

## More new families find favour with southeast False Creek

**Tower Green at West is turning heads as neighbourhood shift hits full stride with younger demographic**

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SPECIAL TO THE SUN

PHOTOS: WAYNE LEIDENFROST/ PNG

"There is a huge demand for daycare in the neighbourhood," said architect Walter Francl, whose firm designed Tower Green in a striking contemporary architectural style.

As part of its agreement with the city, the Executive Group is providing about 18,000 square feet to serve 69 children in the second daycare to be built in the last five years in the community.

Just after the 2010 Winter Olympics, Francl's firm designed the neighbourhood's first daycare, a 69- space facility in the nearby Creekside Community Centre, further fuelling the area's sizable family demographic.

The lessons learned from the first phase of the project served to further reinforce a shift to more families. Francl noted there are fewer studios and more numerous — and larger — one- bedroom suites in the second phase.

"At one point, the market was quite saturated with studios and they ( the developers) felt it was important to try to make the units slightly larger at the lower end ( price point). There is a strong desire out there for larger onebedroom and two- bedroom units.

"And people are actually building three- bedroom units now because there is a market for it. People with families want the additional bedroom." Project: Tower Green at West ( False Creek Village) Project location: 195 West 2nd Ave., Vancouver Project size/ scope: Second phase of a three- tower development containing 177 new homes, ranging from 471- 1,971 square feet Located on West 2nd Avenue between Columbia and Manitoba streets Prices: Junior 1- bedroom from \$ 309,900 to \$ 367,900; 1- bed from \$ 370,900 to \$ 559,900; 1- bed and den \$ 505,900 to \$ 547,900; 2- bed/ 1- bath \$ 465,900 to \$ 539,900; 2- bdrm/ 2- bath \$ 565,900 to \$ 765,900; ' City Homes' ( townhomes) \$ 639,900 to \$ 689,900; sub- penthouse \$ 1,049,900; penthouse \$ 1,679,900 to \$ 1,899,900 Strata fee: 38 cents a

square foot Developer: Executive Group Development Architect: Francl Architecture Inc. Interior designer: Atmosphere Interiors Sales centre: 195 West 2nd Ave. Sales contact: Ann Lok Hours: Noon- 5 p. m. daily ( now open for previews) Telephone: 604- 707- 9378 Website: towergreenliving.com Occupancy: January 2017



Tower Green at West is one of the new developments on West 2nd Avenue, the latest phase of an Executive Group Development project stretching over a city block between Manitoba and Columbia streets.

Odds are, the steel fabricators and others who once ran a mélange of industrial and commercial businesses dominating Vancouver's West 2nd Avenue could not imagine what the southeast shore of False Creek area would eventually become.

It's now a bustling neighbourhood for young families.

The transformation of the area began with the building of the Olympic Athletes' Village, and is hitting full stride with the development of Tower Green at West, the latest phase of an Executive Group Development project stretching over a long city block between Manitoba and Columbia streets.

And what do families need when they move in?



*Inside the building are no fewer than 25 different floor plans, including two-level townhouses with standard eight-foot ceilings opening to a 15-foot height to the second level. Flooring is laminate wide-plank with sound-attenuating underlay. Light streams in through floor-to-ceiling windows with opening levers.*

"There is a maximum area of balcony that you are permitted. In this case, it's about four per cent of the total square footage and you have to use that judiciously and to as much advantage as possible. You want people to have that sense that on a particularly nice day that you could open the doors and have the sense of an indoor-outdoor environment. It is a limited balcony, but it gives you the sense when you open the doors that the outdoor space in fact part of your living space."

Ann Lok, the project's marketing manager, said the project is attracting first-time homebuyers, families and both local and out-of-country buyers.

"Definitely, first-time buyers find the starting price point of \$ 309,000 very attractive."

Lok said a prime draw for all buyers is the practical and functional nature of the floor plans. "None of the units have awkward angles. They are all square rooms."

The developers ensured that there is at least 40 square feet of flex space in the units for storage or office space or any other usage.

The developer, which has operated luxury hotels throughout North America for the past 40 years, has a keen under-

standing of how to make its clientele comfortable, she said.

"They hear all the feedback from the hotel business and have applied all that knowledge into creating the right floor plan and the right materials and furnishing to cater to those needs," she said, noting one result is bathrooms with dual sinks and plenty of storage space for toiletries and other personal items.

The amenities include 12,000 square feet dedicated to fitness facilities, green landscaping on the podium level with indoor kitchen and indoor-outdoor lounge areas. The private lounge areas offer free Wi-Fi so that residents can carry on with their work or enjoy entertainment.

Inside the building are no fewer than 25 different floor plans, including two-level townhouses with standard eight-foot ceilings opening to a 15-foot height to the second level. Flooring is laminate wide-plank with sound attenuating underlay. Light streams in through floor-to-ceiling windows with opening levers.

Kitchens feature quartz countertops and Eurostyle cabinets with white high-gloss upper cabinets and exotic wood veneer lower units. Energy Star appliances include Fulgor Milano shallow profile ceramic radiant cooktop and built-in convection oven and Blomberg fridge with bottom-mount freezer and dishwasher. Overhead is a Venmar chimney-style hood fan. Kitchen equipment is completed with a built-in microwave.

Bathrooms also feature quartz countertops on exotic wood veneer cabinetry with under-mounted sinks and polished chrome bathroom accessories.

Franci said the site plan posed its own set of challenges, mainly because of the long city block. To break up the uninterrupted streetscape, the developer divided it in half and created an alley or mews running through the middle of the site.

"It allows pedestrians to get from West 2nd Avenue back to First Avenue. It connects with the mews right across the site and across the lane, as well," he said.

The developers were also limited by the amount of balcony space the city permitted. Rather than apportion a balcony to each suite, it was decided to dedicate more balcony space to the larger suites, which range from 40 to 140 square feet. Smaller suites would then be provided with Juliet balconies — a railing or balustrade covering the front of a door or opening window.

## Finding favour with southeast False Creek

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Kitchens come complete with quartz countertops and Eurostyle cabinets with white high-gloss upper cabinets and exotic wood veneer lower units.

Units have glass walk-in showers and deep-profile soaker tubs.

On the street, the building is providing more than 43,000 square feet of retail space for shops and restaurants that both Francl and Lok expect will enliven the neighbourhood. Committed to the building are the popular Yaletown eatery The Flying Pig, Ami Quetzal Coffee, the Bank of Montreal, 123 Dentist, and Core Physio.

The tenants join an already well-developed retail village community that includes everything from Terra Breads and Urban Fare to Mario's Gelato and Starbucks.

Tower Green also boasts environmental sustainability with its LEED silver standards and connection to the False Creek Neighbourhood Energy Utility, which provides economic hot water and heat drawn through an exchange system interfacing with the city sewage system.

In fact, strata fees include heat and hot water, as well as other routine items, such as strata insurance.

Buyers will have access to two Zip cars and parking for electric vehicles, while caged bike storage can be pur-

chased for \$ 2,100, plus GST. There is also a 12-hour concierge service in the lobby.

