

## SOMETHING OLD, SOMETHING NEW COME TOGETHER AT ELEVEN WEST

**Kitsilano project small in size, but not in concept**

SHAWN CONNER

PHOTOS: DON BULL CREATIVE



Many of the Eleven West homes will have "absolutely spectacular" views, developer Cheryl Nadeau says.

Developer Cheryl Nadeau can't conceal her enthusiasm over her latest project, and doesn't try to.



Eleven West, a 10-home project from Nadeau Developments on Maple Street in Kitsilano, is expected to be complete by next August.

The reason for her excitement is Eleven West. A collection of homes at Maple and West 11th Avenue in Kitsilano, the project is modest in size by developer standards, comprising 10 homes. But it has a neighbourhood-friendly concept, Nadeau says: They're keeping and renovating an on-site structure that is a neighbourhood icon while planning an entirely new building.

"It's one of the last Spanish colonial revival buildings in Vancouver," Nadeau said.

She and her husband and business partner Duane went before city council to have the building, built in 1929, deemed heritage and turn it into artists' studios.

"They were so thrilled we were going to keep it," she said. "It cost us a lot of

money and a lot of time...

"I would hear this all the time: 'I biked by there all the time as a kid,' or, 'I bike by there now and I see it.'"

Buyer Markus Chernoff is well aware of the site's iconic status, both for the Spanish heritage building on the lot, as well as the heritage building next door, the 83-year-old Bessborough Armoury.

"It's such a cool art deco-looking building," he said.

"Being right next door (to the armoury), I see the project as a complementary thing. Even though there's a contradiction in terms of the modern portion, it seems to be so complementary to the entire neighbourhood, including the Bessborough Armoury. Some of the other buildings in that neighbourhood don't have the same kind of architectural design or stature as the concept in this one. It just seemed to be kind of a superior design development. It also gave me the opportunity to think about what I could do in my portion."

Chernoff has bought an artist's studio in the preserved building, which will house two studios with one bedroom and a den and the studio out front.

Another building has been demolished to make way for the new build, and although it had no heritage value, it too had a history of housing artists, Nadeau said.

"For years, it's been an artisan type of building — nothing big, but with really creative people," she said.

Nadeau said the building was once home to the studio of Wendy Williams Watt. Here, the designer created her signature "big love balls," giant balls inscribed with the word love that are sometimes seen at events in town like Diner en Blanc.

When complete, the building will house both townhomes and condos.

There are two twobedroom townhomes and one three-bedroom; the latter, a 1,200-square-foot home, is on the southwest end of the building. A 1,068-square-foot two-bedroom takes up the middle, and a 1,038-square-foot home is on the northwest corner.

That home, Nadeau said, is the only townhome accessible from the elevator, making it perfect for an elderly couple who still want to maintain their independence, she said.

"They could have that mainfloor living for a caregiver or adult child," she said. The home also has a wraparound deck.



**Eleven West**  
Project Address: 2655 Maple St.  
Project Size: 10 homes, 815 — 1,973 square feet  
Bedrooms: two one-bedroom-and-den artist's studios, two two-bedroom townhomes, one three-bedroom townhome, five three-bedroom condos  
Price: starting at \$978,000  
Developer: Nadeau Developments  
Architect: Ankenman Marchand Architects  
Interior designer: Eleven West Group  
Contact name: Cheryl Nadeau  
Contact phone: 604-802-0001  
Sales centre: 2126 W. 41st Avenue  
Centre's hours: by appointment  
Website: elevenwest.ca  
Completion date: August 2018

Saturday May 6, 2017

## 'As much glass as possible' heightens views

PHOTOS: DON BULL CREATIVE



*Eleven West's condo units will exceed 1,800 square feet and will be fitted with gas fireplaces.*

For the condos, each of which is just over 1,800 square feet — the penthouse is nearly 2,000 — Nadeau said she envisions families or downsizers who “don’t want to do the downtown thing ” and “want to stay in the community.”

“It’s the kind of residence you can live in as long as you want,” she said. “The elevator opens right into your unit, and it’s one-floor living.” Each three-bedroom condo takes up a floor. The third-storey condo has a wraparound balcony, while the others each have four decks, one of which is enclosed. The penthouse has the entire 1,336-square-foot rooftop deck with seating, an outdoor kitchen, room for a hot tub and panoramic views.

“We’ve done quite a bit of droning,” Nadeau said. “The views are city, mountain, water. It’s going to be absolutely spectacular.”

Most of the homes have views, and one of the main features of the homes is “all the glass,” Nadeau said. “Even from the lower floors, you still get views of the city and mountains.”

While they’ll put in “as much glass as possible in order to capitalize on the views,” Nadeau said the concrete building will have “nothing but the highest quality materials on the outside, rock and brick and metal.”

Most homes have open-concept

layouts and nine-foot-high ceilings (eight feet in the studios and 10 in the penthouse). Condo features include an integrated appliance package in the kitchen and gas fireplace in the main living space. All homes have a generous master bedroom with walk-in closet and ensuite.

The two-storey artist suites will feature a funky mix of different influences in finishings, including Spanish and Italian.

“We’re trying to live the space with people in mind,” Nadeau said, “to really make sure we’re capturing a group of people, whether families, downsizers or artists. We really wanted to add into the community.”

A part-time musician, Chernoff said he is planning to use his studio for a boutique high-end vintage guitar shop.

“I know a violin-maker occupied the space I’ll be in, and bands have played in those buildings,” he said. “I know it has quite a history. And I thought, you know what, it would be the perfect space, the perfect neighbourhood, the perfect design, and something I would be super proud to live in.”

He added: “I was born and raised in Vancouver and I’ve seen a lot of beautiful buildings go down, and a lot of plain-Jane cookie-cutter condominiums go up, and this is so far from that.”



*Eleven West's penthouse will have a 1,336-square-foot rooftop deck.*