

2016



Georgie

AWARDS

FINALIST

PUTTING
B.C.'S BEST
HOMES
TOGETHER

Annual awards
showcase tops in

building excellence

Industry event recognizes
the best in home
construction, renovation
and marketing >> **Page H2**



Among the Georgie Award finalists, from top right: My House Design/Build Team Ltd., for Best Any Room New or Renovation; Nordel Development Ltd. (with associate Fifth Avenue Real Estate Marketing Ltd.), for Best Multi-Family Kitchen; and Forge Properties, for Best Multi-Family Low Rise Development.



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SPOTLIGHT ON 2016 AWARD FINALISTS



My House Design/Build Team Ltd. garnered 10 finalist nominations. Above, its ‘Hillside Splendor’, a finalist in the category for Best Kitchen Renovation over \$100,000.

Top contenders named in annual industry competition

Winners of the highly coveted awards will be announced at a black-tie gala in Vancouver in March

SHAWN CONNER
SPECIAL TO THE SUN

Consumers are the big winners in this year’s Georgie Awards, as builders, renovators and others involved with building B.C.’s communities continue to step up their game. Once again, submissions to the

Canadian Home Builders’ Association of British Columbia’s awards reflect the high level of quality, skill, professionalism and excellence of the association’s members. “We’ve seen an increase in the quality that’s been entered,” CHBA BC CEO Neil Moody said. “The projects seem to get more amazing each year.” The CHBA BC announced the finalists for the 24th Annual Georgie Awards on Nov. 6. Open to all CHBA BC

members, the housing excellence awards program includes residential construction projects built, renovated, developed, created and marketed throughout the province between Jan. 1, 2014 and Sept. 30, 2015. A panel of judges comprised of leading industry professionals from outside the province selected the front-runners. It total, there are 46 categories, including six Grand Georgie Awards. Leading the pack of

finalist nominees are Naikoon Contracting Ltd., with 12 nominations, My House Design/Build Team Ltd., with 10, and Zenterra Developments and Forge Properties, with eight each. Although many of the top names are familiar from past years, a number of companies received their first nominations. “We’ve had some amazing projects entered from other parts of B.C. — for example, from Fernie — and make it right through

to the finalists,” Moody said. “That’s a good sign for our membership, and for the builders.” This year sees no major changes in the categories, although the CHBA BC has tweaked a few. Formerly known as Customer Choice Powered by Avid, the Customer Satisfaction Award category — its finalists are to be announced in January — is more focused on customer service, Moody says. “And we’ve tweaked the renovators



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MORGAN HEIGHTS



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Custom home builder CastleHill Homes Ltd. brings decades of expertise to create single-family feel at townhome development

JODIE WARREN
SPECIAL TO THE SUN

CastleHill Homes Ltd. is transferring decades of experience as a reputable custom home builder to the multi-family arena, as evidenced by the stunning Sakura, a collection of sophisticated four-bedroom townhomes in South Surrey’s exclusive Morgan Heights neighbourhood. What sets Sakura apart from other townhome developments, says sales manager Shae Challier, is that they have the look and feel of spacious single-family homes. “The architecture at Sakura is much different than what homebuyers typically see with other townhome communities, she says. “There are a lot of custom features, such as high ceilings and large gourmet kitchens with eight-foot islands that are more often associated with a single-family home.” The company’s long history in custom single-family home construction means an unparalleled service and quality, notes Shae. “The company really prides itself on the end product that it delivers,” she says. “Over the past 40 years, CastleHill has established a reputation for sound construction, quality trades and materials, innovation and great service. Now, the company is bringing all of these attributes to multi-family projects such as Sakura.” The ultra-modern homes at Sakura feature spacious open floor plans, with one room seamlessly flowing to the other. Among the many distinctive features of the homes are loft-style living rooms that overlook the foyers, 12-foot vaulted ceilings in the master bedrooms, and floor-to-ceiling windows that allow for an abundance of natural light and expansive views, with some all the way to the North Shore.

Other thoughtful details include sophisticated engineered flooring and wall systems, a home automation system that provides state-of-the-art technology, allowing you to control lighting, security, audio/video and heating at the push of a button and a high-speed fibre-optic network. Homes are exceptionally energy-efficient, thanks to superior insulation and Smartglass windows. All of this in an enviable location that allows residents to walk to shops at Morgan Crossing, hike and bike the local trails, or play tennis in Sunnyside Park or golf at Morgan Creek. Two major highways, as well as the U.S. border, are minutes away, as are the White Rock waterfront and Crescent Beach. The first residents of Sakura have now moved into the completed Phase One, with Phase Two under construction and 60-per-cent sold, and the third and final phase to begin construction and sales in the new year. “We have received overwhelming feedback that people love living here,” says Shae. “They truly value the care and attention that went into creating these homes and appreciate how bright and spacious they are. They also love that the schools, including Southridge Private School and Sunnyside Elementary, as well as so many other amenities are within walking distance.” Also giving the project high marks is the Canadian Home Builders’ Association of B.C., which has awarded Sakura as a finalist in the Best Townhouse Development category. For more information on Sakura, visit www.SakuraLiving.ca

This story was produced by Postmedia Works on behalf of CastleHill Homes Ltd. for commercial purposes. Postmedia’s editorial departments had no involvement in the creation of this content.

