

# SIRCAAQ

## AFFORDABLE HOUSING PROJECTS : YAHNDAWA' AND CHIBOUGAMAU CASE STUDY

Sharing key steps and strategy to deliver Indigenous-led housing projects in Urban and Northern Quebec Territory

# About SIRCAAQ



## **NON PROFIT LEADER-DEVELOPER**

The SIRCAAQ has proved to be a leader in real estate, by taking on development projects from A to Z.



## **PARTNER-DEVELOPER**

We excel at supporting projects, mainly friendship centers initiative and Indigenous organizations.



## **CONSULTANT**

We share our business intelligence and resources to the communities we work with, providing strategic and technical support to Indigenous organizations.

# Our Vision & Approach



- » **Coordinate** with the various actors in the environments where the projects are developed
- » **Innovate** by constantly seeking cutting-edge solutions to affirm our pioneering role in the off-market real estate industry.
- » **Build sustainably** by working in harmony with the environment and embracing the principles of sustainable development.
- » **Strengthen** the Centres' management and leadership capacities while fostering Indigenous people's individual and collective development.

## OUR VALUES



### TOGETHER

We collaborate for the collective wellness of Indigenous Peoples, within our organization and alongside our partners.



### RESPECT

We act in harmony with our environment and value each person's contribution for the well-being of future generations.



### HONESTY AND TRUTH

We stay true to who we are, acting transparently and fairly to build authentic and trusting relationships.



### HUMILITY

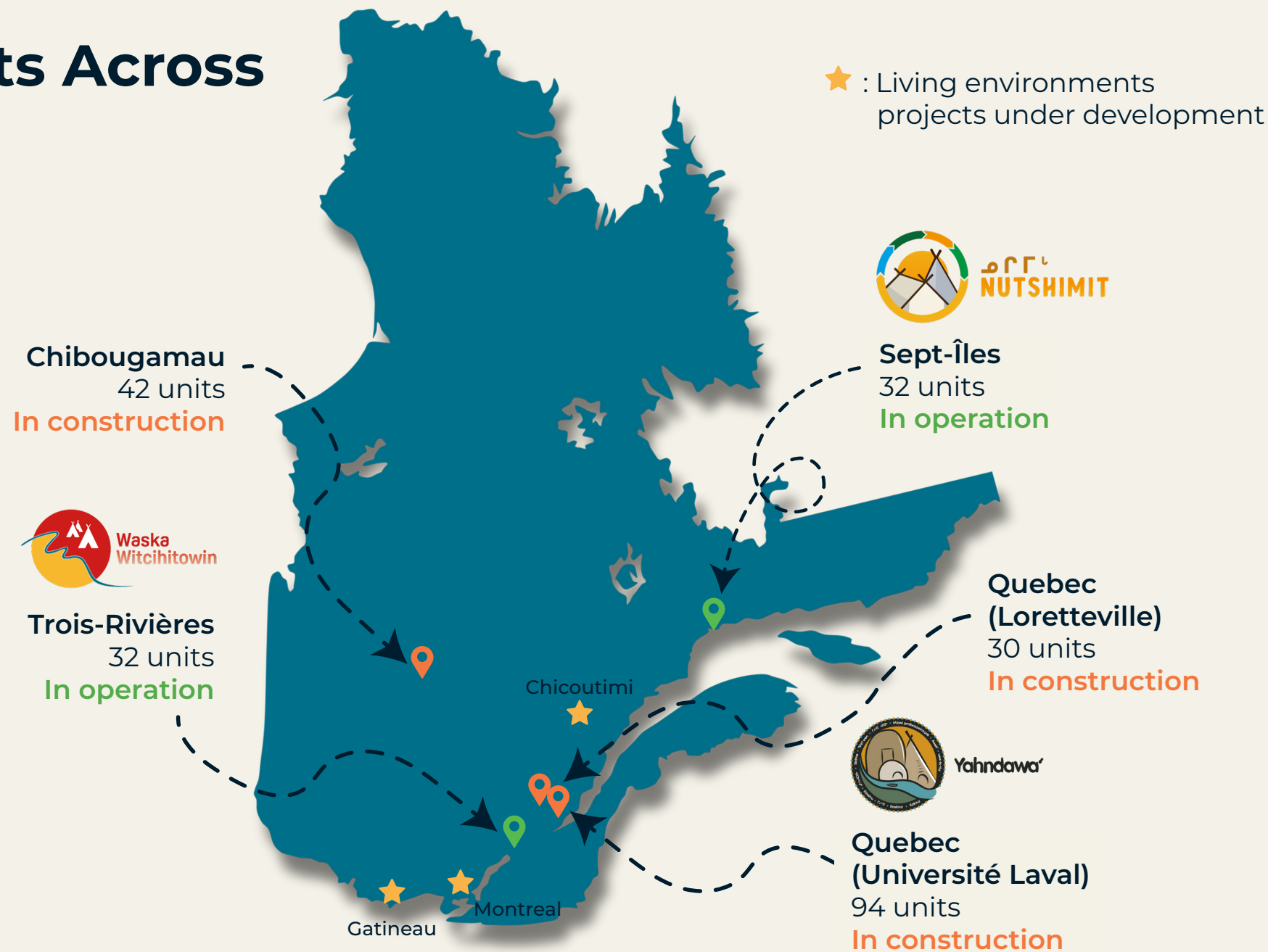
We guide and support Friendship Centres with a spirit of connection and shared success.



