



FIRE UP IN CALIFORNIA | K12

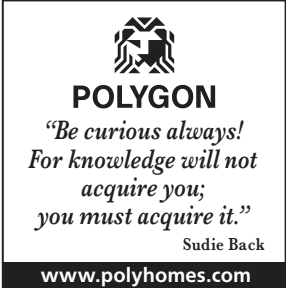


COVERED UP, AND OUTSIDE, IN NEW WESTMINSTER | L1



WESTCOAST HOMES

SECTION
K



LIVING GREEN, WARMLY | K19

THE VANCOUVER SUN

MARTHA AT MACY'S | L12

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E-mail homes@png.canwest.com

HOME THOUGHTS

Urban Solutions lecture features top city planner

The new Urban Solutions Institute's inaugural public event is a lecture by Larry Beasley, the former city planner who put "the Vancouver model" in front of urban planners around the world. "An Evening with Larry Beasley" will occur Sunday at the Vancouver East Cultural Centre, Venables and Victoria Drive. Start time is 5 p.m. Admission is by donation.

The Urban Solutions Institute is a non-profit organization with directors from the development, architectural and cultural sectors. Jim Green, the long-time civic politician and Downtown Eastside champion, is project director.

Greenhouse gas campaign hindered by development

The pursuit by civic leaders and developers and builders of densification in Los Angeles may be on a collision course with California's crusade to reduce greenhouse gas emissions. And according to urban geography professor Ali Modarres, the potential trouble comes from an unlikely source — buildings.

In a commentary published in the *Los Angeles Times*, Modarres says one effect of high-density development that can potentially increase energy consumption is something called the "urban heat island."

For more information on the phenomenon — created because construction materials retain heat and cool slowly, raising the ambient air temperature — visit latimes.com on the Internet.

Complicated appliances puzzle cooks

Another *Los Angeles Times* item with a local resonance is a report on kitchen appliances, big and small, that defy home chefs to use them.

Appliances are smarter and super-charged. One drawer refrigerator converts to a freezer and back to a refrigerator again — if you know how to program it — and some ovens can be controlled via voice command or remote control.

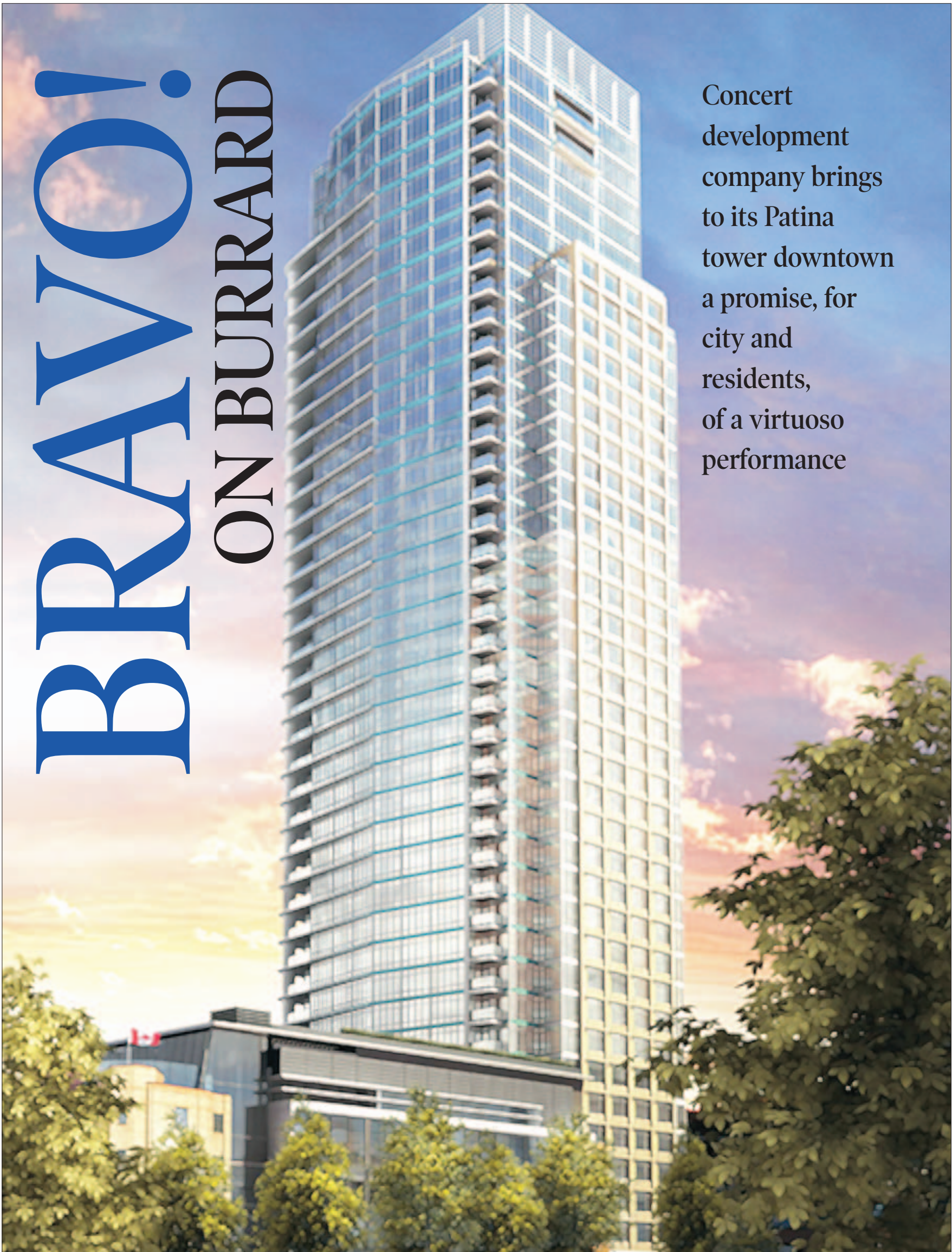
The funny thing is, industry experts say, many of the ranges that run in the thousands of dollars won't be put to the test too often.