SPOTLIGHT ON 2016 AWARD FINALISTS



Naikoon Contracting Ltd. is a finalist in the category Custom Home valued between \$750,000 - \$1,500,000 for The Winton House.

categories. That’s a growing market, and an area that’s attracting more attention. Renovations are starting to catch up and in some cases exceed new-home builds. People want to stay in the same location, they might have grown up in the community. And some of the bylaws to tear down and build might be a bit onerous. It might be more expensive to buy a new home than to renovate.”

The winners of the highly coveted awards will be announced on Friday, March 11, 2016 at the Hyatt Regency Hotel Vancouver. Over 500 members from the residential construction industry, government and stakeholders will attend the black-tie awards gala. Tickets are available at www.georgieawards.ca.

Since the creation of the awards program in 1992, the Georgies have become synonymous with quality builds.

“We certainly notice that realtors are advertising Georgie products,” Moody said. “We have spoken to consumers who have bought Georgie products, and who have said that, when they

go to resell their homes, they know they can get a higher value because it’s a Georgie product.

“It’s certainly a well-recognized brand beyond the builders and developers. And that shows up if you look at a lot of real estate ads and the realtors are actually advertising the homes as Georgie finalists or winners.”

Even though it’s the builders, developers and renovators that will take home awards, the consumers benefit too.

“They certainly step up their game to try and get their projects in the Georgies,” Moody said of the entrants.

“Obviously, they’re going to do it to satisfy their customer first. But I think they have a longer timeline in place so that, when they’re doing the project, they have the Georgies in mind when they finish. And if it matches the needs of their customers, they’re going to make sure it goes above and beyond. If they’re a Georgie entrant as well, their customer is getting a fantastic product.”



Jaheny Custom Builders Ltd. Is a finalist for Best Outdoor Living Space Custom – New or Renovation, for its Tuscan Reflections project.

SPONSORED BY FORGE PROPERTIES

Collective passion for creating landmark community behind Forge Properties’ successful Royce project in White Rock

JODIE WARREN
SPECIAL TO THE SUN

Husband-and-wife team, Cory and Sandy Saran of Forge Properties, had a definitive vision for their new multi-family project at Thrift Avenue and Everall Street in White Rock, and they credit its success to the dedication of local collaborators.

“The team behind Royce consisted of a small group of people who were passionate about creating something special for White Rock,” says Cory Saran. “Many of these professionals, including the architect, interior and graphic designer, have deep roots in the area and are well in tune with the needs of the community.”

An exclusive collection of 80 luxurious residences in one of B.C.’s most coveted oceanside communities, Royce offers a wide range of finely crafted homes (approximately 700 to 1,500 square feet) for buyers with varying budgets. Featuring unobstructed panoramic views, superb amenities and exceptional detailing at every corner, the community is move-in ready.

Designed by award-winning Ankenman Associates Architects Inc., Royce features a modern twist to West Coast architecture incorporating complex curvilinear forms with distinct angulation. “We sought to take full advantage of the location,” explains Saran, who notes that all homes face south to maximize views and exposure. “We like to joke that the hardest decision residents at Royce need to make is whether they like morning or evening sun.” The West Coast architecture is further enhanced by locally sourced timber posts brought in from Squamish.

Interiors at Royce are spacious and airy, featuring classic, tasteful design. “Space was a big consideration because many of our buyers are downsizing from single family homes,” says Saran. “So we tried to eliminate many of the compromises that people associate with downsizing.” Generously sized kitchens come with professional-grade five-piece appliance packages, solid quartz countertops and integral Carrera marble backsplashes. Bedrooms are also oversized, and every home comes with expansive deck space.

During the pre-sale phase of the project, Royce was a finalist for eight Georgie Awards and took home four trophies. Not surprisingly, Royce is a finalist in multiple Georgie Awards categories this year,



including Best Multi-Family Low-rise Development, Best Interior Design for Display Suite Single Family Production or Multi-Family, Best Landscape — Multi-family New or Renovation, Best Outdoor Living Space Multi-Family New or Renovation, Best Advertising Campaign, and Best Corporate Website. The company is also in the running for a Grand Georgie for Residential Community of the Year.

“The fact that we are finalists in such a wide range of categories this year, from marketing to construction, really demonstrates the common vision and strong alignment of all stakeholders involved,” says Saran. “The driving force was to build an architectural landmark in White Rock, and I think the passion that all team members had for this project really shines through.”

Most importantly, the new residents of Royce are giving it high marks.

