



Georgie AWARDS

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SECTION

FRIDAY,
NOVEMBER 28, 2014

G

Finalists
showcase
building
excellence



Projects by some of this year's Grand Georgie Awards finalists include, clockwise from top left: Paramax Homes Ltd.'s The Grove in West Vancouver, Concert Real Estate Corporation's Salt in downtown Vancouver, and Portrait Homes' Hampstead Phase 2 in Maple Ridge.

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SPOTLIGHT ON 2014 AWARD FINALISTS



Royale Properties and Fifth Avenue Marketing have been nominated for five categories for the Brixton townhome community in Surrey's Panorama neighbourhood.



Lanstone Homes Ltd., the developer of McBride Station in historic Fort Langley, is a finalist in the Best Townhome Development and Best Project Identity categories.

Finalists announced for 2014 Georgie Awards

STEVEN THRENDYLE

SPECIAL TO THE SUN

From Vanderhoof to Vancouver, Lantzville to Fort Langley, and Kamloops to Kimberley, great home building is happening everywhere in British Columbia — and the Canadian Home Builders' Association of British Columbia's Georgie Awards are known for recognizing and rewarding excellence and innovation in the homebuilding and renovation community throughout the province.

Now celebrating their 23rd year, the Georgie Awards were established in 1992 by a group of industry professionals who decided to start a housing awards program to provide value to the residential construction industry and communities throughout British Columbia. They are recognized both provincially and nationally as Canada's premier residential housing awards program, with award nominations covering projects built, renovated, developed, created and/or marketed for the period of Jan. 1, 2013 to July 31, 2014. An esteemed judging panel of industry professionals from out-

"THE LEVEL OF QUALITY, SKILL, PROFESSIONALISM AND EXCELLENCE OF OUR ASSOCIATION'S MEMBERS IS REFLECTED IN THIS YEAR'S OUTSTANDING ENTRIES."

— CHBA BC CEO NEIL MOODY

side B.C. recently judged all Georgie Awards entries in an intense and thorough three-day process.

The finalists were announced at a finalists' announcement reception the evening of Friday, Nov. 7 at the Coast Coal Harbour Hotel in Vancouver. This special event celebrated all the exceptional entrants who stood apart and reached the high level of excellence that the Georgie Awards honour.

"Submissions were at the highest level in several years, signalling the health of the residential construction industry in British Columbia," said CHBA BC CEO Neil Moody. "The level of quality, skill, professionalism and excellence of our association's



RDG Ridge Development and Fifth Avenue Marketing are up for five awards for The Ridge at Bose Farms development.

members is reflected in this year's outstanding entries. I would like to offer my congratulations to all the finalists. We are looking forward to an exciting evening on Feb. 27, when the winners will be announced at the 23rd Annual Awards Gala at the Hyatt Regency Vancouver." There has been a significant 30-per-cent increase in the number of entries for the 2014 competition.

Three new categories recognizing environmental excellence in the

Built Green certification program were added for this year. These include Best Affordable Certified Home (Production or Custom), Best Innovative Certified Home (Production or Custom), and Best Certified Whole House Renovation.

Finalists and winners will be celebrated at a black-tie awards gala with distinguished guests, entertainment and MC Wayne Cox on Feb. 27 at the Hyatt Regency Hotel in Vancouver.



Texor's Easton project in West Coquitlam is a finalist in the Best Multi-Family Low-rise Development category.

The Customer Choice powered by Avid category finalists will be announced in January.

Tickets to the gala are available now on www.georgieawards.ca.

SPOTLIGHT ON 2014 AWARD FINALISTS



Building strong communities paramount for Portrait Homes

> DEVELOPER'S DEDICATION EARNS THREE FINALIST NOMINATIONS

Whether you're a downsizer, first-time buyer, or moving-up young family, purchasing a new home is a gigantic leap of faith for most people. Your home is the biggest investment you'll ever make, and once you sign on the dotted line, you're truly in for the long haul.

Which is why it's important to have a multiple Georgie Award-winning company like Portrait Homes on your side. One of Portrait's principals, Rob Grimm, proudly states that "we strive to be world champions in customer care and satisfaction; everything we do is 100-per-cent top notch. From the site selection, community planning and development, design and construction of the homes to after-sale service, our entire company is about creating an

incredible customer service. I am always available to answer customers' questions. My phone numbers are listed on the website, and our key staff members are, too."

Portrait Homes is the developer behind the incredibly successful Silver Ridge development in Maple Ridge — and took home its first Georgie for that community a decade ago. Portrait has received the Grand Georgie Award for the Builder of the Year in seven of the last eight years.

Grimm believes that Silver Ridge is a very special community. "When you drive home at the end of your work day, your shoulders just drop and relax. With all of the special natural features of the site, it's almost like entering a resort," he says.

For 2014, Portrait is a finalist for Best Single Family Home over 2,000 square feet under \$750,000, Best Corporate Website, and Single-Family Production Home Builder of the Year.

Its string of awards and achievements are truly impressive — a to-



tal of 191 major industry awards. As a result of winning a total of 33 Gold Georgie awards over the last 14 years, Portrait Homes has been awarded with the recognition of Platinum Status, which acknowledges its industry-leading results and dedication to the new home development community and to today's new-home buyers.

Which explains why — out of the dozens of awards bestowed on Portrait over the years — Grimm covets the Customer Choice Award Powered by Avid the most. "We provide a link right on the website so that everyone can see what the home-buying experience is like and they're out there for everyone to see. If people have problems, they

tell us, and we're committed to that transparency."

The finalists for Customer Choice Award won't be announced until January, but Grimm is hopeful that "we'll be up there, again. It's what we've built our reputation on. Winning these awards is a valuable tool in creating that way of thinking."

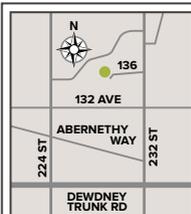
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PORTRAIT HOMES



SPOTLIGHT ON 2014 AWARD FINALISTS

Only a handful of townhomes left in the picturesque McBride Station project in Fort Langley

> LANSTONE HOMES EARNS FINALIST NODS FOR RESIDENCES IN HEART OF HISTORIC COMMUNITY

For Lanstone Homes Ltd., it truly is an honour just to be nominated. The developer of McBride Station in historic Fort Langley is a finalist in the Best Townhome Development and Best Project Identity categories. "Lanstone is very excited and honoured to be a finalist in these categories," says Michelle Taylor, director of marketing for Frontline Real Estate Services. "We worked very hard to develop the branding for McBride Station, paying a lot of attention to the heritage of Fort Langley, and so it's great to gain recognition for these efforts."

Lanstone was founded by Lanson Foster, a second-generation home builder. A 20-year full-time veteran

of the industry, Foster has worked in all aspects of the homebuilding business, from on-site, hands-on construction to project management.

McBride Station, Foster's most recent project, is a collection of 52 authentic character townhomes nestled in a grove of trees south of the Fraser River in the heart of historic Fort Langley. The development marries Fort Langley's rich architectural heritage with contemporary design to create comfortable homes with character. The homes feature four distinct exterior designs in 12 colours and five floor plans in three different palettes.

"Only five homes remain, which is fantastic," says Taylor, noting that all homes are set for completion by the spring of 2015. Buyers are primarily in the downsizing, 55-and-over demographic, and most of them are already living in the area.

Exterior designs for each of the plans are inspired from local histori-



cal buildings while interiors boast numerous contemporary elements and finishes. A key feature in many of the plans is the master suite on the main floor, something that is particularly attractive to the 55-plus demographic.

