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Northbank
NEW WESTMINSTER

LOCATION | PLANS & DESIGN | VIEWS | BUILDER

WATER VIEWS. FOR ALL. FOREVER.

109 CONCRETE HIGH-RISE RESIDENCES COMING TO NEW WESTMINSTER.



■ MĀC Marketing Solutions

PRESENTATION CENTRE AT 18 BEGBIE

604.523.0081

info@northbank.ca

This is not an offering for sale. Such an offering can only be made after filing a disclosure statement.



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MARKETS, COLLEGES, PARKS AND THEATRES. IT'S ALL HERE.

Along the riverfront in the geographic centre of Metro Vancouver is New Westminster - a progressive city packed with urban conveniences and touches of Victorian charm.

EXPLORE MAP ➡



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CONCRETE CONSTRUCTION AND A HANDS-ON DEVELOPER MEANS THESE HOMES WILL LAST.

Queen beds and nightstands fit perfectly in every bedroom. Family dinners can be enjoyed around a full dining room table. With only six residences per floor, every Northbank home is well planned and full of smart, usable space.

VIEW ALL FLOORPLANS ➔

VIEW FEATURES LIST ➔



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FEATURES

KITCHENS

- Cosentino Silestone quartz countertops with breakfast bar
- Sleek, contemporary laminate soft-close cabinets with full height uppers
- Kohler "Simplice" 1 piece pull chrome faucet with spray
- Ample pantry storage with 4 roll-out drawers
- Undermount stainless steel double sink
- 1/3 hp, heavy duty galvanized steel in-sink disposal
- Under cabinet puck lighting
- Full-height, 16"x4" ceramic tile backsplash
- Recessed pot lighting
- Under sink roll-out recycle bin
- Additional base cabinet accessible from dining area

APPLIANCES

- Samsung counter-depth French door refrigerator with ice maker
- KitchenAid self cleaning 30" glass top convection range oven
- KitchenAid dishwasher with stainless steel interior
- Built-in stainless steel Panasonic microwave
- Broan Slimline 300 cfm hood fan
- Whirlpool Duet full-size front loading washer and dryer

LIVING

- Two stylish colour schemes
- European wide plank laminate flooring by Kraus in living areas
- 26oz stain resistant, textured loop carpet in all bedrooms

BATHROOMS

- Cosentino Eco composite countertop
- White, high-gloss laminate vanity
- Acri-tec undermount rectangular basin
- Kohler "Singulier" one piece chrome faucet
- Kohler "Sterling" toilet with elongated bowl and soft-close seat
- Hystar bathtub with sloping back rest and integrated armrests
- 20"x8" gloss finish, ceramic tile bathtub surround
- Kohler "Singulier" chrome bath and shower trim kit
- Large format 12" x 24" porcelain tile flooring



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DESIGN FEATURES

Select from below:

Kitchens

Appliances

Living

Bathrooms

VIEW FLOORPLANS ➔



Appliances

- Samsung counter-depth French door refrigerator with ice maker
- KitchenAid self cleaning 30" glass top convection range oven
- KitchenAid dishwasher with stainless steel interior
- Built-in stainless steel Panasonic Microwave
- Broan Slimline 300 cfm hood fan
- Whirlpool Duet full-size front loading washer and dryer

Download features



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DESIGN FEATURES

Select from below:

Kitchens

Appliances

Living

Bathrooms

VIEW FLOORPLANS ➡



Bathrooms

- Cosentino Eco composite countertop
- White, high-gloss laminate vanity
- Acri-tec undermount rectangular basin
- Kohler "Singulier" one piece chrome faucet
- Kohler "Sterling" toilet with elongated bowl and soft-close seat
- Hystar bathtub with sloping back rest and integrated armrests
- 20" x 8" Gloss finish, ceramic tile bathtub surround
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Kitchens

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- Under cabinet puck lighting
- Full height, 16"x4" ceramic tile backsplash
- Recessed pot lighting
- Under sink roll-out recycle bin
- Additional base cabinet accessible from dining area

