

Interior work on-going

New landscaping completed at the ‘Rosemounts’

BY JENNIFER BALL

Residents of two buildings at the intersection of Rosemount and Sherbrooke St. had late-summer landscaping to enjoy after years of interior and exterior work. Exterior work started summer 2022 for 1 Rosemount Ave., while it was spring 2020 for 10 Rosemount Ave., the newer building to the west.

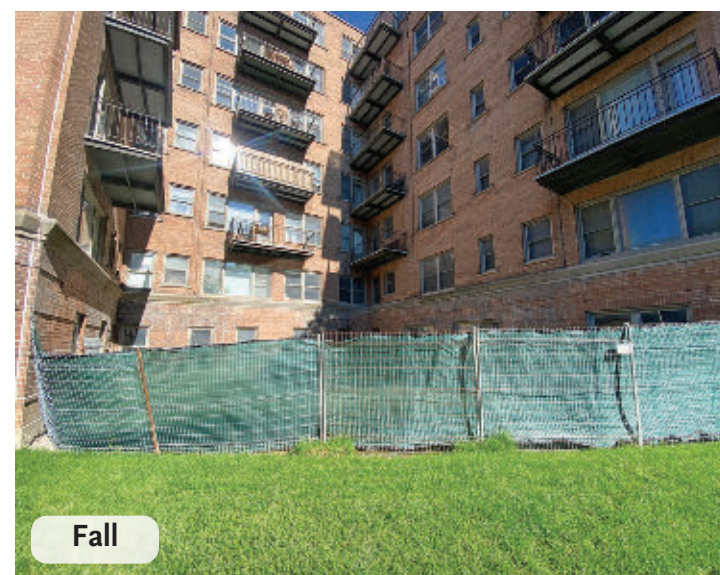
Both apartment buildings are owned and managed by the property management group Akelius Montreal (see September 27, 2022, p. SL-16, October 25, 2022, p. SL-12 and May 14, p. SL-14).

On August 30, Julio Viana, vice president, asset management at Akelius Montréal Ltd., told the *Independent*: “Akelius has completed the ventilation, fire safety and few apartments’ renovations at 1 Rosemount..

“We also completed the landscaping, and the garage and façade repairs. We are now in the process [of applying for and] achieving LEED O+M (Operations and Maintenance) certification.”

10 Rosemount

As for 10 Rosemount, “Akelius com-



Views onto 10 Rosemount Ave.'s southern yard. Photos taken on April 23, left, and September 3.

pleted the decontamination project, façade repairs and landscaping...

“We are now in the tender process to renovate five apartments on the ground floor...”

“We will be also upgrading the fire alarm system and other fire safety measures around the property...”



Views onto One Rosemount Ave., facing Sherbrooke near Greene Ave. Photos taken on April 23, left, and August 29.

“Work is expected to start in the coming weeks and be completed by Q1 2025.”

Viana explained to the *Independent* that LEED O+M is a certification for existing buildings. It tracks energy consumption, waste management and indoor air quality for example.

“Akelius has invested in those areas in recent years at this property. The benefits are to provide a better living environment to our tenants and to be in line with our company’s sustainability goals.”

The six-storey 1 Rosemount Ave. was constructed in 1921 and the agglomeration of Montreal’s *role foncier* website lists the number of apartment units in it as 43, with the assessment value of the building being just over \$13 million.

The eight-storey 10 Rosemount Ave.

was constructed in 1952 and the agglomeration of Montreal’s *role foncier* website lists the number of apartment units in it as 69, with the assessment roll value of the building being just over \$23 million.

Part of the southern yard of 10 Rosemount Ave., is still a construction site and landscaping has not yet been completed for it.

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