



The experience of living at Castana will be enhanced by the ambience of the Cook Street Village and its proximity to Beacon Hill Park, the Dallas Road waterfront and downtown Victoria.

Castana rejuvenates Cook Street

High-end European-style townhomes characterize unique project

COOK STREET VILLAGE is one of the most loved neighbourhoods in Greater Victoria. Very old, beautiful chestnut trees line the streets where pedestrian traffic, interesting outdoor cafés and a first-class pub create a true village atmosphere.

As an added bonus, the proximity of Beacon Hill Park, with its lush gardens, lakes, wildlife and summer concerts, and the spectacular vistas of the Dallas Road waterfront makes Cook Street Village the epitome of West Coast living.

Little had been built in Fairfield over the years, with developable property scarce. However, Max Tomaszewski, president of The Amadon Group, had owned property on Cook Street for 17 years, anticipating that one day it would be an excellent site for redevelopment infill to add more shops and residences to the village core.

The result is Castana, a top-quality, residential and commercial project constructed of concrete and masonry, that will rejuvenate the Cook Street area, bringing 39 new homes to the heart of the village. What sets Castana apart from other developments are the high-end townhomes to be built on residential Suttlej Street.

Here, single- and two-level townhomes are based on the "unique" European concept of Dutch almshouses. Eight two-storey stacked units start on top of the first floor where residents will have the sense of living on their own intimate, secluded cul de sac. After reaching the second level, accessed by elevator, they will enter their townhome from the outside, off the fully landscaped central courtyard.

The first level of the townhome



Stacked townhomes in Cook Street Village, with quality unmatched anywhere else in Victoria, set Castana apart as a residential-commercial development.

will include the living and dining rooms, den, kitchen and two-piece bathroom while upstairs will encompass bedrooms, a four-piece bathroom and a deck off the master bedroom which features a vaulted ceiling. The third floor will have a private rooftop garden with a hot tub option plus gas and water hookups.

A unique three-storey stacked townhome is also part of the project. "There's nothing else like it in Victoria," Tomaszewski said. "They're really unmatched."

Eight two- and three-bedroom ground-floor townhomes with no stairs will appeal to anyone who has mobility issues or just wants to avoid running up and down stairs.

All townhomes have private patios and, with high-end finishing such as wood floors, granite counters and top-of-the-line appliances, these will be the finest quality townhomes in Victoria.

The Cook Street building will house shops, including a gelato outlet, wine emporium, deli and a coffee bar, on the ground floor. Above are the lofts, suitable for young professionals or retirees who might only spend six to eight months in Victoria.

They come with one bedroom plus den or two bedrooms. All feature over-size or vaulted ceilings while the third-floor units will have rooftop gardens.

The live/work units are two storey and again, feature rooftop gardens.

Every Castana unit — whether live/work, loft or townhome — will be wired for high-speed Internet access.

Castana is conceptually based on "smart growth" or "green urbanism" principles, an increasingly prevalent development approach that promotes densification of village, town and city cores, thereby working against the destructive effects of sprawl.

Castana faced opposition early. Tomaszewski said a small but vocal, well-organized nucleus didn't want to see any change in Cook Street Village, making it difficult to achieve the required approvals from the City of Victoria. With the cooperation of the greater community and, especially, the Fairfield Community Association, a committee was formed to work with Amadon.

Eventually, the partnership established a format for development that was acceptable to all and Castana was approved unanimously by Victoria City Council.

Part of the approval process put forth to Victoria included more than \$800,000 in amenities. This was the first injection of cash into the city's new Affordable Reserve Trust Fund to create affordable housing in Victoria.

Castana is the first project of its kind to be built in Victoria with the highest ecological and "smart growth" levels, Tomaszewski said.

Incorporating the principles of LEED (Leadership in Energy and Environmental Design) in the design maximizes energy performance.

Several sloping Green Roofs have been integrated into the design. Sod is laid on the roof, allowing grasses and wildflowers to grow there.

