

AFFORDABILITY AND CHOICE TODAY (A•C•T) DEMONSTRATION PROJECT

Innovative Rooming Houses
Foyer des Cent Abris Non-Profit Organization
Montreal, Quebec

Prepared for:

Federation of Canadian Municipalities

Canadian Home Builders' Association

Canadian Housing and Renewal Association

Canada Mortgage and Housing Corporation

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FOREWORD

The project documented in this case study received funding assistance under the Affordability and Choice Today (A•C•T) Program. A•C•T is a joint initiative, managed by the Federation of Canadian Municipalities, the Canadian Home Builders' Association, and the Canadian Housing and Renewal Association, together with the funding agency Canada Mortgage and Housing Corporation. The A•C•T Program is administered by the Federation of Canadian Municipalities.

A•C•T, which was launched in January 1990, was designed to foster changes to planning and building regulations and residential development approval procedures in order to improve housing affordability, choice and quality.

Through A•C•T, grants are awarded to municipalities, private and non-profit builders and developers, planners and architects to undertake innovative regulatory reform initiatives in municipalities across Canada. Three types of projects are awarded grants under the A•C•T Program: Demonstration Projects, Streamlined Approval Process Projects, and Case Studies (of existing initiatives).

- *Demonstration Projects* involve the construction of innovative housing that demonstrates how modifications to planning and construction regulations can improve affordability, choice and quality.

- *Streamlined Approval Process Projects* involve the development of a method or an approach that reduces the time and effort needed to obtain approvals for housing projects.
- *Case Study* grants are awarded for the documentation of existing regulatory reform initiatives.

Change and innovation require the participation of all the players in the housing sector. A•C•T provides a unique opportunity for groups at the local level to work together to identify housing concerns, reach consensus on potential solutions, and implement action. Consequently, a key component of A•C•T-sponsored projects is the participation and cooperation of various players in the housing sector in all phases of each project, from development to realization.

All projects awarded a grant under the A•C•T Program are documented as case studies in order to share information on the initiatives and the benefits of regulatory reform with other Canadian communities. Each case study discusses the regulatory reform initiative, its goals and the lessons learned. Where appropriate, the cost savings resulting from modifications in various planning, development, and construction regulations are calculated and reported.

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PROJECT OVERVIEW

The *Centre-Sud* neighbourhood, one of the oldest districts in Montreal, is home to low- and middle-income people sharing a stock of housing that is rapidly changing. An increasing number of rental buildings are being converted into condominiums, and new housing is being built. Because of these changes, housing is becoming less and less accessible to low-income households and many are being forced to move out of the neighbourhood.

In order to address this situation, the *Foyer des Cent Abris* Non-Profit Organization, in cooperation with the *Habitations communautaires Centre-Sud* Technical Resource Group, the Housing Section of the City of Montreal's *Service de l'habitation et du développement urbain* (the Housing and Urban Development Department) and the *Société d'habitation du Québec*, undertook a demonstration project of two rooming houses containing a total of 24 studio apartments. This project involved the development of innovative architectural ideas aimed at creating an environment that would meet the needs of low-income single persons. *Foyer des Cent Abris* also wished to change existing municipal regulations in order to be able to build this new type of rooming house at a reasonable cost.

The design of the project was based on the results of a post-occupancy survey that was conducted with the tenants of a first rooming house built and managed by

Foyer des Cent Abris. Among other things, the innovative design of the two buildings:

- allows rents to be reduced by increasing the density and the number of housing units
- increases the feeling of privacy and security by providing units with individual exterior entrances
- makes the units more comfortable by creating an interior layout that gives tenants the impression that they have two rooms

Because of their dimension (35 m²) and innovative design, the studio apartments in both buildings fell between the definitions for rooming house units and for apartments included in the City of Montreal's zoning regulations. According to municipal regulations, a unit equipped with a bathroom and kitchen is defined as an apartment rather than a room. The regulations also stipulate that an apartment have an area of at least 55 m² and that an apartment building provide at least one parking space for every 230 m² of floor area. Therefore, to encourage the development of housing that meets the needs of the target group, the City revised its zoning by-law to reduce the requirements for unit area and parking spaces.

This A•C•T project shows that it is indeed possible to build, at a reasonable cost, rooming houses that provide low-income persons with a decent quality of life within their community.

1.0 INNOVATIVE ROOMING HOUSES DEMONSTRATION PROJECT

1.1 Context

In 1987, a group of community-oriented people established the *Foyer des Cent Abris* Non-Profit Organization, with the assistance of the *Habitations communautaires Centre-Sud* Technical Resource Group, to work within Montreal's *Centre-Sud* sector. This neighbourhood, one of the oldest in Montreal, is located east of downtown. It includes a large proportion of duplex and triplex row housing and is home to many low- and middle-income families and single persons. Most of the population lives in rental housing. In the last few years in this neighbourhood, the average income has decreased and the poverty index has increased compared to the rest of Montreal. Because there are very few industries in the *Centre-Sud* district, it has little to offer to its residents in terms of employment opportunities.

The *Centre-Sud* neighbourhood is rapidly changing. In fact, in the last few years, the rental market has been characterized by the following trends:

- A significant increase in rents
- An increase in the number of units occupied by middle-income persons
- The demolition of houses
- The conversion of residential structures into commercial buildings
- The conversion of rental apartments into condominiums
- The construction of new housing for homeownership

The impact of these trends has been a reduction in the number of affordable housing units available to the neighbourhood's low-income population, particularly to single persons living in rooming houses. In fact, between 1979 and 1987, Montreal lost close to 6,000 rooms, representing 40 percent of its total.

