

Plenty of perks in West Island development

Pointe-Claire project has both townhouses, condos

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SPECIAL TO THE GAZETTE

On the West Island, empty land for new construction has become extremely hard to come by. The lack of prime sites over the past two decades has left potential residents searching for condo developments off island or in developing communities such as St-Laurent.

So when the experts at Construction Triad-APG Inc. came across a versatile site in the heart of the West Island, they enthusiastically pursued residential development. In a highly coveted location, Triad will be building a four-phase development consisting of integrated townhouses and condominiums.

The Gazette caught up with Charlie Albano and Alfonso Puccio, co-founders of Triad-APG, to learn more about the Ventura condo development in Pointe-Claire.

Construction: The project is on 1.8 hectares of property on Brunswick Blvd., facing Fairview shopping centre. Construction will be executed in four phases with anticipated occupancy starting in 2014.

Buildings: The buildings were designed by Atelier d'Architecture Saroli Palumbo Inc. Along with their expertise, the developers have gone to great lengths to avoid creating four identical, cookie-cutter buildings. They have opted instead for a development that integrates various architectural designs. The buildings will be arranged in a distinguished configuration and vary in height. They will be a combination of townhouses on the first two levels and condominiums on the upper levels. This is a concept often found in downtown locations. Interestingly, the developers have made it so that the townhouse element of the project can be converted back to traditional condominiums if this new concept is not well received by the marketplace.

Units: The project will contain roughly 250 units. They will range in size from 737 to 2,000 square feet and prices are estimated to start at \$230,000, plus taxes, including interior parking. The units have been conceived with an open concept and will feature large windows and terraces. The kitchens include long islands, for those who have entertainment in mind. Setting itself apart from the norm for many projects, standard features will include granite or quartz countertops, wood flooring, walk-in



VINCENZO D'ALTO/THE GAZETTE

Charlie Albano and Alfonso Puccio, co-founders of Triad-APG, envision a 250-unit project facing Fairview Mall in Pointe-Claire.

pantries and closets, air conditioning and oversized showers.

Outdoors: The perks continue to the exterior portion of the development. Green space is one of the luxuries of living on the West Island. This wasn't lost upon the project's developers, who intentionally created common areas with ample greenery. The phases will surround a large piazza and will include extensive landscaping. The concept of the courtyard is to create a sense of community among the residents.

Amenities: The common amenities are intended to provide an excellent quality of living. The complex will have 350 interior

parking spaces. In addition, in an effort to enhance the lives of residents, the project will also feature an indoor pool, gym and a social room where residents can gather.

Neighbourhood: Aside from the many features provided in this development, the location is remarkable. It provides quick access to Highway 40, allowing easy travel to other parts of the city. Plus, it is within walking distance of a major shopping centre, which also serves as a public transportation hub. Nearby are other commercial shops, restaurants and medical facilities on St. Charles and St. Jean Blvds. These elements create a development equally ideal for a young and mature demographic.

Overall: Ultimately, this project is intended to create a condo development with the high standard of living recognized by West Islanders. The design and location satisfy the needs of first-time home buyers, families, professionals and empty-nesters. Interest in the complex has so far been overwhelming and the developers are confident that their unique project will fill a void in the current West Island market. The project is intended to be a step above the standard in the area by offering many of the fundamentals found in downtown and high end developments.

For more information, visit www.ventura-condos.ca