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THE VANCOUVER SUN

SECTION E
SATURDAY, APRIL 5, 2003



The Copper Sky project at Imperial landing in the Steveston Village area of Richmond is a 91-unit condominium development by the Omni Group due for completion in June.

Copper Sky rises in Steveston

'A Mercedes product right on the water
— the best location matched by quality'

Rod Nutt



local flavour of the area.

Copper Sky at Imperial Landing, a 91-unit condominium development scheduled for occupancy in June, is a waterfront development on the Fraser River just minutes by foot from Steveston.

"Residents of Copper Sky can walk along the boardwalk to Steveston, stopping along the way at the many piers or lookout points to take in all the activity on the Fraser River," says Jason Craik of McNeill and Craik Real Estate Solutions Inc., the company that is marketing Copper Sky for the Omni Group.

Tara Chan and husband, Ho Chan, bought a two-bedroom home at Copper Sky, mainly because of the location, the view overlooking the Fraser River, and proximity to Steveston.

"I've lived in Richmond all my life and our present home is just five

See **STYLE DESCRIBED** E2

NEW HOMES PROJECT PROFILE

Copper Sky at Imperial Landing

Address: 4600 Westwater Dr., Richmond

Project size: 91 condominiums

Unit sizes: 621 sq. ft. to 1,466 sq. ft.

Cost: From \$199,900 to just over \$600,000.

Architect: Perkins & Co. Architecture & Urban Design Inc.

Developer: The Omni Group of Companies



WARD PERRIN/VANCOUVER SUN

Cameron McNeill (left) and Jason Craik at Copper Sky.



WARD PERRIN/VANCOUVER SUN

Openness and space highlight units at Copper Sky.

Kodachrome splendour

MAUREEN DEPATIE
CANWEST NEWS SERVICE

CALGARY — Forget beige.

Instead, imagine a home happily drenched in Kodachrome splendour — luscious raspberry, lime green and passionate purple. Sunlight streams through the windows, bouncing off floors and walls that almost seem alive with colour.

These hot hues are just a few of the anything-but-timid tones that coexist in each and every room of the contemporary, colourful home of Calgary artist Wade Stout and his partner, architect Janice Mackett.

"Colour loves colour," says Mackett, explaining how the vivid hues look splendid juxtaposed next to one other on walls and flooring within a

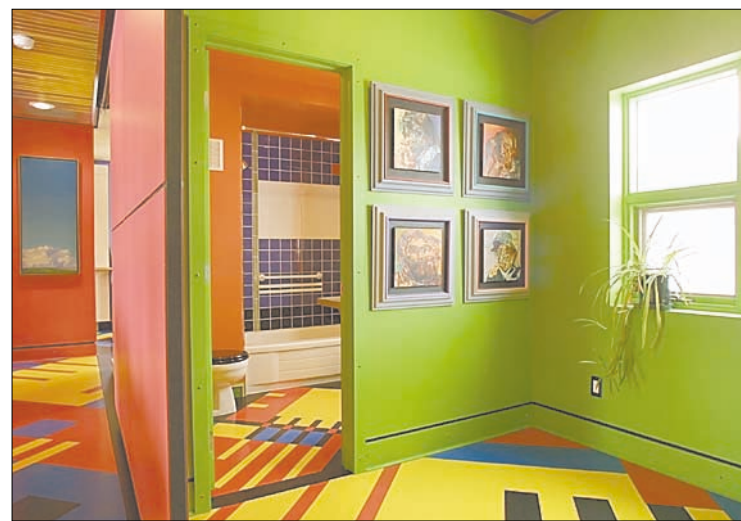
single room.

"Any colour works best used next to another colour. Some people are timid about using more than one colour in a space, but you can see that they actually balance each other."

Mackett, who prior to becoming an architect gained her first degree in psychology, tosses out most conventional notions of colour theory (such as the idea that red is too stimulating) and doesn't worry about what colour forecasters say. "Colour definitely has an effect on us, but choices for a home should be based upon what feels right — what makes you happy to live with it."

However, that doesn't mean you use colour without rhyme or reason, she says, explaining

See **HOUSE SHOWCASES** E4



GRANT BLACK/CANWEST NEWS SERVICE/CALGARY HERALD

Colour loves colour, say Calgarians Wade Stout and Janice Mackett.



GRANT BLACK/CANWEST

The dining room is the perfect place to display one of Wade Stout's paintings.

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minutes away," Tara says. The Chans also liked the open floor plan and the construction quality of the building.

"We have a vaulted ceiling and it really does create a feeling of openness and space," Tara says.

The ambience of the community and serene atmosphere attracted Karen Harvey, who has bought a one-bedroom-and-den with a water view in Copper Sky.

"I now live in Kerrisdale and although I'm not on a main street there's a constant stream of cars," she says. "There's nothing between my home and the water at Copper Sky."

The proximity to the boardwalk and Steveston was also a huge plus for Harvey.

"I'm a jogger so I have the boardwalk which runs into the dike at my doorstep," she says.

