

2

PALOMA
URBAN
LIVING

Bright lights. City sights. Discover life in the fast lane in central Richmond. Here in central Richmond's dynamic neighbourhood, ultimate convenience intersects with contemporary style at Paloma 2. This new residential tower is the perfect fit for those seeking both luxury and the excitement of urban energy.

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PALOMA URBAN LIVING

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PALOMA 2

ARCHITECTURE

NEIGHBOURHOOD

INTERIOR

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PALOMA GARDEN
CLUB PALOMA 2



INTRODUCING PALOMA 2. STEPS AHEAD OF THE REST.

[Read more >](#)

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PALOMA GARDEN INSPIRES.

Set discreetly above street level, Paloma Gardens creates a green and pleasant retreat within the bustling urban scene. Exclusively for the use of Paloma 2 residents, the lush lawns provide a refreshing open space for gentle exercise, practicing tai chi, soaking up the sun, or engaging in a friendly game of bocce ball.

A winding walkway connect all parts of the garden. Residents can stroll admiring the professional landscaping or choose from among the abundant seating options to sit and watch the world go by. Thoughtfully designed for all ages, the peaceful roof garden features a children's area where little ones can play safely in their own secure environment.

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CLUB PALOMA 2



CLUB PALOMA 2 INVIGORATES.

Club Paloma 2 is the social hub of the community. Here you can stretch your limits in the fitness centre fully equipped with the latest cardio and strength training equipment. Then treat your tired muscles to a re-energizing session in the steam room. Then it's time to meet with friends and neighbours in the welcoming lounge

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INTRODUCING PALOMA 2. STEPS AHEAD OF THE REST.

Above Saba Road, rises a spectacular tower with a dramatic diagonal of architectural elements ascending across a curved glass facade. Impressive modernist architecture outside, innovative sophistication inside with features such as a centralized air conditioning and energy-efficient heating system.

Constructed in concrete to the highest standards, Paloma 2 is built for lasting value. Plus each home is backed by the 2/10/10 Willis Warranty for additional peace of mind. Another exceptional feature certain to enhance your contentment is the beautiful rooftop garden. And while time spent in this lush green oasis rests and relaxes, Club Paloma 2 with its gym, steam room and other amenities revives and refreshes.

Security for Paloma 2 is as contemporary as today with video-monitored security for building and parkade, video interphone for pre-screening visitors, secured parking and storage lockers, and keyless entry and keyfob proximity readers for discreet and convenient access to parking. Finally, to ensure everything runs smoothly, Paloma 2 has its own hotel-style concierge service.

"Paloma 2 is destined to be a landmark building. The design of the two towers establishes 'bookends' for No. 3 Road and Saba, solidifying the corner and correlating the two towers, while allowing light into an upper landscape deck - a green environment in the heart of the urban scene. The striking main facade is designed with a semblance of Asian influence with its subtle reference to an oriental fan."

Duane Siegrist, MAIBC MRAICIntegra Architecture Inc.

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CLUB PALOMA 2 INVIGORATES.

room. Then it's time to meet with friends and neighbours in the welcoming lounge with its wet bar and fireplace. Later you'll head to the screening facility to catch the latest DVD blockbuster on the large screen TV. Play and participate, rest and relax - it's your choice at Club Paloma 2.

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[AREA MAP](#)
[GALLERY](#)

CONSTRUCTION UPDATE

A CITY AT ITS BEST.

Paloma 2 is just across from Richmond Centre that features department stores such as The Bay, Sears and Zellers, plus a great mix of international retailers. The new Canada Line is seconds away, and you'll find everything else from parks to public markets, movie theatres to medical centres within minutes.

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[TEAM LIST](#)[WARRANTY](#)[CONSTRUCTION UPDATE](#)

Building on over two decades of strength and experience, Regent international has emerged as a leading developer of innovative residential, commercial and retail projects in the growing real estate markets in the Lower Mainland and parts of Asia.

Regent is deeply committed to exceeding expectations in design, finishes and overall construction and does so by working with only the finest architects, engineers, and construction tradespeople. Our goal is to provide our customers with maximum quality, peace of mind and long term investment value.

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INTEGRA ARCHITECTURE INC. is a leading architecture practice with a firm commitment to delivering the highest quality development through hands-on principal involvement, state-of-the-art technology and the highest standards of design excellence. Integra is recognized both in the local and global marketplaces for creating unique architecture that is both functional and aesthetic.

RDH BUILDING ENGINEERING LTD. is an industry leader in building science engineering. Their comprehensive understanding of the building envelope enables them to ensure accuracy in field water penetration testing as well as appropriate material utilization. Their expert focus on quality assurance has earned the confidence of many high profile developers and builders throughout Canada, as well as in Washington and Oregon in the United States.

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JOHN BRYSON STRUCTURAL ENGINEERS is a premiere structural engineering firm with a well-deserved reputation for delivering some of Lower Mainland's most exceptional projects. The firm specializes in the planning, design, and construction engineering of high and low rise residential developments, office buildings as well as various commercial and institutional infrastructure. is a premiere structural engineering firm with a well-deserved reputation for delivering some of Lower Mainland's most exceptional projects. The firm specializes in the planning, design, and construction engineering of high and low rise residential developments, office buildings as well as various commercial and institutional infrastructure.

GEO PACIFIC CONSULTANTS is a geotechnical consulting firm, specializing in site assessment, soil, foundation and geological services. The company has provided

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GEO PACIFIC CONSULTANTS is a geotechnical consulting firm, specializing in site assessment, soil, foundation and geological services. The company has provided design criteria for geotechnical and environmental projects throughout the Lower Mainland.

NEMETZ ELECTRICAL ENGINEERS has been the source for electrical power system and lighting design in the Vancouver area for than 40 years. The electrical firm's impressive portfolio of completed projects demonstrates a dedication to service, innovation and quality.

DEC DESIGN MECHANICAL CONSULTANTS has provided mechanical design services

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TEAM LIST

WARRANTY

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DEC DESIGN MECHANICAL CONSULTANTS has provided mechanical design services for several hundred projects over the past 29 years. Their long and extensive experience has provided the firm with the opportunity to develop the highest standards and state-of-the-art design practices.

PORTICO DESIGN GROUP is a Vancouver-based design company known nationally and internationally for their expertise in interior design for real estate developments. Clients include residential and commercial real estate developers as well as resort operators.

ITO AND ASSOCIATES LANDSCAPE DESIGN is a Richmond-based firm that combines

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ITO AND ASSOCIATES LANDSCAPE DESIGN is a Richmond-based firm that combines horticultural and design knowledge to ensure that each project's landscaping will grow and thrive far into the future. Both residential and commercial sites benefit from their time-honored approach for creating beautiful and serene outdoor surroundings.

KOOLHAUS is Western Canada's ultimate source for stylish, contemporary, and chic home décor. Koolhaus sets the tone for stylish living.

FENG SHUI MASTER BARRIE WONG reviewed the site and building designs and applied traditional Feng Shui principles to ensure that homes are in harmonious balance with the surrounding landscape. This encourages the free flow of chi (positive energy) for a healthy and prosperous life.

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The Willis Warranty

Anything else is less

2 YEARS

Material and
workmanship protection

10 YEARS

Water penetration protection

10 YEARS

Structural protection

Paloma 2 has met the strict guidelines of the Willis Warranty.

The Willis Warranty is underwritten by Commonwealth Insurance Company, which is backed by billions of dollars in assets and capitalization. The Willis Warranty offers many features and benefits that other home warranties simply don't provide. For example, ten full years of water penetration cover - twice the amount required by government legislation.

Each project is reviewed by independent professional consultants and includes inspections after the building is built. The review team's only interest is ensuring that the project is designed and built to the highest standards.

Because Paloma 2 offers the Willis Warranty, you have the peace of mind of knowing that the building's design and construction have made it past the best consultants in the business.



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| Spring 2010-DDC Journal | December 2009-Paloma2, Keeping you informed |
| December 2, 2009 - Paloma2 BMO mortgage rate | April 2, 2009-Richmond Review, Condo towers slow to green |
| March 12, 2009-Richmond Review, 2009 Lulu Awards | March 12-The Richmond News, 2009 Lulu Awards |
| April 11, 2008-New Home Buyer's Guide | March 14, 2008-New Home Buyer's Guide |
| March 28, 2008-Sing Tao New Home Magazine | November 22, 2007-Ming Pao Property Gold |
| February 8, 2008-Ming Pao Real Estate Outlook | January 18, 2008-New Home Buyer's Guide |
| July 27, 2007-Prime Magazine | Jul 16, 2007-West Coast Homes & Design |
| July 6, 2007-New Home Buyers Guide | May 23, 2007-Ming Pao |

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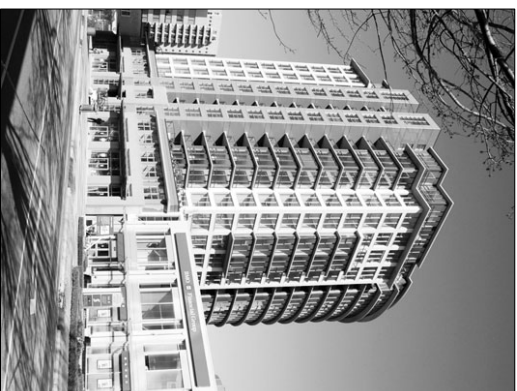
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Winners of the City of Richmond's first annual Lulu Awards included BCIT (top), YVR (above) and the Paloma 1 (right).



Five projects earn design awards

City of Richmond's hosts first annual Lulu Awards

by Matthew Hoekstra

Staff Reporter

Five Richmond developments received Lulu Awards for urban design excellence at a special presentation Monday at city hall. Designers behind a new waterfront neighbourhood, a downtown high-rise, a post-secondary campus, an airport addition and a new public plaza all won the first set of awards honouring excellence in urban design.

To be held every two years, the awards recognize architecture, streetscapes and built landscapes within Richmond's borders.

McKinney Crossing and London Station won in the Residential Mid-Rise category.

Developed by Dana Westernmark, the projects were designed by Gombertoff Bell Lyon Architects Group Inc. and Patrick Cotter Architect Inc. respectively, with landscape design by Ito & Associates Inc. The projects are the newest completed phases of a new waterfront neighbourhood next to historic London Farm.

The Paloma 1 won in the Residential High-Rise category. Regent International developed the No. 3 Road 15-storey building, which was designed by Integra Architecture Inc. and landscaped by Ito & Associates.