Centre-Sud

The *Centre-Sud* neighbourhood comprises an area of approximately 4.3 km² (1.7 sq. mi.). Just under 50 percent of the population is made up of single persons with an average annual income of about \$20,000, compared to the Montreal average of \$24,000. Nearly 60 percent of the residents have a low level of schooling.¹

In 1990, in order to improve the quality of life of the low-income population, *Foyer des Cent Abris*, in cooperation with the City of Montreal, constructed its first rooming house project comprising 23 housing units. This project was financed by the provincial housing organization, the *Société d'habitation du Québec* (SHQ).

¹ It is difficult to obtain specific data for this sector of Montreal because it is no longer officially recognized as a neighbourhood, but rather as part of an *arrondissement* (a planning district established by the City of Montreal). The data provided here were drawn from *Profil d'un quartier: Centre-Sud*, published in 1989 by the *Centre-Sud Centre local des services communautaires* (Local Community Service Centre).

1.2 A•C•T Demonstration Project Objectives

In 1991, *Foyer des Cent Abris* was awarded a grant under the A•C•T Program to develop and carry out a demonstration project of two additional rooming houses. The execution of this project required the revision of municipal regulations to allow for the use of innovative architectural ideas in order to provide the target group, low-income single persons over 40 years of age, with affordable, quality housing. This project received the support of various stakeholders, including the Housing Section of the City of Montreal's *Service de l'habitation et du développement urbain* (SHDU, the Housing and Urban Development Department) Canada Mortgage and Housing Corporation (CMHC), and the SHQ.

1.3 Description of the Demonstration Project

In order to improve the quality of life of its target group, *Foyer des Cent Abris* aimed to offer a new type of housing that would be both safer and more comfortable. The project consisted of four main phases:

- The development of innovative architectural ideas to produce rooming houses that better meet the needs of the target group
- The revision of existing municipal regulations to allow the construction of these types of housing
- The construction of the two buildings at a reasonable cost

- A post-occupancy evaluation of the demonstration project in order to assess the success of the design

1.3.1 Phase 1: Design

Post-Occupancy Evaluation of the First Project

In order to design the two new rooming houses, a survey was conducted with tenants of the first building developed by *Foyer des Cent Abris*. This structure, built in 1990, comprises 23 studio apartments, each with a complete kitchen and bathroom, as well as a kitchen island and a mobile hanging-closet that gives the impression that the apartment has a rest area and a work area.

The post-occupancy evaluation questioned the 23 new tenants on their perceptions of various features, such as the building's architecture, the amount of space available, the size of the units, the services offered and the furniture and equipment provided. (The evaluation questionnaire is attached as Appendix A.) The response rate was satisfactory as 19 of the 23 tenants, or 82.6 percent, completed the questionnaire. The results revealed that the tenants were generally satisfied with their apartments.

Design Development

The post-occupancy evaluation served as a starting point for the design of the two structures to be built under the A•C•T Program. The development of the design was based on the following objectives.

For the overall project:

- To increase the density and the number of units per building
- To increase the feeling of privacy and security by providing units with individual exterior entrances
- To provide a community room for the occupants to promote a better quality of life
- To create pleasant landscaping

For each unit:

- To provide a window arrangement that would increase the amount of natural light
- To provide a larger floor area, of approximately 35 m² (377 ft²), than that of regular rooming house units
- To ensure increased lateral and vertical soundproofing by using good-quality construction materials
- To design an interior layout that would give occupants the impression of having two rooms

Based on these objectives, *Foyer des Cent Abris* designed two innovative rooming houses that would help to ensure tenants' privacy, as well as their health and safety. In both buildings, each 35-m² unit contains a complete bathroom and an equipped kitchen. The open-plan layout was designed to give the impression of separate living and sleeping areas.

The sizes of the two lots presented challenges in the development of the designs. The lots, purchased by *Foyer des Cent Abris* from the City of Montreal, are located in the same neighbourhood. The lot on Wolfe Street, which has a wide

frontage but little depth, covers 450.6 m² (4,850.2 ft²), while the Champlain Street lot, with greater depth and a narrower frontage, has an area of 427.9 m² (4,605.9 ft²). The preliminary design for the Wolfe Street building included 14 studio apartments on two storeys, arranged in a "U" shape. For the Champlain Street structure, the plan called for 15 studio apartments on three storeys, in a rectangular layout.

Throughout the project, many changes were made to the plans for both rooming houses, in response to requests from the City of Montreal. For example, the preliminary designs that *Foyer des Cent Abris* proposed to the SHDU in September 1991 were found not to comply with certain regulatory requirements or with the SHDU's land development program.

The plans that were submitted for the Wolfe Street building, although innovative from an architectural standpoint, were in violation of various zoning regulations concerning the area of the studio apartments, the number of parking spaces, the partitioning of the exterior staircases and the height of the structure. The plans for the Champlain Street building also violated existing regulations dealing with studio apartment areas, the number of parking spaces and building height.

Furthermore, the Champlain Street building did not comply with the SHDU's development program because it did not adequately blend in with existing structures due to its side entrance and building depth. Figures 1, 2 and 3 present

the changes that were initially proposed to the current City of Montreal regulations and development program.

In light of the large number of changes to the City's zoning regulations and development program proposed by *Foyer des Cent Abris*, the City's Housing Section suggested that, to prevent significant delays in the execution of the two projects, only those changes that would be most easily approved by the City be retained. Therefore, to obtain the necessary permits, *Foyer des Cent Abris*, with the help of an architect from the *Habitations communautaires Centre-Sud* Technical Resource Group, modified the plans so that they would comply with certain regulatory requirements.

For the Wolfe Street project, consequently, changes that would have allowed for a non-partitioned exterior staircase and a 3 m (9.8 ft.) setback were rejected because they did not comply with existing regulations.

For the Champlain Street project, the change concerning the depth of the building was also refused as a result of the concern of a neighbour whose building was much smaller. Furthermore, this proposal, as well as a proposal to place the main entrance at the side, was rejected because of the requirement that the building blend in with its surroundings, as stipulated in the City's development program. These changes resulted in a net loss of five units for the overall project and the relocation of the community room from the

ground floor to the basement in the Champlain Street building.

