

# Fiorella by Polygon – Plans, Prices, Availability

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## At a Glance

- located at the corner of Sexsmith & Brown roads
- 13-storey residential high-rise
- 157 market homes
- 11 affordable rental units
- 2 rentable-affordable artist studios
- 17,760 sq ft of outdoor amenity space
- walking distance to future Capstan Skytrain station
- close to Aberdeen Centre shopping
- near diverse dining options on Richmond's Food Street



## Stylish Urban Living

Polygon Homes intends to build a 13-storey residential high-rise with 157 strata residences at the corner of Sexsmith Road and Brown Road in Richmond's emerging Capstan Village neighbourhood. Situated next to Polygon's completed three-tower Avanti development, this is one of the best locations in the City of Richmond. Residents will be steps away from hundreds of services, shops and restaurants, including Aberdeen Centre and T&T Supermarket. A future Canada

Line rapid transit station will be constructed just two blocks away. Designed by award-winning Franc Architecture, Fiorella features homes from studios to 3-bedrooms, almost 18,000 sq ft of outdoor amenity space, and two rentable artist studios with a plaza and pocket park to support community arts. Key transportation improvements with this project will also provide better connections for pedestrians and cyclists for greater convenience and safety.

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## Pricing for Fiorella

This project is in its development application stage. Sign up to our VIP list above for priority access to Fiorella updates.

## Floor Plans for Fiorella

The following home types proposed by Polygon for Fiorella helps support the diverse needs of Richmond's population:

- 7 studios
- 17 x 1-bedrooms
- 112 x 2-bedrooms
- 32 x 3-bedrooms

Contact me today to discuss plans, availability, and prices according to your needs.

## Amenities at Fiorella

Residents will enjoy over 17,700 sq ft of outdoor amenity space, including a large courtyard, children's play area, seating areas, and extensive landscaping. Brown Road Studio Plaza & Pocket Park will be an

additional outdoor space for the resident professional artists to display their works and to host formal or informal gatherings as part of Richmond's Art District.

This project will also result in key transportation improvements from the developer, including the eastward extension of Brown Road to Sexsmith Road, together with pedestrian greenway and off-street bike path improvements; the installation of a special crosswalk at Brown & Sexsmith; completion of the protected bike route along Brown/Sexsmith from Cambie Road to Carscallen Road; and improvements to an existing mid-block, multi-use trail along the west side of Fiorella.

#### Parking and Storage

A two-level parkade will provide stalls for 198 vehicles, all of which will have electric vehicle charging outlets. These will consist of 157 market residential, nine affordable residential, 31 visitor, and one Brown Road Studios spaces. Of these, six stalls will be available for handicapped parking.

Secured bicycle storage will include 196 market residential, 14 affordable residential, and four Brown Road Studios spaces. Twenty-three receptacles will be available for charging electric bikes. There will be an additional 37 bike spaces in publicly-accessible racks that can be used by visitors.

#### Maintenance Fees at Fiorella

TBA.



#### Developer Team for Fiorella

Since 1980, the Polygon family of companies has built more than 26,000 homes throughout the Lower Mainland, ranging from concrete high rises to wood-frame condominiums, townhomes and single-family communities. From this wealth of experience, Polygon has earned a trusted reputation placing it among the most highly-respected group of home builders in British Columbia. Long before 'Going Green' became trendy, Polygon made the commitment to build homes with an enduring connection to the land and the communities in which they do business. With their own sales, development, construction, and customer service departments all under one roof, Polygon is truly committed to serving their customers.

Award-winning Franci Architecture has primarily focused its work for both public and private clients within the City of Vancouver over the past 25 years, giving the firm an intimate knowledge of the evolution of the civic fabric and an awareness of its potentials. Their diverse portfolio reflects a commitment to an interactive design process that builds on a clear understanding of their clients' and users' needs.

#### Expected Completion for Fiorella

TBA.

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