

# THE FIRST HIGH-RISE TO GRACE THE PORT COQUITLAM SKYLINE.

BE HERE FIRST.

At 26 stories, standing high above all other buildings in the region, the Shaughnessy on Lions Park is Port Coquitlam's first landmark tower as well as its first residential tower to be developed with comprehensive sustainability principles. Featuring spacious 1-3 bedroom homes, a central downtown Port Coquitlam location, contemporary finishes and superb indoor and outdoor amenities, residents have many reasons to make The Shaughnessy on Lions Park their home.



THE SHAUGHNESSY  
ON LIONS PARK

ARCHITECTURE

LOCATION

LIONS PARK

FEATURES

FLOORPLANS

VIEWS

DEVELOPER

REGISTER ONLINE

604.461.2750



CONTACT US



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retention of the project only and may differ from the final product.

## FEATURES



INVITING INTERIORS



GOURMET KITCHENS



OPULENT BATHROOMS



COMFORTS & CONVENIENCE

- Sleek polished composite countertops with 4" backsplash
- Light Oak or Grey Teak vertical grain laminate cabinetry with modern pulls
- Contemporary large format 12" x 24" ceramic floor tile
- Clean and simple undermount sink with modern single lever faucet
- White 12" x 18" glazed porcelain tile tub and/or shower surround
- Comfortable minimalist tub and/or glass enclosed shower with single lever, pressure balanced shower control



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## FEATURES



### INVITING INTERIORS



### GOURMET KITCHENS



### OPULENT BATHROOMS



### COMFORTS & CONVENIENCE

- Solid reinforced concrete construction offering superior durability, ease of maintenance and quiet living
- Pre-wired for in suite security system
- Fire sprinkler system in all homes and common area
- 2-5-10 home warranty
- Convenient and secure key-fob proximity reader and floor specific access
- Lobby enterphone with security camera
- Well-lit underground parking with video surveillance and security gates



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## FEATURES



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### COMFORTS & CONVENIENCE

- Choice of 2 designer colour schemes: (A) "Mariner" - Light Oak and (B) "Lions" - Grey Teak
- Contemporary 12" x 24" ceramic tile in entry, kitchen, bathrooms and laundry closets
- Berber-style, trackless stain-resistant carpeting throughout bedrooms
- Durable laminate flooring throughout living and dining areas
- Horizontal 1" venetian blinds on all exterior windows
- Painted flat panel interior closet doors
- Front-loading, Energy Star qualified stacking washer and dryer



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## FEATURES



### INVITING INTERIORS



### GOURMET KITCHENS



### OPULENT BATHROOMS



### COMFORTS & CONVENIENCE

- Sleek polished composite counter tops with extended breakfast bar
- Light Oak or Grey Teak vertical grain laminate cabinetry with modern pulls
- Undermount stainless steel double-bowl sink with in-sink garbage disposal
- Semi-professional restaurant style kitchen faucet with pull down spray
- Full-height, small format, grid laid ceramic tile backsplash
- Five premium Kitchen-Aid stainless steel appliances
- 18.5cu ft Energy Star qualified refrigerator with bottom-mount freezer
- Energy Star qualified dishwasher with the "Whisper Quiet Sound Insulation System"
- Built-in microwave/hood fan with 4-speed exhaust
- Classic gas cooktop with full width cast iron grates
- Minimally designed wall oven with the "Even-Heat True Convection System"
- Convenient "soft close" mechanism for all kitchen and bathroom cabinet doors and drawers
- Functional under cabinet puck lighting in kitchens



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## FIRST IN CONVENIENCE.

The Shaughnessy's location embodies the contemporary definition of connected. Shops, schools, restaurants, parks, recreation facilities and more are abundant in Port Coquitlam and The Shaughnessy is intimately connected to it all.

Port Coquitlam is also a hub for highway and bus transit networks and the European-inspired West Coast Express that fast-tracks commuters into the heart of downtown Vancouver every morning. And, with the newly proposed Evergreen Sky Train Line nearing the development stage, every corner of the Lower Mainland will soon be at your doorstep.

The Shaughnessy on Lions Park has everything you want and is connected to everything you need.



  
**THE SHAUGHNESSY**  
 ON LIONS PARK

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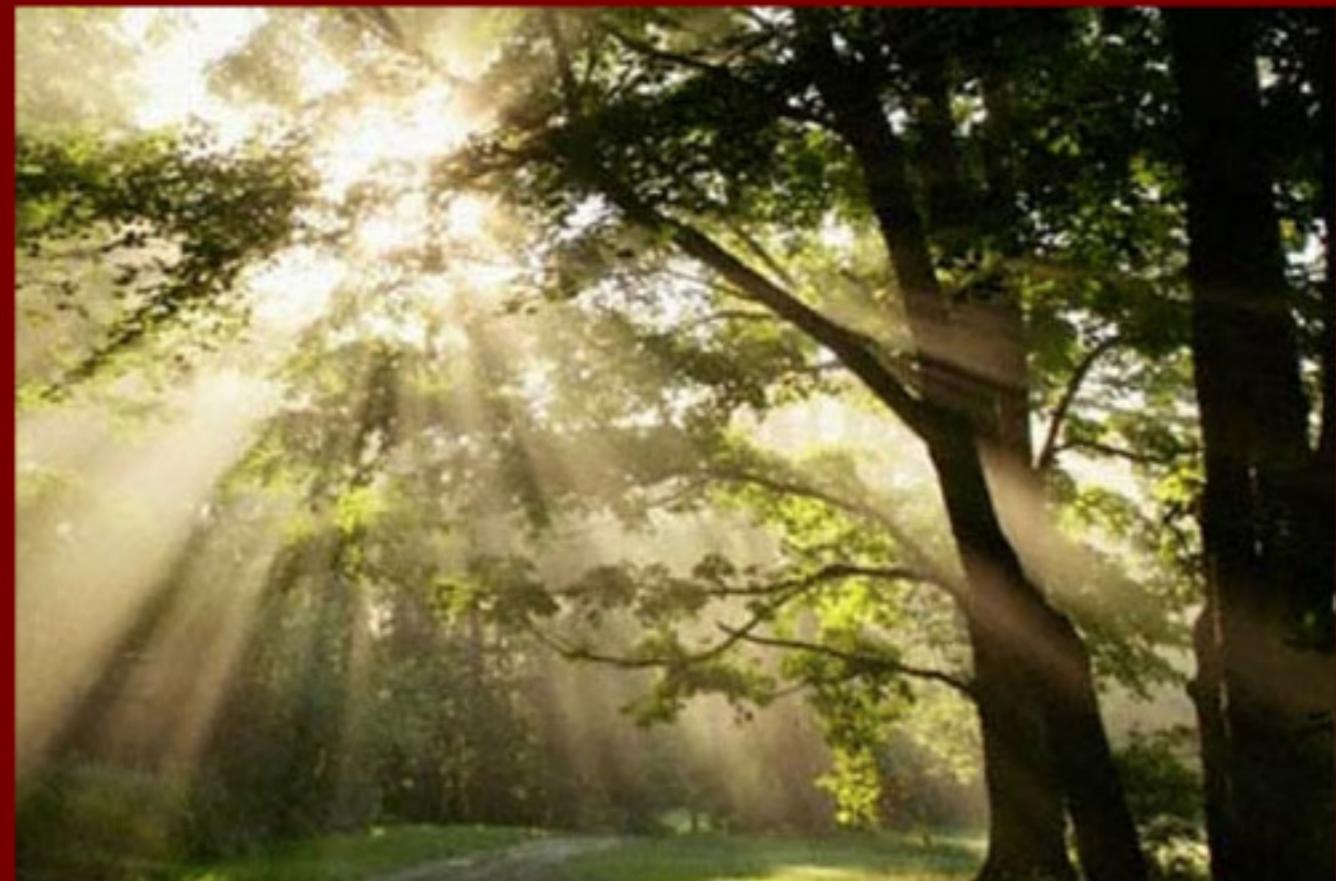
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## LIONS PARK

