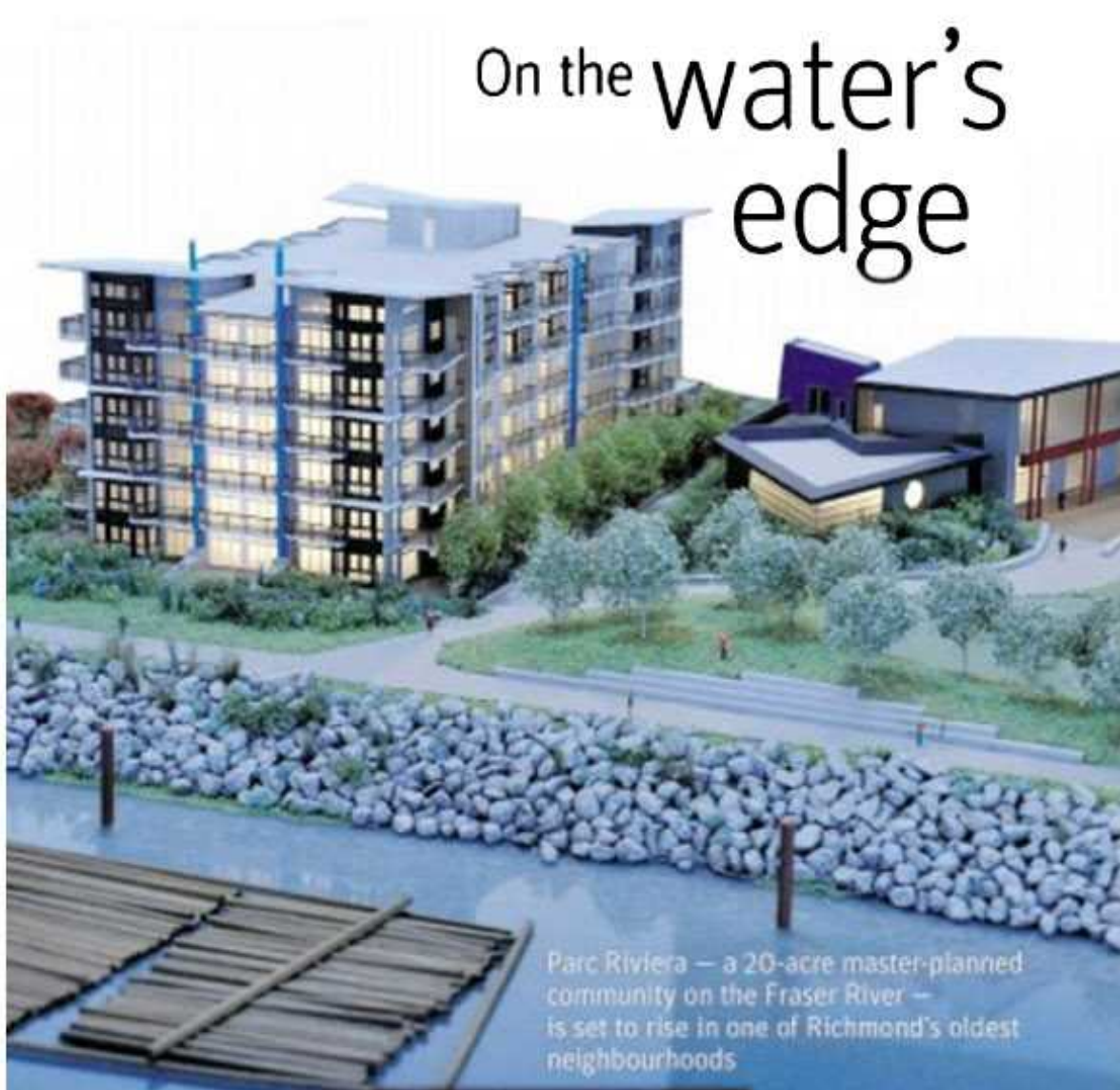


Parc Riviera 86 condos in three buildings by Dava Development and Oris Consulting

Felicity Stone

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IAN LINDSAY / PNG

PARC RIVIERA

Project location: Richmond

Project size: Initial stage is 86 condominiums in three buildings, plus 50 townhomes

Residence size: 1 bedroom, 1 bath; 2 bedrooms, 2 baths; 3 bedrooms, 2.5 baths; 617 - 1,215 sq. ft.

Prices: Condos from \$277,900; townhomes from \$399,900

Developer: Dava Developments and Oris Consulting

Architect: Cotter Architects

Interior Design: Portico Design Group

Sales Centre: 10111 River Drive, Richmond

Hours: Noon-5 p.m., Sat -Thurs

Telephone: 604-231-5900

Email: info www.parcriviera.ca

Completion: Townhomes summer 2013; condos fall 2013

Sales for Richmond's Parc Riviera launched Oct. 22, and the project's first phase is being marketed as the best riverfront value in the city.