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Ballenas
PROJECT MANAGEMENT

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DESIGN FEATURES

Select from below:

Kitchens

Appliances

Living

Bathrooms

VIEW FLOORPLANS ➔



Living

- Two stylish colour schemes
- European wide plank laminate flooring by Kraus in living areas
- 26oz stain resistant, textured loop carpet in all bedrooms

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 **Ballenas**
PROJECT MANAGEMENT

■ **MAC Marketing Solutions**

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VIEWS FROM GOLDEN EARS TO VANCOUVER ISLAND.

Standing proud on the terraced hilltop gives every Northbank home long, significant views – from the tranquil Fraser River to the distant snow-capped mountain ranges.

EXPLORE VIEWS ➔

6TH FLOOR | 9TH FLOOR | 12TH FLOOR | 16TH FLOOR | **20TH FLOOR**



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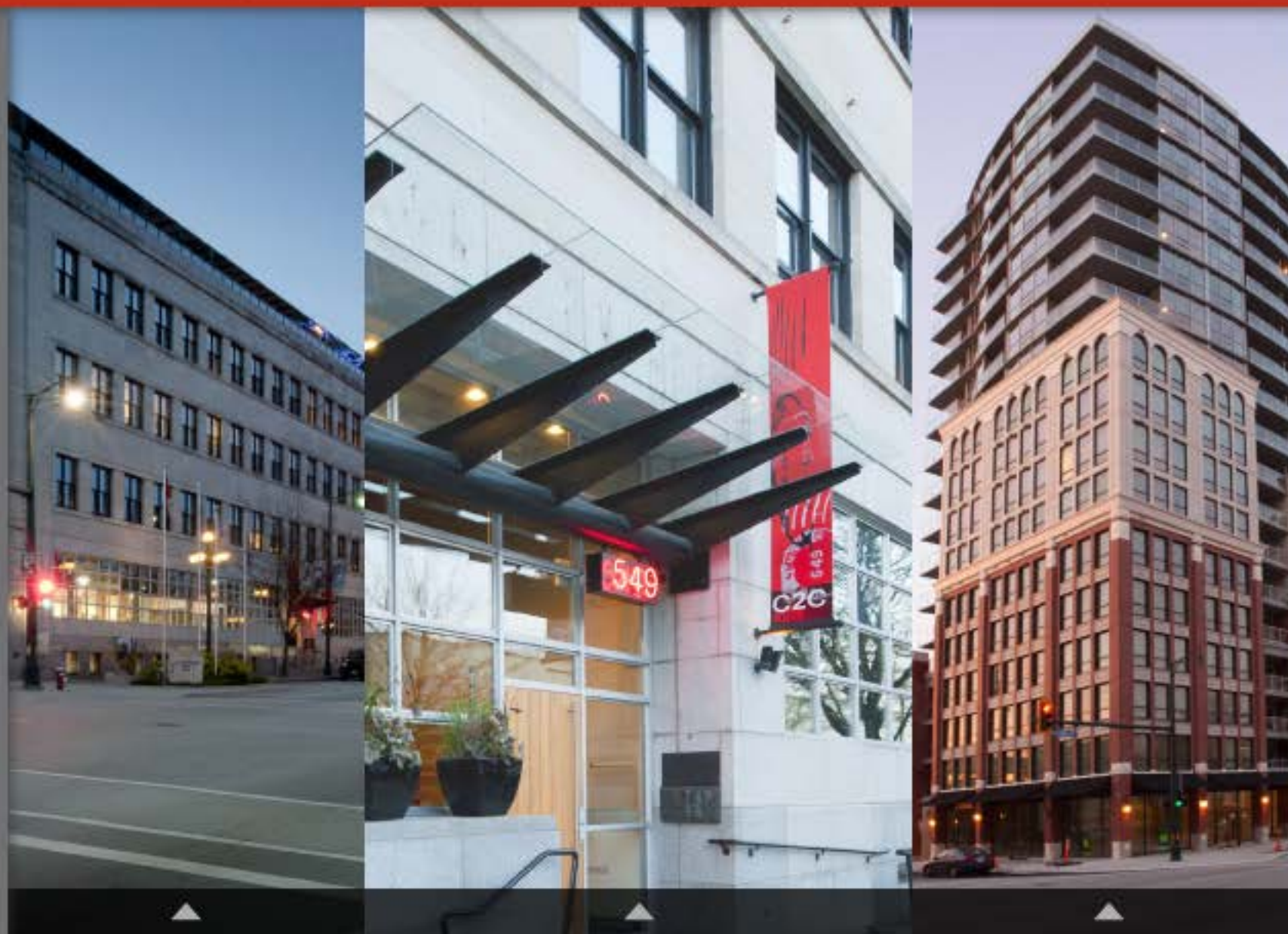
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Ballenas
PROJECT MANAGEMENT