Among the features in the homes: engineered hardwood on the main, nine-foot ceilings throughout the main floor, crown mouldings in the foyer, living area, powder room and

master bedroom and gas fireplaces. Kitchens have designer cabinetry with soft-close doors, stainless steel appliances including gas ranges, quartz countertops with gorgeous marble mosaic tile backsplashes and granite sinks. Master ensembles have heated mosaic tile floors, large 10-millimetre-thick glass showers and/or soaker tubs.

All homes in McBride Station include roughed-in security, vacuum

and heat pump systems, an optional elevator in certain homes (two of the five plans allow for this option), as well as optional design adaptations to accommodate wheelchair access (plan A only). The homes also come with a 2-5-10 year warranty.

McBride Station has a fully equipped amenities area with a gas fire pit, greenhouse and garden plots. Residents also have exclusive access to the McBride Station Trail, and shopping and restaurants are mere steps away.

Homes start at just under 2,300 square feet and prices start at \$634,900. For more information and to register, visit the sales centre at 9235 McBride Street in Fort Langley, open from noon to 5 p.m. daily except Fridays. You can also call 604.888.7172, email info@mcbridestation.com or visit: www.mcbridestation.com.

Buyers interested in future Lanstone projects can visit: www.lanstonehomes.com



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SPOTLIGHT ON 2014 AWARD FINALISTS



Turning history into homes garners recognition

> RDG RIDGE DEVELOPMENTS AND FIFTH AVENUE MARKETING FOUND THE RIGHT MIX

Few new residential communities in the Lower Mainland have had the impact that the Ridge at Bose Farms has. A historic and highly-prized piece of land was shaped by RDG Ridge Development and Fifth Avenue Marketing to create an image — and a housing development — that has garnered incredibly positive press and already taken home several awards.

From the initial concept right through to final pre-sale, Fifth Avenue Marketing worked with RDG to create something special and is a Georgie finalist in five categories: Best Project Identity, Marketing Campaign of the Year, Best Interior Design and Display Suite, Best Advertising Campaign, and Best Sales Centre.

To develop Project Identity, Fifth Avenue Marketing's Senior Project



Manager Jamie Squires says: "We worked with RDG and the Kevin Louis Design Firm to design a logo with a high-end country feel. We wanted to create a village ambience that was in keeping with the developer's master plan and that could appeal to a broad cross section of buyers. And it's worked ... homeowners are a good cross section of entry level, move-up buyers, and empty nesters, even downsizers."

Therefore, the entire marketing campaign became — like well-oiled farm machinery — the combination of many moving parts; from signage, to website and online advertising and print ads. Jamie says: "The Bose family's roots are so deep in this part of Surrey that the heritage factor became a key component in all of our advertising, regardless of how it was presented. It also garnered a lot of media attention beginning



with the launch of Phase 1." Knowing when to activate the campaign was where Fifth Avenue's 30 years of project marketing experience came into play.

And the effort continues: "We are just completing a book on the site's history and this exciting transformation into its next life. So in addition to market research, we had to do our historic research and ensure that we got all of the facts correct.

Phase 3 was recently released at this year's Harvest at the Ridge and is selling fast."

At the end of the day, you need prospective homeowners to travel to the site. Squires says: "Our presentation centre has a full-scale model that shows how the community will look at completion. We want the customer to envision themselves working the garden plots, using the fresh herbs from the herb garden, planning a wedding in the barn, attending an intimate gathering in the original Bose homestead or hosting a large party in the clubhouse. We also have tablets which bring up virtual 3D renderings of finished areas from the courtyard to the forest to the hillside gardens so you feel like you are walking through the finished courtyard, for example."

What resonates most with visitors, though, is the interior design of the display suite. After all, says Squires, "it's where they can envision themselves living in the homes and community that we are building."

Find out more at www.theridgeatbosearms.com

5
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SPOTLIGHT ON 2014 AWARD FINALISTS

Wallace & McDowell celebrates Lower Lonsdale's rich heritage

Most builders do their homework before embarking on any development; however, the team behind the Wallace & McDowell project in North Vancouver's Lower Lonsdale took market research to a new level. And in doing so, they guaranteed its success.

The team is comprised of developer Staburn Group, Pacesetter Marketing, Ventana Construction, Rositch Hemphill Architects and Portico Design Group. Together, they spent countless hours developing a buyer profile database by gathering data through focus groups, surveys and other available demographic information, and utilizing psychographics — the study of personality, values, opinions, attitudes, interests, and lifestyles to determine the best type of home to fulfil its homebuyers' specific requirements. "From this information, we determined the desire for custom-crafted residences with upscale home finishings. We spent a considerable amount of time selecting unit mix, suite specifications, amenities package and construction details that fulfilled our prospective

homebuyers' aspirations," says Nick Askew, president of Pacesetter.

Askew says the team then tested its research findings by initially offering only a handful of homes which it termed 'Platinum'. "We identified that there would be an affluent buyer profile interested in top-floor premium homes and so designed suites that offered upscale interior design package, top-end appliances by Sub-Zero and Wolf, high ceilings and over-sized terraces," he says. When the first 12 homes were quickly snapped up, the team expanded its Platinum offering to other floors of the 62-home building. In very little time, the homes at Wallace & McDowell sold out completely, making it the fastest selling development in North Vancouver this year!

Askew notes the mixed-use nature of the building, featuring new office space and ground-level retail (including a new Brown's Social House), added to the attraction for buyers. Staburn took great time to maintain the community feel of the retail and designed flexibility into



the retail spaces and their storefronts to allow tenants individuality in their exposure on Lonsdale. Combined with new boutique office space, Wallace & McDowell offered buyers the opportunity to live, work and play all in the same building. "People like the vibrancy of the neighbourhood and the idea that you don't need a car if you live in Lower Lonsdale," he says.

Another critical component to the building's success has been its approach to marketing, which has

earned the project a place as a finalist in a number of marketing-related categories in the 2014 Georgie Awards, including: Marketing Campaign of the Year, Best Project Identity, Best Advertising Campaign, and Best Sales Centre. The campaign celebrated the rich heritage of the Lower Lonsdale area; going so far as to name it after two of the area's founders — Alfred Wallace, who opened a shipyard at Lonsdale and Esplanade, and Marcus McDowell, who, for decades, ran McDowell's

Drug Store at 101 Lonsdale, which will be rehabilitated and preserved on site as a heritage building and will be designated the McDowell Block. "Lower Lonsdale is rich with history and so we followed that overarching theme from architecture to the marketing campaign," says Askew. "We found archived photos from the turn of the century, studied the features that made it a great community back then, and used those features as the premise of our marketing campaign." Inspiration for the sales centre came from a photograph of Marcus McDowell behind the counter of his store, so the team designed a sales centre that reflects the design of the original store. Vintage historical elements were prevalent within the sales centre and preserved throughout the development.

"We look forward to building a community landmark in Lower Lonsdale that people can proudly call home," says Askew.

