



Every Lépine Apartment building includes an outdoor retreat where residents can go for a stroll, read, ponder, meet or just pause to smell the flowers. *SUPPLIED PHOTOS*

# At Lépine Apartments, it's easy to be green — and it's part of the lifestyle

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Postmedia Content Works

The environment we live in has everything to do with our quality of life. For urban apartment dwellers, the opportunities to find variety, peace and fresh air in a convenient green space can be few and far between.

At Lépine Apartments, green space is part of the package. Each Lépine building is enriched by surrounding gardens and green space, an outdoor retreat where residents can go for a stroll, read, ponder, meet or just pause to smell the flowers.

For many retirees and empty nesters, the richness and diversity of a Lépine property can go a long way to easing the transition of a move from a longtime home to a luxury apartment.

The concept of worry- and responsibility-free living does take some getting used to, after all. Professional gardeners maintain the properties with tender loving care. Residents only dig in if they want to, planting and nurturing their own gardens on rooftop patios where they can sit back and enjoy the sun, the flora — and barbecues, to boot.

“A green landscape around a residential property is all part of the Canadian Dream of having a home of your own,” says company president Francis Lépine. “It’s not about a white picket fence; it’s about having land around the place you live.

“It’s a comfort zone. It’s like your own private island; a nice private green environment. It’s a powerful expression of how humans like the space around their dwellings to be.”

And so Lépine put their parking spaces in garages underground, leaving the bulk of the aboveground space for wheelchair-accessible gardens and landscaping. At properties such as Les Terrasses Francesca off Ottawa’s Vanier Parkway or Saint Emilion in Kanata Lakes, you’d never know the garage was there.

The new units at Kanata Lakes are surrounded by four acres of enticing green spaces with ponds and walkways that link you to nature and surrounding neighbourhoods. The area around Johanne’s Court in Carleton Place will have an orchard besides gardens and green space with pathways and easy access to golf courses and shopping.

“The first rule of thumb is ‘let’s put the cars down underground,’” says Lépine. “So most of our projects have limited parking on the surface and the majority is underground.”

The concept has multiple advantages, not the least of which is the fact that it frees up aboveground space for recreational and other uses,



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FRANCIS LÉPINE

beautifying the landscape at the same time.

There are patios and pedestrian pathways, too, but the majority is soft, green landscaping, good earth and colourful gardens.

“The nice yard is not just interlock,” says Lépine. “It’s plants. It’s trees, shrubs, flowers, all that nice kind of stuff.”

Putting cars underground also creates space for more creative and attractive buildings, optimizing space for builder and resident alike.

About 60 per cent of a typical Lépine property consists of landscaping.

The firm, which has been building homes, condominiums and luxury apartments for half a century, uses native and zone-friendly species so that they thrive and look their best for as much of the growing season as possible.

Lépine brings in more mature trees so the impact on the property is immediate and dramatic. No toothpicks here, and no waiting 10 years for results or agonizing over growing pains along the way. The trees are already two or three storeys high by the time they arrive.

“We accelerate nature’s process a little bit by importing larger plants, but the impact is immediate. By the time we finish, the property looks like the landscaping

has been there for 20 years.”

Irrigation systems, fertilizing and as-needed pruning ensure property care is efficient and comprehensive. Local contractors maintain the foliage on a regular basis, while specialists come in for inspections and periodical and critical care.

Lépine is introducing vegetable gardens to some of its properties, including Johanne’s Court.

Residents are encouraged to add plants, plant flower boxes, form garden clubs and expand the plant life, if they’re so inclined.

“It’s the garden around the house and we want people to treat it that way,” says Lépine, adding such participation is both mentally and physically healthy, and fosters a sense of ownership and investment in the living space.

“We never got around to erecting bird feeding stations but they are welcome to do that too. We do have rabbits, after all.”

The building terraces, located at intermediate levels and on rooftops, are prime locations for planters, pots and vases. Many are equipped with barbecues and act as gathering places for residents, neighbours, family and friends in warmer months.

Lépine’s luxury properties are famous for their amenities, including sundecks, gazebos and outdoor games areas for shuffleboard and giant chess.

Lépine invests handsomely in making the property surrounding its buildings attractive and inviting. Francis Lépine says first impressions mean a lot and, for prospective clients and visitors alike, a first look at a Lépine property is bound to impress.

Welcome home.  
For more information, visit [www.lepineapartments.com](http://www.lepineapartments.com).



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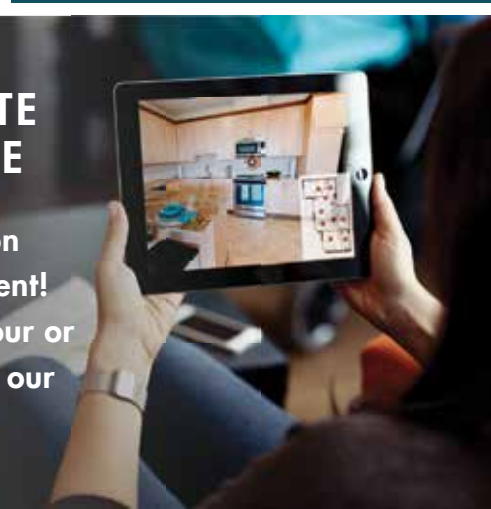


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