

False Creek project has resort feel

Today marks the grand opening of the final building at Pinnacle's The One

MICHAEL BERNARD
SPECIAL TO THE SUN



Suite with galley kitchen at The One's presentation centre at Ontario



A model shows the rooftop swimming pool. 'We always thought water should be on the site in some form or fashion,' says architect Doug Nelson.

PHOTOS: ARLEN REDEKOP/PNG



Anson Realty's Grace Kwok stands next to a model of the already-built, third and final A building at The One which has 86 one- and two-bedroom homes starting from the \$370,000s.

Project: The One (Building A) by Pinnacle Project location: 88 West 1st Ave., Vancouver Project size/scope: 86 one- and two-bedroom homes, the last of three buildings in the South False Creek community. Features include access to a

rooftop swimming pool, proximity to banks, restaurants, food stores, schools and Granville Island Prices: From \$370,000s for one-bedroom homes ranging from 513 — 580 sq. ft; from \$390,00s for one-bedroom-and-solariums ranging from 562 — 615 sq. ft; from \$620,000s for two-bedroom homes ranging from 804 — 1,053 sq. ft; from \$700,000s for two-bedroom units from 720 — 1,250 sq. ft with large balcony/decks Developer: Pinnacle International Architect: Bingham Hill Architects Interior designer: False Creek Design Sales centre: 1738 Ontario (at West 1st Ave.) Sales contact: Grace Kwok Hours: noon-5 p.m., Sat -Thurs Telephone: 604-874-8368 Website: theonea.ca Occupancy: Fall 2015 Grand opening: Today

Many developers today don't spend a lot of time thinking about including swimming pools in their residential buildings, dismissing them as a potential turn-off for some owners worried about the ongoing cost of maintenance.

So when project architect Doug Nelson was approached by Pinnacle International to discuss the pool designed in the original 2007 plans for the firm's The One development on the south side of False Creek, he expected them to ask that the pool be deleted from the plans. He was pleasantly surprised, however, when they instructed his firm Bingham Hill Architects to go with the pool plan, but in a different place: atop the middle building of three in the project.

"We like pools. We like water features and things like that," Nelson said. "We don't always get to do them, as they aren't appropriate for every project or developers aren't always on the same wavelength on a conceptual perspective."

The pool, Nelson said, dates to the earliest concept for the South False Creek development, when it was proposed to be at grade in the laneway behind the complex.

Nelson says the idea arises from the fact that the shoreline of Vancouver's

harbour once covered what is now called the Olympic Village neighbourhood. "It spoke to the shoreline and it speaks to water, and we always thought water should be on the site in some form or fashion."

Grace Kwok of Anson Realty, which is marketing The One, supported Pinnacle including the pool, and sees the amenity in more practical terms.

"There is no pool in the False Creek Community Centre, and so this saves residents the trouble of travelling to the Aquatic Centre on the north side of False Creek," she said. It also gives The One a more prestigious address, and the plex a "resort-like feel."



False Creek project has resort feel



A solarium off each unit's balcony provides comfortable space, especially during the city's rainy season. Some suites have patios.



Bathrooms have designer cabinetry and vanities with granite and marble counters, soaker tubs and glass walk-in showers.



Units come with walk-in closets and flex space that takes the form of a nook off the kitchen or storage space elsewhere in the suite.

The One holds its grand opening today to begin sales of Building A at 88 West 1st. Unlike Buildings B and C, at 38 West 1st, which were pre-sold before construction, all 86 units were built "on spec," and Kwok expects significant numbers of prospective buyers to show up. Almost all the units in the other two buildings have been sold, with buyers anticipating moving in this fall.

"A lot of people who have watched this area mature and want to get into



The master bedroom in the model suite features a walk-in closet. Units come with in-suite laundry, single-car parking and bicycle storage.

PHOTOS: ARLEN REDEKOP/PNG



Anson Realty's Grace Kwok in a galley kitchen that features stainless steel appliances, granite counters and in-sink waste disposal.

this location are happy they don't have to wait a couple of years," Kwok said.

While the pool and adjacent hot tub feature are in the local billboard marketing for Building A, they're but two features on a growing long list of pluses in the popular and fast growing neighbourhood. Ironically, city planners and others were initially worried by the slow market response to the area following the 2010 Winter Olympics, but the rapid pace at which banks, supermarkets, specialty stores and eateries have populated the False Creek neighbourhood have put those concerns to rest.

Other area amenities include two not-for-profit daycares in the neighbourhood, a new local community centre, two Sky-Train stations and the 22-kilometre False Creek seawall walk, helping to make the neighbourhood one of the city's most popular areas in which to live.

Perhaps surprising to some is a neighbourhood survey showing that 53 per cent of those living in False Creek are

families.

Inside Building A, suites are designed to maximize space. Some versions have a linear kitchen, while others feature a galley-style kitchen. Both styles have granite countertops and porcelain tile floors and stainless steel appliances. Dual undermount stainless steel sinks come equipped with in-sink waste disposal.

Bathrooms have designer cabinetry and vanities with granite and marble countertops, soaker tubs and glass walk-in showers with tile surrounds, depending on the floor plans. Units also come with in-suite laundry, and each suite has a single-car park and bicycle storage. Additional residential storage space can be purchased.

Units also come with walk-in closets, flex space that takes the form of a nook off the kitchen or storage space elsewhere in the suite.

All units come with balconies or patios, some up to more than 700 square feet in area. Off these balconies are attractive solariums that provide comfortable space, especially during Vancouver's rainy season.

Equally important, given Vancouver's current hot summer, every suite has air conditioning.