

COLLECTION 45

INNOVATIVE
THOUGHTFUL
UNIQUE

"By staying true to design,
we achieved a purity of
form that inspires new
living experiences."

- GBL Architects, Amela Brudar

COLLECTION 45 GALLERY OPENING

Saturday Nov. 5th noon to 5pm
124 E Broadway, Vancouver

TO STAY INFORMED

SIGN IN



604.569.1555

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MAYA E



COLLECTION
45

The Building



+ THE BUILDING

+ INTERIORS

+ FEATURES

"Not everyone gets the chance to live in an architectural sculpture."

SCOTT TREPP
PRINCIPAL, TREPP DESIGN INC.

UNIQUE, TWO-LEVEL RESIDENTIAL SCISSOR SUITES

span the east side of the building, bathing spaces in fresh air and daylight from the north and south. Second-floor suites are grouped together by a horizontal brick frame that aligns with the commercial space below. To the west, spacious one and two-bedroom suites extend out over the pedestrian breezeway below, providing natural light and postcard views of the setting sun.

TWO BANKS OF RESIDENTIAL SUITES FLOAT OVER A COMMERCIAL SPACE,

which will house offices, retail services such as a coffee shop, full service spa and local arts and culture. COLLECTION45 joins a healthy and growing community of creative professionals that live and work in the area. From architecture and interior design firms to film production studios and web agencies, artists of all stripes call Mount Pleasant home.

A dedicated arts and culture space will foster creativity and community by providing an affordable venue for local artists to show their work.

**THE BUILDING FACADE IS A NOD TO MOUNT PLEASANT'S EVOLVING ARCHITECTURE.**

Glass and steel are woven alongside brick and metal paneling to create an exterior composition that reflects the district's industrial origins and vibrant contemporary character. The folding nature of the frame softens the structure's height, bridging the scale of existing developments and those planned for the future.

COLLECTION45 SETS A NEW PRECEDENT

for residential architecture in Vancouver. The six-storey structure projects a strong visual identity, incorporating elements from the district's light industrial heritage while reflecting the neighbourhood's contemporary character as an eclectic cultural hub.



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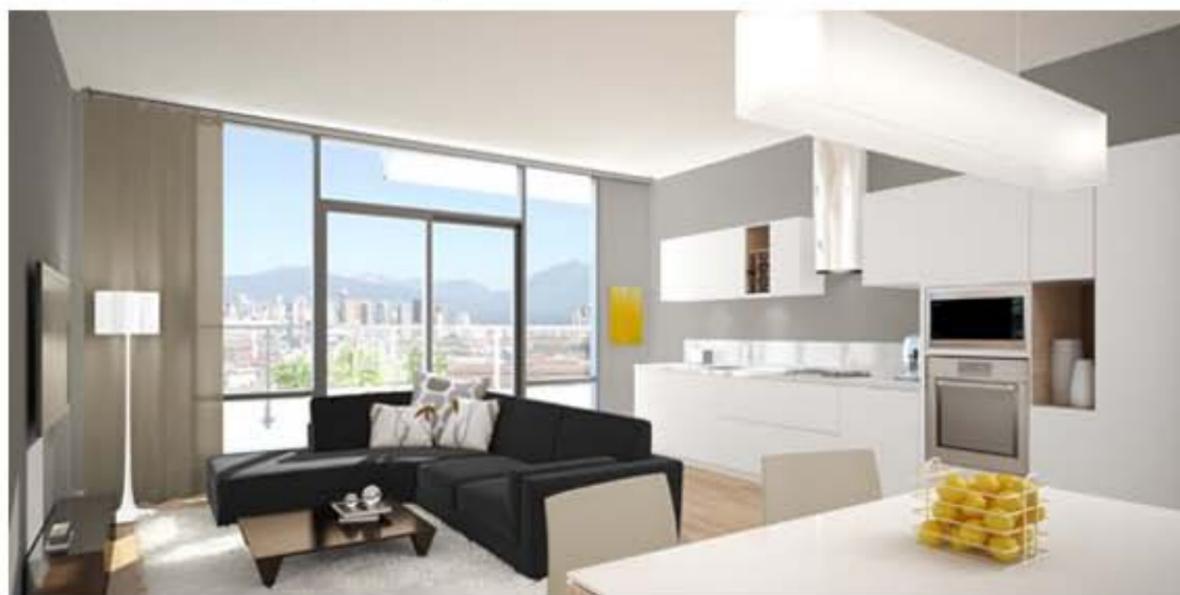


Interiors

The thoughtful design and intelligent details that define COLLECTION45's exterior extend inside.

Inspired by European modernism and restraint, each of the building's 45 residential suites is cleverly configured to embrace natural light, maximize open space and encourage free movement.

Classic touches and neutral tones provide a clean canvas for individual expression and evolving tastes. The materials you see and touch every day in your home define your living experience and help determine your quality of life. Begin personalizing your space immediately, choosing from one of two carefully curated palettes—light or dark—designed to complement the contemporary interior design.



THE FINE DETAILS

In the bathroom, modern fixtures and marble finishes offer a fresh feel. The glossy cabinetry shines against the room's matte marble elements in classic Italian carrara gioia. In the ensuite variation, marble extends from the floor to the walls and plays off the glass shower door to open up the space.

In the kitchen, modern appliances and cabinetry blend seamlessly with the room's contours and contemporary decor. Wall-mounted lacquer cabinetry cuts a sleek silhouette, eschewing hardware in favour of clean lines. Certain elements, including the refrigerator, are hidden from view behind cabinet façades. Other functional items—the cylindrical range hood in particular—are featured as sculptural centrepieces.



+ THE BUILDING

+ INTERIORS

+ FEATURES

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Features

ARCHITECTURAL CHARACTER

COLLECTION45's design is consistent with Vancouver's vision for "Uptown" Main Street, which was outlined in the Mount Pleasant Community Plan adopted by City Council in November 2010.

EXTERIOR

COLLECTION45 establishes a new standard for emerging architecture in the neighbourhood, blending contemporary residential design with a traditional industrial flavour.

- Glass and steel mix with brick and metal for a visually arresting exterior that sets the structure apart from its neighbours.
- A 20-foot landscaped breezeway runs alongside the building, inviting passers-by to experience the architecture from all angles.
- Innovative solar shading on the south and west facades keeps residents comfortable year round.
- Various indoor amenities and a prominent outdoor terrace offer a chance to escape the daily grind.
- Rooftop green space:
 - Provides stunning views of downtown Vancouver.
 - Provides added insulation to roof and helps with storm water retention and the reuse of water throughout the building.
 - Designed in conjunction with the City of Vancouver Green Initiative Program.

COMMERCIAL SPACE

- Five retail and office units contribute to the neighbourhood's vibrant creative character and rich mix of small businesses.
- Recreation meets leisure on the building's ground floor, which features a spa, yoga studio, coffee shop and local artists' studio.

