



INNOVATIONS FOR LIVING™



OWENS CORNING PRODUCTS ADD TO QUIET COMFORT OF LUXURY PROJECT

Quebec's Largest New Rental Complex in Decades

Quebec City developers Claude Beaudet and Alain Saucier have a well-earned reputation for knowing what to build and when to build it. As a result, the local real estate community took note recently when the Beaudet & Saucier firm broke ground to build Les Jardins de Vêrone, the city's largest new apartment complex since the 1970s.

Designed for upscale older residents, the CA\$100 million project will construct 13 buildings in the next seven years covering nearly a square kilometer area in the neighborhood of Les Rivières. The site is along Robert Bourassa Boulevard between the Chauveau Avenue and Bastien Boulevard.

According to Simon Beaudet, project manager for Beaudet & Saucier, there is a need for additional rental property in the city now and demand is expected to remain strong as aging baby boomers opt to move into rental property that requires less maintenance work and expense than single-family residences.



CASE STUDY



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“The vacancy rate in Quebec City is now about six-tenths of one per cent, which is among the lowest in the country” said Beaudet. “The local economy has not been hurt by the recession as much as other communities because we have many provincial offices and other non-manufacturing types of employment that have held up well recently. It’s also diversified with research facilities, insurance companies, universities, etc.”

The first phase of the project will have four buildings with a total of 280 apartments. The first building is expected to be completed in the summer of 2010, and 60 of its 78 rental units are already under contract. Rentals for the second building opened later, and 20 per cent were reserved during the first week.

An apartment of three and a half pieces (living room, kitchen/dining area and one closed bedroom with bathroom) will rent for about CA\$800 per month. A four and a half (two bedrooms) will rent for about CA\$1,000 per month.

Beaudet said the complex has the convenience of urban life with the proximity of wooded spaces, such as the Park of the St. Charles River, Park Chauveau and Park of the Escarpment. Another attraction for many prospective renters is the project’s proximity to neighborhoods with single-family homes and young children. More than 60 per cent of

all residential construction of the Québec City region is being done in the same neighborhood.

“Many grandparents want to live close to their families and prefer to rent instead of owning a condo or private residence,” he explained. “And while these potential occupants prefer to rent apartments, they still want the quality and comfort they associate with condos and other structures built for owner-occupants.

“As a result, we are emphasizing quality and comfort in this project,” continued Beaudet. “The buildings will have good sound control, for example, with good quality windows and QuietZone® acoustic batts in the walls between adjoining apartments and the corridors.”

Beaudet said the firm has been specifying Owens Corning products for many years – since his father Claude first called National Specifications Manager Sal Ciarlo to inquire about sound solutions for apartment buildings. The two men knew each other through previous work on national building codes.

“Owens Corning is easy to work with, makes great products and provides the prices and quantities we need,” said Simon Beaudet. “Owens Corning products are a perfect choice for this quality project.”



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New Blowing Agent

Les Jardins de Véronne was one of the first projects in Canada to use extruded foam insulation made with new Owens Corning technology that eliminates the need for HCFCs (hydrochloro-fluorocarbons). The company's plant in Valleyfield, Quebec was converted to the new technology in 2009 to ensure compliance with the Montreal Protocol, which requires a total phase-out of HCFC use in foam manufacturing before 2010. The new blowing agent technology allows the company to manufacture its complete line of foam insulating systems in North America with more than a 70 percent reduction in greenhouse gas emissions and zero ozone depletion.

Les Jardins de Véronne

- 1,100 apartments in 13 buildings on a 700,000-square-foot site
- 3 ½ pieces (1 closed bedroom), 4 ½ (2 bedrooms) and 5 ½ (3) with balconies
- Underground parking, elevators and private swimming pool
- Video monitoring of entrances for security
- Located along public transit lines, close to major highways and downtown
- Close to a river and three parks
- CA\$ 100 million investment

Owens Corning Products

- **FOAMULAR® C-300** extruded polystyrene foam insulation for foundation walls
 - Outstanding thermal resistance of R-5 per inch
 - Exceptional moisture resistance
 - Compressive strength allows for heavy loads up to 30 PSI
- **CodeBord®** extruded polystyrene foam insulation sheathing for exterior walls above grade
 - Insulates entire face of wall, even behind studs
 - Saves money on heating and cooling costs
- **PINK FIBERGLAS®** thermal batt insulation for exterior walls
 - Outstanding thermal performance
 - Saves* money on heating and cooling costs
 - Easy to install friction-fit batts
 - Made in Canada with 70 percent recycled content
 - Canada's No. 1 Insulation
- **QuietZone®** acoustic batt noise control insulation
 - For interior walls, ceilings and floors
 - Minimizes unwanted noise
- **FOAMULAR® 350** roof insulation
 - Maintains R-value for years
 - High compressive strength, sturdy enough for roof traffic
 - Lightweight and easy to cut and handle

*Savings vary. Find out why in the seller's fact sheet on R-values. Higher R-values mean greater insulating power.



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