The 20-acre master-planned community on the Fraser River just north of Bridgeport Road has yet to be developed, but will eventually comprise 1,000 homes. And in a bid to give the community some strong early "momentum," says Parc Riviera sales director Greg Lowe, current pre-sale pricing has been set at less than what future pricing is anticipated to be.

"In a couple years, when it's all here, these will not be the prices," Lowe says. "The prices will be waterfront prices as an established community. Right now, you're probably saving somewhere between \$25,000 to \$50,000 off where the prices will be in the subsequent buildings when we bring them on because it's the initial phase. It's discounted right now. We want to get a good start. We want to get a good momentum. We're asking people to have some faith, and we have to reward them for that with the pricing. But it's a very limited time offer."

Yvonne Nakano is aware that the one-bedroom Parc Riviera condo she purchased will be a good investment if she decides not to move in, however, she bought it as a convenient and pleasant place to live. Parc Riviera is close to both the Bridgeport SkyTrain station and the Arthur Laing Bridge, making it an easy commute to her business, Sakanaya Seafood on Cambie near 70th Avenue.

Because Parc Riviera is next to the river, she will be able to walk her dogs, a Pomeranian and a toy poodle, along the dike. Nakano was also attracted by the prospect of the swimming pool to be located in a dramatic glass-walled clubhouse with unobstructed views across the river to the North Shore mountains.

There will also be views of the Olympic Mountains and Mount Baker, especially from condos above the third floor. The existing buildings along River Drive are single-family homes, and much of the site will be open space with trails, community gardens, public art, water features and tennis courts, all belonging to the City of Richmond.

Condo buildings will be six or seven storeys with retail on the ground floor. There will also be town houses, with the largest number being released in this first phase. Town houses are available in three styles: garden homes, "city" homes and traditional town houses. Garden homes are one-storey ground-level residences that extend right through the building with windows on both the north and south sides. Above them are city homes, which are two levels with the bedrooms upstairs. The third, more traditional, type of town house is also two storeys, but has the main floor at ground level. The town house fronting on River Drive will have private garages, while all the other residences will share underground parking.

The interiors reflect the higher price point of future Parc Riviera homes. Floors are engineered hardwood with a matte finish. There are two sophisticated yet peaceful colour options: the grey stain used in the display suite and a light natural wood.

Kitchens are designed for serious cooks.

The quartzite composite countertops are an inch and a quarter thick to withstand heavy chopping. The stainless steel appliances are from the restaurant-inspired GE Café series. The gas range has a long fifth burner in the centre that accommodates a griddle, and there is a second oven in place of the usual warming drawer. The Panasonic microwave oven is also a range hood that moves more air than many conventional hoods, says Lowe.

All the condos will have spacious balconies, many with dual access from the living room and master bedroom. Ground-floor homes will have patios starting at 250 square feet. Both the patios and the balconies will be surfaced with attractive and durable granite paving stones.

Parc Riviera will also have geothermal heating and cooling, being built by the geothermal division of Oris Consulting, one of the development partners; the other partner is Dava Developments. Both are established Richmond enterprises. Dava has developed numerous commercial and multi-family projects, including Residences at the River, Parc Camelot, Alderbridge Business Centre and Rivers Edge Business Park. Oris, which specializes in the revitalization of urban neighbourhoods, has previously built Alexandra Gate and the Georgie-winning London Landing in Steveston, and Oris Geothermal has built systems for the City of Richmond.

The Parc Riviera site is former industrial land bordering the established single-family Tait neighbourhood to the south. It is one of the oldest neighbourhoods in Richmond, says Lowe. "A lot of the original farming families lived here. It's nice to allow people to come back here and enjoy it."



Big windows in the Parc Riviera homes will offer occupants big outlooks, as demonstrated in the project show suite. A glass-walled clubhouse will have unobstructed views of the North Shore mountains. Photograph by: Ian Lindsay, PNG, Special To The Sun



Parc Riviera sales director Greg Lowe with a model of the project, billed as the best riverfront value in Richmond. Photograph by: Ian Lindsay, PNG, Special To The Sun



A two-bedroom display suite gives buyers a good sense of the smart finishes. Bedrooms will be carpeted, while hardwoods will finish living-area floors. Photograph by: Ian Lindsay, PNG, Special To The Sun



The Parc Riviera display unit features tiled backsplashes. Photograph by: Ian Lindsay, PNG, Special To The Sun



A bottom-mounted freezer and quartzite composite countertops. Photograph by: Ian Lindsay, PNG, Special To The Sun