“You take a big leap of faith to put trust in a developer for two to three years to see if they deliver on what was promised,” says Saran. “To hear that we have exceeded the expectations of our homeowners is no doubt a reward in itself.”

Visit the Royce sales centre at 14855 Thrift Ave, White Rock, open daily from noon to 5 p.m. (except Friday) or call 604-538-8028 or email info@royceliving.com. For more information on Forge Properties, visit: www.forgeproperties.ca

This story was produced by Postmedia Works on behalf of Forge Properties for commercial purposes. Postmedia’s editorial departments had no involvement in the creation of this content.

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SPOTLIGHT ON 2016 AWARD FINALISTS

Standouts named in industry competition

In 46 award categories, many are familiar from previous years, while others are receiving first nominations

Residential Construction – New

Best Single Family Detached Home up to 2,000 Sq. Ft. under \$500,000 - Production

- New Dawn Developments Ltd, Novak Residence

Best Single Family Detached Home over 2,000 Sq. Ft. under \$750,000 - Production

- RDC Fine Homes Inc., Crumplit Woods
- Portrait Homes Ltd., Nelson Peak Sparrow
- Portrait Homes Ltd., Nelson Peak Siskin
- Fernie Home Builders Inc., Snow Creek Cabins
- Benchmark Homes Ltd., Hyde Canyon

Best Single Family Detached Home over 2,000 Sq. Ft. over \$750,000 - Production

- Symphony Homes Limited, Elenora Residences
- West Coast Signature Homes, Thirlmere Drive

Custom Home valued under \$750,000

- Noura Homes, Hillcrest Estates
- Alair Homes, Chateau Wolff Estate – Associate Companies: Mazzei Electric, Slegg Building Materials, Mayco Mix Ltd.
- Smallworks, Lyons Laneway House – Associate Company: Architrix Design Studio
- Naikoon Contracting Ltd.,

- Nookian House Too
- Qualitech Construction Group, Panorama House

Custom Home valued between \$750,000 - \$1,500,000

- Naikoon Contracting Ltd, The Winton House
- Kemp Construction, Management Ltd, Sunnyside Up – Associate Company: Sarah Gallop Design Inc.
- Barrett Group Custom Builders Inc., Cortell Residence
- Alchemy Construction Ltd, Edgemont Natural
- Woodstyle Homes Ltd., Lakefront Captivation

Custom Home valued between \$1,500,000 - \$3,000,000

- Homestar Building Corp, North Langley Family Home
- Pars Construction, Villa Sogno – Associate Companies: inArtifex Design Ltd, Hybrid Elevator Inc, AcuTruss Industries
- Symphony Homes Limited, Kings Road
- G.D. Nielsen Developments Ltd., Cammeray Heights

Custom Home valued over \$3,000,000

- Kinip Construction Ltd, Evolution to Elegance
- Jaheny Custom Builders Ltd., Tuscan Reflections
- Eurohouse Construction, Millstream Place
- Kindred Construction, Kadenwood
- KBC Developments [Kliwer Bros. Construction Ltd.], Galadriel

Best Townhouse Development

- Algra Bros. Developments Ltd, Penny Lane at Brixton Station
- My House Design/Build Team Ltd, Family Heritage
- CastleHill Homes Ltd, Sakura Morgan Heights – Associate Companies: Axis Real Estate Solutions Inc., Starline Windows, Dicks Lumber
- Nordel Development Ltd., Arcadia – Associate Company: Fifth Avenue Real Estate Marketing Ltd.
- Zenterra Developments, Hyde Park Phase 1

Best Multi-Family Low Rise Development

- StreetSide Developments (BC) Ltd., South Point Walk
- Boffo Properties, Cordovan
- Forge Properties, Royce
- VanMar Constructors, Kiwanis Garden Village
- South Street Development Group, Highbury Estates

Best Multi-Family Mid/High Rise Development

- Kindred Construction, South Creek Landing
- Adera Development Corporation, The Shore - Buildings 2 & 3
- Solterra Development Corp., Keefer Block
- UBC Properties Trust, Nobel House
- Denford Construction Management Ltd., Retirement Community in Campbell River



Adera Development Corporation is a finalist for Best Multi-Family Mid/High Rise Development, for The Shore, Buildings 2 & 3.