In November 1991, the new plans for the two projects were resubmitted to the SHDU. The department then confirmed the following zoning infractions:

Wolfe Street Building:

- The floor area of the studio apartment area did not meet the minimum allowable.
- An insufficient number of parking spaces were provided.

Champlain Street Building:

- The setback was not aligned with the adjacent building.
- The floor area of the studio apartment area did not meet the minimum allowable.
- An insufficient number of parking spaces were provided.

1.3.2 Phase 2: Revision of Municipal Regulations

The main architectural challenge of this project consisted of designing rooming houses where each studio would be equipped with a bathroom and a kitchen. In accordance with municipal regulations, this type of housing is defined as an apartment rather than a room. The regulations stipulate that an apartment must have an area of at least 55 m² (592 ft²) while a rooming house unit must contain at least 25 m² (269 ft²). Therefore, to build these two residential structures, City of Montreal zoning regulations had to be revised in order to reduce the requirements concerning unit area and

parking spaces. No parking spaces were planned because the target clients for projects of this type usually do not own vehicles. The following three figures

present the changes that were initially proposed and eventually made to municipal regulations and the SHDU development program.

Figure 1. Regulatory Changes for the Wolfe Street Building

EXISTING REGULATIONS	PROPOSED CHANGES	CHANGES MADE
Average unit area must be at least 50 m ² (538.2 ft ²)	Average unit area: approximately 35 m ² (377 ft ²)	Average unit area: 35 m ² (377 ft ²)
Six parking spaces required*	No parking spaces planned	No parking spaces required
Exterior staircases not located at the back of buildings must be partitioned	Non-partitioned exterior staircase leading to a passageway	No change
Rear yard setback must be at least 3 m (9.8 ft)	No rear yard setback	No change

* The zoning by-law requires at least one parking space for every 230 m² (2,476 ft²) of floor area.

Figure 2. Regulatory Changes for the Champlain Street Building

EXISTING REGULATIONS	PROPOSED CHANGES	CHANGES MADE
Average unit area must be at least 50 m ² (538.2 ft ²)	Average unit area: approximately 35 m ² (377 ft ²)	Average unit area: 35 m ² (377 ft ²)
Five parking spaces required*	No parking spaces planned	No parking spaces required
Building design must blend in well with surroundings	Main entrance on side	No change
Building height must be equivalent to height of adjoining building	Building higher than adjoining building	Building higher than adjoining building
Setback must be aligned	Setback not aligned with adjacent building	Setback not aligned

* The zoning by-law requires at least one parking space for every 230 m² (2,476 ft²) of floor area.

Figure 3. SHDU Development Program Changes for the Champlain Street Building

EXISTING REQUIREMENT	PROPOSED CHANGE	CHANGES MADE
Building design must blend in well with surroundings	Main entrance on side along length of building	No change

Construction of the two buildings was delayed many times due to difficulties associated with the City's approval of innovative projects that violate municipal regulations. In April 1992, the two projects were presented to the City of Montreal for Master Plan approval, in order to obtain an authorization to depart from the zoning by-law. This permission, which cannot be transferred from one site to another, can still serve as a precedent for subsequent Master Plan or regulatory change applications.

In May 1992, the *Plateau Mont-Royal/Centre-Sud* District Advisory Committee (DAC) recommended that the City of Montreal's Executive Committee adopt draft regulations required to execute the project. The draft regulations were adopted by the City on June 15, 1992. (Appendix B contains the resolution for the acceptance of the project by the DAC.)

The final project, comprising 24 units, rather than the 29 initially planned, was then constructed following changes to the

zoning regulations contained in the Master Plan.

1.3.3 Phase 3: Construction of the A•C•T Demonstration Project

Construction of the two buildings began in October 1992 and was completed in June 1993.

Wolfe Street Project

The first building, located on Wolfe Street, contains 13 studio apartments (see Figure 4). It is a two-storey, "U"-shaped structure surrounding a courtyard that opens onto Wolfe Street (see figure 5). The second-storey units are accessible from an exterior passageway that is itself reached from an interior staircase. This innovation allows for each unit to have its own exterior entrance and provides increased natural light. In addition, the original layout of the bathroom and the kitchen gives the impression that the units have two rooms (see figure 6). There is a community room in the basement.