The BCIT Aerospace Technology Campus won in the Industrial category. Designed by Kasian Architecture Interior Design and Planning Ltd., with landscape design by Perry + Associates, the iconic Sea Island building features a glass airplane hangar and commercial office space.

The Vancouver International Airport Link Building won in the category of

Public Buildings. Developed by Vancouver International Airport Authority and designed by Kasian Architecture Interior Design and Planning Ltd., the curved glass structure connects the international and domestic terminals and the new Canada Line station. The space showcases substantial artwork installations, and judges noted the structure's use of high-quality materials.

Middle Arm Open Space Master Plan Concept for the Riverside Spirit Square Plaza won in the category of Public Open Space. Designed by Phillips Farevaag Smallenberg as a part of the Cannon Design Team, the spacious plaza opened in November on the riverfront side of the Richmond Olympic Oval.

This year's judging panel included award-winning architect James Cheng, urban planner Jay Wollenberg and landscape architect Don Vaughan.

Richmond spared of major 2010 traffic restrictions so far

by Matthew Hoekstra

Staff Reporter

Road closures, dedicated Olympic lanes, parking restrictions and a whole lot more traffic are all in store for Metro Vancouver during the 2010 Games.

Organizing Committee officials unveiled its transportation plan yesterday, but Richmond residents will have to wait until the summer to learn the Olympic traffic impact on Lulu Island.

City transportation director Victor Wei said details of Richmond's plan will be released mid-summer.

The city's own traffic management plan will likely include road closures and parking restrictions around the oval and the city centre celebration site. It should also have details about shuttle buses that will connect the oval with the Canada Line.

Olympic traffic includes 10,000 accredited media—many of whom are staying at Richmond hotels—5,500 athletes and 55,000 Olympic workers.

Communities will find the roads to be "business as unusual" around the region during the 2010 Olympic Games, Vanoc officials warned yesterday.

Vanoc is insisting travellers and commuters alike "know before

[more-online]

www.richmondreview.com

Most of the increased activity on city streets will happen in downtown Vancouver, which will lose one-fifth of its access points.

On major downtown streets and some arterial roads in Vancouver,

rush hour restrictions will be extended 24 hours a day. For ticket-holders, there will be no parking at any Games venues. Translink is promising more buses, SkyTrain cars and HandyDART vehicles during the Games, along with a new streetcar linking the Olympic Village Canada Line station to Granville Island.

Also promised are more taxis, bike routes and wayfinding signs. Vanoc has yet to announce dates of road closures and how to book a seat on the Olympic Bus Network, which will take ticket-holders to Whistler and Cypress for \$25 and \$12 respectively.

Councillors question economic viability of big museum

From Page 1

Johnston also noted the museum's Titanic exhibition—a thrilling show that Richmond's cept would also seek to attract brought in more visitors, but \$4 million to mount.

"At this point in the econ I'm not prepared to gamble payers money..." said Johnston, Councillors Greg Halsey-B and Evelina Halsey-Brandt had a change of heart, saying couldn't support the plan at a when the city has other prior "I'd love to get that (senior erment) money, but I'm not ing to take anything off the li have," said Evelina Halsey-Br "I don't believe the operator is economically viable."

Coun. Bill McNulty said th doesn't yet have a perm library in East Richmond, Hamilton's library is little than a van. The city also 1 an aquatic centre, a comm centre and a seniors centre b it needs a destination mus he said.

Yet some councillors believe prospect of both the provi and federal governments an up as much as \$13 million was too good an opportuni pass up.

"If the money is there fo asking, we should be there a door asking," said Coun. 1 Dang. "I really think we s get our keisters in gear an this thing going."

Said Sue Halsey-Br: "Sometimes you have to advantage when oppor knocks."

Council did agree, howeve concept deserves further an and referred it back to stai more research.

Apart from staff time, the has already spent \$110,00 consulting fees researching concept and landing on a he strategy for the city.

The Richmond Museum Society has also invested a significant amount of time in the project, and has committed to raising \$6 million.

Richmond's concept would replace the existing 2,100-square-foot Richmond Museum.

If anticipated senior government funding and private donations materialized, city staff estimate city taxpayers would be left with a \$14-million bill.

In Vancouver, a recent attempt at creating destination museum in downtown failed after just two years. Danny Guillaume's \$22.5-million Storyum, built on city-owned property in Gastown, hoped to attract one million visitors a year, but only managed 200,000 annual visits.

B C C O N D O S . N E T

Gondo towers slow to green

A priority for City Centre planners, but green roofs still face hurdles

by Matthew Hoekstra

Staff Reporter

Residential development in downtown Richmond boasts enough green roofs to cover the hulking Richmond Olympic Oval three times over.

Yet none of this greenery is covering any living space.

Green roof systems are regularly added to above-ground parking structures of high-rise projects, sometimes they even stretch over amenity spaces.

New warehouses will also carry a shade of green, as a new city bylaw pushes the system on large-scale industrial development.

Architects at Vancouver-based G-Sty are even designing green exterior walls, one of which will be featured at Vancouver International Airport's Canada Line station.

Green roof—and even wall—systems, common in Europe, are slowly gaining more acceptance here. According to Metro Vancouver, more than 600 green roofs have been installed around the region, which it contends has a climate well-suited for the technology.

Green roofs absorb rainwater, reduce the escape of heat, reduce unwanted solar heating and plants consume greenhouse gases.

But when it comes to planting grass and gardens above living units, builders are running into roadblocks.

Insurance and warranty providers aren't eager to cover green roof residential buildings. Owners buying into such a building may not have an appreciation for maintenance.

The initial cost is more expensive than a conventional roof.

They're all issues developers and government officials have been grappling with.

Turning a negative into a positive

The 15-storey Paloma 1 condominium tower boasts green walking spaces, a garden of trees and a small playground—all on top of a roof. Earlier this month, the No. 3 Road tower near Saba Road won a design award from city hall. Its green roof is built atop a parkade.

"Its location was established to take what could be a negative space and turn it into a positive space," said Duane Siegrist, principal of Integra Architecture Inc. "It had the advantage of getting good light, and it had some good views in this area as well."

The cost of such green roofs are minimal, Siegrist noted, since sealing the roof is required anyway. Making it green is simply a matter of ensuring tree roots couldn't spread and adding drainage and landscaping material.

"You have to design your waterproofing system in mind with what you're planting on top," he said. "If you're putting in large trees you have to design for a more robust waterproofing system because the roots are more invasive."

The rooftop of the Paloma 1 tower, however, isn't green, nor is it accessible.

Siegrist said a special challenge facing Richmond developers is building height. The proximity to the airport restricts height, and making an accessible roof means adding an elevator dock to the roof—occupying valuable airspace.

"People...would rather design it as say penthouse floor space and sellable area rather than a roof deck," said Siegrist.

Adding an inaccessible green roof for environmental benefits only is possible, but



Mark Patrick photo
Architect Duane Siegrist designed a green roof for a downtown Richmond parkade.

costs more.

Paloma 2, a neighbouring tower now under construction, is making some use of its roof with a stair-accessible deck being built on top for a penthouse unit.

It's not easy being green

In Richmond's City Centre, approximately eight hectares (20 acres) of private rooftop—parkades mostly—are green.

"Developers have responded in the areas they have been able," said Brian Jackson, the city's director of development. "We're just

Green Roof FAQ

•Does greening roofs increase the risk of leaks?

No. Green roofs, just like all roofs, need to have water tight seams and excellent workmanship for penetrations and corners.

•Does a green roof make a roof membrane last longer?

Yes, since green roofs reduce degradation due to mechanical stress, physical stress and exposure to heat and UV.

•Do green roofs reduce the Urban Heat Island effect?

Models suggest yes, better than reflective white roofs, and with additional benefits.

•How much growing medium is needed for water retention?

Depending on the local climate, as little as 75 mm can reduce runoff in Vancouver.

•What plants are best suited for rooftop?

Plants naturally found at sites with conditions similar to rooftops.

— Source: BCIT Centre for Architectural Ecology



trying to push them further in terms of on top of residential as well."

The city has incorporated green roofs into its own projects, including city hall and its two new fire halls.

The new City Centre Area Plan is bullish on sustainable development, encouraging developers to reach the LEED (Leadership in Energy and Environmental Design, a green building rating system) gold standard—or even platinum.

Reaching such heights inevitably will involve creating green roofs.

Jackson noted adding green safely to high-rise rooftops is possible (a Concord Pacific high-rise in downtown Vancouver is an example).

But architect Wayne Leung, who is designing a new tower at Cooney Road and Westminster Highway, told city councillors last week insurance providers willing to back a green roof high-rise charge higher premiums.

Nevertheless, Jackson said the city is prepared to help. That may mean permitting a height variance to allow an elevator shaft, for example.

"That's something that can be worked out. We're prepared to sit down with insurance companies and builders and talk to them about our objectives and let them know that this is an important area for the city and we want to move in this direction," he said.

Green roofs are only part of the equation for sustainable developments.

Developers are incorporating other sustainable features into their projects.

Concrete is changing to the more permeable paving stones, and paving stones are being swapped for landscaping—all reducing storm water runoff.

Architect Duane Siegrist said even simple things like designing a building with an overhang is sustainable, because of the protection it offers the building from the elements, reducing long-term maintenance.

"You don't need to be putting on green roofs everywhere," said Siegrist. "There are some basic elements and strategies to building design that could be employed, with the net benefit is sustainability is achieved."

Nonetheless, the city is pushing high-rise developers to open talks with insurance companies and contractors to increase the amount of green roof in the city—whether in the form of gardens, putting greens or even urban agriculture.

Said Jackson: "If you have a condo unit, especially if you have immediate access to it, what a great place to grow some lettuce and tomatoes."

News in Brief

Lights stayed on for Earth Hour

More lights stayed on than off in Richmond during Earth Hour on Saturday night.

Richmond recorded just a 0.3-per-cent cut in power use during the one-hour blackout from 8:30 to 9:30 p.m. Saturday night, according to B.C. Hydro.

That's worse than last year, when B.C. Hydro measured a 2.7 per cent in electricity consumption in Richmond.

"Did city hall not about putting lights from 8:30 'til 9:30 for Hour," Richmond resident Madeleine Bates wrote letter to Richmond Mayor Miron Park (has lit, city hall has on, all over the world doing their share but in Richmond."

Overall, B.C. had a 1 per cent cut in power use, from two per cent cut last year, and way off Ontario's six per cent power savings Saturday night.

The voluntary power-down was intended as a global referendum to spur political action on climate change.

