

# Les Ateliers Cabot

Les Ateliers Cabot project is the minimalist regeneration of the former Power Boat Corporation industrial site, where architecture is an accessory that allows nature to resume its cycle of succession. It is an important step in connecting the biodiversity corridors that are the Aqueduc and Lachine canals, through the creation of an abundant and restorative ecosystem.

The result is a resilient, community-driven environment. It is an artistic, entrepreneurial, and technological hub nestled within a third landscape — a microcosm where people are committed to upholding a shared circular economy mission.

Les Ateliers Cabot is self-developed through an NPO specifically created for the project. It relies partly on crowdfunding and makes the community a stakeholder in joint public/private ownership. Residents have a role to play and a voice that is heard. The project looks at traditional development objectives through a new lens, putting people and the planet ahead of financial profit.

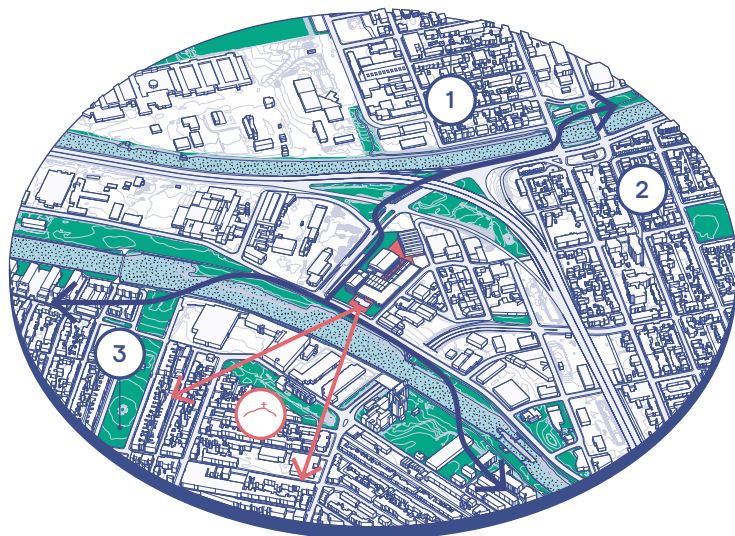
Inspired by the C40-2018 strategies, Les Ateliers Cabot is a replicable zero-carbon project. It is both a test bed and a driver for sectoral transformation.



## Natural heritage within the city

The site is located at the projected intersection of the two canals, the Lachine Canal and the Aqueduc Canal, both of which are historical treasures of the south of the island.

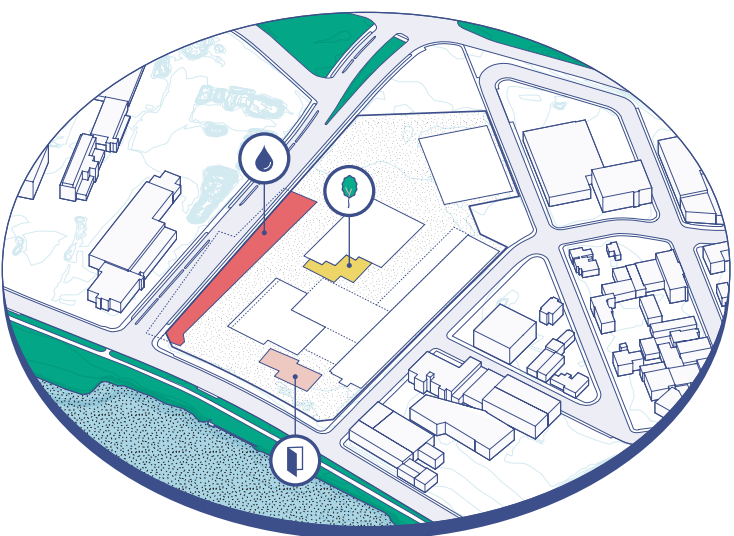
The geographical location of the site and the planned development are an opportunity to connect these two canals and thereby extend the waterfront walking and cycling paths.



