



AVENUE 33

Westside by Nature

AVENUE33 brings the clean lines and refined silhouette of modern west coast design to one of Vancouver's oldest single-family-home neighbourhoods.

This exclusive collection of forty-nine residences offers the best of townhome living, centrally located in Vancouver's prestigious west-side. Three bedroom City Homes and Townhomes and one and two bedroom Garden Homes in four boutique buildings that frame a secluded private courtyard. Discover this rare opportunity to live in a neighbourhood of parks and playgrounds with convenient access to the best Vancouver has to offer.

Homes with a Heart



In the Centre of the City

Designed to reflect the scale of the surrounding single-family-homes, AVENUE33 merges modern west-coast design with traditional materials including wood plank and shingle siding that reflect the look and feel of the heritage homes in the neighbourhood. And at its heart, a secluded landscaped courtyard, framed by the four distinct buildings of AVENUE33. Step out your front door and relax in the lounge seating or watch the energy and activity of the children's play area, a private escape in the heart of the city.

AVENUE33 offers the rare opportunity to own a west-side home with personal front door access, maximizing both privacy and security.

A Personal View of Vancouver

Enjoy the view of one of the world's greenest cities from your private rooftop deck. Lush parks and playgrounds connect to tree-lined streets that stretch to the oceanfront and the mountains beyond. AVENUE33 offers the perfect location in a city renowned the world over for its spectacular natural setting and energetic lifestyle.

An Oasis in the City

A rooftop deck with a dining table, chairs, and a grill, overlooking a city and mountains. The scene is set during the day with a clear blue sky and distant mountains. In the foreground, there is a wooden dining table with white chairs, set with a bottle of wine, glasses, and a platter of food. To the right, a man in a white sweater is grilling food on a stainless steel grill. In the background, a woman in a white top and blue jeans is talking to a man in a plaid shirt. The deck is surrounded by a white railing and a view of a city with trees and mountains in the distance.