Figure 4. Front View of the Wolfe Street Building



Figure 5. Site Plan of the Wolfe Street Building

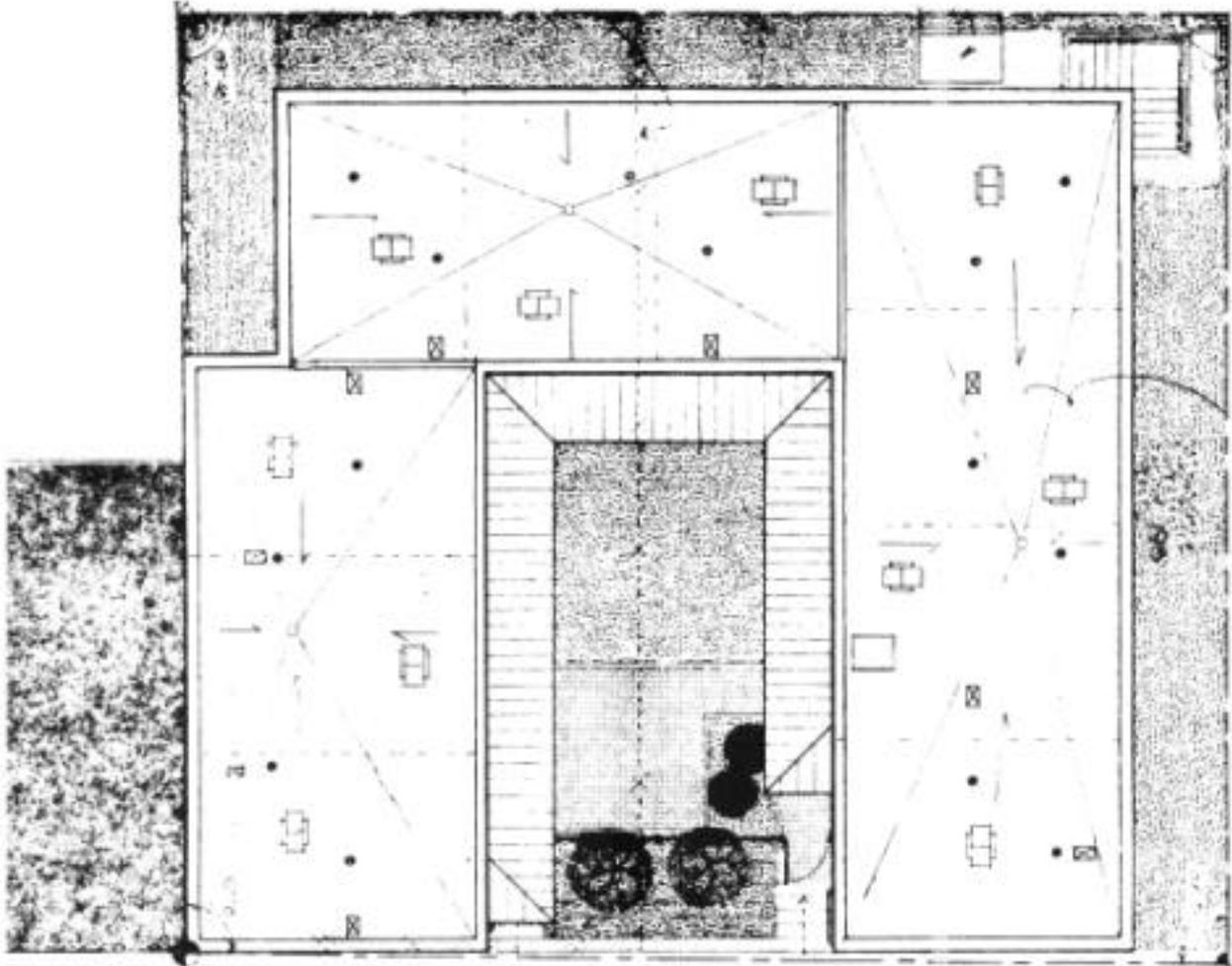
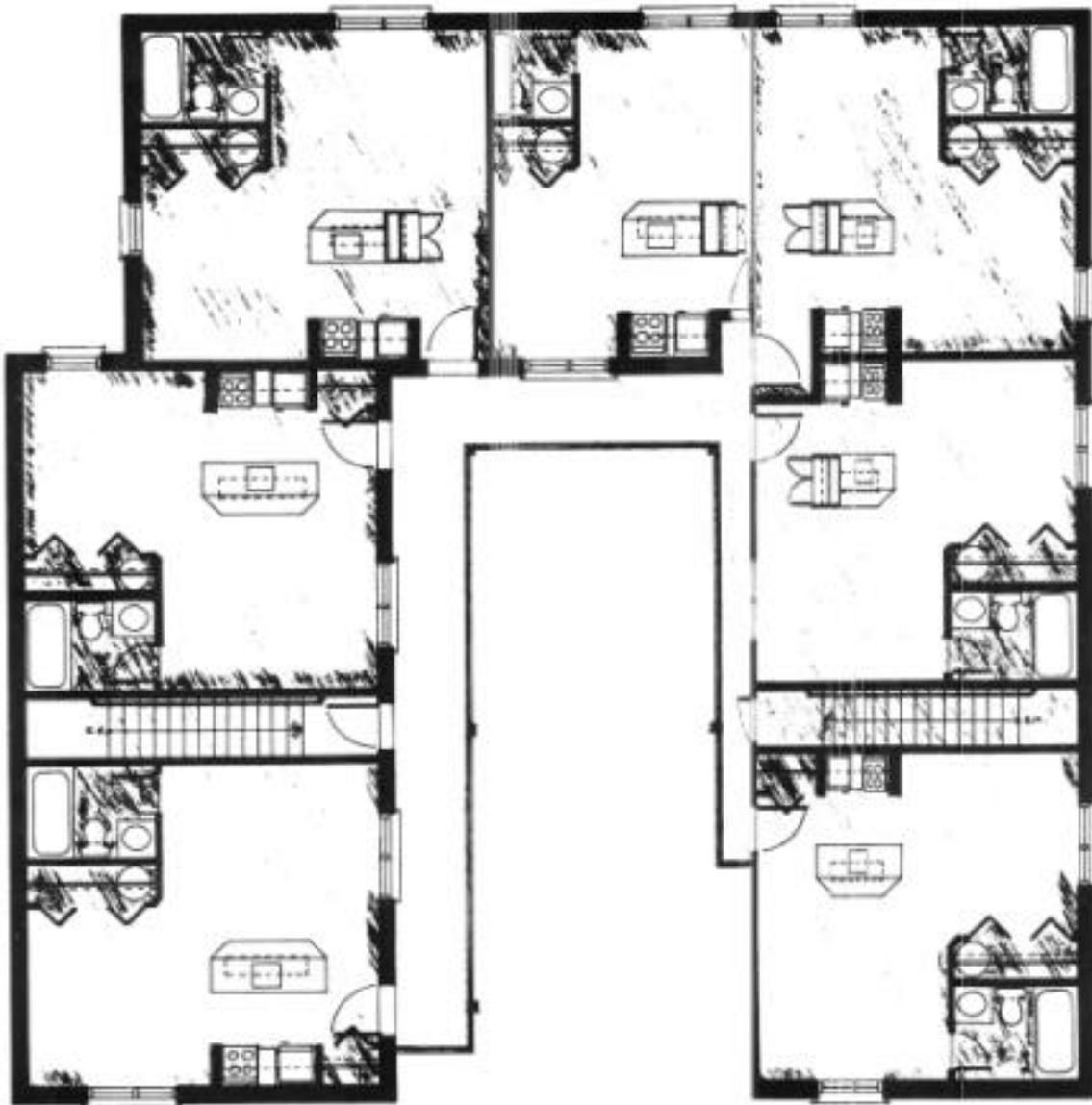