A HANDS-ON DEVELOPER MEANS THESE HOMES WILL LAST.

Ballenas has created residential towers and civic buildings for 25 years – one at a time – including three other projects along the historic corridor of Columbia Street.



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Towering views from every Northbank home

New Westminster is being hailed as a popular destination for contemporary new home buyers - even the Georgia Straight has hailed the "urban renewal" that has made the Royal City hip - and the homes of Northbank give good reasons why. Soon ascending right on Columbia Street near the Skytrain station, Northbank is a 21-storey condominium high-rise where every tower home has a long view of the Fraser River and beyond. Northbank is by Ballenas Project Management, which has already completed two residential towers in downtown New Westminster and has led the heritage revival of Columbia Street. Northbank is a pinnacle project for Ballenas, capturing the best of New West and of the new homemarket. First of all, Northbank sits on the edge of Albert Crescent Park, is just steps from the Columbia Skytrain and minutes from the best restaurants and shopping. Second, every home has been well planned with real living in mind. Dining areas that fit a 6-person table, bedrooms designed to fit queen beds with side tables and kitchens that are large and open to the living area and the views beyond. Third, the contemporary concrete and glass design by award-winning HR Hatch Architects features just six well planned homes on each floor. The result is spacious city homes, only 109 in all, with huge floor-to-ceiling windows, an expansive podium roof top garden with entertainment space, and a level of finishing seen in much more expensive homes. Think stainless steel appliances, stone countertops and wide-plank laminate hardwood flooring. Finally, Northbank's one bedroom homes range from 625 to 652 square feet with a starting price of just \$267,900; two-bedroom tower

homes are priced from \$372,900 for more than 830 square feet. This works out to one of the best buys in Metro Vancouver, unprecedented value for concrete high-rise condominiums in today's market. Little wonder the buzz about Northbank is swirling from the Fraser River to False Creek. Every Northbank home owner is protected by Ballenas' legendary construction quality and a comprehensive 2-5-10 year home warranty. The Northbank presentation centre is located at 18 Begbie Street (at Columbia) in downtown New Westminster, and is open 12 noon to 5 p.m. daily (except Friday). For complete information, contact MAC Marketing Solutions at 604-523-0081, or visit www.northbank.ca

“ The combination of views, great plans, boutique size building, parkside location and easy access to the lower mainland all at prices far below neighbouring communities creates unmatched value for home owners. ”



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



Northbank 125 Columbia St., New Westminster by Ballenas Project Management

A Royal gem in the heart of New Westminister - Plenty of surprises in store for those moving to revitalized neighbourhood - 101 homes in 21-storey tower; 8 townhomes

Claudia Kwan

Sun

Saturday, March, 10, 2012



Royal
debut

The Northbank sales centre opens today in New Westminister – a city rich in history that boasts easy access to shopping, transit and amenities

BEDROOM
BALCONY
KITCHEN
LIVING/DINING
BATH
W/D
P

Ballenas' Northbank development offers 109 new Royal City residences, including 101 homes in a 21-storey tower and eight townhomes. Smart design, a central location and spacious floor plans, like the one-bedroom plan above, are among the draws.