Significant Surroundings



Kerrisdale

Shaughnessy

Oak Street

Eric Hamber
Secondary

BC Women's &
Children's Hospitals

Laurel Street

Douglas Park

Downtown

Willow Street

Cambie Village

King Edward
Station

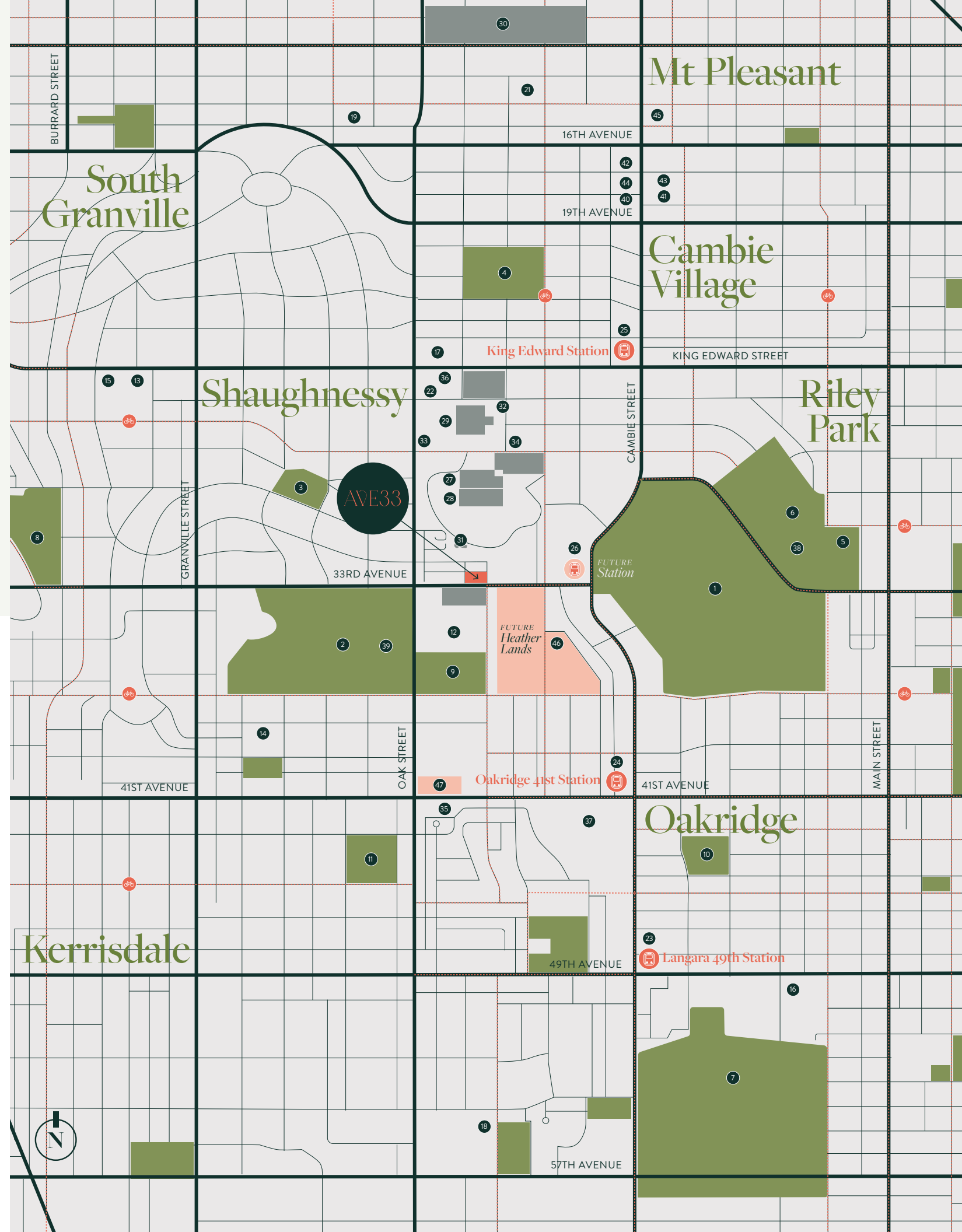
Cambie Street

Hillcrest
Community Centre

QE Park

AVENUE 33

Surrounded by parks and playgrounds and only moments away from Cambie Village and the Oak Street corridor, this westside location offers both the energy and vitality of urban living and quick access to Richmond and Downtown Vancouver.



OUTDOOR SPACE

- 1 Queen Elizabeth Park
- 2 VanDusen Botanical Garden
- 3 Devonshire Park
- 4 Douglas Park Community Centre & Daycare
- 5 Riley Park
- 6 Hillcrest Community + Aquatics Centre
- 7 Langara Golf Course
- 8 Quilchena Park
- 9 Oak Meadows Park
- 10 Columbia Park
- 11 Montgomery Park

SCHOOLS

- 12 Eric Hamber Secondary School
- 13 York House School
- 14 Vancouver College
- 15 Little Flower Academy
- 16 Langara College
- 17 Emily Carr Elementary School

- 18 Sir Winston Churchill Secondary School
- 19 L'Ecole Bilingue French Elementary
- 20 General Gordon Elementary
- 21 Blessed Sacrament Elementary
- 22 Talmud Torah Elementary

TRANSIT

- 23 Langara-49th Avenue Station
- 24 Oakridge-41st Station
- 25 King Edward Station
- 26 *Future Station* at 33rd + Cambie

MEDICAL GATEWAY

- 27 BC Children's Hospital Emergency Room
- 28 BC Women's Hospital
- 29 GF Strong Rehabilitation Centre
- 30 Vancouver General Hospital
- 31 Djavad Mowafaghian Child Care Centre
- 32 St. Jude's Anglican Home

CONGREGATIONAL CENTRES

- 33 Congregation Beth Israel
- 34 Roman Catholic Archdiocese
- 35 JCC (Jewish Community Centre)

RESTAURANTS + SHOPPING

- 36 King Edward Mall (Safeway)
- 37 Oakridge Centre
- 38 Seasons in the Park
- 39 Shaughnessy Restaurant
- 40 Choices Market
- 41 Walrus Design
- 42 Cadine Boutique
- 43 Rain or Shine Ice Cream
- 44 BierCraft Bistro
- 45 Vij's

FUTURE DEVELOPMENTS

- 46 21 Acre Heather Street Lands
- 47 Future Oakridge Transit Centre Site

A man in a dark sweater and beanie walks a golden retriever on a leash down a path lined with trees in autumn. The ground is covered in fallen leaves, and the trees have vibrant yellow and orange foliage. The scene is bathed in warm, golden light.

