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# WESTCOAST HOMES



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THE VANCOUVER SUN

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## HOME THOUGHTS

### IT'S THE TIME OF YEAR FOR A PARADE — OF NEW HOMES, THAT IS

This year's Spring Parade of New Homes, which showcases some of the best in residential products and design, kicks off today, and runs until May 19. The event, presented by the Greater Vancouver Home Builders' Association, includes 59 model homes and four presentation centres at 33 home sites in 13 Lower Mainland municipalities.

For more information on the event — it's free! — be sure to check out Peter Simpson's Constructive Thoughts column on Page K14 of today's Westcoast Homes. Additional information can be found by visiting [paradeofhomes.ca](http://paradeofhomes.ca) on the Internet.

### DEVELOPER SCHEDULES FIRST RELEASE OF NARAMATA BUILDING LOTS

The public will have a chance later this month to tour the site of the eventual Kettle Ridge neighbourhood in Okanagan's Naramata.

Selection of the 19 single-family Kettle Ridge sites, situated on a hillside overlooking Okanagan Lake, begins June 21. This marks the first phase in the Kettle Ridge development.

The lots start in the mid-\$300,000s.

For more information, visit [kettleridge.com](http://kettleridge.com) on the Internet or call 1-877-853-8853.

### TOP RENOVATOR SAYS KITCHEN MORE AND MORE A GUY SPACE

A local award-winning renovator says more and more men are moving into the kitchen — as designers.

Todd Senft of reVISION Custom Home Renovations, who won a renovation award at the Canadian Home Builders' Association's recent SAM Awards, says he's seen an increased interest from men in designing their own kitchens, whether indoor or out. Senft took the prize for custom outdoor kitchen and was shortlisted for an indoor kitchen renovation — both for the same male client.

"Both the outdoor and indoor kitchens were created for a young entrepreneurial bachelor, who doesn't want to just sit in front of the TV, watching sports and drinking beer," says Senft.

### 'SHELLS' ARE TOP-DOLLAR GENERATORS IN NEW YORK'S HARLEM

What might have happened, wonders the New York Times, if you'd had \$100,000 to spend in the Big Apple in 1998? Plenty. Ten years ago, you could have acquired the shell of a Harlem townhouse for \$80,000, according to a New York Times price survey published that year. It would now be worth \$800,000 to \$1,500,000 — and that's if it's still a wreck.

It's a supply and demand issue, said one broker. People still want houses that they can gut and renovate, he notes, adding "and there aren't many shells left."

### UNACCEPTABLE HOUSING THE REALITY FOR TOO MANY IN CANADA

Almost half of all Canadian urban households that don't live in acceptable housing — or can't — reside in Vancouver, Toronto and Montreal.

Between 2002 and 2004, says Canada Mortgage and Housing Corp., an average of 24 per cent of "core housing needs households" lived in Toronto, 14 per cent in Montreal and 11 per cent in Vancouver. Together, they accounted for 49 per cent of urban households in core housing need.

# Noteworthy on First



WARD PERRIN/VANCOUVER SUN

The Wall Centre False Creek sales and marketing campaign, at more than 400 homes, is a big assignment for Tracie McTavish and Bob Rennie.

## Wall family brings its 'City of Glass' mastery to Southeast False Creek

### Wall Centre False Creek NEW HOMES PROJECT PROFILE

**Location:** Southeast False Creek, Vancouver

**Project size:** 4 towers, 414 apartments

**Residence size:** 555 sq. ft. — 1,100 sq. ft.

**Prices:** \$459,000 — \$1.4 million

**Presentation centre:** 130 West First, Vancouver

**Telephone:** 604-874-9232

**Hours:** noon — 5 p.m., Sat. — Thur.

**Web:** [wallcentrefalsecreek.com](http://wallcentrefalsecreek.com)

**Developer:** Wall Financial Group

**Architect:** Gomberoff Bell Lyon

**Interior designer:** BYU Design

**Occupancy:** Early 2011

#### WESTCOAST HOMES

**O**f all the things that might be said about Wall Centre False Creek, big and small, literal and figurative, let us start here: Those of us who will make our next home there will live in a home from a leading contributor to Vancouver's "City of Glass" reputation.

One whole block downtown testifies to the Wall family's foundational role in the (re-)introduction of a residency purpose to the downtown peninsula: the three-tower Wall Centre, bounded by Burrard and Hornby, and Nelson and Helmcken streets.

The last tower erected there was the city's tallest, at 48 floors when completed in 2001, a superlative it has had to surrender to the 61-floor Living Shangri-La. By its room count, in two of the three towers, the Sheraton Wall Centre is the largest hotel in Vancouver and the second largest in Western Canada.

At four towers, Wall Centre False Creek also demonstrates one of the characteristics of a new-home project

from the Wall family: It is big.

Inclusion of new facilities for the Vancouver Playhouse Theatre Company demonstrates another characteristic. It is imaginative — or put another way, it imaginatively transforms a public need into a private advantage.

Without the Playhouse commitment to City Hall, the Walls could construct about 265,000 square feet on the Wall Centre False Creek site.

With it, they can construct about 400,000 square feet, about 355,000 of which they can incorporate in the new-home project.

Wall Centre False Creek will rise along West First, Columbia Street on the west

See **WALL CENTRE** K17

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