

Vision

Crystal Terraces' architectural concept emerges from the tradition of European hill town building. This modern project uses the sloped site to provide a commanding view of the waterfront at Qualicum Bay. The architecture springs both from the site requirements and from a classic tradition of stepped hillside housing.

This Qualicum Beach site along the old Island Highway provides an opportunity to take advantage of this unique setting for a residential project. The form of the buildings reflects and reinforces the quality and drama of the surrounding landscape and oceanfront. The resulting stepped-floor levels form large terraces on each building and for each individual suite. Each of the five terraced structures has only two suites per floor. The result is that each suite will enjoy privacy very much like a single-family house, with its own private outdoor space.

Each suite will enjoy a virtually unobstructed 180-degree view of the waters of Qualicum Bay, the Strait of Georgia and mountains beyond. This view is accomplished by large expanses of glass that make up most of the façade along the terraces of each unit. The concrete structural system is used for its strength, and results in a clean and monolithic structure for walls, floors and perimeter planters around each terrace. Concrete is also the principle component of the sidewalls of each suite and is treated as an element in the state-of-the-art rain screen building envelope.

Architecture

The firm, D'Ambrosio architecture + urbanism, is directed by architect Franc D'Ambrosio. With over 20 years of experience and a record of successful projects and awards, D'Ambrosio has a reputation for creative and conscientious projects. D'Ambrosio has approached the design of Crystal Terraces with passion and determination to create a remarkable and precedent-setting work of architecture.

Green Building & Environmental Sustainability Practices

Crystal Terraces' structural, mechanical and electrical systems, plumbing, heating and ventilation systems are being designed to provincial and national standards. In addition to complying with all applicable building codes, the construction will conform to current green building and best-practices requirements. These will include high-efficiency appliances, Power-Smart electrical fixtures, in-floor heating, on-demand hot water heating, low-consumption water fixtures and other energy saving features. The building will be constructed mainly with steel-reinforced pre-cast and poured-in-place concrete. The reinforcing steel is normally 40% recycled content and the concrete will have the maximum allowable fly-ash content. These strategies are regarded as progressive and sustainable practices.

The building envelope will be designed to current standards with full rain screen detailing, roof overhangs and raised deck thresholds. All window glazing will be low-e solar shielding, thermo-pane units in thermally-broken anodized aluminum frames. The buildings will include naturally ventilated indoor parking, recycling sorting facilities, bicycle storage and high-efficiency lighting and water fixtures in all common areas. All finishes, adhesives and caulking compounds used in the construction of Crystal Terraces will be without harmful VOC's (Volatile Organic Compounds). Construction waste will be sorted and recycled whenever possible. Finally, all landscaping will be designed to maximize use of ground water and storm water shed from the building. Planting will adhere to naturescape guidelines and include drought-resistant indigenous species to reduce or re-use irrigation water.

Builder

The development company is in consultation with Peak Construction Group as well as other notable companies, all of whom have the highest rating with the Warranty Program.

Engineering

For over 55 years, Read Jones Christoffersen has represented the best in consulting engineering in North America. The company is known for its ability to listen and respond to each client's unique vision with innovative, cost-effective and expeditious solutions to a wide variety of design challenges. Read Jones Christoffersen is focused on environmental sustainability and integrated engineering and design.

Developer

Raadgevers North America Corp., a division of Raadgevers BV Holland, is recognized for its innovative approach to Real Estate Investment and Development. For more than 15 years, Raadgevers BV has been a leader in Residential/Commercial and Resort Investment in Holland and Canada.

Project Coordination

Frits Boekel, CEO of Boteck Real Estate Development Corp., a division of Boteck Consultancy BV Holland, is well known for its proven ability to create high-end Residential and Resort-style developments. Boteck brings a wealth of experience and an innovative approach to emerging real estate markets throughout Europe and now in Canada.

Marketing

Marketed by Peter Gaby, Urban Core Marketing.



CRYSTAL TERRACES

180° of Breathtaking Ocean Views