Laurel + Willow

In the Neighbourhood

Two long-established westside streets frame the outstanding location of AVENUE33. The laurel, long a symbol of success and the willow, a sign of growth and abundance, are perfect companions for this rare townhome offering.

A wealth of trees, hedges and the natural landscape of parks, playgrounds and residences, bring a calm suburban feeling to this family-friendly urban location. AVENUE33 allows you to plant your own westside Vancouver roots and celebrate growth and abundance in one of the world's most desirable cities.



Village + Park – at Your Doorstep

Whether you choose to walk, ride, drive or take transit, the best of Vancouver is easily within reach at AVENUE33. Wander the parks and playgrounds, stroll the tree-lined streets of heritage homes, head over to the boutiques and bistros of Cambie Village, or take Oak Street to quickly connect with Oakridge, Downtown Vancouver or Richmond.



Modern + Westcoast



Expressive Interiors

A quick coffee, a family breakfast or a sit down dinner with friends, the kitchens at AVENUE33 are truly the heart of the home. Custom cabinets, quartz countertops and full-size Miele appliances are the perfect touches for the aspiring chef of the family, while soaker tubs and premium fixtures and finishes turn a bathroom into a haven for relaxation and self-care.



Designed for Living

Open plan layouts in shared spaces and expansive glazing create airy light-filled interiors, perfect for relaxed family-time, an intimate dinner or an evening of entertaining.

Whether you choose the convenience of one-level living in a Garden Home, or the enhanced privacy of a multi-level City Home or Townhome, every floorplan at AVENUE33 is designed to enhance every aspect of daily life.