RESIDENTIAL SPACE

- Two-bedroom suites stretch across the building, ensuring air and natural light flow freely throughout the day.
- One- and two-bedroom suites extend out over a pedestrian breezeway on the building's west side, making the most of daylight hours and postcard views.
- Top floor suite residents can take in the city lights from private, landscaped rooftop decks.
- Common areas, including elevator lobbies, stairways and corridors, are strategically glazed to maximize light, ventilation and comfort.

INTERIOR DESIGN

- The attentive design that defines COLLECTION45's exterior extends inside.
- The in-suite washer and dryer are discreetly hidden behind sleek cabinetry.

KITCHEN

- European-inspired design blends modern appliances and cabinetry with the room's contours and contemporary decor.
- Thoughtful kitchen layouts focus on functionality and promote performance cooking.
- Sleek cabinetry and streamlined appliances reflect modern Main Street living.
- The sculptural stainless steel AEG cooktop and wall oven pairs perfectly with wall-mounted upper cabinetry.
- A fully integrated Libherr refrigerator and Blomberg dishwasher create a seamless transition between kitchen and living space.
- Minimalist, low profile Grohe faucets combine function and beauty.

BATHROOM

- Matte lacquer cabinetry is paired with modern wall-mounted faucets.
- Classic white carrara gioia marble lines the floor, stretches into the showers and skirts the soaker tubs.
- A continuous ledge runs from sink to shower, offering convenient product storage.
- Showers feature both rain and handheld showerheads.

THROUGHOUT

- Natural hardwood oak or ash floors anchor living spaces.
- 100% New Zealand Wool carpets complement each colour scheme.

PEACE OF MIND

- Each Suite pre-wired for in-suite security system.
- Floor specific fob access.
- Each home is backed by a comprehensive 2/5/10 year warranty provided by National Home Warranty.

[+ THE BUILDING](#)
[+ INTERIORS](#)
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The Neighbourhood



MORE THAN ANY OTHER NEIGHBOURHOOD, Mount Pleasant is the ideal blend of historic and contemporary. Since its origins as an industrial and commercial centre in the late 19th century, the district has illuminated its heritage with a distinctly modern glow. Today, the community is a creative catalyst, a mosaic of personalities and perspectives with a colourful character that offers unlimited access to art, music, fashion and recreation—all the essentials of modern living.

FROM HOME GROWN TO HIGH FASHION, the retail scene is vast and varied. Whether you are on the hunt for locally designed clothing or international brands, new music or vintage LPs, the neighbourhood's eclectic mix of boutiques, studios and galleries satisfies every taste.

Above: Lark Boutique, 2315 Main Street

+ THE NEIGHBOURHOOD

+ AREA MAP

“When planners talk about trying to create successful communities, we look for diversity. Mount Pleasant has that in its DNA.”

MATT SHILLITO
ASSISTANT DIRECTOR
OF COMMUNITY PLANNING,
CITY OF VANCOUVER
(PUBLISHED IN
THE GLOBE AND MAIL
ON JUNE 30, 2011)

*Left: Gene Café,
2404 Main Street*

*Middle: False Creek seawall,
The Cascade Room, 2616
Main Street*

*Right: Main Street Massage
Therapy Centre, 158 East
11th Avenue*



WHEN IT COMES TO EATS, few areas of the city can compete with the neighbourhood's culturally diverse cuisine and impressive array of restaurants, gastropubs, bars and lounges. From take-out sushi to French bistro, cocktail lounges to wine bars, there is a menu to suit every occasion and palate—and more popping up every day.

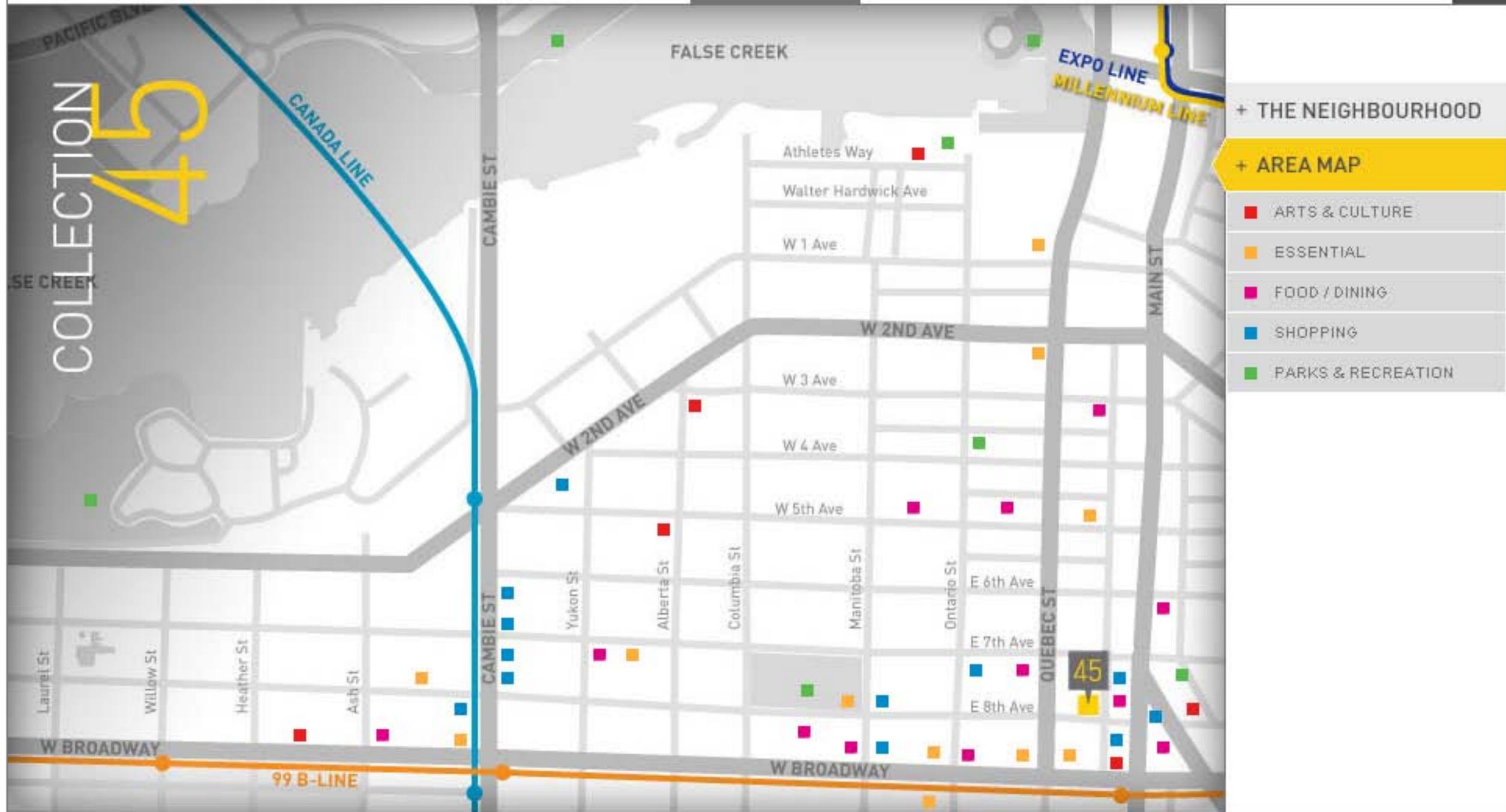
CAFE CULTURE IS THRIVING ON MAIN STREET. Head downstairs to COLLECTION45's very own java joint or choose from several local favourites in the surrounding blocks. Grab a cup to go, or pause to sip slowly and soak up the atmosphere.