B.C. Hydro says one of Earth Hour-style conservation each by everyone would enough electricity to power 2,400 homes for an entire year.

Taser use drops

RCMP officers tasered the number of Cana in 2008 as they did earlier.

There were 563 incidents last year in which officers used a Tase suspects, down from 600 in 2007.

The numbers were reported by the Commissioner of Public Complaints Against the RCMP.

The federal water agency described the results as evidence of a "systemic shift" in how RCMP use the stun guns.

In 2007, Richmond RCMP tasered Polish immigrant Robert Dziakanski at Vancouver International Airport. Dziakanski died soon after being subdued and handcuffed.

The 40-year-old man had become frantic in the secure section of the airport after being unable to find his mother from Kamloops after his long flight from Europe.

The incident was captured on amateur video, sparking intense debate over police use of Tasers in Canada.

B C C O N D O S . N E T

PALOMA 2



The Paloma 2 sales team would like to take the time to wish you and your family a Merry Christmas and a Happy New Year! We are very excited about the coming New Year and all the opportunities it has to offer.

KEEPING YOU INFORMED

We are pleased to announce that construction continues to progress well and that the roof was poured in late August, 2009 and the majority of the windows were installed by the end of October, 2009. Currently, construction crews are working on the interior finishing stage which include but are not limited to steel studs, drywall and insulation, flooring (tile, carpet, and laminate), cabinets, countertops, painting and appliance installation. We estimate that completion of Paloma 2 remains on schedule for Summer 2010.

Canada Line is here! SkyTrain's newest line opened August 17, 2009 and brings rapid rail service to Metro Vancouver's busiest north-south corridor, linking Downtown to Richmond and Vancouver International Airport (VVR). The Line connects people to dozens of local destinations—and a whole world of travel possibilities beyond.

Canada Line adds 16 new stations and 19 km to the SkyTrain network. Nine stations are located in Vancouver, with four in Richmond and three on Sea Island serving the Airport.

We would also like to take this opportunity to remind you of the great mortgage rates being offered by BMO Bank of Montreal for Paloma 2 purchasers. Please see the attached mortgage rate sheet that can be locked in from 14 months out. If you have any inquiries about posted rates, please do not hesitate to contact:

Florence Chow
Mortgage Development Manager
BMO
604-270-8734
Florence.chow@bmo.com

Later this February 2010, we will send you another newsletter to keep you updated on Regent's International procedure on New Home Orientation walk thru, closing procedures, and a schedule for Appraisers to visit the site.

Sincerely,

The Paloma 2 Sales Staff
Dec. 7, 2009





PALOMA 2

A STEP ABOVE. A STEP BEYOND.

FEATURES LIST

A STEP ABOVE. A STEP BEYOND.

- Two distinctive interior design palettes: Urban and Sophisticated
- Expansive floor to ceiling windows (in most homes)
- Kitchen pantry and wine rack for entertaining (in most homes)
- Home-office dens with glass sliding doors (in most homes)
- Centralized, energy efficient air conditioning and heating system – each home comes with its own HVAC system and is individually metered for electricity
- Oversized porcelain tiles in entry, kitchen, laundry and bathrooms
- Custom plush carpeting
- 2-piece energy efficient front load washer and dryer by Frigidaire

LAVISH BATHROOMS

- Luxurious double thick marble vanity countertops
- Premium undermount basin for easy maintenance (in master ensuites)
- Designer style drop in sink (in main baths)
- Custom framed mirrors (in master ensuites) and full-width vanity mirrors (in main baths)
- European-style plumbing fixtures
- Spa-inspired soaker tub with porcelain tile surround (in master ensuites)
- Glass enclosed shower with vertical porcelain tile surround (in main baths)
- Flat panel cabinetry with polished chrome hardware

CHEF-INSPIRED

- Fine double-edge quartz countertops
- Oversized stainless steel undermount sink with in-sink waste disposal
- Polished chrome lever faucet with pull-out vegetable spray
- Flat panel cabinetry with halogen under-cabinet lighting
- Kitchen pantry and wine rack (in most homes)
- Subway style porcelain tile backsplash
- Brushed steel halogen track lighting (in most homes)

- Premium stainless steel kitchen appliance package:

- Frigidaire gas cooktop with slide-in range
- Maytag bottom mount refrigerator
- Frigidaire 6 Level precision dishwasher
- Panasonic over the range microwave/hood fan

SAFE AND SOUND

- Hotel-style concierge service
- Video-monitored security for building and parkade
- Video enterphone for pre-screening visitors
- Keyless entry and Keyfob proximity readers for discreet and convenient access to parking, lobby, elevator – access is restricted to lobby, amenity area and your own floor
- Secured parking stalls and storage lockers
- Each home is backed by a 2-10-10 warranty provided by Willis Canada
 - 2 Years Materials and Workmanship Protection
 - 10 Years Water Penetration Protection
 - 10 Years Structural Protection
- Multiple pre-wired connections for high-speed internet access, cable and telephone

CLUB PALOMA 2!

- Fully equipped fitness centre with cardio and strength training equipment
- Relaxing steam rooms
- Private change rooms with shower, washroom and lockers
- Social lounge with wet bar and contemporary fireplace for private gatherings
- Screening facility that includes large screen TV and DVD

PALOMA GARDENS

- Professionally landscaped sky garden to relax and rejuvenate
- Extensive strolling path looping a 1/2 acre rooftop garden
- Observation deck for gazing
- Children's play area for little ones





臻極豪華 Paloma 1 Penthouse

由Regent International Developments策劃及發展，矗立於列治文市中心No. 3 Road 夾Saba Road 上的高層柏文Paloma，不但擁有地利優勢，其第一期的Penthouse 單位設計更極盡豪華。全落地玻璃大幕牆，把城市美景、私家花園和遠山的風光映入眼簾。

Paloma 外牆鋪設晶瑩剔透的玻璃，盡顯時尚高雅的建築風格。而發展商為了配合居住在Penthouse 講究生活質素的買家要求，單位內特別裝置分層節能冷暖氣調控，正層客廳鋪設名貴硬木地板，Penthouse 廚房採用Jenn-Air 不銹鋼電器及一整列的入牆式並排廚櫃，同時在特厚的花崗石枱面上設有平嵌式的雙鉗盤，而主浴室更設有地熱裝置，佈局細緻，別具氣派。

另外，Club Paloma 住客會所分Paloma 花園和住客俱樂部，務求為每位住戶提供或動或靜的休閒選擇。Paloma 花園位地近半畝，附設步行徑、觀景台及兒童遊樂場；住客俱樂部則設有健身房、蒸氣浴室、電影院及有水吧和壁爐設計的社交休閒室等娛樂配套。

Paloma 大廈對面是大型購物商場Richmond Centre，各式商店、中西式食肆及戲院等消閒設施皆舉步可至。一街之隔便是公眾市場、步行15分鐘可至Save On

Foods、附近還有銀行、公園、圖書館等與生活息息相關的設施。加上由Paloma 步行只需1分鐘，便可到達即將建成的加拿大總捷運站(Canada Line)，來往溫哥華及其他地區方便無比，開車不再是生活所需。

Paloma 1 兩層高Penthouse 單位，面積約1,400 至1,750 平方呎，連兩並排保安車位，售價由\$738,900 起。

Paloma 地址：6068 No. 3 Road, Richmond
查詢電話：604-961-6919



- Paloma 坐落於列治文最優越的
- 廚房配備高級電器和特厚花崗
- 住戶可透過全落地玻璃窗盡情
- 列市中心華燈初上璀璨美景
- Paloma 1 Penthouse 的所有設



B C C O N D O S . N E T



PALOMA 2

Live ahead of the rest in your central Richmond Condo

by Bill Kimmett

Poised above the street-scape below, the striking facade with its dramatic curved glass and modernistic architecture has the subtlety of an oriental fan. "Paloma 2's luxury homes abound in urban vibrancy and sophistication," said Ken Brown, Sales Manager at Regent International. And Paloma 2 with its vital energy defines innovation and change.



Live ahead of the rest in your central Richmond condo where inspiration and luxury are the keywords.

The most compelling features of Paloma 2, being built at No. 3 Road and Saba in Richmond are its superb location, luxury, and urban convenience. As Ken Brown stated when discussing this residential tower rising above the dynamic heart of Richmond; "Paloma 2 is steps from the Canada Line with easy access to the rest of Richmond and Vancouver, and is across from the bustle of Richmond Centre, anchored by The Bay, Sears, as well as Shoppers Drugmart, and more than 100 other stores and services." A plethora of activities and amenities from parks, to movie theatres, and medical centres are also nearby.

Paloma 2 boasts a professionally landscaped half acre rooftop garden with children's play area. Visualize early morning Tai Chi exercises, or later, more strenuous pumping iron in the fully equipped Club Paloma, where friends can settle into the comfort of the social lounge. The contemporary design of these homes offers the luxury of centralized air-conditioning for those warmer summer days and the relaxation of the Paloma Gardens high above the fast lane below.

Designed and built by Regent International, a leading developer of innovative residential, commercial and retail projects in the hot real estate market of the Lower Mainland and parts of Asia, Paloma 2 provides "maximum quality, peace of mind, and long term investment value."

Some of the unique luxurious features to expect in your new home are double-thick quartz and marble countertops for the

kitchen and bath, premium stainless steel appliances, and in most homes, expansive floor to ceiling windows, kitchen pantry and wine rack, and home office dens. The most enticing, is an energy efficient central heating and air conditioning system in your own suite. From a chef-inspired kitchen to spa-like pampering, Paloma 2's well designed suites are a homecoming to relish. And knowing that you are in the heart of it all, adds a certain cachet.

Choose from the distinctive floor plans in the remaining two bedroom and two bedroom plus-den condominiums. From solid concrete construction which offers superior durability and soundproofing to its elegant interiors, Paloma 2, priced from \$413,900, is the ultimate in quality and luxurious comfort. All homes are covered by the 2/10/10 Willis Canada Warranty, and offer resident hotel-style concierge service.

Also still available are a select number of penthouse homes in Paloma 1 priced from \$738,900. These 2-level luxury homes which start at 1,450 square feet, include top-end features such as air conditioning, hardwood



flooring, Jenn-air gourmet appliances, wood shaker cabinets, skylights, two secured exclusive side-by-side parking stalls and breathtaking views.

The Presentation Centre is located at 220 – 6088 No. 3 Road Richmond and is open daily from 12 to 5 p.m. (except Friday).