Figure 6. Floor Plan of the Wolfe Street Building



Champlain Street Project

The second building, located on Champlain Street, comprises 11 studio apartments (see figure 7). This project is a rectangular-shaped, three-storey structure with units on either side of a central circulation block. The main entrance of this building is located on the front of the building to the left (see figure 8). Twin

stairwells, separated by a central corridor, lead to ground-floor exits on the building's side and front, respectively. Each unit has two separate entrances: one leads to a stairwell and the other provides access to the central corridor. As a result of the novel layout of the bathroom and kitchen, some of the units give the occupant the impression of having two rooms (see figure 9).

Figure 7. Front View of the Champlain Street Building



Figure 8. Site Plan of the Champlain Street Building

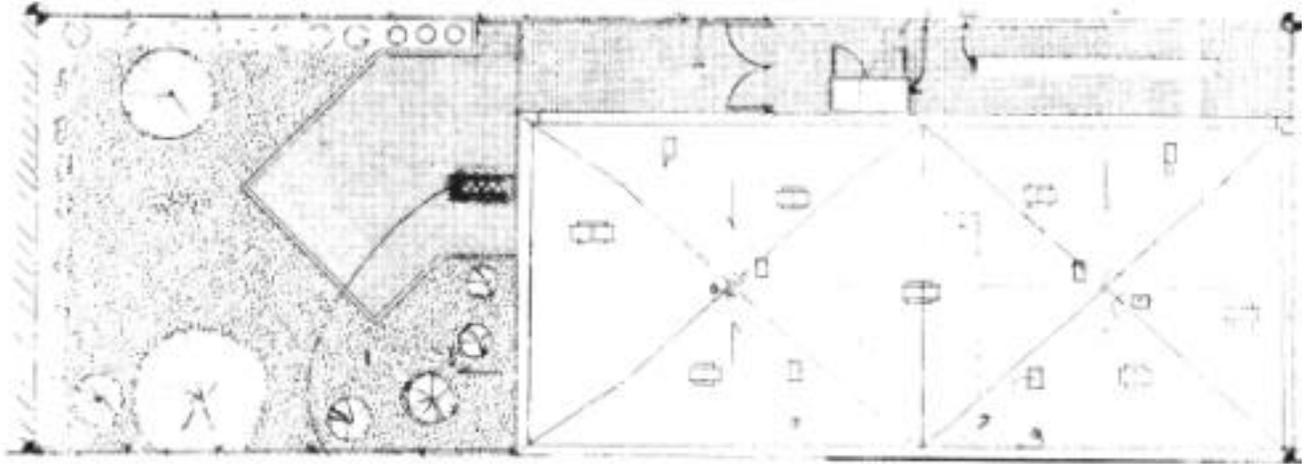
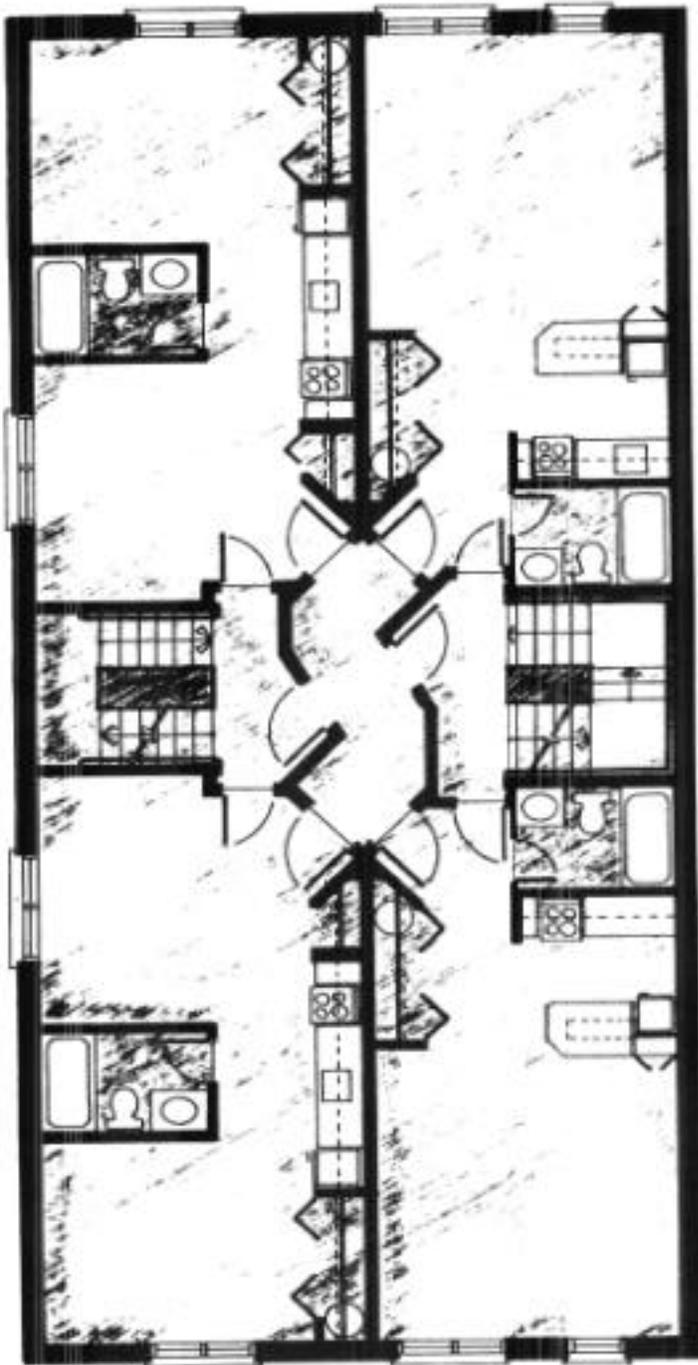


Figure 9. Floor Plan of the Champlain Street Building



Project Cost

Four proposals were received in response to the call for tenders published on June 9, 1992. The construction bids ranged from \$425,475 to \$460,000 per building. Following the architect's analysis and recommendations, the building contract was awarded to the firm *Développements Createc* (Construction Vega Inc.) which submitted the lowest bid, while still complying with the tender requirements.