Where outdoor adventure and urban convenience converge, The Shaughnessy on Lions Park promises peace and privacy along with limitless options for those who live an active lifestyle. The Shaughnessy overlooks Lions Park, a riverside green space featuring leafy trees, a covered picnic area and a large playground. Throughout the summer months, Lions Park becomes a venue for special events like outdoor concerts, Cinema Under the Stars and countless other opportunities to pack a picnic and join friends and family for an outing in the park.

The Shaughnessy is conveniently located in front of an access point for the Traboulay Poco Trail system – a 25-kilometre route that traverses a varied landscape of forests, creeks, meadows and marshland, riverfront and urban development. The paved downtown section of the trail is frequented by recreational walkers and bikers, commuters, and families riding towards the many playing fields, tennis courts, baseball diamonds and playgrounds of the nearby parks.



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## VIEWS

Overlooking a lush park and river with sweeping views of the North Shore Mountains, the Fraser River and the Lower Mainland, The Shaughnessy on Lions Park is Port Coquitlam's first landmark building and a residence that redefines the skyline. As the first high-rise in the area, this is your view – be here first.

CLICK TO CLOSE





## ARCHITECTURE

At 27 stories high, the first high-rise in Port Coquitlam was created with careful attention to architectural details. Designed by the award-winning LDA/IBI Architects, The Shaughnessy recognizes the city's heritage and history — brick facades and architectural steel were installed at street level to ensure the building was in harmony with the look and feel of its namesake, Shaughnessy Street. This is particularly apparent on the exclusive townhomes that are outfitted with rooftop decks and private entrances.

In an effort to embrace the building's natural surroundings, The Shaughnessy boasts generous outdoor living areas and floor-to-ceiling glass windows ensuring all residents can enjoy the expansive views stretching from the Coast Mountains to the Fraser River.



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## THE ONNI STORY

The family-owned and operated Onni Group has been designing, developing, building and managing innovative real estate in British Columbia for several decades, earning a reputation as one of the province's most respected developers. For over three decades the company has enriched British Columbia with distinctive residences that exceed customer expectations and provide optimum value earning them numerous awards and accolades from the Canadian Home Builder's Association. With each home at The Shaughnessy backed by a 2/5/10 year home warranty, you can be assured that your home will continue to provide you with comfort and security for many years to come.



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# SUNDAY HOMES

RENNIE

MARKETING SYSTEMS

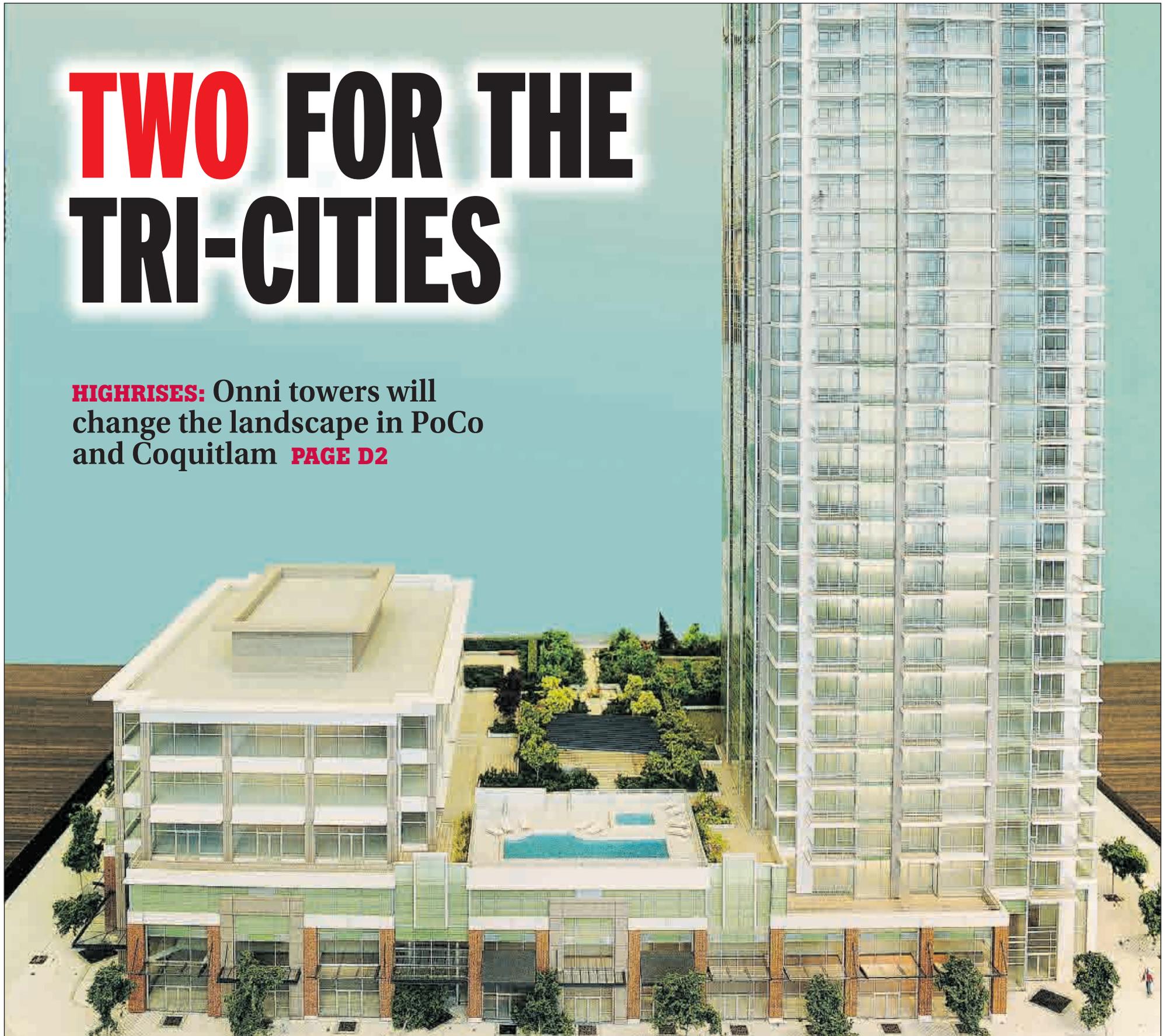
WESTCOASTLIVING

MICHAEL SASGES (EDITOR) • 604-605-2467 • msasges@png.canwest.com | SUNDAY, AUGUST 22, 2010

SECTION D

## TWO FOR THE TRI-CITIES

**HIGHRISES:** Onni towers will change the landscape in PoCo and Coquitlam **PAGE D2**



A model of Oasis, which will be 37 stories and the tallest highrise in Coquitlam. Onni's Shaughnessy on Lions Park, at 26 stories, will be the first highrise in Port Coquitlam.