GET OUTSIDE AND ENJOY THE GREEN SPACE. Test your green thumb at a nearby community garden, then stretch your legs—and your puppy's too—at one of several family-friendly parks in the area. Venture a bit further south and the False Creek seawall awaits. The accessible waterfront pathway and lush Habitat Island offer a tranquil setting for a morning jog, sunset stroll or weekend bike ride. Prefer to stay close to home? Reinvigorate with a yoga class or relax at the spa on COLLECTION45's ground floor.

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COLLECTION
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Gallery



The Building

Once in awhile a building comes along that captures the spirit of a neighbourhood and challenges our architectural expectations.



The Community

Nestled on a peaceful avenue just off bustling Main Street, Mount Pleasant's newest addition succeeds in blending contemporary urban living with community charm.



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B C C O N D O S . N E T



The Team

Collection45 is the result of artistic vision and aesthetic mindfulness taken to the highest of standards. High design, functionality, and masterful construction culminate in a sophisticated living experience.



GBL ARCHITECTS

GBL ARCHITECTS INC. is a Vancouver-based architectural practice with over 30 employees and a reputation for high-quality design and tight project management. Established in 1983, the firm's growing portfolio of work includes a wide range of housing projects, hotels, historic renovations, retail developments, corporate workplaces, subdivision planning and public commissions throughout British Columbia.

For GBL Architects, COLLECTION45 has been a challenging and rewarding project. Support from the city, and close collaboration with local residents and interest groups, helped the team arrive at a design that maintains the artistic integrity of its architectural vision and meets the needs of the community—today and tomorrow.

“By staying true to design, we achieved a purity of form that inspires new living experiences.”

- Amela Brudar, Partner, GBL Architects



TREPP DESIGN INC.

TREPP DESIGN INC. (TDI) uses interior design to create exciting spaces that intimately unite people and their environments. The Vancouver-based company's collaborative approach draws on the decade-long experience of its designers and technologists to produce innovative solutions that merge functionality and aesthetic expression.

With COLLECTION45, maximizing the useful space in each suite was a top priority for Trepp Design. The team's mindful approach to design configuration and finish selection results in flexible interiors with a fresh look that will stand the test of time.

“Inspired by the building's architecture, we set out to create dynamic interiors that would resonate with future owners and reflect the diversity of the Main Street community.”

- Scott Trepp, Principal, Trepp Design Inc.



MOYEUNG INTERNATIONAL ENTERPRISE LIMITED

MOYEUNG INTERNATIONAL ENTERPRISE LTD. (MYIE) is a British Columbia-based developer that specializes in residential, commercial and retail projects. The company's award-winning team of architects, land developers, designers and builders is involved throughout the construction process, from the first blueprint to the final doorknob.

Since 2000, MYIE has provided quality construction, masterful design and sophisticated interiors for more than 11 million square feet of real estate in Canada, the United States and Asia.

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COLLECTION
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Contact



COLLECTION 45 PRESENTATION GALLERY

Opening November 5th
124 East Broadway
Vancouver BC V5T 1W1

Phone: 604.569.1555

Email: info@collection45.com

Hours: Daily from Noon to 5pm (Closed on Fridays)

[View in Google Maps](#)

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— SUBMITTED ILLUSTRATION

A nod to the neighbourhood

Urban chic meets industrial contemporary

Michelle Hopkins

NEW
HOMES
WRITER



For Andrew Emmerson of GBL Architects, the key to the design of the Collection 45 new-home project is its Main Street neighbourhood, which over the years has become an eclectic mix of urban chic and industrial contemporary.

The five top storeys of Collection 45 — a project with a design that emphasizes views, daylight and diversity, inside and out — will feature 45 residential units ranging from studio, one- and two-bedroom apartments, to innovative two-level “scissor” suites.

“We’re on the real threshold right now with this site between the more typical residential and commercial edge of Main Street and Mount Pleasant and the more industrialized area to the west, so we took on some of the more contemporary residential materials such as steel and glass and we tried to interweave those with some of the more industrial materials such as brick,” Emmerson says.

Collection 45 vignettes also reference the Main Street lifestyle, says Scott Trepp of Trepp Design Inc.

The seasoned designer and his team went for a minimalist look to “indicate the clean backdrop for a multitude of lifestyles and decorative styles.”

“We accessorized the two vignettes to highlight the features and strong lines of the building,” Trepp adds. “For example, the elements placed on the bathroom ledge spotlight the convenient storage of items and demonstrate the openness lent from a full-length mirror.”

The kitchen was also decorated to feature the exposed nature of the lav-



GBL Architects’ Andrew Emmerson co-designed Collection 45 with Amela Brudar, pictured. The project emphasizes a mix of glass, steel, brick and wood. KIM STALLKNECHT PHOTOS — PNG



out and to showcase “the sculptural, cylindrical, stainless steel range hood, appliances and feature open wood cabinetry niches.”

That contemporary appearance flows throughout the kitchen.

“We also integrated the fridge and dishwasher for a clean, sculptural cabinetry approach, which mimics furniture,” Trepp says. “The lack of hardware also adds to the clean, continuous stainless reveal detail we were going for, as does the low, linear continuous backsplash.”

Trepp also likes to introduce a few distinctive elements to offer prospective homeowners a little design inspiration.

“The light fixture in the kitchen is made from wood strips, which lends softness and organic shape as counterpoint to the linear kitchen elements,” Trepp adds. “The ash wood table and white gloss acrylic dining chairs are also quite distinctive.”

Meantime, both the developer and Trepp say they wanted to appeal to a mix of buyers — those who already love Main Street, those who love boutique-style living and those who want to live in an architecturally beautiful building in an established area.

A Shopper’s Guide:

▶ Dining room table, chairs and lighting pendant — Inform Interiors

Kitchen accessories — Homeworx

Bathroom accessories — Beauty Bar

Bathroom stool — Parliament

Kitchen tray — Moule

The Facts

▶ **Project:** Collection 45

What: 45 homes, 55 per cent sold

Where: East 8th Avenue between Main and Quebec Streets

Developer: Moyeung International Enterprise

Residence size: Bachelor, 1 bath; 2 bedrooms, 2 baths; 2 bedrooms, 2 baths + den; 2 bedrooms, 2.5 baths; 452 — 1,076 square feet

Prices: \$319,900 — \$719,900

Sales Centre: 124 East Broadway

Hours: noon to 5 p.m., Sat — Thurs



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May 30, 2012

Construction Update

We are pleased to announce that construction is well underway at Collection 45!