Certain site conditions had to be taken into account in estimating project costs. The structure on Wolfe Street was built on piles since the ground did not provide sufficient support. Also, the Champlain Street lot had to be decontaminated because it contained heavy metals. The Wolfe Street lot was purchased from the City of Montreal for \$90,750, or \$201/m² (\$19/ft²). The Champlain Street lot was obtained for the very low price of \$8,768, because the City of Montreal deducted the costs of decontaminating the site from the value of the land.

It should also be noted that, in accordance with its policy of promoting the development of social housing projects in its jurisdiction, the City of Montreal had set the selling prices of these two lots at 75 percent of their market value.

Total construction costs for the two buildings came to approximately \$992,194. These costs, which are detailed in Appendix C, correspond to \$38,577 per

unit for the Wolfe Street project and \$44,608 per unit for the Champlain Street project.

1.3.4 Phase 4: Post-Occupancy Evaluation

A post-occupancy evaluation questionnaire, similar to the one used for the evaluation of the first project, was distributed to the 24 occupants of the two new buildings in October 1993. The results confirm that the tenants are generally satisfied with their units. However, as was also the case in the first rooming house project, poor sound-proofing was identified as a problem. This problem resulted from budgetary restrictions that did not allow for the use of concrete blocks in the construction of the buildings.

I am very happy to have a studio, all the more so since it's on the ground floor.

The personal exterior entrance is more practical, like a private home.

—Tenant Comments, Wolfe Street

What luck to have access to new housing at a modest price and also have a community room.

It's roomy enough for a single person.

Congratulations for the feeling of having two rooms.

—Tenant Comments, Champlain Street

2.0 THE KEY PLAYERS

2.1 *Foyer des Cent Abris*

Founded in 1987, *Foyer des Cent Abris* is a non-profit organization whose mandate is to assist single persons who are looking for housing in the *Centre-Sud* neighbourhood. It represents the concerted efforts of a neighbourhood group concerned with housing problems. *Foyer des Cent Abris* assists low-income, independent single persons over 40 years of age who have problems finding affordable rental accommodation within the neighbourhood.

Foyer des Cent Abris managed the project, and coordinated the work of all the stakeholders involved, to develop a new architectural concept for the two buildings and to bring this concept to reality.

2.2 *Service de l'habitation et du développement urbain, Housing Section*

The mission of the SHDU is, in cooperation with public and private stakeholders, to plan and monitor the development of Montreal and to promote the harmonious expansion of urban functions, in order to meet the economic, social and cultural needs of Montreal's population. The specific mission of the SHDU's Housing Section is to promote residential development and renovation so that Montreal residents can live in healthy, safe and comfortable homes, and to preserve Montreal's residential heritage.

The Housing Section worked in cooperation with *Foyer des Cent Abris* to revise municipal zoning regulations and the City's land development program.

2.3 *Habitations communautaires Centre-Sud Technical Resource Group*

The objective of the *Habitations communautaires Centre-Sud Technical Resource Group* is to promote the development of housing cooperatives, and non-profit organizations specializing in housing, by providing technical support services for the execution and management of projects. The involvement of this organization in the project consisted of helping *Foyer des Cent Abris* to develop the design proposal, and providing the services of an architect to prepare the drawings and specifications for the construction of the two buildings.

2.4 *Société d'habitation du Québec*

Part of the mandate of the SHQ, the provincial organization responsible for housing, is to stimulate the development and coordination of public and private housing initiatives and to provide the citizens of Quebec with affordable housing. The SHQ, which had contributed to the construction of the first rooming house, granted an additional subsidy to *Foyer des Cent Abris* for the demonstration project.

3.0 REGULATORY REFORM INITIATIVES AND IMPACT ON HOUSING COST, CHOICE AND QUALITY

Representatives from all the key groups involved in this project were present at the official opening of the two new rooming houses in September 1993.

Many physical constraints may be involved when new buildings are constructed within an existing residential neighbourhood. In addition, Master Plan approval can be a long and costly process in Montreal. For these reasons, municipal planning tools must be more flexible.

The modification of the City of Montreal's zoning regulations to accommodate the demonstration project made it possible to

build new types of affordable housing that are better suited to the needs of the low-income single persons living in the *Centre-Sud* neighbourhood. The new studio apartments are larger than traditional rooming house units and they are also equipped with complete bathrooms and kitchens. For both projects, rents are based on individual tenant incomes, with the minimum rent set at \$125 per month.

This A•C•T project shows that it is indeed possible to build, at a reasonable cost, rooming houses that provide low-income persons with a decent quality of life within their community.

APPENDICES

APPENDIX A: POST-OCCUPANCY EVALUATION QUESTIONNAIRE

[TRANSLATION]

FOYER DES CENT ABRIS

SEPTEMBER 1992

EVALUATION—PHASE I

In order to better meet the needs of future tenants in the “Foyer des Cent Abris du Centre-Sud” (Phase II), we are currently evaluating Phase I.