Best Multi-Family Kitchen

- South Street Development Group, Highbury Estates
- Adera Development Corporation, The Shore - Building 2
- Nordel Development Ltd., Arcadia – Associate Company: Fifth Avenue Real Estate Marketing Ltd.
- Thind Properties Ltd., Skyway Kitchen
- Zenterra Developments, Hyde Park Phase 1

Best Single Family Kitchen under \$100,000

- Niebuhr Construction, Best Foot Forward – Associate Company: Sarah Gallop Design
- RDC Fine Homes Inc., Fairway – Associate Company: Top 40 Woodworks
- Symphony Homes Limited, Elenora Residences
- KBC Developments [Kliwer Bros. Construction Ltd.], Vidro Do Mar
- Bolder Homes, The Grand – Associate Company: Sublime Interior Design

Best Single Family Kitchen over \$100,000

- Afdon Contracting, Alpine Kitchen
- Pars Construction, Villa Sogno – Associate Companies: inArtifex Design Ltd., AcuTruss Industries
- Kinip Construction Ltd, Evolution to Elegance
- Eurohouse Construction, Millstream Place
- Barrett Group Custom Builders Inc., Cortell Kitchen



SPONSORED BY ZENTERRA DEVELOPMENTS



Creating a sense of belonging is key to the success of Zenterra Developments’ Hyde Park in South Surrey

JODIE WARREN
SPECIAL TO THE SUN

When creating Hyde Park, the vibrant new community at 28th Avenue and 156th Street in South Surrey, multi-family specialist Zenterra Developments sought to create a sense of identity and individuality to each homeowner.

“We put a lot of thought into the colour schemes for every building so that the units look like individual homes, in order to create a sense of belonging,” says Sam Milani, Zenterra’s design and marketing consultant. “This was very important to us. We feel that by paying attention to this element, we have bridged the gap between a single-family home and a townhome.”

Another focus of Zenterra’s were the natural surroundings. “The forest setting, with its old growth Douglas Firs, is truly unique and we felt we had to do it justice with our development,” says Milani, noting that the company preserved as many trees as possible by bringing in an arborist early in the planning stages who identified which trees were most important to keep. Zenterra then planned the community around them.

Zenterra’s commitment to quality and value is also reflected in the interiors themselves, with a key feature of the homes being the level of customization available and the spacious open floor plans (the one- to four-bedroom homes range from 1,295 to 2,948 square feet). Some plans also include master bedrooms on the main floor, which appeals to a variety of demographics, including downsizers and empty nesters. Kitchens featuring quartz countertops and quartz single-slab backsplashes, stainless steel appliances and soft-close cabinetry in a choice of classic shaker or contemporary Italian flat-panel, two-tone cabinetry. Bathrooms exude luxury, with floating flat-panel cabinetry with undermount lighting, frameless showers and wood-

motif ceramic tiles in Silk Teak/Africa Ocapi. A combination of wide-plank laminate flooring and lush carpeting adds to the cosy, yet elegant feel of the homes.

While the community has the feel of a quiet oasis, it is still remarkably close to major arteries, such as Highway 99, Canada/U.S. border, and major amenities, including the popular Morgan Crossing shopping area, schools and recreation.

Zenterra’s efforts and painstaking attention to detail in every phase of Hyde Park’s development has not surprisingly resulted in much industry recognition. Following two Ovation award wins, this year, Hyde Park is being recognized as a Georgie Award finalist in eight categories, including Best Townhouse Development, Best Multi-Family Kitchen, Best Landscape — Multi Family — New or Renovation, Best Project Identity, and Best Sales Centre. It is also included in the Grand Georgie categories of Marketing Campaign of the Year, Residential Community of the Year, and Multi-Family Home Builder of the Year.

Of the sales and marketing efforts for Hyde Park, Milani explains: “We’ve done our utmost to apply the most sophisticated marketing techniques so that prospective buyers can experience what it is like to live in Hyde Park, from providing scale models and finishings in our sales centre to utilizing interactive media.

Hyde Park has opened four brand new show homes! You can visit between noon and 5 p.m. to see the quality of this award-winning community. Show homes are located at Unit 136 — 2853 Helc Place in Sunny South Surrey (Contact number: 604-506-1852). For more information about Hyde Park visit: <http://hydeparkliving.ca/>

This story was produced by Postmedia Works on behalf of Zenterra Developments for commercial purposes. Postmedia’s editorial departments had no involvement in the creation of this content.

2016

8

Georgie AWARDS FINALIST

Nominations

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SPOTLIGHT ON 2016 AWARD FINALISTS



Eurohouse Construction is a finalist for Best Interior Design Custom Residence - New or Renovation, for Millstream Place.

Residential Construction – Renovation

Best Residential Renovation under \$100,000

- My House Design/Build Team Ltd, Citrus Splash
- Vertical Grain Projects, West End Nest Condo

Best Residential Renovation \$100,000 - \$299,999

- Barrett Group Custom Builders Inc., Upper Lonsdale Residence
- Intermind Design, Mid-century metamorphosis
- Tavan Developments, Riverside Escape
- Ronse Massey Developments Inc., Casa Verde
- Rockridge Developments, Hycroft Tower
- Klondike Contracting,

Opulence Meets Sophistication

Best Residential Renovation \$300,000 - \$499,999

- Alchemy Construction Ltd, Island Revival
- Klondike Contracting, Entertainer's Dream
- Shakespeare Homes & Renovations Inc, Skyline – Associate Company: Sensitive Design Inc.