For further information, call 604-276-9919, or visit the website at www.palomalive.ca. For an appointment to view the stunning penthouses, call 604-961-6919. **nh**



PERSUASIVE LOCATION GIVES PALOMA 2 ADDED ATTRACTION



Regent International has given Paloma 2 homes the utmost in convenience, luxury and flexibility.



PALOMA 2 | Regent International's Richmond tower is centrally located next to the Canada Line and across the street from Richmond Centre's shops, services and theatres.

When asked to describe the most compelling feature of Paloma 2, the residential tower taking shape at No. 3 Road and Saba, developer Regent International sums it up in one word: location!

Described as "the perfect fit for those seeking both luxury and the convenience of urban energy," Paloma 2's location is mere steps away from the Canada Line, which puts the rest of downtown Richmond and Vancouver all within reach. "When we say that it's close to the Canada Line, we mean it's literally a one-minute walk," says the developer. "This is something that is highly motivating to buyers."

Paloma 2 is also right across the street from Richmond Centre, a bustling retail area anchored by The Bay, Sears

as well as a Shopper's Drugmart, and home to more than 100 shops and services. Also nearby are a host of activities and amenities from parks to movie theatres to medical centres.

Clearly, urban energy abounds in and around Paloma 2, but it is also important to note that the artistically designed building itself, with its curved glass facade, is a strong attraction to many buyers. At Paloma 2, you will find 15 storeys of modern sophistication infused with contemporary elements. With the state-of-the-art centralized air conditioning and heating system just as a beginning, Regent has painstakingly chosen each element – from the oversized custom tiles contrasted with plush, custom carpeting, expansive floor-to-ceiling windows, and home-office dens with sliding glass doors – to offer the utmost in convenience, luxury and flexibility. Stunning kitchens feature quartz countertops, gleaming stainless steel appliances and attractively modern halogen lighting to inspire culinary aspirations. Sumptuous bathrooms feature vanity marble double-thick countertops, and spa-inspired soothing soaker tubs for pampering. These are just a few of the tempting features that await buyers at Paloma 2.

Within the building is a rich array of amenities to refresh and invigorate. Club Paloma 2 is a fully equipped fitness centre with relaxing steam rooms, social lounge with wet bar and fireplace, and a screening facility to catch the latest movie flicks. There's also Paloma Garden, a professionally landscaped half-acre rooftop garden with an extensive strolling path, observation deck and children's play area, where residents of Paloma 2 can enjoy a touch of nature in the midst of sophisticated urban vibes.

Paloma 2 is also backed by 2/10/10 Willis Warranty to offer superior durability and additional peace of mind. Moreover, its hotel-style concierge service with key-fob proximity provides maximum security to the residents at Paloma 2.

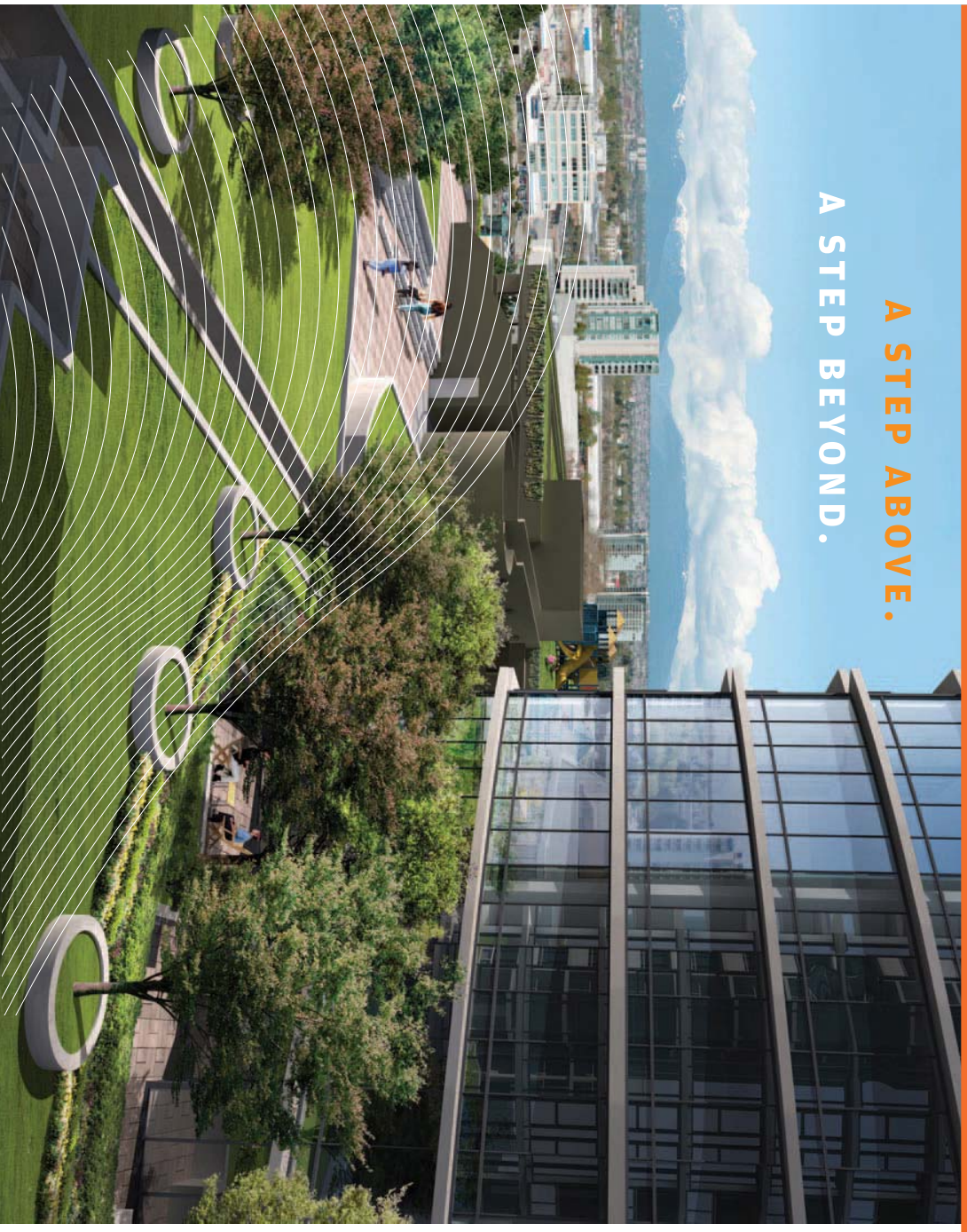
More than half of the homes in Paloma 2 have been sold but there is still a good selection left: spacious one bedrooms plus den, two bedrooms and two bedrooms plus den are available, starting from \$336,900.

The presentation centre is open daily from noon to 5 p.m., and is located at 220 - 6088 No. 3 Road in Richmond, phone 604-276-9919 or visit the website at www.palomalive.ca

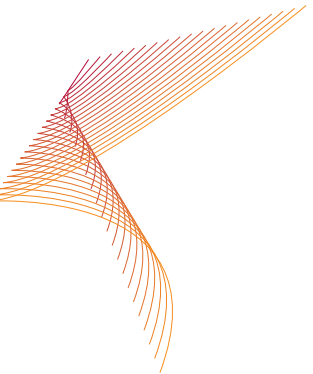
Developer Regent International has more than two decades of experience in building residential, commercial and retail projects in the Lower Mainland and parts of Asia. "Our goal is to provide customers with maximum quality, peace of mind and long-term investment value," says Matthew Ng, at Regent International Developments Ltd. 



A STEP ABOVE.
A STEP BEYOND.



B C C O N D O S . N E T



PALOMA 2

판 로 마 타 워

좀 더 세련된 도시공간, 좀 더 편안한 휴식공간

2007년 여름, 새로운 차원의 주거 공간이 우리 곁에 옵니다!

세련미 넘치는 우리 디자인의 모던 타워

화려한 도심속에 평화로운 휴식처를 완벽히 재연한 콘도가 들어선다. 리치몬드 중심 Saba Road 의 새로운 랜드마크가 될 이 수준 높은 주거공간은 우선 차별화된 외관으로 구매자들의 시선을 사로잡는다. 곡선과 일직선이 절묘한 조화를 이룬 유리로 된 건물 디자인이 절제된 세련미를 보여주는 Paloma 2는 상상할 수 있는 모든 편의 시설을 바로 가까이에 두기 원하면서도 도심의 분주함으로 부터의 도피를 상상하는 현대의 구매자들에게 편의와 휴식이 이상적인 조화를 이룬 꿈의 공간이 될 것이다.

리치몬드의 중심가

An Urban Pulse in the Heart of Richmond

Paloma 2는 리치몬드의 심장부인 Saba Road 에 위치하여 생활의 편의를 가까운 주변에서 모두 손쉽게 해결할 수 있다. 바로 길 건너편에는 240여개의 편의시설을 갖춘 Richmond Centre가 위치하여 생활에 편리를 더하여 주며, 곧 완공될 Canada Line 라인은 밴쿠버로의 출퇴근을 더욱 빠르고 쉽게 해줄 것이다. 편리한 교통과 쇼핑이 너무 지연스러운 곳 - 생활의 편리함을 원한다면 Paloma 2는 매우 현명한 선택이 될 것이다.



휴식처 같은곳

Resident Steps Ahead of the Rest

옥상의 개인 정원과 같은 차별화된 Paloma 2의 편의 시설은 당신을 도심 속 새로운 휴식공간으로 성큼 안내할 것이다. 퇴근 후에도 주말의 한가한 오후에 커피 한 잔의 여유를 도심 속 나만의 녹색공간에서 느껴보자. 콘도 내의 아름다운 조경과 여유로운 녹지공간은 팔로마타워에서 내세우는 또 하나의 자랑거리이다.

세련된 도시감각

Inspired Collection, Urban Connection

Paloma 2는 주방에서도 도시감각이 넘치는 영감 어린 디자인으로 구매자들의 마음을 사로잡는다. 획기한 석영으로 만들어진 현대적 감각의 주방 조리대와 스테인레스 스틸 가전 제품들은 화려히 차별화된 Paloma 2의 셀렉션을 보여주며 욕실은 대리석으로 꾸며져 스파를 연상시킨다. 더우기 쾌적한 환경을 약속하는 최첨단 중앙 에어컨디셔닝 시스템과 정부의 기준을 훨씬 뛰어넘는 2/10/10 Willis Warranty는 구매자들을 향한 세심한 배려가 돋보이는 부분이다.

