



WESTCOAST HOMES

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NEW-HOME PROJECT PROFILE



PHOTOS: WARD PERRIN/PNG

PEDESTRIAN

FRIENDLY



HANDOUT

Residents of Onni's Riva will live in a walkable waterfront neighbourhood in Richmond
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Floor Plans

Check out the plans for our featured home of the week; a 'country residence' with plenty of room for relaxing outdoors.

INSIDE | D7

Sold (Bought)

A 40-year-old Main Street-area Vancouver Special that had a complete renovation sells for just under \$1 million in one week.



NEW-HOME PROJECT PROFILE

Riva will have a waterfront park in its backyard

Occupants of the Richmond project will also live close to shops, restaurants, shopping malls and the Canada Line

Riva

Project Address: 7731 Alderbridge Way, Richmond

Project size: 142 homes in Building 1; 660 homes total in four buildings

Residence size: 1-bed 510 – 680 sq. ft; 2-bed 750 – 1,120 sq. ft; 3-bed 1,130 – 1,250 sq. ft

Prices: 1 bed from \$285,900; 2 bed from \$378,900, 3 bed from \$540,900

Sales centre: 7731 Alderbridge Way, Richmond

Hours: noon — 6 p.m., daily

Telephone: 604-278-8825

Web: www.onni.com

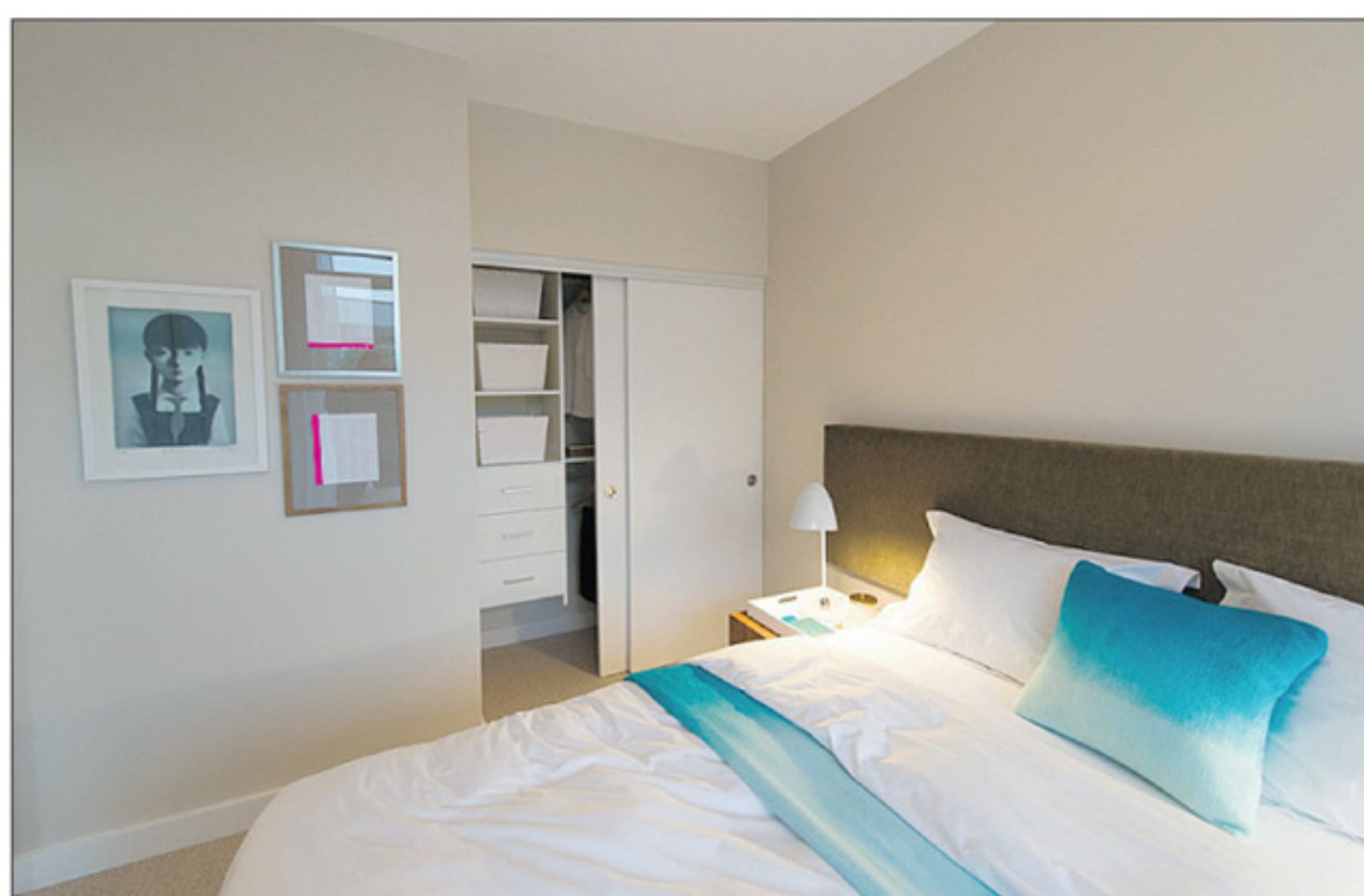
Developer: Onni

Architect: Taizo Yamamoto, Yamamoto Architects Inc.

Interior Design: Onni in-house

Occupancy: Fall 2014 for Building 1

Sales begin: This month for Building 1



PHOTOS: WARD PERRIN/PNG

Suites in Riva will have nine-foot ceilings, oak hardwood floors and stone counters in both kitchens and bathrooms.

the changes for the neighbourhood offers unparalleled opportunity.

“It’s a total redevelopment of the south side of the dike system, which will be great for people with active lifestyles,” says Nick Belmar, Onni’s vice-president of sales. “This will be one of the largest waterfront parks in Richmond — and people living in Riva will be able to essentially use it almost as a backyard to their homes.”

The developer also believes consumers are looking to reside in the changing area because of its key amenities.

In addition to having a 12,000-square-foot wellness centre with a gym, pool and meeting places, Riva will be a short stroll from the fitness and community activities at the oval. An extensive network of pedestrian paths and cycling routes offers plenty of reasons to enjoy the outdoors. Those who commute by car to work in Vancouver will be able to bypass the busy traffic on No. 3 Road by taking Gilbert up to Russ Baker Way.

Shops and restaurants abound, with four malls in the immediate vicinity. Schools,



The Riva show home features a living area with a kitchen nook separating the kitchen area.

a public library branch, city hall and Minoru Park are also close. The Canada Line is a 10-minute walk from Riva, which means frequent flyers will have no problem hopping over to YVR.