BC STEP CODE 3
BUILDING EXTERIOR

TRIPLE PANE WINDOWS

PRIVATE ROOF PATIO
98 SQ FT

9' CEILING HEIGHT

AIR CONDITIONING

MIELE APPLIANCES

INTEGRATED
ENTERTAINMENT MILLWORK
WITH ORGANIZER

PRIVATE COURTYARD
LEVEL ENTRY

CHEF INSPIRED KITCHENS
CONSULTING BY DIRTY
APRON'S VERY OWN
DAVID ROBERTSON

ENGINEERED HARDWOOD
FLOORING THROUGHOUT

PRIVATE PATIO
WITH NATURAL GAS BIB
+ WATER BIB

PRIVATE ACCESS FROM
PARKADE

Townhome

Unit D1 | 1249 SQ FT

THREE LEVEL, THREE BEDROOM + FLEX, 2.5 BATH



AIR CONDITIONING

BC STEP CODE 3
BUILDING EXTERIOR

9' CEILING HEIGHT

PRIVATE ROOF DECK
WITH NATURAL GAS BIB
+ WATER BIB
267 SQ FT

INTEGRATED
ENTERTAINMENT MILLWORK
WITH ORGANIZER

MIELE APPLIANCES

PRIVATE STREET LEVEL ENTRY

CHEF INSPIRED KITCHENS
CONSULTING BY DIRTY
APRON'S VERY OWN
DAVID ROBERTSON

ENGINEERED HARDWOOD
FLOORING THROUGHOUT

TRIPLE PANE WINDOWS

MIELE APPLIANCES

PRIVATE PATIO WITH
NATURAL GAS BIB
+ WATER BIB
196-368 SQ FT

