



BURNABY'S NEW URBAN COMMUNITY AND BEST VALUE

Jim Bosa's Appia has a proven track record of investing in places ahead of the curve, building homes with lasting value, exactly where people want to live. SOLO District is this kind of neighbourhood - one where you can invest, live, work and play. Southwest of Lougheed at Willingdon, SOLO is set to redefine the North Burnaby lifestyle and skyline. Come and see why.

[EXPLORE SOLO DISTRICT](#)



FEATURES

SOLO DISTRICT · STRATUS

- Stunning double-height lobby with 24 hr concierge service for residents
- 4 high-speed elevators
- Each unit has secured storage
- Appia's renowned customer service team
- 1 year membership to Modo Car Share with 3 dedicated vehicles
- Geo-exchange system
- Provision for electric car charging stations
- 4 car wash bays

ON SITE COMMUNITY AMENITIES

- Whole Foods Market, the world's largest retailer of natural and organic foods for healthy living
- Over 100,000 sq ft retail at your doorstep
- Retail shops along pedestrian friendly street
- Public gathering place with extensive landscaping

HOMES

- Quality homes built to LEED® Gold equivalent
- Distinctive contemporary architecture designed by Chris Dikeakos Architects
- Stylish interior design by Cristina Oberti Interior Design including two designer colour schemes - Grigio and Noce
- Beautiful panoramic views overlooking the North Shore mountains, Downtown Vancouver, and beyond
- Air conditioning in all homes
- TELUS Future Friendly® Home fibre optics package

LUXURIOUS INTERIORS

- Imported Italian Armony Cucine cabinetry in kitchen and bathrooms
- Engineered wood flooring in entry, kitchen, living, dining, and dens
- Modern and durable nylon carpet in bedrooms
- Custom roller blinds in every home
- Full-size stacking washer/dryer
- Smooth finish 9' ceilings
- Overheight 7' entry and interior doors
- Soft-close doors and drawers with under-cabinet task lighting
- Polished quartz countertops in kitchen and bathrooms

KITCHENS

- Quartz slab backsplash
- Energy Star® stainless steel appliance packages featuring
 - Blomberg
 - Bosch
 - Fisher & Paykel
- Contemporary Kohler modern rectangular undermount sink
- Sleek Kohler pull-down faucet

BATHROOMS

- Porcelain 12" x 24" floor tiles and wall tile for tub surround and shower wall
- Premium Kohler fixtures
- Low flow/dual flush Kohler toilet with quiet-close seat
- Luxurious Kohler soaker tub
- Enclosed glass shower in select ensuites
- Soothing and energy efficient low flow/pressure balancing showerhead

PEACE OF MIND

Comprehensive industry-leading warranties backed by WBI Home Warranty Ltd provides:

- 2 years workmanship, materials, and labour
- 5 years building envelope
- 10 years structural defects
- Double-glazed Energy Star® windows with Low-E glass for increased insulation and UV protection
- Enterphone at lobby entrance, parkade elevators, and entry gate with access control systems
- Hard-wired smoke detectors in every home
- Private and secured underground parking for both home owners and their visitors

PRIVATE AMENITIES

- Detached, rooftop fitness studio featuring his and hers change rooms, sauna and steam rooms
- Large double-height party room with full kitchen, poker table, ping pong table, pool table
- Covered rooftop terrace BBQ area with wet bar and relaxing outdoor seating areas
- Landscaped rooftop green space and gardens featuring environmentally considerate and drought-resistant landscaping
- Fully fenced rooftop dog park





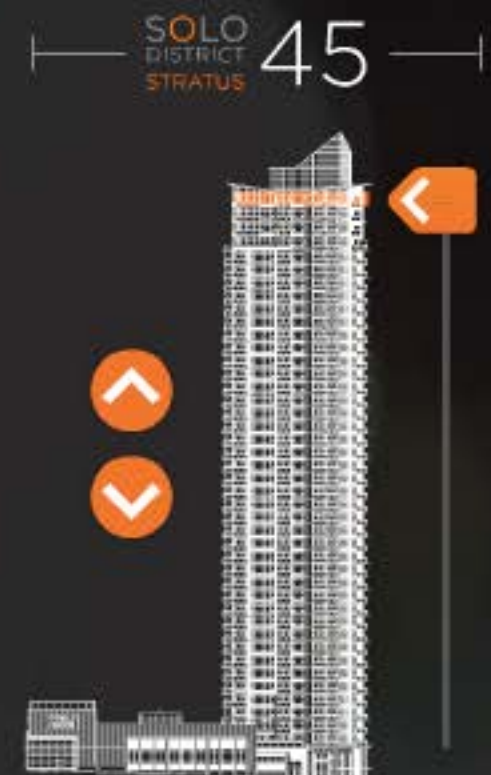
PLAN H

3 BEDROOM + DEN + 3 BATH
1,690 SQ FT



VIEW

DOWNLOAD PDF



COMMUNITY AMENITIES

STRATUS AMENITIES



AMENITY SPACES LIVE BIG

STRATUS HAS A REAL SENSE OF COMMUNITY

- Amenities for all, including your pets
- Spaces to chill out, on the rooftop, outdoors
- Wellness facilities and fun spaces, indoors
- Get to know your neighbours, invite friends
- Lovely green spaces, accessible to everyone

LIFE ON TOP – CHILL OUT, RELAX

- Spectacular podium rooftop garden
- Modern landscaping with eco-friendly plants
- Relaxed patio terrace with comfy seating
- Convenient wet bar and covered barbecue area
- Fully fenced dog park and pet exercise area

BE WELL – STAY FIT, HAVE FUN

- Standalone fitness studio + his/her change rooms
- Wellness sauna and steam room facilities
- Double-height party and games room
- Full kitchen plus perks for easy entertaining
- Poker table, billiards, ping pong and more



ROSSER AV

WILLINGDON AV

SUMAS ST

CD

4420

C3

444

C4

2060

P8

4461

4408

4408

M1

2131



BCCONDOS.NET





Lougheed Hwy.

Residential
Tower

Retail
Podium

Office/
Residential
Tower

Retail Podium

Sumas St.

Retail
Podium

Residential
Tower

Residential
Tower

Retail/
Office
Podium

Community
Amenity
Podium

Rosser Ave.

Willingdon Ave.

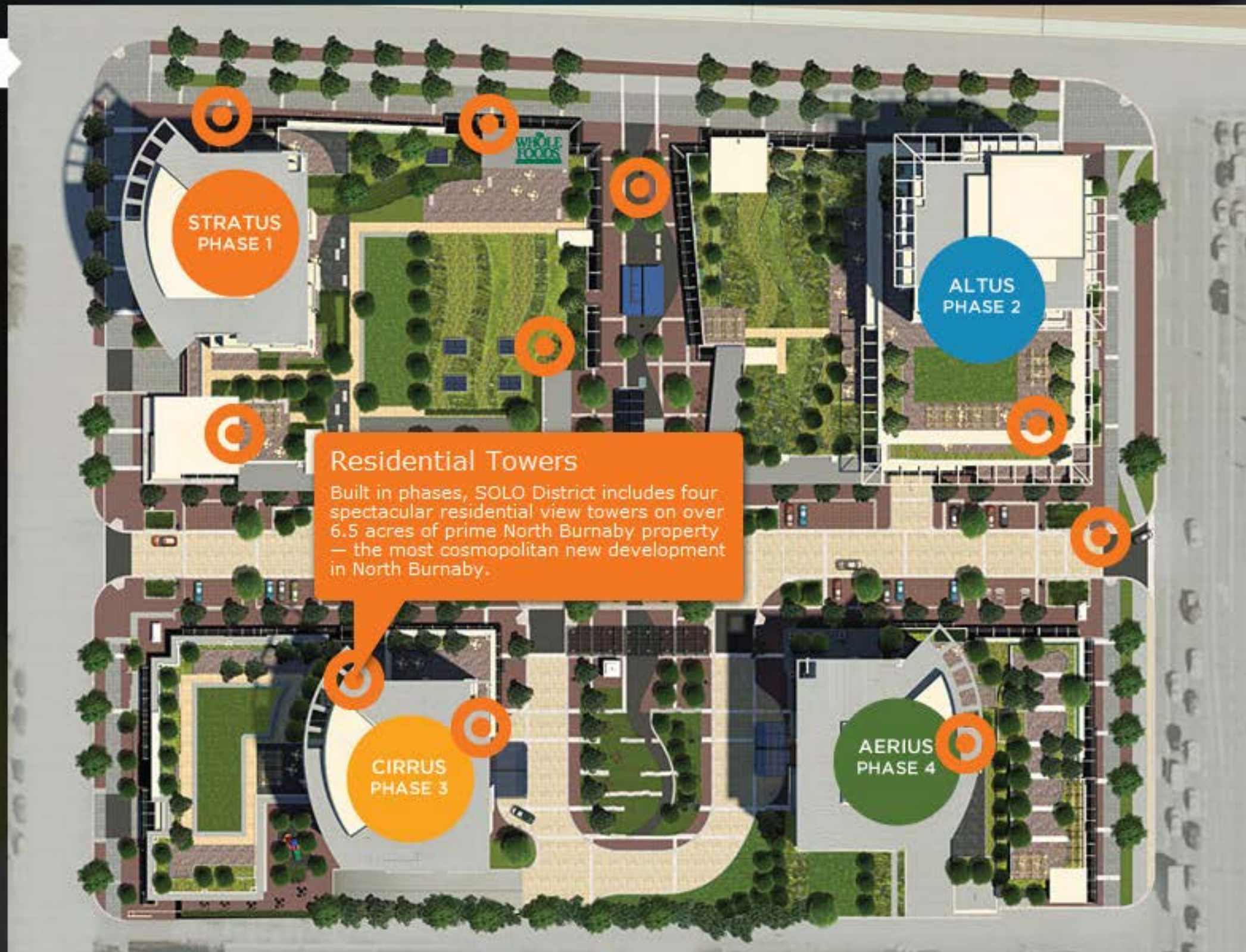


B C C O N D O S . N E T



COMMUNITY AMENITIES

STRATUS AMENITIES





JIM BOSA'S APPIA

Building on the Bosa Legacy — We are Burnaby builders with deep roots in the community. Jim Bosa's Appia shares the legacy of Bosa Development with Embassy Development — all three companies are based right here, having recognized the value and potential in North Burnaby, early. With over thirty years in the industry and multiple projects in the area (including Madison Centre, Paramount, Vantage) and throughout the Lower Mainland, Canada and North America, the Bosa legacy continues to build on a reputation of integrity, quality, customer satisfaction and vision. SOLO District is an iconic example of this passion and expertise.

