

Par courriel

Jeudi 14 juin 2018

Mme Sihem Bahloul Mansour, Conseillère en aménagement
Direction de l'aménagement urbain et des services aux entreprises
Ville de Montréal
Arrondissement de Lachine

**Objet : Reconversion de la Maison mère des sœurs de Sainte-Anne
Questions pour l'arrondissement de Lachine, suite article de presse The Gazette**

Madame,

The Gazette a publié, mercredi 13 juin 2018, un article faisant mention d'une acquisition de la propriété des Sœurs par Montréal pour un montant de cinq millions de dollars (voir annexe).

Une version actualisée du même article mentionne, quant à elle, l'achat de la propriété par Bâtir son quartier (également en annexe au présent courrier).

La commission chargée de la consultation citée en objet souhaite recevoir des éclaircissements concernant les modalités d'acquisition de la propriété (qui, quand, combien?) et concernant les informations mentionnées ci-dessus.

Nous vous prions de bien vouloir nous faire parvenir vos réponses avant le lundi 18 juin 2018 à 13 h.

Merci de votre précieuse collaboration,

Matthieu Bardin
Analyste

Convent conversion maintains orchard, vast green space

KATHRYN GREENAWAY

Cool fact. The elegant chapel on the fourth floor of the Congrégation des Soeurs de Sainte-Anne convent in Lachine is suspended by pillars attached to cast iron trusses installed in an upper level.

The engineering feat was revealed during an analysis of the majestic greystone building on Provost St., which has been sold. The proposed plans for it were introduced during an OCPM public information session last month.

The idea is to convert the convent into residential units, both condos and rentals. The chapel will be used for certain public events and there will be a public park.

"It's healthy to have a mix of condos and rentals," Lachine borough Mayor Maja Vodanovic said.

Vodanovic attended the info session and listened to questions about parking and the possible inclusion of community-group offices. People were told there will be a mix of underground and above-ground parking, with the ratio adhering to the borough's requirements, and at least two community groups voiced interest in becoming part of the project.

"The next step is for the people to 'polish' the project," the mayor said. Individuals and organizations may present written or oral briefs before the OCPM, at the convent, June 20 at 7 p.m.

The nuns sold the 63,000-square-foot property with a vision in mind. When it became apparent the developer did not share their vision, Montreal bought the property for \$5 million, promising it would

respect the sisters' wishes. Conditions included maintaining the chapel and saving the generous landscaping as well as a mature orchard of plum, pear and apple trees.

The project is being overseen by non-profit organizations Bâtir son Quartier and La Traversée.

Project architect Thomas Schweitzer (director of architecture at Aedifica) described the property as "a palace within a garden with majestic trees and an orchard. Something unique in our contemporary society."

Schweitzer faced a number challenges. The first was to maintain the property's heritage while adding a seven-storey building with health-care facilities to accommodate the nuns, plus an eight-storey extension at the north end of the mother house.

Dinu Bumbaru from Heritage Montreal was on hand to listen to Schweitzer's presentation during the OCPM info session.

"Adding new buildings can be done with sensitivity," Bumbaru said last week. "But you must clarify the spirit (of the project) before going to the drafting board. (With the Sainte-Anne project) we see there is a real concern for the heritage of the land."

Schweitzer's second challenge was to transform the mother house into 73 private condos for families (19 one-bedroom, 38 two-bedroom, 14 three-bedroom and two four-bedroom units ranging in size from 670 to 1,300 sq. ft.). Price point is not available at this time.

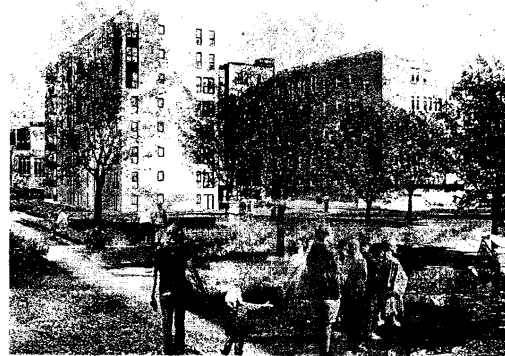
Because the chapel will be used for public functions, Schweitzer had to come up with a way for

people to access the events without entering the private condo facility. The main door of the mother house would no longer be a public entrance so a wheelchair-accessible entrance needed to be created elsewhere to allow access to both the chapel and the building's already existing swimming pool.

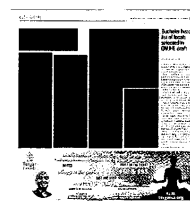
Another of the convent's wings would have 241 units dedicated to people over 75 and people with reduced autonomy. These units would be rented and range in size from studio to two-bedroom. An extension to the wing would be built to accommodate 94 of the 241 units. Some rents would be subsidized through the financial aid program AccèsLogis.

The deadline to register to present a brief is Thursday. Call Gilles Vézina at 514-872-8510. For more information, visit ocpm.qc.ca.

kgreenaway@postmedia.com



An artist's rendering of part of the proposed conversion of the Congrégation des Soeurs de Sainte-Anne convent in Lachine into residential housing.



Convent conversion maintains vast green space and mature orchard

Coming up with a design for the conversion of a Lachine convent into condos and public housing was not without its challenges.