Check out the view from our construction trailer which is just 5 feet off the ground! Before the building comes out of ground, we encourage you to walk by the site on 8th between Main Street and Quebec. You'll get a sense of the amazing views with a clear shot straight to Downtown and the North Shore. Simply stunning. Now imagine what your view would be like from your own private roof deck 60 feet off the ground!



We will continue to provide you with construction updates throughout the development of the Collection45.



In Vancouver, there' s little space to be creative

BRENT JANG

VANCOUVER — The Globe and Mail

Last updated Wednesday, Oct. 03 2012, 3:59 PM EDT



Jenifer Papararo, curator at the Contemporary Art Gallery, is collaborating with a condo developer to create artist space. (Rafal Gerszak for The Globe and Mail)

Finding affordable studios for visual artists in Vancouver is a tall order, but Jenifer Papararo is game to participate in helping find solutions.

The curator at the Contemporary Art Gallery is worried about the lack of working space, saying that many artists have left the city after being squeezed out by Vancouver' s housing crunch.

- [NEIGHBOURHOOD WATCH City hall to examine plea for more retail space, taller highrises](#)

Even with the real estate market softening last month across much of the region, prices have been steady on Vancouver' s east side, which has been targeted by city officials for creating new space for artists.

“I think that is a real key problem here - not being able to afford a work space,” Ms. Papararo says. She notes that many artists need a separate work area from where they live

due to the nature of what they produce, whether it be to avoid fumes from using solvents to clean up after oil painting or needing a large room to assemble complex sculptures.

While not every artist's space is messy, it is important to have a dedicated work environment. "I know people who are spending \$2,000 a month in rent for a studio," Ms. Papararo says. "It is a very serious concern, and I do believe that there has been a cultural drain away from Vancouver, especially in the visual arts."

With that sobering thought in mind, she is embracing a collaboration with Mo Yeung International Enterprise Ltd., the developer of a six-storey condo project in Mount Pleasant.

There will be 45 condos when the complex opens in the spring of 2014. But an additional unit, called Art Studio 45, will have 900 square feet of ground-level space allocated rent-free for 12 months for a visual artist. That individual will be selected by an independent jury. If all goes well, a new artist will rotate through the unit every 12 months.

Vancouver needs to "keep the young, creative, next generation here. We don't want to drive them out, we want to keep them here," says Ameet Johal of Fifth Avenue Real Estate Marketing, which is helping to promote the condos. "We're doing our little piece."

The condo complex, dubbed Collection 45, has a front entrance on East 8th Avenue that faces the back-lane parking lot of the Congee Noodle House, while the back looks onto the Sarah McLachlan School of Music located on the second floor across the alley. For those on Collection 45's upper floors, there will be a panoramic view of the North Shore mountains, a perk that is included for owners who pay roughly \$720,000 for their suite with roof-top patio.

Nearby, artists at the Nice Cafe can afford the \$4.95 breakfast, but bemoan the shortage of art quarters in their neighbourhood.

Vancouver Councillor Geoff Meggs, who values Mount Pleasant as one of the hotbed neighbourhoods for artist activity, welcomes the private-sector contribution from any developer.

"The long and short of it is that there is more space out there in the private sector than people realize," Mr. Meggs says. "It is very expensive in Vancouver, and rents have been rising, even in industrial areas."

The City of Vancouver will continue to do what it can, including plans to convert two industrial warehouses on Vancouver's east side for low-rent studios, Mr. Meggs adds.

As well, the Vancouver Park Board selected local artists this week to participate in its program to open up seven field houses. The city also points to its support for Performing Arts Lodges, which gives priority to residents age 55 and over.

Whether it is the public or private sector, artists say it is crucial to remember Vancouver's history of having a strong arts community.



“It’s great that the City of Vancouver is doing what it can, but it’s still a drop in the bucket,” says Carmen Rosen, artistic director of the Still Moon Arts Society.



November 9, 2011

[Presentation Gallery Now Open](#)

Collection45 officially opened its Presentation Gallery on Saturday, November 5, 2011 to an excited group of clients, realtors, and industry professionals. Visitors responded with anticipation and praise for both the presentation space and the development itself - noting the effectiveness and experiential nature of the Gallery in capturing the essence of Collection45 living.



Since opening, the sales team has been busy taking clients through the Gallery, walking them through the story of Collection45's design, architecture and community. The kitchen and bathroom vignettes are particularly helpful in providing a sense of the modern, minimal yet beautiful interiors. At the recent realtors' event, realtors welcomed the project with enthusiasm and were not only interested in the suites for their clients but also as their own primary residences.



Collection45 is a refreshing and unique project within Vancouver's property landscape. An assemblage of only 45 homes, these intelligent and highly designed spaces in the heart of Vancouver's vibrant Mount Pleasant will sell quickly.



June 5, 2012

[Townhomes in the Sky](#)

Imagine your own townhome in the sky. Better yet imagine spending your summer evenings entertaining friends on your own 285-315 sq. ft. private roof deck while enjoying expansive views of downtown Vancouver and the North Shore Mountains.



At Collection45 you can get the best of both worlds - the space of a townhome with the view of a penthouse!

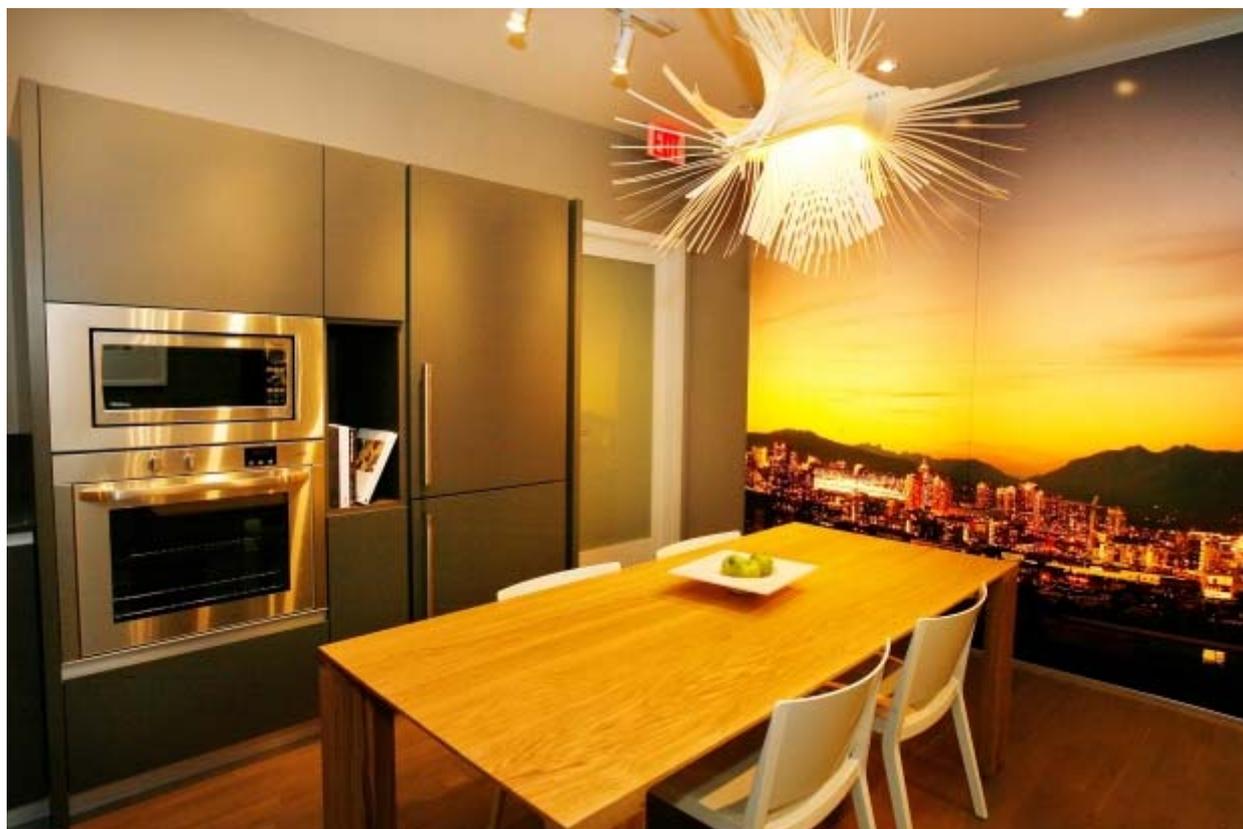
Don' t miss out. Only two of our sought after scissor homes remain featuring roof top decks.

