

The Shore 375 condos at 733 West 3rd Ave., by Adera

Sun

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The Shore

Project size: 98 condominium homes in first phase; 375 total in four-, five and six-storey buildings

Project location: 733 West 3rd Ave., North Vancouver

Residence size: 1-3 bedrooms, plus sky loft, 491-1,093 square feet

Prices: 1-bed/1 bath (491-481 sq.ft.) from \$269,900; 2-bed and den/2 bath (737-859 square feet) from \$399,900; 3-bed/2-bath (1,001-1,093 square feet) from \$529,900

Strata fees: From less than \$200

Developer: Adera Development Corp.

Architect: Integra Architecture Inc.

Interior design: Cristina Oberti

Sales centre: 238 Fell Ave., North Vancouver

Hours: Noon-5 p.m., daily

Telephone: 604-980-0016

Website: www.adera.com

Occupancy: January 2015

What was once a drab North Vancouver city works yard is being transformed by one of B.C.'s major builders into a bustling community of 375 homes, complete with a central plaza, public art and rooftop lanais.

The Shore is the largest and latest of three developments that Adera Development Corp. has clustered around Mosquito Creek. It's aimed at wooing former North Vancouver 30-somethings to come back to buy their first home, says Eric Andreassen, the company's vice-president of marketing and sales.

"There are a lot of younger people who moved out of their North Van home and lived in Kitsilano, Yaletown or Burnaby. But as they get into relationships and look to having family, they tend to go back to the North Shore because that is where their roots are."

What is also drawing them home is the pricing of the one-, two-and three-bedroom homes so close to downtown Vancouver, Andreassen says. "If you throw a rock into the centre of downtown and Coal Harbour, you see the highest prices per square foot in the centre (with waves) radiating out and prices dropping. "Things are \$600 to \$700 a square foot in North Vancouver as opposed to \$800 to \$900 a square foot downtown. Pretty reasonable given the fact that you are a 12-minute SeaBus ride from downtown."

The other obvious lure of The Shore is what North Van expats may miss: a fast and easy connection to nature in their backyard. The site of The Shore is connected to the Trans Canada Trail and the associated network of mountainside wilderness trails that stretch from Horseshoe Bay to Deep Cove.

The flavour of North Vancouver is also expressed in the project design, says Dale Staples, a partner of the architectural firm, Integra.

"Going back to the 1950s and 1960s, single-family homes had a low horizontal scale and we had an opportunity to translate that style into six-storey buildings," Staples says.

That translation is reinforced by the fact that the entire project is wood-frame construction, first approved in 2009 in B.C. for buildings over four floors. As well, the design is reminiscent of West Coast architect Ron Thom's creations, including dramatic flat-roof overhangs with wide cedar soffits, and oversized floor-to-ceiling windows that allow in lots of light, breaking down the barrier between the home's interior and exterior.

The Shore also has rooftop patios for sixth-floor suites, which give homeowners hundreds of extra square feet of living space and even the room and structural strength for a hot tub under the stars. The presentation showroom layout includes a mock-up of a lanai, giving prospective buyers a good feel for the spaciousness of the rooftop patios, which range from 201 to 576 square feet.

For Staples, one of the project's greatest achievements is that it creates a community where none existed before.

"It is really creating a whole new neighbourhood for which the creek is a huge amenity. It was a forgotten gem of the area," Staples says.

Andreassen says a central piazza will actively contribute to that sense of community.

"It's like a European town square that is anchored by a pool of water. You drive into a roundabout, and there is this water feature with tall art pieces sitting in the pool with water tumbling off of them," Andreassen says.

Adera, which has won several green awards for sustainable development over the past few years, continues that tradition, using LEED for Homes Mid-Rise standards for The Shore. The buildings also are heated by in-floor radiant heating, connected to the innovative Lonsdale Energy Corp., a publicly owned company that circulates natural gas heated hot water through a network of underground piping and mini plants.

Kitchens feature soft-close cabinets and drawers, under-cabinet LED lighting and Frigidaire counter depth or Electrolux compact appliance packages, depending on the suite chosen.

However, in what has become a trademark feature for Adera, buyers have literally dozens of choices in flooring, custom closets and millwork, among others, to customize their home through Adera's I.D. by Me online resource.

For instance, the "ultimate kitchen" displayed in the presentation centre features Bosch or Liebherr refrigerators, and a Bosch slide-in convection range with smooth cooktop, and a Bosch dishwasher and chimney-style hood fan.

The Shore also includes a common amenity, the West Coast Club, with lounges and fitness areas.

Not surprisingly, this development garners a very high walk score, a rating based on how easily and quickly one can walk to local amenities such as food, shopping and recreation among a host of other measured factors.

It tallies a rating of 83, compared to Vancouver city's average of 75, for which it was named the most walkable city in Canada this January.

The Shore brochure lists the time it takes to walk to a range of destinations, including PriceSmart Foods and adjacent Capilano Mall (10 minutes), Lonsdale Quay and SeaBus (20 minutes), and Carson Graham secondary and Brown's Social House (25 minutes).

And for those who want to drive but keep their carbon footprint tiny, the developer includes memberships in the 200-car Modo car-sharing co-op.

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It is really creating a whole new neighbourhood for which the creek is a huge amenity. It was a forgotten gem of the area,' says Dale Staples, a partner of the architectural firm, Integra. The Shore will eventually comprise 375 homes in four-, five- and six-storey buildings. Photograph by: Ward Perrin, PNG, Special To The Sun



The Shore's show home is a well-appointed open-concept suite, with a kitchen that has a Bosch slide-in convection range and a Bosch dishwasher and chimney-style fan. A common amenity space - The West Coast Club - will have lounges and fitness areas. Photograph by: Ward Perrin, PNG, Special To The Sun