

Awards recognize the best in home building

From laneway homes and modern minimalistic designed condo renovations, to breathtaking custom-built homes, the Home Builders Association Vancouver (HAVAN, formerly GVHBA) annual Ovation Awards connects Metro Vancouverites with the local professionals who can help build, renovate or design their dream home.

This year, HAVAN celebrates ten years of the best projects in renovations, new home construction, design and building science across Metro Vancouver, with a record 400 entries submitted across 48 categories, and 162 finalists up for honours to be announced in May.

Leading the pack of nominees are multi-family builders Miracon Developments Inc. (Surrey) and Adera Development Corp. (Vancouver), each with nine finalist nominations, followed by Zenterra Developments Ltd. (Surrey), and custom home builder Tavan Developments Ltd. (Vancouver), each in seven finalist categories. Troico (Coquitlam) garnered six nominations, while Rain City Renovations

(Vancouver) and Rodrozen Designs Inc. (Vancouver) are each nominated for five Ovation Awards.

Alair Homes Delta, Sprucehill Contracting Inc., Tavan Developments Ltd. and Rodrozen Designs Inc. are up for Residential Renovator of the Year; just one of the fiercely competitive categories that will be juried by a peer-reviewed panel of award-winning builders, renovators and designers from outside the Metro Vancouver area. A full list of finalists and project photos is at ovationawards.ca.

Ovation Awards reflect today's housing market and trends, with multiple categories for kitchen and bath renovations (under \$35,000; under \$75,000; over \$125,000 etc). Great room renovations get a nod too, as do exterior and overall renovations from under \$200,000 to over \$1 million. New home and design categories are prominent, including custom homes valued at \$1, \$2 and \$3 million, along with outdoor living spaces, special features, innovations and high-performance building science.



Builder: TQ Construction. PHOTO: RAEF GROHNE ARCHITECTURAL PHOTOGRAPHER

Recognized as leaders in the homebuilding industry since 1974, HAVAN members include builders, developers, renovators, designers, suppliers, sub-trades and leading professionals. Ron Rapp, HAVAN interim CEO, says the Ovation Awards are a recognized symbol for people looking to build, buy or renovate their

home.

"HAVAN builders are known for their dedication to building and renovating award-winning homes," he says. "We're an association of knowledgeable, trusted, resourceful and local professionals who build over 65 per cent of Metro Vancouver's homes."



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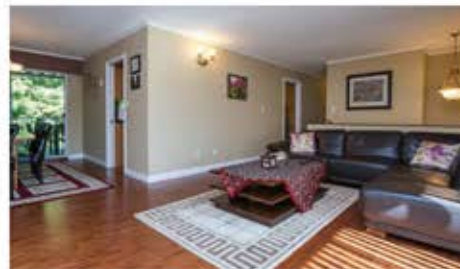
Four contractors are up for the 2019 Grand Ovation Awards — Residential Renovator of the Year. They are Alair Homes Delta, Rodrozen Designs Inc., Sprucehill Contracting Inc., and Tavan Developments Ltd. The awards feature 15 renovation categories, from single room to whole home renovations.

Recognizing that the kitchen is the heart of the home, a common space where family (and guests) invariably gather, most Ovation Awards categories are a nod to this space. But with today's open concept layouts, that can also mean renovating not just the kitchen but the adjacent living space too.

Case in point. In the Best Kitchen and Great Room Renovation category, Alair Homes Delta has created a project called 'The Great Gathering Place'. Responding to a client's desire for a bold change to their entertaining space, Alair Homes opened the dated kitchen, dining and living rooms to redefine the space and create one, more functional, great room.

With a goal of creating a large dining room, a smaller lounge area and island seating adjacent to the kitchen, Alair flipped the traditional living room and dining room areas, balancing the entire space with strong colours, textures, shapes and materials. And with the whole home under renovation, Alair was able to create needed structural upgrades to offer support where walls were removed between the kitchen, new lounge and dining room.

Ron Rapp, HAVAN interim CEO says "you want to make sure the people you hire are knowledgeable in building science and the most up-to-date materials, have access to qualified trades, and can offer the level of service required to complete your project



Alair Homes Delta The Great Gathering Place before renovations (left) and after renovations (above). PHOTOS: SONJA POLLER PHOTOGRAPHY

— noting that any of these levels of knowledge and service can

impact the end results."

"When checking references, all Grand Ovation finalists and winners must demonstrate construction and design excellence, commitment to business excellence (staff, customers and development programs), involvement in HAVAN and the homebuilding industry,

and community service contributions," adds Rapp.