GLENN BAGLO / PHK



NORTHBANK

Project Address: 125 Columbia St., New Westminster

Project size: 101 homes in 21-storey tower; 8 townhomes

Residence size: 1 bed 625 - 652 sq. ft; 2 bed 839 - 880 sq. ft; townhomes 1,017 - 1,321 sq. ft

Prices: 1 bed from \$261,900; 2 bed from \$363,900; townhomes from \$349,900

Sales centre: 18 Begbie St., New Westminster

Hours: Sat-Thurs, noon-5 p.m.

Telephone: 604-523-0081

Web: www.northbank.ca

Developer: Ballenas Project Management

Architect: Harvey Hatch, H.R. Hatch Architects Ltd.

Occupancy: Fall 2013

Grand opening: Today (March 10)

As Melissa Fiorucci pondered returning to the Lower Mainland from abroad, one of the biggest decisions she faced was where she would be able to buy a home.

She had moved to Italy after university, but after four years, the economic downturn there prompted her to come home.

"I moved back in with my parents in October, and was hemming and hawing - I didn't know if I should rent or buy a place," she explains. "I looked around for about a week and saw five places."

While she would have loved to be in downtown Vancouver, she knew right from the outset it was out of her price range. Even



Northbank includes a 21-storey tower and eight townhomes. Photograph by: Glenn Baglo, PNG, Special To The Sun



The wellplanned kitchens offer ample storage and counter space, including a pantry with rollout drawers, contemporary soft-close cabinets and breakfast bar topped with quartz.

Photograph by: Glenn Baglo, PNG, Special To The Sun



Kohler fixtures are used in the bathroom, paired with a white vanity in high-gloss laminate. Photograph by: Glenn Baglo, PNG, Special To The Sun



her search in Burnaby indicated that prices there were significantly higher than what she had expected.

Fiorucci landed upon New Westminster, and specifically, the Northbank development, which will be built on the eastern edge of the Columbia Street district. Within a week, she had put down a deposit and signed a contract for a two-bedroom, two-bath apartment.

And how does the community compare to her experiences in Milan, one of the most cosmopolitan cities in Europe?

"I really like the area," says Fiorucci enthusiastically. "New West is going through a revitalization, which I'm really interested in. There's the [New Westminster] Quay right there, you can walk to get your groceries - that's what I was used to in Italy and what I was hoping to find here. I also like all of the heritage buildings."

Project marketer Cameron McNeill, of MAC Marketing Solutions, says many people have preconceived notions about what it means to live in New Westminster and that they're often pleasantly surprised by the amenities in the community.

"Take the location of the city itself, it's very central to Greater Vancouver," he points out. "In five minutes, you're over the Alex Fraser [bridge]," he added. "It's five minutes to Highway 1. It's incredibly convenient for people to live here."

For those who would like to minimize car use, the city has a fairly dense concentration of SkyTrain stations - one is just a couple of minutes away from the site of the Northbank project.

The area has changed in a marked fashion since its decline in the early 90s. The New Westminster Police Service made a strategic move, shifting its headquarters to a location between New Westminster and Columbia SkyTrain Stations, which McNeill believes has helped to dispel some of the negative traffic of the past.

The Quay and surrounding area has already undergone a significant redevelopment, restaurants, trendy shops, and amenities like banking and grocery stores have returned. There's more to come, with a huge waterfront park, civic centre, and movie theatre complex on the way. An elementary school is slated to go in three blocks away from Northbank, and Douglas College is a stroll of just a few minutes.



The spacious bedrooms feature textured loop carpeting. MELANIE BUTCHART / SPECIAL TO THE SUN



MELANIE BUTCHART / SPECIAL TO THE SUN



The project site created both unique challenges and unique rewards, according to architect Harvey Hatch, principal of H.R. Hatch Architects Ltd. A SkyTrain tunnel runs underground on the north side, which prevented anything with substantial weight from being placed in that area.

