

Builder/Architect

International Publications Mail Product Sales Agreement No. 40042013

DCM Projects Ltd.



DCM Projects Ltd.

By Susan M. Boyce

It all began simply enough. After graduating from BCIT, Bryan Bains decided to build a house for his young, growing family. "Everywhere I looked, people were creating profitable businesses in the residential construction industry. So I said to myself: if I use my experience to build my own home, the money I save will significantly decrease the amount of my mortgage principal," Bains explains. Simple.

He built a house and the family moved in. Burnaby real estate began to sizzle. After what seemed like no time at all, a potential purchaser made Bains an offer he couldn't refuse. He sold, built another home, and thus, DCM Projects Ltd. was born and a pattern soon evolved that would awaken an irrepressible passion for residential construction.

STEPPING BEYOND CONVENTION

Bains laughs as he admits his career path has been opposite to most builders. "I started out building custom homes, then I began building high-end spec duplexes and now I'm doing townhouse developments.

Usually you start with smaller homes and go larger."

But just the same way he never compromised quality in the houses he originally built for his loved ones, Bains still insists every DCM home — no matter what its size — incorporates an above-and-beyond attention to detail with a visionary outlook. "Our goal is to provide innovative housing, which stands out but still blends into the surrounding neighbourhood, homes that meet the needs of the community, are affordable — especially for young people buying their first home — and represent a solid, long-term investment."

In the pursuit of this goal, DCM became one of the first builders in Burnaby to design homes with such features as a dedicated home theatre, separate work kitchen and stamped concrete driveways. They pioneered the concept of designing duplexes, which from the street appear to be two individual, detached residences — a concept that proved so popular it is now virtually a de facto standard — and they embraced the principles of Feng Shui, not simply to appeal to Asian





PHOTOS BY DEREK LEPPER

buyers, but because they make sense. “These concepts have been around for a long time for a reason — they work,” Bains says. “In general terms, Feng Shui helps create good energy flow, and anything that creates a better sense of flow — whether it’s in a traditional plan or an open-concept, great room plan — is going to improve the value and livability of your home.”

A NEW BREED OF TOWNHOUSE

Bains’ first foray into the world of townhouse development was a stylish, 12-unit complex near Metrotown that immediately captured his heart with its quiet, convenient location just north of Kingsway, plus its views of the North Shore Mountains and Deer Lake. He named the project Gobin’s Grove in honour of his younger brother who had died tragically several years earlier.

“Building townhouses was a good challenge for us because it is a totally different process than building high-end single-family or two-family dwellings.” He gives a good natured shrug as he confesses, “Actually, it was initially very frustrating because it’s such a slower process getting things done — the zoning, the approvals, the design and marketing. There are also many technical aspects you don’t have to contend with when you’re building a duplex or single-family house, so you need more consultants, engineers and time.”

Still, as has been typical throughout most of his career, it was the challenges that continued to spur Bains on. With Gobin’s Grove sold out well ahead of completion and DCM Projects’ reputation spreading rapidly by word of mouth, he bought a nearby property at 6538 Elgin and launched Deer Lake Walk. “With this project, we wanted



to bring a range of product to the marketplace so there would be homes suitable for first-time buyers as well as people downsizing or astute investors,” he says.

The result is a community of 30 luxury townhouses ranging from a compact, 600-square-foot one-bedroom to a spacious three-bedroom with study, all clustered around a central courtyard. As he did with Deer Lake Walk’s predecessor, Bains also chose to go the extra step of providing a full underground garage, rather than the more common, less costly alternative of at grade parking. “Underground parking is far less bulky so it fits better within this neighbourhood,” he explains.

But he stresses that while these homes will be well priced in a still escalating market, buyers can expect far more than the basics. “We are bringing a Westside Vancouver flair to Burnaby.” Faux



DEER LAKE WALK

finishes, extensive use of crown moulding and baseboards, granite countertops, hardwood floors and 10-foot ceilings are just a few of the things Bains believes will make these homes feel like houses, not condominiums.

Even after-sales service extends beyond basics required by HPO. In addition to the requisite 2-5-10 warranty, Bains has ensured Deer Lake Walk homeowners have the added peace of mind that comes with a full five-year Maintenance Operations Program (MOP), newly offered through National Home Warranty. "MOP means you are proactive when it comes to taking care of your property and your investment. It is simply one more level of protection we felt was important to offer our purchasers."

PART OF THE NEIGHBOURHOOD

Bains' eyes sparkle with a combination of pride and enthusiasm when he talks about being able to contribute in a meaningful way to the Burnaby neighbourhood where he grew up, went to school and is now raising his own family. "It's so uplifting when I hear people say: 'I

think my daughter went to school with you,' or 'It was great coaching your son in Burnaby Minor Hockey.' And now we see many people who bought from us years ago and are looking at our townhouses as a way to help their grown kids get into the housing market. It's a very exciting time and very gratifying to be part of developing new townhome communities."

LOOKING AHEAD

"South Burnaby stands out because it is very much a family-oriented municipality and extremely central to everything," Bains says. "You're close to Metrotown, parks, BCIT, SFU and even a French Immersion school. You can be in White Rock, at the airport or in downtown Vancouver in under half an hour, plus it's only steps to SkyTrain and other major transit links. From either one of our last two properties, you can walk to Deer Lake via trails across the meadowlands just to the north. We definitely plan to stay in this area as it continues to evolve and grow."

He adds the company is already eyeing other properties similar to Deer Lake Walk and is considering a mixed-use project. "We will continue focusing on townhouse developments, but for now, we are taking one step at a time and watching closely as the economy reaches a more balanced point. Ultimately, it will be the market that will dictate the direction we take DCM Projects, but there are plenty of options available to us. When the time is right, we will pursue them." ■

DCM PROJECTS LTD.

Unit #302 — 4885 Kingsway

Burnaby, BC V5H 4T2

(604) 808-8581

E-mail: dcmltd@shaw.ca

Member of the Greater Vancouver Home Builders' Association

