

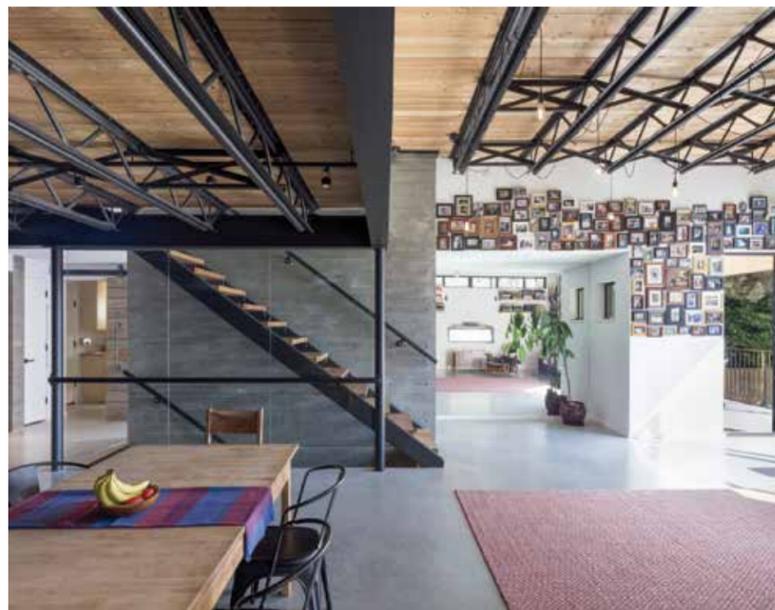
Local builders lead pack with energy-efficient homes

Environmentally conscious design and construction has become a key part of Metro Vancouver's building industry, and this year's Ovation Awards celebrate some of the most incredible innovations in energy-efficient homes across the region.

The House of Hope project in North Vancouver is one exceptional example, a special project undertaken by Naikoon Contracting Ltd.

The client's child suffers from a rare disease called Hunter syndrome, which is exacerbated by some traditional home finishes. The family commissioned a new home built with VOC-free materials, AirRenew Drywall that actively cleans the air, open web steel joisting throughout main living area that allows for a suspended physiotherapy swing, and many other special features. It was also incredibly energy efficient, with a 4,100-litre underground rainwater collection tank, vintage filament LED lighting, an Energuide rating of 85 (66 GJ/year), a BuiltGreen Platinum certification and much more.

"I love the fact that the owners volunteered to allow us to create such an energy-efficient home with a low impact on the environment," says Joe Geluch, president of



Naikoon Contracting. Moved by the experience, the Naikoon



NAIKOON CONTRACTING LTD. PHOTOS

team started the first annual Construction Cares event to raise funds for to support the Isaac Foundation's Hunter Syndrome (MPS II) Research Fund. The event will be held on Sunday, April 22, and Naikoon is already halfway toward their \$100,000 fundraising goal, but they still need volunteers and donations to make this dream a reality.

"We saw the efforts that the owner had gone to for years and years fundraising for her son and others suffering from this rare condition," explains Geluch. "The industry sponsorship and involvement has been incredible. It's going to be an amazing family event."

Naikoon and the other finalists used innovative technologies to reduce energy

consumption in their projects, including natural gas.

FortisBC is a major sponsor of the Ovation Awards, and of the FortisBC Award for Excellence in Energy Efficiency in New Residential Construction in particular.

"We are committed to helping customers understand and manage energy use in their homes. As our cities and communities grow, so does the demand for energy. It's time to think differently about how we use it," says Stephanie Yen, product and services marketing manager at FortisBC. "We work hard to help British Columbians conserve energy and save money on their energy bills and offer energy conservation and rebate programs for customers."

An Ovation Award winner is an exceptional builder

The annual Ovation Awards are well respected in the Metro Vancouver construction industry, partly thanks to their rigorous judging process.

"It's a stringent judging process because local builders are judged by their peers in the industry – award-winning professionals from across Canada who know exactly what they're looking for," says Bob de Wit, CEO, GVHBA.

And the competition is stiff. This year the Ovation Awards committee received close to 350 entries – a nearly 50 per cent increase in entries over last year.

"If you see that a builder or renovator has won an Ovation Award brand, you know they're a reputable builder," de Wit says.

Find a list of GVHBA members for your next construction project at gvhba.org.

When renovating, pick an expert and get it in writing

When you're renovating, it may be tempting to go for the options that seem easiest and least expensive — a DIY reno, hiring a friend's uncle, going for the cheapest renovation company in the phone book.

But investing in a professional home renovation company makes a major difference in the long run, says Bob de Wit, CEO of the GVHBA.

