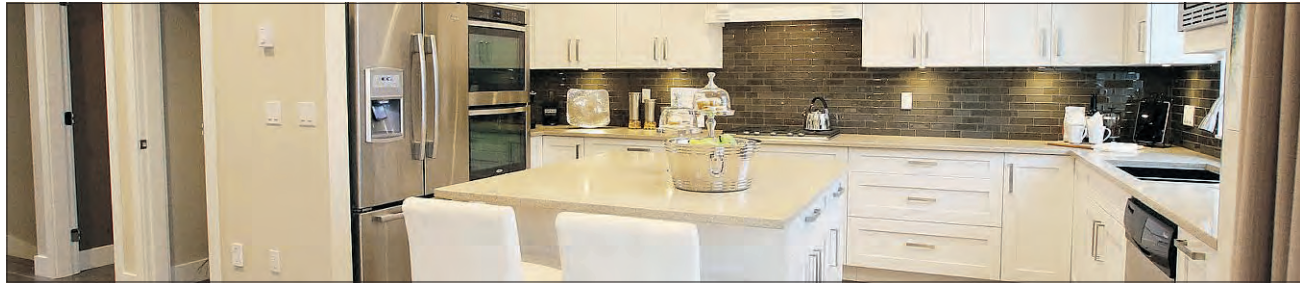


COMO
WEST COQUITLAM

STUDIO - TWO BEDROOM
BOUTIQUE STYLE CONDOS
PRICED FROM \$199,900

Don't miss out. New Display
Home November 9th

604.936.0336 | comoliving.com



“A man never stands
as tall as when he kneels
to help a child.”