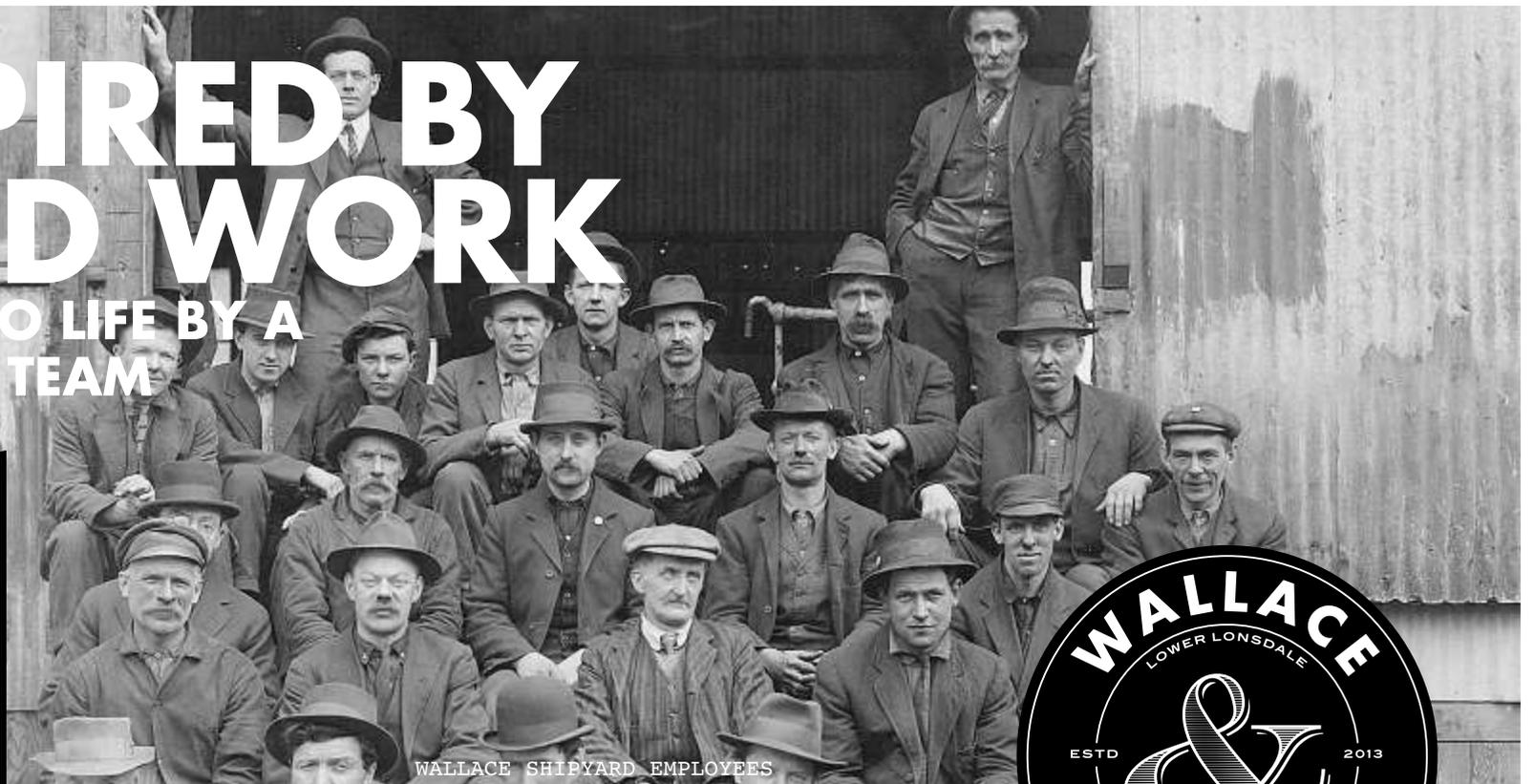
For more information on Wallace & McDowell, please visit: www.wallaceandmcdowell.com

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SPOTLIGHT ON 2014 AWARD FINALISTS



Westpeak Developments earns finalist nod with stunning North Shore custom residence

> HENDRY HOME SHOWCASES BOLD DESIGN, INNOVATIVE MATERIALS

In his career as an engineer, Sean Stofer toiled on high-profile, complex projects such as the Millennium SkyTrain line, the famous Bay Bridge connecting San Francisco and Oakland, and several large retail malls.

His entrepreneurial spirit and passion for residential design and construction led him to start up Westpeak Developments, a design/build firm based in North Vancouver. "People often ask why I decided to leave the large-scale development world behind. Large projects move at a slow pace. Single-family projects are so much more personal, tangible and rewarding. You can be standing on a bare piece of land vi-



sualizing how a home may interact with the topography and the next thing you know, you are building and watching the design come to life."

This year, Westpeak is proud to be shortlisted for a Georgie Award in the Custom Home valued between \$750,000 — \$1,500,000 category.

By any measure of curb appeal or

feature-set, Westpeak's Hendry custom home is a stunner. Designed to complement the North Vancouver's scenic, mountain-oriented Grand Boulevard neighbourhood, Westpeak updates classic West Coast contemporary architecture through a combination of bold design and innovative materials. Boasting a heavy gauge steel roof, custom old-

growth cedar siding and heavy timber framing, the Hendry home efficiently maximizes corner-lot space and, mirroring the philosophy of other homes in this historic neighbourhood, is built to last.

A seamless transition occurs from the stunning exterior to the luxurious, 4,585-square-foot interior. The flowing, open floor plan features vertical grain millwork and mouldings. Eight-inch plank silver oak floors deliver a contemporary flare. Upstairs, 12-foot vaulted ceilings and skylights bathe the stairwell, hallways and bathrooms in natural light.

The open main floor plan is an entertainer's dream with the oversized gourmet kitchen as the centre of attention. Large double doors lead to a sun-filled patio. Separate living room and office provide privacy and function, and a fully equipped legal suite has its own private entry.

Sean positions Westpeak as a

one-stop shop for every step of the homebuilding process — from structuring financing, budgeting, land acquisition, zoning and design through to project completion.

"We like to analyze how a family lives day to day and design a home that caters to their specific needs. There's nothing more personally rewarding than seeing a family move into a customized dream home that exceeds their expectations."

Sean is already thinking ahead to 2015, designing and building another North Vancouver home which tells a very different story. This ultra-contemporary custom home maximizes panoramic ocean/mountain views, while tracking the sun's path through the day to suffuse the living space in natural light. Sean says: "This home has its eyes on the podium for next year and will be another great addition to the Westpeak portfolio."

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SPOTLIGHT ON 2014 AWARD FINALISTS

Colonial architecture and modern floor plans at Brixton in Surrey strike the right chord with local buyers



> FIVE FINALIST NOMINATIONS GO TO ROYALE PROPERTIES

With its lush landscaping, contemporary interiors and exteriors that exude old-world charm, Royale Properties' Brixton community in Surrey's Panorama neighbourhood has garnered nominations in five categories in this year's Georgie Awards, including: Best Landscape Design, Best Project Identity, Best Sales Centre, Marketing Campaign of the Year and Residential Community of the Year.

Sales manager Tianne Matchett of Fifth Avenue Real Estate Marketing says the collection of 80 townhomes, with their colonial-inspired architecture and rich landscaping, has attracted buyers from all age demographics and ethnicities. "It's a very nice community for families with young kids, but we have also seen a lot of interest from down-

sizers currently living in the area," she observes. "The homes situated along the protected greenbelt, many of which have private fenced-in yards, have been particularly popular."

A combination of mature landscaping and the numerous colonial touches (brick detailing, bay windows, and front door accented with corbels) add to the neighbourhood's appeal. "Rather than planting trees that would take years to grow, Royale Properties made a decision to plant more mature landscaping," she explains. "This makes the landscaping very lush, and it also flows better with the natural surroundings."

Dutch modern-inspired interiors in the two- and three-bedroom homes feature thoughtful floor plan layouts with nine-foot ceilings that are functional and exquisitely detailed. Buyers have two colour schemes from which to choose (light or dark) to complement the

wide-plank laminate hardwood flooring, imported porcelain tile, and cosy loop carpeting in the bedrooms. Open-concept kitchens feature sparkling quartz countertops and marble tiled backsplash, dramatic 11-foot-long islands and stainless steel appliances. Bathrooms feature modern flat-panel cabinetry in Teak or Brazilian Walnut, paired with quartz counters and undermount sinks. Bathrooms also include elegant, large format 12-by-24-inch porcelain tile flooring and deep, relaxing soaker tubs.

Brixton's location is also enviable, in proximity to walking trails, schools, parks, shopping, community centres, and with easy access to major commuter routes including Highway 10, King George Highway and Highway 99. Closer to home, residents have access to the Brix House, a 1,500-square-foot common clubhouse with an open-concept recreational room and lounge.

