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NEW WATER

8688 Kerr Street, Vancouver


new water

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ADD TO MY HOT SHEETS

Opens Saturday May 28th at Noon Sharp!

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



Features

An Impressive Arrival

- New Water features West Coast modern architecture with distinctive elements including heavy timber and granite detailing with glass and metal accents and brick cladding.
- Street fronting homes feature articulated entry arbours with metal and natural wood detailing and granite walls.
- Step inside an impressive modern glass entry door to a great room with a floating fireplace and elements of natural stone, wood and limestone throughout the lobby.
- Distinctive suite entry plaques personalize each private residence.

Distinguished Interiors

- Welcoming you home is rich laminate flooring in dining and living areas, setting the tone for rich design throughout.
- Plush carpeting puts durable comfort at your feet.
- In-floor radiant heating system creates comfortable warmth throughout your home.
- Enjoy outdoor living with a large deck or spacious patio with private yards for some groundfloor homes.
- Overheight ceilings create a new dimension to open floorplans (some homes).
- Designer colour schemes: Dark and Light.
- Vertical blinds on sliding doors, horizontal blinds on all windows.
- Expansive windows with Low-E glazing fill the homes with natural light.

Gourmet Kitchens

- Experience the luxury of premium quartz countertops and handset glass tile backsplash.
- Custom, premium square-edge wood cabinetry elegantly matched with satin nickel pulls.
- Cabinets and drawers feature soft-close hardware.

- Designer-selected tile flooring throughout kitchen and breakfast nooks (some homes).
- Special cabinet features include a pantry (some homes) and lazy susan (most homes) to keep everything conveniently close.
- Light up your work area with contemporary halogen track lighting.
- A roll-out recycling bin station provided in each home.
- Premium stainless steel ENERGY STAR appliances:
 - Five-level precision Bosch dishwasher with UltraQuiet sound insulation, clean touch control pads and 2-4-6 hour delay start time feature.
 - Fisher and Paykel bottom mount refrigerator with glass shelving and auto-defrost.
 - Electric self-cleaning wall oven and gas cook top by Bosch.
 - Bosch microwave and hoodfan combination unit.
 - Full capacity Amana stacking washer and dryer.
- Oversized undermount double stainless steel sinks for easy food prep and clean up.
- Polished chrome faucet by Grohe with vegetable pull-out spray.

Spa-Inspired Bathrooms

- All bathrooms feature sleek quartz countertops.
- Designer-selected, premium square-edge wood laminate cabinetry is complemented by satin nickel pulls.
- Designer-selected imported porcelain tile flooring.
- Relax the day away in the ensuite bathroom with its deep soaker tub or shower and tub with ceramic wall tile and glass tile accents.
- Polished chrome tub and shower faucets by Grohe.
- Rectangular deck-mount sink with polished chrome levers.
- Vanity mirror with contemporary lighting.

THE BUILDER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES SHOULD THEY BE NECESSARY. THE QUALITY HOMES AT NEW WATER ARE BUILT BY POLYGON NEW WATER HOMES LTD.





Features

Spa-Inspired Bathrooms (continued)

- Conserve water with dual-flush water closets featuring soft-closing lids.
- Second bathrooms (and select ensuites) feature semi-frameless glass walk-in showers with non-slip surface.

Conveniences

- Conveniently located TV outlets and telephone jack in main living spaces and master bedroom.
- All media wired to a centrally located hub station for all your highspeed and cable needs.
- Enjoy the added service provided by an onsite resident manager.
- Underground visitor parking.

Safety And Energy

- Secure, well lit underground parkade with security cameras and emergency buttons for added security.
- Enterphones outside main lobbies with security camera and the option to pre-screen visitors via your TV. Key fob access to parkade and common areas.
- Heavy deadbolt lock and door viewer for each suite entry.
- Ground floor homes feature alarm systems.
- Sprinklers in all homes and common areas.
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, including coverage for:
 - Materials and labour (two years).
 - Building envelope (five years).
 - Structural components (ten years).

