

LOW-RISE CHARACTER

Burnaby's Seasons offers alternative close to Brentwood amenities

KATHLEEN FREIMOND



Seasons has a West Coast contemporary esthetic with wood accents and offers two colour palettes: warm, stylish Honey or bright, modern Cream.

The burgeoning Brentwood neighbourhood is set to welcome another new residential development to the area. However, Ledingham McAllister's four-storey Seasons development provides an alternative to the many residential towers rising in Burnaby's ever-changing skyline.

Designed by Integra Architecture, Seasons, situated at 5460 Broadway, has a West Coast contemporary esthetic with wood accents and varied roof lines.

The 101-home development appeals to people who want an urban address and lifestyle, but prefer the character that comes with a lowrise development, says Manuela Mirecki, Ledingham McAllister's senior vice-president of marketing and design.

"For those people, this location is ideal. Seasons is just one SkyTrain stop away from Brentwood where the redevelopment of that area will bring many new amenities — that's good, but not everyone wants to live in the middle of a development of that scale. Seasons gives you the advantage of proximity to that infrastructure without actually living in it," she says.

Seasons is close to Holdom SkyTrain station on the Millennium Line, Brentwood Mall, the new Whole Foods on Lougheed Highway and the nearby Save-On-Foods in Madison Centre, also home to a Winners store. Elementary and high schools are close by and BCIT and Simon Fraser University are a short drive away.

Seasons has several amenities, including a fully equipped 1,000-square-foot fitness centre, a children's play area and an outdoor terrace for residents' use.

The development also takes advantage of the many bike trails in the area and each home purchased at Seasons comes with one urban commuter bicycle, with 10 additional bikes for common use. Homeowners can ride to nearby destinations or explore the bike trails, including the 24-kilometre Central Valley Greenway that connects Burnaby, Vancouver and New Westminster.

Bike storage lockers are provided for each home, along with a parking stall. The parkade, accessed from Broadway, includes 10 visitor parking bays and a car-wash station.

Homes in the development range in size from one bedroom and den with one bathroom at 642 square feet, to two bedrooms, two bathrooms and a den at 1,056 square feet.

The 88 condominiums and 13 townhomes have laminate wood-finish flooring in the living areas and carpet in the bedrooms. Stairways are also carpeted, as are the second levels of all townhomes. There are two colour palettes: the warm and stylish Honey or the bright and modern Cream.

In the display suite at the sales centre on Gilmore Avenue in Burnaby, quartz countertops — white with grey accents — add to the airy ambience created by the nine-foot-high ceilings. Upper cabinets are a light-coloured wood finish, while the lowers are white with softclose drawer systems and stylish handles. The undermount kitchen sink is part of the Kohler package that also specifies the brand's faucets in the kitchen and bathroom.

Kitchen Aid appliances include a five-element ceramic-glass cooktop and oven, a 30-inch refrigerator with temperature-controlled drawers, wine rack and ice-maker; and a dishwasher. A Panasonic microwave and Venmar hood fan com-

plete the appliance package in the kitchen. To maximize space, the front-loading, energy-efficient washers and dryers by Whirlpool are stacked.

In the display suite bathroom, the grey 12-by-24-inch grey tiles, large, clean-edged vanity mirror and soaker tub showcase a contemporary esthetic.



Project name: Seasons

Address: 5460 Broadway, Burnaby

Developer: Ledingham McAllister

Architect: Integra Architecture Inc.

Interior designer: The Mill

Project size: 88 condos, 13 townhomes
Bedrooms: 1 bed and den; 2 bed and den;
townhomes Unit size; 642 – 1,056 square feet

Price: from mid-\$300,000s

Warranty: 2-5-10 year

Sales centre: 1710 Gilmore Avenue, Burnaby

Sales phone: 604-568-6888

Hours: noon — 5 p.m., Sat — Thurs

Website: ledmac.com/seasons

Estimated completion: summer 2018

Extensive landscaping a four-season bonus



Bedrooms are carpeted and living areas have laminate wood-finish flooring.



The kitchen features quartz countertops — white with grey accents — upper cabinets in a light wood finish, and lowers that are white with stylish handles and soft-close drawer systems.

All homes have energy-efficient double-glazing on windows and exterior doors; conveniently located cable and data outlets; a USB outlet in the kitchen and are pre-wired for Internet and digital cable access.

Mirecki expects a range of buyers will choose to live at Seasons. "I think it's more about the homes that people want rather than a demographic-like age," she says.

The condos and townhomes at Seasons are attractive for singles, young couples or people downsizing.

"There are a lot of people who love living in North Burnaby and want to stay in the area, but no longer need a single-family house. They want to be convenient to city amenities, have an open-concept home with contemporary finishes and don't want to be in a tower. This cross section of buyers contributes to the organic development of the com-

munity," she says.

The buildings that comprise Seasons nestle comfortably into the natural surroundings, and enhancing the low-rise's connection to the topography is a focus on the landscaping that will surround the community. Mirecki says Ledingham McAllister pays particular attention to landscaping because it is a way to establish a new community and more quickly make it part of the neighbourhood. "The plants add texture and colour and attract birds," she says.