"People spending a lot on an appliance want as many buttons as possible to justify the cost," says Mark Connelly, senior director of appliances and home improvement for *Consumer Reports*. "But most of the time they're using the same selection as on their old appliance."

Walking tour of city's modernist buildings

The Vancouver Heritage Foundation has scheduled a downtown walking tour for the last Saturday of this month, the points of interest on this particular tour are Vancouver's modernist buildings.

Visit vancouverheritagefoundation.org on the Internet or telephone 604-264-9642 for tickets and map guide (\$12 + GST).



A commanding presence in downtown Vancouver (in the fullness of time), Patina will rise 42 floors from the preserved facade of the 60-year-old YMCA building. Story, K2

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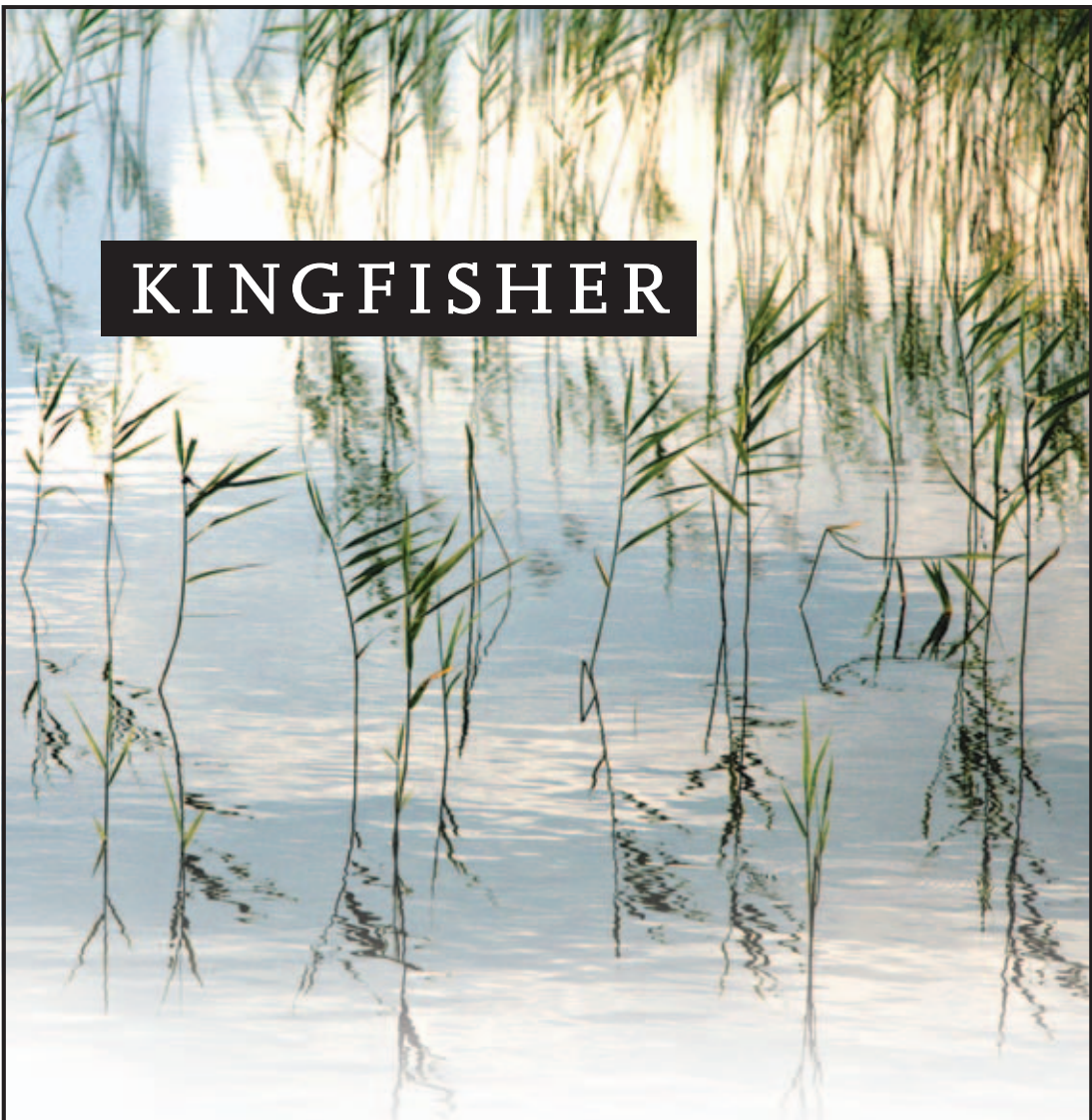
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Turn to page L3.



The principal living space at Patina will have a contemporary open feel and acknowledge one of the chief environmental considerations the interior designer took to assignment: "Views, views and views." Kitchens, right, will be at once efficient and welcoming.



Coming Soon

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Glass tower to rise from prime Vancouver location

New Patina homes will be situated on one of the divides between the city's downtown residential and commercial districts

NEW HOMES PROJECT PROFILE

Developer: Concert
Architecture: Endall Elliot Associates, Stantec
Interiors: Scott Trepp Interior Design
Occupancy: Early 2011

BY MICHAEL SASGES
WESTCOAST HOMES EDITOR

Patina

Project location: Barclay at Burrard, downtown Vancouver