### WISDOM AND COURAGE

We design and implement innovative, culturally grounded solutions with determination and purpose.

# Our Projects Across Quebec





# YAHNDAWA'

## QUÉBEC

### CASE STUDY



# Key Features

12 500 m<sup>2</sup>  
Lot

Total  
floor area :  
16 232 m<sup>2</sup>

Building  
footprint :  
2 267 m<sup>2</sup>

94 units  
(1 BR  
to 4 BR)

81 children  
daycare

Study  
rooms

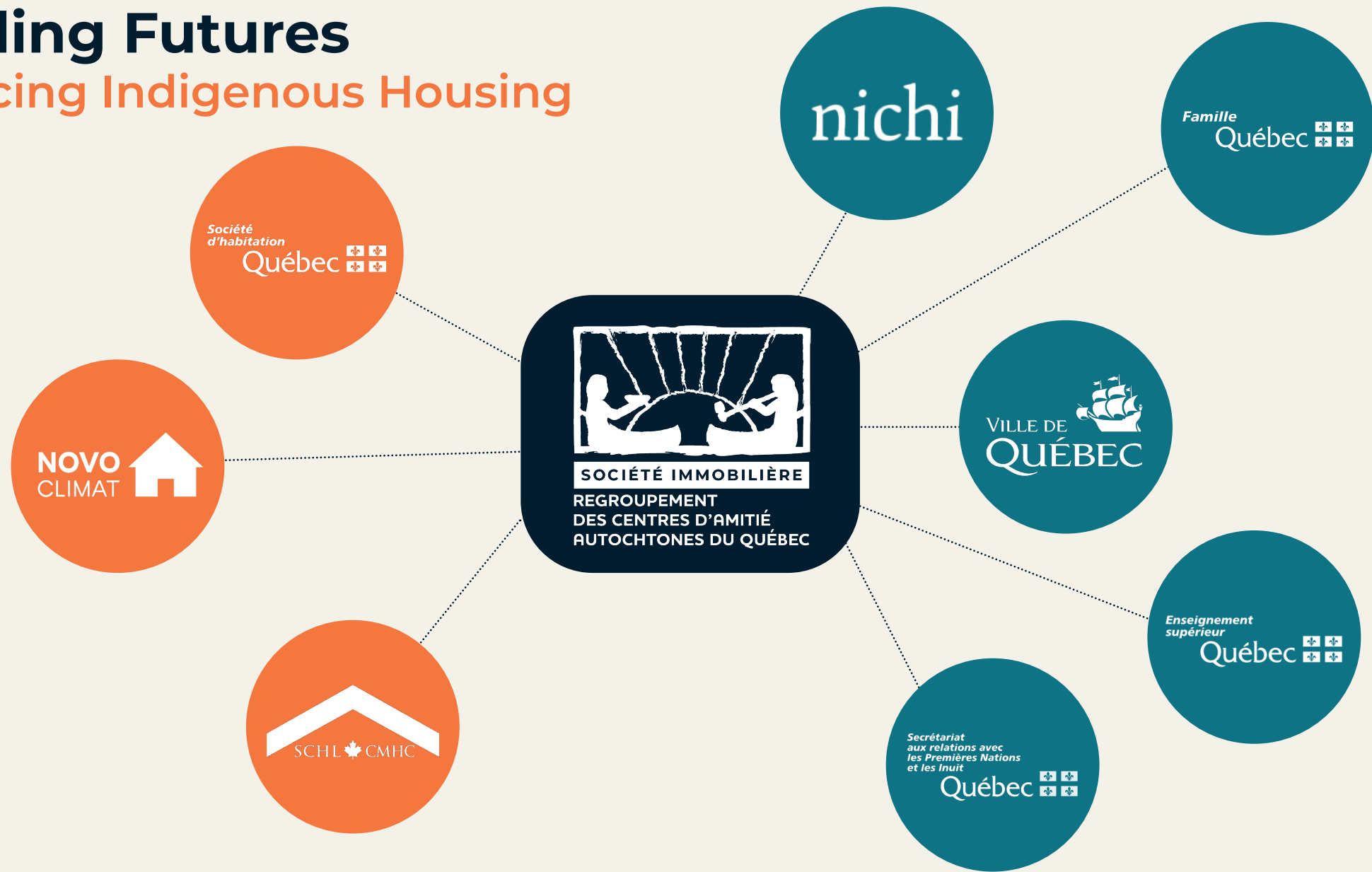
Health  
clinic

Cultural &  
community  
spaces

Shared  
Kitchen

# Building Futures

## Financing Indigenous Housing



# Designing with Culture

## A Space that Reflects Indigenous Identity



Integrates cultural guidance, such as from the **Indigenous architecture committee**, and design features like a **double-skin envelope** enhancing identity.