KATHRYN GREENAWAY, MONTREAL GAZETTE ([HTTP://MONTREALGAZETTE.COM/AUTHOR/GREENAWAY29](http://montrealgazette.com/author/greenaway29))

Updated: June 13, 2018



Illustration of a portion of the proposed conversion of the Soeurs de Sainte-Anne convent in Lachine.
ABRASSARD / MONWP

Cool fact. The elegant chapel on the fourth floor of the *Congrégation des Soeurs de Sainte-Anne* convent in Lachine is actually suspended by pillars attached to cast iron trusses installed in an upper level.

13/06/2018

Convent conversion maintains vast green space and mature orchard | Montreal Gazette

The engineering feat was revealed during an analysis of the majestic greystone building on Provost St. which has been sold. The proposed plans for its future were formally introduced during an [OCPM](http://ocpm.qc.ca/fr) public information session last month.

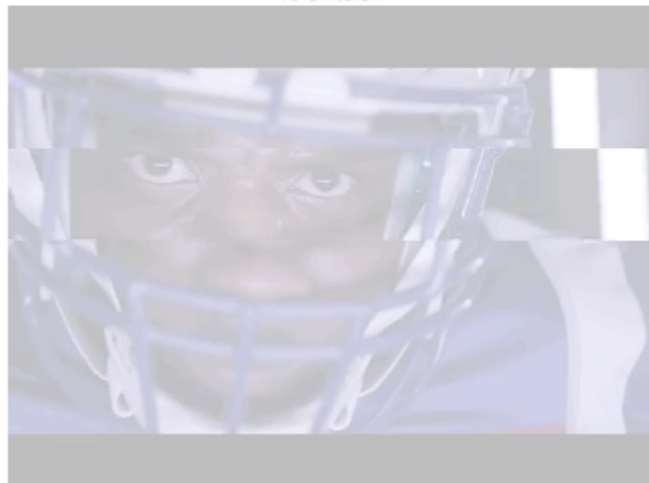
The idea is to convert the convent into [residential units](http://montrealgazette.com/news/local-news/west-island-gazette/lachine-convent-to-be-transformed-into-subsidized-housing-facility), including both condos and rentals. The chapel will be used for certain public events and there will be a public park.

"It's healthy to have a mix of condos and rentals," Lachine borough Mayor Maja Vodanovic said last week. She attended the info session and listened to the questions from the public about parking as well as enquiries about the possible inclusion of community-group offices in the plan. People were told that there will be a mix of underground and above ground parking with the ratio adhering to the borough's requirements and at least two community groups voiced interest in becoming part of the project.

"The next step is for the people to 'polish' the project," Vodanovic said.

Individuals and organizations may present written or oral briefs before the OCPM, at the convent, June 20 at 7 p.m.

ADVERTISEMENT



00:29

The nuns sold the 63,000 sq. ft. property with a specific vision in mind. When it became apparent that the developer did not share their vision, the non-profit organization [Bâtir son Quartier](http://www.batirsonquartier.com/) purchased the property, promising it would respect the sisters' wishes. Conditions included maintaining the chapel and saving the generous landscaping as well as a mature orchard of plum, pear and apple trees.

13/06/2018

Convent conversion maintains vast green space and mature orchard | Montreal Gazette

The project is being overseen by Bâtir son Quartier and the non-profit La Traversée.

During a recent interview, the project's architect Thomas Schweitzer (director of architecture at Aedifica) described the property as "a palace within a garden with majestic trees and an orchard. Something unique in our contemporary society."

Schweitzer faced a number challenges.

The first was to maintain the property's heritage while adding a new, seven-storey building with health care facilities to accommodate the nuns, plus an eight-storey extension at the north end of the mother house.

Dinu Bumbaru from [Heritage Montreal](http://www.heritagemontreal.org/en/) (<http://www.heritagemontreal.org/en/>) was on hand to listen to Schweitzer's presentation during the OCPM info session.

"Adding new buildings can be done with sensitivity," Bumbaru said last week. "But you must clarify the spirit (of the project) before going to the drafting board. (With the Sainte-Anne project) we see there is a real concern for the heritage of the land. We hope that the Sainte-Anne project can be a model for other (institutional) conversions."

Schweitzer's second challenge was to find a way to transform the existing mother house into 73 private condos for families. (19 one-bedroom, 38 two-bedroom, 14 three-bedroom and two four-bedroom ranging in size from 670 to 1,300 sq. ft.). Price point is not available at this time.

Because the chapel will be used for public functions, Schweitzer had to come up with a way for people to access the events without entering the private condo facility. The main door of the mother house would no longer be a public entrance so a wheelchair-accessible entrance needed to be created elsewhere to allow access to both the chapel and the building's already existing swimming pool.

Another of the convent's wings would have 241 units dedicated to people over 75 years old and people with reduced autonomy. These units would be rented and range in size from studio to two-bedroom. An extension to the wing would be built to accommodate 94 of the 241 units. The AccèsLogis program will subsidize the construction of the social-housing units. Some rents will be subsidized by the government's Rent Supplement Program.

The deadline to register to present a brief is June 14. Call Gilles Vézina, 514-872-8510. For more information, visit www.ocpm.qc.ca (<http://www.ocpm.qc.ca>).