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HOME THOUGHTS

Getaway-home thoughts, actually, and next week

From the coast to the high country on the other side of the Coast Mountains, the getaway-home opportunity calls out loudly and forcibly this time of year. We at Westcoast Homes have also heard the seasonal siren. We have turned to our readers and B.C. developers and industry-watchers to show us — and you — around the countryside. And what a countryside, as the photo below suggests, a publicity photo from the new Tolano presentation centre outside Kamloops. That's next weekend in Westcoast Homes.



Fundamental thinking from a Victoria architect

"From birth to death, I cannot see how our lives are not affected by light."

— Pamela Charlesworth, in a Victoria Times Colonist interview on the newest upscale, must-have element in new construction these days, art glass, in which a design is etched, blasted, cut, coloured or melted into the glass.

Community building



Bathroom in the news, the pared down Oakland vanities help keep the price of a new home in the Surrey development down. K4



The Aria 2 developer invites new-home shoppers to compare the interiors in the Port Moody project with interiors found in downtown Vancouver. K2

Oaklands shows how to exit with quality

OAKLANDS

Location: 64th Avenue and 152nd Street, Surrey
Project size: 123 townhouses in two phases, 54 in first phase now selling
Residence size: 2 -- 3 bedrooms, 1,220 sq. ft. — 1,350 sq. ft.
Prices: From \$269,900

Presentation centre address: 15155 — 62A Avenue, Surrey
Telephone: 604-598-0808
Web: polyhomes.com
Developer: Polygon
Architect: Gomboroff Bell Lynn
Warranty: Saint Paul Guarantee
Occupancy: After Aug. 15

NEW HOMES PROJECT PROFILES

Aria 2 to tower over Port Moody seashore

Aria 2, Suter Brook

Location: Murray Street at Ioco Road, Port Moody
Project size: 200 apartments, 26 storeys
Residence size: 650 sq. ft. — 1,100 sq. ft., 1-3 bedrooms
Prices: From \$349,900
Presentation centre address: 300

Capilano Road, Port Moody
Hours: Noon — 6 p.m. Sat — Thu
Telephone: 604-552-0552
Developer: Onni
Architect: Lawrence Doyle Architects Inc.
Interior design: Rachel Martinuk
Tentative occupancy: Summer, 2009



'Yaletown' comparison the measure of Aria 2

Developer's rep champions Port Moody tower-homes as 'urban living' equivalent

NEW HOMES PROJECT PROFILE

WESTCOAST HOMES

The latest addition to the Suter Brook new-home community is a Yaletown or False Creek North offer to new-home shoppers from Onni, the developer's Greg Zayadi says. Who's to argue? On Monday, as he spoke, half-a-dozen people were camped outside the presentation centre, in preparation for the first day of selling today.

Zayadi's Yaletown comparison rests on two foundational opinions, that

1. The interiors of the Aria 2 homes will eventually approximate Yaletown standards, and

2. The shops 'n' services component of the Suter Brook neighbourhood will eventually approximate the Yaletown neighbourhood.

If there isn't an Urban Fare, for example, there will be a big Thrifty's. If there isn't an Opus, there will soon enough be a "boutique hotel," Zayadi reports.

"Aria 2 and Suter Brook are the perfect ideal of 'Urban Living in a Suburban Environment,'" Zayadi says.

"The Aria 2 building specifically reminds me of a Yaletown building, with its size and type of

suites, nine to a floor, ranging from 650 to 1,090 sq.ft., and floor-to-ceiling-style windows designed to capture views and light.

"The interiors have all the planning and features we have come to find in the downtown area. Granite, under-mount sinks, gourmet-style stainless-

See **POOL, SQUASH** R9



Granite in the kitchen, marble in the bathroom

The 'stone' content of an Aria home will include imported granite kitchen counters (Photo #1) and imported marble bathroom vanities (#2).

Big tiles, hardwood, wall to wall carpet

Big tiles, 12 inches by 24 inches, will be underfoot in both rooms. (Hardwood will be found in dining and living areas, while carpet will line the bedrooms (#3).)

Imported tile will face the kitchen backsplashes; glazed porcelain tile, four inches by 16 inches, will face the tub and shower surrounds.

Stainless clads kitchen appliances

The developer has selected a KitchenAid stainless-steel appliance package in the kitchen (#4) and a Whirlpool full-sized stacking washer and dryer. (In some new-home projects, washer and dryer are an 'upgrade'.) Of the three cabinet-door choices available to buyers, the developer selected 'cherry' for the show home kitchen and bathrooms.



PHOTOS BY GW LADSAV/VANCOUVER SUN

“ . . . ”

“Since the entire area for this portion of Suter Brook is being excavated and constructed at the same time there is a minimal difference in the cost [of construction].”

— Greg Zayadi, Onni development company



Pool, squash court, gym part of project

From K2

steel appliances, marble bathroom countertops and contemporary sinks, with real wood cabinetry and hardwood floors.

“One plus — you always pay a big dollar in Yaletown for the over-height ceilings — ours are eight feet, nine inches from the floor.”

Aria 1 homes sold for about \$400/square foot; Aria 2 prices “will be higher, reflecting a lack of product [and] a growing interest” in Port Moody residency.

“Since the entire area for this portion of Suter Brook is being

excavated and constructed at the same time there is a minimal difference in the cost [of construction],” Zayadi reports.

Whatever prices Aria 2 buyers will ultimately pay will also buy them membership of a club on the second floor of Aria 2. On the drawing board are, at least, an indoor pool; a gym; a squash court.

“This is possible by having the facility shared by multiple buildings, giving the owners the opportunity to have larger and more useful amenities without larger monthly maintenance fees and long-term upkeep costs.”

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