Best Residential Renovation \$500,000 - \$799,999

- Keith Dahlen Construction Ltd, The Cadden Residence
- Barrett Group Custom Builders Inc., Tall Tree Residence
- Keith Dahlen Construction Ltd, The Allen Residence
- Rockridge Developments, Urban Shift
- Falcon Heights Contracting, Haro View
- Naikoon Contracting Ltd,

Amazing Grace

- Shakespeare Homes & Renovations Inc., Hat Trick – Associate Company: Sensitive Design Inc.

Best Residential Renovation \$800,000 and Over

- Kerr Construction, Heritage Home Renovation – Associate Companies: Nickel Bros, Pacific Rim Cabinets, Mira Floors & Interiors
- My House Design/Build Team Ltd, Hillside Splendor
- Ronse Massey Developments Inc.,Crown
- TQ Construction, Graceful on Granville
- RodRozen Designs, Hari Residence – Associate Companies: Colonial Countertops, Fontile Kitchen & Bath

Best Kitchen Renovation under \$100,000

- Shakespeare Homes &

Renovations Inc., Happy Hour – Associate Company: Sensitive Design Inc.

- Alair Homes Vancouver, The Hangout
- Naikoon Contracting Ltd, Vancouver Southlands
- My House Design/Build Team Ltd, Creekside
- Tavan Developments, Riverside Escape

Best Kitchen Renovation over \$100,000

- Sasen Design & Development, Casa Luminosa
- Naikoon Contracting Ltd, Amazing Grace
- My House Design/Build Team Ltd, Hillside Splendor
- Kerr Construction, Interiors – Associate Companies: Pacific Rim Cabinets, Mira Floors & Heritage Home Kitchen Renovation

Best Condo Renovation

- Alair Homes Vancouver, Breakwater – Associate Company: The Interior Design Group
- RJR Construction Management, Ambleside Retreat
- Best Builders Ltd, In the Sky – Associate Companies: Monarch Floor and Window Coverings, Dick's Lumber
- Klondike Contracting, Seventh Heaven
- My House Design/Build Team Ltd, Creekside

Interior Design, Merchandising and Landscaping – New or Renovation

Best Master Suite New or Renovation

- Space Harmony Interiors Inc., West Van Master Bath
- Su Casa Design, Master Suite – Associate Company: New Creation Homes
- My House Design/Build Team Ltd, Hillside Splendor
- Eurohouse Construction, Millstream Place
- Pars Construction, Villa Sogno – Associate Companies: inArtifex Design Ltd., Hybrid Elevator Inc, AcuTruss Industries

Best Any Room New or Renovation

- My House Design/Build Team Ltd, Hillside Splendor
- KBC Developments [Kliwer Bros. Construction Ltd.], Galadriel
- Carol Faan Interiors Ltd., Shaughnessy Manor – Associate Company: Copa Development Corp.
- Tavan Developments Ltd, Maple Splendour
- Eurohouse Construction, Millstream Place

Best Interior Design Display Suite Single Family production or Multi-Family

- Hayer Builders Group, Exchange – Associate Company: Fifth Avenue Real Estate Marketing Ltd.
- Thind Properties Ltd., Skyway
- Holborn Holdings, Trump Vancouver
- Portrait Homes Ltd., Nelson Peak
- Forge Properties, Royce - L Plan
- Forge Properties, Royce - H Plan

Best Interior Design Custom Residence - New or Renovation

- Carol Faan Interiors Ltd., Shaughnessy Manor – Associate Company: Copa Development Corp.
- Pars Construction, Villa Sogno – Associate Companies: inArtifex Design Ltd., Hybrid Elevator Inc, AcuTruss Industries
- Afdon Contracting, Alpine Interior Design
- Su Casa Design, Interior Design – Associate Company: New Creation Homes
- Eurohouse Construction, Millstream Place

Best Innovative Feature - New or Renovation

- Best Builders Ltd, Nature's Best – Associate Company: Architrix Design Studio
- Adera Development Corporation,The Shore - Building 2
- Marble Construction Ltd., Belmont – Associate Company: Caspian Stone Ltd.
- RDC Fine Homes Inc., Timber Ridge
- KBC Developments [Kliwer Bros. Construction Ltd.], Galadriel

CONTINUED ON PAGE H7

SPONSORED BY UBC PROPERTIES TRUST

Wesbrook Village: A growing West Side residential community aimed at a diverse population

JODIE WARREN
SPECIAL TO THE SUN

The University of British Columbia campus in Vancouver has long been known as a tier-one institution on a spectacular peninsula, with ocean views, old-growth forest, and an abundance of outdoor recreation. In recent decades, however, its reputation as a place to ‘live, work and play’ has grown substantially, thanks to a sustainable urban community that has been taking shape on 115 acres of prime land south of West 16th Avenue on the campus.