A future campus of Trinity Western University is also

planned north of Westminster Highway at No. 3 Road, while Kwantlen University’s Richmond campus is already in place.

Belmar says that appeals to buyers looking for rental suites, or to purchase homes for children to reside in during their

post-secondary education.

In fact, Belmar says they have seen significant interest from all sectors of the consumer market.

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Riva buildings will have central courtyards

“Some first-time homebuyers are jumping in, since our prices start at \$285,900. Some people are moving up to larger suites from their starter homes — maybe they’ve started a family — and then there are people downsizing. We’ve given them an option to do that with the three-bedroom homes

we’re offering in Riva.”

Riva will consist of four buildings, with construction on the first expected to begin in the summer of 2013. Work on the other buildings will likely occur in successive six-month intervals.

Architect Taizo Yamamoto, principal of Yamamoto Architecture, says

the challenge involved with the site revolved around how “porous” it had to be — maintaining easy pedestrian access to the waterfront and park were key priorities.

The most logical decision was to divide the homes among four buildings, each designed into a U-shape

with a central courtyard. Three of the buildings will be oriented to maximize sun exposure.

“The fourth building we put north facing to get better views of the park and the water,” Yamamoto explains. “It’s on the northwest corner of the site, which makes it like a gateway to enter Richmond for those using the Dinsmore Bridge. It has a bit of a tower effect — we put more glass there, making it more transparent.”

The courtyards will allow for community garden plots, an expansive common patio, a children’s play area, and even a reflecting pool, which acts almost like an infinity pool. It directs the eye to look at the Fraser River by creating a waterfall effect, while enhancing privacy for people living at Riva.

The design of the homes also allows for future adaptability. By minimizing the corridors within the units, Yamamoto says there is enough clearance for wheelchair access. Entryway doors have been wired so automatic door openers can be installed if a homeowner so desires, and as a whole, doorways in the suites are wider for those with impaired mobility.

Suites in Riva will have nine-foot ceilings, oak hardwood flooring and stone countertops in the bathrooms and kitchens. The microwave from the six-appliance Kitchen Aid package will be cleverly concealed inside the island, and cabinetry will take full advantage of the ceiling height to maximize storage. Oversized double sinks in the kitchen, and oversized tiles and a deep soaker tub in the bathroom will complete the luxe look.

