

THE VANCOUVER SUN

In the 'heritage heart' of the neighbourhood

VyaLiving offers Mount Pleasant appeal, minutes from downtown
SHAWN CONNER
SPECIAL TO THE SUN

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WAYNE LEIDENFROST/ PNG



Bathrooms include quartz counters with square undermount sinks.



Homes at VyaLiving will have floor- to- ceiling windows and engineered hardwood flooring in an area of 'diverse social opportunities,' says PortLiving CEO Tobi Reyes.

Architectural design: Robert Ciccozzi
 Interior design: Hungerford Interior Design Marketing: Fifth Avenue Location: 225 Kingsway Hours: noon - 5 p. m., Sat - Thurs Website: vyaliving.com Contact: 604- 559- 1070 or sales Late 2016; construction beginning in the second quarter of 2015

When complete, VyaLiving will be a six-storey, 43-unit condo project located in what developer PortLiving is calling the "heritage heart" of Vancouver's Mount Pleasant neighbourhood.

The project, to rise just south of Kingsgate Mall, comprises five floors of wood-frame construction that will sit on top of a one-level retail concrete podium, overtop two levels of underground parking.

"This area is a good alternative to downtown living," said Tobi Reyes, CEO of PortLiving.

"It's five, seven minutes away (from downtown) and in a transit area. We think the buyer here is going to be similar to a downtown buyer, but who wants a neighbourhood feel."

Mount Pleasant is, after all, a rapidly changing neighbourhood, with a dense and growing concentration of urban amenities. VyaLiving is also on the 10th Avenue bike route, making it a prime attraction for cycling commuters.

The location, Reyes says, is sure to be a draw.

"The type of buyer that VyaLiving is appealing to is a mixture of working professionals, younger families and people who love the neighbourhood. It's people who want to be nearby to accessible transit options, the downtown core and the diverse social opportunities this area offers, including a variety of boutique eateries, coffee houses and breweries."

But PortLiving is counting on the size of the units, as well as the building's location, to attract buyers.

The one-bedroom homes range up to almost 800 square feet and come in five different floor plans, all with flex rooms. The two-bedrooms also have flex rooms, as well as two full baths, and come in two plans, 900 square feet and 954 square feet. The four studios are just over 500 square feet.

As well, there is a generous amount of space dedicated to amenities, both outdoor and indoor. An impressively sized and designed elevated deck runs the width of the building's northeast-facing side. The two-level space will be outfitted with a barbecue, fire pit, green space, benches and urban agriculture.

An additional 2,000 square feet of indoor amenity space will connect to the lower part of the deck.



The open- concept kitchens feature stainless steel appliances, quartz countertops and 'floating' island.



VyaLiving on Kingsway will offer 43 suites with generous space for indoor and outdoor amenities.

Project: VyaLiving Project location: 233 Kingsway Project size: 43 suites (studios, one-bedrooms, two-bedrooms and seven penthouse units) Residence size: 509 - 1,073 sq. ft. Price: from \$ 239,999 Developer: PortLiving

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PHOTOS: WAYNE LEIDENFROST/ PNG



An elevated deck with barbecue and firepit will run the width of VyaLiving's northeast-facing side.



Bathrooms have Moen fixtures, in-floor radiant heating and glass accent tiles in tub and shower.



The 'sleek, modern finish' includes high-gloss flat-panel cabinetry and glass tile backsplash in the kitchen.

The indoor space includes access to a common lounge with a fireplace, kitchen and shared bathroom facilities.

The exterior is West Coast modern, with a bit of an industrial feel. Architect Robert Ciccozzi has included faux wood balcony spandrels defined by a cedar

plank look, along with steel beams. An LED light strip will run down the edge of one corner of the building.

Units will have open and enclosed balconies and oversized floor-to-ceiling windows.

"There's a lot of exposed area," Reyes said. "All of our northern units will see part of a mountain, even on the lowest floor. Views are quite important to us."

The top two floors also have views on the Kingsway (southwest-facing) side. "The livability factor here is quite high."

The building's design allows for easy movement, thanks to a back entrance. This will connect residents to the elevator, without them having to go around the building, and ease entry for residents carrying groceries or bikes.

Inside, units come with engineered hardwood flooring, stainless steel appliances (including a Fisher & Paykel counter-depth fridge with bottom freezer) and open-concept kitchens.

"We're going for a sleek, modern finish," said Rob Vrooman, VyaLiving's project manager. "So there's lots of squared-off edges."

Kitchens are L-shaped with a "floating" island. Features include high-gloss, flat-panel cabinetry, and square-profile undermount single compartment stainless steel sinks. Countertops are quartz, with an eye-catching glass tile backsplash.

The interiors come in two colour schemes, Vya Light (white lacquer cabinetry with grey, and lighter countertop) or Vya Dark.

"It's a bigger, nicer kitchen than you normally get in a smaller condo," Vrooman said. "We made the conscious decision to make the suites larger and more livable."

Bathrooms include quartz countertops with undermount square sinks, square-profile fixtures by Moen, in-floor radiant electric heating, and glass accent tiles in bathtub and shower surrounds.

VyaLiving is competitively priced for the urban condo shopper, both Vrooman and Reyes say. "Something at Cambie or Broadway would be \$100-a-square-foot higher," Vrooman said. "We feel we're providing exceptional value for this location and area."

The project's seven penthouse suites, which start at \$619,999, are larger units that range from 800 square feet to 1,073 square feet. There are six different floor plans for the rooftop series, from one-bedroom units with one- and a-half baths to units with two bedrooms, two bathrooms and a flex room. All have large rooftop decks (from 600 to 837 square feet) and mezzanine spaces. The latter are situated over the kitchen, allowing natural light back into the kitchen, and offering a year-round usable rooftop area.

Penthouse suites notwithstanding, the size and scope of the project fits in with the boutique feel of the neighbourhood, Vrooman says.

"We're strong believers in Mount Pleasant, in general," he said. VyaLiving is the developer's third project in the area, including Midtown at Broadway and Carolina, and one coming to the industrial section further north.

Vya's grand opening is today from noon to 5 p.m.