

Le Saint-Sô

A building comprising 90 optimized housing units.

CLIENT

Logis-Expert

TEAM

Patriarche (Architecture, Interior Design, Graphic Design, Wayfinding)
Partners:
L'Intendant, Ambioner, Éqip
Credits :
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KEYPOINTS

Optimized spaces.
Inner courtyard.
Brick and metal façade.
Shared/common areas.

ENVIRONMENTAL PERFORMANCE

High-performance building envelope.

The project comprises 90 residential units distributed over four storeys, as well as a coffee roastery–type commercial space on the ground floor.
A shared lounge opening onto the street, a small fitness room reserved for residents, and a large central terrace, accessible from several dwellings, complete the shared amenities.

The residential units mainly consist of one-bedroom apartments (T2), lofts, and a few two-bedroom apartments (T3), almost all of which feature balconies.
The building is equipped with an elevator, 45 parking spaces, storage lockers, and numerous bicycle parking spaces, located both in the basement and in a secure room with direct access to the exterior.

A green roof has been created above the shared lounge, bringing a touch of greenery and modernity to the building.



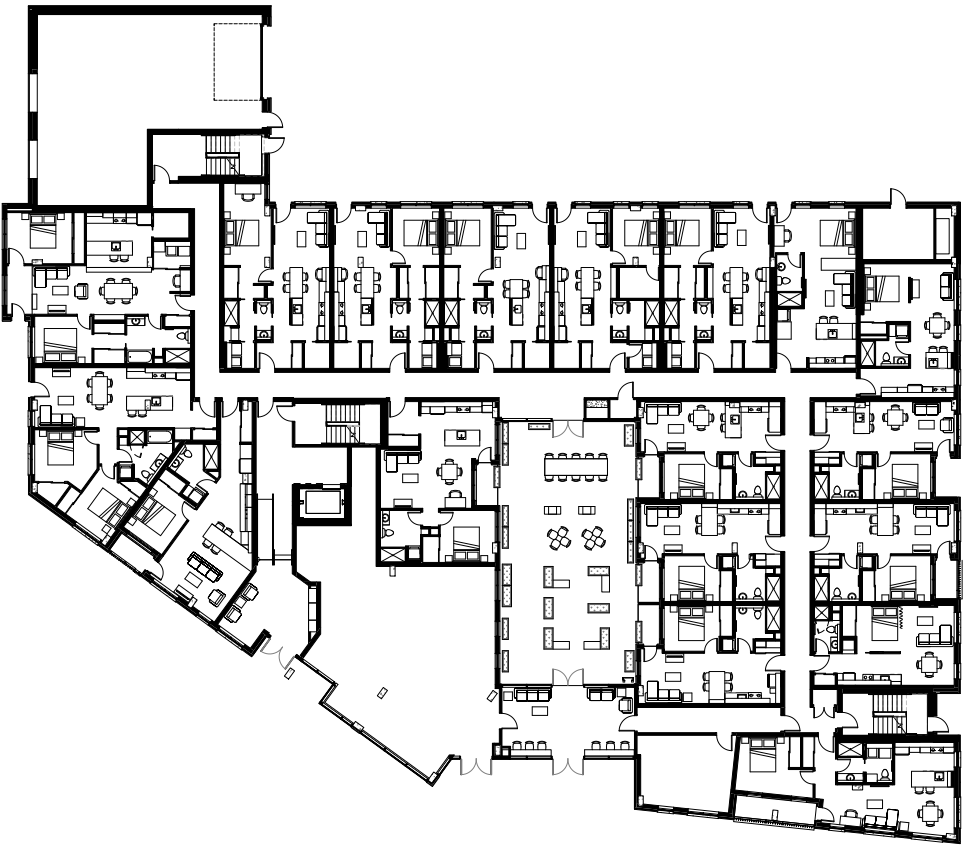
Typology	Construction cost	Status
Residential	12,4 M\$	Delivered 2020
GFA	Location	
8 231 m² over 4 floors	Quebec, Canada	
1 764 m² footprint		

Optimized spaces

Given the very tight, angular shape of the site, our team had to be creative in order to integrate as many residential units as possible while complying with the requirements of the Quebec City Planning and Conservation Commission (CUCQ), which had to approve several aspects of the building.

As a result, nearly all of the units vary in size, both to meet the number of units required by the client and to adapt to the constraints of a site characterized by multiple angles.

In addition, the use of built-in furniture in certain units allowed the team to gain space efficiently. The concrete structure was also a sensible choice in terms of optimizing space on the site, both horizontally and vertically. Given that the site features a grade difference of nearly 2 metres and that the overall building height was limited by zoning regulations, access points, circulation, and floor levels had to be carefully studied.



The building’s graphic identity was also developed by our team. The creation of the logo, featuring black vertical elements, was designed in direct alignment with the architectural project.





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