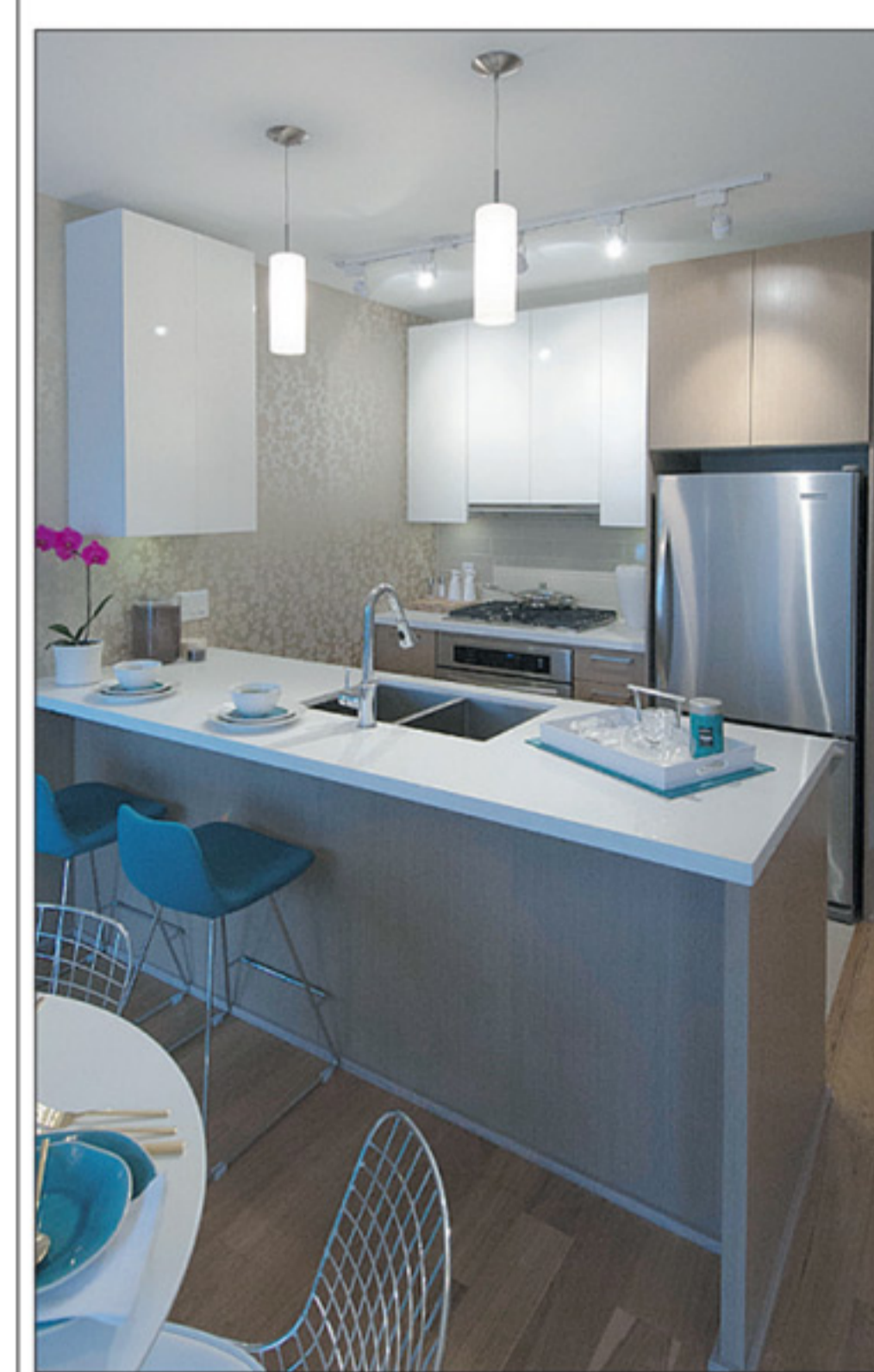
Cam Good, president of project marketer The Key, acknowledges that some buyers appear to be hesitant to take the plunge into the real estate market. It may be that they are waiting for prices to drop. However, he’s not concerned about that putting a chill on sales at Riva.

“It’s extremely affordable waterfront and park front in the Oval Village area, where you’re walking distance to everything, and have great access to high speed transit,” he points out.

Others in the industry appear to be catching his enthusiasm. Good reports that nearly 800 realtors registered for an Oct. 25 preview of Riva, which he believes to be the largest real estate preview event ever held in Richmond.



More photos at vancouversun.com/galleries



WARD PERRIN/PNG

Kitchens will feature oversized double sinks and KitchenAid appliances. Microwaves will be concealed within the islands.



WARD PERRIN/PNG

The Richmond project will be made up of four buildings.