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# Homes that rise above the rest

**TOWERS:** Shaughnessy blazes trail in PoCo, while Oasis joins scene in Coquitlam

The Onni Group of Companies is injecting residential highrises in Port Coquitlam and Coquitlam, and it's breaking ground in more ways than one.

Each of the towers is a standout — literally. The 26-storey Shaughnessy on Lions Park will be the first highrise in Port Coquitlam's history, while Onni's Oasis, at 37 storeys, will be the tallest highrise in Coquitlam.

The organizer of the Shaughnessy sales and marketing campaign, Cam Good of TheKey.com, thinks that the suburban-urban divide is disappearing as downtowns, or town centres, develop in Lower Mainland municipalities outside Vancouver.

"The idea of where is 'cool' is shifting," Good says. "The suburbs have centres with their own restaurants, shops and events."

The Shaughnessy homes, Good reports, are appealing to a wide range of buyers. About one-third of the homes have been sold, by an equal mix of first-time homebuyers, downsizers and would-be landlords.

"There's a group of young people who went to high school in this community and they want to stay here, but if they're going to do that, they want to live in the coolest building," Good explains. "The investors believe this is going to be the rental hot spot of PoCo. The only other competition is \$800 basement suites."

While the Shaughnessy is a first for Port Coquitlam, Onni's Oasis project is entering a crowded market in Coquitlam. A myriad of projects are in the process of breaking ground in the immediate area around the Coquitlam Centre shopping mall.

Oasis also will be a bold vertical statement in the commercial hub of the city. The fourth floor common area includes a huge outdoor swimming pool and hot tub, a play area for children, and for golf enthusiasts, a putting green.

Radanka Trubka, one of two in-house interior designers for Onni, used the same design schemes for both Oasis and the Shaughnessy.

"We retained full-sized appliances because many of the buyers are coming from a single family home, and that's what they're used to," she says.

In the kitchen, visual interest is added instead by stacking small rectangular tiles in a dense grouping; in the bathroom, large format rectangular tiles are placed on the vertical plane rather than the more common horizontal.

The kitchen reflects what many consumers now demand in highrise living, with industrial, restaurant-style sinks, under cabinet lighting, and soft close drawers.

Since they're being marketed out of the same sales centre, Oasis and the Shaughnessy could even be considered competition for each other, but Good doesn't see it that way.

"Coquitlam is more of a proven entity for this style of living," he says. "If you have a little more of an appetite for risk, you're heading to Port Coquitlam."



Onni's two new developments — Oasis in Coquitlam, and Shaughnessy on Lions Park in Port Coquitlam — are being marketed from the same sales centre and presentation suite, above and below.

## The facts

### SHAUGHNESSY ON LIONS PARK

**WHAT:** 167 residences, 26-storey building

**WHERE:** Port Coquitlam

**DEVELOPER:** Onni Group of Companies

**SIZE:** 1 bed, 580 sq. ft — 735 sq. ft; 2 bed, 830 sq. ft — 1,150 sq. ft.

**PRICE:** From \$244,900

**OPEN:** Sales centre: 2950 Glen Drive, Coquitlam; hours, noon — 6 p.m., Sat — Thu

### OASIS

**WHAT:** 225 residences, 37-storey building

**WHERE:** Coquitlam

**DEVELOPER:** Onni Group of Companies

**SIZE:** 1 bed, 520 sq. ft; 2 bed, 850 sq. ft — 915 sq. ft.

**PRICE:** From \$222,900

**OPEN:** Sales centre: 2950 Glen Drive, Coquitlam; hours, noon — 6 p.m., Sat — Thu



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# Live with a view

## New homes, PoCo address

Live above it all in Port Coquitlam. And enjoy views that no one else has seen.

“The residents of the first highrise ever built in Port Coquitlam, The Shaughnessy on Lions Park, will see views of the city never seen before from this height,” says Onni development manager Mike Mackay.

The new homes are currently underway and, when complete, will be ready for residents in a 26-storey highrise designed by award winning architects, IDA/IBI.

Mackay says The Shaughnessy on Lions Park is the first residential tower in Port Coquitlam built with comprehensive sustainability principles including water-conserving fixtures, a green podium roof for natural filtration, and energy-efficient lighting systems throughout.

“I’m very excited about the phenomenal views people will be seeing for the very first time,” Mackay says, noting it’s different than the usual.

“Unlike most pre-sale situations, where people are familiar with the setting, in this situation people are going to enter this building for the very first time and be blown away.”

The Onni Group of Companies project was created with careful attention to architectural details. It was important to Onni to ensure the building will be in harmony with the look and feel of both its location – Shaughnessy Street – and the city’s heritage and history.

“It was with this in mind brick facades and architectural steel were installed at street level,”



CONTINUED ON P.5

Onni’s The Shaughnessy on Lions Park is a 26-storey Port Coquitlam highrise that will offer unprecedented views. *Rob Newell photo*

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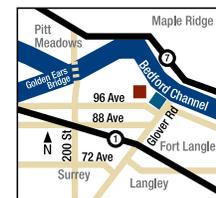


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# Unparalleled PoCo location

## A lifestyle for all to enjoy

CONTINUED FROM P.4

Mackay says. The location of The Shaughnessy is superb. Overlooking Lions Park, a fantastic riverside retreat with a picnic area and large playground, the area is popular with outdoor events in the summer, such as concerts and Cinema Under the Stars.

Countless other events are just five minutes away. Port Coquitlam is also a hub for highway, bus transit networks, and the West Coast Express; with the proposed Evergreen SkyTrain line nearing the development stage, every corner of Metro Vancouver is easily accessible.

Outdoor enthusiasts will love the location next to the access point for the Traboulay Poco Trail system, a 25-kilometre route through forests, creeks, meadows, marshland and riverfront. The trail also leads to playing fields, tennis courts, baseball diamonds and playgrounds – a richness of lifestyle second to none.

Consisting of one- and two-bedroom units, from 580 square feet to 940 sq. ft. with balconies; three-bedroom penthouses from 1,695 sq. ft. to 1,780 sq. ft.; rooftop patios and four townhomes with rooftop patio from 2,100 sq. ft. to 2,270 sq. ft., The Shaughnessy has a home perfect for every homebuyer.

Each home is finished to the homeowner's choice of two designer colour schemes, while durable laminate flooring looks chic.