"Many TV shows out there make it look really easy, but there are many new build-

ing codes being put in place right now by the cities and municipalities of Metro Vancouver," he says. "Building today isn't just putting a few boards together. There's a whole science and set of best practices behind it, as well as bylaws and permitting."

A renovation for your house may be one of the biggest investments you ever make, so it's important to do it right.

"There are many potential implications down the line if you try to renovate with an

inexperienced builder, and you may suffer a lot of negative repercussions," says de Wit. "You could be liable for renovations that aren't up to code, and more."

The builder members of GVHBA are all certified to meet BC Housing's Enhanced Licensing System.

The GVHBA also provides year-round education to builders, renovators, designers, and other professionals passionate about keeping up-to-date on the latest industry advance-

ments.

"At first glance you might think that hiring a professional company could cost more, but by choosing one you'll have access to quality trades, quality building materials with trade discounts, design experience, resources, and builders with the latest training," de Wit says. "Choosing a professional comes with immense benefits now and down the road. If I could make one recommendation, it would be to 'always get it in writing.'"



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Awards recognize Vancouver's dream kitchens

Vancouverites are all about kitchen renovations.

It's one of the most popular types of renovation that home owners in Metro Vancouver get, according to Bob de Wit, CEO of the Greater Vancouver Home Builders Association (GVHBA).

On April 28 this year, the GVHBA will recognize the very best in kitchen renovations and other home-building feats across Metro Vancouver in 2017 at its annual Ovation Awards.

"People love to upgrade their kitchens, often with a great-room concept that includes an open kitchen, living room and dining room," he says. "It's one of our largest categories within the awards."

The GVHBA holds the awards annually to celebrate the best in local custom home building, renovations and design.

In the category of Best Kitchen Renovations Under \$75,000, the finalists presented incredible visions of what a dream kitchen could be.

The Contemporary Cool project by Troico, based in Coquitlam, renovated the old kitchen of a 1960s bungalow. The client's dream was an open-concept kitchen and main floor, but there was one major challenge — an existing, structural chimney in the middle of the home.

In a brilliant workaround, Troico pushed the new kitchen out onto the former deck space, creating new double-door opening from the kitchen to the deck. The chimney area became strategic pantry storage and even made room for a stacking washer-dryer.

In Kerr Construction's Open Kitchen Connection Project, located in Vancouver, the client was looking to transform their enclosed kitchen into a breezy space with West Coast flare.

Design elements including a unique white-washed timber ceiling and an emphasis on wood materials emphasized the West Coast feel. Kerr boosted the existing framing and replaced an existing wall with an eclipse door to connect the outdoor to indoor living and increase natural light.



TROICO

Laneway homes: small space, big ideas

Mounting real-estate prices in Metro Vancouver are creating a unique situation for homeowners.

If you own a house but your lifestyle is changing, it may be more affordable and easier in the long run to renovate your existing home rather than buy a new place, according to Bob de Wit, CEO of the Greater Vancouver Home Builders Association (GVHBA).

"The pressure on the market is helping to change and drive the choices we have as consumers," says de Wit. "It all depends on your needs, but the addition of a laneway house can make so many things possible — you can adapt your home to aging in place, create a space for grown-up kids or extended family, create a rental suite that will help augment your income."

Laneway homes are an increasingly popular solution for people across Metro Vancouver. These standalone micro-homes

can enable you to build flexible, private living space on your existing property.

The finalists in this year's Ovation Awards category of Best Small Scale Homes Under 1,000 Square Feet demonstrate just how much you can do with a small space.

The Poetry Coach House project by Shakespeare Homes and Renovations Inc. in North Vancouver is a custom-designed laneway home. The 800-square-foot coach house was built to function as a main home extension or separate residence for the owners, renters or adult children with or without grandkids.

It was created to match the design of the main home with local natural materials on the exterior including bath-stained shingles, clear cedar soffit and quarry stone. Shakespeare created the home with high ceilings and mechanicals vaulted above the bathroom to extend the volume of the interiors and save floor space, and the home was built with the



SHAKESPEARE HOMES AND RENOVATIONS INC.

latest energy-saving features.

The Garden Oasis project in North Vancouver by My Lane Home Inc in association with PD Moore Homes was designed to provide apartment-style living on the upper floor for caregivers of a resident aging in place. The builder designed the entire project with mobility in mind, from the large exterior porch over the front door to the wheelchair-accessible bathroom on the main floor, to the

wide paved garden path.

When it comes to small housing, Metro Vancouver's builders are at the top of the pack.

