

Rapid transit spurs development

Trio of towers contributes to an 'emerging regional town centre' in Coquitlam

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SPECIAL TO THE SUN

bourhoods.

According to Daryl Simpson, senior vice-president at Bosa Properties, the North Road corridor that forms the border between Burnaby and Coquitlam is fast becoming an entirely new community. Bosa, together with its sister company BlueSky Properties, is building Lougheed Heights on the corner of Foster Avenue and North Road. The first of three planned towers is 37 storeys, and will open for previews today.

"There will be retail and employment density, as well as residential density coming to the area," Simpson said. "When we purchased the site a number of years ago, the Evergreen Line was the primary draw. Along with that, there are plans for a new YMCA, so we now consider the neighbourhood an emerging regional town centre — like Metrotown in Burnaby or the Cambie and (SW) Marine Drive corner in South Vancouver."

"We're starting to see these nodes of density materializing in strategic areas of the Lower Mainland, often around rapid transit," Simpson added. "We think this community will be one of them, particularly because it's so centrally located."

Lougheed Heights

Project location: 515 Foster Ave., Coquitlam

Project size: First of three planned towers to contain 334 homes; apartments of one or two bedrooms, four townhomes each with three bedrooms.

Residence size: 504 — 1,664 sq. ft. Price: One-beds from \$279,900; two-beds from \$399,900; townhome pricing available on request

Builder: Bosa Properties and BlueSky Properties

Architect: Chris Dikeakos Architects Inc.

Interior designer: BYU Design Inc.

Sales centre: 581 Clarke Rd., Coquitlam

Hours: noon — 5 p.m., daily

Telephone: 604-939-2677

Website: blueskyproperties.ca/projects/lougheed-heights

Occupancy: Anticipated winter 2018

Previews start Saturday.



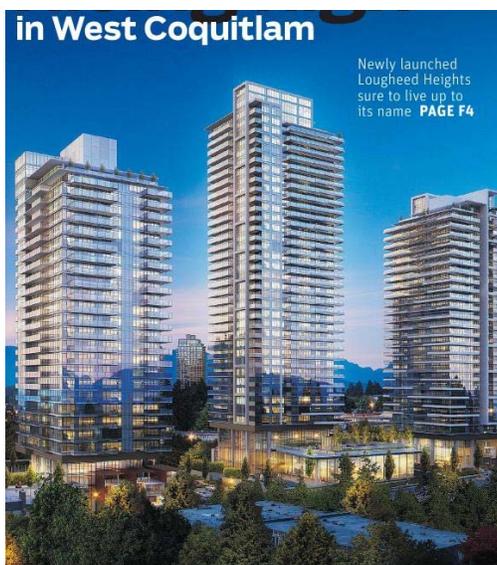
Above: Kitchens have a woodgrain finish on upper cabinets and matte white lower cabinets with soft-close doors. Left: Condos will have one or two bedrooms, while townhomes will be fitted with three bedrooms.



The 24,000-square-foot Club BlueSky amenity space will have a heated outdoor pool, cabanas, barbecue terrace and firepits, as shown in this artist's rendering.



The residential development that is happening in Metro Vancouver these days is more than just about densification, where builders gradually replace older homes with new, multi-family housing. City planners and developers are also creating whole new neigh-



Nearby rapid transit key for buyers



Lougheed Heights will have a fitness facility along with a sport court, steam and sauna room for those who like to be active.



The show suite for Lougheed Heights in Coquitlam demonstrates some of the amenities buyers of some units can expect, including centre islands in the kitchen area.

The Evergreen Line is scheduled to open this year and will provide residents of Lougheed Heights with rapid transit into downtown Vancouver, as well as stations further east. Simpson gave the example of a young professional couple, one of whom works downtown and the other in the Fraser Valley. For them, the development will be central geographically, providing easy access to Surrey and Langley, as well as Burnaby and Vancouver.

But although young professionals are likely to be attracted by Lougheed Heights' location, the developers are also expecting strong interest from the parents of students attending the nearby Simon Fraser University, investors attracted by the opportunity for rental income and baby boomers looking to downsize.

"There's been a trend building over the last decade for owners of single-family homes to move into apartments," Simpson said. "Now it's really beginning to pick up steam. The appreciation of property values has probably played a

part in it, but it's also driven by the fact that older people are starting to embrace rapid transit more and more. They're more willing to leave the car at home and get on the SkyTrain. The attitude to car ownership is changing at lightning speed for millennials, but we see baby boomers adopting mass transit and more compact living."

The first tower of Lougheed Heights will have 330 apartments with one bedroom, one bedroom and a den, or two bedrooms. There will also be four townhomes at the base of the building, each with three bedrooms. Prices start at \$279,900.

Over 120 of the one-bedroom homes come with BosaSPACE, the main features of which are the SleepTHEATRE — a shelving unit for a TV that slides to reveal an extra bed for overnight guests — and the ExtenTABLE, which hides a dining table for eight in the kitchen island.

"We believe that one of the reasons people will want to buy here is because we're developing it," Simpson said. "Our research shows that people have a lot of faith in our name, the way we serve our clients and the quality of the suites we build. In the past year, and a half we've sold close to 600 units that have those expandable, transformable design elements and we've had great feedback."

When the Lougheed Heights show room opens for public previews today, Simpson is also expecting people to be wowed by plans for the development's amenities. At 24,000 square feet, Club BlueSky will feature a heated outdoor pool with cabanas, barbecue terrace and firepits. Indoors, there will be a gym and sport court, as well as a steam and sauna room, social lounge, private dining room with chef's kitchen, theatre, and music rooms.

The kitchens in the homes have a wood-grain finish on upper cabinets, kitchen islands (select homes) and matte white lower cabinets with soft-close doors. Two-bedroom homes have 30-inch stainless-steel refrigerators with bottom freezers, and 24- or 30-inch gas cooktops. All homes have convection wall

ovens with eight cooking functions and dishwashers with integrated door panels.

Bathrooms feature soaker tubs with integral showers (master ensembles include free-standing showers), custom vanity cabinets with storage shelves and sliding mirrors, composite stone countertops and vitreous china undermount sinks. There is also porcelain tile flooring, recessed lighting above water closets and tubs/showers, and polished chrome towel bars.

Simpson expects that the location, amenities and finishes at Lougheed Heights will draw plenty of customers, with downsizers being first in line.

"We know from the work that we've done along that North Road corridor in the past that demand in the area is very significant," said Simpson. "There are lot of owner-occupiers in that West Coquitlam or East Burnaby neighbourhood that have been looking for apartments to downsize into and have been underserved in the market for a long time."