

## Nest 80 condos in an 5-storey building by Mosaic Homes

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To Enter the Nest building's lobby, residents and visitors will cross a bridge. The colourful panels, too, have an arrival function.

### NEST

Project location: Simon Fraser University

Project size: 80 one-and two-bedroom apartments in a five-storey building

Residence size: 515 to 982 sq. ft.

Price: \$249,900 to \$414,900

Developer: Mosaic Homes

Architect: RLA

Interior design: BBA

Sales centre: 9055 University High Street

Hours: Noon to 6 p.m., Saturday, to Thursday

Telephone: 604-299-1188

Website: nestbymosaic.com

E-mail: info@nestbymosaic.com Occupancy: Summer 2012

Mosaic Homes has long recognized the importance of making a grand entrance. But where its Burnaby Mountain project is concerned, that entrance will be grand in more ways than one.

A year and a half from now, Mosaic will have joined the swelling, master-planned UniverCity community adjacent to Simon Fraser University, throwing open the doors to 80 new apartment homes in a five-storey building known as Nest.

That entrance into the neighbourhood will be noteworthy for Mosaic. But so, too, will be the entrances to those homes -- both within and without.

"A sense of arrival is so important," says Mosaic's Peter Edmonds, noting the step-up entrances that have long typified Mosaic's distinctive row homes, characterized by such features as columns and roof overhangs.

"It's one of the key themes for Mosaic."

Georgian-style row-home architecture will not be evident at Nest, which will instead reflect a more contemporary design, blending such materials as charcoal brick and white HardiPlank siding, punctuated with colourful glass balcony panels.

Even without the columns, however, the building will most certainly celebrate entry.

From the outside, residents and their visitors will enter the lobby on a bridge that spans a green space below. Inside, the homes' entrances will also be memorable: adjacent to each doorway there will be a textured graphic panel bearing a design evocative of branches -- a nod to the name of the building -- and a colour that corresponds with the panel on the home's balcony.

"The powerful result is that the grand sense of entrance and playful use of colour continues at every point of entry at Nest," explains Edmonds. "It instils a sense of arrival to your home, your place."

In 1996, the area's Official Community Plan envisioned UniverCity as a dense, mixed-use community that would be inserted into some 65 hectares surrounding the SFU campus. The eventual home to about 10,000 residents, it would be a transit-oriented, amenity-rich neighbourhood founded on the principles of sustainability.

In keeping with that, Nest will be 30 per cent more energy efficient than its traditional counterparts, incorporating such features as Energy Star appliances, energy-efficient lighting, low VOC paints and hydronic in-floor radiant heating.

So, too, will Nest afford its residents a sustainable, walkable lifestyle: it will be positioned on University High Street, across the road from a new elementary school, down the block from a new Nesters grocery store, and within an easy stroll of an as-yet-to-be-opened 50-seat child-care facility.

Residents, who will live just 10 minutes up the slope from Highway 1, will be able to tap into numerous additional services and amenities -- not the least of which are those that can be accessed through the university's "community card."

"Everyone who lives up at UniverCity has access to the SFU amenities, the library amenity, the fitness amenity, as well as to the university [discounted] transit pass," Edmonds notes. "You also have access to courses and night school and all of those things. So you really do tap in to all that's good about SFU."

It is no surprise to Edmonds, then, that the public response to Nest has been vigorous. More than half of the open-concept one-and two-bedroom homes were purchased within four weeks of their launch, something Edmonds attributes to the award-winning community and the pricing of the apartments.

"We have homes here starting at \$249,900, and this is an uncommonly low price for new apartments in Burnaby, especially built to this standard and close to this amenity," says Edmonds, noting that 90 per cent of the homes are priced at beneath \$400,000. "To have the whole location, product and price wrapped up in a bow -- that's what the pace of sales is all about."

Eight floor plans are on offer at Nest, with ceiling heights ranging from nine to 12 feet. All homes incorporate large windows that will maximize natural light and view prospects.

The top-end show suite is an 888-square-foot two-bedroom homes that bears the impressive signature of interior designer BBA. It speaks to a clean, functional sense of Scandinavian design, further amplified in the furnishings from Inform Interiors.

"Scandinavian design has a certain timelessness to it that we admire, and the natural elements we've included are so at home here at UniverCity," Edmonds says of the look.

Throughout the suite, he says, are examples of touches Mosaic "fussed with" in the homes' design: the placement of a hanging light fixture in one of the bathrooms; the type of cap used on a ledge adjacent to the work station; the lower-than-usual positioning of the light switches on the walls. ("We've done this for a reason," Edmonds notes. "A lot of high-end homes will have lower light switches because it offers you a place to put your art.")

While visitors to the suite will know nothing of those behind-the-scene deliberations, they will find much that's likely to appeal: laminate flooring, for instance, under-cabinet kitchen lighting, stainless steel appliances and porcelain tile bathroom floors.

Nest, says Edmonds, will speak well to Mosaic's mission to create what he calls "thoughtful, urbane densification" -- not only because of its character, but also because of its entrance into the surrounding community.

"We're very pleased to be able to be part of a community that is, in itself, thoughtful and urbane," he says. "It's got our ideas all over it, in that sense. So we were very pleased to come up here and be part of a well-appointed, walkable and very well thought-out community. We're excited to be here, for sure."



The Nest interior designer, BBA, went to Inform in Gastown to dress up the show home. In the master bedroom, two designs by Inform partner Niels Bendtsen project thoughtful craftsmanship, the 'Frame Hi' bed and the 'Partu' nightstands. Table lamps are by Flos. Photograph by: Glenn Baglo, Vancouver Sun, Vancouver Sun



The Mosaic development company is selling eight floor plans in the Nest building. The show home is a two-bedroom, 888-square-foot plan. "We're very pleased to be able to be part of a community that is, in itself, thoughtful and urbane," Mosaic's Peter Edmonds says. "It's got our ideas all over it, in that sense."