New Water And The Environment

- New Water has undertaken initiatives in line with the BuiltGreen™ Rating GOLD standard by utilizing the following sustainable materials and building practices:
 - All paints are water based, Low-VOC and contain at least 20% recycled content.
 - Appliances are ENERGY STAR rated.
 - Low-E, double glazed, thermally broken windows.
 - Hydronic (water-based) in-floor radiant heating system.
 - R40- batt insulation contains 40% recycled content.
 - GWB walls contain 15% recycled content.
 - CRI Green label carpets.
 - All tile contains 25% recycled content.
 - Laminate flooring underlay is 100% recycled material with less than .18 ppm formaldehyde.
 - Built-in roll-out recycling bin station in every home for organizing recyclables.
 - One car share vehicle for each building to maximize fuel efficiency and promote travel share.
 - Hot water and heat supplied by a local District Energy Utility.

Options

- In suite wireless security system on upper floors.
- Secured storage (some homes).
- Additional parking stall.

Amenities

- Fully-equipped fitness studio.
- Meeting room.
- Kitchen and bar serving area perfect for entertaining.
- Centrally located grassed courtyard with children's play area.

THE BUILDER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES SHOULD THEY BE NECESSARY. THE QUALITY HOMES AT NEW WATER ARE BUILT BY POLYGON NEW WATER HOMES LTD.



NEW WATER



register



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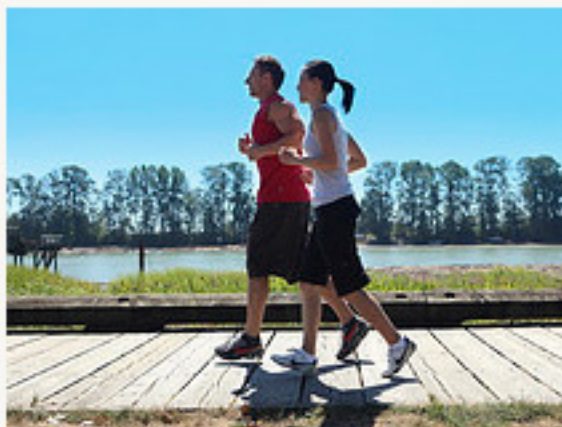
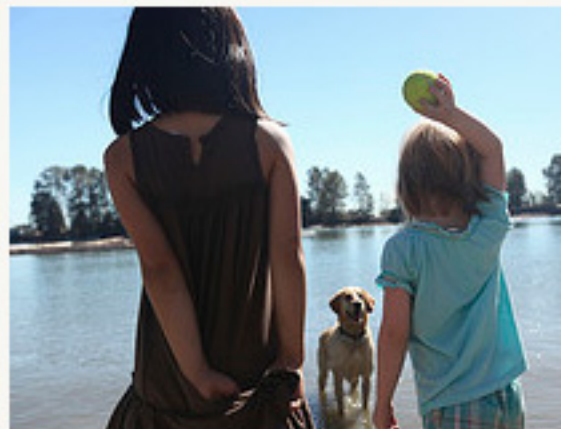
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NEW WATER

8688 Kerr Street, Vancouver BC

604.221.8865

newwater@polyhomes.com

One, Two and Three
Bedroom Apartment
Residences
Starting from \$329,900

[print this page](#)

In South Vancouver along the peaceful shores of the Fraser River there is a new kind of community emerging. A waterfront community built on the principles of new urbanism. A community welcoming new people, new places, and many new amenities. One of these places is New Water by Polygon.

New Water will be the first apartment residences in the redevelopment of the [River District Vancouver](#) neighbourhood in South Vancouver. With the addition of new schools, parks, shopping, dining, and more it is poised to be a landmark community and one of the most desirable new places to live in Vancouver.

This limited collection of homes will boast West coast modern architecture defined by the strength and quality of its brick, concrete and steel facade, married with the warmth of natural fir wood details. Inside, these one, two, and three bedroom apartment homes offer the latest in contemporary finishing including quartz countertops and Bosch appliances.



Features

- Premier apartment residences at River District Vancouver - Vancouver's newest riverside community.
- Westcoast modern architecture marked by a distinctive steel, wood, and concrete entry feature.
- Warm laminate wood floors throughout the kitchen and living spaces.
- In-floor radiant heating.
- Nine-foot ceilings add an elegant, airy ambience; middle floors feature eight-foot ceilings.
- Large Low-E Energy Star™ certified windows let all the sunshine in while improving energy efficiency.
- Engineered quartz countertops in kitchens and bathroom.
- Sleek stainless steel appliance package by Bosch.



Neighbourhood

Just 10 minutes to Burnaby's [Metrotown](#), a stones throw across the River to [Richmond](#), and only 20 minutes to [YVR airport](#), the River District neighbourhood is ideally situated in South Vancouver with views of the Fraser River.