A not-for-profit association, HAVAN provides both industry and consumer education and opportunities to connect — actively liaising with local municipal governments to meet Metro Vancouver's housing needs.

Winners for the 2019 Ovation Awards will be announced at a gala on May 4. See all the nominated projects at ovationawards.ca.



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Bringing west coast vibe to Maple Ridge

West Coast Dream Homes Ltd. is no stranger to work that gets noticed. The Maple Ridge-based custom-build company of Rick Schmohl and Camilla Brown has developed a reputation as a high standard builder, getting nods as a Georgie Awards finalist in 2018 and as a four-time finalist for the 2019 Ovation Awards.

Building and renovating since 1996, West Coast Dream Homes Ltd. is all about design services — customizing every dream home with a client's touch or designer-inspired ones — and that's reflected in this year's nominated projects: Best Kitchen and Great Room Renovation for 'Modern Family', Best Exterior Renovation for 'The Erickson', and Best Renovation between \$200,000-\$399,000 for both Maple Ridge projects.

"The awards are new for us — we're a small company — but the exposure that comes with these nominated projects have been a way for us to differentiate ourselves in a competitive industry," says Brown, one of two on-staff designers.

"Other builders may offer certain levels of customization, but it's what we're about, from the ground up. Homeowners want a unique home that reflects their personality — that's our specialty."

Known for a west coast contemporary vibe, Brown and Schmohl brought that sensibility to The Erickson, a split-level 1960s property typical of some of the older communities of Maple Ridge — country estates, horse corrals etc. West Coast Dream



CONTRIBUTED

Homes transformed the home into a mid-century modern eye-catcher, a property the husband-wife team sold quickly and which heralded a change in what had been a sleepy, older community of traditional-styled homes.

"This was so different for Maple Ridge, but as the market started going crazy in the

last few years, there's been an influx here. Buyers see that they can maintain the status quo — to renovate something that is newer and pretty but in the same style as before — or become open to the possibilities of new styles in a mature community," Brown adds.

The Erickson was remodelled with a main floor master suite, vaulted ceilings, custom

cabinetry and lighting and huge custom sliding doors. West Coast Dream Homes brought their touch to the Modern Family Kitchen and Great Room project too. In this case, an existing family home was renovated to reflect a families' changing needs. Cool whites and greys and huge windows now embrace the contemporary, inviting space.



CONTRIBUTED

Eleven on Cross ramps up the elegance in Maple Ridge

With Eleven on Cross, Maple Ridge buyers are seeing what West Coast Dream Homes Ltd. can do. The husband and wife team of Rick Schmohl and Camilla Brown bring their renovation and design-build expertise to a custom-created collection of 11 high-end townhomes in a gated enclave, perfect for downsizers or those with families who return to the nest from time to time but still want the luxury touches.

Located in the established community of single-family homes at Balsam West, the executive townhomes offer generous living spaces (2,200 to 3,000 square feet) and abundant natural elements. The gated development boasts twice the usual surrounding trees and shrubs, which creates added privacy and effortless green spaces.

And the natural element is amped up with nearby Maple Ridge Park, Davidson's

Pool, Maple Ridge Equestrian Centre, fishing and off-leash dog parks.

Don't forget the double car 'dream' garage and five custom floor plans, all on a quiet cul-de-sac location with greenbelt. Need an electric car charger? There's one here. The same goes for all levels of schooling, grocery stores, local eateries and services. And for those on the move, the Abernathy Connector and access to Surrey or Langley are just a short drive away too.

"Some buyers may have older children or grandchildren, or they want to travel and skip the yard work. Some homeowners still want the space and luxury touches with lock-and-leave convenience," says Brown, pointing to built-in high-end appliances, optional colour schemes, air conditioning and LED lighting as just some of the custom features at Eleven on Cross. "We've also

brought our west coast modern style, with asymmetrical roof lines, organic rock features and warm woodgrain finishes to the exterior of the development."

Starting at \$799,000 plus GST (with five townhomes already sold), Eleven on Cross epitomizes elegant family living. Homes boast oversized custom sliding doors, a 46-inch wide modern linear fireplace, large walk-in closets and tile, wide-plank laminate and carpet flooring.

Depending on the unit, some offer workshops and extra bike/vehicle storage, a walk-out basement, upper laundry or large mud room. And all homes feature concrete patios, a chef's kitchens with built-in Jenn-Air stainless steel appliances, built-in wine cabinets and quartz counters.

See westcoastdreamhomes.ca for details.



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