Known as Wesbrook Village, the community is appealing a wide range of residents. “The question has always been, ‘Can I live here if I’m not a student or faculty member?’” says Ashley Willard Bauman, director, strategy and marketing for UBC Properties Trust, which services and markets lands for residential development, as well as develops and oversees rental and retail properties on behalf of the university. “Nowadays, the answer is a definitive ‘yes’. We are thrilled that the community is attracting residents from a range of demographics; in particular, young families and downsizers.”

Indeed, there are plenty of residents drawn to the sheer beauty, access to amenities and nature that the area has to offer. Close at hand are top education opportunities at all levels (including the brand new University Hill High School), an array of hiking and biking trails, five new parks, beaches, world-class gardens and convenient new shopping and restaurants at Wesbrook Village, including a Save-On Foods. The most recent addition is the 30,000-square-foot community centre, a state-of-the-art facility that is accessible to everyone, regardless if you live on campus or not.

At Wesbrook Village, home buyers have had a number of options from which to choose, including Binning Tower by the Wall Group of Companies, Prodigy by Adera and The Laureates by Polygon. And there are more to come as the community is close to being 50-per-cent complete.

Paul Young, the Trust’s director of planning and design, notes that a particular point of pride is the variety in housing options available. “Wesbrook Village is distinctive in that in addition to homes available to purchase, it has a substantial rental portfolio,” he says. “It was



important to UBC that Wesbrook have this diversity in order to appeal to individual tastes and preferences.”

In addition to creating five parks in the area, UBC Properties Trust has also worked hard to ensure that the natural elements of the campus and its surroundings are preserved within the Wesbrook community. This is reflected in the connected water features, the gathering squares, the community gardens and soft-ball diamond at Nobel Park, as well as the soccer fields at Brockhouse Park and the imaginative playgrounds throughout the parks.

The efforts to create a sustainable community that attracts a diverse population have not gone unnoticed. Wesbrook Village is a finalist in seven categories for this year’s Georgie Awards, including Best Advertising Campaign, Best Corporate Website and in the Grand Georgie categories of Marketing Campaign of the Year and Residential Community of the Year. The Trust’s Nobel House rental property is also a finalist in the categories of Best Multi-Family Mid/High Rise Development, Best Outdoor Living Space – Multi-Family New or Renovation, and Best Environmental Initiative.

For more information on Wesbrook Village, visit: www.discoverwesbrook.com.

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PROUD TO BE A FINALIST
IN 7 CATEGORIES INCLUDING
RESIDENTIAL COMMUNITY OF THE YEAR

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VANESSA GALLE/OPEN HOUSE OVERHAUL
Samantha Pynn had two Ikea Malm dressers spray-painted and dressed up with fancy hardware from Lee Valley. The makeover helped them fit right into a formal dining room.

Malm’s the word

No need to blab your ‘high-end’ look is from Ikea

SAMANTHA PYNN
NATIONAL POST




Dear Sam: I have been searching high and low for new dressers for my bedroom. For the past few years, I’ve been using two Malms from Ikea. Although, they’re great for storage, I’ve been wanting something that has great handles, is wood, and maybe has a bit of colour. I have the white ones, but I’ve wanted something that fits a little more with the rustic and more glamorous elements I’ve been introducing into my home. I had been looking on Pinterest when I saw a photo of a room you had done with what looks like two Malms! They look so different from the ones I own that I almost didn’t recognize them. Are these the same dressers? Can you tell me how you made them look like this? Do I need to send them to a professional or can I do this myself?

Thanks for your help!
– Audrey

Dear Audrey: Those are indeed the Malm dressers. And you can for sure jazz up any off-the-rack chest of drawers. I have hacked my fair share of big-box store furniture, but when the design team on Open House Overhaul first proposed this project, I was skeptical. We were running out of money and had chosen classic furnishings for this dining room: alabaster lamps, large gold mirrors, Louis XVI chairs. I thought the hardware was just too fancy for the clean lines of the dresser. I wanted two chests that were solid wood. But after a week of searching, we gave up on finding two matching cheap-and-cheerful identical chests of drawers. Instead, we painted two white dressers with a coat of navy and added hardware to the corners and faces of the drawers. And, now when I look at the photo of this living room, I feel like these chests are perfect for the space and my favourite hack ever. The chests were sent out to be spray painted by Benjamin Refinishing. You could paint your dressers yourself, but you will need to build a makeshift spray booth. You will also need a spray gun or multiple small cans of spray paint. I prefer to have any MDF furniture professionally spray painted for a hard-as-nails finish. Wood furniture can be painted or stained by hand. Instead of painting your dressers all one colour, you may want to consider painting the outside of the dresser grey or navy and leaving the drawers white. This also works well with stain. My second favourite hack of all time was a \$39 off-the-shelf pine wood dresser. The drawers were painted white and outside cabinets were stained a dark grey and then pickled to give the piece a rustic look. What really makes the dressers you see in the photo sing is the corner hardware on the drawers from Leevalley.com. The starting price for corner hardware is \$6 per corner. In other words, you can transform your dressers for less than a hundred dollars. Happy dresser decorating!