Project size: 256 apartments, 42-storey building
Residence size: 550 sq. ft. — 3,200 sq. ft.
Prices: \$375,000 — \$6 million +
Sales centre: Burrard and Alberni, above the Tiffany's store
Hours: 11 a.m. — 6 p.m., Sat — Thu
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Web: discoverpatina.com

A tower of glass rising 42 floors above a downtown thoroughfare and from a base of preserved mid-century masonry, the Patina new-home project is certain to ascend to landmark status. Registration, by the Patina sales staff, of more than 6,000 expressions of interest in less than 300 new homes proclaims another certainty: Well located, well thought-out new homes from a developer with a known history generate robust responses, in the aggregate. Concert Properties, which

started in 1989, is funded by unionized workers' pension money and is active in three provinces. It has commissioned the construction of more than 5,300 residences in 18 years, and this record has generated more than 110 awards in industry competitions, national and provincial. The Patina tower is the tallest building Concert has ever commissioned. It is also the location of the most expensive homes Concert has ever brought to market. The asking price of more than \$6 million for the penthouses is more than double the achieved prices on penthouses in a Concert's previous project in West Vancouver. That superlative detracts, of course, from the reality. There are another 250 or so apartments below the penthouses and they

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New YMCA facility part of Patina project

The Patina new-home project is the creation of a partnership between the Concert development company and the downtown YMCA (right, as construction was ending in November, 1940).

