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CONSTRUCTION OF AN EXCLUSIVE RIVERFRONT OASIS COMPLETED

(TCN) An investment of \$200 million and over 4 million square feet of land in Sainte-Dorothée have paved the road to a promising new residential development in Laval. This summer, the first residents of Villas-sur-Rive will move in their new homes by the river.

According to the managing developer, Group LSR, most of the single-family homes, townhouses and condominiums will have owners in the 55 plus age group. Their new neighborhood boasts a total of 1,000 dwelling units, and clearly has a lot to offer in terms of leisure activities: it features a marina, lookout, pedestrian walkway, bike trail and an abundance of protected green

space along Riviere des Prairies.

According to Annie Lemieux, Vice-President of Real Estate Development for Group LSR, the development's defining characteristic is its emphasis on the environment. "With 15 percent of the area dedicated to green spaces, Villas-sur-Rive exceeds that which is generally found in other projects," she told TCN.

She explained that the project designer had a unique concept: a residential area nestled in nature conservation zone, thereby protecting the native flora and fauna. To preserve that spirit, the homes will be powered by natural gas – a clean and efficient source of energy, in her opinion – and all wiring for telecommunications will be concealed underground.

For this project, Group LSR has partnered with CDP Capital-Real Estate Advisory, a subsidiary of the Caisse de dépôt et placement du Québec. A total of five builders are working on the site - Groupe Excel, Consortium St-Jacques Fortin/Sotramont, Constructions D'Astous, Constructions DeRoyan and Constructions Jadco.