Pamphlet Le Centre Jacques-Cartier. Pour et par les jeunes

Appendix 11 : Fact Sheet/ Fiche – Habitations du Trait Carré

IDENTIFICATION		
N° CIVIQUE **185**	NOM de la RUE **80ième rue Ouest**	QUARTIER **Trait-Carré**
NOM DE L'ÉDIFICE **Habitations du Trait-carré**		ARRONDISSEMENT **4, Charlesbourg**
CADASTRE[1] (zone) **P-286-1**		LOGEMENTS **41**
PROPRIÉTAIRE / GESTIONNAIRE **Habitations du Trait-Carré / Immeubles populaires de Québec inc.**		ORGANISME **Privé**
FONCTION ACTUELLE **Résidentiel : logements pour personnes âgées pré-retraitées et retraitées autonomes**		
FONCTION D'ORIGINE **Ancien couvent**		

DONNÉES HISTORIQUES	
COMMUNAUTÉ RELIGIEUSE[2] **Sœurs du Bon-Pasteur**	
ANNÉES de VOCATION **1883-1999**	
ARCHITECTE / ENTREPRENEUR **? / M. Matthieu**	DATE de CONSTRUCTION **1883**
STYLE / PÉRIODE ARCHITECTURALE **Courant du Second Empire**	
RECYCLAGE Jean Côté et Associés	ANNÉE de RECYCLAGE **2000**
HISTORIQUE DE CONSTRUCTION[3] **1910 Agrandissement du couvent. Maison du Chapelin (à côté du couvent) transportée 15 pieds plus loin.** **1973 Fin des cours donnés par les sœurs (arrêt des classes).** **1974-75 Réparations intérieures. Modifications pour accueillir plus de sœurs (pose de l'ascenseur).** **2000 Recyclage par Jean Côté et Associés en 27 unités d'habitations.**	

[1] Information prise à la Ville de Québec, département : gestion du territoire, grille de zonage.
[2] Information prise auprès des Sœurs du Bon-Pasteur
[3] Information prise auprès des Sœurs du Bon-Pasteur

Appendix 11 : Fact Sheet/ Fiche – Habitations du Trait Carré

<table>
<tr><td colspan="6">ÉLÉMENTS EXTÉRIEURS</td></tr>
<tr><td colspan="6">OCCUPATION DU SOL</td></tr>
<tr><td colspan="2">Nombre de bâtiments
1</td><td colspan="2">Implantation
Rectangulaire (édifice isolé)</td><td colspan="2">Stationnement
41</td></tr>
<tr><td colspan="2">Superficie m²
Lot : 5 758,9</td><td colspan="2">750,6</td><td colspan="2">?</td></tr>
<tr><td colspan="6">AMÉNAGEMENT EXTÉRIEUR[4]</td></tr>
<tr><td colspan="6">Galerie à l’avant.</td></tr>
<tr><td colspan="6">AMÉNAGEMENT PAYSAGER
À l’avant et à l’arrière (où le stationnement, bordure végétale)</td></tr>
<tr><td colspan="6">ÉLÉVATION PRINCIPALE[5]</td></tr>
<tr><td>Étages
4</td><td>Travées
12</td><td>Couleur dominante
Rouge</td><td colspan="2">Saillies
Clocheton central</td><td>Profil du toit
Mansardé à quatre versants
(tôle à baguettes / tôle à la canadienne)</td></tr>
<tr><td colspan="6">MATÉRIAUX[6]</td></tr>
<tr><td colspan="3">Façade principale
Brique structurale</td><td colspan="3">Façade secondaire
Brique structurale</td></tr>
<tr><td colspan="3">Soubassement
Pierres à appareillage régulier</td><td colspan="3">Couverture
Asphalte</td></tr>
<tr><td colspan="6">OUVERTURES[7]</td></tr>
<tr><td></td><td colspan="2">Forme d’ouverture</td><td>Type</td><td colspan="2">Matériaux</td></tr>
<tr><td>Portes</td><td colspan="2">Rectangulaire</td><td>À panneaux
(avec vitrage / avec imposte)</td><td colspan="2">Bois</td></tr>
<tr><td>Fenêtres</td><td colspan="2">Rectangulaire</td><td>À battants
(à grands carreaux)</td><td colspan="2">Bois</td></tr>
<tr><td colspan="6">DÉCOR[8]</td></tr>
<tr><td>Support du motif et ornement</td><td colspan="5">Mur : appareil
Corniche
Saillies : clocheton central, cheminée
Lucarnes à pignons
Couverture : rive</td></tr>
<tr><td colspan="6">ÉTAT ACTUEL</td></tr>
<tr><td colspan="3">État physique
Recyclé</td><td colspan="3">État d’authenticité
Authentique</td></tr>
</table>

[4] Information prise Ville de Québec : division design et patrimoine.
[5] *Ibid.*
[6] *Ibid.*
[7] *Ibid.*
[8] *Ibid.*

Appendix 12 : Fact Sheet/ Fiche -- Domaine des Franciscains

IDENTIFICATION		
N° CIVIQUE **733 à 753**	NOM de la RUE **rue de l'Alverne**	QUARTIER **Montcalm**
NOM DE L'ÉDIFICE **Domaine des Franciscains**		ARRONDISSEMENT **1, Québec**
CADASTRE[1] (n°, usage, code) **240 H 162,17**		LOGEMENTS **106**
PROPRIÉTAIRE / GESTIONNAIRE **SOMHAC / idem**		ORGANISME **Public**
FONCTION ACTUELLE **Résidentiel : logements pour personnes âgées autonomes (55 ans et +)**		
FONCTION D'ORIGINE **Ancien monastère des franciscains (comprend le couvent et la chapelle)**		

