

NEW-HOME PROJECT PROFILE



PHOTOS BY WARD PERRIN/PNG

The 25-storey building is in the heart of a busy community with plenty of shops and restaurants. The units, which range from studios to three-bedrooms, are equipped with high-end appliances and fixtures.

Viceroy adds cosmopolitan feel to community

Bosa Properties' 168-suite tower is set to rise in the heart of booming New Westminster

Viceroy

Project size: 168 suites (six studios; 40 one-bed + den; 39 one-bed + den; 49 two-bed; 17 two-bed + den; 17 three-bed units)

Residence size: 370 to 1,325 sq. ft.

Prices: From \$179,900 for studios, from \$559,900 for three-bed units

Developer: Bosa Properties in partnership with Blue Sky Properties

Architect: Chris Dikeakos Architects

Interior design: BYU Design

Sales Centre: 609 Belmont Street, New Westminster

Hours: Open from May 28, noon — 6 p.m. daily; previewing now.

Telephone: 604 522-2583

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Web: www.liveatviceroy.com

Occupancy: Summer 2013

BY MARY FRANCES HILL

When Bosa Properties' 168-suite Viceroy tower rises in New Westminster, it will be in the heart of a community that's rich in history, and rich in a contemporary, cosmopolitan feel.

The 25-storey building will be minutes from Metrotown, Burnaby's booming retail centre, adjacent to a Save-On-Foods, subway shop and pizza takeout spot, and a half-block to the Royal Centre mall.

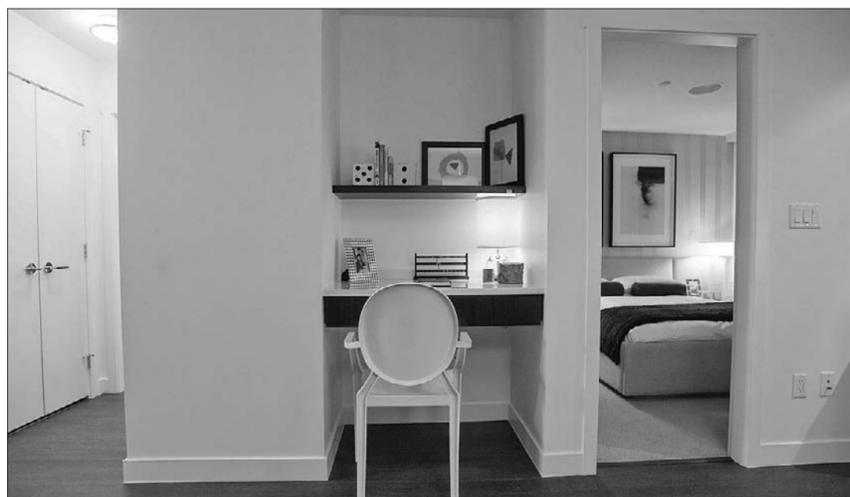
But it's Belmont Street, which the condominium tower will face, that speaks to the diverse flavour of New Westminster.

"There's a big mix here — you walk down the street and there's every culture and every age group out here, and every store, every restaurant and every service you may want is one block away," says Viceroy sales manager Jean Openshaw, who is organizing sales of the homes, along with Alice Wang.

Indeed, while there is a multitude of larger shops and services nearby, the immediate area is home to a host of independent outlets: a digital printing service, a convenience store, a dental clinic and a butcher shop.

The Viceroy homes are priced from \$179,900 for a studio and \$559,900 for a three-bedroom unit, and for many units, Openshaw says buyers will be "looking at about 200 square feet more for the price than in Metrotown, just a five-minute drive away."

All units come with Bosch ovens and dishwashers, Samsung refrigerators and full-sized Bosch washers and dryers.



The Viceroy display home boasts the appliances each suite comes with — including Bosch ovens and dishwashers, Samsung refrigerators and full-sized Bosch washers and dryers — and also shows off the master bedroom with its walk-through closet that leads to a bathroom. Each unit also features a work station built into a nook between the kitchen and the living room.



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WARD PERRIN / PNG

The Viceroy is Bosa Properties' first New Westminster development, and includes a water feature that will line one entire side of the building and a fully landscaped green space.

The suites boast good outdoor space

A work station — a deep, spacious desk built into a nook between the kitchen and living room — also comes standard in every unit. Master bedrooms include a walk-through closet leading to a bathroom next to in-suite laundry.

Viceroy's display home is indicative of the suites' spacious outdoor space: the 600-square-foot unit has a 150-square-foot balcony. "One of the key things about Viceroy is that the patios are very generous," says Openshaw.

Outside, a water feature will line an entire side of the building, and landscaped green space will surround the development. More expansive parkland can be found within two blocks at Moody Park, a popular family recreation hub that includes a community centre and rink, an outdoor pool, sports fields, community gardens and walking trails.

Much has been written about New Westminister's status as the province's oldest city and first capital, nicknamed the "Royal City" after Queen Victoria named the community after her favourite district in London.

Neighbouring Metrotown has long been touted as a model of growth in residential and commercial real estate, but this historic city is changing too, with longtime industrial sites along the Fraser River set to be developed.

The Viceroy marks Bosa Properties' first New Westminister development.

The 40-year-old family-run Burnaby company has earned its reputation through developments in downtown Vancouver and outlying areas of Coquitlam, North Vancouver and Richmond.

Wang and Openshaw say the locale is only part of what makes the Viceroy significant for the company: the project also represents the first partnership between Bosa Properties and Blue Sky, a Bosa subsidiary run by Dale Bosa, son of founder Robert Bosa.

Though Viceroy is Blue Sky's first involvement with condominium development, it has gained some respect among housing advocates in Vancouver for its project at 1142 Granville, at Davie.

With the construction of a 10-storey LEED-certified structure with 106 rental units, Blue Sky is constructing the first building to be part of the city's Short Term Incentives for Rental (STIR) program, encouraging the building of new rental supply.

Viceroy, and New Westminister as a whole, gets the benefit of another Blue Sky venture: a donation of \$100,000 from the Blue Sky Foundation to a local charity that can address the most pressing needs of the community.

"The foundation will give the funding to [non-profit organizations] in the community, and then they will gift it where they see fit," says Wang. "This is its way of giving back."

Blue Sky is currently scouting out community and charitable organizations with ideas for projects at www.blueskyproperties.ca.



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