Knights of Pythagoras

POLYGON polyhomes.com

WESTCOAST HOMES

SATURDAY, NOVEMBER 2 | 2013 | EDITOR BARBARA GUNN | HOMES@VANCOUVERSUN.COM

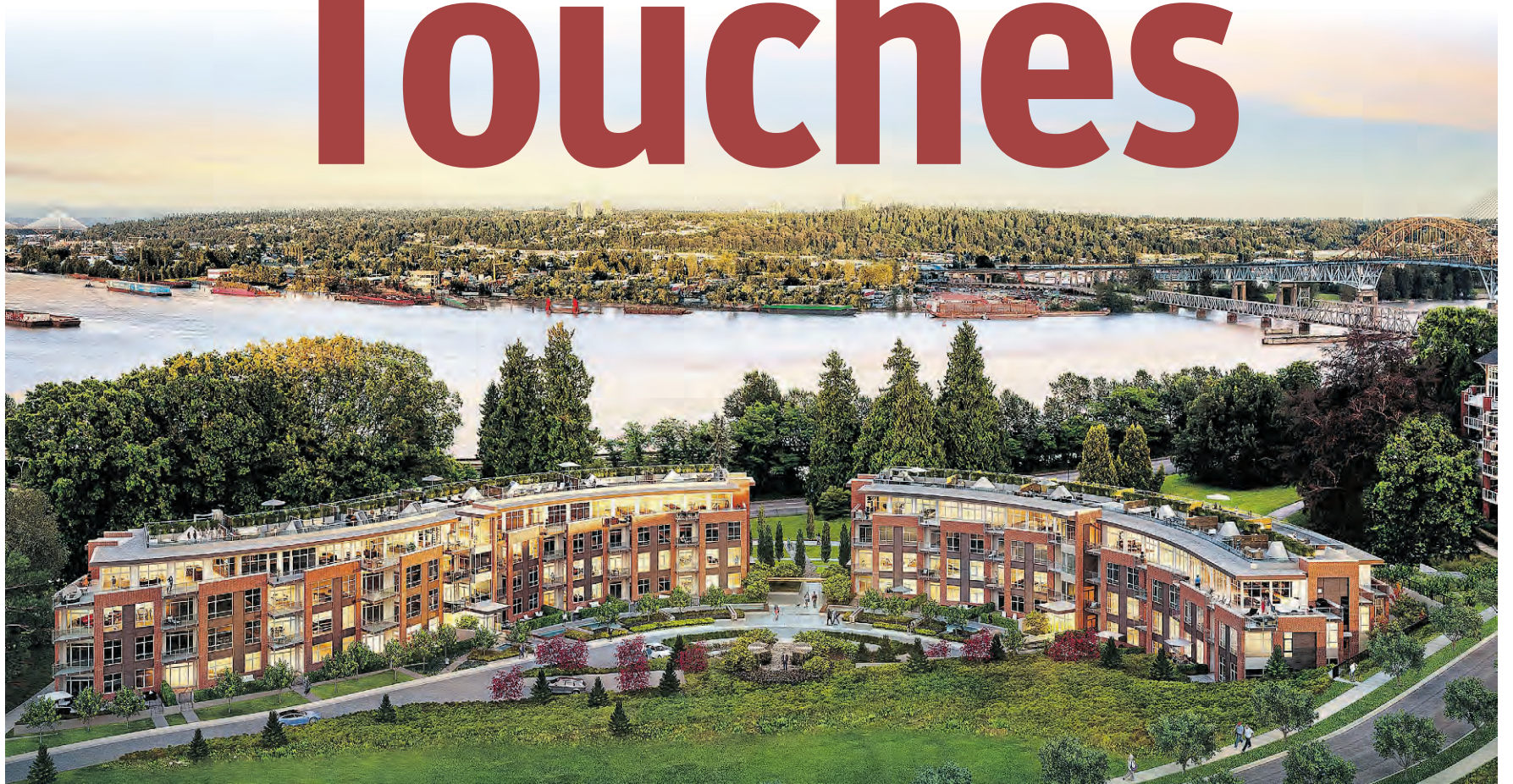
NEW-HOME PROJECT PROFILE



Finishing

Touches

The Lookout
set to be
Onni's final
wood-frame
project
on New
Westminster's
Victoria Hill
Page E6





The Lookout at Victoria Hill in New Westminister will offer a prominent location with impressive outlooks.

NEW-HOME PROJECT PROFILE

The Lookout at Victoria Hill has ‘wow factor’

Project: The Lookout at Victoria Hill

Project size: 115 homes in two four-storey buildings

Project location: 22 East Royal, New Westminister

Residence size: 1-bed 535 sq. ft; 2-bed 740 — 1,020 sq. ft; 2-bed + den 865 — 990 sq. ft; townhomes 1,245 — 1,365 sq. ft

Prices: 1-bed from \$239,900; 2-bed from \$334,900; 2-bed + flex from \$349,900; townhomes from \$575,900

Developer: Onni

Architect: Taizo Yamamoto, Yamamoto Architecture Inc.

Interior designer: Onni in-house

Sales centre: 295 Francis Way, New Westminister — off McBride

Hours: noon — 6 p.m., Sat — Thurs

Telephone: 604-523-0733

Website: www.onni.com/theLookout

Sales begin: end of November for Phase 1

Occupancy: Spring 2015

CLAUDIA KWAN

SPECIAL TO THE SUN

Developer Onni has now spent nearly a decade in the Victoria Hill neighbourhood of New Westminister, and over that time, has received a considerable number of comments about its homes.

“Realtors, buyers, members of the public who walk through the show homes — you get feedback from everyone,” Nick Belmar says with a smile.

That, Onni’s vice-president of sales says, triggered a spark of genius. They would incorporate all of the “wish list” items into The Lookout — a fitting way to distinguish Onni’s last wood-frame building in the neighbourhood from all that had come before.

The No. 1 request was for more outdoor space for individual homes. To that end, townhomes and ground-floor homes have outdoor space immediately outside their front doors, while second- and third-floor units have sizable balconies.

It is the fourth floor where the outdoor spaces are most eye-catching, with each home getting its own rooftop deck. In a few exceptional cases, the deck is even bigger than the square footage of the home itself.

“It’s about indoor-outdoor living. You can entertain your friends in style, and take advantage of the phenomenal views of the Fraser River,” Belmar explains. “It doesn’t hurt that there’s definitely a little wow factor.”

