

RENOupdate

HABITATIONS TERRASSE COURSOL



 **Address :** 850, rue Des Seigneurs

Major renovations

Great news! Following consultations over the last few years, we're informing you that major **work will begin in January 2025** to modernize the building, ensure your comfort and improve your living environment.



We will do the following work:

- 1 The roof will be replaced.
- 2 The building will be wrapped in brick.
- 3 The doors and windows will be replaced.
- 4 A new lobby and access ramp will be built.
- 5 Balcony floors and railings will be replaced.
- 6 All apartments will be refurbished.
- 7 In the common areas, the corridors, laundry room and community space will be completely redone.



- 8 All ventilation, electrical and plumbing system components will be replaced.
- 9 New landscaping, including tree planting.
- 10 The parking lot will be completely redone.
- 11 There will be changes to the elevators.
- 12 The waste management room will be expanded and include air-conditioning.
- 13 A stormwater retention system will be installed under the parking lot for heavy rains.



Schedule

January 2024
to summer 2026



Hours

Monday to Friday,
from 8 a.m. to 5 p.m.



Contractor

Constructions SENI inc.

Your **building**,
your **apartments**

Tenant needs that were expressed during consultations	Improvements that will be made
More storage added in the kitchen	<ul style="list-style-type: none"> • The cabinets will extend toward the ceiling. • A pantry will be added. • Surfaces and electrical outlets will be added for small appliances. • The refrigerator space will be moved to the end of the counter and will be enclosed (standard 33" opening) • The counter space near the sink will be wide enough to dry dishes.
Better space in studios	<ul style="list-style-type: none"> • The bedroom will be moved to the back of the studios for more privacy. • A pantry will be added.
Maximize storage space in very small bathrooms	<ul style="list-style-type: none"> • Cabinets will be added in the bathroom if possible, and if not, they will be added directly in front of the bathroom door.
Soundproof apartments to ensure harmonious cohabitation	<ul style="list-style-type: none"> • The walls' soundproofing will be improved.
Better air circulation in apartments	<ul style="list-style-type: none"> • The entire ventilation system will be changed.
Add a walkway in the parking lot to encourage pedestrians not to cross diagonally	<ul style="list-style-type: none"> • A passageway will be added on the side of the building at 1875, Terrasse Coursol.
Add lighting on the southwest corner of the building to make it safer	<ul style="list-style-type: none"> • Lighting will be added to this section of the yard and on the building.
Add a mobility-impaired ramp to the front of the building	<ul style="list-style-type: none"> • A ramp will be added at the front of the building.

Return of tenants

Tenants who would like to return to their apartment at 850, rue Des Seigneurs will be able to at the end of the work. Our team will keep you informed and support you at the right time.

Inconveniences during the work

- Noise, dust and the presence of machinery.
- Security fences will enclose the entire **building and parking area**, and cameras and lighting will be installed.
- **Safe pedestrian crossing** zones must be respected.
- **Parking is not permitted.** The parking lot will be **inaccessible** as soon as the work begins.

Reasons for this work

Your building is over 50 years old. Major issues have been identified and will be fixed, including water leaks, mould, ventilation issues.

Much of the equipment has reached the end of its useful life.

Your building will be more modern and comfortable.

Investment : \$16M+

Thank you for your patience and cooperation!



Do you have any questions about the work?

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Work carried out by:



Office municipal
d'habitation
de Montréal

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de Montréal



Société
d'habitation
Québec