

DEVELOPER MORE THAN KEEN ON CAMBIE AREA

Latest project is Mosaic's fifth in four years in neighbourhood

SIMON BRIAULT



Kitchens in Mosaic Homes' Edward project will have Shaker-style cabinetry and peninsula countertops or kitchen islands.

Over the past few years, there's been considerable development activity in Vancouver's Cambie neighbourhood, and one of the most prominent players has been Mosaic Homes, the developer behind two upcoming four-storey apartment buildings on King Edward Avenue just east of Cambie Street.

The project, aptly named Edward, will include 51 homes that will go on sale toward the end of the month.

"This is the fifth project we've developed in the Cambie neighbourhood over the last four years," said Geoff Duyker, Mosaic's senior vice-president of marketing. "We love the area and we're excited to be building Edward, which will likely be our last property here for a little while ...

"It's absolutely our favourite development so far," he added. "It's received the most interest from people in the Mosaic office we've ever had. What really makes it stand out is the fact that it's got such broad appeal. That's because it's in such an incredible setting, right at the nexus of the Canada Line, Cambie Village and the park."

A glance at the website of the Cambie Village Business Association confirms Duyker's assertion that the location doesn't want for vibrancy. There are 19 categories under the shops and services section — never mind the number of individual businesses. Milestones Grill and Bar, Bier Craft Bistro, The Park Theatre, Yuk Yuk's, Steve Nash Fitness, LuluLemon Lab, Whole Foods, Choices Mar-

kets, Shoppers Drug Mart, Subway, Starbucks and Sushi 7 — it's all there, along with many other options.

"The village is just a few blocks away and it's such an incredible high-street amenity," Duyker said. "There's great restaurants, little boutique shops, bigger chain stores, coffee shops and services. When you put all those things together, you get a phenomenal location that is proving very attractive to all kinds of buyers."

Hillcrest Park, which includes a huge community centre with swimming pools, an ice rink and a gym, is within walking distance of Edward. The park also has Nat Bailey Stadium, where the Vancouver Canadians play baseball.

The nearby Queen Elizabeth Park is home to the Bloedel Conservatory, a pitch-and-putt golf course and fine dining at Seasons in the Park. The park spans some 130 acres and is known as Vancouver's horticultural jewel — a major draw for flower enthusiasts and view-seekers, and a popular backdrop for wedding photos. Its summit is 152 metres above sea level, the highest point in Vancouver and provides stunning views of the park, the city and the mountains on the North Shore.

Edward

Project location: King Edward Avenue and Yukon Street

Project size: 51 apartments of between 588 and 1,744 square feet; one to three bedrooms

Developer: Mosaic Homes

Architect: Shift Architecture

Interior designer: Cristina Oberti Interior Design

Price: from the high \$700,000s

Sales centre: 5710 Cambie Street

Hours: noon — 6 p.m., daily

Telephone: 604-325-2216

Website: <http://www.mosaichomes.com/edward>

Occupancy: Spring 2018



Mosaic Homes' 51-unit Edward project is close to Cambie Village, Hillcrest Park, Nat Bailey Stadium and Queen Elizabeth Park.



Living and dining areas at Edward will have laminate wood flooring. Homes range from 588 square feet up to 1,744 square feet, and have one to three bedrooms.

Mosaic has touted these amenities for a while now, Duyker said.

"Edward is preceded by more than 300 new homes that we've designed and built in the neighbourhood over the past four years," he said. "We've been able to take everything that we've learned from our customers in that time and pour it into the design of this project.

"All the homes will have 10-foot ceilings, which will provide more volume, more storage space and more light. In general, we've made the homes larger, too. We have more two- and three-bedroom homes in this project than we've ever had before. Buyers have told us they want bigger homes that provide space for both downsizers and young professionals looking to move up."

The buildings at Edward will have white brick facings with black windows and black metal detailing. Duyker said the buildings will stand the test of time and that the designers are aiming for a classic look with industrial materials, but in a contemporary form. The devel-

opment will include a landscaped courtyard with garden plots for herbs and vegetables and an outdoor leisure area with spaces to sit, play and gather.

The homes range from 588 to 1,744 square feet and have one to three bedrooms. There's laminate wood flooring throughout living and dining areas and textured loop pile carpeting in the bedrooms. Kitchens have Shaker-style cabinetry and stainless steel Bertazzoni ranges, which can be upgraded to various colours. There are peninsula countertops or kitchen islands in all homes, lots of countertop space, large matte black pulls on pullout drawers and, in some homes, full-height pantries.

Bathrooms feature polished white quartz countertops and white under-mounted porcelain sinks. There are Grohe faucets in polished chrome and frameless glass showers in the ensuites. Some homes have semi-free-standing, deep-soaker tubs in the second bathrooms. All bathrooms come with water-efficient Kohler dual-flush toilets and contemporary porcelain wall and floor tiles with rich marble finishes.

Prices at Edward start in the high \$700,000s and completion is scheduled for early 2018.