Copper Sky is an integral part of Imperial Landing, a project that will ultimately contain 60 single-family detached homes, 110 townhomes and 580 condos when built out in the fall of 2005.

"We are keeping seven acres of green space on the site," Craik says. "The Onni Group is also developing a Granville Island-style commercial area that will contain boutique stores, arts and crafts, and, of course fish-and-chip shops in keeping with its Steveston heritage."

The Onni Group spent a substantial amount of money clearing the site of old warehouse buildings and installing new infrastructure: access roads, a waterfront boardwalk, specially designed \$5,000-apiece maritime-style street lamps, and initial landscaping, including the transformation of Phoenix Pond, once a boat basin, into an environmentally protected sanctuary for birds and juvenile salmon.

The seven-acre public green space includes a grove of cottonwood, red alder and big-leaf maple trees that enhance the waterfront atmosphere.

The Onni Group started building in August of 2002 and



WARD PERRIN/VANCOUVER SUN

Copper Sky condos feature open floor plans and kitchens outfitted with hardwood cabinets, granite counters and stainless appliances.

quickly sold the 18 three- and four-bedroom single-family, heritage-style detached homes in the first phase. It has since sold more single-family homes and is now turning its attention to condominiums.

Copper Sky, started last October, is the first condominium component of Imperial Landing.

The homes are comprised of one bedroom, one bedroom-and-den, two bedrooms, and two bedrooms-and-den; they range from 621 square feet to 1,466 square feet and cost from \$199,900 to more than \$600,000. Prices are exclusive of GST; maintenance fees run from \$105 to \$247 a month. Each home has one secured parking stall, which is included in the price.

There is currently a Copper

Sky VIP package for early buyers that includes free hardwood flooring in the main living area, and a free rock fireplace with custom wood mantel.

"We set out to make the interior design symbolic of the area," says Craik. "There is re-claimed hardwood flooring in the common areas that creates a boardwalk look-alike, and as your walk into the lobby there is a river of slate and cobblestones that resembles the Fraser River."

Cameron McNeill, also a partner with McNeill and Craik Real Estate Solutions, points to the quality of Copper Sky.

"You are buying a Mercedes product right on the water — the best location matched by quality," he says. "We call it Westcoast maritime architecture."

The outside of the four-storey building features Hardie board cladding (there isn't any vinyl siding) and large overhangs from the sharply pitched roof to withstand the elements.

There is a 14,000-square-foot reflection pond in front of Copper Sky separating the building from the boardwalk and the Fraser River.

The top floor is considered the penthouse level, and the units facing south over the Fraser River are the largest and most expensive; all homes have over-height ceilings (the top-floor penthouses have vaulted ceilings) and almost floor-to-ceiling windows to provide a bright, airy feeling.

"Even the smaller, north-facing homes that are attractive to first-

time buyers have views of the mountains," says Craik.

The entries to the suites feature over-sized wood mouldings and doors, and the number of each suite is carved out of slate.

Inside, there is a window over a french door that leads to the large patio on the ground floor and balconies on the upper three floors.

The master-bedroom has an ensuite bathroom separated by a large, walk-through closet; each home has an energy-efficient electric fireplace, and is accented with mouldings and casings and tile in the closets.

The kitchens feature over-height hardwood cabinets, two lazy susans in the corner cabinets, deep pan draws, double-thickness granite countertops,

and top-of-the line KitchenAid stainless-steel appliances.

Copper Sky doesn't target any particular market segment.

"It appeals to those who appreciate Steveston, either local residents or outsiders, the upper-end buyer who may be cashing in on a Vancouver west side house when the kids leave home, and to the first-time buyer in the small, less expensive units," says Craik.

Amenities include: library with leather chairs; fireside lounge with kitchen and dining area; fitness studio with cardio equipment and stretching area; two high-speed elevators with access to underground parking; and landscaped garden terraces.

Security comprises: secure key-fob entry access; lobby and garage entrance interphone with security camera; brightly lit underground parking; roughed-in provision for in-suite security system; and secure satin nickel anodized lockset and peepholes on all front doors.

For more than 35 years, the family-owned Onni Group of Companies has designed and developed properties of all types in B.C., earning itself a solid reputation along the way. The Onni Group philosophy is to create homes that exceed customer expectations and provide optimum value.

The company has developed Willow Ridge, a single-family project, in Richmond; the 18-storey Royalton in New Westminster; and Brava, a two condominium tower across from the new South Core Park.

Copper Sky is backed by St. Paul's Guarantee Insurance: two-year workmanship and materials warranty; five-year water penetration; and 10-year structural coverage.

The presentation centre at 4600 Westwater Dr., Richmond, is open noon to 6 p.m. every day except Friday.

For more information, call Angele L'Abbe at 604-515-5515 (ext. 2) or log on the www.onni.com Web site.

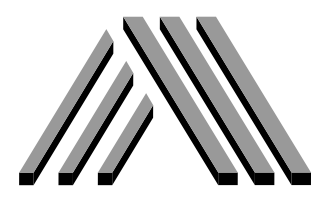
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