In return for the development rights to the property, Concert will build a new YMCA facility on the site.

Concert expects the replacement facility, a six-storey glazed atrium, will be ready in late 2009.

Concert has incorporated some of the brick cladding from the original Burrard Street facility into the Patina design.

"The downtown YMCA building, con-

structed in 1940 by the prominent local firm of McCarter and Nairne, is a 'B' category building on the Vancouver Heritage Register," city staff said to city council in a report that endorsed the rezoning of the property for residential development.

"The building's historic value comes from the 'late moderne' style of the facade.

"It is also a good example of the urban context at that time, being highly visible in a prominent heritage precinct comprised of the St. Andrew's - Wesley United Church, the Dal Grauer substation, The Electra, the former BC Hydro Building, and First Baptist Church"



Homes will be priced according to elevation

From K2

are well priced because they are both competitively and differently priced.

The asking price on the least expensive Patina apartment is a competitive \$700 per square foot or thereabouts, company vice-president Rod Wilburn reports. The asking price on the most expensive will certainly push or exceed \$1,200.

As extremes, they impress absolutely. But as the starting and stopping points of a pricing scheme, they impress doubly: There are five "collections" of homes below the sub-penthouses and penthouses and, therefore, commensurate pricing schedules. Homes may be repeated in collections, but will be priced differently, according to elevation, of course.

"We think there's [a] whole range of people, of ages and types and demographics, who will say, 'this might just be the last opportunity to buy a prime landmark downtown building,'" Wilburn says.

The Patina homes will not only be located in downtown Vancouver; just as importantly, they will be located on one of the borders between the commercial and residential downtowns, Burrard Street.

The eventual Patina lobby will be located on Barclay, between Burrard and Thurlow.

To turn west on leaving the lobby and the building will be to head towards the traditional West End.

The pioneering neighbourhood of densification in the downtown peninsula, the West End is also one of Vancouver's oldest neighbourhoods. Its streets are — accordingly and gorgeously — tree-lined and garden-bordered.

The neighbourhood's traffic has been calmed over the years.

Nelson Park, currently undergoing reconstruction, is a block away from Patina, as is the annex to an elementary school — Lord Roberts — which opened its doors in 1901.

The preserved Victorian and Edwardian residences of Mole Hill are across the street from, and to the south of, the park.

To turn east on leaving the Patina lobby will be to head downtown and toward all its attractions — or "sparkle," as the sales literature reports.

