

Burnaby's Red Brick homes attract with convenience, square footage, price point

Edmonds location close to SkyTrain, shops

BY MICHAEL BERNARD, VANCOUVER SUN OCTOBER 18, 2013



RedBrick is a new condo project by Amacon currently under construction in Burnaby.

Special to The Sun

Sometimes, the search for your first home takes you no farther than a few kilometres out of the backyard of the house where you were raised.

It was that easy a find for Jeff Hung, who grew up during the 1980s in his family's Burnaby South home, just a short drive from his new home at RedBrick in the Edmonds town centre.

"I had been looking for an apartment for a few months now," says the mortgage and investment adviser for a major chartered bank. "I was driving one day with my girlfriend and we saw the (RedBrick) sales centre and I said let's see if anyone was there." While staff inside informed him it would be a few weeks before the official opening, Hung was charmingly persistent. The rest is history.

"In terms of location, square footage and cost, I feel that this is a good choice for me," says Hung, who bought a two-bedroom home. "I think I bought it mostly because I know the neighbourhood and location. I've seen a lot of apartments around the Metrotown area and I just like to be a little bit away from that central location but at the same time I have convenience. It's very close to Highgate

(shopping plaza), very close to SkyTrain and very close to a major highway, as well.”

Once the site of Mott Electric and a pita factory, RedBrick is a residential project that seems to have the best of both worlds: it's a five-minute walk to the Edmonds SkyTrain station, but is set in a highly livable landscape with mature greenery, including a major trail system that runs from New Westminster to downtown Vancouver.

In fact, the Urban Trail, on which the 245-home development borders, figured largely in the design and orientation of the complex, architect Robert Ciccozzi says.

“With the siting of RedBrick, we have a greenway on the southeast side,” he said. “We want to address the greenway so we put a lot of units there.”

There is also a security aspect to the building's configuration, an inevitable consideration for any urban setting these days. As part of the Crime Prevention Through Environmental Design (CPED) program, many municipalities now look to how new developments “put eyes on the street,” Ciccozzi says. The resulting exposure benefits both the public and the homeowner.

Ciccozzi's design also focuses on creating pleasing interior spaces with semi-private courtyards and green spaces for the homeowners themselves between the two four-storey buildings. The driveway features interlocking pavers for a more pedestrian feel, but still permits some limited access by vehicles such as taxis or people dropping off at the front entrance. At the same time, homeowner car traffic enters an underground garage as near the outside streets as possible to minimize traffic flow.

While red brick has proved a popular feature of many recent “heritage-style” developments, Ciccozzi uses the traditional material to different effect.

“The architecture itself is contemporary,” he said. “We've created a rhythm of bays as you go around the building. These bays are articulated by being elevated. They pop through the roof. The roofs that come out are exaggerated in one direction, an element that engages the street.

“Here, we are using the red brick not as a traditional material, but as a material of weight and strength and quality. We are using a traditional material in a very contemporary way, mixing it with the concrete of the canopy. It's a really simple palette of materials.”

Other modern look features include glass railings framing the balconies and oversized windows to maximize the amount of light coming into each unit, he said.

Cameron McNeill, whose firm Mac Marketing Solutions is handling sales for RedBrick, says the development has “strong fundamentals of ownership.”

“It is in a terrific environment. It is well located in the Lower Mainland and it's a very short walk to SkyTrain, which connects you to other areas of the city. It also has a new high school (Byrne Creek) on one side and an elementary school (Stride Avenue) on the other.”

McNeill said the area is changing and there will be more residential development coming because of

its strong location “so people know it’s going in the right direction.”

“You get a very functional two-bedroom home at \$339,900. If you were buying that same home in a concrete highrise, it would be \$100,000 more. For somebody with a young family who needs a little elbow room, their dollar goes a lot further at RedBrick than it would at other locations.”

Melissa Howey, Amacon’s manager of development and marketing, says the sales team expects to see lots of first-time buyers when RedBrick’s presentation centre officially opens today.

“This neighbourhood is family oriented and we’ve included lots of the right elements to cultivate that, things that aren’t usually seen at this price level such as a gas stove and other stainless steel appliances.” Also featured are polished stone countertops including a full height stone backsplash and a stainless steel undermount sink with a double bowl layout.

The interiors are available in light and darker colours, and have engineered hardwood flooring in the entry, kitchen, living and dining room with designer carpeting in all bedrooms and dens.

The building’s amenities include a children’s outdoor play area, a party room with a kitchen, a games and crafts room for kids and a lounge with TVs for those Superbowl weekend parties.

“We’ve designed the suites to be lived in,” Howey said. “When we went through the floor plans, we tried to envision for instance the way the kids are sitting at the kitchen table doing homework and Mom and Dad doing dinner and interact with the kids. These places are really livable.

“You can also entertain in them. As a single or couple, you could comfortably have two other couples over for dinner. “

The development also includes gated underground parking with bike storage lockers for residents. And the developers have struck a deal to have two MODO car-sharing vehicles available on the site. Shopping is also close by with Park City Foods within walking distance.

RedBrick

Project size: A single/one-phase project on a 1.3-hectare site featuring the first release of 135 of 245 condominiums in two four-storey buildings

Project location: 7008 14th Ave. (corner of 14th Ave. and Griffiths Dr.), Burnaby

Unit sizes: 1-, 2- and 3-bedroom homes ranging from 546 sq. ft — 1,125 sq. ft.

Prices: 1-bdrm from \$239,900; 2-bdrm from \$339,900; 3 bdrm from \$499,900

Maintenance fees: \$.32 per sq. ft per month

Developer: Amacon

Architect: Robert Ciccozzi Architecture Inc.

Interior design: Portico Design Group Ltd.

Presentation centre: 7008 14th Ave., Burnaby

Hours: 12 p.m. — 5 p.m. daily, (closed Friday)

Contact: Sherry Chen — sherry@liveatredbrick.com Telephone: 604-527-7955

Website: www.liveatredbrick.com

Occupancy: 18 months (estimated for the first suites)

© Copyright (c) The Vancouver Sun

Previous

Next



RedBrick is a new condo project by Amacon currently under construction in Burnaby.