## Natural heritage within the site

Connecting the Lachine Canal and Aqueduc Canal waterfront paths will create a green strip linking three residential areas of the Le Sud-Ouest borough. There will also be impressive views of Mont-Royal, from the spacious lobby and the community space above with its abundant windows.

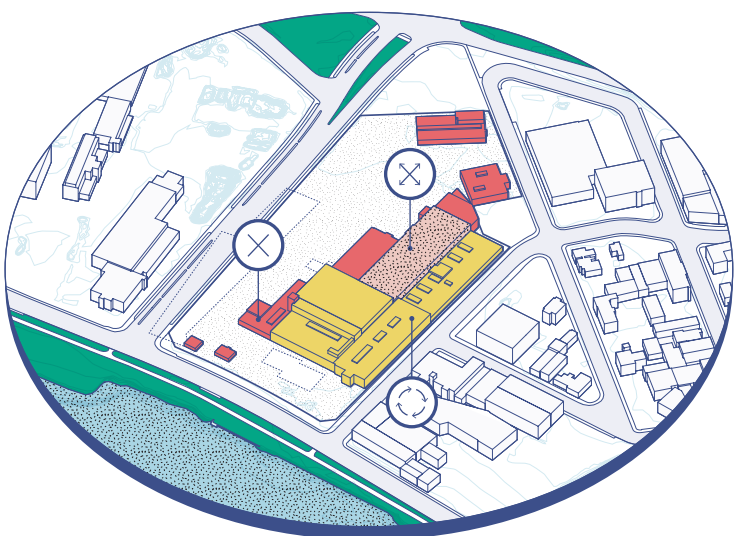
- 1 Verdun
- 2 Côte-St-Paul / Ville-Émard
- 3 Saint-Henri



## Archeological heritage

Former drainage pond:  
The old pond will be revived as a bigger water retention pond within its historic boundaries and will be the centerpiece of a wetland walking path along Boulevard La Vérendrye.

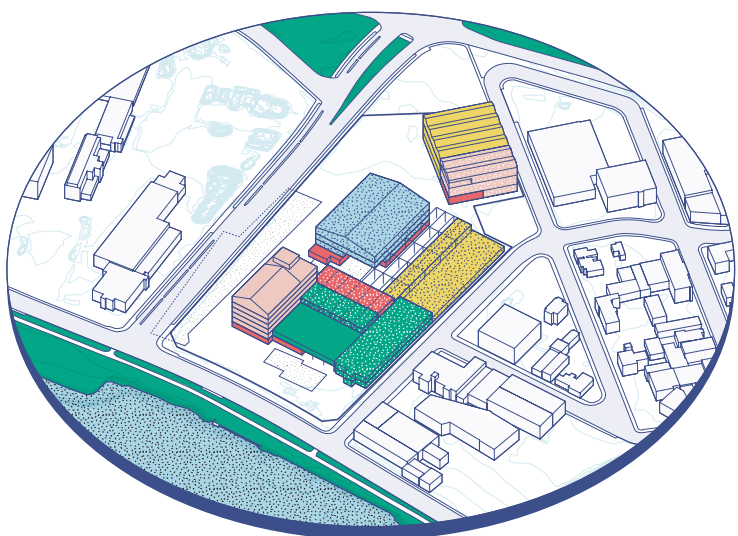
- Old south sawmill:  
You can see where it once stood, with the facades marking the footprints of the old sawmill cut away and with all the wood on the floor and walls of the new building, a nod to its former life.
- Old north sawmill:  
A platform of metal slats and light marks where it once stood, at the entrance to the site on the public square in front of Rue Saint-Patrick.