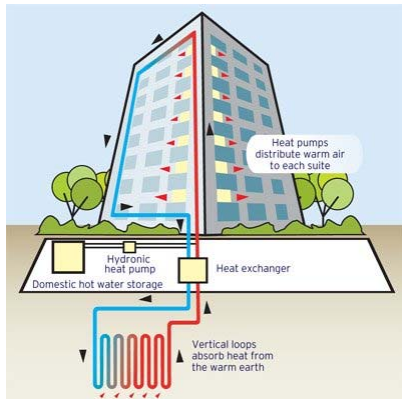
VISIT APPIADEV.COM

Solo - South of Lougheed - by Appia Developments, corner of Lougheed and Willingdon

SOLO: North Burnaby on the High Rise

Other

Thursday, October, 25, 2012





The southwest corner of Lougheed and Willingdon, formerly the site of a Canadian Tire and industrial landscape, is being transformed into a modern multi-tower community: SOLO, short for South of Lougheed.

With plans to make Lougheed Highway more pedestrian friendly, and the long-term vision of the Brentwood Mall redevelopment, there is lots to suggest this pocket of North Burnaby has a bright and growing future.

Great transit links, a dedicated bike lane and myriad amenities nearby make this a very liveable area and help to give this development a pretty high Walk Score.

REW.ca spoke with Appia Developments' sales manager Lisa Murrell about the SOLO community. Whole Foods, retail, business and relaxation all help form the legacy of this development.

If the [SOLO project](#) was harbouring a dream of the perfect anchor tenant, then it has likely come true. The US organic food chain has a reputation second to none - in fact it even has its own catchphrase: "the Whole Foods Effect." "Whole Foods is coming? Time to buy," declared Salon.com earlier this year.

And while Lisa remained tight-lipped over other businesses, retailers and restaurants lined up to move in, she's excited by their calibre.

The demographic in North Burnaby is perfect for Whole Foods and other top-notch retail, says Lisa: "North Burnaby loves North Burnaby." It is the mixed demographic - of students, first-time buyers, young professionals all the way through to older couples looking to downsize - that appeals to Appia's president Jim Bosa and SOLO's anchor tenant. The location also ticks a number of other boxes: nearby there is also plenty of employment. Lisa highlights large employers like Bridge Studios; it's within the student catchment area for



Simon Fraser University and BCIT, and then there's downtown Vancouver, only a 15-20-minute commute on Skytrain.

As well as appealing to the local market, Appia wants to attract people to North Burnaby. Part of the city's mandate is to increase the density around the transit hubs. "It's about getting people out of their cars," says Lisa. "You don't have to drive to the grocery store, you just go downstairs." And just a short walk on the other side of Lougheed is Brentwood Mall, home to more shops and restaurants, and set for redevelopment itself.

A mix of sizes caters to the diverse market, but what sets this development apart from most others in Burnaby is that it comes fully air-conditioned, with nine-foot ceilings and an efficient geothermal heating system.

This last point has two major benefits: it's green and it will reduce energy bills.

And let's face it, when you live in a beautiful area, views are important. Bosatown, as SOLO and its nearby high-rises are dubbed, is what Lisa describes as a "co-operative build as opposed to a competitive build." The Bosa clan - Nat, Jim and Ryan - have worked to ensure view corridors are intact. "We looked at the three projects all in a row and made sure that not only was the architecture going to be complementary, but that there was a co-operative plan to redevelop this little North Burnaby pocket. As you move down, you pay attention to what you've done."

Each residence will also get a prepaid 12-month car-share membership with [Modo](#). It's another move designed to help people reduce their reliance on their own cars.

There are many aspects to a community, but an integral ingredient is people. Manda and Cory Sayers are one of the couples who will be taking occupancy. There were a number of factors that appealed to them but one stood out. Any ideas what it might be? "Whole Foods moving in was a big draw," says Manda. "We currently live in the area and noticed the towers going up. We found the location really convenient, and easy to get downtown, to Coquitlam and elsewhere."

Another couple are Sandra and Peter Luongo, for whom nostalgia has played a key role in their decision to move to North Burnaby.

Peter says, "To be really blunt with you it was coming home; I grew up right in that area. We've spent the last 30 years in Surrey and Langley and we've loved it here, but this is going home."

He recalls how the area has evolved since his parents arrived from Italy. "We've watched home change," he says. Modernization and gentrification are not always seen as positive steps, but Peter is happy to see what the area is becoming. "It was the place to go because you could afford it. Now it's a place to go *if* you can afford it."

"When I was 12 I used to catch the express bus with my brother on Hastings, which was a 15-minute ride to downtown. And now with Skytrain it's a 15-minute journey downtown. When we were kids we shopped at Brentwood Mall and that's just across the road. Our daughter lives in Burnaby, so does my brother, and we have friends there, too, including our realtor, Tony Merola."

For Sandra, too, it holds childhood memories. "I didn't grow up there but the Brentwood area was where we shopped." She said that before visiting the sales office they didn't know much about the plans for SOLO and



its surrounding community. "We didn't know what to expect when we went in there [the SOLO sales office] and we liked what we heard. Then later on News Hour we heard about the big plans for the whole area."

As well as being excited by the expansion and redevelopment of North Burnaby, the couple love that that they will be able to see the North Shore mountains and downtown from their condo. They're looking forward to being close to the centre of Vancouver - but without having to live there. "It doesn't feel like we're living in the booming metropolis, but we can go there whenever we want."

"If it's the kind of living you want [condo tower] it's number one: it surpasses downtown, Lougheed Mall and Metrotown as it gives you access to it all. You can't beat what SOLO offers".

North Burnaby is an area on the high rise. SOLO provides considerable savings on energy bills, a walkable community, a car-share scheme and great transit links. With the wider area also benefitting from redevelopment, there are plenty of reasons to be cheerful. Oh, and Whole Foods is coming... Is it time to buy?

At a Glance: SOLO	
Types of units	Junior/studio - 3-bed penthouse and 'Skyvilla'
Size range	479-489 sq. ft. - 1785 sq. ft.
Patios/decks	Private balconies; communal rooftop bbq and wet bar, dog park, green space and gardens
Price range	Low \$249,900 - \$1,328,900
Standard features	Geothermal heat exchange system, central air conditioning, 9 foot ceilings or higher, imported Italian Armony Cucine cabinetry in kitchen and bathrooms, stainless steel appliance packages featuring Blomberg, Bosch, Fisher & Paykel
Building amenities	Detached rooftop fitness studio featuring his/hers change rooms and sauna rooms, double-height party room with full kitchen, poker, ping pong and pool table, covered rooftop terrace bbq area, landscaped rooftop green space and gardens, fully fenced rooftop dog park

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Location, price, key draws at Solo District

Just a 20-minute SkyTrain ride to downtown, new development aims to please urban dwellers

By Michael Bernard, Vancouver Sun July 20, 2012



The main living area in the larger of the two show suites at Solo District has an open plan and floor-to-ceiling windows to maximize the outlooks.

Photograph by: Mark van Manen, Vancouver Sun

Solo District (short for South of Lougheed)

Project location: Burnaby, at Lougheed and Willingdon

Project size/scope: A four-phase project on a 6.65-acre site with 1,400 suites in four towers, ranging from 39 to 48 storeys. All suites have geo exchange heating/air conditioning, premium appliances, spacious balconies and nine-foot ceilings. On-site amenities include a Whole Foods store, an expansive rooftop



garden, fitness facility and social space. Spaces for Modo car co-op vehicles; views of North Shore mountains, downtown Vancouver, Burnaby south slopes and Golden Ears; Steps from SkyTrain and Brentwood shopping mall.

Prices: Junior One-bed (479-489 sq. ft) \$229,900 to \$243,900; One-bed (587-616 sq. ft) \$289,900 to \$375,900; Two-bed (907-935 sq. ft) \$379,900 to \$584,900; 3-bed (1,137-1,164 sq. ft) \$679,900 to \$764,900; SkyVilla 3-bed, den and loft (1,785 sq. ft) \$1.28 to \$1.32 million.

Monthly strata fees: Starting from \$180 per month, about 35 cents a sq. ft.

Contact: SOLO District Sales Team

Telephone: 604-298-8800

Email: info@solodistrict.com

Builder and developer: Appia Development Ltd.

Architect: Chris Dikeakos Architects Inc., Burnaby

Interior Design: Cristina Oberti Design, Vancouver

Presentation centre: 2131 Willingdon Ave., Burnaby

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

Occupancy: Early 2015

Housing sales slump? What slump?

It's what you would expect the marketers of a 48-storey Burnaby tower to say after more than 2,500 people stood in line for up to an hour on two occasions to get a sneak preview of the presentation centre show suites.

Appia Developments anticipates the same crowds today when it officially opens the Solo District sales centre on Willingdon Avenue, just steps from the Brentwood SkyTrain station.

While some realtors have been crying the blues since the new federal mortgage rules came into effect July 9 — increasing down payment and monthly mortgage instalments — Appia's director of marketing seems unfazed.

"I don't think it will have much of an impact at all what with interest rates being so low," Dennis Serraglio said. "I think it was just like when the HST came in and there was that one-week slowdown until everybody figured it out."



Serraglio says the strong turnout was probably triggered by Solo District's prime location — a 20-minute SkyTrain ride to downtown — as well as the development's relatively affordable prices. Suites range from \$229,000 for a 479-square-foot studio to \$389,000 and up for a two-bedroom two-bathroom suite. Those prices are about \$65 a square foot cheaper than comparable properties in Metrotown, he said.

At 48 storeys, Solo District's \$78-million Stratus will be the tallest residential building in Metro Vancouver, outside of Vancouver's city limits. It is the first of four towers to be built on the 6.65-acre site and will be ready for occupancy in early 2015.

Included with the first building is a Whole Foods store, which, if history is prologue, bodes well for Solo District and the surrounding area. In the U.S., they call it the Whole Foods effect: wherever the Texas-based organic food chain locates a store, prices for surrounding real estate jump. The debate continues over whether those prices rise because of Whole Foods' presence, or because the chain is good at selecting markets where the future is bright. In any case, no one questions that Whole Foods is a desirable amenity.

The space on the store's roof will be landscaped, providing many of the units with a pleasant lush green area to look down on.

Up in the tower, homeowners will enjoy some breathtaking panoramic views. To the west is the city of Vancouver and Vancouver Island; to the north, the North Shore Mountains and the Lions; to the south, Burnaby's Central Park, and to the east, Golden Ears mountains.

"Vancouver is constantly being rated as one of the most beautiful cities in the world," project architect Chris Dikeakos said. "Anybody who gets to live up high where you can take in all these vistas has it as good as you can get."

Dikeakos said he and his team have carefully thought through the private-public space connection in designing the ground level space between the towers.