CONTINUED ON P.6 Onni's The Shaughnessy on Lions Park overlooks the green space it is named for. Transportation and nature trails are nearby. Rob Newell photos



# FIRST RELEASE

PUBLIC OPENING JUNE 19, 12:00 NOON



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# Life can be great at The Shaughnessy

## Enjoy outdoor living year-round

CONTINUED FROM P.5

Contemporary ceramic tile in the entry, kitchen, bathrooms and laundry closet and berber-style carpet throughout the bedroom lay the foundation for a beautiful home.

The gourmet kitchen is a chef's dream, featuring sleek polished composite counter-tops with an extended breakfast bar and an undermount double stainless steel sink with in-sink garbage disposal.

Five premium stainless steel Kitchen Aid appliances are included; the elegance is carried through to the bathrooms with a comfortable minimalist tub and/or glass-enclosed shower with single lever, pressure balanced shower control. The theme is carried through with a choice of light oak or grey teak cabinetry and a clean, simple undermount sink with a modern single-lever faucet.

While the people buying homes in The Shaughnessy range in age and lifestyle, The Key Marketing president Cam Good notes it is also attracting the empty-nest crowd.

"We are having a surprising number of people downsizing and selling their single-family homes," says Good, who is charged with the sales of The Shaughnessy.

"They are telling us they want a secure place to live with a beautiful view they can lock-and-leave and perhaps, vacation a lot more in the future."

Homes are priced from \$244,900. Visit [www.liveatthshaughnessy.com](http://www.liveatthshaughnessy.com) for more information.



The balconies at Onni's The Shaughnessy on Lions Park allow residents never-before-seen views of Port Coquitlam and beyond. Rob Newell photo

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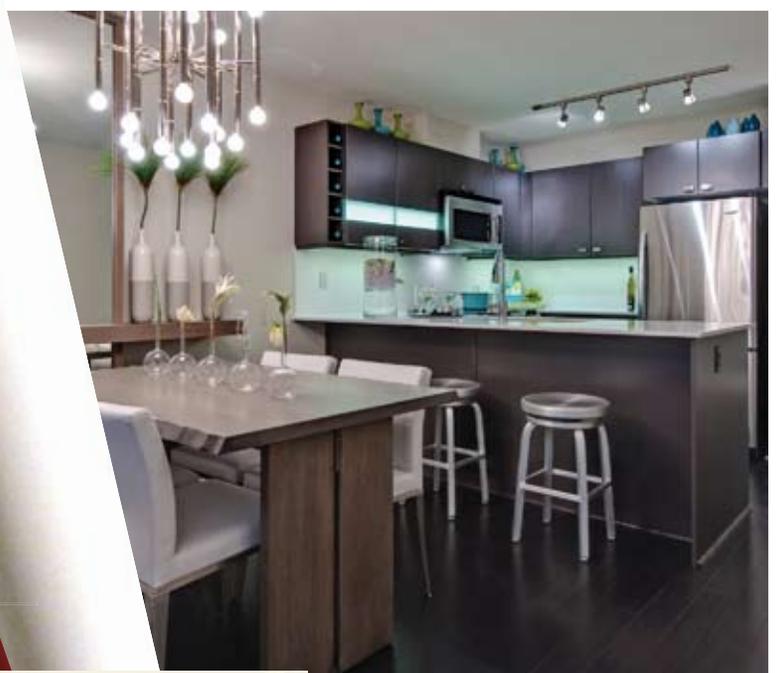
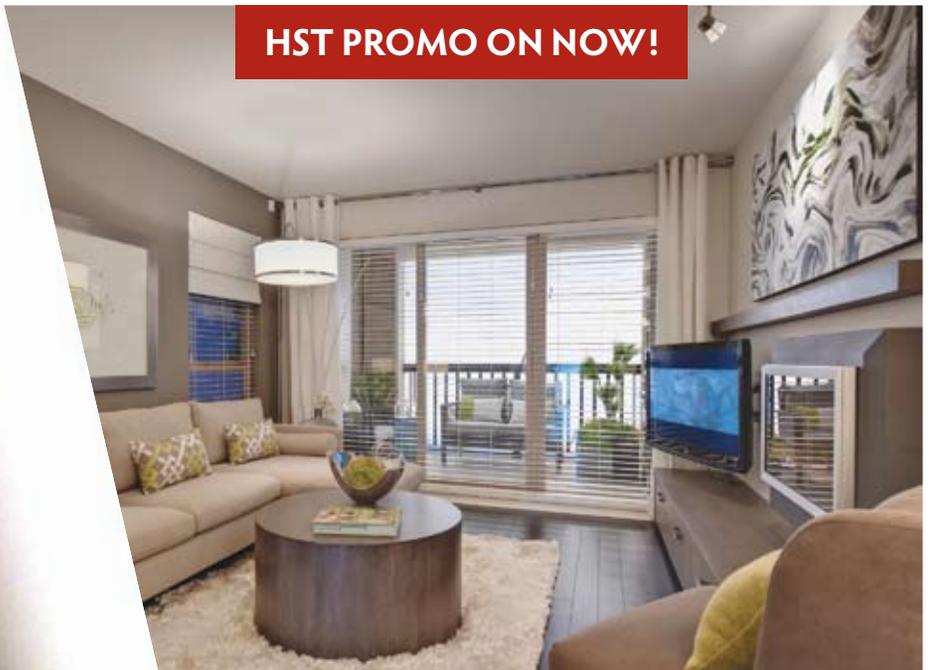


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# A window on Port Coquitlam

**Suite Talk**  
LINA TOYODA  
for Metro Canada

**The Shaughnessy on Lions Park, the first high-rise in Port Coquitlam, is slated for completion in the fall of 2012 by family-owned and operated developer Onni Group.**

The tower will overlook the vast Lions Park, a riverside green space with recreational trails and playground, which is also an outdoor venue in the summer to a variety of special events, concerts and Cinema Under the Stars.

At 27 stories high, the Shaughnessy offers a sweeping view of the North Shore mountains, the Fraser River and the Lower Mainland through its floor-to-ceiling glass windows.

Radana Trubka, interior designer of the Shaughnessy says she wanted to create a space that feels inviting and comfortable when you walk in, and you want to sit in the so-fas.

"It's fresh without being edgy and hard," Trubka said. "We wanted it to be based in clean and classic pieces so the undertone is very understated but with accents and punches that are stylish and crisp."



The 27-story Shaughnessy on Lions Park has floor-to-ceiling glass windows giving owners amazing views.

She says the chandelier is one of her favourite pieces, a glass drum shade which gives off a warm light.

"When the light is off it looks like chrome and

when the light is on you can see through it. It has a sense of space without it being a solid mass," Trubka said. "It has these small glass balls that hang down and refract the light so it



## The lowdown

- The Shaughnessy on Lions Park by Onni Group
- First high-rise in Port Coquitlam, 27 stories high
- Natural surroundings of Lions Park
- Floor-to-ceiling glass windows with an expansive view
- Starting prices: from \$244,900 for one-bedroom, \$301,900 for two-bedroom
- Completion is Fall 2012

faucet and polished composite counter tops add a sleek finish.

"The floor plan is really well thought out. There's no wasted space," she said.

Suites come in two colour schemes; the mariner, a soft and muted palette of creams and light oak, and the lions, which features a look of warm, dark woods of grey teak tones.