INTEGRATED
ENTERTAINMENT MILLWORK
WITH ORGANIZER

PRIVATE STREET LEVEL ENTRY

CITY HOME

GARDEN HOME

City Home

Unit CE | 1144 SQ FT

TWO LEVEL, THREE BEDROOM + FLEX, 2.5 BATH

Garden Home

Unit A4 | 575 SQ FT

ONE LEVEL, ONE BEDROOM, ONE BATH WITH STREET ACCESS

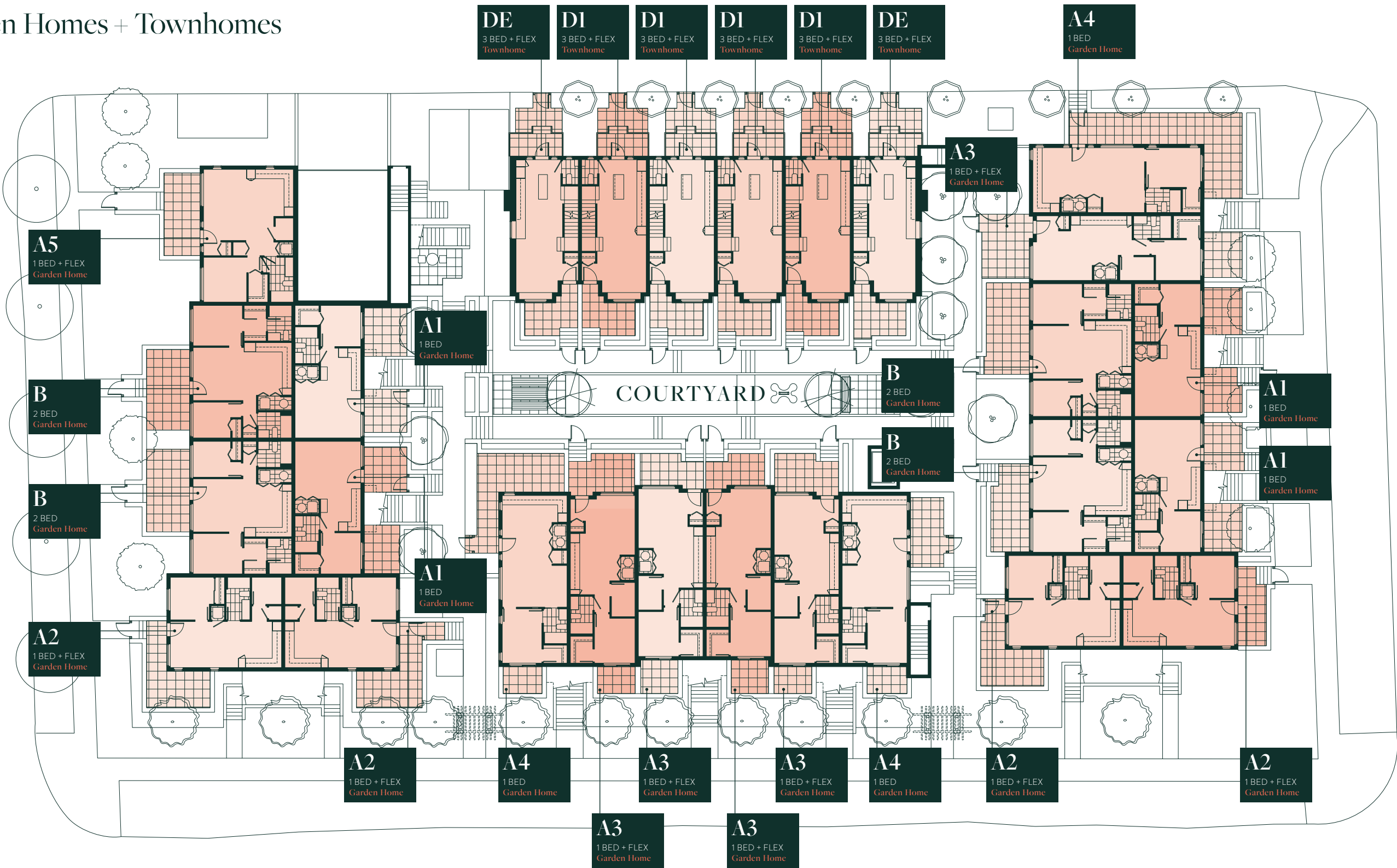
LEVEL 01

Garden Homes + Townhomes

LANE

LAUREL STREET

WILLOW STREET



WEST 33 AVENUE



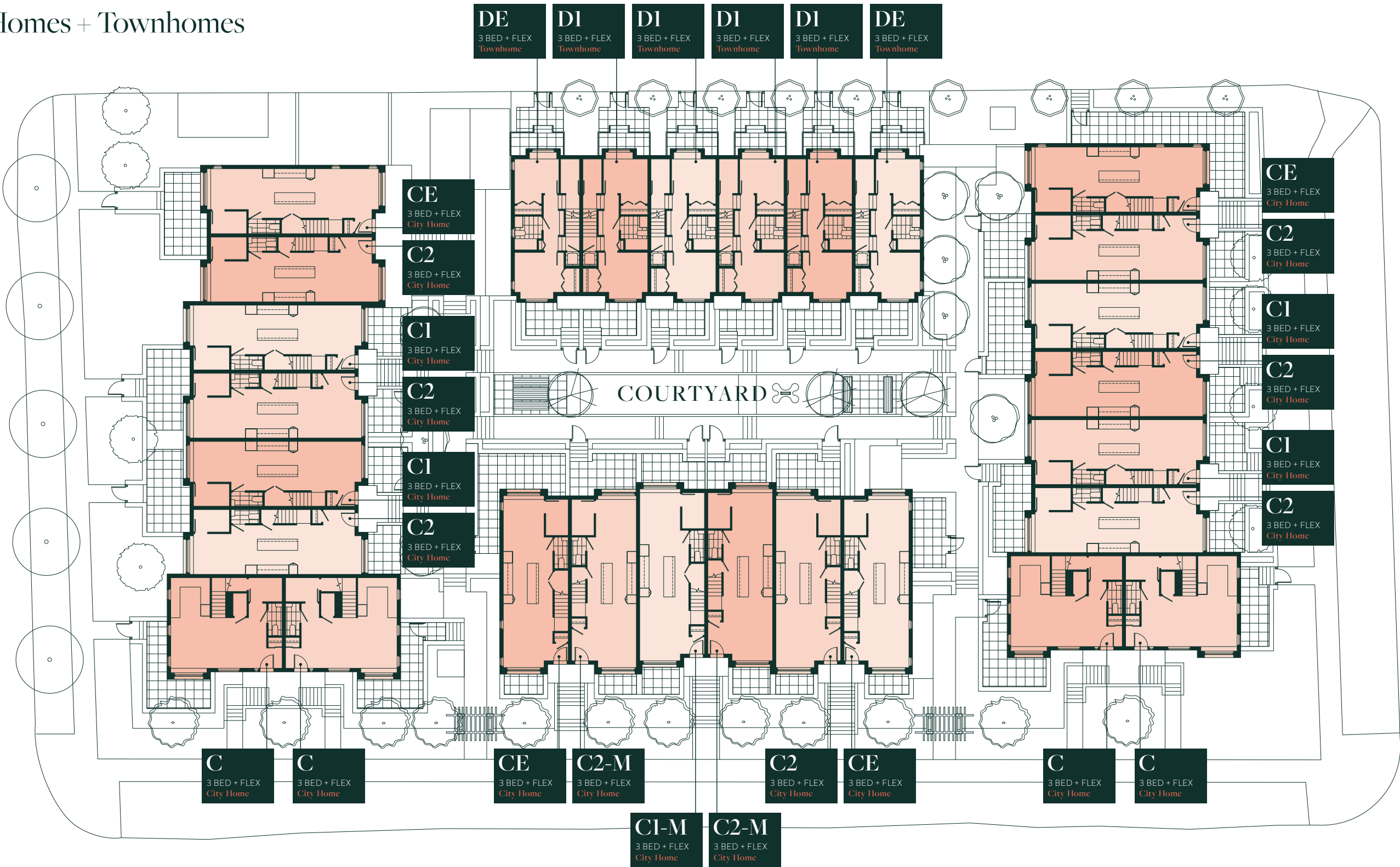
LEVEL 02

City Homes + Townhomes

