



WESTCOAST HOMES

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NEW HOME: PROJECT PROFILE



Centre of attention

Residents of Onni's 1123 Westwood will be a short stroll from all of the conveniences of Coquitlam Pages I2-4



PHOTOS: NICK PROCAYLO/PNG

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INSIDE | I6

Constructive Thoughts
Peter Simpson returns, with some thoughts on home improvement, and a snapshot of the renovations some of us are planning.

INSIDE | J2

Sold (Bought)
An updated property in a sought-after neighbourhood in White Rock – one with a central location and ocean views – sells in just four days.





PHOTOS: NICK PROCAYLO/PNG

The smallest units at 1123 Westwood measure 590 square feet. The largest is 1,425 square feet, not including rooftop and side outdoor patio spaces.

NEW-HOME PROJECT PROFILE

Onni project offers the best of two worlds

1123 Westwood will be close to the Coquitlam core, but in a neighbourhood of green space

1123 Westwood
Project location: 1123 Westwood Ave., Coquitlam
Project size: 237 units
Residence size: 590 – 1,425 sq. ft.
Prices: Starting from \$219,900
Developer: Onni Group
Architect: Robert Ciccozzi Architecture
Interior design: Onni in-house
Sales centre: 2950 Glen Drive
Hours: Sun to Thurs., noon to 6 p.m.
Website: www.onni.com
Telephone: 604-472-1123
Email: 1123westwood@onni.com
Estimated for: July 2015

MARY FRANCES HILL
 SPECIAL TO THE SUN

Now that his sons are grown, George Lau is about to make a move he's wanted for a long time. In a few months, Lau and his wife will be moving from their 2,500-square-foot home in Westwood Plateau into a two-bedroom apartment in Coquitlam's city centre.

"We're getting older," Lau says with a laugh. Then his tone gets a little weary.

"And that house! Oh my God. There's so much work to do in a house. And the stairs, we had to go up and down, up and down ..."

Lau, a nurse at Surrey Memorial, is looking forward to moving into his two-bedroom at Onni Development's Oasis building. He's more than ready for the short walks to shopping excursions, new transit routes to downtown: in general, a life of ease and modern conveniences.

"Coquitlam is growing. Everywhere it's green, the city is well planned out, the SkyTrain is coming and it'll be more convenient. If I need something at the mall, I can take the elevator down, cross the street and I'm there."

Within a few blocks of city centre, and Lau's new home, stands the site of 1123 Westwood, Onni's newest pre-sale development. A few minutes' walk from the city centre and about a block from Coquitlam's planned Evergreen Line, it's as if a new community opens up: homes new and established, schools, parks, a green, landscaped environment.

It's in that milieu — an immediate neighbourhood of green, landscaped peace a few



Onni Development's 1123 Westwood will be a short walk from the Coquitlam city centre and the planned Evergreen Line.

minutes' walk from the booming city core— that occupants of the 1123 Westwood suites will enjoy homes that are as centrally located as they are relaxed, according to Nick Belmar, Onni's vice-president of sales.

That site offers the best of Coquitlam's city centre with the advantages of a lifestyle

set slightly apart from the busy core, he says.

"Westwood will enjoy all the conveniences of being centrally located without the inconveniences of being centrally located," Belmar says.

In short, Belmar insists, the site provides the best of two worlds: it's set far back enough



The one-bedroom show home has an open-concept living and dining area.



The kitchen has sleek appliances and enough room to accommodate two cooks.

from the city centre to offer a sense of privacy, though it's close enough to the core for convenience to shopping and the Evergreen SkyTrain line, expected to be complete by 2016.

With its modern design, super-high ceilings and natural light, Coquitlam Centre mall is

arguably one of the more pleasant shopping meccas in Greater Vancouver — and it's getting even better, he says.

Its 200 shops include the Apple store and a Target department store will replace the outgoing Zellers. It's also walking distance to Pinetree Village, Pinetree Community

Setting it straight

Occupancy for Fairborne Homes' Capstone project is scheduled for the fall of 2013. Incorrect information appeared in Westcoast Homes on Sept. 15.

Centre, and City Centre Aquatic Complex.

But it's the slight distance from the centre that adds a sense of peace, he says.

The 1123 Westwood site stands across the street from Glen Park and walking distance to Town Centre Park. Homeowners will enjoy a green setting uncommon in urban settings with unobstructed park and mountain views to the north.

The building's elegant design, apparent in the model boasting the work of Robert Ciccozzi Architecture, reflects the quieter, more private setting. A large outdoor common patio space circles the residences, providing dining, lounging and strolling areas on every side of the building.

The most attractive element of the common space has to be the lap pool, a seasonal addition surrounded by a lounging area. The pool is one of the main elements of Club W, a 16,000-square-foot health and fitness club with the pool, a large fitness centre and yoga/exercise studio.

CONTINUED ON PAGE 14

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NEW-HOME PROJECT PROFILE | FROM I2

SkyTrain's arrival seen as a boon for real estate prices

With elementary schools within a 10-minute walk, it comes as no surprise that Onni has built many larger suites to complement its one-bedroom and one-and-den offerings. While the smallest units measure 590 square feet, a town-home can satisfy a small family with 1,425 square feet, not including rooftop and side outdoor patios.

The presentation centre's one-bedroom suite, designed in a simple style by Onni's in-house team, opens to a spacious foyer with coat and laundry closets. The open concept living and dining areas offer more space than is usually found in a one-bedroom suite of this size: it's large enough for a full dining and living room set with plenty of circulation room left to spare.

The same can be said for the kitchen, which leaves more than enough room for two cooks to move freely. Wall-to-wall windows in the living room let in natural light and park or city views, and the bedroom's window looks out to a patio.

Despite its two-minute walking distance to the planned Lincoln station, 1123 Westwood will be "a good distance from all the activity and noise that a SkyTrain station brings," says Belmar.

Buying a home so close to transit makes good economic sense, says Cameron Good, president of The Key, the project's marketers.

Good predicts the building will be a magnet for smart investors who recognize the potential rise in value of a home located near transit.

"We often see real estate values increase almost 20 per cent in neighbourhoods surrounding a SkyTrain station in the months leading up to its opening," he says.

The city's on board, so to speak.



The front hallway uses space wisely, with a closet and stacking washer and dryer.



Last April, Coquitlam started work on a Transit-Oriented Development Strategy, holding open houses to survey city residents on their thoughts on development around stations in the upcoming Evergreen Line. Positive public response helped to produce new policies

to promote the building of compact, complete neighbourhoods, develop spaces for employment, higher density directly next to SkyTrain stations and high-quality urban design — namely, public plazas and a streetscape that's generally pleasant and easy for pedestrians.

Those policies will apply not only to the city core. A recent City of Coquitlam report, Transit-Oriented Development Strategy (available online at www.coquitlam.ca) stresses that this applies to "shoulder" areas within metres of city centres, such as the 1123 Westwood site.

And that's where the "smart" money will go, says Good.

"Smart money invests in a neighbourhood with pending infrastructure improvements like the introduction of high speed transit as opposed to markets like Metrotown where high speed transit already exists and is already priced into the market."



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