The shape of The Lookout is equally stunning. One of the buildings is a sinuous, subtly elongated S-shape, which follows the bend of the river; the other curves a little more sharply, like a portion of a circle.

In between the two buildings are stone pavers delineating the footprint of the former centre block tower of the Woodlands School. The original building was demolished in October 2011, following community consultation. It was felt that the stone outline marking the history of the site, without dredging up painful memories.

Taizo Yamamoto, principal of Yamamoto Architecture, says having the project at such a prominent location on the Fraser created an opportunity to serve as a visual gateway to the neighbourhood. It also provided the challenge of defining public and private space.

“The river side is the public. There’s a great lawn area as well in front, which is also accessible to the public. However, there’s a bit of a grade change — it’s lower than the patios of the units at the front of the building, so that sets it apart. The interior portion of the building’s curve is also private space.”

Within the courtyard, a water feature circles the driveway, again visually distinguishing common areas from private spaces.

The curvilinear shape of the building required crews to be diligent when framing the individual homes; they ended up being pie-shaped, rather than purely rectangular.

It also allowed Yamamoto to play with the exterior. There are straight sections of brick facing that radiate out at a shallow slant; that, in turn, plays with the perception of observers. As you move around the building, the brick walls will appear more solid or more open. It also means the orientation and shape of each deck is slightly different — so residents won’t automatically be facing each other when outside.

It’s clear purchasers in this neighbourhood are demanding just as much style as they



The kitchen millwork takes full advantage of the ceiling height, with white high-gloss cabinetry on the top and warm wood-toned cabinets on the bottom. Natural gas ranges and full-sized stainless steel refrigerators are welcome touches.

PHOTOS: NICK PROCAYLO/PNG



It’s the fourth floor where outdoor spaces are most eye-catching, with each home getting its own rooftop deck and inspiring views of the Fraser River.

would receive by buying in downtown Vancouver. Kitchen millwork takes full advantage of the ceiling height, with white high-gloss cabinetry on the top, and warmly wood-toned cabinets on the bottom. Natural gas ranges, full-sized stainless

steel refrigerators, and sleek combined microwave/hood fan combinations acknowledge the desire to entertain and cook family meals.

CONTINUED ON E8



Townhomes and ground-floor homes have patio space immediately outside their front doors.

FROM PAGE E6



PHOTOS: NICK P. ROCAYLO/PNG

The Lookout display suite and model in New Westminster reflects feedback and demand from prospective buyers: Downsizers who wanted larger homes, and parents of young children who require two-bedroom homes. Bathrooms are stylish with marble countertops and full bathtubs. Bedrooms are roomy with lots of storage space.



Lookout has 'wow factor'

Bathrooms are stylish too, with marble countertops and glassed-in shower stalls; tubs are always appreciated by those with young children. The living rooms are generously sized, with lots of natural light. Yamamoto agrees with Belmar that the rooftop decks will draw significant interest. "There's a skylight hatch with hydraulic assist, which can be opened for ventilation in the summer, and direct access to the rooftop deck year-round," Yamamoto explains. "It's not one of those cases where you're hesitant to go up top because it's hard to get out there. Having this easy direct access means it [the rooftop deck] is part of the function of the home."

Belmar says they knew the decks were in demand because homes with them were the first to be purchased in previous Onni developments in the community. They also saw demand for bigger homes. "People were telling us they had the budget for larger homes — especially for those who were downsizing, and parents with young children. They needed the two-bedroom homes," Belmar says. "That's why we decided to decrease the number of one-bedroom homes." The decision was also prompted in part by market realities: smaller one bedroom homes are typically purchased by investors in concrete highrises, while wood-frame buildings are usually more popular with buyers who will live in the homes.

Onni is now in the position of competing with itself somewhat in Victoria Hill; its concrete Parkside tower is also currently selling in the neighbourhood. However, Belmar is shrugging the issue off. He points out that the two projects are very different. Some people like height, some like to live lower to the ground. Some like the hustle and bustle of a highrise, others want a smaller community in their buildings. In fact, he says the company has seen an uptick in sales at Parkside because of the launch for The Lookout.