"Even though we have these big towers on the site which provide the population, we paid particular attention to the pedestrian. The site is an entire city block, which in an urban setting like this, doesn't come up very often."

The centre of the site is in the shape of a cruciform and will feature a landscaped clock tower, walkways, and retail stores on a people-friendly "high street" where the shop doors open directly onto the street.

Appia's presentation centre includes a scale model of the entire site and two model suites. The studio unit is 479 square feet, while a two-bedroom,



two-bathroom model measures 935 square feet. All 465 suites in the tower have nine-foot ceilings and generous balconies, ranging between 76 to 182 square feet for studios and one-bedroom suites, to 278 square feet wraparound for a three-bedroom plus den SkyVilla.

The studio suites have cabinetry by Italian Armony Cucine, including a panel-fronted New Zealand-made Fisher and Paykel refrigerator and panel-fronted German Blomberg dishwasher. A Bosch gas cooktop and over-the-range microwave and Blomberg apartment-size oven round out the kitchen package. A stacked washer and dryer are discreetly located in a closet adjacent to the bathroom, which is fitted with a tub-shower combo. The studio suite also has a partial height wall that permits outside light through to the bedroom while separating it from the entrance and sitting areas. In addition, see-through shelving in the bedroom wall allows in even more light.

The two-bedroom unit features a kitchen island with quartz countertop, an under-mounted single or double sink, a spacious living and dining area, 12-by-24-inch porcelain tile in the bathrooms, with a tub-shower combo in one and an ensuite glass shower enclosure in the other. The two bedrooms are separated by the kitchen and living space for added privacy. The secondary bedroom has a door opening to the balcony.

All units have basement storage rooms and all but 10 have at least one assigned parking space. In a bid to encourage Stratus' new residents to use the SkyTrain, Burnaby required the developer to give 15 per cent of unit owners two years of transit passes.

Another "green" feature is that Solo District is providing parking spaces to the Modo Car Co-op and plug-in outlets for electric cars.

All units will have economic geo-exchange heating and air conditioning, a simpler system than geothermal in which heat is transferred from the soil at shallower depths. Having air-conditioning is unusual in residential complexes this size and a bonus in these times of climate change.

While maintenance-fee-heavy swimming pools are a thing of the past for these large residential complexes, fitness facilities have become huge attractions for buyers, Serraglio said. "We are making ours larger and larger and spending way more money on equipment than we did even three or four years ago."

Stratus will have a covered rooftop terrace barbecue area with wet bar and outside seating. And for pet lovers: a park where a dog can strut its stuff.

Stratus won't be ready for almost three years, but some people are planning ahead. Gordon Chen and his partner Danielle Ewan just finished buying a home



in Vancouver' s Mount Pleasant neighbourhood. But the two, who grew up within a few kilometres of Solo District, and have parents living in the area, spent part of their Saturday morning checking out the show suites. "Gordon has lived all over the world and I have lived in other parts of B.C., but at the end of the day, we want to come home and be in the area we grew up in," Ewan said.

Special to The Sun

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Appia's Solo project gets final approvals, on sale Saturday



By Burnaby NewsLeader

Published: **July 18, 2012 12:00 PM**

Updated: **July 18, 2012 12:4312 PM**

Appia Development's Solo District received final approvals from Burnaby council Monday, paving the way for sales of the condo units to start this Saturday, July 21.

When completed, Solo (short for South of Lougheed) will comprise four glass towers, ranging from 38 to 55 storeys, and 1,400 homes at the southwest corner of Lougheed Highway and Willingdon Avenue. It will also be home to Burnaby's first Whole Foods store and is located kitty-corner from Brentwood Town Centre and Brentwood SkyTrain station.

The first tower, Stratus, will be located at the corner of Lougheed and Rosser Avenue, and is scheduled for completion in early 2015.

Prices for its units, on sale Saturday, start at \$229,900 for a junior one-bedroom, \$289,900 for a one-bedroom, \$389,900 for a two-bedroom and \$589,900 for a junior one-bedroom. The tower will also have three, three-bedroom-and-den "sky villas" on the top floors featuring 20-foot ceilings.

All units will have nine-foot ceilings (except, of course, the sky villas) extra-large balconies, geothermal heat exchange systems and individual gas meters, air-conditioning and access to Modo car sharing vehicles.

"We've already had an overwhelming response from people all around the Lower Mainland about Solo District," said Jim Bosa, president of Appia Developments, in a press release. "We've had several thousand people visit our sales centre to preview the units over the past few weeks. We're now excited to be able to start selling."

Find this article at:

<http://www.burnabynewsleader.com/business/162917606.html>

Solo set to transform Burnaby's Brentwood corner



By Burnaby NewsLeader

Published: **June 20, 2012 01:00 PM**

Updated: **June 20, 2012 03:453 PM**

As a Burnaby boy, Jim Bosa has passed by the southwest corner of Lougheed Highway and Willingdon Avenue thousands of times.

"I just saw the potential of what we could have down here," said Bosa, now president of Appia Developments.

Working from an office a couple blocks away, Bosa is set to make that potential a reality with the Solo District, a four-tower community on just over six acres, set to start construction in August once final approvals are granted by city hall.

"It's an opportunity that came up," said Bosa during a NewsLeader preview of the sales centre. "We've spent six years planning and designing for this."

The company contemplated getting the project off the ground three or four years ago, but decided to wait until market conditions were right. Then a couple years ago, Burnaby city hall introduced its "s category" of density bonuses and Appia redesigned the project to take advantage of it.

The result is a complex of four towers, with a total of just under 1,400 homes. It will include offices and commercial space, including the first Whole Foods supermarket in Burnaby.

The first phase, dubbed Stratus, will be a 45-storey, 374-unit highrise, the Whole Foods and additional retail space on the northwest corner of the site, at Lougheed and Rosser Avenue.

Phase two will be a 52-storey tower on the northeast corner, comprised of 250,000 square feet of office space, additional commercial space, and a residential tower on top of it all.

The third phase will be a 39-storey highrise on the southwest corner, with 12,000 square feet of commercial, and the fourth phase, to be built when market conditions permit, will be a 43-storey structure on the southeast corner, on top of a 20,000-square-foot podium of commercial space.

In exchange for the additional density, Bosa said Appia will be providing \$32 million in community amenities if all four

phases go ahead—a 4,000-square-foot community space to be owned by city hall, a \$2-million value to be built in phase three, and \$30 million in cash to be used for amenities off site.

The condos in Stratus will have their share of sustainable features, from Modo car co-op vehicles and two years of transit passes for a certain number of units to individual gas meters for each unit, so residents pay only for what they use.

All units will have air conditioning and a geo-exchange system will be used to reduce energy costs. "We're taking advantage of the energy the whole project produces (both retail and residential) rather than just blowing it out into the atmosphere," Bosa said.

As for Stratus, it features an outdoor rooftop common area that includes a fenced-in dog park, fitness centre, gardens and barbecue area.

The units range in size from the 475-square-foot junior one-bedrooms (\$229,000) to three two-level skylofts at 1,785 square feet (\$1.25 million), said Dennis Serraglio, Appia's director of sales. Two bedroom units will range in size from 850 to 940 square feet and start at \$379,000.

They all come with balconies that are larger than usual but typical for Appia projects, said Serraglio. The junior one-bedroom (essentially a studio suite with a pony wall creating a sleeping area) comes with about 80 square feet of balcony, which is not included in the floor area.

"People in the summer like to spend a lot of time outside," he said. "It adds to the cost to build but it enhances the unit."

And when Solo is complete, it will all complement the planned redevelopment of Brentwood Mall across Lougheed.

"[Brentwood] will be more walkable and pedestrian friendly, more of a community versus a destination mall, in and out from the parking lot," said Bosa, stressing residents will be able to walk or take SkyTrain to their shopping and entertainment, leaving their cars, if any, at home.

While sales for Stratus will not start until mid summer, after the city grants final approvals, the sales centre at the end of Sumas Street near Willingdon opens for public previews this Saturday, 12 to 5 p.m.

A community event will be held at the centre on July 14, 11 a.m. to 3 p.m., featuring free food, games, and entertainment for the whole family.

twitter.com/WandaChow

Find this article at:

<http://www.burnabynewsleader.com/news/159772495.html>



Solo District - A four-phase project on a 6.65-acre site with 1,400 suites in four towers, ranging from 38 to 48 storeys in Burnaby, at Lougheed and Willingdon

Making most of condo with seamless design

Michelle Hopkins

Province

Sunday, August, 12, 2012



Panoramic views and functional, clean design will be featured in the Solo District homes, as demonstrated by the project's show suites. Photograph by: Mark Van Manen, PNG , The Province

THE FACTS

Project: Solo District

What: A four-phase project on a 6.65-acre site with 1,400 suites in four towers, ranging from 38 to 48 storeys

Where: Burnaby, at Lougheed and Willingdon

Residence sizes and prices: Junior 1-bed (479 - 489 sq. ft) from \$273,900; 1-bed (587 - 616 sq. ft) from \$329,900; 1-bed + den (646 -



Photograph by: Mark Van Manen, PNG,
The Province



666 sq. ft) from \$348,900; 2-bed (907 - 935 sq. ft) from \$458,900; 2-bed + den (943 - 1,117 sq. ft) from \$487,900; Junior 3-bed (955 - 1,051 sq. ft) from \$603,900; 3-bed (1,137 - 1,164 sq. ft) from \$702,900; 3-bed + penthouse (1,561 - 1,690 sq. ft) from \$1,077,900; SkyVilla 3-bed, den + loft (1,785 sq. ft) \$1,283,900

Builder and developer: Appia Development Ltd.

Sales centre: 2131 Willingdon Ave., Burnaby

Hours: noon - 5 p.m., Sat - Thurs When it comes to condo living, the efficient use of space is all important.

But Cristina Oberti of Oberti Interior Design Inc. says there are many ways to maximize space through seamless, intelligent design.

When it came to the show homes at Appia Development's Solo District in Burnaby, the seasoned interior designer turned to custom-designed built-ins, which help to increase storage space, for instance.

"We can show what you can do with built-ins in small spaces, especially in a studio," Oberti says.

The first of the four Solo District towers to be built on the 6.65-acre site - a 45-storey highrise that will be the tallest residential building in Metro Vancouver, outside of Vancouver's city limits - will be ready for occupancy in early 2015.

The sweeping panoramic views are another selling point of Solo District. To the west is the city of Vancouver and Vancouver Island, to the north, the North Shore Mountains and the Lions, to the south, Burnaby's Central Park, and to the east, Golden Ears mountains.

Because there are lots of windows, Oberti also chose a contemporary design "that allows the incredible views to become part of the interior decor."