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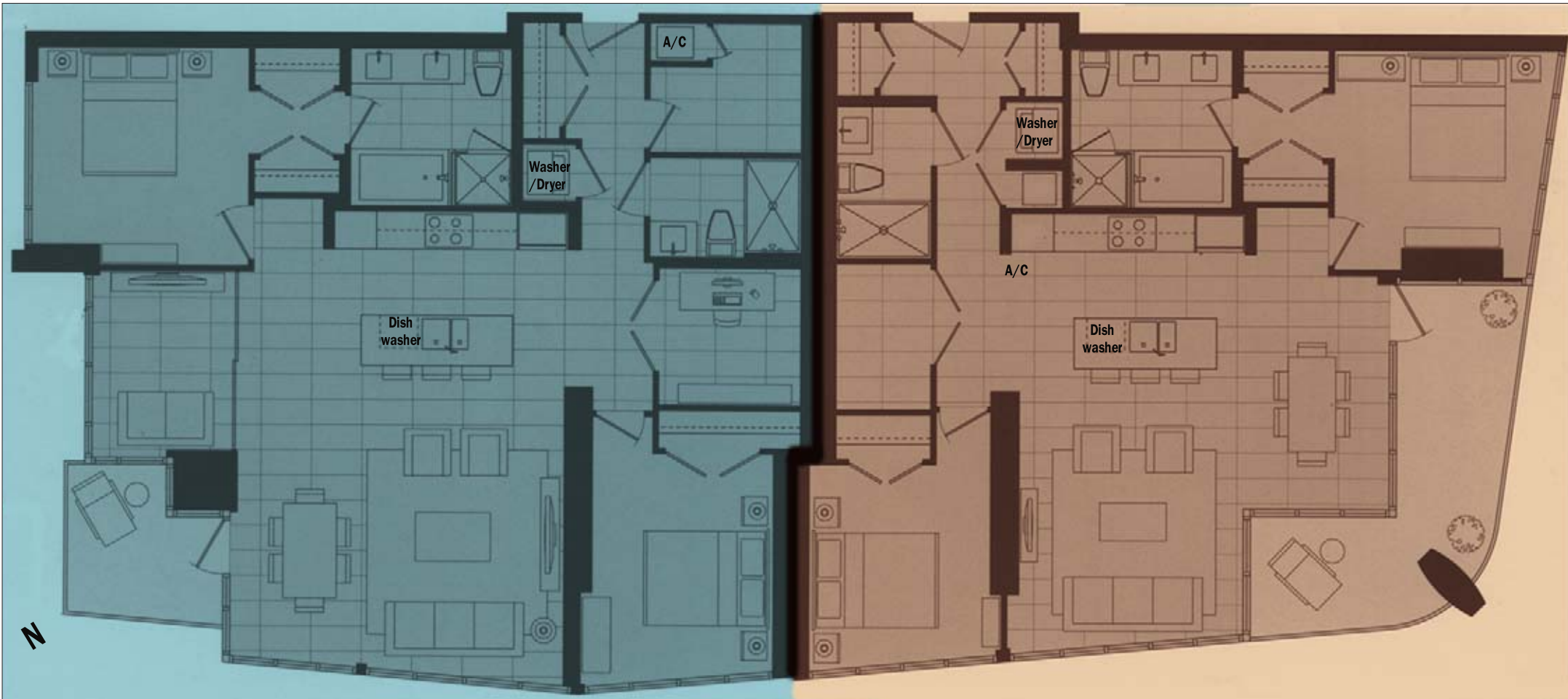
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Pool and wellness facility to be built in future phase.

Patina dens and offices will be accessed through sliding glass doors supplied by a German company.



Peeking inside Patina

The households that will reside in the two Patina plans shown here will be party-wall neighbours on 22 floors, from the 15th to the 36th.

Both apartments are south-elevation apartments, and have a glass-tower location that makes air conditioning an imperative. Patina's developer, Concert Properties, will install air conditioning in every Patina home.

Households that will reside in the apartment on the left will reside in two-bed, two-bath homes of almost 1,300 square feet, with den and office. The show home in the Patina sales centre was built to this plan.

Households that will reside in the apartment on the right will reside in a two-bed, two-bath apartment of almost 1,060 square feet.

Floor plans will be open, alcoves intimate

From K8

"They will allow for very open spaces and, in some of the plans, provide for more intimate alcoves through the use of the Raumplus sliding-interior partitions from Germany." The prospects beyond the exterior walls of glass "are another visual element to be emphasized. "The views, this backdrop, definitely set a tone and cannot be ignored. In fact, the choice of open-weave rollerblinds allows visual access to the landscape day and night. Further, varying levels of sheen have been incorporated to reflect, and play on, the twinkle of the city lights."

In commenting about the furnishing and accessorizing that occupants of the Patina homes will

eventual undertake, he said: "The furnishing of a home of any kind is a direct response to the location, the bones of the space and the household's needs and desires.

"As such, there isn't one answer for every person or one answer for one person."

The Patina open plans mean each piece of furniture will be "part of the overall composition and can therefore work with other pieces as easily as stand on its own.

"This also enhances the flexibility of the spaces and how they are used.

"After all, one of the draws to living in the heart of the city is the flexibility that it offers the owner. The home, therefore, is a reflection of this flexibility."

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