Matchett is not surprised at the

number of nominations the project has received. "Royale Properties is known for its customer service," she says. "From the initial sale to the key turnover, they are present, assisting buyers and answering questions. Their involvement doesn't end once you purchase a home."

Matchett invites prospective buyers to visit the sales centre, which, as mentioned above, is nominated for a 2014 Georgie. Located on the top level of the Brix House, the space was thoughtfully created with vaulted ceilings and expansive windows that allow natural light to flow in and a cascading topographical table that mimicked the kitchen islands. "This space is used to roll out floor plans for discussion with prospective purchasers," she says.

Homes at Brixton, which range from approximately 1,200 to 1,500 square feet, start at \$289,900. For more information, visit: brixtonhomes.com



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*Prices quoted are subject to availability at time of visit and to change without notice. E.&O.E.
Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. www.fifthave.ca





SPOTLIGHT ON 2014 AWARD FINALISTS

Concert continues to raise the building bar

> ONGOING COMMITMENT TO EXCELLENCE IN BUILDING EARNS FIVE FINALIST SPOTS

Shortly after the Canadian Home Builders' Association of B.C. established the Georgie Awards in 1992, Concert was enthusiastically entering — and winning. Concert's senior vice-president, sales and marketing, Rod Wilburn says: "Our first Georgie was 1993 Most Creative/Innovative Builder in the Design/Development of Affordable Housing. Our 600 Drake rental property pioneered the micro rental suite concept."

Over two decades later, Concert's Salt project in Downtown South tackles yet another timely community issue — housing affordability. Not surprisingly, Concert and Salt are finalists in five different categories, including Residential Community of the Year and Multi-Family Home Builder of the Year. Located on a compact building site of less

than 12,000 square feet at the corner of Hornby and Drake streets, Salt was designed as a uniquely attainable home-ownership option in a market often dominated by cost-prohibitive luxury. It is a 31-storey highrise with 194 modern suites and 3,326 square feet of street-level commercial space. Of the 194 suites, most range from 475-square-foot one-bedrooms to 934-square-foot two-bedroom and den homes. Sub-penthouse and penthouse two-bedroom-and-den homes were also released.

Vancouver architects Bingham Hill and Richard Henry Architect designed Salt to be tall and slender. Form elements, glazing proportions, stacked balconies, bay windows and relatively small floor plates reinforce this objective. The top flourish adds an attractive shadowbox element, distinguishing Salt in the ever-changing skyline.

Salt was designed to meet LEED Gold green building standards. Seventy-five per cent of construction waste was diverted from landfill and where feasible, building materials



were selected for local availability and recycled content. Green roofs and landscaped amenity spaces utilize drought-tolerant, native species to reduce the heat island effect, storm water run-off and improve thermal efficiency.

Furthering the objective of a revitalized community, the second-floor rooftop terrace was designed for relaxation and socializing; community garden space lets residents connect with nature and indulge their green thumbs. The north exterior facade is

home to a bold public art piece. In 2013, Concert was recognized with a Platinum Georgie, which is awarded to companies that have taken home 25 or more statues. Wilburn concludes: "Industry awards serve as a powerful signal to prospective homebuyers that we do quality, industry-leading work that is well respected among our peers. We are excited to again be recognized by way of these prestigious industry awards."



AND WE'RE JUST WARMING UP.

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The Berczy, Toronto



Patina, Vancouver



One32, Toronto



Salt, Vancouver



Motion, Toronto



Axis, Vancouver



Through 25 years, 10,000 homes and 100+ Industry awards, we've achieved enormous success.

With 7,000 new homes now in development, our best is yet to come.

For Concert Properties, 2014 represents 25 years of continued success. We're proud of what we've accomplished, and equally proud to say, we've never had more growth and opportunity on our horizon than we do today. Our five Georgie nominations are a testament to the commitment of our great people to a clear and compelling vision, putting nothing out of reach. It has been a remarkable journey, and it has only just begun.

www.ConcertProperties.com





SPOTLIGHT ON 2014 AWARD FINALISTS

Easton noteworthy for inviting finishes, attention to quality

> DEVELOPER SOON TO UNVEIL TWO NEW METRO VANCOUVER PROJECTS

Stepping inside entrance of the Easton building in West Coquitlam is not unlike walking into the lobby of a Whistler hotel. Cosy, bold-coloured sofas frame a floor-to-ceiling ledgestone fireplace and colourful pendant lighting work together to create a simplistic, yet inviting look. Elevators and mailboxes, necessary elements of any condominium lobby, are cleverly concealed behind the fireplace.

For Howard Steiss, principal of Texor Homes, developer of Easton, it's all about first impressions. "Many times, the designers overlook the importance of the arrival experience," says Steiss. "With Easton, we aimed to create a series of strong visual memory points from the streetside look, through the lobby, and finally, into each home. Based



on the response of our customers and our industry peers, we accomplished that goal."

Sold out before completion, Easton is part of a new transit-based village neighbourhood providing residents with easy access to the Burquitlam SkyTrain Station and other major arteries. Designed by Integra Architecture with interiors by Portico Interiors, the one-, one-plus-den and two-bedroom residences in this West Coast contemporary building feature high-level

finishes, functional floor plans and attractive common facilities.

Easton was recently recognized as a finalist in the 2014 Georgie Awards' Best Multi-Family Low-rise Development category. "It's a great example of attractive densification that is close to public transit," says Steiss. "Our customers said that Easton stood out from many nearby developments because of the attention to quality and detail. They loved the look of the building with the use of ledgestone, cedar brack-

ets, [natural] colour schemes and layered landscaping."

Texor comprises experienced industry professionals, including Steiss (who spent more than two decades with the Adera Group of Companies) and Marc Allaire (formerly with Bosa Properties and Norson Construction Ltd.). Building on the success of their first venture, Easton, they plan to unveil two new residential projects in Metro Vancouver in the near future.

Next spring, the company will begin marketing Clarke, a BUILT GREEN collection of three- and four-bedroom row townhomes with private garages in Port Moody. Like Easton, it is designed with distinctive West Coast modern architecture by Integra Architects. Clarke offers buyers a choice of sustainably-built family townhomes for less than half the cost of a new detached home in the popular Glenayre neighbourhood.

Also being unveiled this spring are 16 luxury townhomes in the unbeatable location of Parkgate in

North Vancouver. Nestled at the foot of Mount Seymour, Parkgate is between two golf courses and on the edge of the North Shore's unparalleled hiking and biking trail system and yet, is close to over 30 retail stores and medical offices at Parkgate Shopping Centre. Designed by Robert Ciccozzi Architecture, the Parkgate townhomes will exemplify the BUILT GREEN standards of resource-smart efficiency.

Steiss says he and the other Texor Homes principals are grateful and inspired by the industry recognition. "There is very good competition across the province and many exceptional designers, so we are particularly proud that Easton stands out. We recognize that we have to continue to exceed our customers' expectations wherever possible. We thank our customers, trades and city officials for their support."

For more information and to pre-register for Clarke and Parkgate, visit: www.texorhomes.com.



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SPOTLIGHT ON 2014 AWARD FINALISTS



Paramax Homes takes innovative approach to infuse warmth into contemporary home design

Veteran builder Paramax Homes Ltd. is being recognized in the 2014 Georgie Awards in two categories: Best Interior Design Custom Residence — New or Renovation, and Custom Home Builder of the Year.

The interior design nods (twice in one category) are for two luxury homes the company built on the North Shore. Principal Gary Tiwana, a third-generation builder, says the interiors of both homes reflect the current trend of blending traditional and contemporary features.