Oberti also played up the views by keeping the colour palette neutral.



An artist's rendering of two of the four towers in the Solo District project in Burnaby. Photograph by: Mark Van Manen, PNG, The Province



"Earth tones will highlight the most beautiful features in your home," Oberti adds.

Taking into account the fact that its location in the Brentwood neighbourhood would attract a wide range of prospective buyers, with every amenity urbanites want within walking distance, Oberti kept the interior design functional, clean and uncluttered "to appeal to everyone from first time buyers through to the downsizers."

Suites are outfitted with cabinetry by Italian Armony Cucine, as well as panel-fronted German Blomberg dishwashers. A Bosch gas cooktop and over-the-range microwave and Blomberg apartment-sized oven round out the kitchen. A stacked washer and dryer are discreetly located in a closet adjacent to the bathroom, which is fitted with a tub-shower combo.

The project's presentation centre includes two show suites: a 479-square-foot studio unit and a two-bedroom, two-bathroom home measuring 935 square feet. All suites in the tower will have nine-foot ceilings and generous balconies.

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Solo District a 45-storey tower by Jim Bosa's Appia Developments

SHOPPING, DINING AND PROFESSIONAL SERVICES ARE JUST STEPS AWAY IN THIS CONTAINED GREEN NEIGHBOURHOOD AT LOUGHEED HIGHWAY AND WILLINGDON

Steven Threndyle

Sun

Saturday, July, 21, 2012



The four phase mixed commercial and residential development will eventually feature four gleaming towers with 1,400 new homes.



Neighbourhoods with abbreviated names have been popular ever since New Yorkers copied London's swingin' Soho district with their very own SoHo - short for "South of Houston" in the mid 1980s.

Now, this hip neighbourhood naming trend is reaching into Burnaby, where Jim Bosa's Appia Developments will soon be pre-selling Solo District - "South of Lougheed."

Over the past 15 years, coordinated planning between City of Burnaby and the Appia/Embassy/BOSA Developments family has created Brentwood - the centre of vibrant urban life that is anchored by a major SkyTrain station on BC Transit's Millennium line. Solo District is the next logical stage in this community planning process - a self contained clean, green neighbourhood where everything you could possibly want is within a short walk or bike ride. This four-phase mixed commercial and residential development will eventually feature four gleaming towers with 1,400 new homes.

George Wong, spokesperson for Magnum Projects, says: "It has always been Jim Bosa's vision to create Burnaby's most liveable urban community in Brentwood. At Solo District, everything is right at your doorstep - you can easily walk to shopping, dining, and professional services."

Located on the southwest corner of Lougheed Highway and Willingdon, Solo District is in line with the City of Burnaby's vision to urbanize North Burnaby. Solo District will make Brentwood one of the fastest growing communities in the next 10 years, making it an excellent investment opportunity. Solo District is in the middle of it all, whether by transit or by car. The Brentwood Town Centre Station of the Millennium Line is steps away, connecting to downtown Vancouver within 20 minutes. By car, Lougheed Highway and Highway 1 are instantly accessible. North Burnaby is already a local entertainment destination - with Joey's Burnaby, Brown's Social House, Cactus Club, all within a two-block radius. In 2013, the Brentwood commercial area will welcome the very first Whole Foods organic market outside of Vancouver.



Solo District homes feature a space and energy saving minimalist urban look designed to encourage comfortable, practical living.



Wong continues: "There is excitement and value in high-speed growth. With a combination of city-mandated change and mass market receptivity, Solo District will propel population growth and home values will appreciate. Indeed, it is very important that developers introducing new products to the market ensure good long-term investment value to their customers, whether they are owner-occupiers or investors. Walkability and liveability are intertwined - you want a common linkage between where people live, work, and recreate. Brentwood's proximity to both transit into Vancouver and Burnaby's dozens of municipal green spaces is pretty much unbeatable."

Solo District's energy efficient, sleek glass building will cater to the changing demographics of North Burnaby - younger, highly educated urban professionals who perhaps work in downtown Vancouver and who value an uncrowded, yet vibrant neighbourhood with an urban ambience. These new homes have a space and energy-saving minimalist urban look, designed to encourage comfortable, practical living.

Solo District is committed to offering outstanding value, with typical savings of anywhere between \$35,000 to over \$100,000 compared to downtown Vancouver. Wong says: "You can save up to \$200 per square foot by purchasing a home in Solo District. The area really delivers affordability and value to homeowners and investors alike."

In terms of sales demographics, Burnaby residents have been extremely receptive to all of Appia's developments; from young buyers to empty nesters. To date, buyer interest has come from all over Metro Vancouver, including downtown, Kitsilano and East Vancouver.

At Solo District, there is a home for everyone, from first-time homeowners through to the downsizer and everybody in-between. Even the most budget-conscious buyer is able to get in, with luxurious and spacious suites catering to those who want to pursue their dream home. The sales centre is now open. Residences in this stunning 45-storey tower will boast panoramic views of the North Shore mountains, Mount Baker, and downtown Vancouver.

Magnum's George Wong concludes: "Those who act fast and early will be rewarded handsomely, as North Burnaby is a sleeper - but not for long!"

The four-phase mixed commercial and residential development will eventually feature four gleaming towers with 1,400 new homes

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[From Office Workers to Family-Friendly: Jim Bosa
and Brentwood's New Boom](#)



Brentwood Town Centre is on a roll. Since they were built in 2001 and 2011 respectively, Appia Developments' Buchanan Towers and the Motif at Citi, have changed the community.

Stores at the nearby Brentwood Town Centre mall have seen a surge in business, as their customer base and demographic has become more diverse. But for many years, it was mostly workers from the nearby light-industrial area who frequented the mall, for quick lunchtime trips, according to mall manager Brian Wong.

The Motif at Citi and Buchanan Towers buildings have given a once-quiet area new life.

SOLO District will break ground this summer at the southwest corner of Lougheed and Willingdon. Looking ahead, Appia Developments' Jim Bosa says he expects the population will get even more diverse.

“You have a great demographic mix here in Brentwood already. It’s not just investors or empty nesters that buy and live here,” says Jim. “With the sheer size and variety of units that we’re building at SOLO District, I expect that we’ll get an even broader spectrum of people living here – it’s a sign of a great community!”

Meanwhile, Brian Wong, Brentwood Town Centre mall’s manager, says he’s more than ready for a new demographic mix. He says he’s seeing a new mix of very young families and empty nesters in the mall.

“We find that empty nesters are taking the equity they’ve built in their single-family homes in the neighbourhood, buying one or two condominium units and staying in the Brentwood area.”

Brentwood Town Centre: How Appia Development Helps its Neighbours Take Shape



To learn how a community builds and grows, look to the shopping habits of the people who live and work there.

And if that’s too time-consuming, here’s a shortcut: just ask Brian Wong, the manager of Brentwood Town Centre’s mall. As a principal of Shape Property Management, he leased spaces to tenants in the mall. For the past four years, though, he’s been Brentwood’s manager.



And he's seen a lot. Namely, the ways in which Brentwood Mall's customer base has changed as the community itself grows and changes.

From the time it was built in 1961, Brentwood Mall served its community. But that community wasn't diverse: just south of Brentwood stood an area of light industrial businesses. Workers often visited the mall, but only for short spurts at a time during the workweek, when they'd have lunch and do some banking and shopping, says Wong.

But as recently as 2001, that all changed. New residents in Appia Developments' Buchanan Towers and the Motif at Citi buildings brought with them new needs. Like any homeowner, the residents there needed clothes, household items, toiletries, home decor, groceries and produce. Where to find them? Just blocks away, at Brentwood Mall.

Appia Developments will make way for even more dramatic changes and growth. The new boom will begin in July of 2012, with the groundbreaking for four residential towers, office, commercial and pedestrian green spaces that will make up SOLO District.

There's no doubt Brentwood Mall and residents at SOLO District will maintain a healthy relationship. Homeowners will take advantage of convenient shopping choices at Brentwood and within the SOLO District.

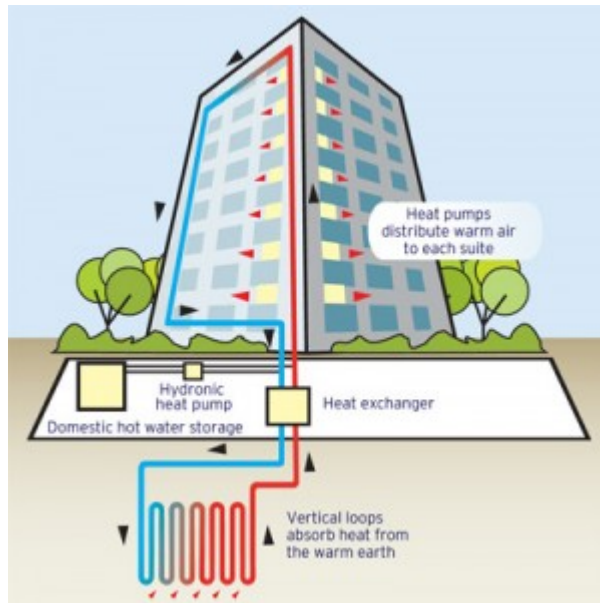
And Brentwood, on the cusp of its own development, will welcome a huge new population of customers for everyday shopping.

"We like to model ourselves as the London Drugs of shopping centres," says Wong.

"In one stop, you cover 90 to 95 per cent of the stuff you need for daily living."

[Geothermal Heat Exchange System Announced in SOLO District](#)





When the folks at Appia Development say that SOLO District is a sustainable community, they mean it.

Appia is proud to announce that SOLO District will be powered by a geothermal heat exchange. This efficient cooling-and-heating system will allow SOLO District homeowners and businesspeople to harness the earth's natural resources to heat and cool their homes and retail spaces while saving on energy costs.

What a geothermal heat exchange system, and why is it better than what I have now?

A geothermal heat exchange system is unlike conventional types of heating which convert fuel to heat. Instead, it uses a heat pump connected below the earth's surface to move heat from one place to another.

Even when it's cold outside, a geothermal heat pump is able to extract heat from outside to heat the home. In the summer the system reverses the direction of the heat's movement to cool the home.

Since this system emits far fewer CO₂ and greenhouse gases than conventional heating systems, it's what's best for the environment. As you'll read below, it's also great for the bottom line.

Most importantly, will it save me money in the long term?

You better believe it! According to [Fortis BC](#), "because ground and ground water temperatures are a constant 7° - 13° C (45° -55° F) year-round, this type of system is much more efficient." If efficiency=



using less resources to heat or cool a greater space, then yes, you are indeed saving money.

In fact, it can save over 50 per cent on heating costs compared with an electric furnace.