DONNÉES HISTORIQUES	
COMMUNAUTÉ RELIGIEUSE[2] **Franciscains**	
ANNÉES de VOCATION **? – 1982 (vérifier)**	
ARCHITECTES **Couvent : François-Xavier Berlinguet et René-Pamphile LeMay** **Chapelle : Talbot et Dionne**	DATE de CONSTRUCTION **Couvent : 1901-1903 (Bloc A)** **Bloc B : 1931, Bloc D : 1947** **Chapelle : 1905-1906 (Bloc D)**
STYLE / PÉRIODE ARCHITECTURALE[3] **Couvent et chapelle : réinterprète le style des bâtiments de la Nouvelle-France.** **Les Franciscains veulent renouer avec la mission pionnière des frères Récollets. La chapelle des Franciscains s'inspire donc de la chapelle des Récollets construite à Trois-Rivière en 1754.**	

[1] Information prise à la Ville de Québec, département : gestion du territoire, grille de zonage.
[2] Information prise auprès ? (rappeler frère)
[3] Bergeron Gagnon et Division design et patrimoine. (2000). *Patrimoine du quartier Montcalm.* Québec, Ville de Québec, Centre de développement économique et urbain, Design et patrimoine, vol. 6, 16.

Appendix 12 : Fact Sheet/ Fiche -- Domaine des Franciscains

RECYCLAGE	ANNÉE de RECYCLAGE
Émile Gilbert, Chabot architectes et Gilbert Bergeron	**1985**

HISTORIQUE DE CONSTRUCTION[4]

Monastère : construit autour d'une cour carré. Adopte le plan des monastères de cette période.

Couvent : 1901-1903 (Bloc A) Une structure de bois et de maçonnerie avec façade de pierre.
Chapelle : 1905-1906 (Bloc D)
Bloc B : 1931
Bloc D : 1947 parie la plus récente : béton avec parement de pierre

1985 Recyclage par Chabot architectes et Gilbert Bergeron 106 unités d'habitations. Coût de rénovation des logements dans la chapelle 45 000 $ Coût de rénovation des logements dans la chapelle 35 000 $ (rentabilité sur l'ensemble du projet).

Prix Habitas dans la catégorie habitation

Promoteur : Société Municipal d'habitation Champlain SOMHAC.
Projet à bénéficié de différentes subventions du gouvernement du Québec (Loginove et Logipop) SCHL (Vallée)

[4] *Ibid.*

Appendix 12 : Fact Sheet/ Fiche -- Domaine des Franciscains

<table>
<tr><td colspan="6">ÉLÉMENTS EXTÉRIEURS</td></tr>
<tr><td colspan="6">OCCUPATION DU SOL</td></tr>
<tr><td colspan="2">Nombre de bâtiments
2</td><td colspan="2">Implantation
Monastère : construit autour d’une cour carré.</td><td colspan="2">Stationnement
Sur le côté</td></tr>
<tr><td colspan="2">Superficie m²
Lot : 13 845,9</td><td colspan="2">Monastère : 2519,9
Couvent : 1785,7
Chapelle : 734,2</td><td colspan="2">?</td></tr>
<tr><td colspan="6">AMÉNAGEMENT EXTÉRIEUR[5]</td></tr>
<tr><td colspan="6">À l’arrière, les galeries suivent la forme de la chapelle pour permettrent différents accès un petit espace vert avec balançoires sépare le monastère de l’autre bâtiment.</td></tr>
<tr><td colspan="6">AMÉNAGEMENT PAYSAGER
?</td></tr>
<tr><td colspan="6">ÉLÉVATION PRINCIPALE</td></tr>
<tr><td>Étages
Couvent : 4
Chapelle : ?</td><td>Travées
12</td><td colspan="2">Couleur dominante
Gris
Gris</td><td>Saillies
Clocheton
Clocheton</td><td>Profil du toit
En pavillon
2 versants</td></tr>
<tr><td colspan="6">MATÉRIAUX[6]</td></tr>
<tr><td colspan="3">Façade principale
Pierre schisteuse de Québec</td><td colspan="3">Façade secondaire
Pierre schisteuse de Québec</td></tr>
<tr><td colspan="3">Soubassement
?</td><td colspan="3">Couverture
Asphalte</td></tr>
<tr><td colspan="6">OUVERTURES[7]</td></tr>
<tr><td></td><td colspan="2">Forme d’ouverture</td><td>Type</td><td colspan="2">Matériaux</td></tr>
<tr><td>Portes</td><td colspan="2">Cintrée rectangulaire</td><td>?</td><td colspan="2">?</td></tr>
<tr><td>Fenêtres
Monastère

Chapelle</td><td colspan="2">Cintrée rectangulaire

Lucarnes (à pignon sans saillie)
Cintrée rectangulaire</td><td>À battants à manivelle avec et sans imposte
À battants à manivelle
À battants à manivelle avec imposte en arc demi cintrée</td><td colspan="2">?</td></tr>
<tr><td colspan="6">DÉCOR[8]</td></tr>
<tr><td>Support du motif et ornement</td><td colspan="5">Mur : chaînage de pierres aux angles des bâtiments.
Corniche : ?
Saillies : 2 clochetons.
Ouverture : encadrement de chacune des portes par un arc demi cintré avec chaînage de pierre, montants et linteaux en pierre sous les fenêtres.</td></tr>
</table>

[5] *Ibid.*
[6] *Ibid.*
[7] *Ibid.*
[8] *Ibid.*

Appendix 12 : Fact Sheet/ Fiche -- Domaine des Franciscains

	- La pierre utilisé : calcaire grise.
ÉTAT ACTUEL	
État physique **Recyclé**	État d'authenticité **Authentique : son origine**

Bâtiments 100 000 pieds carrés
Terrain 194 000 pieds carrés