

HOMEFRONT

THE GAZETTE | MONTREAL | SATURDAY, DECEMBER 4, 2004 | SECTION EDITOR: BRENDA O'FARRELL | 514 987 2563 | ofarrell@thegazette.canwest.com

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classified ads

Status in the bedroom
is all in the thread count, E2

Planting an idea: what to get
for the gardener in your life, E4

RANDOM SAMPLER

A selection of recent Montreal-
area real-estate transactions



Côte St. Paul

1545 Jolicoeur St., cottage, 4 bedrooms, 1 bathroom, natural gas heating, semi-finished basement, slight problem with water infiltration. Built in 1946 on 2,880-square-foot lot. Taxes (municipal and school): \$2,033. Valuation: \$89,000. Asking price: \$189,900. Sold for \$175,000. Listing agent: Samuel Lai, Groupe Sam's LaSalle, LaSalle.



Kirkland

1 Boise St., semi-detached cottage, 2 bedrooms, 1 bathroom, 1 powder room, central air conditioning, alarm, electric garage opener. Built in 2002 on 4,638-square-foot lot. Taxes (municipal and school): \$2,776. Valuation: \$170,300. Asking price: \$239,000. Sold for \$230,000. Listing agent: Vito Longo, Immeubles Anne Shears Inc., Laval.



LaSalle

231-233A Beauchamp St., semi-detached duplex, upper unit rented for \$600 per month, unheated, bachelor rented for \$320 a month, new doors, new garage door, roof redone, finished basement. Built in 1968. Taxes (municipal and school): \$2,591. Valuation: \$153,200. Asking price: \$319,000. Sold for \$209,900. Listing agent: Roberto Anicchini, Groupe Sutton-Clodem Inc., LaSalle.



Beaconsfield

383 Fletchers Rd., cottage, 4 bedrooms, 2 bathrooms, 1 powder room, spacious, new roof, central air conditioning, heat pump. Built in 1965 on 9,513-square-foot lot. Taxes (municipal and school): \$5,572. Valuation: \$358,100. Asking price: \$449,900. Sold for \$441,500. Listing agent: Florence Bernard, Re/Max Royal Jordan FTB Inc., Beaconsfield.

If you are a real-estate agent and want to submit your listings that have sold, e-mail them to realestate@thegazette.canwest.com. Include a digital photo of the building and the listing information.

REAL ESTATE



MENKES, SCHOONER DAGENALS LETOURNEUX, ARCHITECTES

MSDL's proposal met the challenge of designing and building two-bedroom units for less than \$170,000, taxes in, and one-bedrooms for under \$150,000.

At the former Lavo factory site in Hochelaga-Maisonneuve, architects came up with an attractive plan for affordable housing units. They'll go on sale in the new year

Designing at the right price

Jean-Pierre LeTourneux thinks that interesting and functional architecture should be accessible to all. His firm is doing what he can to make it happen.

"Good architecture should not be a luxury only for the rich. If that is what it has become, it is only because of the laziness of developers and architects themselves," said LeTourneux, a partner in the architectural firm of Menkès Schooner Dagenals LeTourneux. "It can be done within a budget, using affordable materials."

He knows what he is talking about. MSDL recently won a city-wide competition to design affordable housing on an abandoned industrial site in Hochelaga-Maisonneuve. Their proposal, for a contemporary 80-unit project, beat out 10 other entries. The architects were hired by Conceptions Rachel-Julien Inc., a local builder active in residential construction in central Montreal. The project will go on sale early in the new year.

The city called for proposals for the former Lavo factory site, south of Ontario St. E., between Nicolet and Chamby Sts. last May. The challenge was to create a private condominium project with an emphasis on affordability. That meant designing and building two-bedroom units for less than \$170,000, taxes in, and one-bedroom units for under \$150,000. The winning project was architecturally interesting, economical and well



MARY LAMEY

planned, according to the judges.

The city contributed the 4,555-square-metre lot at \$10 a square foot, about half the market value, while the province chipped in to demolish the old factory and decontaminate the site.

Early next year, Rachel-Julien expects to break ground on the project, which will include three phases. There will be 34 one-bedroom units and 34 two-bedrooms, all conforming to the city's affordability criteria.

The remaining units, mostly three-bedroom condos, will be priced according to what the market can bear. The city has sold a neighbouring lot to a community group that intends to build nonprofit housing on the site.

"Our goal with this project is to encourage people to remain in Hochelaga-Maisonneuve and to begin to repair the fabric of the community," said Cosmo Maciocia, the member of the city's executive committee responsible for housing.

The project comprises three separate buildings, two built in a U-shape, with a third tucked into the courtyard.

All will be built from a combination of wood and concrete and clad in tan brick. An oversized and stylized porte-cochère or carriage entrance will allow pedestrian access to the inner building.

The courtyard will be landscaped into semi-private gardens, connected with footpaths and bordered with trees. The architects' goal was to allow residents to retreat from the business of their urban surroundings. The judges particularly appreciated their careful consideration of the indoor and outdoor spaces.

"We wanted to create housing units that are as flexible as possible. The bedroom can be at the front, or at the back, depending on what each resident wants," LeTourneux said.

The three-bedroom condos were designed with families in mind and will overlook an abandoned railway track that has been converted into a linear park with a bike path. The buildings will be built in a curve to match the curve of the park.

For developer Denis Robitaille, president of Rachel-Julien, making a bid for an affordable housing project was an interesting challenge.

"We build for all segments of the buying public," Robitaille said. "We have \$400,000 condos downtown, but we also understand first-time buyers. We go where the market takes us."

It didn't hurt that the city offered the builder a subsidy of \$5,000 per unit

built according to its affordability criteria or that the land was priced below market value.

Among the projects his company has marketed in recent years is the Le SOMO development, now in presales mode near the Palais des Congrès, and the Place Delacroix, a church conversion on St. Laurent Blvd. in Little Italy.

Like other central neighbourhoods, Hochelaga is feeling the heat from a hot real-estate market. Longtime residents are being displaced by new arrivals as condo conversions reduce the stock of rental properties. Young professionals and families are leaving because there is a shortage of affordable and attractive homes on the market, Maciocia said.

"We hope that this project encourages other builders to look at ways of building projects that draw a diverse clientele, to promote mixed neighbourhoods," the city councillor said.

"I'm not saying this is the only solution, but it is one way of dealing with the question of affordable housing."

The city plans to launch another call for offers, this time involving a municipal yard on Rosemont Blvd., between St. Hubert and St. Denis Sts., in the coming months.

To view the development on the Web, go to www.habitermontreal.qc.ca

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