Send your small-space question to asksampynn@gmail.com.

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SPOTLIGHT ON 2016 AWARD FINALISTS



CONTINUED FROM PAGE H5

Best Landscape Multi-Family - New or Renovation

- Zenterra Developments, Hyde Park Phase 1
- Forge Properties, Royce
- South Street Development Group, Britton
- Denford Construction Management Ltd., Retirement Community in Campbell River
- Adera Development Corporation, The Shore - Building 2

Best Landscape Single Family - New or Renovation

- Swick's Organic Landscaping Ltd., Back to Nature – Associate Company: maison d'etre design-build inc.
- Jaheny Custom Builders Ltd., Tuscan Reflections
- Build-Pros Construction Ltd., Yanyan & Yu – Associate Company: Waterfall now
- VictorEric Premium Homes,Ash Residence
- Kinip Construction Ltd, Evolution to Elegance

Best Outdoor Living Space Multi-Family - New or Renovation

- Solterra Developments, Keefer Block
- Denford Construction Management Ltd., Retirement Community in Campbell River
- UBC Properties Trust, Nobel House
- South Street Development Group, Highbury Estates
- Forge Properties, Royce

Best Outdoor Living Space Custom - New or Renovation

- Jaheny Custom Builders Ltd., Tuscan Reflections

- Tavan Developments, Kitsilano Treasure
- G.D. Nielsen Developments Ltd., Cammeray Heights
- KBC Developments [Kliewer Bros. Construction Ltd.], Galadriel
- Sasen Design & Development, La Dolce Vita

Sales and Marketing

Best Project Identity

- Nordel Development Ltd., Arcadia – Associate Company: Fifth Avenue Real Estate Marketing Ltd.
- The Concasts Group, Myron's Muse
- Zenterra Developments, Hyde Park Phase 1
- Portrait Homes Ltd., Nelson Peak
- Milori Homes, Walter's Place – Associate Company: Metrics Project Marketing

Best Advertising Campaign

- Concert Real Estate Corporation, The Creek
- UBC Properties Trust, Wesbrook Village
- Milori Homes, Walter's Place – Associate Company: Metrics Project Marketing
- Hayer Builders Group, Exchange – Associate Company: Fifth Avenue Real Estate Marketing Ltd.
- Holborn Holdings, Trump Vancouver
- Forge Properties, Royce – Associate Company: Brad Hill Imaging

Best Sales Centre

- Zenterra Developments, Hyde Park Phase 1
- Bold Properties Inc., Larchwood
- Concert Real Estate Corporation, The Creek
- Springbank Development (Breslay) Corp.- DBA

- Springbank Properties, Novella
- Milori Homes, Walter's Place – Associate Company: Metrics Project Marketing

Best Corporate Website

- Alair Homes, Alair Homes
- UBC Properties Trust, Wesbrook Village
- Forge Properties, Royce
- Portrait Homes Ltd., Portrait Homes
- Holborn Holdings, Trump Vancouver
- Adera Development Corporation, Adera Development Corporation

Special Achievement Awards

Best Environmental Initiative

- Portrait Homes Ltd., Nelson Peak
- UBC Properties Trust, Nobel House
- Naikoon Contracting Ltd, Nookian House Too
- Naikoon Contracting Ltd, The Winton House

Best Certified Home - Production

- RDC Fine Homes Inc., Crumpit Woods

Best Certified Home - Custom

- Align West Homes, Revelstoke Reward
- Naikoon Contracting Ltd, The Winton House
- RDC Fine Homes Inc., Timber Ridge
- Naikoon Contracting Ltd, Nookian House Too
- Kemp Construction Management Ltd, Sunnyside Up – Associate Company: Sarah Gallop Design Inc.

Best Certified Whole



Su Casa Design, with associate New Creation Homes, is a finalist for Best Master Suite New or Renovation, for its Master Suite project.

House Renovation

- Naikoon Contracting Ltd, Amazing Grace
- maison d'etre design-build inc., Mid-Century Modern
- My House Design/Build Team Ltd, Hillside Splendor

Best Public-Private Partnership

- Kindred Construction, The Kitsilano House
- Thompson Rivers University, The Training House Project – Associate Company: Canadian Home Builders' Association - Central Interior

Grand Georgie Awards

Grand Georgie Awards®: Marketing Campaign of the Year

- UBC Properties Trust, Wesbrook Village
- Hayer Builders Group, Exchange – Associate Company: Fifth Avenue Real Estate Marketing Ltd.
- Concert Real Estate Corporation, The Creek

- Zenterra Developments, Hyde Park Phase 1

Grand Georgie Awards®: Residential Community of the Year

- Forge Properties, Royce
- Adera Development Corporation, The Shore - Building 2 + 3
- UBC Properties Trust, Wesbrook
- Zenterra Developments, Hyde Park Phase 1
- South Street Development Group, Highbury Estates