리젠트 인터네셔널

Regent International

팔로마 시공사인 Regent International은 지난 20년간 광역 밴쿠버에 새로운 주거지들을 창조해내며 비지니스, 레저, 주거공간의 혁신과 세련된 디자인, 그리고 탁월한 품질에 초점을 맞춰왔다. Stevenson의 Prestigious Waterfront에 위치한 London Landing이나 독특한 Gamy Street의 다운타운 하우스들은 Regent International의 실험과 성실성을 보여주는 일례에 불과하다. 역시 리치먼드의 No.3와 Soba Road가 만나는 곳에 위치한 Richmond Financial Centre는 Regent International사가 전략적으로

세운 다운타운 프로젝트들 중의 하나로서 현재 몬트리올 뱅크, 스코샤 뱅크, 캐나다 우체국과 펠스포트 캐나다를 포함한 굴지의 기관들이 들어서 있다.

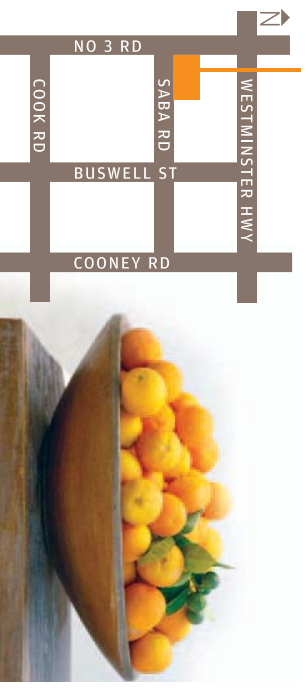
결과적으로 Regent International이 그동안의 축적된 경험과 노하우를 바탕으로 저존심을 걸고 시공한 Paloma 2는 이와 같은 회사의 가치가 충실히 반영 됨으로써 월등한 품질과 혁신적 디자인이 어우러져 영구적 가치를 지닌 콘도로 탄생하였다.

오랜 세월동안 신뢰를 쌓아온 믿을 수 있는 건설 회사가 시공하여 도심의 편의와 감각 그리고 녹색 공간의 안락함이 동시에 충족되는 Paloma 2의 넓은 2 베드룸과 2세 드룸 + 펜의 분양가는 \$336,900 부터 시작되며 220 - 6088 No.3 Road Richmond에 위치해 있는 프리젠테이션 센터는 월요일 부터 금요일 까지 매일 12시 부터 6시까지 오픈하여 꼼꼼한 구매자들의 편리를 더해준다. 홈페이지 www.palomaliving.ca 또는 전화 604-276-9919로 언제든지 문의할 수 있다.

palomaliving.ca

604.276.9919

PALOMA 2



Paloma

Live ahead of the rest in your central Richmond condo

by Bill Kimmitt

The future is defined by innovation and change, and here in the dynamic heart of Richmond, Paloma 2 is defining vibrancy in the fast lane. Centred at No. 3 Road and Saba within easy strolling distance from a wealth of urban amenities, you will find an abundance of shopping, recreational facilities, cultural activities and entertainment within a short radius. Paloma 2 defines urban energy and living a step ahead of the rest.

Rising above the eclectic neighbourhood, Paloma 2 with its dramatic curved glass façade and modernistic architecture adds a touch of innovative sophistication to this central location. Poised above the streetscape below, the striking façade exudes a defined Asian influence with the subtlety of an oriental fan. Opening to the future should be the motto for Paloma 2, for the landmark distinction of this residential tower is the future in the making. And with the future Canada Line literally just steps away, the rest of downtown Richmond and Vancouver are all within reach.

Designed and built by Regent International which has emerged as a leading developer of innovative residential, commercial and retail projects in the hot real estate market in the Lower Mainland and parts of Asia, Paloma 2 will provide quality and a robust long term investment.

Taking advantage of its pivotal location, Paloma 2 reigns supreme over the bustle below, while offering luxury living overlooking a tranquil rooftop garden. Visualize early morning Tai Chi exercises, or later, more strenuous pumping iron in the fully equipped Club Paloma where friends can settle into the comfort of the social lounge and review life in the luxury and security of Paloma 2.

Home-buyers have a choice of distinctive floor plans to choose from, through one-plus-den, two bedroom and two bedroom plus-den condominiums. From its solid concrete construction to its elegant interiors, Paloma 2 offers



quality and luxurious comfort with a rich array of fine features and tasteful finishes.

Some of the unique luxurious features to expect in your new home are double-thick quartz and marble countertops for the kitchen and bath, premium stainless steel appliances, and in most homes, expansive floor to ceiling windows, kitchen pantry and wine rack, home office dens and home office dens. The most enticing is an energy-efficient central heating and air conditioning system in your own suite. From a chef-inspired kitchen to spa-like pampering, Paloma 2s well designed suites are a homecoming to relish. And knowing that you are in the heart of it all, adds a certain cachet.

The attractive layout of the homes with their contemporary design sets the tone, and for

those warmer summer days, Paloma 2s air conditioning is the answer. Or why not just wander over to the Paloma Gardens and let the sunshine bathe away the stress of your day. Every day at Paloma 2 is life in a tranquil home above the fast lane below.

The solid concrete construction offers superior durability and soundproofing and all homes are covered 24/7/10 Willis Canada Warranty and resident hotel-style concierge service provides assurance that Paloma 2 is secure, sound and safe.

The Presentation Centre is located at 220 - 6088 No. 3 Road Richmond and is open daily from 12 to 5pm (closed Fridays). For further information, call 604-276-9919, or visit the website at www.palomaliving.ca.

nh





Winners of the City of Richmond's first annual Lulu Awards included BCIT (top), YVR (above) and the Paloma 1 (right).



Five projects earn design awards

City of Richmond's hosts first annual Lulu Awards

by Matthew Hoekstra

Staff Reporter

Five Richmond developments received Lulu Awards for urban design excellence at a special presentation Monday at city hall. Designers behind a new waterfront neighbourhood, a downtown high-rise, a post-secondary campus, an airport addition and a new public plaza all won the first set of awards honouring excellence in urban design.

To be held every two years, the awards recognize architecture, streetscapes and built landscapes within Richmond's borders.

McKinney Crossing and London Station won in the Residential Mid-Rise category.

Developed by Dana Westernmark, the projects were designed by Gombertoff Bell Lyon Architects Group Inc. and Patrick Cotter Architect Inc. respectively, with landscape design by Ito & Associates Inc. The projects are the newest completed phases of a new waterfront neighbourhood next to historic London Farm.

The Paloma 1 won in the Residential High-Rise category. Regent International developed the No. 3 Road 15-storey building, which was designed by Integra Architecture Inc. and landscaped by Ito & Associates.

The BCIT Aerospace Technology Campus won in the Industrial category. Designed by Kasian Architecture Interior Design and Planning Ltd., with landscape design by Perry + Associates, the iconic Sea Island building features a glass airplane hangar and commercial office space.

The Vancouver International Airport Link Building won in the category of

Public Buildings. Developed by Vancouver International Airport Authority and designed by Kasian Architecture Interior Design and Planning Ltd., the curved glass structure connects the international and domestic terminals and the new Canada Line station. The space showcases substantial artwork installations, and judges noted the structure's use of high-quality materials.

Middle Arm Open Space Master Plan Concept for the Riverside Spirit Square Plaza won in the category of Public Open Space. Designed by Phillips Farevaag Smallenberg as a part of the Cannon Design Team, the spacious plaza opened in November on the riverfront side of the Richmond Olympic Oval.

This year's judging panel included award-winning architect James Cheng, urban planner Jay Wollenberg and landscape architect Don Vaughan.

Richmond spared of major 2010 traffic restrictions so far

by Matthew Hoekstra

Staff Reporter

Road closures, dedicated Olympic lanes, parking restrictions and a whole lot more traffic are all in store for Metro Vancouver during the 2010 Games.

Organizing Committee officials unveiled its transportation plan yesterday, but Richmond residents will have to wait until the summer to learn the Olympic traffic impact on Lulu Island.

City transportation director Victor Wei said details of Richmond's plan will be released mid-summer.

The city's own traffic management plan will likely include road closures and parking restrictions around the oval and the city centre celebration site. It should also have details about shuttle buses that will connect the oval with the Canada Line.

Olympic traffic includes 10,000 accredited media—many of whom are staying at Richmond hotels—5,500 athletes and 55,000 Olympic workers.

Communities will find the roads to be "business as unusual" around the region during the 2010 Olympic Games, Vanoc officials warned yesterday.

Vanoc is insisting travellers and commuters alike "know before

[more-online]

www.richmondreview.com

Most of the increased activity on city streets will happen in downtown Vancouver, which will lose one-fifth of its access points.

On major downtown streets and some arterial roads in Vancouver,

rush hour restrictions will be extended 24 hours a day. For ticket-holders, there will be no parking at any Games venues. Translink is promising more buses, SkyTrain cars and HandyDART vehicles during the Games, along with a new streetcar linking the Olympic Village Canada Line station to Granville Island.

Also promised are more taxis, bike routes and wayfinding signs. Vanoc has yet to announce dates of road closures and how to book a seat on the Olympic Bus Network, which will take ticket-holders to Whistler and Cypress for \$25 and \$12 respectively.

Councillors question economic viability of big museum

From Page 1

Johnston also noted the museum's Titanic exhibition—a touring show that Richmond's cept would also seek to attract brought in more visitors, but \$4 million to mount.

"At this point in the econ I'm not prepared to gamble payers money..." said Johnston, Councillors Greg Halsey-B and Evelina Halsey-Brandt had a change of heart, saying couldn't support the plan at a when the city has other prior "I'd love to get that (senior emment) money, but I'm not ing to take anything off the li have," said Evelina Halsey-Br "I don't believe the operator is economically viable."

Coun. Bill McNulty said th doesn't yet have a perm library in East Richmond, Hamilton's library is little than a van. The city also 1 an aquatic centre, a comm centre and a seniors centre b it needs a destination mus he said.

Yet some councillors believe prospect of both the provi and federal governments an up as much as \$13 million was too good an opportuni pass up.

"If the money is there fo asking, we should be there a door asking," said Coun. 1 Dang. "I really think we s get our keisters in gear an this thing going."

Said Sue Halsey-Br: "Sometimes you have to advantage when oppor knocks."

Council did agree, howeve concept deserves further an and referred it back to stai more research.

Apart from staff time, the has already spent \$110,00 consulting fees researching concept and landing on a hei strategy for the city.

The Richmond Museum Society has also invested a significant amount of time in the project, and has committed to raising \$6 million.

Richmond's concept would replace the existing 2,100-square-foot Richmond Museum.

