



Amenities at Le Smith include a large, beautifully designed indoor pool and lounge area, equipped with a sauna. ARTIST'S RENDERINGS COURTESY OF GROUPE CANVAR

LE SMITH

New rental tower on Bleury Street offers luxury-condo style amenities and proximity to Quartier des Spectacles

MEGAN MARTIN

While the market for new condo developments has been hot in Montreal for several years, the condo rental market is beginning to follow suit, with a handful of new, high-end luxury buildings offering all the same hotel-type amenities as for-purchase condos, but catering to the rental market.

Among these upcoming projects is Le Smith, a sleek new construction on Bleury Street being built steps away from Quartier des Spectacles.

"The rental units at Le Smith are built for people who are on a budget but want luxury, amenities and prime location," said a representative from Canvar, the builder behind the project.

The single-phase development will be a towering 25-storey building housing 160 luxury rental condos, ranging from studios to three-bedroom units. Groupe Canvar started construction in the spring of 2017 and completion is expected by the spring of 2019.

The rental rates will range from \$1,200 to \$3,000 a month and will include heating, hot water, electricity, central air conditioning, and all appliances, including washer and dryer, microwave, and hood fan. Put simply, these apartments are fully equipped.

"All of our 160 units come with granite countertops, laminate floors, individually controlled thermostats, and six appliances," said Tristan Pungartnik, director of operations at Summit Property Management. "The units themselves have been meticulously designed to offer a wide range of options to tenants."

The building also features several amenities typically included in luxury condo buildings and hotels. Namely, Le Smith is a secure building thanks to a 24-hour front desk attendant, a state-of-the-art gym, a large, beautifully designed indoor pool and lounge area, equipped with a sauna. It also offers peace of mind to tenants by including in-house security with camera surveillance.



When it comes to design, Le Smith incorporates some existing architecture into the newly designed tower.

The result will be a chic building that honours the city's architectural heritage.

"Its first two floors will have distinguished art-deco design, giving the building's exterior an appeal that's both vintage and contemporary," Pungartnik said. "It's really going to be a modern building with a nod to Montreal's history, and add charm to an important section of the downtown core. It's going to be a symbol of where Montreal architecture has been, and where it can go."

SEE LE SMITH ON G5



Le Smith, a 25-storey building housing 160 luxury rental units, is scheduled for completion this spring on Bleury Street, mere steps away from Montreal's Quartier des Spectacles.



Le Smith's amenities include a state-of-the-art gym.

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