## Built heritage

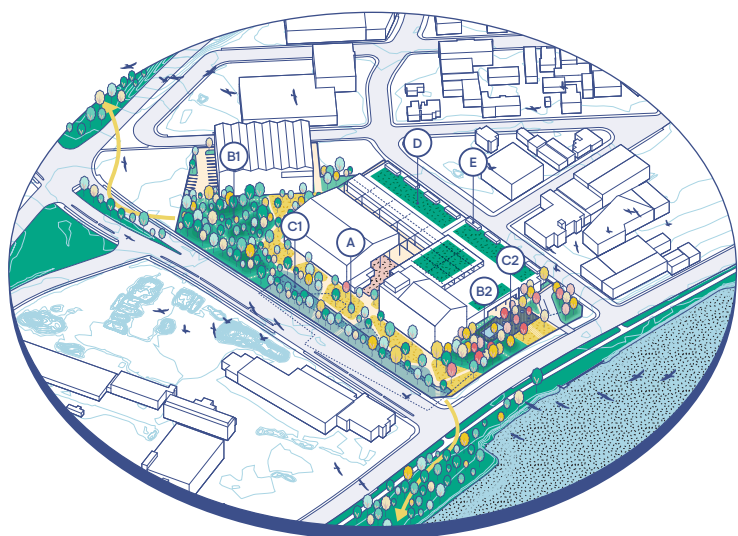
The dilapidated buildings on the site will be demolished. Buildings 1 and 3 are notable for their layout, structure, and natural light and will undergo major renovations. The Building 2 envelope will be removed to reveal its bare bones and put it on display in a large outdoor space.

- Deconstructed buildings
- Existing buildings to be rehabilitated
- Existing building to be stripped down to expose its structure



## Built program

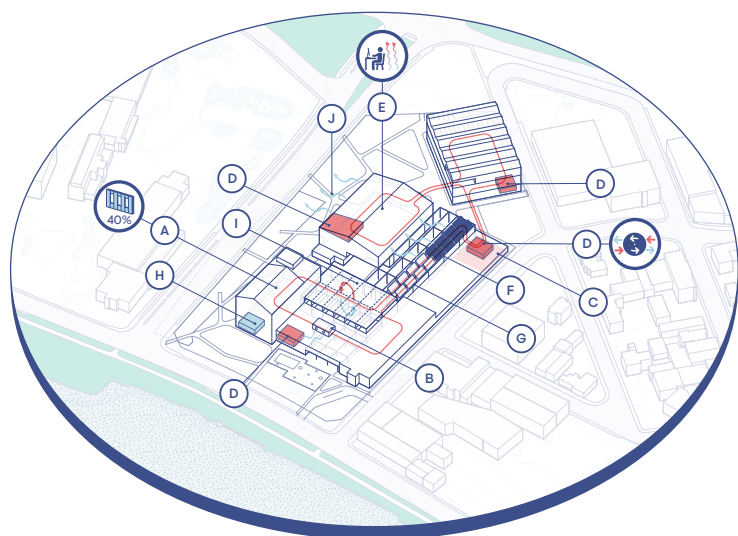
- Community spaces
- Artists' workshops
- Incubator - light manufacturing
- Event space
- Community services
- Food hub
- Offices
- Retail
- Lodging and short-term dwelling



## Biodiversity Strategy

A two-stage landscape strategy: (1) a landscape approach by "Tiers Paysage" that heals the soil and revives (2) a resilient ecosystem linking two major biodiversity corridors.