If anticipated senior government funding and private donations materialized, city staff estimate city taxpayers would be left with a \$14-million bill.

In Vancouver, a recent attempt at creating destination museum in downtown failed after just two years. Danny Guillaume's \$22.5-million Storyum, built on city-owned property in Gastown, hoped to attract one million visitors a year, but only managed 200,000 annual visits.

B C C O N D O S . N E T

Upfront

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Fax: 604-270-2248
E-mail: editor@richmond-news.com

the fine print

TO DO: RichCity theatre sports troupe presents **RichCity Improv**
Tournament this Thursday, March 12 at the Richmond Cultural Centre, lecture hall, 7700 Milnor Gate. Doors open at 6:30 p.m., show at 7 p.m. For information, visit www.ticketmepickle.com/richcityimprov.html.

contact us

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classifieds@richmond-news.com

the weather

Wednesday
high.....3
low.....-5
Sunny

Thursday
high.....6
low.....-3
Cloudy

Friday
high.....7
low.....0
Rain

site of the week

www.findfamilyfun.com
Things to do with your kids on Spring Break.

multicultural

March 11
Sikhs celebrate Holi, during which mock battles are followed by music competitions.

webpoll

QUESTION:

Should the Braidwood Inquiry officers keep their jobs?

Yes (15%)

No (85%)

THIS WEEK'S QUESTION:

Do you think Richmond is an architecturally attractive city?
Cast your vote at www.richmond-news.com

Lulu's finest structures celebrated

By TRACY SHERLOCK
tsherlock@richmond-news.com

Richmond may have a reputation as a city full of strip malls and suburban subdivisions, but that's changing.

That's why the city recently created the Lulu Awards.

"Richmond is really evolving quickly from a suburban community into a real city and that's why we thought it was important to seize the moment and celebrate those examples of good architecture and design where people are recognizing that we're in that transition," said Brian Jackson, Richmond's director of development and one of the judges.

"We can do a lot better than what we've done in the past because we know that buildings and open spaces are here for a long, long time and we're going to have to look at them and walk by and experience them, so we want to make sure that we're creating a city that we all feel comfortable in and enjoy living and working in."

Five winners were announced at Monday evening's city council meeting. McKinney Crossing and London Station were winners in the residential mid-rise category. These projects are the newest phases of the residential neighbourhood next to London Farm.

The Paloma 1 was honoured in the residential highrise category. The Paloma 1 is a 15-storey tower north of Saba Road that includes commercial space along No. 3 Road, condos in the tower and a landscaped roof on top of a two-storey parking garage.

"Urban design is made up of more than just buildings — it's all the visual

components of a city. It's how buildings and the spaces between them are all designed together," Jackson said.

"The awards are intended to recognize and celebrate good urban design in Richmond. We want to look at those exceptional projects that are visionary and that really raise the bar for design excellence."

The BCIT Aerospace Technology Campus won in the industrial category. The campus on Cessna Drive is home to classrooms, a glass airplane hangar and offices for Sport BC.

In the public building category, the Vancouver International Airport Link Building was honoured. The curved glass structure connects the international and domestic terminals, and the new Canada Line station. Riverside Spirit Square Plaza won in the category of public open space. The multi-level plaza on the riverfront side of the Richmond Olympic Oval is part of the B.C. Spirit Square Program, designed to commemorate the 150 anniversary of B.C.

The judging panel included award-winning architect James Cheng, acclaimed landscape architect Don Vaughan, former president of the Canadian Institute of Planners Jay Wollenberg and Jackson.

"Over the years, I have been watching Richmond evolve from a car oriented suburb toward a vibrant downtown with a transit focus," James Cheng said. "I am very happy to be part of the process that will recognize good urban design."

The urban design awards will be given out every two years.



PHOTOS SUBMITTED

YVR's Link Building (above) connects the international and domestic terminals and the new Canada Line station. Paloma 1 (right) was named the best highrise development in the city, with its unique green roof over its parking lot. BCIT's Aerospace Technology Campus (below) took top honours in the industrial category. The campus includes classrooms, a glass airplane hangar and offices for Sport BC.

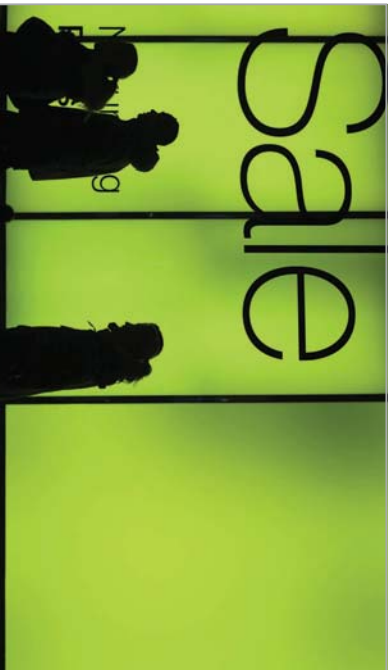


B C C O N D O S . N E T

Paloma 2

A step above. A step beyond

by Bill Kimmitt



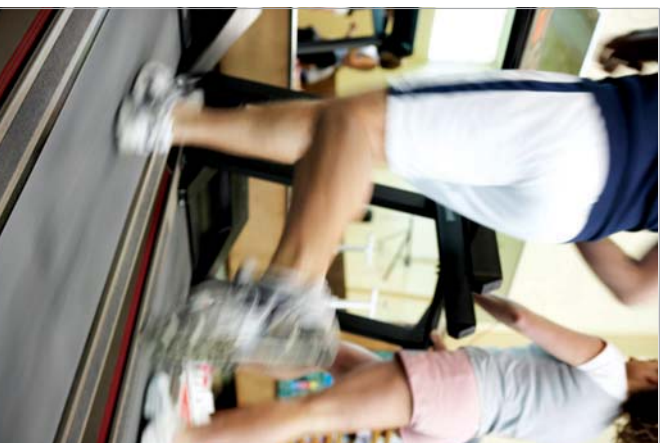
Twice in the past few months as we have returned from overseas trips, my wife has stated, "why don't we live in Richmond close to the airport and the border? Instead of heading along busy highways to our home, we could be truly close to it all, minutes from home."



Paloma 2 has the answer! Striking luxury condo homes in a stunning glass and concrete tower in the very heart of Richmond.

For those who seek the ultimate in location, convenience and luxury, these homes at No. 3 Road and Saba offer the perfect lifestyle. Just imagine, strolling across the street to shop at Richmond Centre with its amazing variety of shops and services. No traffic to fight, and no long journey home. When you need to head into the city, just pick up your newspaper and enjoy a relaxing trip courtesy of the Canada Line. I can almost hear my wife adding, "And of course in a few minutes we can be at the airport!"

To complete the perfection, you return home high above the streets below and settle into the lap of luxury. Your eyes feast on the double-thick quartz and marble countertops and stainless-steel appliances in the kitchen as you play at becoming the next Iron Chef. Glancing through your floor to ceiling windows, you wander through your spacious home savouring the energy efficient air conditioning.



Paloma 2 offers a lifestyle truly a step above the rest. As you dream of new adventures around the corner, the huge rooftop garden beckons, so with your favourite novel in hand, you settle into a quiet corner and let all the stress of life drain away.

In my book, location, luxury and peace equates to the word LIFE STYLE. There is nowhere that I can think of that provides all of these qualities. What's more, your investment is guaranteed by the industry's highest warranty: the 2/10/10 Willis Canada Warranty.

Paloma 2's two bedroom homes start at \$399,000. To really appreciate Paloma 2, visit the Presentation Centre, located at 220-6088

Live high above the rest in both location and luxury.

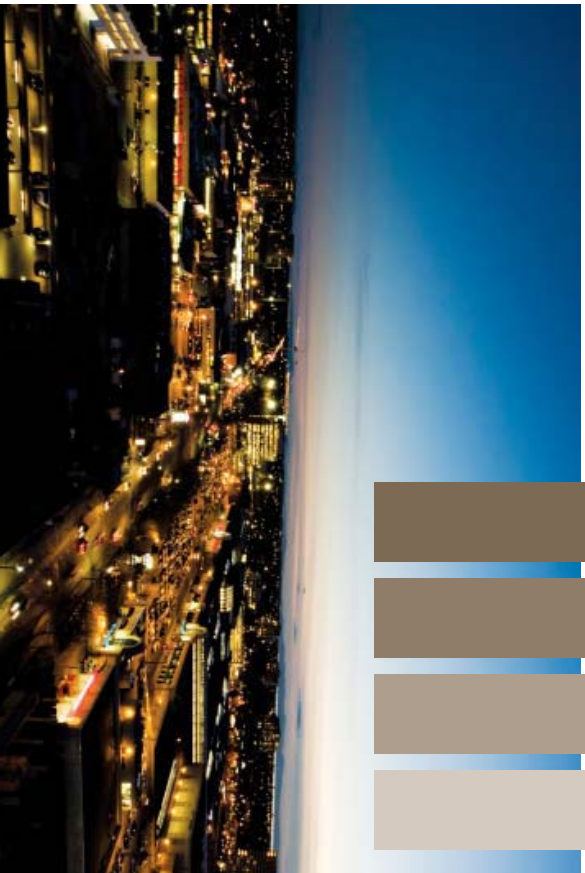
No. 3 Road, Richmond, open daily from 12 to five pm. [closed Fridays]. For further information, call 604-276-9919, or visit www.palomaliving.ca.

