

CAMBIE GARDENS ABOUT TO BLOOM

Imminent rise of condo towers signals birth of community that will include 2,000 homes

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There will be 295 homes in the two towers, ranging in size from studio to one-, two- and three-bedroom units, from 450 to 1,385 square feet, and town-homes of 1,710 square feet.

When completed, the entire community will include approximately 2,000 homes.

The two high-rises, being built to LEED Gold certification and designed by IBI Architects, will be on Cambie and West 59th, the southeast corner of the site.

Residents will enjoy views of the Langara Golf Course to the east, an unobstructed outlook to the south, views of internal parks to the west, and, in the distance, city and mountain vistas to the north, says Nic Jensen, Onni's vice-president of sales.

The two towers — one at 24 storeys, the other at 26 — will be among the tallest on the 25-acre site, says Jensen, who notes the planned height of buildings decreases across the site from east to west. Development of the entire site will also follow an east-to-west sequence, he adds.

Once completed, Cambie Gardens residents will enjoy the conveniences of a master-planned community with amenities such as a two-and-a-half-acre park, owned and maintained by the city of Vancouver, a central plaza and a one-acre urban farm in addition to 100,000 square feet of retail space.

The retail space is expected to accommodate a large grocery store of about 40,000 square feet, and other convenience stores such as a coffee shop, drugstore and a bank.

Most of the retail space will front on to Cambie, Jensen says.

The presentation centre at 788 West 57th Avenue showcases kitchen and bathroom vignettes in each of the three colour and material palettes designed by Onni's team of interior designers.

The design team's aim for the East and West towers was to create luxury interiors with fresh, sophisticated palettes and softened modern lines.

The Cambie and Langara palettes are a dark and light version of a similar palette with marble countertops and slab backsplashes, while the Heather palette has satin painted soft grey cabinetry and a brushed quartzite stone countertop and backsplash.

The Cambie scheme features textured rift-cut oak laminate upper cabinets and white satin painted lower cabinets, while the Langara scheme offers textured quartercut walnut laminate upper cabinets and white satin painted lower cabinets.



Cambie Gardens residents can enjoy the conveniences of a master-planned community, including a two-and-a-half-acre park, a central plaza and 100,000 square feet of retail space.



The bathroom vignettes at the presentation centre include freestanding tubs, 'floating' vanities and under-cabinet LED lighting.



Luxury interiors feature fresh, sophisticated palettes and softened modern lines. Kitchens are equipped with flat-panel cabinet doors and drawers.



The lifestyle associated with a home in a master-planned community is attractive to buyers. The outdoor space at Cambie Gardens, as depicted in this rendering, will be ideal for socializing.

Homes in the first phase of Cambie Gardens, the masterplanned Vancouver community between Cambie and Heather streets and West 57th and West 59th avenues, are now on the market as the Onni Group prepares to start construction of the East and West towers in 2019.

Lifestyle attracts buyers to Cambie Corridor development



Cambie Gardens residents will be able to enjoy a dip in the development's luxurious swimming pool, shown in this artist's rendering.

All three options have flat-panel cabinet doors and drawers with integrated finger pulls for a flush finish and soft-close mechanisms, while the pantry cupboards include pullout shelves to maximize storage space.

Pot lights in the kitchens are enhanced with under-cabinet recessed lighting, and in another practical touch the top drawers also feature motion sensor LED lights that come on when the drawer is opened.

Kitchen islands vary according to plans. Compact units — the Cambie vignette is an example — feature islands with dining space for four, while the larger units include islands with a sink and dishwasher, and a single-sided breakfast bar overhang as seen in the Langara and Heather displays.

All kitchens include a 30-inch Sub-Zero refrigerator with freezer drawers and a dual-zone under-counter wine fridge. The 30-inch gas cooktop, dual convection wall oven and microwave are by Wolf and an Asko dishwasher completes the kitchen's high-end appliance package.

The Langara and Heather bathroom vignettes at the presentation centre include on-trend free-standing soaker tubs with floor-mounted brushed nickel faucets, floating vanities with four-inch mitred apron fronts and under-cabinet LED lighting and generously proportioned walk-in frameless glass enclosed showers with floor-to-ceiling marble tiles and marble mosaic floors.

Wide plank engineered oak hardwood flooring with a brushed finish connects the kitchen, living and dining spaces while wool-berber carpets will be soft underfoot in the bedrooms and closets.

Other standard features in the East and West Cambie Gardens towers include: in-suite controlled, energy efficient air conditioning, heating and ventilation systems; wireless LCD smart thermostats; built-in speakers and sound control in the kitchens; double-glazed low-E windows; underfloor heating in the bathrooms; wirelessly controlled motorized roller blinds in living,

dining and kitchen areas; and convenient USB outlets for charging your electronic devices.

All units have at least one parking stall (larger homes may have two) and a storage locker, Jensen says.

While there's a lot of redevelopment in the Cambie Corridor following approval of the Vancouver City Council's Cambie Corridor Plan — a long-term framework to guide change and growth in the area and allow for higher density — Onni's Cambie Gardens site benefits from its elevated position, Jensen says.

The lifestyle associated with a home in a planned community is also attractive to buyers, he adds, and the units are also drawing interest from people who already live in the area and want to downsize.

Completion of the first phase of Cambie Gardens is scheduled for 2021.

Project: Cambie Gardens

Project address: Cambie Street and West 59th Avenue, Vancouver

Developer: Onni Group

Architect: IBI Architects

Interior design: Onni Group

Project size: 25-acre master-planned community; one-acre urban farm; two and half acre park. First phase: one 24-storey tower, one 26-storey tower
Bedrooms: Studio, one-, two, and three-bedroom

Unit size: 450 to 1,710 square feet

Price: From \$699,900

Sales centre: 788 West 57th Avenue

Sales centre hours: noon — 6 p.m., Sat — Thurs

Phone: 604-330-6776

Website: onni.com/cambiegardens

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