"The actual suite finishes — the floor tile, wall tile, countertops and the cabinets — is fresh and contemporary but without really being trendy," said Trubka. "So something that will have relevance in the market for awhile."

Prices start at \$244,900 for a one bedroom, and two bedrooms are from \$301,900. There are also three penthouse suites available and four exclusive 5-storey town homes with rooftop terraces.

Visit [onni.com](http://onni.com) for more information.

has a nice little sparkle. It's the first thing you see when you walk in."

The display suite is in fact the smallest floor plan and Trubka says it was important for her to

show homebuyers that it's still an extremely livable space.

Minimally designed wall oven in the kitchen, stainless steel sink with a restaurant-style pull-down

## Royal Bank and TD boost mortgage rates

**MONEY** Royal Bank of Canada kicked off another round of mortgage rate hikes this week, just days after the Bank of Canada's stern warning that higher interest rates are on the way.

RBC said it will increase interest rates by 15 basis points, or 0.15 of a percentage point, on mortgages with terms from six months to 10 years.

Hours later, TD Canada Trust announced increases ranging from 15 to 25 basis points on its six-month to 10-year mortgages.

It's the third time in one month that major Canadian banks have boosted rates for home owners.

Benjamin Tal, senior economist at CIBC World Markets, said the move does not come as a surprise.

"The market is getting more aggressive about the prospect of the Bank of Canada raising interest rates. Now it seems the market is expecting even more aggressive interest rates increases than it was last week," he said.

"The bond market is really a mirror to the future and this mirror is now

telling us that the Bank of Canada is going to move. That's why bond rates go up."

The Bank of Canada left the key overnight rate untouched at 0.25 per cent at its rate-setting meeting last week.

But in its latest monetary report, the central bank declared that the nation's economy is growing more quickly than expected.

It also withdrew a commitment made last year, as the global economy fell into recession, to hold rates steady until the second half of 2010.

Central bank governor Mark Carney also said that the time for historic low interest rates has passed.

TORSTAR NEWS SERVICES

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# WESTCOAST HOMES

SATURDAY, AUGUST 7 | 2010 | EDITOR MICHAEL SAGES 604.605.2467 | HOMES@VANCOUVERSUN.COM

**SHAUGHNESSY ON LIONS PARK**

FIRST IN ITS CLASS.

Urban adventure and urban convenience converge, Shaughnessy on Lions Park promises peace and privacy with limitless options for those who live an active lifestyle.

Shaughnessy overlooks Lions Park, a riverside retreat featuring a covered picnic area and a large playground. In the summer months, Lions Park becomes a venue for events like outdoor concerts, Cinema Under the Stars and other opportunities to pack a picnic and join friends for an outing in the park.

At 28 stories high, The Shaughnessy on Lions Park is the first high-rise residential tower in Port Coquitlam. From the finishes, fittings and fixtures, to the construction materials and appliances - every single aspect of your new home was carefully considered to ensure lasting value and to reflect the prestige of the landmark building. On the exterior, brick facades and architecture draw pay homage to the city's heritage and provide a pleasing counterpoint to park-like setting, just proximity to Port Coquitlam's bustling downtown core.

In an effort to embrace the building's natural surroundings, The Shaughnessy boasts generous outdoor living areas and floor-to-ceiling windows ensuring all residents can enjoy the expansive views stretching from the Coast Mountains to the Fraser River.

PHOTO: WAYNE LEIDENFROST/PNG

## A PoCo first

Urban -suburban certainties take a tumble with Onni highrise. Page F2

<p><b>SOLD (BOUGHT) AROUND TOWN   F4</b></p> <p><b>How newer may trump new</b> The owners of a four-year-old detached in Surrey spent about \$70,000 to assure potential buyers that, at this address, newer is better than new.</p>	<p><b>LIVING GREEN   F6</b></p> <p><b>Let's see how good we are</b> Kim Davis is impressed with a competition organized to demonstrate that we possess the tools and wisdom we need to achieve true sustainability.</p>	<p><b>SOLD (BOUGHT) OUT OF TOWN   F9</b></p> <p><b>When it's time to leave the hill</b> A Sun Peaks ski-hill residence, with a separate revenue-generating suite, sold for a little over \$1 million last month.</p>
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NEW-HOME PROJECT PROFILE

# Highrise from Onni a first for Port Coquitlam

New 'suburbia' features affordable and sustainable housing close to shops, dining and transit



Onni is selling homes in two highrises, Shaughnessy in Port Coquitlam and Oasis in Coquitlam, from one sales centre. You will find images from the show home on page F7.

**Shaughnessy on Lions Park**  
**Project location:** Port Coquitlam  
**Project size:** 167 residences, 26-storey building  
 Residence size: 1 bed, 580 sq. ft — 735 sq. ft; 2 bed, 830 sq. ft — 1,150 sq. ft.  
**Prices:** from \$244,900  
**Sales centre:** 2950 Glen Drive, Coquitlam  
**Hours:** noon — 6 p.m., Sat — Thu  
**Telephone:** 604-461-2750  
**E-mail:**  
**Web:** liveatthshaughnessy.com  
**Developer:** Onni Group of Companies  
**Architect:** LDA/IBI Architects  
**Occupancy:** fall 2012

**Oasis**  
**Project location:** Coquitlam  
**Project size:** 225 residences, 37-storey building  
 Residence size: 1 bed, 510 sq. ft — 520 (to be checked — mjs) sq. ft; 2 bed, 850 sq. ft — 915 sq. ft.  
**Prices:** from \$222,900  
**Sales centre:** 2950 Glen Drive, Coquitlam  
**Hours:** noon — 6 p.m., Sat — Thu  
**Telephone:** 604-461-2750  
**E-mail:**  
**Web:** oasiscoquitlam.com  
**Developer:** Onni Group of Companies  
**Architect:** LDA/IBI Architects  
**Occupancy:** Spring 2013

BY CLAUDIA KWAN

As the first highrise in Port Coquitlam's history, Shaughnessy on Lions Park is the latest invitation to the new-home shopper to experience urban residency in a local suburb. "It's an accepted lifestyle development, to have multi-family residences," says Beau Jarvis, vice-president of development for Onni. "Cities are planning for densification with transportation, mixed-use planning and more community amenities." The permitting process proceeded slowly, but surely, Jarvis reports. "The site was available and the city indicated a willingness to consider it, but it was controversial at first. People were saying, 'this isn't Yale-town.' There's always resistance to change."

"Suburbia" is now filled with high-rises, says Jarvis. The attached home is more likely than not to be more affordable than the detached home. And it is more likely than not to be more sustainable, more green. A "town centre" household has less cause to use the private automobile and more opportunity to use public transit, for example.

The organizer of the Shaughnessy sales and marketing campaign, Cam Good of TheKey.com, thinks that the suburban-urban divide is disappearing as downtowns, or town centres,

develop in Lower Mainland municipalities outside Vancouver.

"The idea of where is 'cool' is shifting," Good says. "The suburbs have centres with their own restaurants, shops and events."

The Shaughnessy homes, Good reports, are appealing to a wide range of buyers. About one-third of the homes have been sold, by an equal mix of first-time homebuyers, downsizers and would-be landlords.

