

A community for young professionals

268-home complex is modestly priced and purposefully laid out, with enticing common spaces

MICHAEL BERNARD



differently than our other projects," said Brad Jones, Wesgroup's vice-president of development. "We started by asking, 'What does the first-time buyer need right now to get into the market?'"

Price point was obviously pretty important and Wesgroup made sure that a healthy chunk of the 268 homes in the 22-storey concrete highrise overlooking the Fraser River were under \$500,000. Two-bedroom homes start from \$699,900 while the three-bedroom units start from \$919,900. Also included in the total are 10 three-level townhouses, giving young families an option for moving up when the time comes.



The Paradigm project overlooks the Fraser River and features 268 homes in a 22-storey concrete highrise.

Meeting the other needs of the demographic group was just as critical, Jones said. That included creating opportunities, spaces and contact points for young families to engage and socialize. For instance, there's a shared outdoor terrace that has a harvest dining table. The lobby area is built large — two storeys high with a pass-through from the front door to an interior courtyard with a prominent staircase in the middle connecting it to the parkade.

"We tried to design a building where people are meeting and congregating while having good access to outdoor space."



Inside the Paradigm homes, buyers have a choice of two designer colour palettes in grey and wood tones, smooth finish interior doors.

Kenwood, whose design team worked on the interiors as well as the common amenity spaces, said the goal was to provide alternatives for people who have limited space within their own home. "We tried to program and be purposeful in those common areas and not just have 'leftover spaces'. Anything they could need is downstairs. There is even a dog-wash station downstairs to clean your dog rather than try and do it in your bathroom. And there is some lounge room for cycling enthusiasts."

There is also a spacious social room that opens up to the adjacent courtyard. Recognizing that more and more millennials are self-employed entrepreneurs, there are work hub office booths, a ping-pong table, a media lounge and kitchen, and meeting room spaces, she said.

At Level Six, there is an indoor lounge and kitchen which open to a rooftop terrace with harvest table, outdoor barbecue, seating nooks, a trellis and urban agriculture.

Inside the homes, buyers have a choice of two designer colour palettes in grey and wood tones, smooth finish interior doors, a full-sized front-loading Whirlpool washer and dryer and master bedroom with built-in shelving. All windows come with modern roller blinds, including blackout blinds in bedrooms. All homes have balconies or patios.

The kitchens feature stainless steel KitchenAid appliances — a 30-inch gas range and 30-inch fridge with bottom freezer, a dishwasher and pullout hood fan. There's also a double-bowl sink with pulldown Kohler faucet. Bathrooms feature porcelain flooring, a frameless glass shower in the ensuite and soaker tub in the main bathroom and a vanity medicine cabinet.

Paradigm

Project Scope: A total of 268 one-, two- and three-bedroom homes in a 22-storey concrete highrise tower, including a five-storey midrise and three-storey townhomes. Units range from 455 sq. ft. to 1,600 sq. ft. with over 50 per cent of these being one-bedroom units. Amenities include an eight-hour concierge, work spaces, fitness centre, indoor lounge and rooftop terrace. A two-kilometre walk along the Fraser River, a new community centre, grocery stores and restaurants are steps away.

Prices: One bedroom from \$419,900, two bedrooms from \$699,900, and three bedroom homes from \$919,900.

Developer: Wesgroup Properties

Architect: Dialog

Interior Design: In house

Sales Centre: 3202 Riverwalk Ave., Vancouver

Centre Hours: 11 a.m. to 4 p.m. daily

Sales Phone: 604-438-8862

Website: www.paradigmbywesgroup.ca

Completion Date: Expected late summer 2023

"We approached Paradigm a little