

# Range hood tells the Bayberry story

## NEW HOMES PROJECT PROFILE

### Bayberry Park

**Presentation Centre:** 7311 Heather (at General Currie), Richmond  
**Hours:** Noon - 5 p.m., Sa - Th  
**Telephone:** 604-232-9806  
**E-mail:** bayberrypark@ledmac.com  
**Project size:** 54 townhouses  
**Residence size:** 3 - 4 bedrooms, up to 1,550 sq.ft.  
**Prices:** From \$349,900  
**Warranty:** St. Paul Guarantee  
**Developer:** Ledingham McAllister  
**Architect:** Formwerks  
**Interior design:** Insight Design



**MICHAEL SASGES**  
WESTCOAST HOMES EDITOR



The Sakura Taiwan Corp. range hoods that will vent the Bayberry Park kitchens are my latest material-culture indicator of metro Vancouver's Asia-Pacific destiny.

"We are Asian and when we cook up a storm you can smell it throughout the entire home," Bayberry buyer Claire Goco says. "The Sakura fan would definitely be more effective than the regular hood fan."

The low-speed rating on the Sakura hoods in Bayberry is 250 CFM, or cubic feet per minute; the full speed, 350.

That low-speed, 250 CFM is the minimum full-speed recommendation for range hoods from an organization that establishes minimums, the Home Ventilating Institute.

The high-speed CFM, in other words, is 40-per-cent greater than the minimum recommendation. The Bayberry Sakura is a piece of machinery more than up to the task of expelling the smelly, smoky and sizzling byproducts of the five-taste, stir-fry dinners, or their approximations, on the big gas range underneath.

Confucius once said, "The way you cut your meat reflects the way you live." Does the range hood a developer selects for a new-home project reflect corporate expectations of who will be buying, and living in, a development?

In Richmond in the first decade of the 21st century, fer-

shure!

It was Ledingham McAllister's Alisa Aragon who pointed out the Sakura range hood in the first showhome we visited. I hoped she was identifying a project selling point and not that she was identifying me as a guy who might be interested in kitchen ventilation!

She was, indeed, noting a selling point that would appeal to a buyer, she said in our subsequent interview.

The Bayberry neighbourhood, called South McLennan, is a new-townhouse-rich neighbourhood. In South McLennan at this time, the most important public signage are the directions to all the new-home projects.

Ledingham McAllister has spent real money and forgone real money in an effort to persuade South McLennan new-home prospects that the Bayberry product is different from the competition's product. "Architecture, design, an English-style courtyard and the finishes," Aragon says, are the components of this marketing effort.

Local geography was a major contributor to the architectural direction; westside Vancouver heritage spaces, to the design decisions.

Public streets, treelined streets, border Bayberry on three sides or, put another way, other townhouse developments do not border the property on three sides.



'Architecture, design, an English-style courtyard and finishes are the components of developer Ledingham McAllister's claim that Bayberry Park is different from other townhouse projects around it. Says buyer Claire Goco: 'The courtyard I think greatly improves the appearance. It adds so much value and prestige to the complex. I see this as a bonus because there are so many townhomes to choose from, but Bayberry is the only one with a courtyard in the front of the complex.'

(A multi-residence development borders Bayberry on the fourth, the north, side of the property.)

The street-width distances between Bayberry and other multi-residence properties and

existing single-family residences, or the relative openness of the property, led to a whole bunch of decisions by Ledingham McAllister.

Instead of building all the

townhouses it could, Ledingham McAllister decided to build 54, to accommodate a garden courtyard.

Instead of building all the townhouses on private streets, it

is building more than half on public streets. More than half of the Bayberry residences will have traditional front-yard, front-

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