

## North Van's Neu designed with environmentally conscious buyers in mind

Ben Taylor of rareEarth Project Marketing, describes applying passive house principles to the Neu project as a form of "future-proofing"

Kathleen Freimond  
February 05, 2021  
Vancouver Sun



An artist's rendering of a rooftop patio at Neu on 3rd — a 27-unit townhome development to be built in North Vancouver's Moodyville neighbourhood. PNG Article content

With its focus on energy efficiency and a reduced ecological footprint, Neu, the 27-townhome development in the City of North Vancouver's Moodyville neighbourhood, is designed to appeal to environmentally conscious buyers looking to secure a home in the burgeoning community.

Moodyville has been transformed in recent years as North Van's official community plan (OCP) for the neighbourhood — following the 2016 rezoning of the land east of St. Patrick's Avenue to Queensbury Avenue and south of East 4th Street — takes shape. When complete, the area will include approximately 1,500 homes and improved greenways and parks.

North Van's Neu designed with environmentally conscious buyers in mind

Ben Taylor of rareEarth Project Marketing, describes applying passive house principles to the Neu project as a form of "future-proofing" — he believes these construction methods will likely become the standard in the next three to five years.

He says the five principles that will be applied to Neu are: super insulated exterior walls; high performance triple-glazed windows; a heat recovery ventilation system; continuous insulation and no thermal bridging; and airtight construction. The advantages of these features include saving energy and quiet interiors.



The Neu development comprises a range of options for buyers including three- and four-bedroom homes and a floorplan of a three-bedroom with a lock-off suite that could be used as a mortgage helper. PNG Neu — like all projects in the revitalized area — will benefit from Lonsdale Energy Corp.'s extension of its thermal energy system to the neighbourhood. The LEC uses a network of underground pipes to circulate hot water to heat the buildings that are connected to its system, resulting in a smaller environmental footprint with cost, energy and space savings.

Taylor, who lives in the neighbourhood himself, says Neu buyers have the advantage of purchasing a home in the development at 632 East Third Street just as many infrastructure projects are completed,

and the residents build a sense of community in the revitalized suburb.

"Things are getting painted and paved, and it's looking more like a completed neighbourhood," says Taylor, also noting the multi-million-dollar upgrades at nearby Moodyville Park that includes a children's

playground, plenty of space for picnics, bike trails and walkways for outdoor enthusiasts and a multi-use sports court.

For Western Construction, established in 1985, Neu is the company's first project on the North Shore. Construction is expected to start this month, with completion slated for 2022, says Taylor.

The development comprises a range of options for buyers, including three- and four-bedroom homes and a floorplan of a three-bedroom with a lock-off suite that could be used as a mortgage helper.

With Copenhagen and European styles as inspiration, Fougere Architecture Inc. designed classic and clean exteriors using Hardie panels with a range of finishes, including a wood-look, a smooth surface and a painted rock dash stucco. The triple-glazed windows are tilt and turn, and all exterior doors and frames are aluminum.

The three-level townhomes have a garage (accessed from the lane) and the front door on the ground level, with the kitchen, dining and living room open-plan space on the second level and bedrooms and bathrooms on the third level.



Fougere Architecture Inc. designed classic and clean exteriors using Hardie panels with a range of finishes including a wood-look, a smooth surface and a painted rock dash stucco. PNG One of the features attracting plenty of attention is the rooftop decks of the homes in the south-facing blocks. The decks will be between 450 and 500 square feet – more than enough space for a barbeque and outdoor seating areas – with views over Burrard Inlet and of Vancouver in the distance, says Taylor.

Buyers can choose from two interior colour palettes inspired by a Danish-Modern esthetic,

says Carly Norris, founder and interior designer at Figura Design, who was also influenced by the natural surroundings on the North Shore and passive house principles when choosing materials.

The Light option results in a bright and airy design with neutral tones and warm whites and taupes, while the Dark scheme introduces contrast with striking black marble-look quartz countertops, a teak-colour wood veneer for the lower cabinets, and the panels that integrate the Fisher & Paykel refrigerator/freezer. The flat-slab upper cabinet doors are consistent across both colour schemes, and while the finishes are different, the design of the lower cabinet doors is consistent. Influenced by the traditional Shaker-style, Norris chose a three-quarter inch rail to frame the doors, creating a more modern look for the cabinetry. A black matte Dornbracht kitchen faucet (with pullout spray) and black hardware are punctuation points in both colour palettes, while the stainless-steel [Franke](#) sink in the peninsula and Fisher & Paykel induction cooktop and oven and Bosch dishwasher are the standard appliances (there is an option to upgrade to Miele appliances.) The kitchen in the lock-off includes a KitchenAid ceramic-glass cooktop, Frigidaire microwave and Marvel refrigerator.

Norris paid particular attention to organization in the kitchen ensuring every available space was maximized. A Richelieu Smart Corner system makes an otherwise impractical corner space available, and a wine rack facing the dining room makes use of the other corner space. Recycling and waste containers are on full extension slides for easy access.

While the two colour schemes in the ensuite bathrooms have distinct tones, they also incorporate different materials, says Norris. The Light option features a 24 by 24-inch terrazzo tile backsplash, while the Dark scheme features a light grey tile with elongated hex tiles accenting the space above the ledge (or niche). An oval Duravit vessel sink introduces a soft shape in a space otherwise dominated by straight lines, and the wall-mounted faucet supports the clean-look Danish-Modern design.

There are engineered hardwood floors on the main living level and SmartStrand silk [carpets](#), designed to be soft underfoot, in the bedrooms.

Neu on 3rd

**Project address:** 632 East 3rd Street

**Project City:** North Vancouver

**Developer:** Western Construction

**Architect:** Fougere Architecture Inc.

Interior designer: Figura Design

**Project size:** 27 townhomes

**Bedrooms:** 3-, 4-bedrooms; 3 bedrooms and lock-off

**Price:** From \$988,900

**Sales centre:** Virtual sales centre

**Sales office:** 720 East 3rd Street, North Vancouver

**Sales office hours:** Tuesday, Thursday, Sunday 11 a.m. to 5 p.m. by appointment only

**Phone:** 778-885-5085

**Website:** [neuron3rd.ca](http://neuron3rd.ca)

© 2022 Vancouver Sun, © 2022 Vancouver Sun,