

Towers to rise in revitalized community

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SPECIAL TO THE SUN

Saturday October 25, 2014



JENELLE SCHNEIDER/ PNG



Left: Living area in the Northwest by Onni show suite. Right: An artist's rendering depicts one of the two towers at Northwest, a new project that will be located at Cambie and Southwest Marine Drive in Vancouver.

Northwest

Project location: 8175 Cambie St., Vancouver Project size: 350 homes in two certified LEED Gold towers with ground floor retail. One- to three- bedroom units ranging from 450 sq. ft to

1,145 sq. ft. Prices: From the mid \$ 289,900 Strata fees: \$ 0.40/ sq. ft Developer: Onni Architect: IBI Interior designer: Onni Sales centre: 8515 Cambie St. Hours: By appointment only Telephone: 604- 325- 5151 Website: Onni. com Occupancy: Summer 2017

Once the domain of sawmills and other heavy industry, the South Vancouver neighbourhood around Cambie and Southwest Marine Drive is poised to become a vibrant area with open plazas, bicycle paths and public art, thanks in no small part to the catalyst of the Canada Line.

It's here where Onni will be building Northwest: two highrises — at 13 and 31 storeys — kitty corner from the Marine Drive Station.

"I would say ... the transformation will take shape by sheer body energy alone," said Nick Belmar, Onni's vice-president of sales. "Right now, [it] is a pretty much a thoroughfare, a main intersection where you've got cars zipping by, people are pretty much leaving the area. Now people are going to be coming to it."

Belmar said the area is going to become a "new commercial hub."

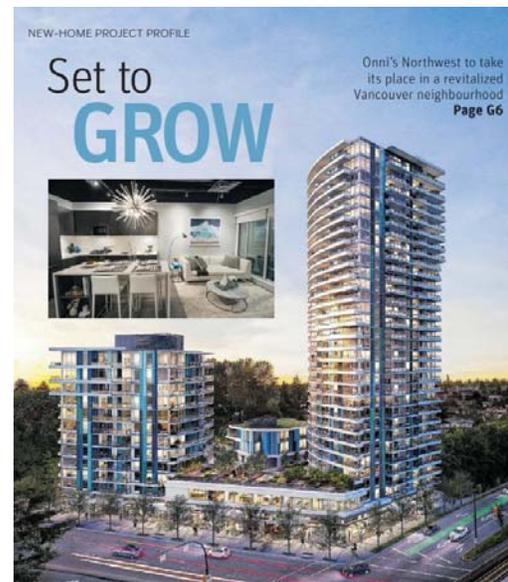
"This will be a destination where people will come and shop and take advantage of the shows and go to a pub and have a beer with some friends, take on daily activities, do some socializing."

Onni is banking on investors and first-time homebuyers purchasing units in Northwest. "You see a lot of investors buying around SkyTrain stations," Belmar said.

For their part, city planners believe that in the long run, the area will provide for an even greater diversity of residents, including more families than originally expected.

Community plans set out by the city since 2011 set out a goal requiring developers to provide at least 25- percent family housing (two- and three- bedroom units) for the neighbourhood, but five recent rezoning applications covering 1,500 units in the area "have exceeded this in response to market demand," said Susan Haid, assistant director of planning for Vancouver South.

About 40 per cent or 636 units are family- oriented with two or more bedrooms, she said.



City plan envisions 'walkable, vibrant urban area'

52 per cent of Northwest's 350 units will be two- and three bedroom homes, while the remainder will be one- bedroom homes.

Haid and two of her colleagues went on to describe how the city plan envisions the area developing over the next 30 years.

"This transit- influenced area will evolve/ transform from an area that lacked neighbourhood shops and services into a highly walkable, vibrant urban area," Haid said.

"New walking and cycling routes through the neighbourhood will provide safe and attractive connections to transit, shops, parks and other key destinations."

Also planned are new walking and cycling traffic signals across the major streets and improvements such as wider sidewalks, new benches, lighting, landscaping and street trees.