The revitalized [River District neighbourhood](#) allows access to Vancouver's picturesque urban oasis while being only a quick drive from schools, numerous restaurants and shopping opportunities.

Go for jog around the [Riverfront Park](#) or hike through one of the many paths and trails along [Everett Crowley Park](#) located within walking distance from your door. Enjoy a round of golf at the Fraserview Golf Course or spend a few hours at the driving range. Homebuyers will enjoy the shopping conveniences of the nearby [Marine Way Market](#) including [London Drugs](#), [Canadian Tire](#), and [Cactus Club Café](#).

Area Map



Polygon New Water Homes Ltd

Polygon's New Water residences will be the first to rise in ParkLane Homes' new River District community

New Water flows along the Fraser Felicity Stone

Sun

Saturday, September, 17, 2011



The living room at the New Water show suite features large windows that display the view possibilities.



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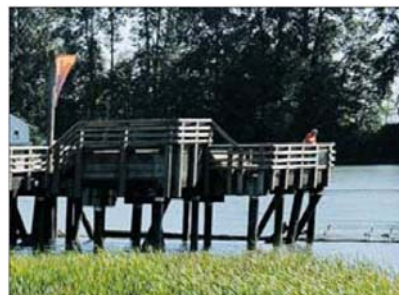
NEW WATER Project size: 157 homes. Phase 1: sold out; Phase 2: 71 homes Residence size: 1-and 2-bedroom homes; 656 sq. ft. to 1,000+ sq. ft. Prices: 1-bed starting at \$319,900; 2-bed starting at \$389,900 Developer: Polygon New Water Homes Ltd. Architect: Shift Architecture Interior Design: Polygon Interior Design Sales Centre: 8688 Kerr St. Hours: noon to 6 p.m., Sat-Thurs Telephone: 604-221-8865 Email: newwater@polyhomes.com Website: www.polyhomes.com/newwater Occupancy: Fall 2012 Polygon's New Water condominium project, the first residential component of the new River District neighbourhood below Marine Way in Vancouver, may be the best-kept real estate secret in the city. Most of the units in the first building were purchased by residents in the immediate neighbourhood. The second building went on sale a week ago. "One of the key things is that this is a Vancouver address," says Ralph Archibald, Polygon's senior vice-president of sales and marketing. "The opportunity to buy a woodframe apartment within a master-planned community in Vancouver doesn't exist anywhere but here. It's a real hidden gem. Because it's not on a busy road, it's not something people know a lot about." New Water is the first new condo development in the area since Southampton, built by Polygon in 1998, and has attracted first-time homebuyers, young professionals and young families with children and downsizers, mainly from the Fraserview, Champlain Heights and Killarney neighbourhood. "Because it's our first one in, we designed the buildings to have something for everyone, from our larger corner homes all the way down to the one beds," says Archibald. The two



Romer's Burger Bar



Visitors to the nearby waterfront River District Centre can enjoy a yoga class



Stroll on the pier



New Water homes range from 656 to 1,000-plus square feet, with starting prices of \$319,900 for a one-bedroom



four-storey buildings will be similar in design, with West Coast modern architecture, brick and concrete cladding, heavy timber and granite detailing, and glass and steel accents. Raised roof sections will add visual interest to the exterior and mean ceiling heights of up to 12 feet in some top-floor units. All top-floor homes will have ceilings at least nine feet high, and every home will have large windows to take in the light and the view. All residences will have access to the outdoors via groundfloor patios or balconies on the upper floors. An amenity room with a fitness studio, meeting room and kitchenette will be adjacent to a common courtyard on the north side of the buildings. "If you wanted to do some entertaining, you could definitely do it down here and then spill out into the courtyard and enjoy the outside as well," says sales coordinator Grace Ip. "There are going to be some plots of garden areas where people can grow their own food if they want to, tomatoes or cucumbers or whatever you like to grow. There's going to be a small playground area in the back, as well. "It's just an open space for everyone to enjoy." Interiors will be clean-lined and modern, with square-edge wood cabinetry and quartz countertops in kitchens and baths. Two-bedroom homes enjoy both a soaker tub and a semiframeless, glass walk-in shower. All kitchens have a stainless steel Bosch dishwasher, electric wall oven, gas cooktop and combination microwave-hood fan, along with a Fisher and Paykel bottom-mount fridge, full-sized Amana stacking washer/dryer and rollout recycling bin stations for organizing recyclables.