Check here in the coming months to find out more about why geothermal exchange system will make life more comfortable, affordable and efficient at SOLO.

[SOLO District Developer Wins Prestigious Arts Award](#)



Appia Group of Companies, the developers behind the SOLO District, has won the Business and the Arts award, part of the annual Richmond Arts Awards.

The award recognizes Appia’ s role in co-sponsoring public artworks with the city of Richmond—particularly the project “No. 3 Road Art Columns. ”

The exhibits are comprised of a series of visual art in display cases set outdoors and in public. The project is all part of the effort to beautify the No. 3 Road along the Canada Line route, with the work of local and regional artists.

Lisa Murrell, Appia’ s sales and marketing manager, said the company is proud to have co-sponsored the project.



“Appia’ s connection to Richmond is a strong one, and it’ s an honour to reinforce it through this beautiful display of the work of some of B.C.’ s finest artists,” she said.

The Art Columns at Aberdeen, Lansdowne and Brighthouse Canada Line Stations consist of four panels showing one work of art on each panel.

Along with developments across the Lower Mainland, Whistler, Vancouver Island, and, of course, North Burnaby, Appia also maintains a strong connection to Richmond.

The developer has built Horizons at Richmond Centre and Prado—two condominium buildings that take advantage of amenities in Richmond’ s thriving city centre.

The Business and the Arts award recognizes a business “that has made a significant contribution to the arts in Richmond by supporting a Richmond-based artist or arts organization through sponsorship, philanthropic and/or volunteer service,” according to Richmond city sources.

[Rethink Your Relationship With Your Car](#)



Appia Development is on the verge of a growing trend with its new development, SOLO District, in Vancouver’ s outlying areas. People are rethinking their relationships with cars, with good reason.



According to the Gateway Project, a report conducted by the Real Estate Investment Network, the population of the Lower Mainland has increased by 750,000 in the last 20 years and is expected to reach three million by 2021.

“At the same time,” according to the report, “the number of vehicles on the road is rising faster than the population: by 20,000 a year.” Across North America, car sharing organizations are seeing yearly double-digit growth, according to a study by University of California scholar Susan Shaheen.

In her study, Worldwide Carsharing Growth: An International Comparison, Shaheen collected survey results from international car-sharing specialists from 21 countries.

Shaheen points out that nearly two dozen studies show car-sharing serves as a “missing link” in the urban movement, “reducing dependence on private vehicle ownership, lowering vehicle emissions and energy consumption, and encouraging active lifestyles by interfacing with bicycle and pedestrian modes.”

Thanks to its location, design and the car-sharing options, SOLO District will play a role in Brentwood’s own “missing link,” catering to consummate drivers, avid cyclists using nearby paths, pedestrians and transit users alike.

[The Secret Is Out: Whole Foods To Anchor SOLO District](#)



The ink is fresh and the deal is done. Whole Foods, the popular organic supermarket chain, will be built as an anchor retail space in phase one of SOLO District construction.

The announcement, made by Whole Foods co-founder and co-CEO John Mackey and Jim Bosa this week, was made public in [Burnaby Now](#) this week.

The news brings SOLO District's prospective buyers one step closer to a vision of all that their community will have to offer. Bringing Whole Foods in as a major draw sets a high standard for the rest of SOLO District.

A recent [salon.com](#) post notes that when Whole Foods seems to settle in one community, that same neighbourhood experiences a boom in real estate values, and overall popularity.

According to author Will Doig, U.S. real-estate watchers call it "The Whole Foods Effect."

He points to a 2007 study by Johnson Reid, which found that a specialty grocer will increase surrounding home prices by an average of 17.5 percent. Though much of this evidence is based in U.S., it's safe to say the effect is similar in Canada.

Food for thought?

For more on Whole Foods, visit www.wholefoodsmarket.com

[Livability: For One Businessman, It's About Connecting, Community](#)



The words blaze across the walls surrounding the six-acre site at Lougheed and Willingdon: SOLO District: Burnaby's Most Livable Community.

It's a strong claim to make. But though SOLO District ground has yet to be broken, Appia Developments can stand by those words. The proof lies about 17 kilometres east.

There in Newport Village, a tight-knit community of Appia Development condo towers, cafes, restaurants, a medical clinic, produce centre, toy and gift shops. For residents of [Appia's towers](#) the Crescendo, Bentley and Sentinel —contact with friends and neighbours goes far beyond the home.

In the middle of this is the [Runners' Den](#), an athletic footwear and apparel store run by owner Paul Slaymaker. He opened the store 12 years ago, just as the then one-year-old village was taking shape.

Slaymaker's an avid runner. But operating the Runners' Den out of Newport Village is about more than his love of the sport or supporting his family. It's about being connected to the community and encouraging other people to form new bonds through running together.

“For us [success] came about as we were looking for an opportunity to connect with the community. We saw the village as something different and unique from the traditional strip mall,” he says.

Through the Runners' Den's walk-run clinics, coordinated marathon clinics, and just watching the neighbourhood grow in density, Slaymaker and his staff have witnessed a social evolution of sorts.

“As the community began to grow some 12 years ago, we saw less density, less activity. In the last 12 years we've seen the population grow, and the level of activity grow. It's all interwoven in a small community.”

Much like Appia has shown through its development of Newport Village, SOLO District's motivation is clear: livability is about ease of sociability. It's about balancing peace and privacy with access to neighbours and a community marketplace.

“It's a community atmosphere,” adds Slaymaker. “[We see that] in everything from working across the street with the community centre and people who live in the village and our fellow retailers who we work very closely with.”



What Makes A Community “Livable?”

SOLO District’s signs make it clear: it will be Burnaby’s most livable neighbourhood. But what is livability? [Jim Bosa’s Appia Development](#) – builders of several BC communities – has brought years of experience in constructing convenient, healthy, and, you guessed it, *livable* communities into its vision of SOLO District.

The basics of a livable neighbourhood include a low crime rate, social equality, economic stability, access to health care, education and employment. However, SOLO District adds even more to the list: a diverse population, social activity, and ease of movement. Here’s why:

- **A diverse population** – Everyone, from the empty nester cashing in a valued older single-family home to live in more efficient condo, to the first-time homeowner who may need a little financial help from the folks, will find something they feel comfortable in at SOLO. In the same neighbourhood, office workers and managers will mill about with homeowners, visitors, and shoppers from across Burnaby and the Lower Mainland.
- **Social life** – We are all social animals, after all. Living with privacy at home, but within a stroll of a burst of social activity, like shops and cafes, clinics, offices and fitness centres, is paramount to our mental health. It’s what people want. In an interview on the revitalization of a downtown Calgary neighbourhood, Nat Bosa reflected on what he saw as the public’s new attitude to livable neighbourhoods: “Suburban sprawl is coming to an end in many places,” he told the Globe and Mail in March 2012. “People today want to be closer to the action.”
- **Ease of mobility** – From a suite at SOLO, cross the street at the corner of Willingdon and Lougheed to get to the overpass at Brentwood Town Centre SkyTrain station. Or continue to the bus loop on the edge of the Brentwood parking lot. Hop on your bicycle for a tour into Vancouver via the Central Valley Greenway, which will pass adjacent to SOLO District, and wind its way toward Vancouver to the west and New Westminster to the east. Here’s more on the [Central Valley Greenway](#). Save on car costs, or ditch your automobile altogether, in favour of car-sharing. SOLO District will include a few car-sharing vehicles in each of its four residential towers.



A Sign Of Things To Come



On Wednesday, Imperial Signage installed a new eye-catching sign at SOLO District' s presentation centre.

Thanks to the elevation of the SOLO District site, the tall sign on the front lawn of the presentation centre can be seen from at least a kilometre away on Willlington.

There' s also a new sign above the presentation centre doors, while landscapers were kept busy in the pouring rain planting perrenial shrubs and decorative grasses around the building' s perimeter.

It' s all a sign, so to speak, of greater things to come: namely, a spacious presentation centre filled with models of the community and diverse homes offered by Appia Developments.

Check back here for more details on the progress and eventual grand opening of SOLO District' s presentation centre.



[SOLO District: Moving Forward With Car-Sharing Options](#)

They're everywhere: smart cars, sedans, hybrids, even pickups and mini-vans, emblazoned with logos: Zip, Modo, Car2go. The car-sharing phenomenon, once relegated to eco-minded activists, has gone mainstream across Greater Vancouver.

Residents of the upcoming SOLO District can sell their cars, because they too will have access to a car-sharing vehicle. Homeowners will get access to on-site vehicles, which will be permanently parked in the area or in the building's parkade.

Brentwood SkyTrain station stands just one block away for quick-and-easy trips to Vancouver and outlying areas. But for those weekend chores, getaways, or trips to nearby Costco on Willingdon, car-sharing makes perfect sense.

The car-sharing concept fits into Appia Development's dedication to urbanizing North Burnaby—and doing so in the most sustainable way possible. SOLO's location is perfect in this regard.

Stay tuned for more about this growing trend...

[SOLO District: A Vibrant Community Hub](#)

Much like Newport Village, where Kirsten Anderson runs the Village Toy Shop, North Burnaby's SOLO District will extend beyond the conventional condo project, mixing homes with community amenities.

For Anderson, running a business (and living) in a community built by Bosa and Appia Developments is about relationships; especially those she's formed with the children in the community. When Anderson first arrived in Newport Village, she got to know a lot of the toddlers who lived there.

"There's a clinic here so their parents would drop by after kids got their shots or their checkups. Parents come here to get their kids a little treat. And people always run into their neighbours here, which is fabulous," she says.



Today, those toddlers “are 12, 13 years old, and it’s been wonderful to watch the evolution of the kids in the neighbourhood.”

It’s those relationships that Appia Developments expects will bond the future community of homeowners and shopkeepers at SOLO District.

In the first phase of SOLO’s construction, crews will build a 45-storey tower encompassing 374 units and a grocery store measuring 42,614 square feet. The earliest buyers in the community will get access not only to fresh produce and groceries, but all the other amenities in the neighbourhood: Brentwood Centre SkyTrain Station, Brentwood Mall’s fashion outlets, food court and London Drugs.

Mixing It Up: Community Vibe A Retailer’s Dream



Finding the perfect spot for a new toy shop seemed like an impossible feat for Kirsten Anderson.

For about a decade, as the owner of the Granville Island Toy Shop, Anderson enjoyed one of the best locations a kids’ retailer could ask for.

When she left Granville Island in 2001 and started to look for another location, she realized that her next toy shop needed the same vibe. Outside of Granville Island, there were few, if any, spots with regular foot traffic, and the constant neighbourhood buzz that only a tight-knit community can provide.

