



Case study 02

Housing 'Le 401'

Le 401 St-Paul in Old Québec, once home to the Hôtel Château Champlain and later to Lauberivière, is a major redevelopment project transforming the site in a mixed-use complex with 142 residential units, ground-floor commercial space, and underground parking.

Climate and Energy

Targeting Zero Carbon Building (ZCB – Design V4) certification

40% lower energy use than the National Energy Code for Buildings

Low energy demand, targeting a maximum of 118.9 kWh/m²/year



Client: C76 Investissements
2020 – Ongoing

Circular Economy and Materials

Adaptive reuse of the existing structure, preserving 30% of the original building

Reused historic brickwork, cleaned and reintegrated, avoiding approximately 36 tCO₂e

Use of salvaged steel, reducing structural carbon impacts by 50%

Community

Preservation of historic character, with original masonry documented, dismantled, and reintegrated into a modern façade

Low parking ratio (0.46 spaces per dwelling) and car-sharing program

Central location that supports walking, cycling, and public transit

Shared rooftop terraces, accessible courtyards, and community spaces that enhance resident well-being