Instead, Hatch snuggled four levels of parking and townhomes into a slight rise on the site, spanning the tunnel with a series of concrete beams. That in turn led to a natural 'podium' on the bottom of the tower, meaning the first apartments begin on the fifth floor.

"We did the shape of the building so there's no north-facing units - they all look to the south, west, or east," says Hatch. "It's a great spot, because nothing's going to be built in front of it [because of the waterfront.] The other sides are bounded by a park and the SkyTrain - once we figured out how to build on the location, the great views of the [Fraser] river were guaranteed. It all seemed to work itself out somehow."

On the exterior of the podium, Hatch went with a brownstone look, similar to what you might see in certain quarters of Boston or Philadelphia. It's a nod to the heritage buildings that still exist in the neighbourhood; the stone-work incorporates weighty one-foot-by-two-foot masonry slabs. As the tower ascends, the look becomes more modern; vertical fins on each face soar upward to accentuate the height of the tower.

Hatch also put a lot of thought into maximizing the space inside.

"When you enter the unit, you go through the kitchen to get to the living and dining area. In many other apartments, the entryway is heralded as this special space, but they're really not in use that much once you're inside. By putting the kitchen where we did, it [the entryway] becomes a more functional aspect of that internal space."

The kitchen includes a floor-to-ceiling chef's pantry, as well as a generously sized refrigerator. In the show suite, composite quartz countertops have been cleverly shaped to limit the amount of seaming available; in fact, there's just one tiny line nearly obscured by the stove installation. A wide breakfast bar is situated right on front of the view, allowing people in the kitchen to drink in the panoramic scenery of the Fraser.

Development firm Ballenas has worked in residential projects in the neighbourhood for the past decade, refurbishing the former post office into the C2C loft building in 2002, and launching the InterUrban project in 2010. Project marketer McNeill says other developers are now starting to realize the potential in New West that Ballenas envisioned all along.

It's an enticing prospect to buyers like Melissa Fiorucci, who is already planning ahead for what life will be like at Northbank.

"I like being near the waterfront, and that I can walk to the market - I won't need a car and it's a short commute to work for me. I looked around and saw a lot of young people."

Although moving ahead with a purchase within just a week may - on the surface - seem like an impulsive buy, Fiorucci has it all planned out. She intends to take on a roommate after moving in, and already had a deposit saved up. She stayed within her budget, and will save even more living rent-free with her parents.



Now all she has to do is wait until the building is complete in a year and a half, to see how living in Northbank will live up to everything she's hoping for.

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Northbank Condos

By [Ballenas Project Management](#)

125 Columbia St [New Westminster](#)

from the \$260,000's

Northbank Condos is a new condo project by [Ballenas Project Management](#) currently in preconstruction at 125 Columbia St in [New Westminster](#). The project is scheduled for completion in 2014. Available condos start in the \$260,000's. The project has a total of 109 units.



DEVELOPMENT NAME Northbank Condos

DEVELOPER(S) [Ballenas Project Management](#)

PROJECT TYPE Condominium

ADDRESS 125 Columbia St

NEIGHBOURHOOD/CITY New Westminster

STATE/PROVINCE British Columbia

POSTAL CODE V3L

SALES CENTRE PHONE # 604-523-0081

SALES CENTRE ADDRESS 18 Begbie Street, New Westminster

SALES CENTRE HOURS Sat-Thurs: 12pm-5pm

Fri: Closed

CONSTRUCTION STATUS Preconstruction

ESTIMATED COMPLETION Fall/Winter 2014

SELLING STATUS Registration Phase

TOTAL NUMBER OF UNITS 109 units



NUMBER OF STOREYS 16 storeys

UNIT SIZES From 625 to 923 Square Feet

CEILING HEIGHTS From 8'6"

SALES COMPANY MAC Marketing Solutions

ARCHITECT(S) Hatch Architects

INTERIOR DESIGNER(S) Ballenas

PROJECT SUMMARY

From Ballenas Project Management:

Stunning concrete, steel and glass building set on the slopes of New Westminster. Overlooking the Fraser River, Albert Crescent Park and beyond, the views from Northbank will be stunning. Every home has a long and beautiful view. Smartly planned homes with highly functioning spaces will make these homes live much larger than their square footage would suggest.