LANE

LAUREL STREET

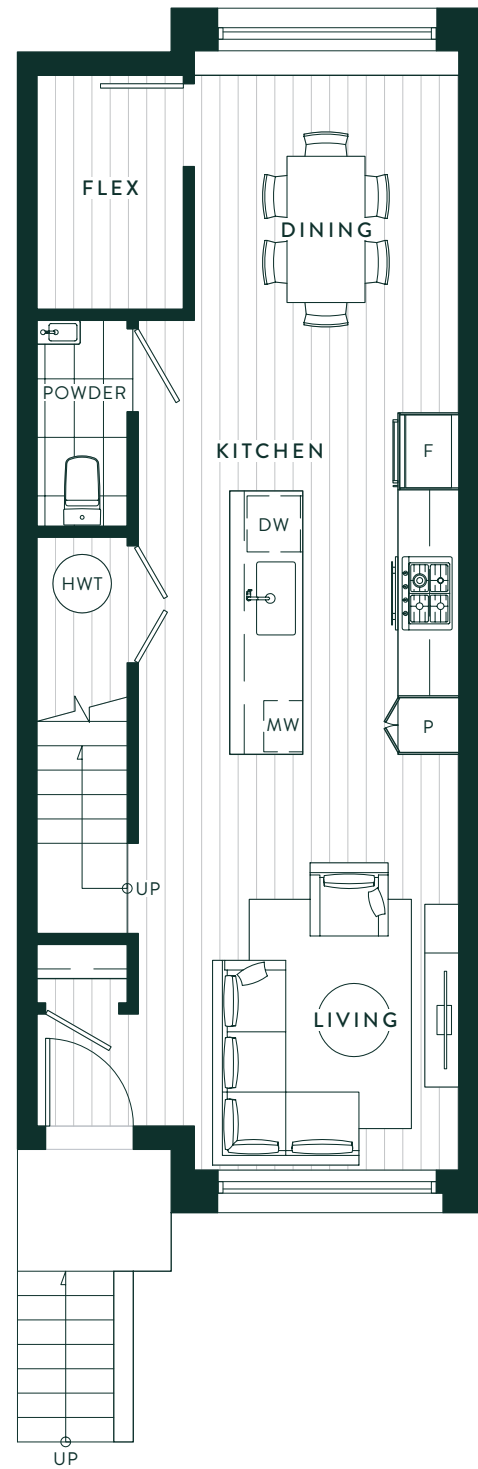
WILLOW STREET



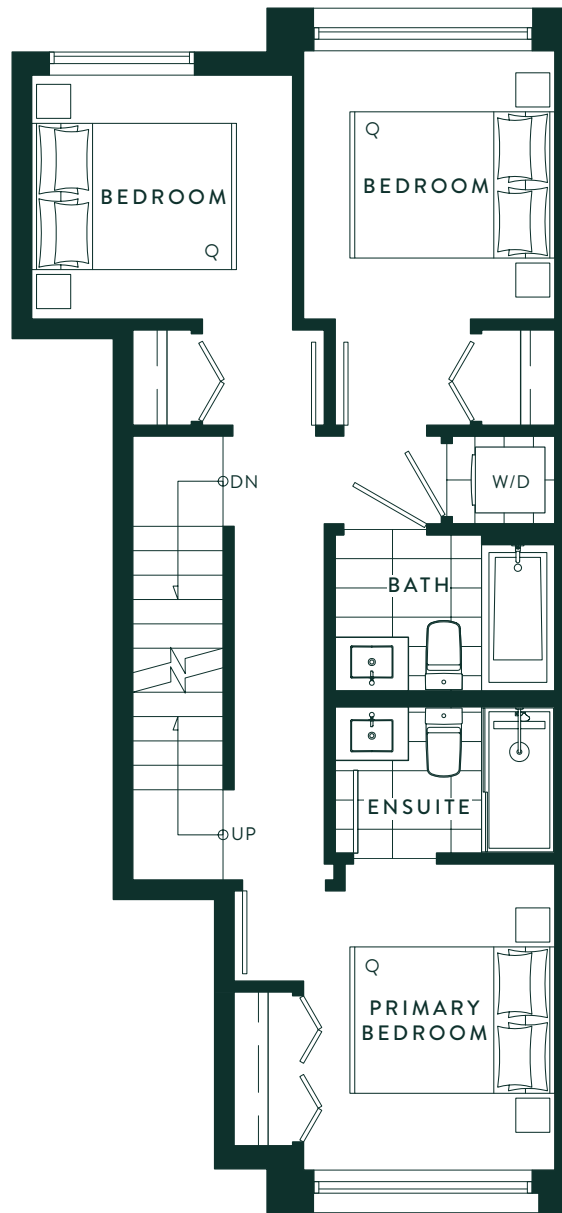
WEST 33 AVENUE



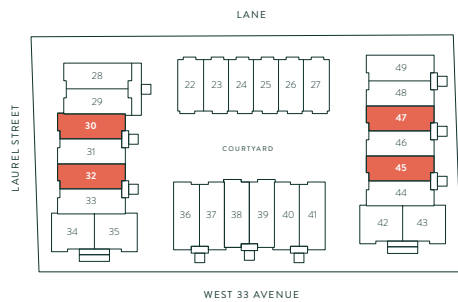
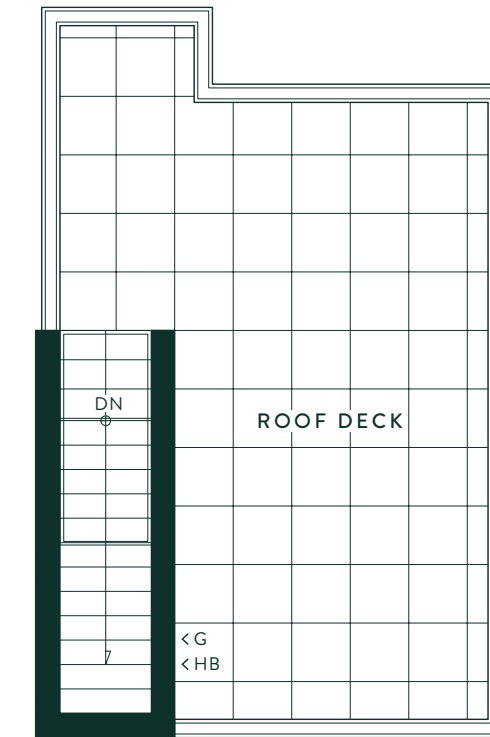
MAIN FLOOR



UPPER FLOOR



ROOF DECK



LEVEL 02

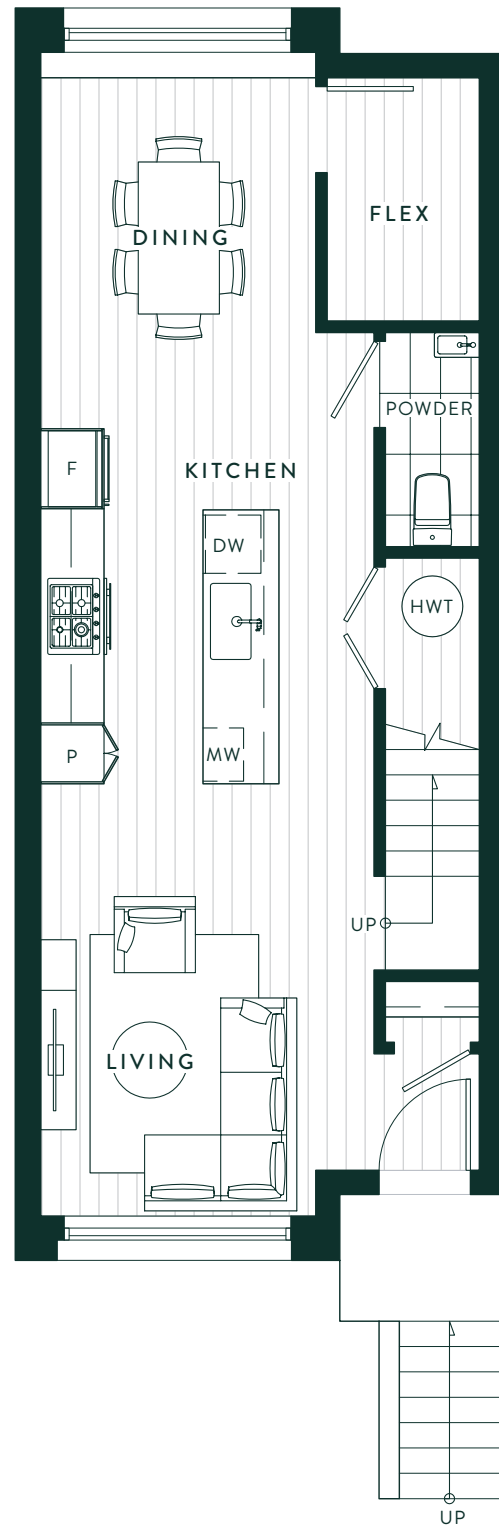
Dimensions, sizes, specifications, layouts, gas and hose bib locations and materials are approximate only and subject to change without notice. E&O.E.

