



The interior lobby of Pier 3, the newest phase of Les Bassins du Havre which is scheduled to launch in June 2016. Environmental concerns notwithstanding, the condo project in Griffintown is not lacking for style and amenities, as witness this lobby and the rooftop pool and terrace for Pier 3 shown below. The five-phase project on the Lachine Canal is well on its way to achieving LEED certification thanks to such green features as solar panels to preheat the building's hot water, dual-flush toilets in the bathrooms, and rainwater used for irrigation. **ARTIST'S RENDERINGS (3): COURTESY OF PRÉVEL**

GRIFFINTOWN'S GREENING CONDOS

URSULA LEONOWICZ

Designed for sustainable, smart living, an increasing number of green condos are expected to come on the market in Montreal over the next few years. Exemplified by the Leadership in Energy and Environmental Design (LEED) certification process, these buildings may cost more than conventional constructions to build initially but, in the long run, they end up saving residents money.

"People, especially in the millen-

nial generation, are very attracted by the idea of having a lower environmental footprint and they want to do everything they possibly can to lower it, but at the same time they're not prepared to pay extra for it," said Jonathan Sigler, vice-president of Prével, "so we as builders have the challenge of trying to be as environmentally conscious as we can while at the same time eliminating expenses, so we can be competitive and offer a product that's affordable. In the end, for buyers, it means a reduction

of condo fees because your energy consumption is less."

Prével's Bassins du Havre is a condo and townhouse project in Griffintown that's well on its way to achieving LEED certification. LEED-certified construction projects, which used to mostly be limited to commercial buildings, use five categories to judge a building's eligibility: site location, water conservation, energy efficiency, materials, and indoor air quality.

The first phase of construction of Bassins du Havre, a five-phase project on the Lachine Canal, was delivered in 2013. According to Sigler, the site used to house a postal sorting facility and when Canada Post sold it to Canada Lands, the federal body responsible for redeveloping and selling strategic real estate across Canada, one of the criteria established for the new development was that it be LEED-certified.

"We have solar panels on the roof used to preheat the hot water, reuse rainwater for irrigation purposes, dual-flush toilets are a standard for us, and we have high-



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efficiency elevators," Sigler said, listing some of the green features of Les Bassins du Havre.

While it may indeed be a question of price, developers are nevertheless targeting budget-conscious first-time buyers who, along with baby boomers, fuel the demand for housing. "The clientele is definitely more conscious of the environment now than it used to be, and we've felt the change for the

past two to three years now," says Guy St-Jacques, vice-president of Sotramont, the contractor behind Arbora in Griffintown.

"At first we thought Arbora was mostly going to (appeal to) 25- to 30-year-olds, and while there's definitely that clientele, there's also a more mature clientele — up to 50 years old — that really appreciates this kind of project."

SEE GREENING ON G2



The first phase of Les Bassins du Havre, a five-phase condominium and townhouse project, was delivered in 2013. Phase 3 launches next month.



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