

# UNION SUR LE PARC



Phase 1 of condo project to be built where Franciscan chapel burned down is slated for delivery in 2019

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The first thing that strikes you about the Union sur le Parc project is how the buildings themselves are set back from René-Lévesque Blvd., almost to the back of the property at the corner of du Fort St.

The twin 20-storey towers to rise on the site of the Franciscan chapel that burned down in 2010 will stand high above a public park and the Ville-Marie Expressway to the rear, but the front will face a sprawling green space, centrepiece of the \$60-million project.

The 30,000 square feet of green space to be built along with the first of two phases features two public parks (including one running behind the project) and private landscaped spaces designed by landscape architect Vanessa Parent, and will provide future

residents with a unique oasis in downtown Montreal, rife with mature trees, walking paths and more.

The buildings pay deference to the green space premium of Shaugnessy Village, known for its high density and large gardens. Their imprint claims a mere 18 per cent of the total 106,240-square-foot grounds, which will keep its existing trees and get some 40 more planted.

The towers themselves present a symmetry for observers and homeowners, from below and from inside, with a masonry screen that offers a filtered light, said Charles Proulx of N-O-S Architecture.

“It creates a backdrop,” he explained. “What’s more, the balconies are loggias and are inset to



ARTIST'S RENDERING COURTESY OF PRIVÉL

**The 20-storey towers of Union sur le Parc on René-Lévesque Blvd. W. will stand high above a public park and the Ville-Marie Expressway to the rear, but face a sprawling green space in front.**

provide not only privacy but continuity of look to create a feel — an almost crystalline effect.”

The buildings will stand just kitty-corner from the Canadian Centre for Architecture and across

the street from its iconic architectural garden, with 376 units and 360-degree views of downtown, Sud-Ouest borough, Mount Royal and the St. Lawrence River.

Phase 1 will have 188 units

ranging from 316 to 1,659 square feet, including studios as well as one-, two-, three- and even four-bedroom apartments to meet the needs of young professionals, urban families and boomers

fleeing an empty nest, said Laurence Vincent, Prével vice-president.

There will be four townhouses, measuring 1,600 square feet each, at the foot of the project.

“We believe it’s possible to bring families downtown,” she said, pointing to the 800- to 1,100-square-foot apartments that can meet young families’ needs, with different configurations available. “We have two-bedroom and two-bathroom units with a third bedroom possible, and we can mediate the space based on our design plan to evolve with the family.”

“We’ll get those empty nesters,” she said. “They want a large space of 1,300 square feet — larger, but fewer rooms. Our studios and onebedrooms are the key to ownership for first-time buyers, and where else but right here can you get a four-bedroom/two-bathroom condominium for under \$500,000 in the most sought-after neighbourhood in Montreal?”

Units are priced from \$140,000 to \$709,000, with parking spaces at \$43,000. Condo fees are 29 cents



**Innovative design and multiple configurations allow for a master bedroom tucked behind the kitchen in Union sur le Parc’s three-bedroom units, as per this display in the model unit.**

per square foot.

Known for its space-saving elements, Prével offers fully functional kitchens with optimized storage and features such as movable islands and integrated shelving to appeal to singles, families and seasoned chefs alike. Appliances and quartz countertops come standard, and each unit boasts a digital keypad, air conditioning, nine-foot ceilings, and

large windows for sundrenched rooms and amazing views of the Montreal skyline.

Designed by Prével stalwart Foti Drouin, the tighter spaces present a challenge.

“Flexibility is imperative with a space of 1,100 square feet,” said Sylvie Drouin, head of the design firm, and that means predicting the needs of families and first-time buyers — like lunch counters,



**Laurence Vincent, Prével vice-president, in the model unit of the Union sur le Parc sales office on RenéLévesque Blvd.**

walls that can move, kitchen and bathroom storage, and fully integrated appliances.

“It all ages well,” said Laurence Vincent, adding the colour choices are clear and easy, with main choices between lustrous and satin finishes or a mix of both.

“In 10 years, you will still like how it looks,” Sylvie Drouin said.

Bathrooms feature two types of lighting, both focused functional



**The Union sur le Parc sales office on René-Lévesque Blvd.**

lights and ambient alcove lighting above the bath.

Prével earned its reputation revitalizing important downtown Montreal spaces as with S sur le Square, and the Seville project which, to no one's surprise, had launch-day queues outside the sales offices. "A thousand people signed up for updates on Union sur le Parc," Vincent said. "People want to live here."

The project has been designed for people to enjoy city living in a park-like setting, walking distance from métro stations, schools and

the whole array of downtown commerce and amenities. Phase 1 is slated for delivery in late 2019, Phase 2 to follow two years later.

The two phases will share common areas such as an indoor pool, outdoor spa, rooftop terraces with pools, containers for urban gardening, private gardens, and a creative workshop with a commercial kitchen. Phase 2 will boast a rooftop urban chalet with breathtaking 20-storey views, and all will share a 2,000-square-foot lobby inspired by the finest boutique hotels, Vincent said. "It will have the


feeling of a really cool coffee shop or lobby where they can meet, work, or just hang out."

The fitness-minded will enjoy a 6,500-square-foot sports centre; best of all, Vincent said, is a mini-gym for kids.

"There will be a kids' gym because little people need to move around. They need a place where they can throw a ball and run around the gym — something that's their own.

"It's all about the diversity of residents. We are creating a mixed community," she said. "That's the union in our union!"

"We are building a space for people to interact; we will build it and they will come."

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