Also still available are a select number of penthouse homes in Paloma 1. These two-level luxury homes offer from 1,450 sq. ft. of incredible living space and are packed with top-end luxury finishes with breathtaking views. To view these ready-to-live homes, call 604-961-6919

nh

B C C O N D O S . N E T





Paloma 1 Penthouse

超乎您的想像價值

Penthouse 是指大廈內最高層的豪華住宅單位，因為稀缺，所以是住宅當中的極品，擁有者是品味及身份的象征。

位於列治文 6068 No. 3 Road 的 Paloma 1，是區內全新優質高層住宅物業。大廈外形以晶瑩剔透的玻璃幕牆設計，很能展現時尚建築風格。其 Penthouse 單位的裝潢，室內佈局，更能讓身份非常富貴的屋主，體會家居生活中悠然度假的樂趣，感受家因舒適而更加美麗的箇中意義。

站在露台處遠眺近望，都市繁華盡收眼底，有「大地在我腳下」的超然感覺……

以兩層複式設計的 Paloma 1 Penthouse，室內面積寬敞舒適並設計有多個落地觀景大玻璃窗，不單能把戶外自然光線引進屋內，還把窗外的風景世界映入眼簾，一窗一世界，與伴攜手日看城市風貌、夜賞晚霞、點點星光，浪漫、寫意盡在不言中。

發展商為了配合居住在 Penthouse 講究生活質素的買家要求，Paloma 1 的兩層式 Penthouse 單位設有分層式節能獨立冷、暖氣控制裝置，正層客廳搭配名貴硬木地板而 Penthouse 內的廚房設計，更是不惜工本，採用一總高性能的 Jenn-Air 不銹鋼電器，齊整地與一整列的入牆式廚櫃並排，亮麗特厚的花崗石檯面上設有齊平嵌入式雙星盤，佈局裝潢豪華細緻，雍容氣派，而主浴室則有地熱裝置，完美無瑕。

另外還有一個加分地方是 Club Paloma 住客會所。其設施包括 2 部份，即 Paloma 花園及住客俱樂部。前者以靜態活動及兒童嬉戲為主，而這個平台花園，佔地近半畝面積，附設步行徑、觀景台及兒童玩樂場；住客俱樂部則配備有健身器械室、蒸氣浴室、有水吧及壁爐設計的社交聯誼休閒室、電影院等娛樂設施，務求讓住客有多元化的動或靜休閒選擇。

當然大廈內亦附設酒店式前台服務，先進的保安系統包括嚴密而方便的免匙入口，對講和攝錄機，並由 Willis Warranty 提供 2-10-10 年新屋保證，包括兩年手工及建材保證、十年的防漏保證及十年的結構保證，讓買家更感安枕無憂。

中心地位難以取代，讓您獲得更多……

內裝潢華麗再加上外觀及地理位置優越更令你認同。論外觀，Paloma 在流線外型及玻璃幕牆的襯托下，已是 No. 3 路上最矚目

的高廈，外形取足滿分。論地理位置，更是無懈可擊，很多從產及投資者的專家都認為，地理位置決定了物業的不動產價值量般優越，保值及升值的潛力便愈高，Paloma 便是這一類的物業。

Paloma 較其他新樓盤優勝的地方，就是贏在建於 No. 3 Road 上，即坐落在列治文一線標誌地上，是區內最中心、交通最便利位置。

眼看不真實，在 Paloma 對面就是區內著名購物天堂 Richmond Centre，一街之隔有 Richmond Public Market 公眾市場、徒步分鐘可至 Save On Foods、附近還有銀行、公園、圖書館，大小食肆等與生活息息相關的設施。向北沿著 3 號路走，可 London Drugs、Chapters 書店、Lansdowne Park、帝國中心、家、香港仔中心、八百伴、大統華超級市場等……是真正的住家理想。

加上，Paloma 門外前面的加拿大快車線站 (Canada Line)，只需一分鐘腳程，便可到達車站，搭乘快車穿梭溫哥華及其區域，一切咫尺可達，甚至是往返飛機場，車程只須 15 分鐘，輕鬆自如的「快感」。

優越的地理位置，為您的生活、娛樂及出行提供便利

由此可見，Paloma 的業主、住戶能額外享有一份地利之便、消閒的樂趣，無論是在樓盤對面 Richmond Centre 內的 The Bay、Sears、Shoppers' Drug Mart 等大型零售商店購物，或是在商場內過百間不同類型的精品店選購日用品，甚至是與三五知己於商場內的電影院欣賞電影，又或是在附近品嚐各國不同特色的美食，都可在彈指間得到滿足，這種生活、娛樂及出行的便捷唾手可得，再加上 Paloma 1 Penthouse 的豪華裝潢，對講究生活品味的 Penthouse 買家而言，是絕佳的組合，夫復何求？

後記：

Paloma 1 由 Regent International Developments Ltd. 發展興建。尚餘 6 間天際複式 Penthouse 單位，面積由 1,400 平方呎至 1,750 平方呎，每戶單位設有分層式節能獨立冷、暖氣控制，正層客廳搭配名貴硬木地板，廚房採用名貴 Jenn Air 電器系列，兩個並排地下保安單位，售價由 \$738,900 起。查詢請電 604.961.6919 安排私人約看。



高層豪華柏文 Paloma2

時尚精緻



位於列治文市中心 Saba Road 夾第三路的全新豪華柏文 Paloma，第二期單位即將推出。Paloma2 由著名發展商 Regent International Developments 策劃及興建，外型時尚獨特，設備嶄新，舒適而且豪華。大廈特設中央節能冷暖氣系統，各單位均採用獨立 HVAC 空調設備和個別電錶。室內設計備有兩種不同風格的設計色調供選擇。入口位置、廚房、洗衣房和浴室均鋪上特大瓷磚。洗衣房配備 Frigidaire 節能前置式洗衣機及乾衣機，能節省住戶的電費開支。浴室桌面鋪設特厚雲石，並配備設計時尚的洗手盆和寬大鏡子。主人套間採用桌底式(undermount)洗手

盆，方便打理，而浴缸更是參照水療式設計，極具心思。廚房運用名廠不銹鋼電器及時尚的 Quartz 桌面。此外，大部分單位均設有寬闊的落地玻璃窗，可飽覽雄偉景觀及享用自然光。書房採用玻璃滑門。部分廚房更特設食物櫃和酒架。所有單位附設 Willis Canada 提供的 2-10-10 年新屋保險，住客可享用 Club Paloma2 俱樂部的完善設施。大廈的空中花園更採用專業設計，並且設有遊戲區，全面照顧各種家庭的需要。Paloma 有不同間隔以供選購，售價由 \$223,900 起。[i]



1 8 至 18 樓兩睡房加書房單位，面積 959 平方呎。

2 廚房的設計和設備散發時尚味道

3 浴室寬敞舒適，歐洲式設備配以小射燈，流露出高貴典雅的氣息。

Paloma2

查詢電話：604-276-9919
網址：www.palomaliving.ca

金頁精選



列市中心高層華廈 Paloma 1 Penthouse

罕有難求

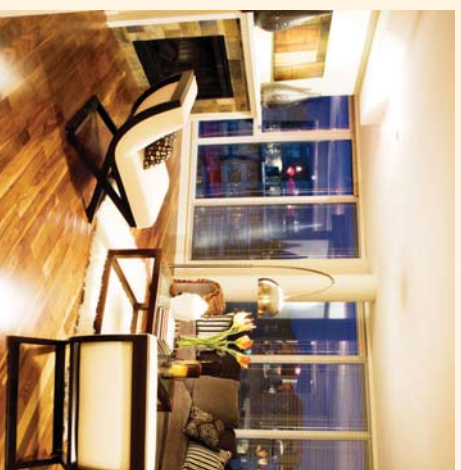


Paloma 坐落於列治文市中心最優越地段，一切生活所需皆步行可至。



住戶每晚也可觀賞璀璨耀目的華燈

B C C O N D O S . N E T



全落地玻璃窗的設計，將室內空間無限伸

由 Regent International Developments 策劃及發展，聳立於列治文市中心 No. 3 Road 夾 Saba Road 的高層柏文 Paloma，不但擁有地利優勢，其 penthouse 單位設計更極盡豪華。全落地玻璃大幕牆，將城市美景、私家花園和遠山的風光映入眼簾，單位採用高樓底設計，特設冷暖氣系統、雙層特厚花崗石桌面、實木地板、名牌 Jenn-Air 不銹鋼高級電器及木廚櫃，盡顯 Paloma 1 Penthouse 的雍容氣派，而且也給予居者一種高高在上的優越感。

Paloma 大廈對面是大型購物商場 Richmond Centre，各式商店、中西食肆、快餐及戲院等消閒設施皆舉步可至，而且，只需 1 分鐘步行路程，便可到達即將建成的加拿大線捷運站(Canada Line)，來往溫哥華及其他地區也方便無比，私家車不再是生活上的必需品。

Paloma 1 只設 7 個 Penthouse 單位，面積 1,450 平方呎，售價由 \$738,900 起。地址：6068 No. 3 Road, Richmond。查詢可電：604-961-6919。



開放式廚房的特級豪華設備，盡顯高人一等的尊貴身分。

A STEP ABOVE. A STEP BEYOND.



PALOMA2

PRESENTATION CENTRE | UNIT 220 - 6088 NO 3 ROAD, RICHMOND (AT SABA ROAD)
604.276.9919 | SALES@PALOMALIVING.CA | WWW.PALOMALIVING.CA



EXCLUSIVE *Penthouse* FEATURES



B C C O N D O S . N E T



Imagine

IMAGINE A HOME IN WHICH EVERY ELEMENT HAS BEEN DESIGNED TO CREATE A SENSE OF PROFOUND WELL-BEING. EACH DETAIL CAREFULLY CONSIDERED AND PRECISION CRAFTED TO ESTABLISH AN AMBIENCE OF TRUE RESIDENTIAL LUXURY. THIS IS PALOMA 2. A SOPHISTICATED SANCTUARY OF PEACE AND PRIVACY IN A BUSY WORLD.

FOR THE PRIVILEGED FEW



- Over sized doors for a grand entry
- Two distinctive interior design palettes: urban (light) and sophisticated (dark)
- Home-office dens with European style glass sliding doors (in most homes)



- Skylight on entry foyer and some dens
- Over height 10 ft. ceilings in most living areas (16 ft. vaulted ceiling in living, dining and master bedroom areas of PH06)
- Expansive floor to ceiling windows



- Electric fireplace with contemporary surround and wireless remote
- Centralized, energy efficient air conditioning and heating system - each home comes with its own HVAC system and is individually metered for electricity



- Heated tile floors in kitchen and bathrooms
- Engineered wood floors in living and dining
- Custom fit roller shades
- Closet organizers throughout
- 2-piece energy efficient front load washer and dryer by Frigidaire

LAVISH BATHROOMS



- Luxurious double thick marble vanity countertops
- Premium undermount basin for easy maintenance



- European-style plumbing fixtures
- Spa-inspired soaker tub with porcelain tile surround (in master ensembles)



- Frameless glass enclosed shower with hand set tiled floor (rain shower head in master bath)



- Wood cabinetry with brushed nickel hardware
- Custom framed mirrors (in master ensembles) and full-width vanity mirrors (in main baths)

Chef-inspired



Wolf gas cooktop up to 15,000 BTU



- Wood cabinetry with halogen under-cabinet lighting
- Subway style porcelain tile backsplash

- Professional kitchen faucet with adjustable spout and industrial spray head with pot filler in brushed nickel finish
- Oversized stainless steel undermount sink with in-sink waste disposal
- Fine double-edge quartz countertops



Panasonic 1200 watt counter microwave with inverter technology



Asko triple filtration dishwasher with adjustable racking and 7 level spray washing system

Sub Zero 17 cu.ft. refrigerator with bottom mount freezer and ice maker



ULTRA PREMIUM APPLIANCES:

- Wolf 4 burner gas cooktop up to 15,000 BTU with automatic electronic re-ignition
- Wolf dual convection wall gas oven with touch control panel and LCD read-out
- Wolf chimney wall hood with 3 speed 450 CFM internal blower



B C C O N D O S . N E T



DESIGN

DEVELOP

CONSTRUCT

JOURNAL

NORTH AMERICA'S RESOURCE FOR BUILDING AND REAL ESTATE PROFESSIONALS

J.F. Shea

Heavy construction specialists



Hunt Construction Group

Three premier projects
from an industry leader
P94

Equity Office

Landmark developments
made sustainable
P136

B C C O N D O S . N E T





Unrelenting Growth

New high-rise echoes company's commitment to self-improvement

Richmond, British Columbia, has had a lot going for it the last few years. The 2010 Winter Olympics were slated for Vancouver, just a few miles north; the rapid transit Canada Line was on the way to the Greater Vancouver area; and commercial banks were sprouting up all along Richmond's main street, No. 3 Road.