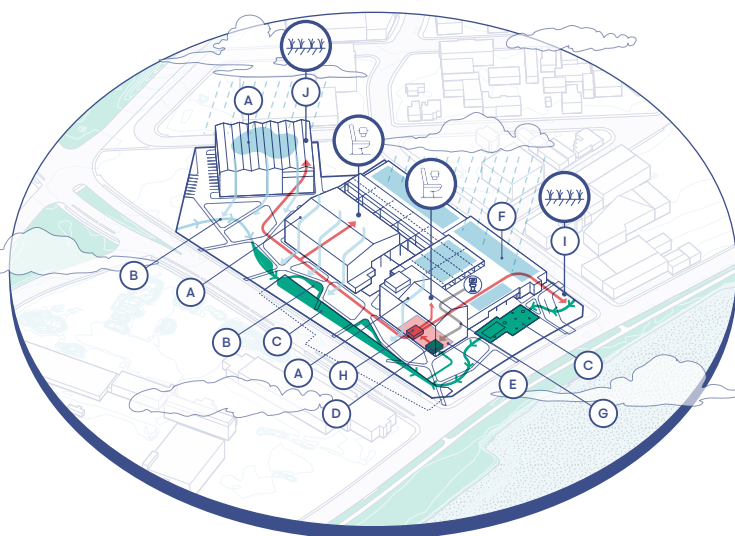
- Herbaceous meadow
- Deciduous woodland
- Wet red maple plantation
- Gullies and ponds
- Marsh
- Green roofs
- Planters



## Energy Strategy: Buildings

A strategy based on passive solar principles, resource pooling, energy efficiency, and heat recovery. It reduces GHG emissions by 99%.

- 40% opening ratio
- Geothermal energy
- Thermal power station
- Heat recovery
- Displacement ventilation
- Photovoltaic system
- Solar thermal panels
- Greywater energy recovery
- Actium
- Natural ventilation



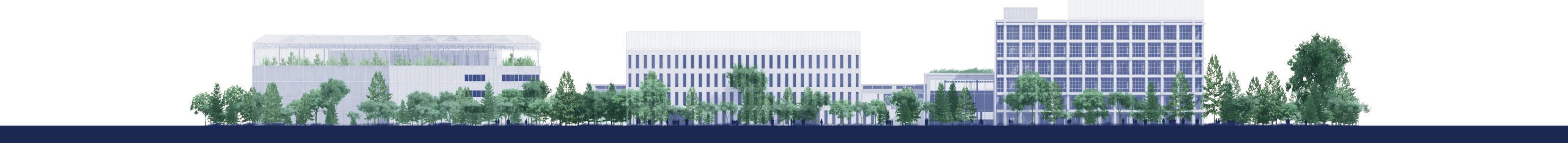
## Sustainable water management

A water retention and recycling strategy that tracks the water cycle through buildings and the landscape. It reduces the project's drinking water consumption by 84%.

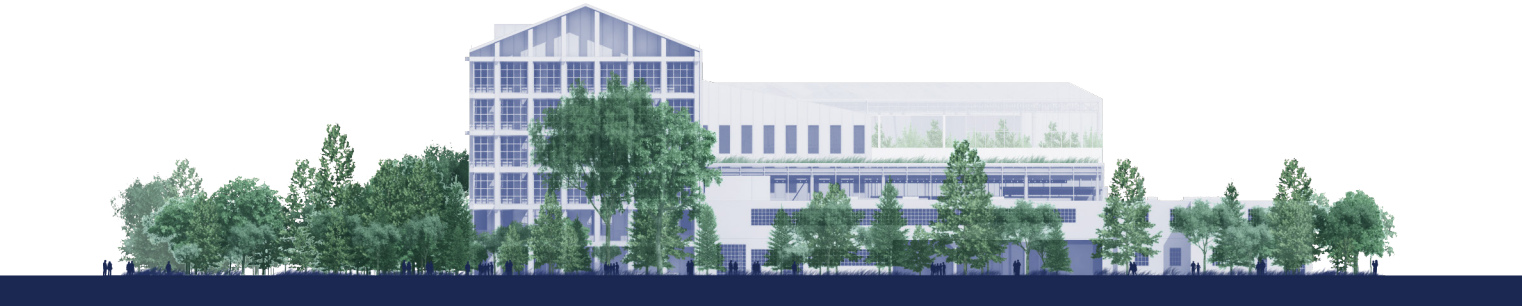
- Gable roofs
- Retention gullies
- Retention ponds
- Recovery tank
- Water recycling centre
- Green roofs
- Greywater recovery
- Overflow reservoirs and Aquaria treatment
- Park irrigation
- Recovery for agriculture