"There's a group of young people who went to high school in this community and they want to stay here, but if they're going to do that, they want to live in the coolest building," Good explains. "The investors believe this is going to be the rental hot spot of PoCo. The only other competition is \$800 basement suites."

He concedes that while renters may be willing to pay more for concrete construction and the views at the Shaughnessy, that market is so far untested. Still, Good believes rental rates would be in the area of \$1.50 per square foot.

While the Shaughnessy is a first for Port Coquitlam, Onni's Oasis project is entering a crowded market in Coquitlam. A myriad of projects are in the process of breaking ground in the immediate area around the Coquitlam Centre shopping mall. The Grand Central project (Buying the fundamental in Coquitlam, May 8 West-coast Homes) is less than two blocks away, for example.

Rather than being concerned about the competition, Beau Jarvis believes the intensity of development is a positive sign, showing the City of Coquitlam's commitment to densification in that neighbourhood.

"People will choose us because of our reputation, the quality of our finishes, the height of the building, and the amazing amenities we're putting into Oasis," Jarvis says with an almost-shrug.

At 37 storeys, Oasis also will be a bold vertical statement in the commercial hub of the city, being the tallest highrise in Coquitlam. The fourth floor common area includes a huge outdoor swimming pool and hot tub, a play area for children, and for golf enthusiasts, a putting green.

Radanka Trubka, one of two in-house interior designers for Onni, used the same design schemes for both Oasis and the Shaughnessy. Buying in that type of volume, she explains, allows for significant savings.

"We retained full-sized appliances because many of the buyers are coming from a single family home, and that's what they're used to," she says. "We managed to get gas ranges and

convection ovens, so there's lots of value there."

Trubka says it was important to stay away from flashy or trendy aspects, like glass or mosaic accent tiles. In the kitchen, visual interest is added instead by stacking small rectangular tiles in a dense grouping; in the bathroom, large format rectangular tiles are placed on the vertical plane rather than the more common horizontal. Both add some style without any impact to the bottom line.

Overall, the goal was to stay within the market trend toward a contemporary and clean feel without being too outre. The kitchen reflects what many consumers now demand in highrise living, with industrial, restaurant-style sinks, under cabinet lighting, and soft close drawers.

Since they're being marketed out of the same sales centre, Oasis and the Shaughnessy could even be considered competition for each other, but Cam Good doesn't see it that way.

"Coquitlam is more of a proven entity for this style of living," he says. "If you have a little more of an appetite for risk, you're heading to Port Coquitlam."

Much of the densification in both cities has been predicated on the arrival of the Evergreen Line, a transit project that has been the subject of funding wrangles between different levels of government and a seemingly interminable series of delays. It is now scheduled to begin construction in early 2011, but there are still concerns in the Tri-Cities about when the project will finally be completed.

Jarvis is philosophical about one of the fundamental marketing aspects for both developments. (Both Oasis and the Shaughnessy will be less than five minutes away from Evergreen stations.) "There is lots of planning and lots of moving pieces with development. We have to rely on the government to build transportation, but there are no guarantees. There's always a risk if infrastructure doesn't develop."

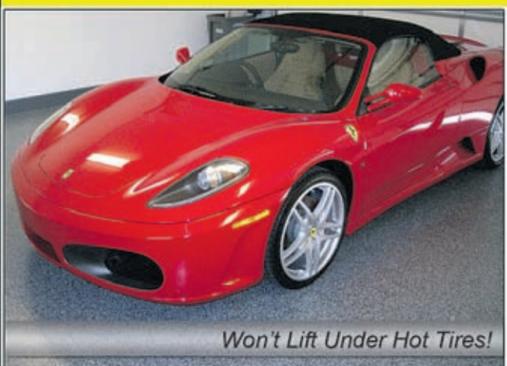
Good also points out that if the SkyTrain stations were already in place, each buyer in the two developments could easily tack on an additional \$50,000 to the purchase price for each unit. Having a little patience and tolerance for risk will ultimately pay off, he believes.

Until then, Onni thinks buyers will enjoy living in the soaring towers of Oasis and the Shaughnessy, high above everyone else.

Special to The Sun

SEE MORE IMAGES FROM THE SHOW HOME ON PAGE F7

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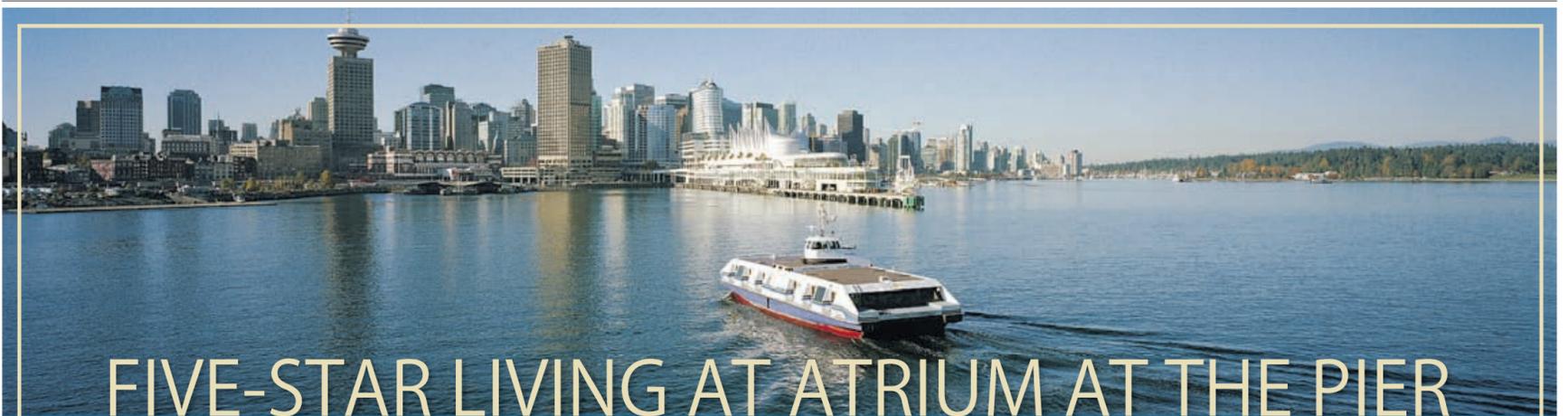
NEW-HOME PROJECT PROFILE: IN THE SHOW HOME



PHOTOS BY WAYNE LEIDENFROST/PNG

NOT THIS, NOT THAT

Onni's Radanka Trubka says that the show home for Shaughnessy and Oasis is a demonstration of not-too-hot, not-too-cold design, neither too outré nor too behind the times. The kitchen is also a demonstration of new-home-shopper expectations of the highrise kitchen, industrial, restaurant-style sinks, under cabinet lighting and soft close drawers.



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## OASIS *and the* SHAUGHNESSY *on* LIONS PARK

TREND SETTING STYLE | *by Susan M Boyce*

If you think you knew the Tri Cities, get set to gain a whole new perspective on life in two of them. Introducing Oasis in Coquitlam and The Shaughnessy on Lions Park in Port Coquitlam.

