

Street-level Fun For Silver Residents



Burnaby project is close to transit and a wide variety of shops and entertainment

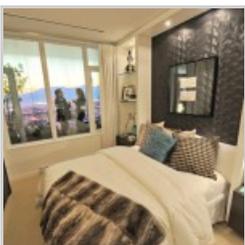
BY MARY FRANCES HILL

When Nakaya Kakuda set out on his search for a home that would suit his lifestyle and the needs of family visiting from Japan, he had to reach a fine balance.

The place needed to be comfortable and esthetically pleasing, and have great views. It had to be close to SkyTrain station and a bus hub. The suites, and the amenities in the neighbourhood, had to fit his budget. When a friend in real estate tipped him off to Intracorp's plans in the Metrotown area, it didn't take him long to place a deposit on Metroplace, which marks Intracorp's first phase of construction. Silver, named for the street at the building's front entrance, marks its second phase, with sales launching this month.

With help from his mother in Japan, Kakuda bought two one-bedroom-and den units: one for himself, one for family members. "For me, this is like a golden area," says the 27-year-old Kakuda, who came to Vancouver as an international student some eight years ago and has since graduated from the University of B.C. He's held down various jobs while studying at a pre-MBA program at SFU's Beedie School of Business in downtown Vancouver. Despite the relative pastoral beauty of UBC, he prefers Metrotown because of the variety and diversity of shops, the entertainment, and, of course, the proximity to transit.

If Kanaka wanted to be in the centre of the action, he certainly will get his wish, according to Sue Rutledge, Intracorp's vice-president of sales. This, thanks to Burnaby's long-simmering plans to revitalize a street in the area. The Silver project will be located behind the Metrotown SkyTrain station at the intersection of Silver Street and Beresford. Beresford Street has been earmarked to become a celebratory street — the site of future public gatherings, parades, festivals and farmers markets. During any of these events, Silver homeowners will be able to look down from their windows to watch the festivities. On the opposite side of its spacious grounds, Silver provides a child's play area, a private garden, an outdoor workout equipment area, a common space and barbecue area, as well as a retrofitted heritage home, which will be outfitted with condos and townhomes.





From a suite overlooking McKay, just one block west of Metropolis at Metrotown shopping centre, a resident will be able to see spacious greenery of Central Park. A Beresford Street view will provide a view of the North Shore mountains. Kakuda chose his suites thoughtfully, preferring two for their south-facing views. “In the south, I have low-rise buildings,” he says. “So I’m certain my view should be there for at least another 10 years.”

Much like Kakuda’s future home, the Silver presentation suite mimics the layout plan with a view to the southwest. The entry bathroom holds a deep tub, wide tiles and composite stone countertops. Directly off the entry hallway and across from the entry bathroom stands a nook of sorts. While the showroom shows its possibilities as a tech area with a desk, it’s large enough to fit a pantry or sizable storage space. Kitchens come fitted with composite stone island surface and countertops and Armony Cucine kitchen cabinets. That composite stone continues into the backsplash, showing off the full-sized Fulgor cooktop and oven. The dining area offers enough room for a table that seats six, leaving ample room for the living space.

But the highlight of the open-concept cooking/eating/living area is on the walls — or rather, what’s not on the walls. Windows cover two full walls, offering a panorama of coveted southwest views. Every suite will be equipped with a “Control4 Smart Home System,” a remote-control device that can control temperature, television, lights, and other electronic devices, much like a remote-control system on a smartphone app. While most suites comes with at least one parking spot, a few homes in Silver come without a space. In its place, buyers will receive two-year two-zone transit passes — and a price break.

“There are a lot of people looking for a home without parking, and that can take \$20,000 to \$25,000 off the price point,” says Rutledge. That measure will most likely attract young people and students looking for an entry into the market. At the same time, Rutledge expects Silver to lure in a similar demographic of purchasers she’s seen during Metroplace sales. “I see a lot of empty nesters wanting to cash in, but who still want to stay in the same neighbourhood. I’m seeing a lot of young people moving in with the help of their parents,” she says.



Most suites will come with at least one parking space; those homeowners who do not have a parking allotment will be given two-year transit passes and a break in their price of their residences.

Add to those homebuyers people like Kakuda. With a mind for business and an eye on his family’s comfort, Kakuda admits he was also attracted to the variety of shopping in Metrotown area. While UBC was lovely, there weren’t half as many choices for grocery shopping as there are in the Metrotown area. Fewer options hurt his budget, he says. “Metrotown is more convenient for me and for everyday costs. Everything I need I can walk to.”

Project location: Burnaby

Project size: 284 one-bedroom, two- bedroom, and two-bedroom plus den homes in 38 storeys (four townhomes and 280 condos)

Residence size: 510 — 1,357 sq. ft.

Price: From the mid-\$250,000s

Developer: Intracorp

Architect: Richard Henry Architects, NSDA Architects

Interior design: BBA Design Consultants

Sales centre: 6039 McKay Ave., Burnaby (opens mid April)

Website: www.silverliving.ca

Telephone: 604-435-8866

Occupancy: 2015

Special to The Sun