This not only attracts pollinators such as bees, birds and butterflies, but also absorbs ultraviolet light, keeping

ABOUT CASTANA

Where: Cook Street Village

What: Spacious one- and two-story townhomes, with two and three bedrooms; two-level live/work units; lofts (one bedroom plus den, two bedrooms)

Size: Townhomes, 871 to 1,459 sq. ft.; lofts, 504 to 970 sq. ft.; live/work, 989 to 1,070 sq. ft.

Completion: Approximately June 2006

Prices: Lofts start at \$245,000; townhomes from \$385,000 to \$590,000

Architects: Moore Paterson Architects Inc., established 1983 and located in the Harts Block, Chinatown. Projects include the Grand Pacific Hotel, Victoria International Airport renovations, Island Home Centre in Victoria and the heritage restoration of Dragon Alley.

Interior design: False Creek Design Group has created Castana's suite plan layouts. Worked with the Amadon Group during the Bambu project in Old Town Victoria and Mermaid Wharf.

Interior Finishes: Local artist-designer J.C. Scott, who has been creating memorable environments for more than 25 years from his studios in Chinatown, created the interior finishes for the suites and the building's common areas.

Financing: BMO, Coast Capital and VanCity financing for Castana homeowners includes 1.25 per cent rate discount, up to 90 per cent financing for owner-occupied units, cash-back mortgage offers, flexible pre-payment options

the buildings cool.

"This is a very advanced system," he said, "another first for Victoria. Imagine sitting on your private deck amid such a beautiful setting."

Eventually, when the adjacent property is redeveloped, Castana will become the new village square for Fairfield and Cook Street Village.

"It will be funky and interesting, with a bit of a European feel."

THE AMADON GROUP

The Amadon Group is a fully integrated real estate development group engaging in all facets of development from project conceptualization, site acquisition and design, through to financing, construction and property management. Among its more than 30 projects are:

MERMAID WHARF

Swift Street

A \$15-million mixed-use waterfront development comprising a marine pub, small boat marina, work/live studios and upland 98-unit loft-style strata building.

MARKET SQUARE

Purchased in 1989; a rehabilitation of 10 contiguous heritage buildings on 1.5 acres totaling 100,000 square feet of prime retail/office space surrounding an inner courtyard, with additional development potential, in Downtown Victoria. Amadon received a B.C. Heritage Award for its restoration.

THE LAURELS

1249 Rockland Ave.

On three-quarters of an acre, one of Rockland's most prestigious mansions restored and converted to 16 furnished self-contained upscale apartment/hotel units for monthly rental.

Bambu

Old Town

"Bambu at Theatre Alley" is a \$50-million development comprising two mixed-use seven-storey concrete buildings containing 162 residential loft style units, work/live studios and prime retail space.



HMCS Oriole sails past the Dallas Road waterfront, with the Olympic Mountains towering in the background.

PUBLIC GRAND OPENING

Saturday March 5 at 12 Noon

For a priority viewing, please register online at:

www.castana.ca or call (250) 477-3511

Castana Sales Centre (246 Cook St.) is open daily except Fridays

Weekdays: 3:30 p.m. – 7:30 p.m.; Weekends: 12 p.m. – 5 p.m.

Castana
Vibrant Village Living

CASTANA FEATURES

- Urban living design with contemporary, eclectic European-inspired architecture
- Over-height ceilings in every suite; many with vaulted ceilings and exposed laminated wood beams
- Wide plank hardwood floors and 100 per cent wool carpets
- Translucent sliding doors
- Granite countertops
- Top-of-the-line stainless steel appliances, fixtures and finishes by Kitchen Aid®, Kohler®, Grohe®, Coroma®
- Environmentally advanced LEED "Green Building" initiative, featuring Green Roofs
- Proven rain screen technology
- Interior courtyards with generous and immaculate landscaping
- Castana Mews and Castana Lane for unique pedestrian and vehicular access
- Rooftop gardens including provision of gas, electricity and water
- Fully accessible, barrier-free suites (amenable for wheelchair accessibility and aging-in-place features)
- Secure underground parking with separate visitor stalls
- Secure bicycle storage