Forest Hills is a 5,400-square-foot home in the sought-after area of North Vancouver's Edgemont Village. "Everybody likes contemporary and modern design, but what they don't like about it is the cold feeling that often comes with this minimalistic approach," says Tiwana. "So with this home, we blended

warm and cold elements." Clean interior lines and the use of statuario marble bring a modern element to the home, while the extensive use of wood provides warmth. In addition to the hardwood flooring on all three levels, the home features a custom wood bar that was built on site, as well as custom millwork and woodwork.

The interior seamlessly expands outside, courtesy of an outside patio area with fire pit, in-ground hot tub and water feature in the back yard.

"The idea for Forest Hills is that even if you have traditional furniture, if you put it in this space, it still works very well," says Tiwana. "It's a nice blend of both worlds."

The Grove, located in West Vancouver's British Properties, is a two-level 6,000-square-foot home with



an open floor plan and high ceilings. "Again, the idea with this home was to have a very minimalist look but to incorporate a lot of wood," says Tiwana. In this case, the home features custom 12-inch plank walnut flooring and walnut cabinetry. "We used only one species of wood in the entire house," says Tiwana. In addition to the walnut, Paramax incorporated white marble and grey limestone, repeating these materials in different textures throughout the home.

Like the Forest Hills home, Paramax created a nice outdoor ex-

tension of this home, with eclipse doors opening up to a hot tub, pool area and outdoor fireplace.

For Tiwana, whose company has delivered 70 custom homes in the past decade or so, these current design trends, coupled with an increasingly knowledgeable homeowner, makes for an exciting era in homebuilding.

"Ten to 15 years back, houses were very traditional, very modest," he says. "These days, the homes are very minimal, but utilize very nice materials.

"Homeowners now come up with

their own ideas, and I enjoy the challenges that some of these ideas bring to the process," says Tiwana. "I like the creativity that is required; otherwise, we'd be doing the same thing every year."

Paramax is also the authorized builder for the North Shore and Vancouver's West Side of Montreal-based Bone Structure, which uses an innovative technology to produce customized prefabricated homes constructed with stainless steel.

For more information on Paramax Homes, visit: www.paramaxhomes.com

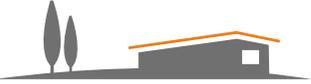


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SPOTLIGHT ON 2014 AWARD FINALISTS

Formation Project Management offers large-company development experience at small-company cost

> NEW APPROACH ALLOWS CLIENTS TO SEE THE POTENTIAL AND BIG PICTURE

The team behind the stunning transformation of the former St. John the Divine Anglican Church in west Burnaby to the Taoist Tian-Jin Temple is taking its innovative, hands-on approach to their newly formed company, Formation Project Management Inc. (FPM), and expanding to all areas of the real estate industry.

Founded by builder Kevin Chen and architect Wilson Chang, who joined forces on the Tian-Jin Temple project, FPM employs a number of young energetic professionals who possess years of experience in planning, design, and construction. Along with a few amazing high-end homes, the company also has extensive experience with commercial and multi-family residential development, with its latest project set to take shape in Vancouver's Marpole

neighbourhood. Called Avery, it is a collection of eight homes with underground parking. Construction of Avery is now underway, with completion set for spring of 2015. Chen says prices for the homes in Avery will start at \$500,000.

FPM takes a unique approach to its projects, offering potential clients free consultations on how to maximize the value of their property. "We spend a lot of time assessing the home itself, the property and the surrounding area," says Chen, a professional engineer who spent nine years as a project manager for PCL Construction. "This helps us to realize the full property value potential."

At no time during these consultations, says Chen, is any pressure put on clients to choose FPM. "Obviously we would like them to work with us and I think our work speaks for itself, but we really don't want them to feel obligated."

Chen, whose other company, K. Chen Construction Management Inc., was recently named a finalist in the 2014 Georgie Awards in the



Best Residential Renovation Under \$100,000 category, notes that by keeping FPM fairly small and overhead low, the company can pass on these savings to the client. "We can

offer small company costs with large company experience," he says.

FPM also endeavours to stay on the cutting edge of available technology to enhance its services. This

includes investing heavily in software such as Building-Information Modeling (BIM) software (Revit), industry-standard scheduling, and software that enables 3D and 4D modelling and scheduling.

In addition to continue to build a client roster that includes both residential and commercial customers, Chen would also welcome more projects such as the temple, which he says was "an excellent example of recognizing both Eastern and Western religions through combining architectural elements from both."

"We managed to retain the original A-frame structure of the church, but added Taoist elements such as a 35-foot-high elliptical dome with a beautiful mural and replacing the front wall with large panes of glass," he adds. "We are very proud of the end result."

For more information, contact Chen at: 604-618-2449, email: kchen@kchencm.com or visit: www.formationpm.com and www.kchencm.com



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SPOTLIGHT ON 2014 AWARD FINALISTS



Reid Developments' commitment to livable heritage preservation earns recognition

> RENOVATED HOME SHOWCASES MODERN FLAIR, ACCESSIBLE FEATURES

When Reid Developments Ltd. was approached to renovate Eton, a two-storey heritage home in East Vancouver, the issue of accessibility was the top priority in its redesign.

Company founder Mike Reid explains that the owner of the Eton lived a few doors away from the property, but was having some accessibility issues in his current home. "He was living entirely on the main floor due to some physical challenges he had," he says. "The idea was to turn a rental property that he and his wife owned down the street into a three-level, barrier-free home."

With 30 years of experience in the Vancouver building industry, Reid, together with the rest of his

team, came up with an open-concept interior design that preserved the "beach house" character of the home while creating an adaptable home for seniors who wanted an aging-in-place sustainable lifestyle. It included a 660-square-foot, third-floor addition that met the client's desire for a private, adult-oriented retreat.

The transformation involved gutting the interior of the home and raising it to increase the basement height to eight feet. Interior stairs were relocated to create a space for an elevator, walk-in pantry and a powder room. Wider-than-average hallways were built to enhance accessibility, and a new contemporary kitchen was built, featuring dual-height counters and an island that can be accessed by young children or an adult in a wheelchair. The ensuite shower's no-threshold design incorporated bench seating (comfortable for people of all mobility levels), discreet grab-bars and re-



cessed accessory niches. The vanity's lowered plumbing created a comfortable seating area.

The company also included many other elements to enhance livability and create a modern flair; among them: a walk-in closet with built-in

organizers and clothing bar that could be lowered, a new rear deck accessed by french doors to maximize natural light, and a master suite, built-in sauna that was recycled from the client's existing home. Reid also installed low-maintenance

landscaping and whole-house Control-4 automation to reduce energy waste. All this was achieved while maintaining components of the existing home: exterior shingles and knee-braces reused whenever possible or replicated and the gabled roofline was preserved and replicated on the third-storey addition.

The meticulous attention to detail and commitment to making the home more livable for its client has earned Reid Developments a spot as a 2014 Georgie Awards finalist in the Best Residential Renovation in the \$500,000 — \$799,999 category.

"We are very proud that it turned out so well," says Reid. "The clients were ecstatic and I think their new home will greatly help to improve their lives."

Reid Developments specializes in everything from custom home new builds to major additions/renovations to kitchen and/or bathroom renovations. For more information, visit: ReidDevelopmentsBC.com

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SPOTLIGHT ON 2014 AWARD FINALISTS

Local builder nominated for energy-efficient Valemont home

> RESIDENCE DESIGNED TO CUT ENERGY BILLS BY 50 PER CENT

Nestled in the folds of the Rocky Mountains, 600 kilometres north-east of Vancouver, Valemont would seem to be an unlikely place to see a highly energy-efficient home that meets CHBA-BC's rigid Built Green Platinum standards.

Designed and built by Vancouver-based Erik Olofsson Construction, the 600-square-foot Swift Creek home is a finalist in the CHBA-BC's category for Best Affordable Certified Home.

