

# Picasso Collection to be linked to new transit station

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KATHLEEN FREIMOND Updated: January 11, 2020



The Picasso Collection at Galleria is a project from Concord Pacific Development Inc. in Richmond. [PNG Merlin Archive] PNG

The boom in residential development in Richmond's No. 3 Road and Capstan Way area has hastened the construction of a new station on the Canada Line — good news for buyers of units in Concord Pacific Development's new Picasso Collection at Galleria, who can look forward to the expected completion of the station just prior to the three mid-rise towers, says Grant Murray, Concord Pacific's senior vice-president of sales.

While the new station has been on the cards since 2012, the transfer of \$28 million in developer-supported funds from the City of Richmond to TransLink will enable the design for the new station to be finalized to meet an expected completion date in mid-2022.

Making the announcement recently, Richmond Mayor Malcolm Brodie said: "This is an excellent

example of how the City of Richmond works with developers and partners such as TransLink to build strong communities. Parks, trails, recreation facilities and even green spaces are often created by developers who are building higher-density communities in urban areas. Now, through a shared vision and this precedent-setting agreement, we have an important transit location as well."

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Galleria, Concord Pacific's five-tower master-planned community on Hazelbridge Way comprises the Da Vinci Collection and the three-tower Picasso Collection, with its 344 residential units and more than 30,000 square feet of commercial space. The focus will be on wellness and health-related tenants for 22,000 square feet of commercial space on the second level, while the ground floor will accommodate a coffee shop and other retailers, plus a 13,000-square-foot community arts facility.

Picasso offers a range of one-, two- and three-bedroom units and seven townhomes.

"The one-bedroom units are attractive to first-time buyers and the two- and three-bedroom and townhomes are primarily for young families," Murray says.

The homes' ceiling height of eight feet and eight inches provides an elegant basis for the interior design.

The team at LIV Interiors wanted to keep the interior design timeless and sophisticated, says the company's senior interior designer, Seng Sengsavanh.



Buyers can choose from two colour palettes: Sunrise Chiffon and Evening Silk.

"Sunrise Chiffon caters to the morning person who enjoys a soft, subtle and modern colour palette," says Sengsavanh.

This light, warm scheme is 'hygge'-inspired, he says, referencing the Danish design concept that creates a cosy and comfortable ambience.

“Evening Silk caters to the night person who prefers a bolder, deeper colour palette with stronger contrasts. It is elegant, sophisticated and inspired by the shades of grey we experience throughout our West Coast winters,” says Sengsavanh.

The key element in each colour scheme is the wood finish. The white oak cabinetry and flooring in Sunrise Chiffon are complemented by the tile selection that reflects and echoes the whiter woodgrain, while the darker grey oak cabinetry and chocolate-coloured laminates convey an earthier opulence, reminiscent of a private library or boutique hotel lobby, he says.

The large-format porcelain tiles specified for the kitchens and bathrooms add design flair.

“By using high-quality Calacatta Light tile with its white body and grey-toned veins easily complements the anchoring wood finishes in both colour schemes and adds a touch of modern sophistication,” Sengsavanh says. “Both colour schemes will provide homeowners with a beautiful foundation to develop their own personal design style.”

The kitchen in the display suite at the sales centre (at 8511 Capstan Way in Richmond) showcases the darker palette with its marble-look backsplash and engineered quartz countertops. The cabinets include soft-close hardware by Blum, magic corners (where applicable) and a sliding basket under the sink.

Bosch appliances are standard, with the option to upgrade to Miele (as shown in the display suite). The four-burner cooktop is gas and the counter-depth refrigerator with freezer drawers is integrated to blend seamlessly into the cabinetry. The dishwasher, located in the peninsula, is also integrated.

In the bathrooms, the vanities have the same wood-grain laminate finish as the kitchen cabinets. The undermount sinks are by Kohler with polished chrome faucets and shower heads by Grohe.

The range of amenities for Picasso (and Da Vinci) reflects Concord Pacific’s philosophy of providing shared amenities within its developments.

“It’s economy of scale and by spreading the amenities between Picasso and Da Vinci it keeps the monthly costs down,” Murray explains.

Amenities located in the Picasso Collection include an indoor swimming pool, fitness centre, heated stone lounge, ping pong and yoga studio, a putting green and outdoor terrace. Other amenities at Da Vinci include a sports lounge, social lounge, mah-jong and card room, and a karaoke and music room.



“We treated each amenity space like a blank canvas. We used lighting, materials and finishes in creative ways to turn each space into works of art,” Sengsavanh says.

He notes two standout features are the expansive back-lit stretched ceilings in the fitness centre with metal band accents and the custom back-lit forest scene in the heated stone lounge.

While the new SkyTrain station will undoubtedly be a favourite option for commuters, Picasso includes electric-vehicle charging stations in every parking stall and individual Quadlogic metering ensures residents only pay for their own energy consumption.

## **Picasso Collection at Galleria | Concord Gardens**

**Project address: south side:** 8671 Hazelbridge Way, Richmond | **north side:** 8611 Hazelbridge Way, Richmond

**Developer:** Concord Pacific Development Inc.

**Architect:** GBL Architects Inc. and IBI Group

**Interior designer:** LIV Interiors

**Project size:** 344 units (including seven townhomes)

**Bedrooms:** 1, 2, 3 bedrooms

**Unit size:** 465 – 1,718 square feet

**Price:** Starting from mid \$500,000s

**Sales centre:** 8511 Capstan Way, Richmond

**Sales centre hours:** 11 a.m. – 5 p.m., daily

**Phone:** 604-233-7748

**Website:** [concordgalleria.com](http://concordgalleria.com)