Brought to you by Onni, each of these exciting high-rise communities offers all the luxury and meticulous attention to detail you'd anticipate from this award winning developer. But each also introduces something unique to its marketplace. Intrigued? Read on.

### OASIS

Located in the heart of Coquitlam's vibrant, new downtown core, Oasis is all about cosmopolitan city style. "And at 37-storays, Oasis will not only be the newest tower in the residential village, it will be the tallest," says Lisa Buch, Onni marketing coordinator.

Inside and out, it's clear Oasis lives up to its name — this is an urban retreat as well as a landmark building. Interiors are designed with crisp, clean lines and open floor plans



that create a welcoming ambiance and trend-setting sophistication. Kitchens are high-end gourmet and ready to sizzle with stainless steel appliance package, gas range, stone counter tops, and modernistic industrial faucets.

Balconies and windows are expansive, so you can interact with the great outdoors, savouring the magnificent views of mountains, the surrounding cityscape, and one of the building's highlight features, Club Oasis — a lavish amenities area on the fourth-floor podium level. Here Onni has provided an outdoor swimming pool, hot tub, children's play area, and even a putting green.

"Oasis' location is unbelievably convenient," Lisa says. "You're literally steps to Coquitlam Centre — that's over 175 shops and restaurant right outside your front door — the West Coast Express is just down the road, Lafarge Lake and Douglas College are only a short bike ride away, and with proposed Evergreen Line, your transportation options to Vancouver will be even better."

#### THE SHAUGHNESSY ON LIONS PARK

"The Shaughnessy on Lions Park is particularly exciting because it is going to be Port Coquitlam's first residential high-rise building and the first to incorporate significant sustainability design principles, so there will quite literally be nothing else like it," Lisa says.

Even from the renderings, I can see it's going to be a beauty. The architecture

is crisp and angular with generous balconies and warm brick accents. On the podium level, Onni has designed another lush Sky Garden with tranquil water feature, children's play area, meditative garden, open lawn areas, plus Club Shaughnessy — so getting fit will be a whole lot more convenient.

The kitchen continues the angular theme with great counter space and storage, plus an open configuration that make it easy for two to share cooking duties or interact with guests. Here I also find the same bank of extra cabinet-depth cupboards and soft close drawers that wowed me at Oasis. Naturally there's also the same stainless steel appliance package, gas range, stone counter tops, and industrial faucets too.

Bathrooms and ensuites have the contemporary good looks of undermount sinks and single-lever faucets — sophisticated, elegant, and comfortable.

When you want to talk location, this 26-storey tower has what it takes. Here you'll live adjacent to Lions Park and only steps from the Traboulay Trail — still one of my all-time favourite

urban hikes in every season. Venture just down the road and you'll find yourself in the heart of Port Coquitlam's delightfully quaint village centre. Be sure to check the treats at Europe Bakery and Deli — one of my top ten for taste in the Lower Mainland.

#### SEE FOR YOURSELF

Onni's Tri Cities New Homes Centre and display suite are now open noon to 6:00 pm daily except Fridays at 2950 Glen in Coquitlam. Prices for Oasis start at \$208,900, prices at The Shaughnessy on Lions Park start at \$235,900. And with more than 220 homes priced under \$350,000, these two towers represent outstanding value in a great location.

For more information on either Oasis or The Shaughnessy on Lions Park call 604-461-2750 or visit [www.onni.com](http://www.onni.com).



*Oasis will not only be the newest tower in the residential village, it will be the tallest.*

Lisa Buch



# Highrise from Onni a first for Port Coquitlam

By Claudia Kwan, Vancouver Sun  
August 6, 2010



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Photograph by: Wayne Leidenfrost, PNG

Shaughnessy on Lions Park

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Architect: LDA/IBI Architects

Occupancy: fall 2012

Oasis

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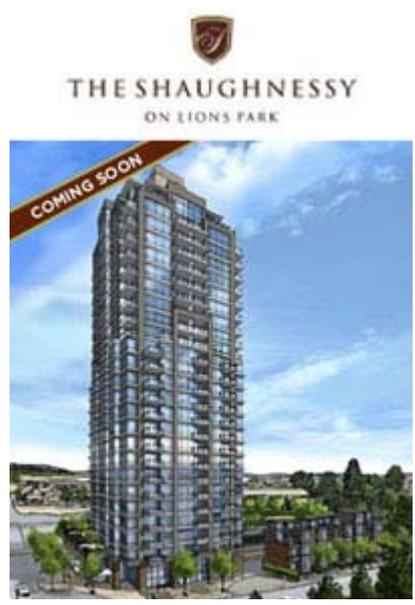
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## The Port Coquitlam Shaughnessy on Lions Park High-Rise Tower Residences - Luxury PoCo Condos for Sale - 26 Stories Tall!

### The Shaughnessy on Lions Park Port Coquitlam Condominiums Coming Soon



Brought to you by Onni Group of Companies, this twenty six storey Port Coquitlam condo tower residence will be situated adjacent to Lions Park in PoCo real estate market and only steps from the beautiful Traboulay Trail. Offering a wide range of one and two bedroom homes plus an exclusive collection of penthouses, the Shaughnessy on Lions Park Port Coquitlam condos will feature spacious floor plans plus outstanding views of the Coquitlam River, downtown Port Coquitlam and the Coast Mountain Range. On the podium level of the pre-construction Port Coquitlam Shaughnessy



Condos on Lions Park will be available for sale with tranquil water feature, manicured garden, open lawn, putting green, kid's play area plus the prestigious Club Shaughnessy with a fully equipped fitness center. The pre-construction PoCo Shaughnessy on Lions Park Port Coquitlam condos is located on Shaughnessy Street directly opposite Earls. For more information as it becomes available to the general public, please visit [www.onni.com](http://www.onni.com) or you can contact an Onni sales representative at 604.461.2750 today.

**27 Storey Shaughnessy Port Coquitlam Condo High-Rise:** The Shaughnessy on Lions Park is a new Port Coquitlam condo high-rise developed by the Onni Group of Companies. With a price range between an affordable \$224,900 for one bedroom suites to a starting price point of \$301,900 for two bedroom layouts, the new Port Coquitlam condos at Shaughnessy on Lions Park have been a huge hit amongst first time homebuyers and investors. Some of the great features of the Shaughnessy Port Coquitlam condo high-rise includes the massive floor to ceiling windows in addition to the natural surroundings of the park situated just next door. This is the first Port Coquitlam condo high-rise to hit the city and it has been highly successful thus far. Completion is scheduled to be the Fall of 2012, and the amazing condominium high-rise will be 27 storeys in height featuring great riverside green spaces, recreational trails and playgrounds for children. Not only that, but the new Shaughnessy Port Coquitlam condos for sale will also feature an outdoor venue that is great for summer concerts and other great events for the local community. Through the floor to ceiling glass windows of the Shaughnessy Port Coquitlam condos, residents will have great views of the North Shore mountains in addition to the Fraser River and the city skyline as there is no other high-rise building in the area to obstruct your views. In addition, Onni has designed spacious floor plans that are much bigger layouts than what you would find in downtown Vancouver or elsewhere in the Lower Mainland. What Onni did right is to provide a fully furnished display home using the smallest layout here at the new Port Coquitlam Shaughnessy on Lions Park condo high-rise, so that prospective homebuyers would be able to visualize the smallest space available and see that they are much larger than most other new offerings. From polished composite counters to stainless steel sinks and from two colour schemes to choose from to trendy interiors, these Port Coquitlam condo high-rise suites are spectacular in every way. In addition to the regular high-rise condos, the Shaughnessy on Lions Park penthouses and unique five storey townhomes with rooftop decks are also now selling.