The city is planning to develop a new 10- acre park at the foot of Cambie as close to the Fraser River as possible, as well as improvements to the existing Winona and Ash Parks. As well, Sir Wilfrid Laurier Elementary School Annex has been identified in the Ministry of Education's capital plan to expand its capacity to a full- sized elementary school to meet anticipated population growth in the area.

Another sign pointing to supporting a strong family element is Onni dedicating space to New Family Place, an organization that supports families with young children and a 37- space child care facility at Northwest.

Regardless of the demographics of the area, all Northwest residents will find themselves at the centre of a transportation hub.

"It is a nine- minute SkyTrain ride to the airport from this location," Belmar said. "It will be a 12- minute SkyTrain ride to downtown."

The two towers feature curved balconies that will afford sweeping views.

"They are mostly unobstructed views," Belmar said.

"If you look south, you get views of the Fraser River. As you pan westward and towards the North Shore mountains, you get shots of the Georgia Strait, Vancouver Island, all over the west side, and as you go higher up the tower, you will have an unobstructed shot of the entire west side, down Cambie, the North Shore mountains."

The towers will be joined by a podium that includes a roof deck that creates a gathering space for neighbours, friends and family. Below is groundlevel retail that attracts streetlevel activity, a novelty for the northwest corner of an intersection once dominated by a gas station.

A tour of the show home revealed creative planning for the 490- square-foot space. In the kitchen, integrated cabinetry enclosing the refrigerator and dishwasher helps to streamline the look and feel of the area. Lighting is subtle with pot lights and under- cabinet LED puck lights to illuminate work space.

The show suite also provides a design suggestion, one of the few options buyers can purchase: a bench- style breakfast bar that seats four and provides shelf space for books or other personal items. Buyers have a choice of light and dark colour schemes for the cabinetry.

Onni spokesperson Alexa Lewis said

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The show suite bedroom demonstrates the views that will be on offer at Northwest.

PHOTOS: JENELLE SCHNEIDER/ PNG



Left: Kitchen island with storage in the Northwest by Onni show suite at Cambie and Marine in Vancouver. Right: The show suite has a deep soaker tub, but larger units also come with a frameless glass shower.

PHOTOS: JENELLE SCHNEIDER

CITY OF VANCOUVER



Artist illustration of Fraser River Trail connecting to a future 10-acre park at the foot of Cambie Street and Canada Line walking-cycling bridge.



Left: Among the options for buyers is a breakfast bar with built-in shelving. Right: All suites come with a Whirlpool front-loading stacked washer and dryer in a laundry closet fitted with porcelain tile flooring.

Depending on the suite size, units come with a 24-inch or 30-inch four- or five-burner KitchenAid gas cooktop, and a stainless-steel convection wall oven in the same widths. Over the smaller cooktop is a combination microwave hood fan, while the 30-inch appliances come with a slideout hood fan and a separate 1.6-cubic-foot KitchenAid microwave mounted in a lower cabinet. Countertops are 1.25-inch-thick solid composite stone.

Contemporary wide-plank commercial grade laminate flooring is provided through living, bedroom, den and kitchen areas. All suites come equipped with full-sized Whirlpool frontloading stacking washer and dryer in a laundry closet, with a 12-by-24-inch porcelain tile flooring.

The show suite unit has a deep soaker tub, but larger units also come with frameless glass showers and a convenient recessed tile niche for toile-

tries. The 12-by-24-inch marble tile floors are heated.

All homes come with balconies or terraces, and the windows are all Low E with thermal and acoustic engineering designed to reduce noise transfer, while increasing UV protection and insulation. Adding to the UV protection are roller blinds on exterior windows.

All homes are served by heat pumps that provide year-round temperature control.

Homes come pre-wired for in-suite security systems. Common amenities include a wellness club with professional fitness equipment overseen by a 24-hour concierge, and a landscaped rooftop terrace with a barbecue area, lounge, children's play area and garden plots for the green thumbs.

There is also a media room, meeting room, a party room with kitchen and a guest suite for out-of-town guests. In the underground parking are well-lit storage and bike rooms with motion sensors, car-charging stations and a car-