home and \$389,900 for two-bedroom residences. Photograph by: Les Bazso, PNG, Special To The Sun



New Water homes' environmentally friendly construction includes CRI Green-label carpets and tile with 25-per-cent recycled content. Photograph by: Les Bazso, PNG, Special To The Sun



New Water is following Built Green gold standards for sustainable materials and



building practices that include in-floor hot-water radiant heat, CRI Green-label carpets, tile with 25-percent recycled content and water-based low-VOC paint with at least 20-per-cent recycled content. As well as a car share vehicle for each building, there will also be bicycles available for residents to sign out for touring the neighbourhood, a new feature from Polygon. Ultimately, though, the most stunning feature here is the setting. New Water is removed from Marine Way, near the Fraser River and on the western edge of the site, where residents will not be affected by future construction as River District builds out. A riverside path for walkers, runners and cyclists stretches all the way from New Westminster to Knight Street. New Water is just across the plaza from the River District Centre, which provides information about the neighbourhood and future development. "Almost everyone that we bring in here, when they come in and see this overall model, it's a 'wow' reaction, not only from the actual size of it but because they had no idea it was happening," says Archibald. The centre has also been discovered by local residents of the West Fraserlands, who use it as a community drop-in spot and activity centre and flock to the new Romer's Burger Bar in the same building, where they can relax on the patio overlooking the river. © Copyright (c) The Vancouver Sun



Development celebrates opening

OFFICIAL: ParkLane Homes and Polygon Homes unveil River District, a 130-acre project on Fraser River

BY MIKE RAPTIS
THE PROVINCE

River District, a 130-acre development on the shores of the Fraser River and Southeast Vancouver, celebrated its official opening Saturday.

"It's a truly sustainable, walkable green community," said Ben Taddei of developer ParkLane Homes, in partnership in the massive project with Polygon Homes.

The waterfront development — adjacent to Champlain Heights and the West Fraserlands — features over 20 acres of parks, 10 volleyball courts, and retail space in its newly unveiled "Experience Centre": a multi-use building that already includes Romer's Burger Bar and Urban Rec store.

The Experience Centre, a privately funded community building, is also in partnership with Family Place and includes a drop-in centre for parents and children in the area. Seventy units of the first phase of apartments have been sold within the first three weeks.

River District is expected to become a community of approximately 15,000 residents over the next 15-20 years, and "will be the town centre for this part of the city," said Taddei. Polygon Homes is also a developer in the project. River District has received national attention, winning the "Best Neighbourhood Plan" award for the Canadian Institute of Planning in 2006. Future phases of the community will include a restaurant on the water, two schools — including a high school and elementary school — a community centre, park space and a waterfront pier.



Peter Wesik, president of ParkLane Homes, Milt Bowling, East Fraser Lands Committee representative, Raymond Louie, deputy mayor City of Vancouver, and Scott Baldwin, senior VP of development for Polygon Homes, officially open River District. JASON PAYNE — PNG

More fathers staying at home to look after children

BY ALYSSA NOEL
THE PROVINCE

The number of stay-at-home dads in the country has tripled in the last 30 years, but it seems Canadians' views — and Vancouver's resources — are lagging behind the times.

A new study, commissioned by BMO Financial Group in time for Father's Day, found that 65 per cent of Canadians still believe it's more "socially acceptable" for women to stay home and care for family, despite Statistics Canada's findings that more fathers than ever before are taking on those duties.

Jill Amery, a West Vancouver mom

who started online magazine urbanmommies.com four years ago and its counterpart, urbandaddies.com, last year, said she's seen a spike in Vancouver-area fathers becoming homemakers.

"I know several," she said. "I think in Vancouver we run into a different situation because the cost of living is so high. I find there are pockets of large communities of stay-at-home dads, but there are also a lot of families where both parents must work in order to afford the cost of living. I do find though, that in Vancouver being a stay-at-home dad is a little more accepted."

Around 59 per cent of Canadians

"I find there are pockets of large communities of stay-at-home dads"

— Founder of online magazine urbanmommies.com, Jill Amery

attributed the Mr. Mom spike to increased gender equality, both at home and in the workplace.

Amery agreed.

"It's very encouraging to women because it indicates that women are now being compensated in the workforce at a similar level to their male counterparts," she said.

Over half of Canadians also believe the trend is due to more women becoming breadwinners. About a third think the recession impacted the shift in household duties by putting more men out of work.