"You might have a vision, but it takes someone with knowledge and experience to help you make that a reality," de Wit explains. "The amazing small-scale home finalists in this year's awards really make you realize what's possible."

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Thank you for the nominations in 2 Categories!

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Alpha at Lumina Brentwood homes now selling

Potential buyers respond to location and amenities of master-planned development, Thind president and CEO says

Excitement is still buzzing in the air in the Brentwood neighbourhood since the Alpha Grand Opening weekend celebration on March 17 and 18, when curious potential homebuyers flooded the Lumina Presentation Centre.

The grand opening weekend for Alpha, the master-planned development's newly opened third phase, drew an impressive crowd.

A wide selection of one-, two- and three-bedroom condominium homes and three-bedroom townhomes are available.

"We've had an amazing response to the release of homes at Alpha," says Daljit Thind, president and CEO of Thind Properties, the developer of Lumina Brentwood. "People are really responding to the location and the incredible collection of amenities we have, and they love that the park and green space will be so close to home."

Visitors to the presentation centre can now catch a first-hand glimpse of the homes at Alpha with the two new display suites.

The penthouses encapsulate the quality you'll find at Alpha. They take the excellent features available throughout Alpha's homes to the next level, with wide-open floor plans and expansive, 10-foot ceilings. The well-insulated windows wrap around the living space, bringing in natural light that will brighten up your home every day.

And of course, the views are breathtaking,



offering panoramas of Burnaby Lake, Still Creek and the surrounding green spaces and cityscapes of Burnaby.

Wide-plank laminate flooring under foot throughout the home means you won't have to give a thought to wear and tear — this attractive surface will stay protected. Meanwhile, you'll be wowed by marble flooring in the penthouse spa-inspired bathrooms.

The penthouse kitchens are equally enjoyable, with marble backsplashes, quartz



CONTRIBUTED PHOTOS

countertops and a high-end German appliance package by Gaggenau. Other homes throughout Alpha will come with high-quality Miele appliance packages. Highlight your stemware inside the glass cabinetry with soft-close doors and LED lighting.

In your home at Alpha, you'll have comfort

no matter the time of year with air conditioning built into every room.

Other comfortable features, such as the front-load LG washer and dryer, will deliver energy efficiency and convenience.

The neighbourhood of Brentwood is growing fast and offers incredible access to shopping and transportation. The new Brentwood Town Centre mall will be opening its doors in 2019, offering more than 250 new boutiques and services. All the essentials will be there, including Save-On-Foods and many other grocery shopping destinations, as well as clinics, banks and every other essential service.

Living at Lumina Brentwood you'll also be just a seven-minute walk to Brentwood Sky-Train Station and bus loop. From there, you can access anywhere in Metro Vancouver fast and easily — it's just a 15-minute SkyTrain ride into downtown Vancouver.

Visit the Lumina Presentation Centre at 2463 Beta Avenue to learn more about the exceptional new homes now selling at Alpha. It's open every day of the week except Fridays, from 12 to 5 p.m.

LuminaBrentwood.com



ALPHA AT LUMINA NOW SELLING

Exceptionally-designed by Chris Dikeakos Architects and BYU Design, Alpha consists of refined one, two and three-bedroom homes with a limited collection of three-bedroom townhomes. A wide selection of Alpha homes are available. Open from 12-5PM daily, except Fridays, visit the Lumina Presentation Centre for more information.

604.435.8088

luminabrentwood.com

OVATION AWARDS FINALIST

TWO OVATION AWARDS NOMINATIONS

Park living and a place to refresh your spirits

Imagine a resort where you could relax, rejuvenate and socialize in a world-class setting. Alpha at Lumina Brentwood was designed to bring that four-star experience to its residents every day.

Living at Alpha, you'll have access to a residents-only fitness centre, where you can get a complete workout on new, well-maintained equipment.

The outdoor shared spaces at Alpha will bring you close to nature without even having to leave the building. Residents can enjoy the expansive private lawn and outdoor dining area with social lounges and fire pits.

When you and your guests would rather stay indoors, you can make full use of the social lounge, or use the private salon and dining room for your next private party. It even comes with a fully equipped kitchen.

Lumina Brentwood is also a breath of fresh air. The master-planned development was designed to bring nature and green spaces into your everyday life.

The development is perfectly situated beside a soon-to-be-constructed 5.3-hectare park, which will offer residents an inspiring natural retreat just steps from home. Within the community of Lumina itself, you'll find parks, paths and green space that make it the perfect destination for an afternoon coffee, stroll, game of bocce or picnic.

At Lumina Brentwood, the green space is yours to explore.