

The News takes an iconic Abbotsford location

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KATHLEEN FREIMOND Updated: July 6, 2019



The News is a project from Elevate Development Corp. in Abbotsford. [PNG Merlin Archive] PNG

Start spreading the news: units in Elevate Development Corp's medium-rise Abbotsford project -The News -are now being marketed to home buyers looking to settle in the area.

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In a nod to the site's history, an old ink vat from the printing press has been reclaimed and will eventually be placed on the property as a piece of art.

The first release of 206 homes in the development includes one-, two- and three-bedroom units suitable for a range of buyers from first-time homeowners to young families and downsizers, says Elevate vice-president Tim Clark-Hollis.

Clark-Hollis believes one the major advantages of the location is its walkability.

"The building nestles into one corner of the site and [will] offer people the ability to walk to the grocery store or to dinner at a local restaurant, or to Starbucks for a coffee," she says.

Elevate has given two acres of the five-acre site, including the area traversed by a creek, to the city of Abbotsford to be preserved as an environmentally protected area.

The developer will also add bicycle and walking trails to connect to the northern part of the town, Clark-Hollis says.

The buildings, designed by Atelier Pacific Architecture, will reflect a contemporary West Coast esthetic with the use of metal panels and wood.

"The colours are inspired by nature – the copper colours of fall along with charcoal, light grey and white," she says.



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A row of mature cherry trees on the site will be retained and will be complemented with additional shade trees and landscaping.

As part of its environmental focus rooftop solar panels will collect enough energy to power all exterior building and landscape lighting and a rainwater collection system will save the water to be used for landscape irrigation.

The three buildings form a U-shape and while the landscaped area in the courtyard will be planted with trees and shrubs, the lawn will be a permeable synthetic grass.

"It will be green all year round," laughs Clark-Hollis, adding the choice will enable the area to be used year-round.

The children's playground equipment is also nature inspired and will feature wood instead of plastics and metal, she says.

For the interiors, homebuyers can choose from two colour palettes: Sepia is the light, contemporary option, while Slate has darker hues for a more modern ambience.

There are two display units at the presentation centre at 34375 Gladys Avenue. The junior one-bedroom apartment is finished in the Sepia colours – white porcelain tile backsplash, lighter wood accent cabinetry surrounds the refrigerator and a lighter laminate floor in the living areas – while the home with two bedrooms, two bathrooms and a den is finished in the Slate option with its dark 4.5- by 50-centimetre stacked-tile backsplash. Both palettes have light quartz countertops.

In both display suites, a wood shelf runs below the high-gloss slab cabinet doors, providing useful open storage for items like casserole dishes, glasses or crockery. On the dining room-facing side of the kitchen



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peninsula in the two-bedroom suite adjustable open shelving – including a wine rack – is standard and useful for storage and/or display items.

Ian Wong, principal at BAM Interior, which designed the interiors, says storage in the units was a priority.

"Even though kitchens and bathrooms are typical condo size, we created lots of shelves and storage systems so the space is very usable," he says, noting features like the pull-out spice-bottle shelves next to the range, the pantry cupboard alongside the refrigerator and pull-out shelves in the corner cupboard.

The major appliances are by Samsung and include a refrigerator with french doors and bottom-mount freezer, a five-burner gas range, a dishwasher and microwave. There is the option to upgrade the appliances to a Bosch package. All units include an LG front loading washer and a front-loading dryer of the same brand.

Design continuity is enhanced with the use of Kohler faucets throughout. In the kitchen, a faucet with a pull-down spout is a practical choice and in the bathrooms showerheads and faucets add some sparkle to the space that features oversized 60- by 60-centimetre tiles on the floor and walls.

The amenity building is expected to be a popular venue for residents. The building has more than 4,500 square feet of indoor space, plus a 1,900 square feet rooftop patio area. The first floor includes a gym and a sound-proof music room designed by Tom Lee Music.

The second floor includes a chef's kitchen with Bosch appliances and dining space for 18 people.

"The kitchen is big enough for hosting cooking classes or preparing that big turkey dinner," Clark-Hollis says.

A lounge and billiards table completes the second-floor features. On the roof deck residents will be able to take advantage of a barbecue and outdoor seating while enjoying views of Mount Baker.

Parking is underground and includes 10 charging stations for electric vehicles. There is also a car-wash station, a bike repair room and a pet grooming room with facilities to wash small and large dogs plus a stainless-steel table.

The News

Project address: 34375 Gladys Avenue, Abbotsford

Developer: Elevate Development Corp.

Architect: Atelier Pacific Architecture

Interior designer: BAM Interior

Project size: 282 units (two six-storey buildings and a three-storey amenity building)

Bedrooms: One to three bedrooms, Two bedroom + lock-off

Unit size: one-bedroom: 437 — 609 square feet; two-bedroom: 781 — 967 square feet; two-bedroom + lock-off 1,310 square feet; three-bedroom: 1,109 — 1,246 square feet

Price: From \$219,900 (junior one bedroom)

Sales centre: 34375 Gladys Avenue, Abbotsford

Sales centre hours: noon — 5 p.m., Sat — Thurs

Phone: 604-746-2880

Website: liveatthenews.com