

Feature Project: The Black + Whites on Foster Avenue



Artist's rendering of the streetscape at the Black + Whites on Foster Avenue.

As President and CEO of Intracorp Don Forsgren puts it, "We fussed a lot about the details at the Black + Whites. That takes extra time and effort, but it's part of our commitment to continually improve our product and the homeowner experience."

As the famous mid-century designer Charles Eames said, "The details are not the details. They make the design."

So, when redefining the rowhome as a solution for long-term urban densification, the development team at Intracorp decided to build a full-scale mock up of the façade of one of the homes. They did it so that they could work out some important details that weren't necessarily evident in the drawings.



First two floors façade mock up.

In effect, they built a prototype and from that they identified and resolved some of the most minute considerations. They were able to

see how the double-thick wall construction at the front of the homes would work. They could determine what sort of sill and angle would be necessary to properly shed rainwater. They pieced together how the front porch, canopy, rainwater downspouts, alcoves, lights, window mullions and more could work cohesively, functionally and aesthetically.

The result is that nothing is superfluous and everything is in its proper place and proportion. Maurice Pez, Senior VP, Development & Construction, commented “there are lots of examples where townhomes are over-adorned. We didn’t want that. The Black + Whites will feel very sophisticated and reflective of what true urban rowhomes should be.”

Building the mock up also gave the construction team an opportunity to work out how things could be built on site, which has made the construction process run smoother and more efficiently.



Too tall to fit as one. The third floor façade mock up.

The Black + Whites are warm, inviting homes – a modern interpretation of a familiar form of housing that is completely underserved in the Lower Mainland. With alternating exterior finishes of nearly black brick and white hardiboard, beautifully detailed front

gates and hedges, and crisp, green front yards the effect is almost regal and evokes the memory of the New York Black + Whites that inspired the homes, as well as noble Western European terraced homes.

All of the homes have at least three bedrooms and an attached garage. They range in size from 3-bedroom 1230± square feet to 4-bedroom 1610± square foot end homes. There are thoughtful design considerations like the placement of the washer and dryer – up on the top floor where the bedrooms are – which only makes sense but is seldom done. Many of the homes have a powder room on the main floor close to the kitchen, dining and living rooms – perfect for guests so that they don’t have to go up to the bedrooms or down to the entry floor to use the loo.

With Ramsay Worden Architects and BYU Design taking charge of the design of the homes, you can rest assured that the end



On site mock ups for the perfect bricks and mortar.

result will be contemporary, functional and well considered.

In all, there will be 107 rowhomes at the Black + Whites on Foster, built in small groups of 6 to 9 homes in each group. That allows for more pathways through the community and keeps it open and bright.

An interesting and intelligent innovation is the design of the interlocking homes. These homes are built in such a way as to allow the second and third bedrooms to be larger than they would have typically been

if not for this clever solution.

Rowhomes fill a hole in the range of housing choices in the Lower Mainland. They're a great option when an apartment isn't sufficient and a single family home isn't practical for any number of reasons.

And the Black + Whites on Foster are in a community that has huge potential. Located in Burquitlam near the future Evergreen SkyTrain line, they are at ground zero for an impressive neighbourhood transformation.

Already, the neighbourhood has a Walkscore of 82 out of a possible 100. That makes it very walkable today. As the community evolves over the next short while, that number and the access to local area amenities is destined to grow.

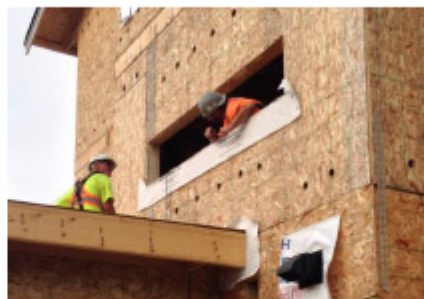
And it's perfect for families with ten schools within a kilometre. Numerous parks including one across the street at the end of the block, more than two dozen restaurants and coffee shops, big brand and independent

grocery stores, a health food store, a butcher shop, drug stores – you name it, it's pretty much already in the neighbourhood.

Late this fall, the first release of homes at the Black + Whites on Foster will be available to purchase and move into. If you'd like to learn more about the Black + Whites on Foster visit blackandwhites.ca and register to be among the first to see them.



Retention pond to manage rainwater.



Working on the end-home kitchen window.



Detail of double-thick front wall construction.