2 Level 1,012-1,055 sq ft
2 Bed/2 Bath S2 Plan
285-315 sq ft Private Roof Deck
Starting from \$719,900



Main Street: Innovative two-level suites maximize views

BY FELICITY STONE, VANCOUVER SUN JUNE 18, 2012



VANCOUVER, BC_JUNE 08, 2012: The kitchen of one of the Collection 45 suites. (Kim Stallknecht / PNG photo) (See story by Felicity Stone) [PNG Merlin Archive]

Photograph by: Kim Stallknecht, Vancouver Sun

Residence size: Bachelor, 1 bath; 2 bedrooms, 2 baths; 2 bedrooms, 2 baths + den; 2 bedrooms, 2.5 baths; 452 — 1,076 square feet

Project size: 45 homes, 55-per-cent sold

Residence size: Bachelor, 1 bath; 2 bedrooms, 2 baths; 2 bedrooms, 2 baths + den; 2 bedrooms, 2.5 baths; 452 — 1,076 square feet

Prices: \$319,900 — 729,900

Sales Centre: 124 East Broadway, Vancouver

Hours: noon to 5 p.m., Sat — Thurs

Telephone: 604-569-1555

Email: info@collection45.com

Developer: Moyoeng International Enterprise

Architect: GBL Architects



Landscape Architect: PwL Partnerships

Interior Design: Trepp Design

Warranty: 2/5/10 National Home Warranty

Web: collection45.com

Completion: August 2013

Andrew Emmerson of GBL Architects liked the condos he designed so much that he bought one. Collection 45 is a stunning six-storey mixed-use project under construction on 8th Avenue between Quebec and Main. GBL's new office will move to Collection 45's ground-floor commercial space, and Emmerson has purchased a two-bedroom condo upstairs.

On the northwest corner of the building, his apartment will have unobstructed views of downtown and the North Shore. "That's what drew me in, actually," says Emmerson, whose GBL partner Amela Brudar co-designed the units. "And being mid-block between Quebec and Main is nice. You're kind of tucked away a little bit so you're not getting the same amount of traffic noise and what have you, and yet the moment you step outside, you're 30 seconds from Main Street.

Continued on page J2

"You've got all the amenities around, you've got the rapid transit along Broadway, you've got Cambie not too far away, ... there's lots of daycare and the community centre, the library across Main Street, and then you've got a fantastic eclectic mix of restaurants and cafés and bars and shops. That was another really big aspect, not just the building itself, but living in the neighbourhood."

Location is key to the building's design, which emphasizes views, daylight and diversity, inside and out. Comprising the five top storeys, the 45 residential units range from studio, one- and two-bedroom apartments to innovative two-level "scissor" suites.

The two levels in each scissor unit are connected by a staircase that stretches up and over the main-floor corridor, replacing the second-floor corridor and maximizing the efficient use of space. The scissor analogy describes the way the two-level suites criss-cross each other; a physical model in the sales centre makes this easier to visualize. Each two-bedroom suite stretches from the north to the south side of the building, maximizing views, light and cross-ventilation.

Interiors, by Trepp Design, are clean-lined, contemporary and well thought out. Bathrooms, tiled with white Carrara gioia marble, have a built-in toiletries shelf running the full width of the wall. In the kitchen, the Liebherr refrigerator and Blomberg dishwasher are integrated into the sleek lacquer cabinetry, and the cylindrical Faber range hood blends style with function. Although usually condo-buyers prefer the display suite colour scheme, at Collection 45 both options are equally popular: either grey cabinets and dark oak floors or white kitchen cabinets, blue bathroom cabinets and natural ash floors. Even Emmerson had trouble deciding: he went with the darker scheme, but white kitchen cabinets.

Outside, the west side of the building has been set back from the property line with a 20-foot landscaped pedestrian "breezeway" at street level that combined with a lane along the east side, means the building is completely detached with windows on all four sides. "We wanted to have a little bit of a different feel as you went round the building," says Emmerson. For example, all suites have access to outdoor space, but the form varies from decks to enclosed balconies with operable windows;



there are more decks up on the green roof. The west side has exterior motorized blinds with tilting louvres for solar shading; the south side, where the sun is higher, has more traditional overhangs.

A white metal frame wraps and folds around the building. Materials echo those in the neighbourhood. “We’re on the real threshold right now with this site between the more typical residential and commercial edge of Main Street and Mount Pleasant and the more industrialized area to the west, so we took on some of the more contemporary residential materials such as steel and glass and we tried to interweave those with some of the more industrial materials such as brick,” says Emmerson.

Pedestrian access all around the building fits into the city’s plan to make the area’s laneways attractive and pedestrian-friendly, while still serving as commercial loading/unloading and waste management routes. An airy subsidized artist’s studio/gallery on the northeast corner, windows in the parkade and service areas integrated into the landscaping will beautify the laneway and increase the sense of security. “Really what we’re trying to do is break down that relentless lane edge and soften things up a little bit,” says Emmerson.

The community plan also recommends complementing existing heritage buildings with innovative contemporary architecture instead of “heritage-style cookie-cutter” design. Emmerson is originally from the U.K., where new buildings are often woven into older neighbourhoods. With Collection 45, he says, “We saw it with that little bit more European perspective, something that would have a bit of character and would work with the local neighbourhood, but at the same time it is a modern building and we’re not hiding away from that. We want to be able to be proud of it and see it as a nice piece of modern architecture. It’s looking forward, and I think that’s what Main Street’s doing and Mount Pleasant is all about: looking forward but at the same time respecting the history and the culture of the neighbourhood.”