The landscape plan includes 200 trees, 3,000 plants and more than 1,300 ground coverings and plantings that will reflect the changing seasons, Mirecki adds. The California lilacs with their purple flowers will be at their best in spring; Kousa Dogwoods and vine maples attract small birds in spring and summer and present dramatic fall colours; the yellow flowers on the Oregon grape plants transform into purple berries in summer; and the 37 cedar trees provide dense green foliage through all four seasons.

But some of the most spectacular plants in the landscape will be the 85 rhododendrons. The rhododendron was named Burnaby's official flower in 1966 and the city established a rhododendron display garden at nearby Deer Lake Park. Every year, the municipality and the Burnaby Rhododendron & Gardens Society hold a festival to celebrate the shrubs that are planted extensively throughout the city.

The Seasons sales centre at 1710 Gilmore Avenue is open from noon to 5 p.m. every day but Friday.

SEASONS SHOWCASES 'GREEN' INITIATIVES

Attention to natural surroundings, innovative transportation options, key to new Burnaby community

JODIE WARREN



Introducing Seasons: Ledingham McAllister's unique 'green' community in Burnaby.

Ledingham McAllister's commitment to building sustainable communities in Burnaby continues with Seasons, its 101-unit development at Broadway west of Holdom Avenue.

While many developments these days are marketed as 'green' initiatives, Ledingham McAllister truly 'walks the talk' with this new eco-oriented community, from offering innovative transportation options to an extensive landscaping plan that strives to provide far more than a merely esthetic purpose.

"Ledingham McAllister has always demonstrated a really strong commitment to the city and citizens of Burnaby as evidenced by the thousands of homes we have built here. Anything we can incorporate into our communities to help our homeowners live with more environmental consciousness is a positive for Burnaby and our company as a whole," says Manuela Mirecki, Ledingham McAllister's senior vice-president of marketing and design.

Among the reasons the veteran development company chose the site was its proximity to the Holdom SkyTrain Station and other public transit, and it is hoping to encourage Seasons residents to utilize it as much as possible through a program that provides a transit subsidy to every household. Each home will also be equipped with a Seasons commuter bicycle. "Seasons is ideally situated to take advantage of the Central Valley

Greenway, an incredible urban bike trail system that connects Burnaby to Vancouver, New Westminster and the Tri-Cities," notes Mirecki. "I am not aware of any other developers in the area who have actively encouraged use of this network by providing homeowners with a high-quality, urban commuter bicycle. It seemed like a natural thing to do and the City of Burnaby was very supportive of this initiative."

Marketing material for Seasons lays out a comprehensive plan for the landscaping surrounding the community. It includes the planting of 200 new trees, 3,000-plus new plants and 1,367 new ground coverings. Specific attention is being paid to addressing dwindling bee populations, with 400 Dull Oregon Grape plants, California lilac bushes and rhododendrons (the latter being the official flower of Burnaby) being planted specifically to attract bumblebees. Mature trees will also be retained, including maple trees (57 of them in total) that will nourish the bees in the springtime. Also in the spring, songbirds will flock to the fruit of the numerous Kousa dogwoods, and majestic mature Emerald cedars will help to keep the grounds green year-round.

"Ledingham McAllister always makes a very strong effort to adding as much living greenery as possible to all of our communities," says Mirecki. "Not only does it add greatly to the esthetic-value of one's home, it is one of the most effective ways to produce clean air in an urban setting. Landscaping is nature's air filter! We encourage prospective homeowners to drive by any of our past communities for proof of how serious we are in this matter. Lush landscaping is a definite priority for us."

The commitment to natural surroundings does not come at the cost of easy access to urban amenities. A quick stroll will take you to the recently redesigned Brentwood Town Centre or to the many shops, services, and restaurants of Burnaby Heights. World-class post-secondary education – BCIT and Simon Fraser University – are just minutes away by public transit, and the area also

boasts excellent elementary and high schools that are within easy walking distance. For a taste of the great outdoors, residents can hop on their Seasons bicycles to easily connect to an extensive urban trail network.

The homes in Seasons come in one-bedroom-plus-den, two-bedroom, two bedroom-plus-den configurations as well as townhomes, and range in size from 641 to 1,053 square feet. An open-concept design is aimed at maximizing light and the natural flow of living and the homes come with a host of stylish, quality features that you would expect in a Ledingham McAllister community, including premium, full-sized appliances, Kohler fixtures, quartz counter top sand laminate, wood-finish flooring.

Previews for Seasons will take place between Oct. 15 and 22 at the presentation centre at 1710 Gilmore Avenue in Burnaby. For more information and to register, visit: ledmac.com/seasons, or call 604-568-6888.

Founded in 1984, Ledingham McAllister has built more than 10,000 homes since its inception. Guiding each and every project it undertakes is a commitment to exacting standards of design, engineering and construction to ensure that every home it builds is of enduring quality and value. The company's particular focus on Burnaby, says Mirecki, is due to the city's "ideal location for balance and quality of life."

"We are proud to be able to state that no other developer has built as many homes in Burnaby as we have," she says, noting that many of the company's staff hail from Burnaby, giving it a unique perspective and knowledge when it comes to location selection and buyer needs.

For more information on Ledingham McAllister and its communities, visit: www.ledmac.com.