It was the ideal time to build up a large parcel of land along No. 3 Road—and one developer scooped up the opportunity and began creating a pair of new, iconic mixed-use high-rise towers for the city. The Paloma project would change the face of the area.

Five years later, Regent International Developments Ltd. is bringing to completion the second phase of the two-phase project. Paloma 1 is a 15-story high-rise with commercial space, multifamily residential units and a landscaped roof above a four-story parking podium. On the other hand, Paloma 2 is taking the concrete high-rise to a whole new level.

"Now that we have learned from the first tower, we have tried to improve on the things that we have learned and ultimately build a better second tower," declares Matthew Ng, Vice President of Development for Regent International. "It is all a learning process and, as we move on, we are always committed to improving things and doing better."

The commitment to learning and improving processes for focused growth has been a part of Regent International from the very beginning.

Regent International Developments Ltd.

Matthew Ng | Vice President of Development

Location: Richmond, British Columbia

REGENT'S STORY

Regent International's principal Al Tangsac started in the residential development business 25 years ago, building single-family homes exclusively in Richmond. Over the years, Regent International continued to build residential, completing nearly 300 homes.

The company had a growth spurt 10 years ago, taking on wood frame buildings in addition to standard single-family homes. Typically, these wood frame projects have been redevelopments of three- to four-story buildings near industrial sites. They exhibit a 1930s to 1940s architectural style.

And the growth kept coming, with Regent International taking on concrete high-rises five years ago with the Paloma project. It also built on its reputation for unique, striking architecture.

"The architecture for Paloma 2 is really interesting. The building resembles an Asian fan," says Ng, referring to the design by the Vancouver-based Integra Architecture Inc. "It's basically a landmark building when you head down the main corridor of Richmond, No. 3 Road. It's really close to major financial institutions, a large shopping mall and rapid transit."

Besides development, Regent International holds retail and commercial malls throughout the Vancouver area. However, with such a rich history of homebuilding, Regent International really produces some of the highest quality—and most innovative—buildings in British Columbia.

"We don't like building buildings just for the sake of creating a typical, square structure," explains Ng. "We want to give something to the city that will make a lasting impression, something that actually adds value to the city."

Proving that it does just that, Regent International has already won two prestigious awards for the Paloma project.



Paloma

THE ATTRACTION TO PALOMA

Obviously, the location of Paloma played a major role in its development. Besides the growth No. 3 Road in Richmond has experienced, the site is across the street from Richmond Centre—a shopping center equipped with a Sears and The Bay, among other international retailers. Public markets, movie theaters and medical centers are all within minutes. In other words, Paloma's luxury residences are surrounded by urban excitement.

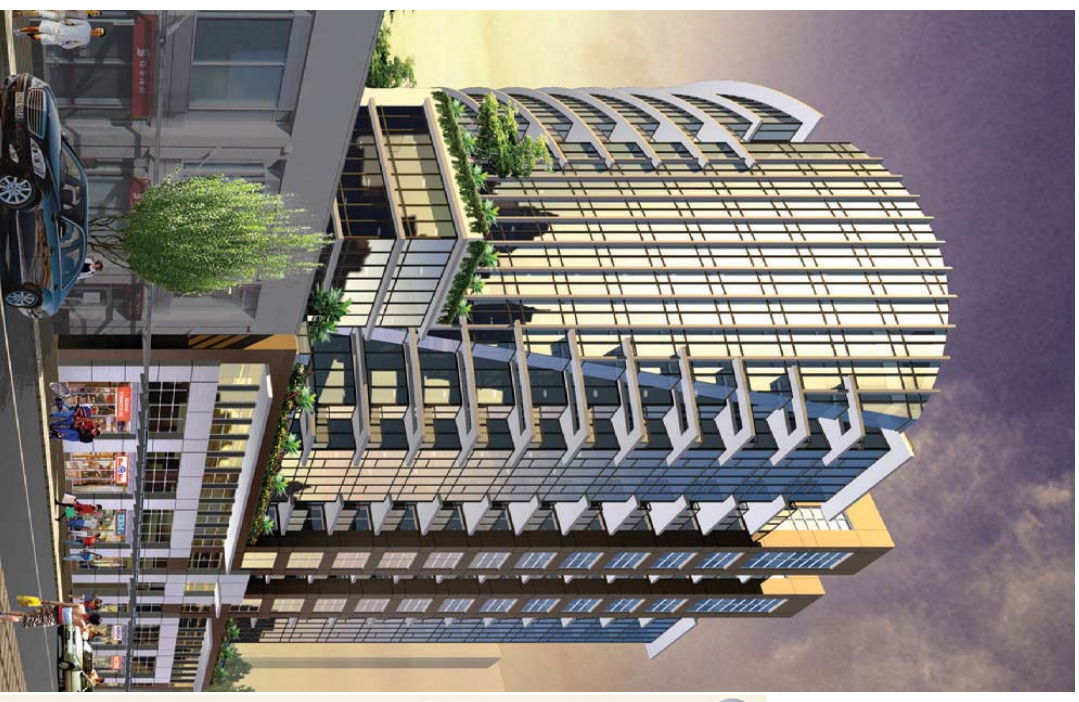
Originally, the Paloma site was only utilized by a commercial bank that was renting space on the property. Otherwise, the site was covered with grade-level parking.

"It seemed right that this was a prime property that should be developed, and that's why we started the development process seven years ago," says Ng. "By then, we had gained the experience to do it. We learned a lot from building single-family homes and transferred that to four-story apartments. We were then able to venture out to concrete high-rises. It's a whole growing process for us."

The plan was devised to build two towers in separate phases. Paloma 2 would later take the features of Paloma 1 up a notch. The \$100 million project would bring to bear a 16-story tower with 154 residential units above an 8,000-square-foot commercial podium.

FULL OF FEATURES

One of the Paloma project's most impressive characteristics sits on top of the parking garage that adjoins both towers—a green roof.



"The green roof is over a third of an acre and spans a large area of the development," says Ng. "When you look down, you don't look upon concrete or pavers—you see a great deal of greenery."

Another unique feature is Paloma's warranty program. Canada mandates a warranty program of 2-5-10 at the minimum—developed to insure new home construction not built by the homeowners themselves. The two-year portion of the warranty covers labor and materials, including electrical, air conditioning, ventilation and the like. The five-year portion insures the exterior waterproofing of the building, while the 10-year portion covers the structure itself.

In the case of the Paloma project, Regent International has put a 10-year waterproofing warranty in place, rather than the mandated five-year program. "We used the best building envelope consultant in Vancouver—and probably in all of British Columbia," explains Ng. "RDH Group set high standards for the building, so we could follow through and offer this warranty."

Throughout the construction of Paloma 2, Regent International evaded major setbacks. The original set date for completion is this August, but the project will likely be completed a month or two earlier.

CONTINUAL SUCCESS

The key to the success of Paloma 2 has been the teamwork—the kind of teamwork that runs as deep as it runs wide.

"When we say we want to really work with our team, it means that everyone is up front with each other. If there's a problem, we want to know about it right away," says Ng. "Being candid is a big part of it."



Additionally, there is a main project coordinator that represents the project's owner. "What we do at Regent is be lean and mean. We try to avoid bureaucracy so that the team gets answers right away and we can make quick decisions," says Ng. "In turn, we want to know what problems there are on a site immediately, so they can be brought to our attention and we can decide on them quickly. Basically, we're successful because we avoid bureaucracy, have good teamwork and are candid with each other."

That attitude is promising to bring success to Regent International for years to come. The company is hoping to pursue two to three major developments over the next few years—specifically multifamily developments with 200-plus units and possibly some commercial projects.

"Right now we are looking at either developing our existing sites or going out there right away to look at new sites. We plan to look at sites anywhere in the Lower Mainland, including Vancouver, Burnaby and Richmond—and maybe even other areas such as Victoria and Surrey," says Ng. In the meantime, Regent International is in the early development stages of a four-story building along the river with a joint venture partner. The company has also become a member of the Canada Green Building Council to look into more sustainable projects in the future.

As Regent International continuously focuses on improving itself, the Lower Mainland can expect the company's buildings to help improve it as well. **DDC**

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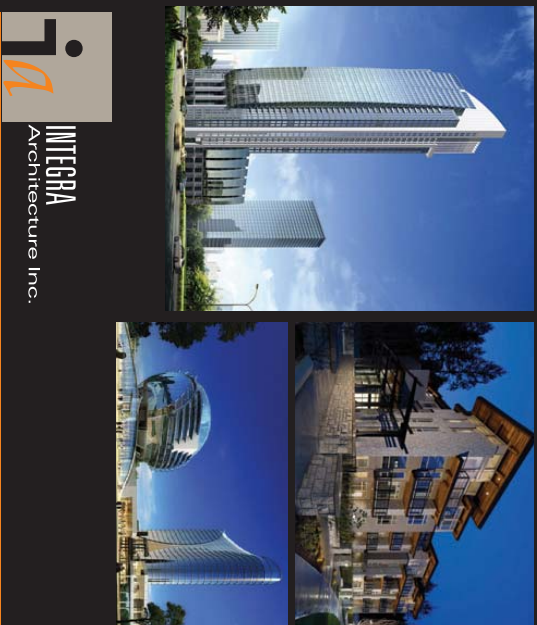
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