Special to The Sun

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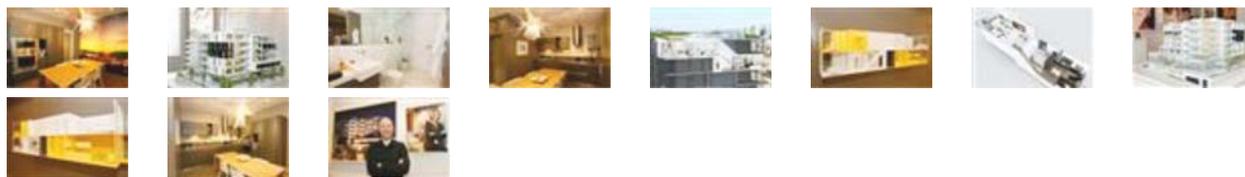
[Previous](#)

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VANCOUVER, BC_JUNE 08, 2012: The kitchen of one of the Collection 45 suites. (Kim Stallknecht / PNG photo) (See story by Felicity Stone) [PNG Merlin Archive]

Photograph by: Kim Stallknecht, Vancouver Sun



Collection 45 will comprise studios and one- and two bedroom suites

Urban chic meets industrial contemporary

Michelle Hopkins

Province

Sunday, June, 24, 2012



Collection 45 will comprise studios and one- and twobedroom suites, as well as two-level homes that will stretch from the north to the south side of the building. Photograph by: Submitted Illustration , The Province

THE FACTS

Project: Collection 45

What: 45 homes, 55 per cent sold

Where: East 8th Avenue between Main and Quebec Streets

Developer: Moyeung International Enterprise

Residence size: Bachelor, 1 bath; 2 bedrooms, 2 baths; 2 bedrooms, 2 baths + den; 2 bedrooms, 2.5 baths; 452 - 1,076 square feet

Prices: \$319,900 - \$719,900

Sales Centre: 124 East Broadway

Hours: noon to 5 p.m., Sat - Thurs



For Andrew Emmerson of GBL Architects, the key to the design of the Collection 45 new home project is its Main Street neighbourhood, which over the years has become an eclectic mix of urban chic and industrial contemporary.

The five top storeys of Collection 45 - a project with a design that emphasizes views, daylight and diversity, inside and out - will feature 45 residential units ranging from studio, one-and two-bedroom apartments, to innovative two-level "scissor" suites.

"We're on the real threshold right now with this site between the more typical residential and commercial edge of Main Street and Mount Pleasant and the more industrialized area to the west, so we took on some of the more contemporary residential materials such as steel and glass and we tried to interweave those with some of the more industrial materials such as brick," Emmerson says.

Collection 45 vignettes also reference the Main Street lifestyle, says Scott Trepp of Trepp Design Inc.

The seasoned designer and his team went for a minimalist look to "indicate the clean backdrop for a multitude of lifestyles and decorative styles."

"We accessorized the two vignettes to highlight the features and strong lines of the building," Trepp adds. "For example, the elements placed on the bathroom ledge spotlight the convenient storage of items and demonstrate the openness lent from a full-length mirror."

The kitchen was also decorated to feature the exposed nature of the layout and to showcase "the sculptural, cylindrical, stainless steel range hood, appliances and feature open wood cabinetry niches."

That contemporary appearance flows throughout the kitchen.

"We also integrated the fridge and dishwasher for a clean, sculptural cabinetry approach, which mimics furniture," Trepp says. "The lack of hardware also adds to the clean, continuous stainless reveal detail we were going for, as does the low, linear continuous backsplash."

Trepp also likes to introduce a few distinctive elements to offer prospective homeowners a little design inspiration.

"The light fixture in the kitchen is made from wood strips, which lends softness and organic shape as counterpoint to the linear kitchen elements," Trepp adds. "The ash wood table and white gloss acrylic dining chairs are also quite distinctive."

Meantime, both the developer and Trepp say they wanted to appeal to a mix of buyers - those who already love Main Street, those who love boutique-style living and those who want to live in an architecturally beautiful building in an established area.

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Collection 45 133 East 8th Avenue presents 'scissor' suites

At Collection 45, two-level 'scissor' suites are designed to maximize light and views

Felicity Stone

Sun

Saturday, June, 16, 2012



Collection 45 is a six-storey mixed-use project under construction on 8th Avenue between Quebec and Main. PHOTOS BY KIM STALLKNECHT/ PNG

COLLECTION 45

Project size: 45 homes, 55-per-cent sold

Residence size: Bachelor, 1 bath; 2 bedrooms, 2 baths; 2 bedrooms, 2 baths + den; 2 bedrooms, 2.5 baths; 452 - 1,076 square feet

Prices: \$319,900 - 729,900



The 'scissor' suite model shows how the two suites intersect: The white staircase leads to the top floor over the yellow suite, and the yellow suite staircase at rear, goes up above the white.



Sales Centre: 124 East Broadway, Vancouver

Hours: noon to 5 p.m., Sat - Thurs

Telephone: 604-569-1555

Email: info@collection45.com

Developer: Moyeung International Enterprise

Architect: GBL Architects

Landscape Architect: PWL Partnerships

Interior Design: Trepp Design

Warranty: 2/5/10 National Home Warranty

Web: collection45.com

Completion: August 2013

Andrew Emmerson of GBL Architects liked the condos he designed so much that he bought one. Collection 45 is a stunning six-storey mixed-use project under construction on 8th Avenue between Quebec and Main. GBL's new office will move to Collection 45's ground-floor commercial space, and Emmerson has purchased a two-bedroom condo upstairs.

On the northwest corner of the building, his apartment will have unobstructed views of downtown and the North Shore. "That's what drew me in, actually," says Emmerson, whose GBL partner Amela Brudar co-designed the units. "And being mid-block between Quebec and Main is nice. You're kind of tucked away a little bit so you're not getting the same amount of traffic noise and what have you, and yet the moment you step outside, you're 30 seconds from Main Street.

"You've got all the amenities around, you've got the rapid transit along Broadway, you've got Cambie not too far away, - there's lots of daycare and the community centre, the library across Main Street, and then you've got a fantastic eclectic mix of restaurants and cafés and bars and shops. That was another really



The two-level 'scissor' suites will stretch from the north to the south side of the building.



Interiors of the Collection 45 suites, by Trepp Design, are clean-lined and contemporary. The kitchens will boast a Liebherr refrigerator and Blomberg dishwasher, integrated into sleek lacquer cabinetry.



The bathrooms of the Collection 45 suites will be tiled with white Carrara gioia marble and have a toiletries shelf running the full width of the wall.

PHOTOS BY KIM STALLKNECHT/ PNG



big aspect, not just the building itself, but living in the neighbourhood."

Location is key to the building's design, which emphasizes views, daylight and diversity, inside and out. Comprising the five top storeys, the 45 residential units range from studio, one-and two-bedroom apartments to innovative two-level "scissor" suites.



Andrew Emmerson co-designed the project with Amela Brudar

The two levels in each scissor unit are connected by a staircase that stretches up and over the main floor corridor, replacing the second-floor corridor and maximizing the efficient use of space. The scissor analogy describes the way the two-level suites criss-cross each other; a physical model in the sales centre makes this easier to visualize. Each two-bedroom suite stretches from the north to the south side of the building, maximizing views, light and cross-ventilation.