While Vancouver is flush with plenty of mommy-and-me groups, dads don't have the same kind of options for community activities, Amery said.

"I would say it's significantly lack-

ing. I know of very, very few groups that cater to just dads that are a registered group. What I find is stay-at-home dads are connecting themselves through meetups.com," she said. "They're developing their own networks because nothing else exists for them."

She said the government and community centres, including yoga studios and swimming pools, should consider funding dad-specific programs.

"I really want to see some good, healthy support coming out for men who are giving a significant part of their time to caring and nurturing their children," she said.

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More on the web

For more information, video and photos, go to theprovince.com

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More than 7,000 homes will be constructed on 130 acres on former East Fraserlands

Life begins anew on former industrial site **Barbara Gunn**

Sun

Saturday, September, 17, 2011



Stroll along the wooden boardwalk that fronts the north side of the Fraser River at the foot of Kerr Street, and you'd scarcely be reminded of the area's gritty, industrial past. Dog-walkers pause to rest on the benches and to watch the tugs chug along the water. Cyclists and joggers appear, then disappear beyond the trees and fields of wildflowers. Children race out to the pier or gambol on the wooden climbing structure, while their parents unload picnic fare on the grass outside Romer's Burger Bar. For many years - decades, in fact - this was no picnic destination. Rather, it was home to sawmills such as the Canadian White Pine Mill, which, at its peak in 1968, shipped finished lumber to four continents, enough to build 21,000 homes a year. In the years ahead,



We expect that future phases of the development, which will include townhomes, will attract more families, making the river District a very family-friendly neighbourhood in the city, says Parklane Homes chief operations officer Ben taddei.



this neighbourhood - formerly called the East Fraserlands - will also speak to homes. More than 7,000, in fact, will be constructed on some 130 acres along the Fraser River south of Marine Way and between Kerr and Boundary Road, an undertaking from the award-winning ParkLane Homes that will represent one of the largest development projects in Vancouver over the next two decades. This is the River District. When complete, 15 or 20 years down the road, the area will be a community in the truest sense of the word. A mix of residential towers, townhouses and low-to midrise structures will dot the riverside landscape. (ParkLane has partnered with Polygon Homes to build New Water, the site's first apartments.) The official development plan approved unanimously by the City of Vancouver also includes park and retail space, a community centre, daycares and sites for both elementary and secondary schools. As such, says ParkLane's chief operating officer Ben Taddei, the River District will represent a prime example of new urbanism: walkable neighbourhoods that have a mix of uses and housing, and include parks and public spaces. It will be a neighbourhood, emphasizes Taddei, sure to appeal to a vast array of residents. "Like every neighbourhood in Vancouver, it's a mixed bag," he notes. "There are singles, couples, families, downsizers, you name it. We expect that future phases of the development, which will include townhomes, will attract more families, making the River District a very family-friendly neighbourhood in the city." He adds some 20 per cent of the residences - or 1,300 units - will be designated as social housing, meaning "the homes can be seniors' housing, affordable family housing or even market rental homes." When the River District vision is realized, it will



The one-time industrial site on the banks of the Fraser River now speaks to the elements of nature. Songbirds frequent the area and wildflowers bloom near the River District Centre.

Photograph by: Les Bazso, PNG, Vancouver Sun



The River District Centre offers visitors information on the vision and development plans for the new community. Photograph by: Les Bazso,

Png, Vancouver Sun



represent the culmination of years of a collaborative effort that involved multiple participants. "When the sawmill closed down in 2001, there was much talk in the city as to what would happen with this last 130-acre piece of land in Vancouver," Taddei explains. "For ParkLane, it meant undertaking a collaborative development process with the city, the local community and numerous other stakeholders. We worked through countless workshops, public information meetings and design plans to arrive at the plan we have today. After eight years of planning and process, we are very proud to see it start coming to life." And coming to life, it is. The homes on the River District property may not yet be built, but the neighbourhood is already bustling with people. The 6,000-squarefoot waterfront River District Centre, home to both Romer's Burger Bar and a presentation centre for the future project, is also a community centre of sorts, offering such things as drop-in yoga, book clubs and programming for young children. "It is so rewarding to see people using and enjoying the public spaces here at River District; it's the ultimate test of urban planning and design," says Taddei, whose 30-year-old company was named the top home builder in Canada at a 2010 industry competition sponsored by the Canadian Home Builders Association.