PRICES(AVAILABLE UNITS) From the \$260,000's

COST TO PURCHASE PARKING included in the purchase price
(every home gets a parking stall)



VIP REGISTER > The Northbank New West Condo Tower
by Ballenas Project Management > Water View New
Westminster Northbank Condos from just \$260' s
at 125 Columbia Street



Northbank New Westminster Condos

Brought to you by an established Lower Mainland builder and offering affordable New West condos for sale in an enviable location along the waterfront, the new Northbank New Westminster high-rise residences are now launching to the general public. Condominium buyers looking for the best Lower Mainland real estate value need not look anywhere else. The opening of the new Northbank New Westminster condo sales program features some of the best high-rise condominium value in the entire city. And if you are looking for endless views in all directions, the New Westminster Northbank condos will offer you just that. Not only that, due to the proximity to the river as well as it' s ideal project locale, the Northbank New West condo building will offer water views forever. VIP previews are now available, so please sign-up on our blog for more information. Our dedicated realtors will assist you in finding a New West Northbank condo that fits all of your requirements, including specific floor plans, views and pricing. One of the best features of these water view New West condos for sale at the Northbank condo tower includes the pre-sale pricing which starts from just the \$260k range, making them very affordable for today' s homebuyers and at today' s low mortgage rates. Some of the pricing is very comparable to the recent sell-out at 258 New Westminster (actually, it sold out opening weekend), which makes the affordable Northbank New Westminster condo tower even more significant as these residences have



great three hundred and sixty degree views out towards the mountains and to the water. More information is online at www.northbank.ca. The offering includes 109 concrete high-rise residences launching right now at the waterfront New Westminster real estate market.



New Westminster Northbank Water View Condos for Sale!

Launching February 2012, the new water view condos at Northbank New Westminster real estate development is brought to you by Ballenas Project Management, an established builder with more than 2 decades of proven experience in multi-family housing in addition to MAC Marketing Solutions. With pre-sales starting from just the \$260' s, this is the best opportunity for New Westminster condos this year! There are only one



hundred and nine concrete high-rise Northbank New West condos for sale with the presentation centre opening at 18 Begbie Street New Westminster (at the corner of Columbia and Begbie) across the way from the Waves Coffee. Another great advantage to purchasing a New West Northbank condo is that the developer will be offering a 10% deposit on the purchase price, which is a limited time opportunity and will allow you to save up for your down payment upon completion.



Here is the panoramic views that you can enjoy from these New Westminster view residences at The Northbank Tower.

The project is expected to be completed by mid 2014 and the site location of the Northbank Condominiums is at 125 Columbia Street New Westminster BC. The ceiling heights of the homes is expected to be around the 8.5 foot range, which is considered over height and the floor plans at the Northbank New West condos for sale are expected to be between six hundred and twenty five (625 sf) to nine hundred and twenty three (923 sf). Of course, there are approximate sizes and subject to change at any time. The draft layouts have yet to be released. The 109 suites at the New Westminster Northbank water views condos will be situated within a 16 storey high-rise tower which will have a great curb appeal and will be designed with glass, steel and concrete for a striking façade. The homes will overlook Albert Crescent Park as well as the Fraser River and the functional layouts will feel much larger than they are because of the great design. With the purchase price of the new Northbank New Westminster condos comes a parking stall included as well. Again, the project is brought to the market by Ballenas Project Management and offers stunning views, well thought out home plans and a level of attention to detail that only this builder can provide.