Interiors, by Trepp Design, are clean-lined, contemporary and well thought out. Bathrooms, tiled with white Carrara gioia marble, have a built-in toiletries shelf running the full width of the wall. In the kitchen, the Liebherr refrigerator and Blomberg dishwasher are integrated into the sleek lacquer cabinetry, and the cylindrical Faber range hood blends style with function.

Although usually condo-buyers prefer the display suite colour scheme, at Collection 45 both options are equally popular: either grey cabinets and dark oak floors or white kitchen cabinets, blue bathroom cabinets and natural ash floors. Even Emmerson had trouble deciding: he went with the darker scheme, but white kitchen cabinets.

Outside, the west side of the building has been set back from the property line with a 20-foot landscaped pedestrian "breezeway" at street level that, combined with a lane along the east side, means the building is completely detached with windows on all four sides. "We wanted to have a little bit of a different feel as you went round the building," says Emmerson. For example, all suites have access to outdoor space, but the form varies from decks to enclosed balconies with operable windows; there are more decks up on the green roof. The west side has exterior motorized blinds with tilting lou-vres for solar shading; the south side, where the sun is higher, has more traditional overhangs.

A white metal frame wraps and folds around the building. Materials echo those in the neighbourhood. "We're on the real threshold right now with this site between the more typical residential and commercial edge of Main Street and Mount Pleasant and the more industrialized area to the west, so we took on some of the more contemporary residential materials such as steel and glass and we tried to inter-weave those with some of the more industrial materials such as brick," says Emmerson.

Pedestrian access all around the building fits into the city's plan to make the area's laneways attractive and pedestrian-friendly, while still serving as commercial loading/unloading and waste management routes. An airy subsidized artist's studio/gallery on the northeast corner, windows in the parkade and service areas integrated into the landscaping will beautify the laneway and increase the sense of security. "Really what we're trying to do is break down that relentless lane edge and soften things up a little bit,"



says Emmerson.

The community plan also recommends complementing existing heritage buildings with innovative contemporary architecture instead of "heritage-style cookie-cutter" design.

Emmerson is originally from the U.K., where new buildings are often woven into older neighbourhoods. With Collection 45, he says, "We saw it with that little bit more European perspective, something that would have a bit of character and would work with the local neighbourhood, but at the same time it is a modern building and we're not hiding away from that. We want to be able to be proud of it and see it as a nice piece of modern architecture. It's looking forward, and I think that's what Main Street's doing and Mount Pleasant is all about: looking forward but at the same time respecting the history and the culture of the neighbourhood."

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Collection 45 Condos Get notified when there's new info about this project.

www.collection45.com

By [MYIE Homes](#)

125 E 8 Ave [Vancouver](#)

from \$309,900

Collection 45 Condos is a new condo project by [MYIE Homes](#) currently in preconstruction at 125 E 8 Ave in [Vancouver](#). Available condos start at \$309,900. The project has a total of 45 units.



DEVELOPMENT NAME Collection 45 Condos

DEVELOPER(S) [MYIE Homes](#)

PROJECT TYPE Condominium

ADDRESS 125 E 8 Ave

NEIGHBOURHOOD/CITY Vancouver

STATE/PROVINCE British Columbia

POSTAL CODE V5T 1R7

PROJECT WEBSITE www.collection45.com

EMAIL info@collection45.com

SALES CENTRE ADDRESS 124 E. Broadway, Vancouver

SALES CENTRE HOURS Daily 12-5 except Friday

CONSTRUCTION STATUS Preconstruction

SELLING STATUS Registration Phase

TOTAL NUMBER OF UNITS 45 units



NUMBER OF STOREYS 6 storeys
CEILING HEIGHTS From 10'0" to 10'0" Feet
SALES COMPANY Fifth Ave Sales and Marketing
ARCHITECT(S) GBL Architects
INTERIOR DESIGNER(S) Scott Trepp

FEATURES AND FINISHES

Inspired by European modernism and restraint, each of the building's 45 residential suites is cleverly configured to embrace natural light, maximize open space and encourage free movement.

Classic touches and neutral tones provide a clean canvas for individual expression and evolving tastes. The materials you see and touch every day in your home define your living experience and help determine your quality of life. Begin personalizing your space immediately, choosing from one of two carefully curated palettes—light or dark—designed to complement the contemporary interior design.

In the bathroom, modern fixtures and marble finishes offer a fresh feel. The glossy cabinetry shines against the room's matte marble elements in classic Italian carrara gioia. In the ensuite variation, marble extends from the floor to the walls and plays off the glass shower door to open up the space.

In the kitchen, modern appliances and cabinetry blend seamlessly with the room's contours and contemporary decor. Wall-mounted lacquer cabinetry cuts a sleek silhouette, eschewing hardware in favour of clean lines. Certain elements, including the refrigerator, are hidden from view behind cabinet façades. Other functional items—the cylindrical range hood in particular—are featured as sculptural centrepieces.

CURRENT INCENTIVES

First 10 purchasers receive up to 20K in services to Versante Spa at Collection 45, compliments of Developer. The developer owns the location in Richmond and purchasers can visit that location until building is complete. First 10 purchasers only. Commission is 3% on the first \$100,000/1.1625% on balance.



Dear Les,

**The Collection45 Team Proudly Unveils
Vancouver's Most Innovative Living Experience**

We would like to remind you to come and be one of the first to view our Presentation Gallery. On **Thursday November 3rd** we will be hosting an **Exclusive Realtor Preview** to showcase this most innovative addition to Vancouver's Mount Pleasant community.

Sip cocktails and enjoy a catered lunch as we unveil this exciting living endeavor.

Click [here](#) to RSVP or contact us at info@collection45.com.

Cash draw prize of \$1,000! You won't want to miss out.



We look forward to seeing you on November 3rd. In the meantime, delve into the details of what this unique Collection has to offer at www.collection45.com

Regards,
Joey Coupland - Sales Manager
The Collection45 Team
Presentation Gallery
Opening November 5th
124 East Broadway, Vancouver

604.569.1555

OPENING NOVEMBER 5TH, 124 EAST BROADWAY, VANCOUVER

The Collection 45 developer reserves the right to change plans, specifications, features and prices without notice. This is currently not an offering for sale. E.&O.E.