Romer's Burger Bar, is sure to see its business ramp up as the River District takes shape over the next 15 to 20 years. the restaurant is in the River District Centre, which also serves as a presentation centre for the development and a community gathering spot.

It's a company with an impressive resume, yet in some respects, notes Taddei, the River District will be something of a standout. "There are so many innovative approaches taken here, from our songbird strategy to our construction of a privately funded community building," he says. "River District represents an undertaking that has regional and, one could even argue, international significance." Visitors are welcome at the River District any time, but Sept. 25 promises to be a particularly good day to come by. In honour of B.C. Rivers Day - an annual event held throughout the province on the last Sunday of September - the new community on the Fraser River is hosting an afternoon of fun. Activities include a yoga session, an origami workshop and a pie-baking competition. (Advance registration is required for the



latter.) As well, there will be arts and crafts booths, live jazz and a Vancouver Art Gallery table. For more information, visit riverdistrict.ca. © Copyright (c) The Vancouver Sun





Latest News



Vancouver's new waterfront community, River District, celebrates official opening

ParkLane Homes, the developer of River District – a new community of 130 acres located in southeast Vancouver on the Fraser River – is proud to celebrate the project's official opening.

[▶ READ MORE](#)



Polygon to build the first homes at River District

ParkLane has partnered with veteran BC home builder Polygon Homes to start work on the first residential buildings at River District.

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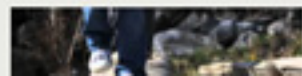
Latest Video



River District on Global BC

The idea of living in a waterfront property in Vancouver is just a dream but a new development being built along the Fraser River may be the last opportunity to snag a piece of prime real estate before it's gone too...

[▶ WATCH](#)



Welcome to River District

Vancouver, British Columbia

The Fraser River is set once again to become entwined with Vancouver's story. As the city grows, it is rediscovering the delights of its southeastern waterfront. Formerly known as East Fraserlands, this new community is rooted in a rich history that helped create our modern city. Now ParkLane Homes is reconnecting Vancouverites with their city's last great waterfront experience – its name is River District Vancouver.

Come and see what's happening.



The Centre
Bringing community to the waterfront

There's so much in store at River District Centre. See the vision come to life through our interactive exhibits. While children of all ages will love the Kids Zone, guests can travel back in time to the waterfront's history, tune in to the song of the river and check out community events.

[▶ READ MORE](#)



The Experience
Connecting with the energy of the river

The waterfront is a naturally beautiful setting for recreation, dining, learning and living. If you are into walking, cycling, picnicking, watching wildlife or just want to chill out in sublime scenery, this is the place for you.

[▶ READ MORE](#)



The Restaurant
Casual dining at Romer's Burger Bar

At long last, the community gets the neighbourhood restaurant it's been waiting for. Open for breakfast, lunch and dinner—and unsurpassed views of the waterfront from dawn till dusk. Romer's brings burgers (and much more) to the neighbourhood.

[▶ READ MORE](#)



The History
The hard-working waterfront

pillings, log booms, and tugboats. This is a

River District Newsletter

Stay up to date and signup today

First Name Last Name

Email Address [SIGN UP](#)

River District Events

<< May 2011 >>						
M	T	W	T	F	S	S
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

River District Guides



Featured Stories



Wanted: Tales from the Canadian White Pine Mill

Were you a boom man standing on logs in the Fraser river? Did you operate the head-rig saw? Or did your grandfather cook in the canteen? We're looking for stories from the heyday of the Canadian White Pine Mill. Can you remember your workmates and bosses? Or do you have someone in your family who has a tale to tell?

[▶ READ MORE](#)



Our Future

The vision for River District sees people living in harmony with nature, protecting and enhancing existing habitats and creating new ones where possible.

[▶ WATCH](#)



community that celebrates its past while it welcomes its future.

[▶ READ MORE](#)



The Vision

[Here for Life](#)

The creation of a complete community made up of new homes, shops, offices, restaurants, green space, public buildings and other amenities is beginning. River District is the biggest project of its kind in Vancouver for a generation. It's here for life.

[▶ READ MORE](#)



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BURGER
BAR**



MAN'S
MAN

RomersBurgerBar.com

*Coming Soon to
River District*

Stay on top of River District



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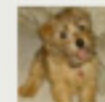
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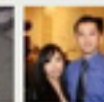
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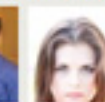
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B C C O N D O S . N E T

