

Vancouver Forest

Beijing, China (2011)

BACKGROUND

Vancouver Forest is a unique 900-unit residential development located about 30 minutes from Beijing's international airport. The site has been designed to replicate a mini-Vancouver neighborhood complete with west-side Vancouver-style housing, natural landscaping and lots of trees.

The Canadian style of housing is very popular in China with Chinese wanting to live in 'North American' style of housing without having to move to Canada or the USA.

SOLUTION

The project was won with the collaboration of our Beijing office, the Kryton head office in Vancouver and the Canada Mortgage and Housing Corp (CMHC). One of CMHC's mandates is to promote Canadian construction companies internationally. In addition to the Kryton BC connection the project was designed by Vancouver based architects, Ekistics and features BC wood in the framing.

Krytol Internal Membrane (KIM) admixture was used to waterproof the below grade areas of the homes. The team also used Kryton's Krytol Waterstop System for joints to ensure a fully tanked basement. The homes are roughly 4,300 square feet and sell for more than \$1.9 million.

Planning for the project began in 2002 and the homes are being built in phases with an estimated completion date in 2015. Since November 2010 approximately four containers of Kryton products have been used to waterproof this project.

DEVELOPER:

Beijing Capital Group

ARCHITECT:

Ekistics Architecture

PRODUCTS:

Learn more at kryton.com
 Krytol Internal Membrane™ (KIM®)
 Krytol® Waterstop System
 Krytol T1®/T2®



Finished homes at the Vancouver Forest Development in China.



One of the 'Vancouver Style' homes.



Vancouver contractors are involved in building Vancouver Forest, a housing development located 30 minutes from Beijing's international airport.

ASIA-PACIFIC | CMHC program helps local firms cash in on China's building boom

Ten B.C. companies have been involved in Vancouver Forest, a huge Beijing-area construction project

BY BRIAN MORTON

VANCOUVER SUN

Vancouver Forest is an example of how Canada Mortgage and Housing Corp. helps B.C. companies crack China's booming construction market.

As part of a little-known mandate to promote Canadian construction companies internationally, the federal housing agency helped local companies including Kryton International, a Vancouver-based concrete waterproofing provider, and local architectural firm Ekistics Architecture secure contracts in a \$300-million residential development designed as a high-end, mini-Vancouver neighbourhood — with hundreds of planted trees — in northern Beijing.

Vancouver Forest, located 30 minutes from Beijing's international airport, is being built in phases by China's Beijing Capital Group.

The ongoing project, which was designed by B.C. architects and uses B.C. building materials including wood construction, will feature 900 Vancouver-style single detached homes ranging in size from 3,000 to 5,000 square feet on a 549,000-square-metre site that includes many natural

landscape features.

It's just one of many Chinese construction projects that CMHC has helped local companies get involved in.

"There were about 10 [B.C.] companies involved in that project initially," said Don Renaud, regional CMHC manager for international, communication and marketing. "We provided the introduction to the [Chinese] developer in Beijing, who is looking for Canadian products to include in the project."

"The Canadian brand of housing is quite popular there: environmentally friendly, green, very appealing."

Renaud said the national program has a strong B.C. component, with four staff members including himself and three trade consultants.

"We [the B.C. branch] are responsible for China, Japan, Korea and the Western U.S. [and] we have about 15 to 20 clients in B.C. that we work with."

Renaud said the CMHC program started up about a decade ago. Typically, they introduce local company representatives to foreign builders and contractors, either in Vancouver or the host country.

"We have a number of projects in China, [including] a major project in Kunming with



Canada Mortgage and Housing Corp. has a little-known mandate to promote Canadian construction companies internationally.

up to 2,200 homes."

CMHC facilitates about \$120 million in foreign contracts for Canadian firms annually, with about \$35 million of that in B.C. mainly because of the "booming" Asian markets, Renaud added.

"In China, CMHC is quite important," said Kevin Davis, Kryton's director of sales, about their involvement in Vancouver Forest.

The contract, worth up to an estimated \$600,000 for the company, was secured through a collaboration of CMHC,

Kryton's head office, and its office in Beijing.

"They have a good team and a good philosophy there," Davis said. "They interjected us at a level that we couldn't have gotten to initially. We develop a marketing plan with [CMHC] annually."

Ron Baerg, a principal with Ekistics Architecture, said that CMHC's Nellie Chan helped his company by promoting wood frame construction at Vancouver Forest.

"We had already begun the project, but she had a role in

influencing the client to build a full street of show homes for the project with wood frame construction, as well as the marketing building with Canadian wood. This was the first time this had been done in China.

"Consequently, we were able to design the marketing centre out of wood and provide specific wood frame expertise to the client in the design of the show homes."

"It allowed us to use our expertise from working locally in B.C. We had to be much more involved in all the detailing [and] it was a lot bigger contract due to her influence."

Baerg said that typically a Chinese development features homes that are similar in design.

"In this, the homes are different. They include the Craftsman style, Tudor, Prairie and the Georgian style."

"Our company did the planning for the whole neighbourhood, including the design of the houses and the first building in the commercial centre."

Baerg estimates the Vancouver Forest contract is worth about \$1 million.

Lately, he added, CMHC "has been talking with us about a project in Moscow."

bmorton@vancouversun.com