VIP LAUNCH > Vancouver Collection45 Condos in Mount Pleasant Neighbourhood > A True Landmark Building with Iconic Architecture at Collection 45 Vancouver Apartments

COLLECTION 45

INNOVATIVE
THOUGHTFUL
AUTHENTIC

A Limited Collection of
Signature Homes designed
with distinguishing qualities
and a cohesive philosophy

LOCATED JUST OFF MAIN ST ON 8TH AVE



The Vancouver Collection 45 Condos at Main Street on 8th Avenue

A limited collection of Mount Pleasant Vancouver signature homes designed with distinguishing qualities and a cohesive philosophy. The Collection 45 Vancouver condos are innovative, thoughtful and authentic. Located at 125 East 8th Avenue Vancouver Collection 45 Condos is a six storey exclusive mid-rise concrete building that will offer only forty five homes that range from studios to two bedroom floor plans. Ten of the top floor units at Collection 45 Vancouver Mount Pleasant condos for sale will have large rooftop terrace decks with views and sixteen of the homes will be two level cityhomes with innovative, scissored configuration layouts so that each has ultimate views of the downtown Vancouver skyline and neighbourhood surrounding you. The preconstruction Vancouver Collection 45 Mount Pleasant condos for sale are very exciting and very unique, so make sure you register online for the best selection and pricing during the presales VIP launch. Mount Pleasant Collection45 Vancouver condos is brought to you by an award winning team that includes GBL Architects Inc, Trepp Design Inc (interior design), Moyeung International Enterprise Limited and Fifth Avenue Real Estate Marketing. The Mount Pleasant Collection45 Vancouver condo presentation centre is currently located at 124 East Broadway, Vancouver and you can also visit www.collection45.com for more information about the project.





The Boutique Collection45 Vancouver Condo Interior Features

One of the most unique things about the new Collection 45 Vancouver real estate development is its architecture which is designed by GBL Architects, a well established firm noted for the amazing facades and designs that they have come up with over decades. When it comes to the interiors, the Mount Pleasant Collection45 Vancouver condos will have a simplistic and minimalist feel, much like Scandinavian design and all of the homes will be designed for functionality and homebuyers in mind. The boutique Vancouver Collection 45 Condos for sale will maximize natural light, storage space and living space to the fullest in addition to giving neutral tones that will allow for condo owners to customize the way they like it. The boutique Collection45 Vancouver condos will also feature two carefully designed and selected colour schemes/palettes for you to choose from, which are simply light or dark. The sleek and clean lines will give you plenty of space to breath and grow and in



addition, the interior details are finely crafted and designed. From the flat panel cabinetry to the sleek stainless steel appliances and from the wall mounted lacquer cabinets in the kitchen to the modern hardware seen throughout the suites, the new Mount Pleasant Vancouver Collection 45 condos will certainly deliver high-end finishes in every room. Also, the homes will have functional cylindrical range hoods as well as large floor to ceiling windows. Some of the classic features at the new Mount Pleasant condos include the matte marble counters, modern fixtures and glass shower doors. There are floating vanities and water conserving toilets in addition to deep soaker tubs and premium floors throughout all the rooms as well.



The Collection 45 Vancouver Landmark Condo Architecture

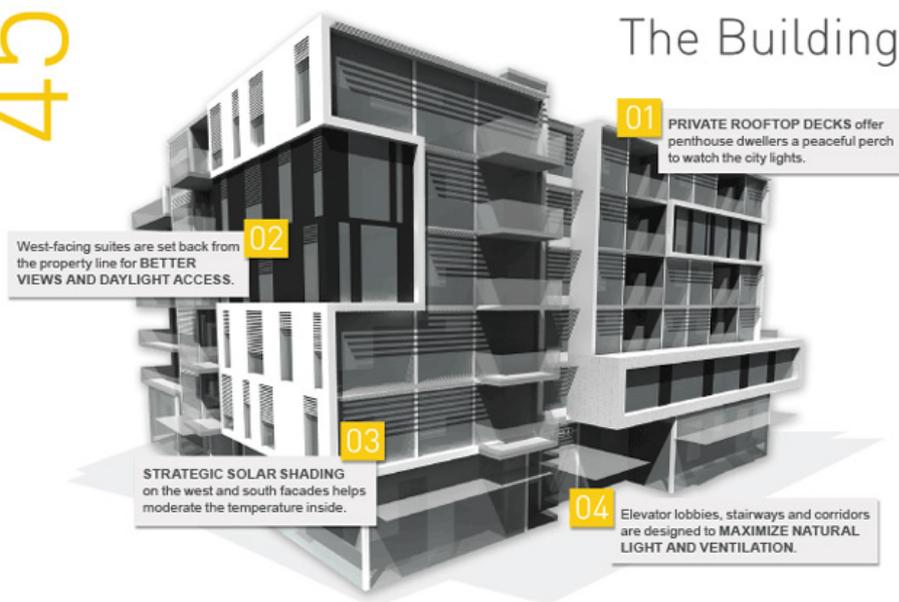
However, the most unique feature of the Mount Pleasant Collection45 Vancouver condo project is in its architecture and floor plans. Featuring 2 level scissor suites, the Vancouver Collection 45 condos give rise to large 1 and 2 bedroom suites that provide some of the most unique and functional spaces in the neighbourhood. The 2nd floor units are grouped together by a horizontal black frame that aligns with the Mount Pleasant commercial space below while to the west, the suites extend to a pedestrian breezeway, providing lots of fresh air and natural light. As mentioned on their marketing site, the Collection 45



Vancouver condos for sale will feature two banks of residential condominium residences that float over the commercial space on the ground floor where you will find offices and Mount Pleasant neighbourhood retail space.

COLLECTION
45

The Building



The Collection 45 Vancouver landmark condo building will be an iconic mid-rise tower that will give the Mount Pleasant Vancouver Eastside neighbourhood a unique skyline structure. Brick and metal panels are combined with the traditional contemporary steel and glass structure at the Vancouver Collection45 Condos to give it a distinct industrial look and feel. This 6 storey Vancouver landmark condo tower at Collection45 will be the place to live, work and relax. Here are four unique selling points here at the Eastside Vancouver Collection 45 condo building. The first are the private roof top decks that offer Mount Pleasant Collection45 penthouse owners a peaceful perch to watch the downtown city skyline. The second feature is that the west facing homes are set back from the property line for better views and more daylight. Thirdly the Collection45 Vancouver Eastside condos for sale will feature strategic solar shading on the west side and south side of the building to moderate temperature throughout the seasons. And lastly, the Eastside Vancouver Collection 45 condos will have elevator lobbies, stairways and corridors that are designed to maximize natural light and ventilation for healthier, eco-friendly urban living.





The Mount Pleasant Vancouver Neighbourhood

As you know, the new Collection 45 Vancouver condos for sale are located in the hip and trendy Mount Pleasant neighbourhood where you will find an amazing array of both historic and contemporary elements. From its commercial and industrial past, the Mount Pleasant Vancouver real estate district has not transformed into a truly urban and walkable neighbourhood that offers affordable condo living. As the centre of the arts/music and cultural scene in the Eastside Vancouver real estate district, the Mount Pleasant area will give you boutique retail stores, services, conveniences, great schools, banks, grocers, dining options and recreational facilities within a short walk away from Collection45 Vancouver. In addition, there will be ground floor retail space that will likely have a coffee shop right in the same building! The Mount Pleasant Vancouver Collection45 Condos are located just off of Main Street. For more information about this exciting new project, please register online for more information as the pre-sales launch approaches. We expect that the official VIP launch will happen some time in November 2011 with an eventual completion date in mid 2012. More details including interior features/finishes and floor plans are coming soon, so check back and stay tuned to the Buzz!