The search took a while, but Newport Village in Port Moody, a residential and retail hub created by Bosa and completed by the Appia Developments, was the perfect find.

Today, business is booming. The Village Toy Shop is bustling, full of children from the neighbourhood and visitors to Port Moody. Every day,



Anderson and her staff meet children who' ve just left a medical appointment or an event at the community centre nearby.

Much like Newport Village, North Burnaby' s SOLO District will extend beyond the conventional condo project, mixing homes with community amenities. When it' s complete, homeowners will enjoy a large grocery store anchoring the retail community, surrounded by other handy amenities just steps away: smaller shops, a bank, restaurants, a pharmacy.

“People love how accessible everything is,” says Anderson. “You can walk from the library to the hospital to the park, stop in for an ice cream, stop for lunch, stop at the medical clinic. “We always joke that we’ re the meeting place in the neighbourhood.”

[SOLO: Building Community, Building Family Legacy](#)



On the surface, the site for the planned SOLO District at Lougheed and Willingdon in Burnaby, a project by Appia Developments may look like any construction zone.

As a neighbourhood, SOLO (an acronym for South of Lougheed) will encompass four residential towers, about 100,000 square feet of shops and 400,000 square feet of office space in six acres.

But behind the numbers lies an intriguing story of two generations of a family devoted to changing the suburban landscape of Greater Vancouver.

Inspired by Expo 86 in Vancouver, Natale (Nat) Bosa, an immigrant from Treviso, Italy, who had begun a house framing company, struck out on his own to specialize in concrete high-rises. Forty years later, the Bosa Development Corporation would include communities across North America.

Now, Nat's son Jim Bosa, who founded Appia Developments in 1991, is about to change the neighbourhood with SOLO District, a six-acre community including four residential towers, office, retail and community spaces, at Lougheed and Willingdon.

Appia Developments communities have quashed the "old school" vision of the suburb—disconnected buildings on large lots, with community centres, shops, schools and public amenities a car ride away.

It's under the premise of respecting and building community that the Appia Developments builds on the family legacy with the self-contained SOLO district.

As Nat Bosa taught his family long ago: It's not about buildings. It's about community.

[SOLO District: Rising From Humble Beginnings](#)





(Left to right: Nat Bosa, Jim Bosa, Ryan Bosa)

In the beginning, there was a 13-year-old boy who, with his family, immigrated to B.C. from Treviso, Italy, a small town near Monte Grappa. Within three years of arriving in Canada, that boy, Nat Bosa, left high school to join his brothers in a house-framing company.

Since then, he's built and enhanced urban neighbourhoods across North America. And as it turns out, drive is a family trait. Two of Nat's four children would follow their father's path: Ryan, head of Embassy Developments and Jim, head of Appia Developments, overseeing the SOLO project from directly across the street at the company's Lougheed Highway headquarters.

Jim Bosa attracted media attention more than a decade ago, at the tender age of 30, when Appia Developments made good on developing condominiums and office space at the site of the old Lougheed Hotel, at Lougheed and Willingdon, now the Brentwood transit and shopping hub.

About 13 years ago, Appia Developments completed the successful Newport Village in Port Moody, which was started by Bosa. The neighbourhood's layout—a collection of condominiums supported by coffee shops, a medical clinic, a pub, bakery and delicatessen—proved that bringing together retail and amenities into a dense residential community is not only workable, but sustainable.

That success, and the many others that followed in the subsequent 12 years, has driven Appia Developments toward the growth of a neighbourhood designed to be one of Burnaby's most sustainable: SOLO District.



Friday, September 30, 2011

[More on Solo District in Burnaby Now article](#)

The Solo District project on the SW corner of Lougheed and Willingdon received more coverage in the following Burnaby Now article. The story highlights the issue of businesses being displaced by construction of residential high-rise towers in the Brentwood neighbourhood. While the story below only mentions GoodYear Tire Centre on Willingdon Ave, nothing has yet been mentioned about Milestones restaurant (NW corner of the project site) which has been in the neighbourhood since at least the 1990s.



Friday, September 23, 2011

[Another mention of Solo District in article](#)

An article mentioning Solo District from simonlim.ca:



Appia Proposing High Density Brentwood Development

Posted on [August 29, 2011](#) by [tanya](#)

Proposed mixed-use plan includes 1,350 units in four towers ranging from 39-48 storeys

Appia Developments has submitted a proposal to the City of Burnaby to rezone a 6 acre site at the Southwest corner of Lougheed and Willingdon to allow four residential high-rise apartment buildings ranging in height from 39 storeys to 48 storeys (in a mixed-use tower with a thirteen storey office component). The total density would be **1.9 Million square feet, or 7.1 FAR**. The proposed development also includes approximately 250,000 sq.ft. of office, and about 112,000 sq. ft. of commercial/retail fronting all bounding streets and the internal private road (Sumas Street). The proposed development is centred around a new public realm which includes significant plaza and green open/gathering space.





February 27, 2012

SOLO District Serves Changing Demographics



Appia Developments' quartet of towers in Burnaby, SOLO District, will be a clean, green commercial and residential neighbourhood offering everything within a short walk or bike ride.

Neighbourhoods with abbreviated names have been popular ever since New Yorkers copied London's swingin' Soho district with their very own SoHo - short for "South of Houston" in the mid-1980s. Now, this hip neighbourhood-naming trend is reaching into Burnaby, where Jim Bosa's Appia Developments will soon be pre-selling SOLO District - "South of Lougheed."



Over the past 15 years, coordinated planning between the City of Burnaby and the Appia/Embassy/BOSA Developments family has created Brentwood - the centre of vibrant urban life that is anchored by a major SkyTrain station on BC Transit's Millennium line. SOLO District is the next logical stage in this community planning process - a self-contained, clean, green neighbourhood where everything you could possibly want is within a short walk or bike ride. This four-phase mixed commercial and residential development will eventually feature four gleaming towers with 1,400 new homes. As Burnaby's Most Livable Urban Community, SOLO District will truly put Brentwood on the radar as a shopping, dining, and professional services centre.

Located on the southwest corner of Lougheed Highway and Willingdon, SOLO District is in line with the City of Burnaby's vision to urbanize North Burnaby. SOLO District will make Brentwood one of the fastest growing communities in the next 10 years, making it an excellent investment opportunity. George Wong of Magnum Projects says: "There is excitement and value in high-speed growth. With a combination of City-mandated change and mass market receptivity, SOLO District will propel population growth and home values will appreciate."

Burnaby residents have been very receptive to this project and are anticipating SOLO District's arrival. There is a wide appeal to local residents, from young buyers to empty nesters. This will also draw buyers from all over Metro Vancouver, including downtown, East Vancouver, as well as other parts of Burnaby.

SOLO District is in the middle of it all, whether by transit or by car. The Brentwood Town Centre Station of the Millennium Line is steps away, connecting to downtown Vancouver within 20 minutes. By car, Lougheed Highway and Highway 1 are instantly accessible. North Burnaby is already a local entertainment destination - with Joey Burnaby, Brown's Social House, Cactus Club, all within a two-block radius.

At SOLO District, there is a home for everyone, from first-time homeowners through to the downsizer and everybody in between. Even the most budget-conscious buyer is able to get in, with luxurious and spacious suites catering to those who want to pursue their dream home. Pre-sales for the first tower will launch spring 2012, with close to 400 homes to be released and anchored by a major food store. Residences in this stunning 45-storey tower will boast panoramic views of the North Shore mountains, Mount Baker and downtown Vancouver.

SOLO District's energy-efficient, sleek glass buildings will cater to the changing demographics of North Burnaby - younger, highly educated



urban professionals who perhaps work in downtown Vancouver and who value an uncrowded yet vibrant neighbourhood with an urban ambience.

SOLO At A Glance

Show Homes: Opening spring 2012, one block South of Lougheed on Willingdon

Total Number of Units: 350-plus (Phase 1 only)

Square Footage: From 480 to 1,700-plus square feet

Website: www.solodistrict.com



New Brentwood-area project could start in July, include grocery store



By Burnaby NewsLeader

Published: **January 13, 2012 03:00 PM**

Updated: **January 13, 2012 04:104 PM**

Construction on a major development at the southwest corner of Willingdon Avenue and Lougheed Highway could start as soon as July, with the first phase to include a 42,000-square-foot space for a proposed grocery store.

That's according to a [brochure](#) released by Colliers International to promote leasing of retail space in the new project, dubbed Solo.

If it receives final approvals from city hall, the development, by Jim Bosa's Appia Group, would be built on just over six acres and eventually include four residential towers totalling 1,351 units and about 260,000 square feet of office space.

The proposed first phase would comprise a 45-storey residential tower with 374 units, the proposed grocery store and an additional 10,700 square feet of retail space.

The proposed second phase, estimated to start construction in January 2013, would include a 48-storey tower with 284 housing units, a 12,500-square-foot proposed pharmacy, a 4,800-square-foot proposed bank, another 4,300 square feet

of retail or restaurant space, and about 250,000 square feet of office.

The brochure estimates phase three would start construction in July 2013 on a 39-storey tower with 328 units and 12,900 square feet of retail space. Phase four would consist of a 43-storey tower with 365 units, almost 14,500 square feet of retail and 10,300 square feet of office space. That is estimated to begin building in January 2014.

When the four phases are complete, the project is proposed to have 1,968 parking stalls for residents, 445 spots for the retail users and 530 spaces for the office users.

The proposed grocery store, pharmacy, and bank would be built along the Lougheed frontage while much of the offices would front onto Willingdon.

A "high street" would be built cutting through the site, running east-west, featuring retail storefronts, pedestrian walkways and street furniture. According to a city staff report last fall, the entire project aims to be pedestrian friendly with front doors of commercial spaces opening directly to the street.

The development site, bounded by Willingdon, Lougheed, Rosser Avenue and the north lane behind Dawson Street, currently includes a car dealership, Milestone's restaurant, auto-repair shop and other light industrial properties.

An earlier proposal for the site which received second reading in 2008 comprised two highrise office buildings, three highrise apartment towers and ground-oriented commercial and retail.

Since then, Burnaby council adopted a change to the city's zoning bylaw expanding density bonus provisions to certain zones within the four town centres of Brentwood, Metrotown, Lougheed and Edmonds.

As a result, the developer produced a new plan that takes advantage of the potential added density.

Units will range in size from 413-square-foot studios to 1,750-square-foot three-bedrooms-plus-den units. Five per cent, or 68 units, will be adaptable for persons with disabilities, said the staff report.

The developer plans to build to a Leadership in Energy and Environmental Design (LEED) gold standard, and the project now includes significant plaza and open green space.

