

NEW-HOME PROJECT PROFILE



For people moving from a single-family home, each of Loden Green's 30 units provides enough space to both entertain guests and store their stuff.

MAVINE LEE/ENR/PHOTOGRAPHY

Filling a need in North Vancouver

Townhomes represent a form of housing that is hard to find

Loden Green

Project location: 2135 Heritage

Park Lane, North Vancouver

Project size/scope: 30 three-level, three-bedroom townhomes ranging in size from 1,339 sq. ft. to 1,390 sq. ft. in the new Maplewood Village town centre, near schools, Capilano University, Maplewood Farm and hiking trails.

Prices: from \$599,900 to \$704,900

Monthly strata fees: 13 cents

a square foot

Developer: Guildford Brook Estates Development Corp.

Architect: Cornerstone Architecture

Interior designer: I.D. Lab Inc.

Sales centre: 2135 Heritage

Park Lane, North Vancouver

Sales contact: rareEarth Project Marketing

Hours: noon to 5 p.m., Sat. to Thurs.

Telephone: 604-988-0022

Website: LodenGreenLiving.com

Occupancy: Spring 2015

MICHAEL BERNARD

SPECIAL TO THE SUN

For many people, the biggest challenges in downsizing from a single-family home to a condo is losing living space, their own exterior front door — and their beloved garage.

Now a developer in the District of North Vancouver has found a way for such downsizers to have their cake and eat it too. Loden Green, a new townhome development on the road to Deep Cove, represents a transition between the spacious, single-family homes that North Vancouver is famous for and the new world of compact condo living, says an executive marketing the project.

"We have a surprising number of downsizers looking at options for themselves," says Crispy Edmonds, vice-president of rareEarth Project Marketing, which recently held Loden Green's first open house for real estate agents.

"They are not quite ready to give up their privacy and the space associated with the single-family home. What they like about Loden Green is that



Top: An exterior rendering shows Loden Green, a North Vancouver townhome project by developer Guildford Brook Estates. Left: The open floor plan allows for easy entertaining. Above: The exterior features red brick detail.

you can still have your garage, and you can still have all your stuff contained within your own storage area. It's not a common storage locker-room where you have to really downsize and get rid of two-thirds of what you own to move into a condo.

The 30 three-bedroom homes are arranged in two groups on a site just slightly under one acre with a lane down the middle,

providing access to two-car garages, some with tandem and some side-by-side parking. The second tier of homes, expected to be completed by next summer, has a green belt for a backyard.

Promoted as "family inspired," Loden Green's zoning was, in fact, designated by the district to provide housing for a broad market that

includes everyone from the growing family seeking affordable space to childless couples wanting more than condo living and downsizers looking to free themselves from maintaining single-family homes with excess space.

That was what North Vancouver district council hoped for in 2011 when it created Maplewood Village, as one of

several town centres, says Brian Byrdwell, the district's general manager of planning, properties and permits. The other centres are near Capilano and Marine and in Lynn Valley.

"When we did our Official Community Plan, we determined there was a lack of diversity in housing types as the district is largely single family," he said. "So what we

are trying to do in our town and village centres is to provide some diversity of housing. Loden Green is townhouses; it is ground-oriented and it is three bedrooms. We are really excited about it because it is going to be attractive to families."

CONTINUED ON B6

FROM PAGE H4



In the kitchen, the cabinetry is by Fhiaba while the appliances are premium-quality KitchenAid and include a gas range and oven, dishwasher, refrigerator and garburator.

PHOTOS: WAYNE LEONARD/STYLING

Filling a need in North Vancouver

The village includes a "high street" to serve the neighbourhood, including a smaller specialty grocery store and other services, walking and bicycle trails throughout, said Bydwell. Nearby is the district-owned Maplewood Farm, the only remaining working farm on the North Shore and a major tourist attraction with more than 200 animals and birds. Also within walking distance is the big-box Superstore grocery.

"In the 21st century, we are really making an extra effort to make sure we balance people's lifestyles so that they can become less and less car-dependent," Bydwell said. "The district largely developed in the 1960s and 1970s and the pattern was single family and car-oriented. But in today's lifestyle, people are looking for more walkable communities, with things that are closer by."

Edmonds says she researched and found a shortage of townhouses for sale in North Vancouver that are not part of a larger condo development or that have their own garages rather than common below-ground parking, making Loden Green a sought-after type of housing.

Her firm ran an MLS search on the North Shore for such townhouses "and we found seven listings up to five years old." They also searched within 45 minutes of their new Gastown office and what townhouses they found were smaller — ranging between 1,000 and 1,200 square feet — and considerably more expensive. Loden Green has six plans ranging from 1,239 to 1,390 square feet, with prices between \$599,900 and \$704,900.

Predictably, 75 per cent of those registering on Loden Green's website come from North and West Vancouver, she said, but some are also from Vancouver and Burnaby, including people who grew up on the North Shore and now are returning.

The building's exterior features details reminiscent of single-family homes, with attractive entrances finished in wood and red brick, with transom windows over the doors. On the main level are spacious kitchens, dining and living areas with a powder room tiled in wood-grain linear porcelain tile off the front entrance. First-tier homes have balconies off the kitchen with natural-gas barbecue connectors. Floors are laminate, which the developer has also used

Architect series stainless steel slide-in gas range and convection oven, an 18.5-cubic-foot Envision Star-rated KitchenAid bottom-mount refrigerator and dishwasher and a garburator. The appliance package is mounted out with a stainless steel over-the-range microwave



Clockwise from top: Laminate flooring is standard, but buyers can upgrade to engineered hardwood. Board and batten-style millwork was used to dress the staircase. Kitchen cabinetry by Fhiaba is paired with polished chrome pulls for a contemporary, seamless look. The master bedroom faces south and has sliding door closets and a three-piece ensuite bathroom.

and range hood garburator. Double-glazed low-E windows on all levels do a good job of shutting out the sound from nearby Mount Seymour Parkway, and come equipped with two-inch aluminum blinds. Countertops are composite stone with glass backslashes.

The staircase leading to the second level features paint-style millwork that provides visual interest. The master bedroom faces south and has its own sliding door closets and an ensuite with shower, undermount 20-by-14-inch basin and low-volume flush toilet. The other good-sized bedrooms, all with

wood-blend carpeting, share a tub-and-shower-equipped second bathroom. As in the kitchen, the countertops are composite stone. The upstairs also has a laundry closet that includes full-sized Whirlpool stackable washer and dryer.

In select suites, there is a fourth level with a dormer roof, allowing for the master bedroom to be on its own level, welcome privacy for families where the adult kids occupy the second level. Downstairs at car level, buyers get a large storage area for bikes, skis, snowboards and other equipment, and a roughed-in alarm system.

All units are constructed to Built Green Gold standards, which include energy-efficient requirements and green features, including materials, indoor air quality, waste management and water conservation, said Scott Kennedy of Cornerstone Architecture, the developer's designers.

"I think we've also come up with an architecture that has a bit of the Prairie school feel to it with the big long roofs and larger overhangs," he said.

"It should be well protected from the rain and I should keep the building dry."



It all works for the development's first buyer, Marie Harlow, who moved from a condo of about 900 square feet adjacent to Capilano University, a kilometre away. "The garage was a big thing for me. I'm from Winnipeg and I am used to having a garage," said the accountant, who works in downtown Vancouver.

"We have two vehicles and two motorcycles and we need a place to put them."

Harlow, who also operates a wellness business, said the green certification program was also important to her. "For me, that really clicked. I'm huge on no indoor air pollutants, and to save on heating costs was also big for me."