

MAJESTIC HEIGHTS IN BURNABY

**Cressey's Kings Crossing ready
to make regal mark**
CLAUDIA KWAN

Saturday August 27, 2016



Kings Crossing is a new-home project from the Cressey Development Group in Burnaby.



Cressey's Kings Crossing will be made up of 779 homes in three highrises of 28 to 36 storeys.

Project name: Kings Crossing by Cressey Project location: 7350 Edmonds St., Burnaby Project size: 779 homes in three concrete construction towers, 28-36 storeys Residence size: 1-3 bed, 543-1,200 sq. ft Prices: From \$412,900 Developer: Cressey Development Group Architect: IBI Group Inc. Interior design: INSIGHT Design Sales centre: 7350 Kingsway (& 19th Ave.), Burnaby Hours: Noon-5 p.m., Sat.-Thurs. Telephone:

Forget what you think you know about the Edmonds area of Burnaby, says Jason Turcotte; Cressey's vice-president of development says the company's new project at the old Value Village site will reshape your vision of the neighbourhood's look, feel and future.

"I first got to know the area about a decade ago, when we were in the process of developing Park 360 (about four blocks away), and I remembered thinking about how great it was," he says. "City policy kept evolving when it came to density, which allowed this location at a prime intersection to become available."

The old site had one large business with a sizable parking lot and a small adjacent secondary property. When Kings Crossing is complete, it will comprise a variety of retail options, office space — and, of course, 779 homes. A coffee shop, bank, and supermarket are already planned for the ground level.

Turcotte says he expects the project to act as a catalyst for the region due to its advantages as a home base. For instance, he points out the excellent transit access afforded by the proximity to Edmonds SkyTrain station, and says there are a number of different route options for drivers.

"The size and the scale of this development will give people confidence in the region. What many people may not realize is that this area has proximity to everything. For instance, if there's a divided commute in a household — say, one person has to get to downtown Vancouver, and the other works in Surrey — this is a perfect spot," Turcotte explains.

As it does with all of its developments, Cressey focused on the kitchen as the heart of the home. The design team considered two different kitchen layouts, and after making sure they both had the same footprint, decided to illustrate both layout options in two separate show suites.

(This also granted them the opportunity of letting potential buyers see both colour schemes.)

The classic CresseyKitchen (a term the company has trademarked) features a refrigerator, oven and microwave hidden behind millwork, and clustered on a chef's appliance wall along with ample storage. There is more cabinetry on the other side of the kitchen, along with a long L-shaped counter. The gas cooktop sits beside the kitchen sink, for easy workflow when preparing and cooking meals. A pullout hood fan tucks away when not needed for ventilation.

The feature kitchen option has a wall of pantry storage across from the chef's appliance wall. The gas cooktop with corresponding under-counter oven is across from a sink in the kitchen island, which creates distinct and separate work zones for more than one cook to work at the same time. A chimney hood fan is ranged along a full height backsplash, which serves a secondary function as a feature wall.

So far, the layouts appear to be running neck and neck in popularity. Turcotte also mentions that there are a few upgrades available, including a wine fridge, home A/V system upgrade and optional bar area.

Quartz countertops are durable and low maintenance, as are floating bath-room vanities, and porcelain tile and wide-plank laminate flooring. Turcotte says every effort has been made to make every square inch of the homes function as usable space.

Tremendous thought has also been put into the amenities for the buildings. If residents want access to a little more outdoor space than what they have on their balconies, they can head up to the rooftops to access individual garden plots, a children's play area, an outdoor fire pit or bocce court. Leisure time can take place in the lounge, games room or meeting room. The outdoor amphitheatre has tiered seating so that everyone has a good view of the movie or big game. An indoor sports court — with plenty of natural light — can house a basketball, volleyball, or hockey match with ease. There is also a dedicated yoga and Pilates space and a fitness centre for those who want to work out in a different way.

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KITCHEN OPTIONS TIED IN POPU- LARITY

Having so many different sizes of homes opens up the range of possibilities from first-time homebuyers to young families.



Kings Crossing Homes, left, have overheight ceilings and wide-plank laminate flooring. The feature kitchen features a wall of pantry storage, above, and a gas cooktop and oven across from a sink in the island.



Kings Crossing has two kitchen layouts from which to choose, both with a highly functional use of space.



Open-concept interiors in Kings Crossing homes provide a variety of options for furniture placement. Every effort has been made to make every square inch function as usable space.



Bathrooms feature under-cabinet lighting, modern sinks with polished chrome faucets, floating bathroom vanities and porcelain tile.

Penthouses — a dozen in all — have just been released for sale, each with a massive outdoor deck. Since the three towers at Kings Crossing are pretty much the tallest in the immediate area, residents at these levels will truly enjoy 360 degree views of mountains, water and cityscape.

Price point is also proving to be a motivation in the high level of interest purchasers are paying to Kings Crossing, Turcotte says. The amenities of Metro-town are accessible with a very short drive, without having to pay the corresponding price tag for that area. The Edmonds neighbourhood may also appeal to those seeking slightly quieter living conditions, as opposed to the hubbub of activity to be found around Metrotown.

Trails and strolls along Byrne Creek or the Fraser River are easily accessible to the south, while Deer Lake Park and Bur-naby Lake are to the north.

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The Edmonds community centre is essentially across the street from Kings Crossing, as is a public library.

Elementary and secondary school options are within a small radius, and Douglas College is a brief hop away.

“We’ve really seen quite a wide range of people interested in these homes —they’re from all over the Lower Mainland, including some in the immediate area, they’re ethnically diverse, and from a wide range of age groups,” Turcotte says. “Having so many different sizes of homes opens up the range of possibilities from first-time homebuyers to young families to downsizers and quite a few investors, as well.”

He says the brisk pace of sales since marketing of Kings Crossing began earlier this year has been a pleasant surprise; although Cressey does not currently have any other active plans underway in the area, it remains eager to further explore the possibilities of the Edmonds area.