

# Shine 90 condos at 273 East 6th Ave., by Imani

Sun

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**Shine developer Payam Imani of Imani Development Inc. displays a model of the firm's project to be built at 273 East Sixth Ave. The painting in the background is by neighbourhood resident John Ferrie. Unit prices will range from \$268,000 to \$1.1 million. Photograph by: Jenelle Schneider, Png, Special To The Sun.**

## Shine

Project location: 273 East Sixth Ave. at Scotia St.

Project size: 90 homes; three commercial units

Residence size: 470 square feet to 1,380 square feet

Prices: From \$268,800 to \$1.1 million

Developer: Imani Development Inc.

Architect: Peter Buchanan, SHIFT Architecture

Interior design: Anne Buchanan, SHIFT Architecture

Marketing: Key Marketing

Warranty: Aviva, by National Home Warranty

Sales office: 2152 Main St.

Hours: Noon to 5 p.m., closed Fridays

Website: [liveatshine.com](http://liveatshine.com)

Telephone: 604-874-7478

Occupancy: Summer/fall 2015

Shine, a new 93-unit mid-rise concrete development expected to be occupant-ready in 2015, will brighten the mood of anyone seeking an affordable home in Vancouver.

Located at Sixth Avenue and Scotia Street, just east of Main Street, Shine will include 49 one-bedroom condos starting at \$268,800, as well as 31 two bedroom units starting at \$393,800 and 10 three-bedroom units starting at \$632,800, including eight penthouse suites. In addition, three commercial units will be available. All homes include storage, parking stall and secure bike storage. Construction will begin this fall.

"When we came up with our pricing, we recognized affordability is a major factor for those looking to purchase a home in this neighbourhood," says developer Payam Imani of Imani Development. To that end, his banker has agreed to accept a down payment of just five per cent for first-time home buyers, rather than the typical 15 to 20 per cent. This means that the deposit for a one-bedroom home priced at \$268,800 is just \$13,440.

In addition, a central radiant heating system will mean owners' costs for heat and hot water will be built into the strata fees. Unlike other developments, a parking stall and storage space are included in the sale price of even the smallest and most affordable units, Imani says.

Aware of the multitude of artists who already live in the neighbourhood, Imani has pledged to purchase work by local artists that will be exhibited throughout the development's public areas. His first purchase, a vibrant acrylic cityscape by artist John Ferrie, can now be seen on the salesroom wall.

The neighbourhood, a quiet residential area, is close to the Mount Pleasant Community Centre and its array of amenities - a library, gyms and numerous activities - as well as the hip Main Street shopping area south of Broadway. A number of transit options are nearby, including SkyTrain, just a five-minute walk away, and the No. 99 bus along Broadway.

Shine fits perfectly in the neighbourhood and its surroundings; at six storeys, with retail at ground level, the exterior design reflects the industrial heritage of the Mount Pleasant neighbourhood. Designed by architect Peter Buchanan of Shift Architecture, with interiors by Anne Buchanan, Shine includes a variety of unit types to accommodate a wide range of buyers, from young singles and first-timers to empty nesters and investors.

Says Buchanan: "We think Shine is a really good example of how to intensify a neighbourhood (without disrupting its character)."

A central, landscaped courtyard above the second level will include an outdoor kitchen, a lounge, an outdoor movie theatre and seating, plus a rooftop common area - ideal for watching the fireworks - that will encourage socializing among residents. Rooms for meetings and a workshop for projects that are too large for the homes will also be available at Shine.

Interior finishings are available in two palettes, dark and light.

Higher-end finishes are available for all penthouses, which will boast their own patios. Five will enjoy additional large private rooftop patios.

North-facing suites take advantage of amazing views of Science World and BC Place, as well as the North Shore mountains across Burrard Inlet - the Lions, Hollyburn, Grouse and Seymour.

The units are varied - no cookie cutter designs here. For instance, four types of one-bedroom units are available. The smallest - a "very livable design," says Imani - measures 510 square feet, and includes a functional patio and work space. Three more one-bedroom plans occupy 560 square feet, 690 square feet and 635 square feet respectively, again with patio and work space.

Two-bedroom units range from 812 square feet to 1,063, with six different plans. One includes a walk-in closet for each bedroom, with an enclosed stairway to street level but no patio. Another features two bathrooms.

The three-bedroom units start at 949 square feet, plus an outdoor area of either 110 square feet or 408 square feet.

Kitchen finishes include quartz countertops, undermount sinks, high gloss white cabinetry and Parma faucets with chrome pullout spray. Appliances - GE stainless steel Energy Star - include ceramic cooktops.

Bathrooms include a touch of spa-like luxury, with soaker tubs and Gerber fixtures.

Imani Development's other projects include Magnolia, at King Edward and Fraser Street, and Charm, at Kingsway and Inverness, in Vancouver. The Vancouver-based family business has been in real estate development and construction since 1984, and is focused on developments in Mount Pleasant and Vancouver's east side.



Kitchens feature quartz countertops, undermount sinks, high-gloss white cabinetry and stainless steel appliances



Bathrooms include Gerger fixtures and soaker tubs.

