

Local Developer Set To Unveil Plans For Mixed Use Rental Project In Smiths Falls

The city of Smiths Falls is about to welcome its first new rental development at the North-West corner of Chambers and Bay Streets.

OTTAWA, ONTARIO, CANADA, February 25, 2015 /EINPresswire.com/ -- The city of Smiths Falls is about to welcome its first new rental development at the North-West corner of Chambers and Bay Streets.

Construction on the project to be called "[Solaire](#)", a multi-story structure, consisting of residential one, two and studio apartments atop a ground floor of retail and professional space, is scheduled to break ground later this

Spring on a former vacant parcel and is expected to be completed and ready for tenants by next Christmas. A deliberate and aggressive pace indeed facilitated by the extensive utilization of state of the art construction techniques including prefabricated components and modular construction systems, complete with energy efficient mechanical systems and solar arrays. This building is believed to be the first of its kind in this area according to those involved in the project.

Developer [Lucas Evolution Realty Ltd.](#), is currently in contract to purchase the parcel, and anticipates closing on the land later this year once its construction funding has been finalized. Geoff Hodgins Architect has been engaged to conceptualize the design of the structure and the adjacent parking garage.

The residential rental unit sizes will range from 700 to 900 square feet and amenities will include a large roof top garden area. Rents are expected to be at market rate. The number of units is yet to be finalized. There will be approximately 7200 square feet of commercial/professional space on the main floor and a two story parking garage to be utilized by the tenants at the rear of the parcel along Bay Street.

"When you enter a building like this we want you to sense a level of style you don't normally find in a small town; That's what we're trying to create here. " says Lucas O'Connor, President of Lucas Evolution Realty Ltd., the company heading up the project. According to Mr. O'Connor, "We want to create a stunning, inspiring building with a focus on quality and innovation, and I think the public will be able to see that from the end result."

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