As part of the density bonusing program, the developer will provide an amenity bonus for the first phase of more than \$8.8 million. Of that, \$2 million will come in the form of a 4,570-square-foot city-owned community space on-site and \$6.8 million cash-in-lieu to be used for future Brentwood area amenities. Of that, \$1.36 million will be designated for affordable and special needs housing projects.

Each of the four phases will require its own rezoning process.

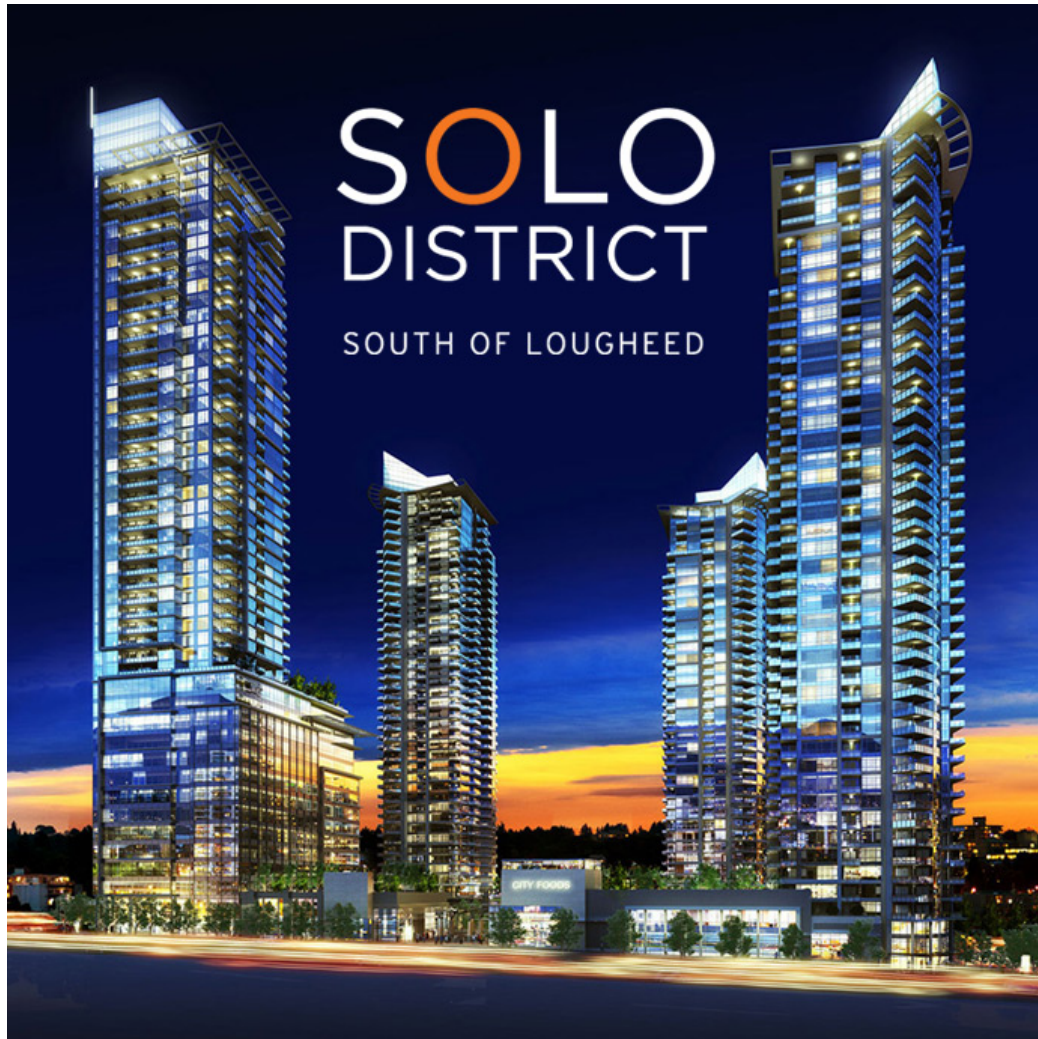
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UPCOMING LAUNCH > Burnaby SOLO DISTRICT Condos from mid \$200 ' s by Appia Group of Companies > Phase 1 SOLO District Burnaby Brentwood Real Estate Development > Most Exciting Lower Mainland Project for 2012!

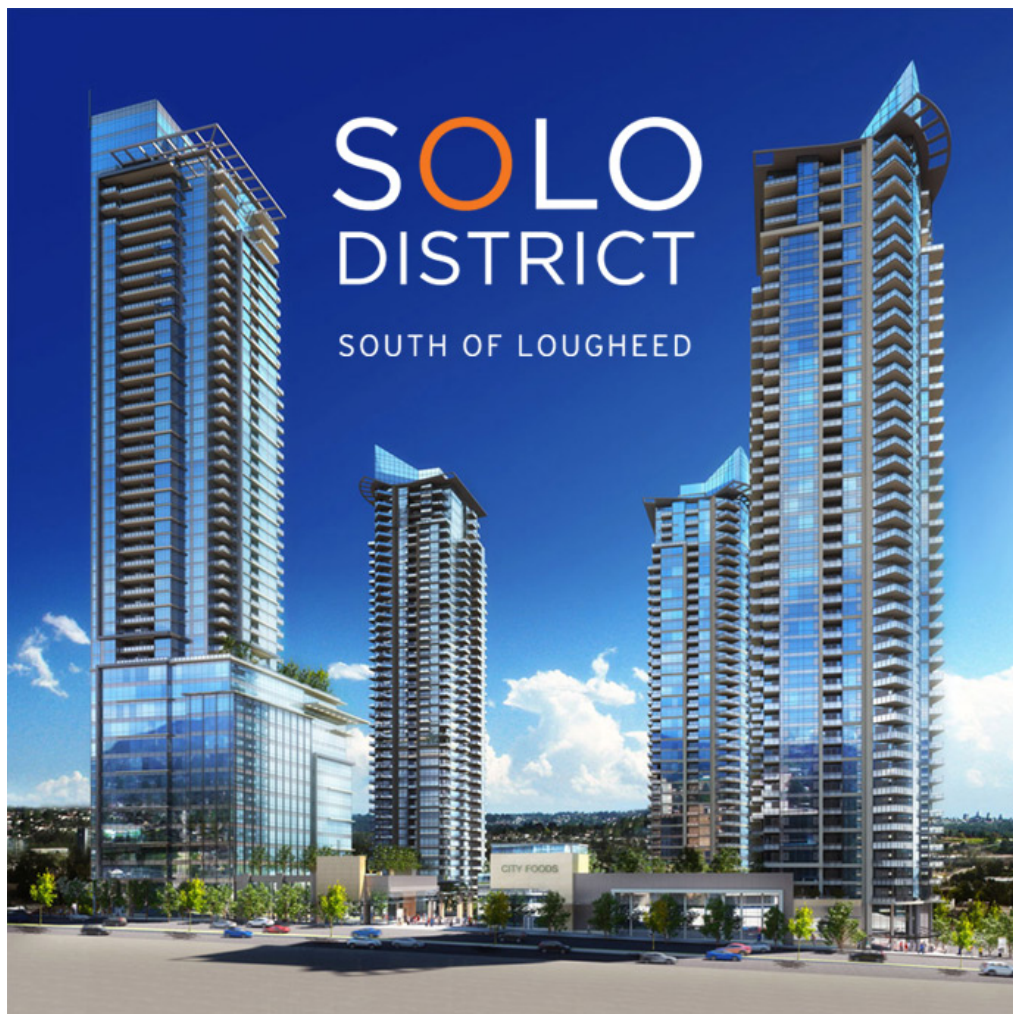


Burnaby SOLO District Condos

SOLO or 'South of Lougheed' is an exciting new community that will soon see the addition of 4 new high-rise towers in what is known as the Burnaby SOLO District real estate development. Appia Developments is building this 'quartet of towers' in the SOLO Burnaby district which will see an amazing transformation in the next few years. The 4 towers that make up the Burnaby SOLO District condo project will feature liveable, affordable and sustainable urban condo living and will be brought to the market by Jim Bosa's Appia Development Group. Touted as being Burnaby's Most Liveable Urban Community, the exciting new Burnaby SOLO District condo project will be a true mixed use neighbourhood that will see a 4 phased development strategy and an eventual build out of both residential condos, commercial and retail space in a prime neighbourhood. The SOLO District Burnaby project will also see the build out of approximately fourteen hundred (1,400) homes in a variety of layouts that will include bachelor suites to three



bedroom high-rise condominiums in addition to ground level walk-up townhomes. The City of Burnaby and the developer, which includes BOSA, Embassy and Appia Developments teams have been in discussion in regards to this project site for almost 2 decades. And now, with city approval, the Burnaby SOLO District condos will become reality and will feature walkable and sustainable green living that is within a few minutes to the Millennium SkyTrain Line. In addition, the 4 tower project at the SOLO District Burnaby real estate development South of Lougheed will present a self contained, self sustainable, green and eco-friendly neighbourhood that will have beautiful and professionally landscaped grounds, green spaces, walkways and biking paths for residents. All of the high-rises at the new Burnaby SOLO District condo development (both commercial and residential components) will be built with sustainable materials, local materials and a general built green design for low maintenance living. The addition of the South of Lougheed Brentwood Burnaby SOLO District condo project by Appia Developments will make this community a truly sustainable and self-reliant neighbourhood that will see huge growth in capital appreciation of real estate as well as a good influx of professional singles, couples and families. For more information, you can visit www.solodistrict.com. The show homes at SOLO District Burnaby South of Lougheed condo high-rises will be situated at Lougheed on Willingdon and will be opening for pre-sales in March or April 2012. Phase 1 SOLO District Burnaby Brentwood real estate condo release will feature 350 suites for sale (approximate), with three other phases planned for release later in 2012. The expected price range will start from the \$200's and the floor plans at the preconstruction Brentwood Burnaby SOLO District condos for sale are expected to be approximately four hundred and eighty square feet (480 sqft) to about seventeen hundred square footage (1700 sqft) in size. Please register for VIP at SOLO District condos in Brentwood Burnaby today to receive first selection and best pricing as soon as they become available. SOLO DISTRICT BURNABY. BRENTWOOD, CONNECTED, URBAN, COMPLETE.