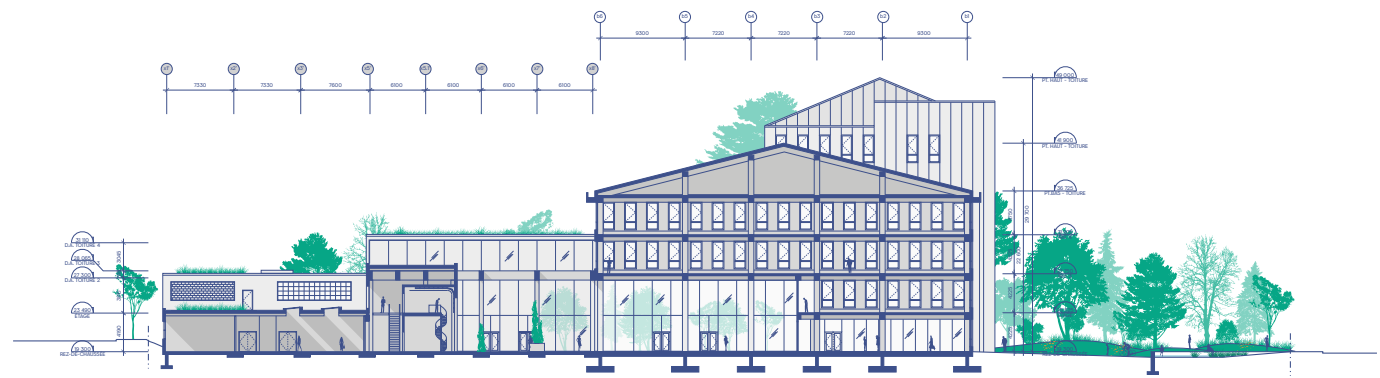
Overview from the Lachine Canal



Boulevard de la Vérendrye Elevation



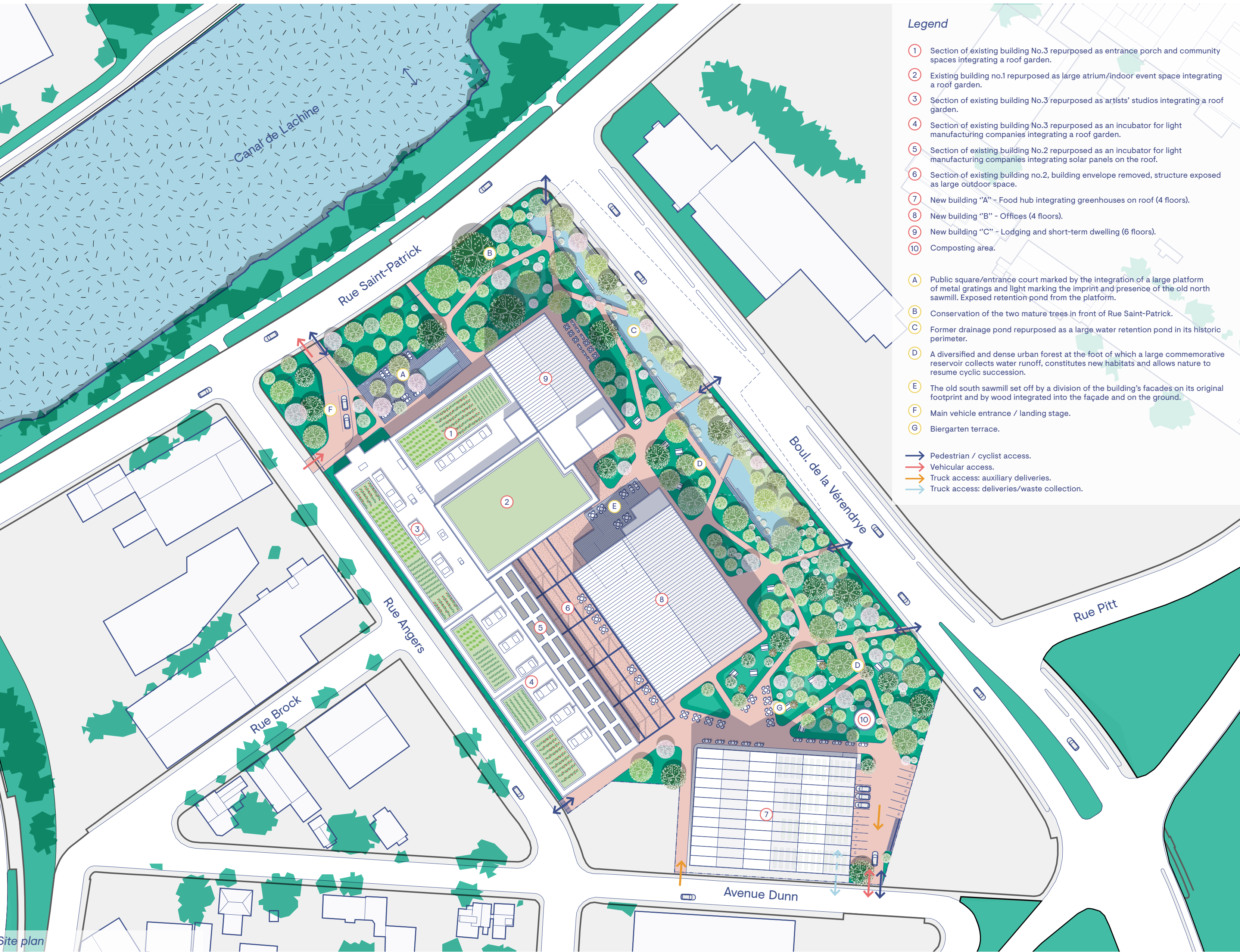
Rue Saint-Patrick Elevation



Lateral section



View towards the office building from the large atrium's east-facing entrance



Site plan

## Legend

- 1 Section of existing building No.3 repurposed as entrance porch and community spaces integrating a roof garden.
- 2 Existing building no.1 repurposed as large atrium/indoor event space integrating a roof garden.
- 3 Section of existing building No.3 repurposed as artists' studios integrating a roof garden.
- 4 Section of existing building No.3 repurposed as an incubator for light manufacturing companies integrating a roof garden.
- 5 Section of existing building No.2 repurposed as an incubator for light manufacturing companies integrating solar panels on the roof.
- 6 Section of existing building no.2, building envelope removed, structure exposed as large outdoor space.
- 7 New building "2H" - Food hub integrating greenhouses on roof (4 floors).
- 8 New building "B" - Offices (4 floors).
- 9 New building "C" - Lodging and short-term dwelling (6 floors).
- 10 Composting area.
- A Public square/entrance court marked by the integration of a large platform of metal gratings and light marking the imprint and presence of the old north sawmill. Exposed retention pond from the platform.
- B Conservation of the two mature trees in front of Rue Saint-Patrick.
- C Former drainage pond repurposed as a large water retention pond in its historic perimeter.
- D A diversified and dense urban forest at the foot of which a large commemorative reservoir collects water runoff, constitutes new habitats and allows nature to resume cyclic succession.
- E The old south sawmill set off by a division of the building's facades on its original footprints and by wood integrated into the facade and on the ground.
- F Main vehicle entrance / landing stage.
- G Biogarden terrace.
- Pedestrian / cyclist access.
- Vehicular access.
- Truck access auxiliary deliveries.
- Truck access deliveries/waste collection.



View towards the outdoor promenade and artists' studios from inside the large atrium