# Sustainability in Action

## Green Innovations for Urban Indigenous Housing



### HIGH-PERFORMANCE, LOW-CARBON FOOTPRINT DESIGN

- » High-performance insulation (RSI 5.6 → RSI 7.5 with double-skin envelope)
- » Triple glazing, thermal breaks, low-carbon materials
- » Centralized ventilation and high-efficiency mechanical systems



### RENEWABLE ENERGY INTEGRATION

- » Supported as a demonstration project (SHQ)
- » Aligned with Québec City Climate Transition Plan 2021–2025
- » Thermal substation connection : Participation in the campus energy loop to target a carbon-neutral building



### REDUCING GHG EMISSIONS

- » Superior energy performance allowing subsidies covering high-efficiency systems (higher upfront cost, lower long-term operating cost)
- » Optimization of mechanical systems to reduce operational GHGs
- » Local supplies near the construction site

# Sustainability in Action

## Green Innovations for Urban Indigenous Housing



### ECOLOGICAL PRESERVATION

- » 52% of the site preserved as green space
- » Ecological and wildlife studies to guide interventions
- » Construction methods designed to protect the surrounding forest



### RECOGNIZED SUSTAINABLE STANDARDS

- » SHQ Demonstration Building
- » Passive Solar Index (ISP) certified
- » Novoclimat – Large Building
- » Qualified under Québec City's Sustainable Housing Support Fund
- » BCZ-Design (CAGBC) – Zero-Carbon Building Design standard



SOCIÉTÉ IMMOBILIÈRE  
REGROUPEMENT  
DES CENTRES D'AMITIÉ  
AUTOCHTONES DU QUÉBEC

# CHIBOUGAMAU

## CASE STUDY

# Key Features

3 475 m<sup>2</sup>  
Lot

Total  
floor area :  
2 073 m<sup>2</sup>

Building  
footprint :  
691 m<sup>2</sup>

16 large  
apartments  
(42 BR)

Spacious  
units for  
families &  
roomates

Study  
rooms

Play  
areas and  
outdoor  
amenities

Cultural &  
community  
spaces

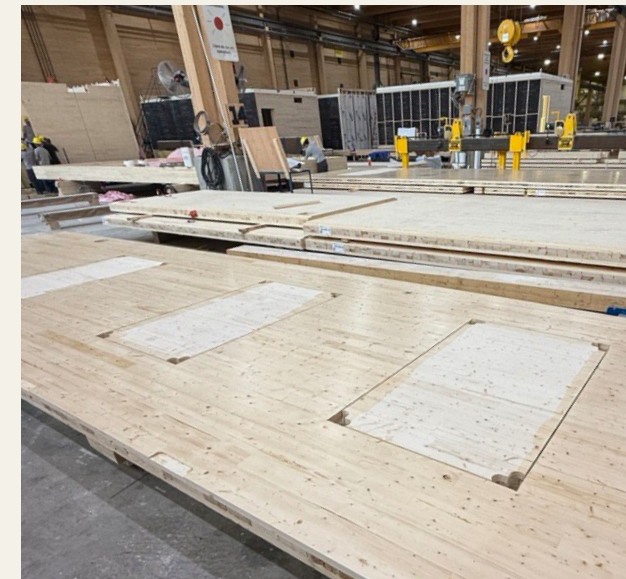
Shared  
Kitchen

# Modular Innovation

## Building Faster, Smarter, for Indigenous Communities



Combines modular prefabrication with Indigenous-led design principles to **provide efficient, high-quality housing** adapted to community needs.



# Building Together

## Collaborative Logistics in Northern Communities

### CONTRACT APPROACH

CCDC 14 – 2013 Design-Build  
Stipulated Price Contract

### MODEL ADAPTATION

- » Adapted for a local specialized contractor
- » Focused on highly prefabricated modular construction suited to northern logistics



### KEY ADVANTAGES

- » **Turnkey approach** facilitating coordination and accelerating delivery
- » **Single point of contact**, simplifying communications
- » **Increased collaboration** with local professionals and subcontractors
- » **Reduced risk of misinterpretation** between engineers, architects, and contractors
- » **Risk transfer to the contractor** and better control of costs and deadlines
- » **Reduced lead times**
- » **Simplified site monitoring**: a single prototype (mock-up) reproduced on 16 units
- » **Support for the local economy** through Indigenous and regional communities



### RISKS TO MONITOR

- » **Potential quality reduction** if monitoring is insufficient
- » **Partial loss of design control** for the project owner
- » **Requires a very clear and detailed functional program** from the outset



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**KWEY !**  
**THANK YOU !**



**Visit our website to learn more about our projects !**



[www.sircaaq.ca](http://www.sircaaq.ca)



Société immobilière  
du RCAAQ