Master Planned SOLO District Burnaby Brentwood Condo Project

GREAT Location – AFFORDABLE Condo Prices – HIGH POTENTIAL Capital Gain Growth – MASTER PLANNED Brentwood Neighbourhood – FOUR High-Rise Towers – MIXED USE Community. This is the SOLO District Burnaby South of Lougheed condo project by Appia Developments. Located in the centre of the city, close to both local transit systems (SkyTrain and bus) as well as major thoroughfares and roads, the Brentwood Town Centre SkyTrain Station along the Millennium Line is just seconds away. For home buyers at the new Brentwood Burnaby SOLO District condos for sale, you can get to downtown Vancouver in less than 20 minutes! Or Highway 1 and Lougheed Highway are just blocks away from your parking spot. The North Burnaby Brentwood real estate district is well known for its shopping, dining and entertainment options, in addition to the community centres, recreational facilities and outdoor activities. The community itself is very excited about the transition to a master planned mixed use environment that will see the addition of about 400 condominium residences in Phase 1 of Burnaby SOLO District South of Lougheed condos starting in Spring 2012. The mandate by the City of Burnaby is to create multi family urban living that is eco sensitive, built green, sustainable and affordable for today's homebuyers. Here, the SOLO District Brentwood Burnaby condo development will feature affordable price points for first time condo buyers as well as professional singles, couples and families. In addition, there are perfect suites for sale for empty nesters and upsizers too. The Phase 1 SOLO District Burnaby condo tower is expected to release more than three hundred market units for sale in a 45 storey high-rise landmark tower in the heart of Brentwood Burnaby real estate market. There will also be a podium level grocery store, another local amenity that homebuyers are sure to enjoy. Because of its location and height, the new Burnaby SOLO District condo tower in the first phase will enjoy panoramic views of the mountains, water and city skyline. The glass and steel high-rise will feature energy and water efficient fixtures and features, luxurious interior design and open concept layouts with large windows to maximize light. The North Burnaby Brentwood location is fast becoming the sustainable neighbourhood of the Lower Mainland and the choice amongst savvy home buyers and investors. According to the marketing team, the North Burnaby Brentwood real estate neighbourhood will become the fastest growing community in the Lower Mainland within the next ten years. And this is all master planned, so there is no urban sprawl, but the creation of well thought out, professionally designed and landscaped, liveable and eco friendly neighbourhoods such as the South of Lougheed Burnaby SOLO District project.

About Appia Group of Companies > Brentwood SOLO District Developer

Envisioning a beautiful new community in North Burnaby Brentwood neighbourhood, the master planned SOLO District landmark condominium towers will represent one of the largest ever developments in the Lower Mainland ever. Featuring a mixed use property of 4 high-rise towers featuring both residential as well as commercial property, the SOLO District Brentwood Burnaby real estate development by Appia Group of Companies is being developed by Jim Bosa's branch out company from the Bosa Development Group. With superior quality, customer service and exquisite finishes and features, the North Burnaby Brentwood SOLO District condos will represent the best Lower Mainland real estate value with homes potentially starting in the \$200k range. For more information about the Appia SOLO District project, please visit www.appiadev.com or you can visit their office at 4445 Lougheed Highway Burnaby BC.





**Jim Bosa and Appia Development invite you to the
SOLO District Realtor Preview - Friday June 22, 4pm**

Dear Les,

SOLO District is the most anticipated grand scale real estate development to launch in the Lower Mainland!

Community features:

Four iconic glass towers with 1400 homes
World-class retail on site, featuring Whole Foods
Most convenient accessibility with Brentwood SkyTrain Station just steps away

Landmark office building

Starting from the LOW \$200,000's



Brought to you by Jim Bosa's Appia Development, SOLO District will continue the legacy of the unsurpassed Bosa reputation of quality.

SOLO District Realtor Preview Event

Join us for canapes and sparkling wine as you learn about our attractive realtor and buyer incentives!

Date Friday June 22, 2012

Time 4pm - 6pm

Location SOLO District Presentation Centre 2131 Willingdon Avenue,
Burnaby (enter from Sumas Street)

Please RSVP by [CLICKING HERE](#) , emailing info@solodistrict.com or calling 604.298.8800 by Monday June 18.

This is the project your clients have been waiting for! SOLO District will have the most compelling value and will set a new precedent for livability in the Lower Mainland.

We look forward to seeing you!

Sincerely,
The SOLO District Team
info@solodistrict.com
604.298.8800



Willington Ave. & Sumas St. Properties

Appia Group of Companies recently acquired a group of parcels in the Brentwood community of Burnaby, BC. Historically an industrial area, Brentwood is fast becoming a sought after destination for office, retail, and residential communities. The Skytrain's "Millenium Line" had a lot to do with this transition, but visionaries like Appia see the potential in the area and are creating an an appealing living environment with the "live work" concept. The Land is located directly South, across Lougheed Highway from Appia Group of Companies' mixed-use developments [Madison Centre](#) and the newly constructed commerce @ citi ([click here](#))

The properties are currently occupied by a number of long standing tenants - including Milestone's Restaurant, Ultimate Source Automotive, and R.P. Electronics.



SOLO District: the fabulous new heart of Burnaby

From generous living spaces 45 storeys in the air to shopping at Whole Foods in the plaza below, SOLO District begins a new life-style as the fabulous new heart of North Burnaby.

Developed by Appia Developments, a Jim Bosa company, SOLO District is arising with four residential communities, starting with Stratus. Inspired by the City of Burnaby's vision for clean, green urbanization, SOLO District will become Burnaby's most liveable urban community.

SOLO is code for South of Lougheed, situated at Lougheed Highway and Willingdon Avenue, close to the Brentwood Station of the Millennium Skytrain line and just minutes from BCIT, SFU, the best of North Burnaby's parks, shopping and dining and to downtown Vancouver.

Designed by Chris Dikeakos Architects, Stratus will begin to ascend this summer and is now accepting preview appointments to get a sneak peak of the contemporary tower homes that set a new standard for style and sustainable living in Metro Vancouver. Built to match the international Leadership in Energy and Environmental Design (LEED) Gold standard, Stratus features a shared car program and electric car charging stations for residents. Homes come with state-of-the-art Energy-Star sustainable features, air conditioning and a Telus home fibre optics package.

The Stratus 5th floor roof top is totally landscaped with a separate fitness studio, sauna and steam rooms and a rooftop terrace BBQ area with wet bar and entertainment space - all with sweeping views from the ocean and the city to the North shore mountains. There is even a fenced rooftop play area for dogs.

Stratus home interiors are designed by Cristina Oberti Design, with spacious layouts and an urban

minimalist theme that makes the most of the living space. A choice of two colour schemes, engineered hardwood flooring, full-size laundry, 9' high ceilings and custom window blinds are all standard. Kitchens and bathrooms are finished with imported Italian Armony Cucine cabinetry and polished quartz countertops. Energy-Star stainless steel appliances and sleek Kohler sinks and faucets highlight the kitchen. Bathrooms come with 12" by 24" floor and wall tiles, premium fixtures, soaker tub and enclosed glass shower.

There is a 24-hour concierge service, advanced security systems, secure underground parking, Appia's renowned customer service - and each home is backed by WBI Home Warranty Ltd.'s 2-5-10 year coverage.

A destination in itself, SOLO District includes Burnaby's newest retail district, with a Whole Foods Market and 100,000 square feet of retail shops surrounding an extensive, landscaped plaza.

Best of all, SOLO District is affordable. With prices starting in the low-\$200,000s there is a home for first-time buyers on a budget, empty nesters downsizing, and for all those seeking a solid, long-term investment.

For complete information, contact the SOLO District presentation centre at 604-298-8800, or visit www.SOLOdistrict.com

Sustainable, affordable and contemporary, SOLO District begins with Stratus, the first of 4 iconic towers which will include Burnaby's tallest residential tower. For complete information, contact the SOLO District Presentation Centre at 604-298-8800, or visit www.SOLOdistrict.com



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GROUP OF COMPANIES
BUILDING ON THE BOSA LEGACY



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



SOLO DISTRICT SERVES CHANGING DEMOGRAPHICS

Appia Developments' quartet of towers in Burnaby, SOLO District, will be a clean, green commercial and residential neighbourhood offering everything within a short walk or bike ride.

Neighbourhoods with abbreviated names have been popular ever since New Yorkers copied London's swingin' Soho district with their very own SoHo – short for "South of Houston" in the mid-1980s.

Now, this hip neighbourhood-naming trend is reaching into Burnaby, where Jim Bosa's Appia Developments will soon be pre-selling SOLO District – "South of Lougheed."

Over the past 15 years, coordinated planning between the City of Burnaby and the Appia/Embassy/BOSA Developments family has created Brentwood – the centre of vibrant urban life that is anchored by a major SkyTrain station on BC Transit's Millennium line. SOLO District is the next logical stage in this community planning process – a self-contained, clean, green neighbourhood where everything you could possibly want is within a short walk or bike ride. This four-phase mixed commercial and residential development will eventually feature four gleaming towers with 1,400 new homes. As Burnaby's Most Livable Urban Community, SOLO District will truly put Brentwood on the radar as a shopping, dining, and professional services centre.

Located on the southwest corner of Lougheed Highway and Willingdon, SOLO District is in line with the City of Burnaby's vision to urbanize North Burnaby.



SOLO District: Four towers encompass 1,400 new homes.

SOLO District will make Brentwood one of the fastest growing communities in the next 10 years, making it an excellent investment opportunity. George Wong of Magnum Projects says: "There is excitement and value in high-speed growth. With a combination of City-mandated change and mass market receptivity, SOLO District will propel population growth and home values will appreciate."

Burnaby residents have been very receptive to this project and are anticipating SOLO District's arrival. There is a wide appeal to local residents, from young buyers to empty nesters.

This will also draw buyers from all over Metro Vancouver, including downtown, East Vancouver, as well as other parts of Burnaby.

SOLO District is in the middle of it all, whether by transit or by car. The Brentwood Town Centre Station of the Millennium Line is steps away, connecting to downtown Vancouver within 20 minutes. By car, Lougheed Highway and Highway 1 are instantly accessible. North Burnaby is already a local entertainment destination – with Joey Burnaby, Brown's Social House, Cactus Club, all within a two-block radius.

At SOLO District, there is a home for everyone, from first-time homeowners through to the downsizer and everybody in between. Even the most budget-conscious buyer is able to get in, with luxurious and spacious suites catering to those who want to pursue their dream home. Pre-sales for the first tower will launch spring 2012, with close to 400 homes to be released and anchored by a major food store. Residences in this stunning 45-storey tower will boast panoramic views of the North Shore mountains, Mount Baker and downtown Vancouver.

SOLO District's energy-efficient, sleek glass buildings will cater to the changing demographics of North Burnaby – younger, highly educated urban professionals who perhaps work in downtown Vancouver and who value an uncrowded yet vibrant neighbourhood with an urban ambience.

SOLO At A Glance

Show Homes:

Opening spring 2012, one block South of Lougheed on Willingdon

Total Number of Units:
350-plus (Phase 1 only)

Square Footage:
From 480 to 1,700-plus square feet

Website:
www.solodistrict.com