Grand Georgie Awards®: Custom Home Builder of the Year

- Naikoon Contracting Ltd, Naikoon Contracting Ltd
- RDC Fine Homes Inc., RDC Fine Homes Inc.
- Tavan Developments, Tavan Developments

Grand Georgie Awards®: Residential Renovator of the Year

- Keith Dahlen Construction Ltd, Keith Dahlen Construction Ltd
- TQ Construction, TQ

- Construction
- Shakespeare Homes & Renovations Inc, Shakespeare Homes & Renovations Inc
- Barrett Group Custom Builders Inc., Barrett Group Custom Builders Inc.
- My House Design/Build Team Ltd, My House Design/Build Team Ltd
- Naikoon Contracting Ltd, Naikoon Contracting Ltd

Grand Georgie Awards®: Single Family Production Home Builder of the Year

- Benchmark Homes Ltd, Benchmark Homes Ltd
- Portrait Homes Ltd., Portrait Homes Ltd.

Grand Georgie Awards®: Multi-Family Home Builder of the Year

- Adera Development Corporation, Adera Development Corporation
- Zenterra Developments, Zenterra Developments

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Built to LEED standards and surrounded by nature and every possible amenity, The Shore has it all

JODIE WARREN
SPECIAL TO THE SUN

Adera Development Corporation is being recognized as a finalist for this year's Georgie Awards for transforming a former city works yard into a stunning, multi-phased community that seamlessly blends modern West Coast architecture with beautiful North Vancouver surroundings.

Aptly named The Shore, this sustainable community consists of four buildings — 359 homes in total — in a picturesque creekside setting bounded by Mosquito Creek to the west, Fell Avenue to the east, and Marine Drive to the north.

“We call The Shore ‘the North Shore Shangri-La’ for a number of reasons,” says Eric Andreasen, Adera’s vice-president of marketing and sales. “It really has everything. You can access so many amenities from here, including Lower Lonsdale, which is a 15-minute walk away, but it’s much quieter, and steeped in nature.”

Other key features of The Shore include direct access to the Trans Canada Trail and a vibrant piazza with a prominent public art/water feature (one of three public art installations in the community), which Andreasen explains has multiple benefits. “This European-inspired town square not only provides a central gathering place for residents to enjoy being outdoors and for children to play, it also creates space between all of the buildings in The Shore, meaning that no home is looking directly into another building,” he says. “Instead, residents either have views of the North Shore, of the creek, or of the piazza. This feature really gives the homes a feeling of privacy.”

The one-, two-, and three-bedroom-and-den homes are built to LEED (Leadership in Energy & Environmental Design) for Homes standards. The first two phases are now complete, with a few homes left in the third. Adera recently launched the fourth and final phase with some homes that will have views to either the North Shore mountains (as well as the piazza) or the water and downtown Vancouver. Prices for a one-bedroom and den in this phase start at \$314,900.

No detail has been overlooked in the design of the homes themselves, from Adera’s signature Quiet Home technology, which significantly reduces airborne and impact sound transmission in homes, to the floor-to-ceiling windows to capture



natural light and views. The homes also include expansive, private outdoor space that can be customized, through Adera’s i.D. By Me home personalization program, to include outdoor kitchens, and the penthouse homes feature private rooftop lanais.

Andreasen says he and his colleagues at Adera are “humbled and proud” to have The Shore recognized as a finalist in the Best Multi-Family Mid/High Rise Development and the Grand Georgie for Best Residential Community categories (Adera is also a finalist in the Best Corporate Website and Multi-Family Home Builder of the Year categories).

“It’s one thing to believe you are doing a good job by yourself, but quite another to be recognized by your peers,” he says. “It’s also important to our customers as there is pride in ownership knowing you are living in an award-winning project.

“We take these nominations seriously and appreciate the opportunity to be considered a finalist, particularly in a city where the standards are high and where there are lot of deserving entries.”

For more information on The Shore and to register for the fourth phase, visit: <http://adera.com/properties/the-shore/> or call 604-980-0016. You can also visit the presentation centre, open daily from noon to 5 p.m. at 106 — 733 West 3rd Street, North Vancouver.

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2016 GEORGIE AWARDS FINALIST

- BEST MULTI-FAMILY HOME BUILDER OF THE YEAR - ADERA
- BEST MULTI-FAMILY MID/HIGH RISE DEVELOPMENT - THE SHORE 2 & 3
- RESIDENTIAL COMMUNITY OF THE YEAR - THE SHORE 2 & 3
- BEST LANDSCAPE - NEW OR RENNOVATION - THE SHORE 2
- BEST MULTI-FAMILY KITCHEN - THE SHORE 2
- BEST INNOVATIVE FEATURE - THE SHORE 2
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Best Landscape Single Family – New or Renovation
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