Olofsson grew up close to Valemont, literally in his father's cabinet shop. After university, he moved to Europe, where he gained valuable experience in building energy-efficient homes engineered for cold climates.

Olofsson designed and built the Swift Creek home for Rhondi Hurl-

but, a local school teacher who owns a small acreage and who needed a small, energy-efficient home to accommodate her 87-year-old mother from Medicine Hat. In a region where valley bottom temperatures can touch the -30C mark, the Swift Creek house was designed to cut energy bills by 50 per cent. Olofsson says: "We set out to build the most affordable low-energy house in Valemont, and to achieve that, it's critical to make the walls and roof airtight."

Technical details include placing exterior insulation around the foundation, building 12-inch-thick walls with an innovative Larsen truss system, installing triple glazed windows, blowing 30 inches of cellulose insulation into the attic, and constructing air-tight interior service cores for the plumbing and electrical wiring.

The house is able to "breathe" by opening windows and through an air exchanger system, but the barrier will always be intact. He explains: "You can drill as many holes as you



want to hang pictures and moisture can't condense behind the walls."

Every detail was carefully thought out, from the cold weather air source ductless mini-split heat pump and heat recovery ventilation (HRV) system to the locally sourced vertical-grain Douglas fir interior

millwork and cedar siding. Even the framing lumber was sourced from a local mill. LED lighting was used throughout, and the interior doors were salvaged from a Prairie farm house. Specialty tapes and adhesives — imported from Switzerland — sealed the oriented strand board

wall panels, and no paper products whatsoever were used in the bathroom drywall system to prevent "mould food" conditions from occurring.

Technically, the Swift Creek house belongs in a new category for the Georgies, and one that recognizes third-party certification. Olofsson says: "It's important that homeowners know that they're getting what they pay for. For instance, when you buy a car, a sticker designates the fuel economy and emissions. Shouldn't your home builder provide the same assurance?"

Olofsson built the home with the help of Hurlbut's son Forest. "Erik and Forest grew up together and share a heartfelt concern for the environment," she says. "It's a very charming house and my mom and I have welcomed many visitors who come away super-impressed with its quality and simplicity. It's really built to last."

Erik and his team are currently working on a Passive House in East Vancouver with DLP Architecture.



2014 FINALIST

Best Affordable Certified Home -
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SPOTLIGHT ON 2014 AWARD FINALISTS



CONSTRUCTION

Rammed-earth a passive idea

Ancient building technique makes for an unusual energy-efficient home

PAULA MCCOOEY

POSTMEDIA NEWS

There's a home that blends in perfectly with the natural landscape. The four-bedroom home was constructed using an ancient building technique called rammed earth. That may sound aggressive, but it is passive when it comes to energy efficiency.

Rammed-earth building dates back to the Middle Ages. Sections of the Great Wall of China were built this way, as well as many cathedrals, castles and homes around the world.

Peter Reinecke, an environmental economist and owner of sustainable building and consultation firm Bautechnik (bautechnik.ca), came across the technique when he was exploring alternative ways to build a new home in the Ottawa area he would share with his wife and two young sons.

"The more I learned about it, the more I realized not only is it a fantastic way to build, but it's both sustainable and beautiful," says Reinecke, who worked with Clifton Schooley & Associates, a rammed earth design and build firm, to complete the project. "It's that marriage of both worlds I found very intriguing."

The technique uses a mix of natural raw materials, including sand and gravel, with cement added to act as a stabilizer. Structures are built in layers, with about 15 centimetres of the damp mixture at a time poured into a mould of weather-resistant plywood and compressed with a tamper to create walls, pillars or individual blocks. Then the process is repeated.

"It's time and labour intensive," he says. "But the thing is when you do a wall section, it's done. So when you are on the inside, I'm not adding paint, I'm not drywalling, I'm not adding brick."

The layering effect creates the illusion of natural sedimentary rock, which is part of the charm. Builders can have fun with it by creating waves — like Reinecke did in his living room, turning a long, south-facing span into an "artisanal wall."

Dye is added to the mixture to create a consistent colour palette. Reinecke used an earthy



During rammed-earth building, walls are constructed in layers using sand, gravel and cement, creating the illusion of natural sedimentary rock. In the living room Reinecke chose a wave effect for an artisanal wall.

clay stone, with a separate wall in deep eggplant.

While the result offers a unique look with 61-cm-thick insulated walls and deep window sills, it's the sustainable element of the build that is his greatest source of pride.

"You can build using local materials, you have a tremendous amount of internal thermal mass (or heat storage), which regulates temperature very efficiently, it's extraordinarily durable," says Reinecke.

He says the Chelsea home is slated for LEED Gold status, but his application is pending approval. LEED, or Leadership in Energy and Environmental Design, is a rating system for the construction and running of buildings in Canada; gold is the second-highest level.

Other benefits of this building technique include walls that are maintenance free and non-toxic because there are no synthetic materials used. They also stand up to sound, mould, fire and pests. And, yes, you can hang pictures on them.

Because the thick walls are well-insulated, the temperature remains steady inside, even when the weather outside fluctuates. Reinecke estimates he uses less than 10 per cent of the energy of a similar home built to code. Outdoor overhangs enhance the passive element of the build by

keeping the summer sun out and drawing in the lower winter rays. The grey tin roof has been outfitted for a future solar installation.

The 2,750-square-foot home features high-end finishings and appliances, blond wide-plank maple floors and stair treads, red pine tongue-and-groove paneling on the ceiling, and bold rustic Douglas fir beams.

The first floor features an open living plan with 10-foot ceilings and several large triple-glazed windows to optimize solar gain. The highlight is a four-foot south-facing circular window that acts as a portal to the natural surroundings.

The master bedroom is equipped with a walk-in closet and spacious ensuite with a deep Maax soaker tub and glass-panelled shower. The sense of space continues on the upper floor where a large open room boasts a soaring pitched roofline, skylight and identical bedrooms on either side.

Reinecke, who built the home in 2012, says it costs no more to build a rammed earth house than it does for any high-quality home. What people have to keep in mind, he says, is the return on investment.

"If you don't build and design properly, you end up having to pay extra money over time in energy costs and ... maintenance costs."

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SPOTLIGHT ON 2014 AWARD FINALISTS

The 2014 Annual Georgie Awards finalists are:

RESIDENTIAL PLANNING, DESIGN AND CONSTRUCTION – NEW

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

- Naikoon Contracting Ltd. for The Nookian House, North Vancouver

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

- Genex Development Corporation for Southbrooke, Surrey
- Portrait Homes for Hampstead Phase 2, Maple Ridge
- Frame Custom Homes for The Ponds, Kelowna
- Hayer Builders Group for Radius, Langley

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Maskeen Development Ltd. for Bishop Hill, White Rock

Custom Home valued under \$750,000

- Keith Dahlen Construction Ltd. for A Private Residence in Coldstream, BC, Coldstream
- Clay Construction Inc. for Burnaby Tranquility, Burnaby
- Clay Construction Inc. for New West Classic, New Westminster
- Frits de Vries Architect Ltd. for Oak Bay, Victoria
- Tyee Homes for Cameron Residence, Kimberley
- Naikoon Contracting Ltd. for Midori Uchi, North Vancouver

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

- Horizon Pacific Contracting & Sunrooms Inc. for Fir Tree Glen, Victoria
- Keith Dahlen Construction Ltd. for An Okanagan Lakefront Residence, Kelowna
- Keith Dahlen Construction Ltd. for L'Heureux Residence, Vernon
- My House Design/Build Team Ltd. for Eagle Point Eyrie, Agassiz
- Naikoon Contracting Ltd. for Edgemont Abbey, North Vancouver
- Vineyard Developments for Vineyard Developments, Mission
- Westpeak Developments for Hendry, North Vancouver

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

- Horizon Pacific Contracting & Sunrooms Inc. for Echo Drive, Victoria
- TS Williams Construction for Cadence, Lantzville

Associate Company: KB Design

- Frame Custom Homes for Huber Residence, Kelowna
- Vineyard Developments for Vineyard Developments, Vernon

Associate Company: Hybrid Elevators

- Sarah Gallop Design Inc. for West Vancouver Horizon, West Vancouver
- MKL Custom Homes Ltd.