We would like to know **your opinions** on various aspects of Phase I. In order to make things easier, we have set up the questionnaire so that all you have to do is assign a rating from 1 to 10 (1 being the worst rating and 10 being the best) for every aspect being evaluated. At the end of the questionnaire, you will find one question that requires a more developed answer and a space for your comments. Thank you for your cooperation.

EVALUATION—PHASE I

YOUR STUDIO APARTMENT

Size of Studio Apartment.....	/10
Size of Bathroom.....	/10
Hand-Held Shower.....	/10
Storage Space at Entrance.....	/10
Windows.....	/10
Vertical Blinds.....	/10
Stove.....	/10
Refrigerator.....	/10
Ceiling Fan.....	/10
Double Chest of Drawers.....	/10
Moving Counter.....	/10
Artificial Lighting.....	/10
Soundproofing (same floor).....	/10
Soundproofing (floor above or below).....	/10

APPENDIX B: RESOLUTION OF THE DISTRICT ADVISORY COMMITTEE

[TRANSLATION]

***Plateau Mont-Royal/Centre-Sud* District Advisory Committee**

Excerpt from a follow-up report on items outstanding from previous meetings, filed on May 15, 1992.

3.5 File 92 0065310
CO92 01166

Date of Assembly: April 27, 1992

DAC Recommendation: Adoption

Draft regulation authorizing the construction and occupancy of a two-storey residential building with 14 studio apartment-type housing units intended for single persons, located on the west side of Wolfe Street, south of Ontario Street (riding of Saint-Jacques).

At the May 11, 1992 session, the Municipal Council adopted the above-mentioned draft regulation on its first reading.

3.6 File 92 0065365
CO92 01167

Date of Assembly: April 27, 1992

DAC Recommendation: Adoption

Draft regulation authorizing the construction and occupancy of a three-storey residential building with 11 small housing units intended for single persons, located on the west side of Champlain Street, south of La Fontaine Street (riding of Saint-Jacques).

At the May 11, 1992 session, the Municipal Council adopted the above-mentioned draft regulation on its first reading.

APPENDIX C: CONSTRUCTION COST DETAILS

Invoice - Wolfe Street Project

16/08/93

[TRANSLATION]

DESCRIPTION	CONTRACT	PAID	PERFORMED	%
1001 General and Specific Conditions	\$22,699.89	\$22,699.89	\$22,699.89	100
2310 Excavation, Digging, Filling	\$20,000.00	\$20,000.00	\$20,000.00	100
2350 Piles	\$15,080.00	\$15,080.00	\$15,080.00	100
2411 Draining of Foundations	\$1,100.00	\$1,100.00	\$1,100.00	100
2514 Landscaping	\$6,171.00	\$6,171.00	\$6,171.00	100
3100 Concrete Formwork	\$13,500.00	\$13,500.00	\$13,500.00	100
3200 Concrete Framework	\$7,300.00	\$7,300.00	\$7,300.00	100
3250 Concrete Accessories	incl.		incl.	
3300 Concrete Poured in Place	\$14,500.00	\$14,500.00	\$14,500.00	100
3345 Concrete Surface Finish	\$650.00	\$650.00	\$650.00	100
4050 Masonry Work	\$36,000.00	\$36,000.00	\$36,000.00	100
4100 Mortar and Accessories	incl.		incl.	
5120 Steel Studs	\$22,000.00	\$22,000.00	\$22,000.00	100
5500 Metal Work	incl.		incl.	
5510 Metal Staircases	incl.		incl.	
6100 Rough Carpentry	\$47,667.00	\$47,667.00	\$47,667.00	100
6200 Finishing Carpentry	\$9,335.00	\$9,335.00	\$9,335.00	100
6240 Laminated Plastics	\$11,493.00	\$11,493.00	\$11,493.00	100
7160 Waterproofing	\$1,029.00	\$1,029.00	\$1,029.00	100
7190 Vapour Barrier Sheets	\$660.00	\$660.00	\$660.00	100
7212 Rigid Insulation	\$890.00	\$890.00	\$890.00	100
7213 Padded or Braided Insulation	\$5,500.00	\$5,500.00	\$5,500.00	100
7400 Preformed Roofing and Cladding	\$3,680.00	\$3,680.00	\$3,680.00	100
7510 Multilayer Bituminous Roofing	\$7,004.00	\$7,004.00	\$7,004.00	100
7620 Flashing and Metallic Coverings	incl.		incl.	
7720 Roof Hatch	incl.		incl.	
7900 Sealants	\$1,370.00	\$1,370.00	\$1,370.00	100
8111 Steel Frames, Reinforced Windows	incl.		incl.	
8113 Steel Fire Doors and Frames	\$6,100.00	\$6,100.00	\$6,100.00	100
8120 Aluminium Doors and Frames	\$1,200.00	\$1,200.00	\$1,200.00	100
8210 Wooden Doors and Frames	\$2,376.00	\$2,376.00	\$2,376.00	100
8250 Preframed Doors	\$1,500.00	\$1,500.00	\$1,500.00	100
8520 Aluminium Sash Windows	\$10,315.00	\$10,315.00	\$10,315.00	100
8521 Aluminium Sliding Windows	incl.		incl.	
8710 Finishing Hardware	\$4,344.00	\$4,344.00	\$4,344.00	100
9250 Gypsum Boards	\$17,200.00	\$17,200.00	\$17,200.00	100
9310 Ceramic Tiles	\$4,643.00	\$4,643.00	\$4,643.00	100
9550 Wooden Flooring	\$10,340.00	\$10,340.00	\$10,340.00	100
9660 Flexible Floor Coverings	\$2,105.00	\$2,105.00	\$2,105.00	100
9900 Paint	\$6,500.00	\$6,500.00	\$6,500.00	100
10550 Postal Service Materials	incl.		incl.	
10800 Toilet and Bath Accessories	\$1,992.00	\$1,992.00	\$1,992.00	100
10999 Specialties	incl.		incl.	
12600 Furniture and Accessories	incl.		incl.	
12680 Shoe-Scraper Grid	incl.		incl.	
15000 Mechanical Work - Plumbing	\$41,112.00	\$41,112.00	\$41,112.00	100
15000 Mechanical Work - Ventilation	\$9,400.00	\$9,400.00	\$9,400.00	100
15300 Fire Protection Design	\$26,300.00	\$26,300.00	\$26,300.00	100
16000 Electricity, Lighting, Heating	\$37,610.00	\$37,610.00	\$37,610.00	100
Subtotal	\$430,665.89	\$430,665.89	\$430,665.89	
Administration and Profit	\$20,000.00	\$20,000.00	\$20,000.00	100
GST	\$31,546.61	\$31,546.61	\$31,546.61	
PST	\$19,288.50	\$19,288.50	\$19,288.50	
Grand Total	\$501,501.00	\$501,501.00	\$501,501.00	