## POCO CONDOS AT THE SHAUGHNESSY ON LIONS PARK



## - Coming Spring 2010!

1-3 Bedrooms, Townhomes & a Penthouse Collection coming soon to the Port Coquitlam real estate market place by Onni Developers. The Shaughnessy at Lions Park Port Coquitlam condos for sale are launching soon! Thank you for your interest in The Shaughnessy on Lions Park. We are pleased to update you with the latest information on Onni's exciting new PoCo real estate development in Port Coquitlam. Redefining Port Coquitlam's Skyline Today. Overlooking a lush park and river, The pre-construction Port Coquitlam Condo development at the Onni Shaughnessy on Lions Park will be the first condominium tower residence to grace Port Coquitlam's skyline. At 26 stories high, this unique pre-construction Port Coquitlam condo residence will be the first of its kind in height, design, and environmental consideration. On the fourth floor, accessible to all residents, is Club Shaughnessy Port Coquitlam condo amenity centre complete with rooftop garden, indoor amenity lounge, state-of-the-art gym and more. First for Convenience, here at The Shaughnessy on Lions Park real estate development by Onni. Perfectly situated in the heart of downtown Port Coquitlam, adjacent to Lions Park, and minutes away from the West Coast Express and Coquitlam Centre Mall, The Shaughnessy on Lions Park condos combines the best of urban convenience and outdoor adventure. The condo sales staff will be contacting you shortly with more information, but for immediate assistance, please contact Laura Brown at 604 377 7136. Sincerely, Laura, The Shaughnessy on Lions Park Port Coquitlam condos for sale - Direct: (604) 377 7136 - Email: [lbrown@onni.com](mailto:lbrown@onni.com) Web: [www.onni.com](http://www.onni.com).

## Onni's Shaughnessy Port Coquitlam Townhomes, PoCo Penthouse for Sale

REDEFINING PORT COQUITLAM REAL ESTATE'S SKYLINE is Shaughnessy on Lions Park condo high-rise tower residences. This PoCo real estate development by Onni features 1-3 Bedrooms, Shaughnessy Port Coquitlam Townhomes & a Penthouse Collection. The first presale Port Coquitlam condo tower to grace PoCo real estate's skyline! Standing 26 stories tall, with its environmental consideration, proximity to both downtown Port Coquitlam and Lions Park, and its extensive amenity level 'Club Shaughnessy', The Shaughnessy on Lions Park Port Coquitlam real estate development will be the first of its kind.



# Shaughnessy on Lions Park, 2789

## Shaughnessy Street, Port Coquitlam, BC

Other

*Thursday, October, 13, 2011*

### **Shaughnessy by Onni**

Some of the great features of the Shaughnessy Port Coquitlam condo high-rise includes the massive floor to ceiling windows in addition to the natural surroundings of the park situated just next door. This is the first Port Coquitlam condo high-rise to hit the city and it has been highly successful thus far. Completion is scheduled to be the Fall of 2012, and the amazing condominium high-rise will be 27 storeys in height featuring great riverside green spaces, recreational trails and playgrounds for children. Not only that, but the new Shaughnessy Port Coquitlam condos for sale will also feature an outdoor venue that is great for summer concerts and other great events for the local community. Through the floor to ceiling glass windows of the Shaughnessy Port Coquitlam condos, residents will have great views of the North Shore mountains in addition to the Fraser River and the city skyline as there is no other high-rise building in the area to obstruct your views.

### **Presentation Centre**

Open daily from 12pm - 6pm Closed on Fridays.

### **Address**

2950 Glen Drive Coquitlam, BC

**Website:** [www.liveatthshaughnessy.com](http://www.liveatthshaughnessy.com)



FOR LEASE



# THE SHAUGHNESSY ON LIONS PARK

PORT COQUITLAM, BRITISH COLUMBIA



## OPPORTUNITY

- :: Up to 5,000 square feet of ground floor retail space fronting Shaughnessy Street providing retailers excellent exposure to Shaughnessy Street and Lougheed Highway.
- :: Abundance of glazing and high ceiling heights to allow retailers to take advantage of unparalleled access and exposure to Shaughnessy Street.
- :: The Shaughnessy on Lions Park will feature 27 storeys of residential living next to Lions Park and Port Coquitlam's bustling downtown core.
- :: Convenient ground level customer parking.

## TIMING

- :: Proposed tenant turnover Summer/Fall 2012.

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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B C C O N D O S . N E T



**CBRE**  
CB RICHARD ELLIS



# THE SHAUGHNESSY ON LIONS PARK

## PORT COQUITLAM, BRITISH COLUMBIA

### LOCATION

- :: The Shaughnessy on Lions Park is located at the intersection of Shaughnessy Street and Lions Way and just south of the Lougheed Highway in Port Coquitlam.
- :: Easily accessible for residents in northeast Coquitlam and north Port Coquitlam via the Lougheed Highway.
- :: Easily accessible for residents in downtown and south Port Coquitlam/Citadel Heights via Shaughnessy Street.
- :: Port Coquitlam is a vibrant community of more than 58,000 people and forms part of the Tri-Cities (Port Moody, Coquitlam, Port Coquitlam) region in Vancouver's Lower Mainland.
- :: The Tri-Cities and Port Coquitlam is centrally located to Vancouver via roads, transit and commuter rail links and is one of the most culturally diverse markets in the Lower Mainland.
- :: Port Coquitlam continues to be a very active suburban development market with many new residential, commercial and industrial projects. Many of these projects have or are being developed in Port Coquitlam's bustling downtown core or the Dominion Triangle area.



## NOTABLE TRI-CITIES DEVELOPMENT PROJECTS

- There are presently no less than 9 residential towers, 8 low-rise residential/mixed use and 5 townhouse projects being marketed, representing new supply in excess of 850 units. Developers include Onni, Mosiac Homes, Cressey Development, Intergulf, Unimet.
- Fremont Village – a 700,000 square foot large format retail centre in the Dominion Triangle by The Onni Group of Companies. Fremont Village is to be anchored by Wal-Mart, Canadian Tire, Shoppers Drug Mart and a yet to be named grocery store and will also feature banks, restaurants, village street retail, lifestyle retail and residential development.
- Burke Mountain – a 750 acre master planned community in northeast Coquitlam by Wesbild. Upon final buildout, Burke Mountain will be home to approx. 25,000 people residing in over 7,600 units being built by many of BC’s top quality developers including Polygon Homes, Morningstar Homes, Wallmark Homes and Foxridge Homes.