Associate Company: Mirage Hardwood Floors

Custom Home valued over \$3,000,000

- Eurohouse Construction Inc. for Mathers Residence, West Vancouver
- Boda Construction Ltd. for Rockridge Custom Home, West Vancouver
- Frame Custom Homes for Little Rock, Kelowna
- All Elements Design.Manage.Build for Sin~Ceras, Kelowna
- C-Val Ltd dba Homes by Valentino for 2008 SW Marine Dr, Vancouver

Best Townhouse Development

- Adera Development Corporation for Breeze (Lot C, Phase 7-9), Surrey

Associate Company: Adera Realty Corporation

- Archstone Projects for Village Green, Maple Ridge

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Milori Family of Companies for Cove Gardens, North Vancouver
- Ikonik Homes for Jacobsen, Surrey

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Lanstone Homes Ltd for McBride Station, Fort Langley

Best Multi-Family Low-Rise Development

- *Texor Home Inc for Easton, West Coquitlam
- Genex Development Corp. for Gemini - Phase II, Surrey
- Cedar Developments Corp for Prelude, Vancouver
- Adera Development Corporation for SAII (Phase II), Vancouver

Associate Company: Adera Realty Corporation

- Kindred Construction Ltd. for The Vermeer, Vancouver

Best Multi-Family High-Rise Development

- Concert Real Estate Corporation for Salt, Vancouver

RESIDENTIAL PLANNING, DESIGN AND CONSTRUCTION – RENOVATION

Best Residential Renovation under \$100,000

- Tavan Developments Ltd. for Klahanie Reno, Port Moody
- Cirrus Homes for Caulfield Master Ensuite, West Vancouver
- Klondike Contracting Corporation for Oak Street Dream, Vancouver
- Bolar Development Group for Space Repurposed, Vancouver
- K. Chen Construction Management Inc. for Chen Residence, Vancouver

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

- Keith Dahlen Construction Ltd. for The Carlton Residence, Vernon
- Vision Built Construction for Deep Cove Contemporary, North Vancouver
- Kenorah Design/Build Ltd. for Drab To Fabulous Split Level, Surrey
- Shakespeare Homes & Renovations Inc. for Heritage Revival, North Vancouver

Associate Company: Beyond Beige Interior Design

- Moeski Design Agency for Science World Penthouse, Vancouver

Associate Company: Merola Construction Inc.

- ARYZE Development and Construction for Broadmead, Victoria

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

- Horizon Pacific Contracting & Sunrooms Inc. for Chiltern Renovation, Victoria
- Shakespeare Homes & Renovations Inc. for Naturally Bright on the North Shore, North Vancouver

Associate Company: Sensitive Design

- TQ Construction for Lynndale Retreat, Burnaby
- Sarah Gallop Design Inc. for A New Dawn, Delta

Associate Company: My House Design/Build/Team Ltd.

- Sarah Gallop Design Inc. for Pacific Drive, Delta

Associate Company: Kemp Construction

- Granite Developments Inc. for Chukar Drive, Kamloops

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

- Reid Developments Ltd. for Eton, Vancouver
- Blackfish Homes Ltd. for Meadfield, West Vancouver
- Shakespeare Homes & Renovations Inc. for Redefined Inside-Out, West Vancouver

Associate Company: Sensitive Design

- Citta Group for Runnymede, Victoria
- Sarah Gallop Design Inc. for Weaverbird, Maple Ridge

Associate Company: Ardent Renovations

Best Residential Renovation \$800,000 and Over

- Vision Built Construction for Vancouver Specialized, Vancouver
- My House Design/Build Team Ltd. for Creme de la Kerrisdale, Vancouver

Associate Company: Sarah Gallop Design Inc.

- My House Design/Build Team Ltd. for Silver Lining, Coquitlam
- Teragon Developments & Construction Inc. for The Mayfair, Vancouver
- Naikoon Contracting Ltd. for KGA House, West Vancouver

Best Kitchen Renovation under \$100,000

- Kenorah Design/Build Ltd. for Classically Inspired Beauty, New Westminster
- Sarah Gallop Design Inc. for A New Dawn, Delta

Associate Company: My House Design/Build/Team Inc.

- Sarah Gallop Design Inc. for Pacific Drive, Delta

Associate Company: Kemp Construction

- Sarah Gallop Design Inc. for Weaverbird, Maple Ridge

Associate Company: Ardent Renovations

- Beyond Beige Interior Design for Folkstone - Townhome Transformation, West Vancouver

Associate Company: Rock Ridge Construction Inc.

Best Kitchen Renovation over \$100,000

- Schreyer Construction Ltd. for Treetop Residence, Whistler
- My House Design/Build Team Ltd. for Creme de la Kerrisdale, Vancouver

Associate Company: Sarah Gallop Design Inc.

- My House Design/Build Team Ltd. for Silver Lining, Coquitlam
- TQ Construction for Spruce Residence, Port Coquitlam
- Shakespeare Homes & Renovations Inc. for Serving up the Light, West Vancouver

Associate Company: Sensitive Design

Best Condo Renovation under \$300,000

- Tavan Developments Ltd. for Klahanie, Port Moody
- Square One Interiors for 1245 Alberni Street Residence, Vancouver
- Moeski Design Agency for Science World Penthouse, Vancouver

Associate Company: Merola Construction Inc.

- reVISION Custom Home Renovations Inc. for Petite & Chic, Vancouver
- Klondike Contracting Corporation for Cabin in the Sky, Vancouver

Best Condo Renovation over \$300,000

- Moeski Design Agency for White Rock Penthouse, White Rock
- Sarah Gallop Design Inc. for Top Shelf, Port Coquitlam

Associate Company: Ardent Renovations

Best Renovation - Any Room

- Schreyer Construction Ltd. for Treetop Residence, Whistler
- My House Design/Build Team Ltd. for Camosun Heights, Vancouver
- Square One Interiors for 1245 Alberni Street Residence, Vancouver
- Miccaro Designs (Fine Residential Interior Design) for Purple with Envy (Wine Cellar), North Vancouver
- Teragon Developments & Construction Inc. for The Mayfair, Vancouver

INTERIOR DESIGN, MERCHANDISING AND LANDSCAPING DESIGN – NEW OR RENOVATION

Best Multi-Family Kitchen - New

- Adera Development Corporation for Prodigy, Vancouver
- Moeski Design Agency for White Rock Penthouse, White Rock
- Milori Family of Companies for Cove Gardens, North Vancouver
- Ikonik Homes for Jacobsen, Surrey

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- RDC Fine Homes for Valkyries, Squamish

Best Single-Family Kitchen under \$100,000 - New

- Clay Construction Inc. for New West Classic, New Westminster
- Tavan Developments Ltd. for W13th, Vancouver
- Kenorah Design/Build Ltd. for Nordic Natural, Vancouver
- Kalu Interiors for Blaine House, Burnaby
- All Elements Design.Manage.Build for Sin~Ceras, Kelowna
- Maskeen Development Ltd. for Bishop Hill, White Rock
- Architrix Design Studio for Modern Gable, Vancouver

Best Single-Family Kitchen over \$100,000 - New

- Eurohouse Construction Inc. for Mathers Residence, West Vancouver
- TS Williams Construction for Cadence, Lantzville

