

Domaine du Parc, Terrebonne ***The Choice of Home and Builder is Yours***

Translated from Original French
Martine Letarte - October 17, 2009 – Economy News

Immense land, a nature park consisting of 5.6 million square feet of protected wetlands, half a billion dollars to be invested, a daycare center, retail shops, the construction of over 2,000 residences of all kinds – Domaine du Parc is a vast residential development recently launched in Terrebonne that will be home to over 6,000 residents upon completion.

“From the outset, our goal was to create a project wherein a family searching for a \$200,000 condo or a \$400,000 single-family home could find what they’re looking for”, said Arthur H. Steckler, partner in Heritage Terrebonne, developer of Domaine du Parc.

To bring the project to fruition, various expert builders were brought in for the construction of condos, townhomes, duplexes and single-family homes. “We have ensured integration between the various types of housing through the harmonization of colors and materials,” added Mr. Steckler.

Choose Your Builder

Ulisse Construction is slated to build 384 condominiums, comprised of both 2-bedroom and 3-bedroom models. “Each condominium building will consist of only 4 units per floor, so that each condo is located on a corner. In addition, each condo will have a balcony and the back of each building will have a garden for residents,” said Salvatore Ulisse, President of the company.

Each condo will have underground parking, with prices starting at \$173,000 (tax included). Ulisse Construction will also build 30 townhomes, starting from \$266,000 (tax included).

Precision Developments is slated to build 86 duplexes. The residences, with an area of 1,700 square feet each, will have three bedrooms. “Each house also has a 3,600 sf garden and a shed,” says Patrick Melancon, President of Precision Developments. The duplexes start at \$293,000 (tax and garage included).

Families that prefer bungalows can look to Habitations Germat, which is building 34 units with an area of 1,100 to 2,000 square feet, in addition to a semi-finished basement and a garage.

“We offer nine models of different sizes, which give thirty possibilities. We also custom build,” stated Michel Mathon, President of Habitations Germa. The bungalows at Domaine du Parc start at \$339,000 (tax included).

Families that want to purchase a two-story single-family home will have two builders to choose from. The first group is Voyer Construction, which will build 89 homes with sizes ranging from 1,600 sf to 3,200 sf.

“Our models can be customized, and we can build a house based on a plan our client brings us,” indicated Jean-Francois Voyer, project director for Voyer. The lot sizes start at 5,000 square feet and several lots are located adjacent to the nature park. Added Mr. Voyer, “As a result, several buyers won’t have a backyard neighbor”. Sale prices for these homes begin at \$400,000 (tax included).

The Platinum Group is slated to build seventy two-story single-family homes in Domaine du Parc, on lots between 5,000 sf and 15,000 sf. “Buyers can choose between eight country style models with sizes ranging from 1,665 sf to 2,500 sf,” stated René Lussier, housing consultant. Homes by the Platinum Group start at \$394,000 (tax and garage included).

In addition, other builders are expected to join the project shortly as well.

Living Adjacent to Wetlands

What distinguishes Domaine du Parc from other residential projects is the central role the environment plays in it. “Too often buildings are constructed and upon completion a few of the leftover crumbs are given for conservation purposes. At Domaine du Parc, we first chose which areas to conserve based on our analysis of the territory and only after that did we contemplate construction,” affirmed Bernard Fillion, Quebec Director of Ducks Unlimited Canada.

In fact, since 2007, the organization has been working on the project with the City of Terrebonne, Heritage Terrebonne, the Ministry of Natural Resources and the Ministry of Sustainable Development, the Environment and Parks.

“We achieved exemplary coordination between various partners. The project adheres to the notion of sustainable development by putting the environment ahead of construction,” indicated Jean-Marc Robitaille, Mayor of Terrebonne.

The most extraordinary ecological aspect of the project is undoubtedly the restoration of a 45-acre marsh which had dried up through agricultural drainage. “This is a very important gesture when you consider that 70% of the original wetlands in the city have disappeared,” added Mr. Fillion.

Several fish species from the Thousand Islands River are expected to breed in the marsh area. “In fact, we’ll see all the fish species that live in wetlands in the Montreal area return, because once we’ve created a quality habitat for them, they’ll return immediately! As a result, birds, ducks, amphibious creatures, etc. will also return. In addition, a nesting site will be constructed for turtles,” continued Mr. Fillion.

As for public transportation, Domaine du Parc is located five minutes from the new suburban commuter train station expected to be completed in 2010. Bike paths and walking trails will also be constructed on site.

Data Sheet

Domaine du Parc

City: Terrebonne

Number of Units: 2000

Types of Units: Condos, townhomes, duplexes and single-family homes

Price: \$173,000

-Close to the future suburban train station, expected to be completed in 2010

-Close to the Pierre-Le-Gardeur Hospital Center

-Shopping Center on site

-Pre-School on site

-Delivery: As soon as next spring, subject to the development and builders

-To visit the site and visit model homes, take Exit 94 from Highway 40 and follow the signs

-Ulisse Construction: (514) 323-4446

-Precision Developments: (450) 657-6000

-Habitations Germat: (450) 657-0999

-Voyer Construction: (450) 963-8300

-Platinum Group: (450) 963-4848

-Website - www.domaineduparc.ca

Link to Article in Original French - <http://www.ledevoir.com/economie/actualites-economiques/272025/domaine-du-parc-a-terrebonne-le-choix-de-la-maison-et-du-constructeur-est-votre>