

Citti brings boutique feel to a prime location

Eight- storey project will be a short stroll from Broadway and Cambie hub



Project name: Citti Project address: 238 W. Broadway (and Alberta), Vancouver Project size: 57 condominiums in an eight- storey concrete building Residence size: One to three bedrooms, 535 to 1,440 square feet Prices: From \$ 334,900 Sales centre address: 238 W. Broadway Hours: Noon to 5 p. m., Sat. to Thurs. Telephone: 604- 880- 6880 Web: liveatcitti.com Developer: CM Bay Properties Architect: W. T. Leung Architects Interior Design: Jen Eden, Occupy Design Occupancy: Spring or summer 2016 Sales began: Late September

SPECIAL TO THE SUN

CLAUDIA KWAN

When it came time to design the homes at Citti, the team decided it wanted to offer something a little different.

"First off, we're starting with a concrete building. Yes, it does add a little cost, but it allowed the building to go to eight storeys," David Zigelman of projectmarketer Key Marketing says. "It also offers so many benefits when it comes to noise reduction between floors and between units."

Zigelman adds the relatively small number of suites — at 57 — will create something of a boutique feel, which he believes will facilitate community- building and allow residents to know who their neighbours are, from floor to floor.

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There's plenty of wow factor in the kitchen of the display suite for Citti, a new project by developer CM Bay. The 57-home, eight-storey building will be located on West Broadway between Columbia and Alberta streets in Vancouver.



The Citti display home is a unit with one bedroom and a den, and boasts an impressive view.

Also notable at Citti are the three-bedroom homes. Although most are at the penthouse level, not all are reserved for the top floor.

"We don't think people should automatically have to move out of the city core once their family grows a little bit, or if they want a little more space for guests," Zigelman says. "There's a real need for homes of this size."



Citti will have private penthouse roof decks, and a common deck on the sixth floor.



The dens at Citti could be outfitted as a home office, a reading nook or even a space to accommodate guests.

The design team also wanted to make sure homes had good access to light and outdoor space. Portions of the building are stepped back from the front of the street, creating opportunities for outdoor common spaces on lower levels and a roof deck on the sixth floor. The penthouses have their own private roof decks, and all homes have some type of balcony, some enclosed.

Zigelman says the developers are not well known in Vancouver at this point, but that individually, they have a long history of building homes in the city. CM Bay is a new partnership of several families with close ties to the west side of Vancouver, and Citti is their first — and flagship — project. Others are in the



The bathroom in Citti's show home is finished with large-format porcelain tile flooring.

works in the Fairview Slopes, at Oakridge and near West 62nd Avenue and Granville.

Zigelman says the developers wanted to create a sense of urban sophistication inside the homes, and turned to Jen Eden of Occupy Design.

"You want to be proud to live in and show off your home, so that means having room to entertain," Eden says. "The layouts are very square, so there's very little wasted space. It's very important to be connected to where we live — it's not just a box. The starting canvas has to be solid."

All of the little touches Eden included are displayed in the show home, a unit with one bedroom and a den. There is a foyer at the entrance, so one isn't immediately looking into the rest of the home. The den is tucked off to one side off the front entryway, and could be used either as a home office, a reading nook or, in a pinch, a guest space.

In the bathroom, Eden chose a floating vanity with undermount lighting for a

cleaner look. She points out that the one-piece integrated sink and counter is easy to clean, something that's important to people with busy lifestyles. The wall mirror includes a swingout section concealing storage, showing that same streak of practicality. A deep soaker tub, marble mosaic shower tile and large-format porcelain tile floors are meant to evoke a spa-like feel.

Eden went for some wow factor in the kitchen. The glossy white overhead kitchen cabinets feature gull-wing doors that open upward, making for more efficient use of the space. They also create a continuous horizontal line around the kitchen area, which reads as both restful and modern. Lower cabinets are picked out in a glossy dark grey, with the refrigerator concealed behind a similarly coloured panel.

Instead of tile, the backsplash is a low-maintenance textured metal. It reads as a shimmering silver or subtly glowing gold depending on which colour scheme a buyer chooses. Stainless steel appliances add more metallic accents.

A wall unit across from the main kitchen area extends the length of the front hallway, and encloses a microwave and wall oven. It also creates space for lots of pantry storage. The quartz countertop is extended over the kitchen peninsula for an extra-deep breakfast bar.

The roomy nature of the home is illustrated by the generously sized furniture in the dining and living areas. The built-in closet organizers are included. The only upgrade available is from the laminate flooring to hardwood.

Zigelman says they wanted homeowners to feel as though the building reflected money well spent. There are no expensive amenities like a swimming pool or steam room at Citti. Instead, they focused on amenities they felt would be well used, like a small gym and community gathering spaces.

He says in many ways the proximity to the Cambie and Broadway neighbourhood sells itself. It is well developed in terms of access to restaurants, businesses, grocery stores and banks. Citti is also perched in the midst of a transit and bikeline hub, with a Canada Line station a three-minute walk away and a designated bike corridor off the back lane of the building.

Ultimately, he and Eden circle back to how much the team wants these residences to feel like a community. In fact,

the team is conducting a bit of a social experiment, by including a Citti Passport in the sales brochures for the development. Those who spend enough time in the neighbourhood to visit five of 10 listed vendors — and to pick up proof in the form of stamps in the passport — will receive \$ 3,000 in gift certificates to area businesses when they purchase a home at Citti.