Associate Company: KB Design

Associate Company: The Interior Design Group

- Marble Construction Ltd. for 3197 Bewicke, North Vancouver
- Vineyard Developments for Vineyard Developments, Vernon
- Sarah Gallop Design Inc. for West Vancouver Horizon, West Vancouver

Associate Company: MKL Homes

Associate Company: Mirage Hardwood Floors

Best Master Suite - New or Renovation

- Clay Construction Inc. for New West Classic, New Westminster
- My House Design/Build Team Ltd. for Silver Lining, Coquitlam
- Miccaro Designs (Fine Residential Interior Design) for A Dreamy Retreat, North Vancouver
- Alair Homes for Dussault Residence, Chemainus
- Sarah Gallop Design Inc. for West Vancouver Horizon, West Vancouver

Associate Company: MKL Homes

Associate Company: Mirage Hardwood Floors

Best Interior Design Display Suite - Single Family or Multi Family

- Adera Development Corporation for Remix, North Vancouver
- Fifth Avenue Real Estate Marketing Ltd. for The Ridge at Bose Farms, Surrey
- Valux Homes Ltd. for The Entertainer - Bridges At Glenview Pond, Kelowna
- VictorEric Design Group for Build Your Dream Home Show - Taste of Life Event, Vancouver
- Concert Real Estate Corporation for Salt, Vancouver

Best Interior Design Custom Residence - New or Renovation

- Novell Design Build for Kitsilano Residence Rebuild, Vancouver
- Eurohouse Construction for The Rose Crescent Residence, West Vancouver
- Paramax Homes Ltd. for Forest Hills, North Vancouver
- Paramax Homes Ltd. for The Grove, West Vancouver
- Twenty One Two Designs Inc. for Midori Uchi, North Vancouver

Associate Company: Naikoon Contracting Ltd.

Best Innovative Feature - New or Renovation

- Tavan Developments Ltd. for South Granville Estate-Two Sided Wine Wall, Vancouver
- Vineyard Developments for Vineyard Developments, Vernon

Associate Company: Hybrid Elevators

- Naikoon Contracting Ltd. for Thermal Mass, North Vancouver
- Concert Real Estate Corporation for Salt, Vancouver
- Naikoon Contracting Ltd. for Reclaimed Timber, North Vancouver

Best Landscape Design - New or Renovation

- Royale Properties for Brixton, Surrey

Associate Company: Fifth Avenue Real Estate Ltd.

- Milori Family of Companies for Cove Gardens, North Vancouver
- Archstone Projects for Village Green, Maple Ridge

Associate Company: Fifth Avenue Real Estate Ltd.

- John Henshaw Architect Inc. for Balsam Residence, Vancouver

Best Outdoor Living Space - New or Renovation

- Schreyer Construction Ltd. for Treetop Residence, Whistler
- My House Design/Build Team Ltd. for Eagle Point Eyrie, Agassiz
- B. Gallant Homes Ltd. for Rivers Edge, Nanose Bay

Associate Company: Coastline Electrical

- TS Williams Construction for Cadence, Lantzville

Associate Company: KB Design

- All Elements Design.Manage.Build for Sin~Ceras, Kelowna
- Teragon Developments & Construction Inc. for The Mayfair, Vancouver

SALES AND MARKETING

Best Project Identity

- Stabum Lower Lonsdale West GP Ltd. for Wallace & McDowell, North Vancouver

Associate Company: Pacesetter Marketing

- Fifth Avenue Real Estate Marketing Ltd. for The Ridge at Bose Farms, Surrey
- Royale Properties for Brixton, Surrey

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Gramercy Developments Ltd. for The Woods, Surrey

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Lanstone Homes Ltd. for McBride Station, Fort Langley

Best Advertising Campaign

- Stabum Lower Lonsdale West GP Ltd. for Wallace and McDowell, North Vancouver

Associate Company: Pacesetter Marketing

- Tavan Developments Ltd. for South Granville Estate, Vancouver
- Fifth Avenue Real Estate Marketing Ltd. for The Ridge at Bose Farms, Surrey

Best Sales Centre

- Stabum Lower Lonsdale West GP Ltd. for Wallace & McDowell, North Vancouver

Associate Company: Pacesetter Marketing

- Adera Development Corporation for Prodigy, Vancouver
- Fifth Avenue Real Estate Marketing Ltd. for The Ridge at Bose Farms, Surrey
- Royale Properties for Brixton, Surrey

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Archstone Projects for Village Green, Maple Ridge

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

Best Corporate Website

- Portrait Homes for www.portraithomes.ca
- Tavan Developments Ltd. for www.tavan.ca
- Marble Construction Ltd. for www.marblebc.ca
- Invenia Inc. for www.hydclyff.com
- Alair Homes for www.alairhomes.com

Special Achievement Awards

- Best Environmental Initiative
- Clay Construction Inc. for Platinum Living, Langley

Associate Company: Richard Kadulski Architect

- My House Design/Build Team Ltd. for Creme de la Kerrisdale, Vancouver

Associate Company: Sarah Gallop Design Inc

- Invenia Inc. for Hydclyff, West Vancouver
- Adera Development Corporation for SAII, Vancouver (UBC)
- Naikoon Contracting Ltd. for Midori Uchi, North Vancouver

Associate Company: Richard Kadulski Architect

Best Affordable Certified Home - Production or Custom

- Clay Construction Inc. for Platinum Living, Langley

Associate Company: Richard Kadulski Architect

- My House Design/Build Team Ltd. for Family Heritage, Vancouver
- Naikoon Contracting Ltd. for Midori Uchi, North Vancouver
- Erik Olofsson Inc. for Swift Creek House, Valemount

Best Innovative Certified Home - Production or Custom

- My House Design/Build Team Ltd. for Eagle Point Eyrie, Agassiz
- Christo Kuun Design & Construction Ltd. for Winter Residence, Bowser
- Tyee Homes for Cameron Residence, Kimberley
- Naikoon Contracting Ltd. for Midori Uchi, North Vancouver
- Natural Balance Home Builders for Union Street Eco Heritage, Vancouver

Best Certified Whole House Renovation

- My House Design/Build Team Ltd. for Creme de la Kerrisdale, Vancouver

Associate Company: Sarah Gallop Design Inc.

- My House Design/Build Team Ltd. for Silver Lining, Coquitlam
- Naikoon Contracting Ltd. for Burkehill Place, West Vancouver

GRAND GEORGIE AWARDS

Marketing Campaign of the Year

- Stabum Lower Lonsdale West GP Ltd. for Wallace & McDowell, North Vancouver

Associate Company: Pacesetter Marketing

- Tavan Developments Ltd. for South Granville Estate, Vancouver
- Fifth Avenue Real Estate Marketing Ltd. for The Ridge at Bose Farms, Surrey
- Royale Properties for Brixton, Surrey

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

Residential Community of the Year

- Adera Development Corporation for SAII (Phase II), Vancouver
- Royale Properties for Brixton, Surrey

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Ikonik Homes for Jacobsen, Surrey

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Archstone Projects for Village Green, Maple Ridge

Associate Company: Fifth Avenue Real Estate Marketing Ltd.

- Concert Real Estate Corporation for Salt, Vancouver

Custom Home Builder of the Year

- Clay Construction Inc.
- My House Design/Build Team Ltd.
- Tavan Developments Ltd.
- Paramax Homes Ltd.
- Naikoon Contracting Ltd.

Residential Renovator of the Year

- My House Design/Build Team Ltd.
- Shakespeare Homes & Renovations Inc.
- TQ Construction
- Teragon Developments & Construction Inc.

Single-Family Production Home Builder of the Year

- Portrait Homes
- Multi-Family Home Builder of the Year
- Adera Development Corporation
- RDC Fine Homes
- Concert Real Estate Corporation

* Texor Home Inc. formally known as Allaire Construction