Invoice - Champlain Street Project

16/08/93

[TRANSLATION]

DESCRIPTION	CONTRACT	PAID	PERFORMED	%
1001 General and Specific Conditions	\$26,400.00	\$26,400.00	\$26,400.00	100
2310 Excavation, Digging, Filling	\$27,200.00	\$27,200.00	\$27,200.00	100
2411 Draining of Foundations	\$750.00	\$750.00	\$750.00	100
2514 Landscaping, Pavement, Fence	\$6,038.00	\$6,038.00	\$6,038.00	100
3100 Concrete Formwork	\$9,500.00	\$9,500.00	\$9,500.00	100
3200 Concrete Framework	\$1,800.00	\$1,800.00	\$1,800.00	100
3250 Concrete Accessories	incl.	incl.	incl.	
3300 Concrete Poured in Place	\$8,025.00	\$8,025.00	\$8,025.00	100
3345 Concrete Surface Finish	\$1,089.00	\$1,089.00	\$1,089.00	100
4050 Masonry Work	\$36,350.00	\$36,350.00	\$36,350.00	100
4100 Mortar, Grout and Masonry Acc.	incl.	incl.	incl.	
5120 Steel Studs	\$35,000.00	\$35,000.00	\$35,000.00	100
5500 Metal Work	incl.	incl.	incl.	
5510 Metal Staircases	incl.	incl.	incl.	
6100 Rough Carpentry	\$42,228.00	\$42,228.00	\$42,228.00	100
6200 Finishing Carpentry, Cabinetwork	\$7,250.00	\$7,250.00	\$7,250.00	100
6240 Laminated Plastics	\$9,725.00	\$9,725.00	\$9,725.00	100
7160 Bituminous Dampproofing	\$491.00	\$491.00	\$491.00	100
7190 Vapour Barrier Sheets	\$800.00	\$800.00	\$800.00	100
7212 Rigid Insulation	\$364.00	\$364.00	\$364.00	100
7213 Padded or Braided Insulation	\$7,500.00	\$7,500.00	\$7,500.00	100
7510 Multilayer Bituminous Roofing	\$5,571.00	\$5,571.00	\$5,571.00	100
7620 Flashing and Metallic Coverings	incl.	incl.	incl.	
7720 Roof Hatch	incl.	incl.	incl.	
7900 Sealants	\$1,075.00	\$1,075.00	\$1,075.00	100
8111 Steel Frame./Sect., Reinf. Windows	incl.	incl.	incl.	
8113 Steel Fire Doors and Frames	\$7,000.00	\$7,000.00	\$7,000.00	100
8120 Aluminium Doors and Frames	\$575.00	\$575.00	\$575.00	100
8210 Wooden Doors and Frames	\$4,161.00	\$4,161.00	\$4,161.00	100
8520 Aluminium Sash Windows	\$10,754.00	\$10,754.00	\$10,754.00	100
8521 Aluminium Sliding Windows	incl.	incl.	incl.	
8710 Finishing Hardware	\$6,106.00	\$6,106.00	\$6,106.00	100
9250 Gypsum Boards	\$25,000.00	\$25,000.00	\$25,000.00	100
9310 Ceramic Tiles	\$4,039.00	\$4,039.00	\$4,039.00	100
9550 Wooden Flooring	\$10,000.00	\$10,000.00	\$10,000.00	100
9660 Flexible Floor Coverings	\$6,500.00	\$6,500.00	\$6,500.00	100
9900 Paint	\$5,500.00	\$5,500.00	\$5,500.00	100
10550 Postal Service Materials	\$1,686.00	\$1,686.00	\$1,686.00	100
10800 Toilet and Bath Accessories	incl.	incl.	incl.	
10999 Specialties	incl.	incl.	incl.	
12600 Furniture and Accessories	incl.	incl.	incl.	
12680 Shoe-Scraper Grid	\$700.00	\$700.00	\$700.00	100
15000 Mechanical Work - Plumbing	\$34,787.00	\$34,787.00	\$34,787.00	100
15000 Mechanical Work - Ventilation	\$10,000.00	\$10,000.00	\$10,000.00	100
16000 Electricity, Lighting, Heating	\$32,156.00	\$32,156.00	\$32,156.00	100
Subtotal	\$386,120.00	\$386,120.00	\$386,120.00	
Administration and Profit	\$18,499.88	\$18,499.88	\$18,499.88	100
GST	\$28,323.39	\$28,323.39	\$28,323.39	
PST	\$17,317.73	\$17,317.73	\$17,317.73	
Total	\$450,261.00	\$450,261.00	\$450,261.00	
Contract Amendment #1	\$36,075.43	\$36,075.43	\$36,075.43	100
Contract Amendment #2	\$1,505.78	\$1,505.78	\$1,505.78	
Contract Amendment #3	\$2,851.23	\$0.00	\$2,851.23	
Grand Total	\$490,693.44	\$487,842.21	\$490,693.44	