2 LEVEL
3 BEDROOM + FLEX
2.5 BATH

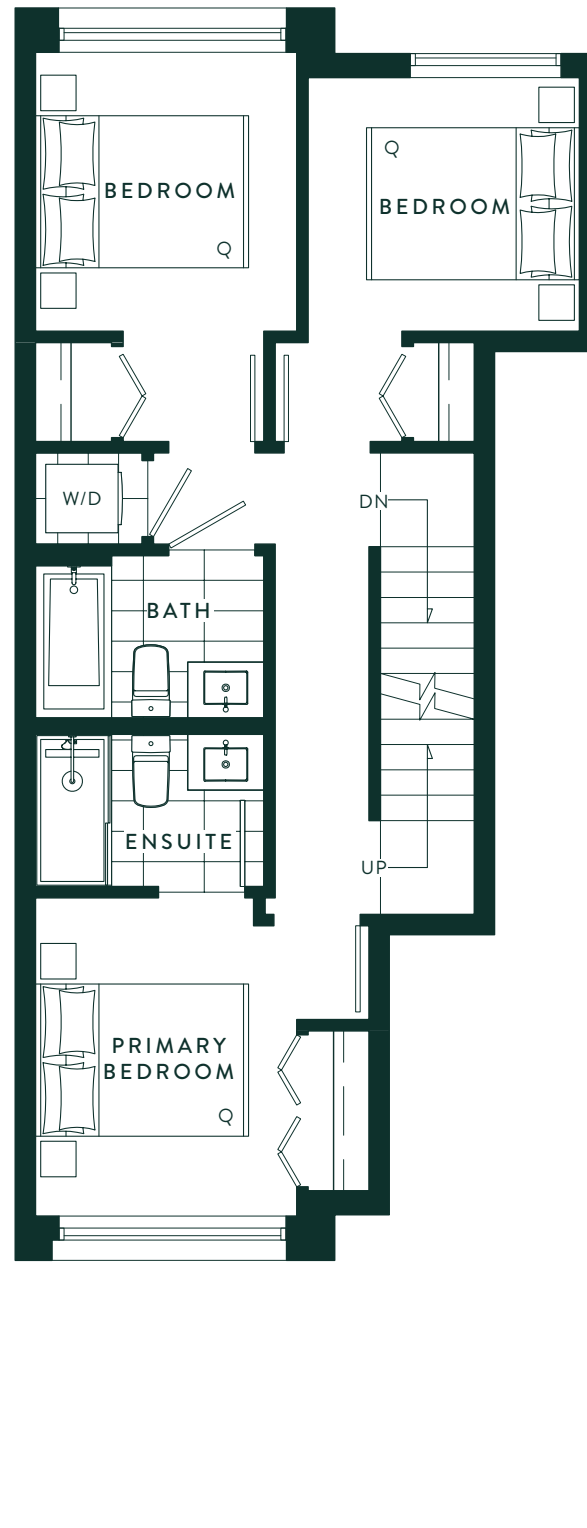
1,148 INTERIOR SQ.FT.
235-278 ROOF DECK SQ.FT.

Unit C1 City Home

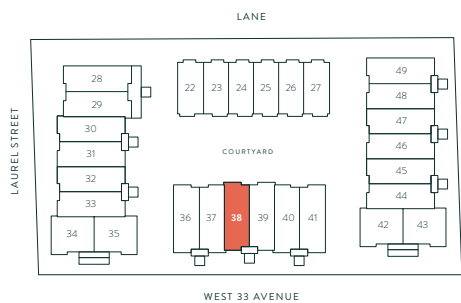
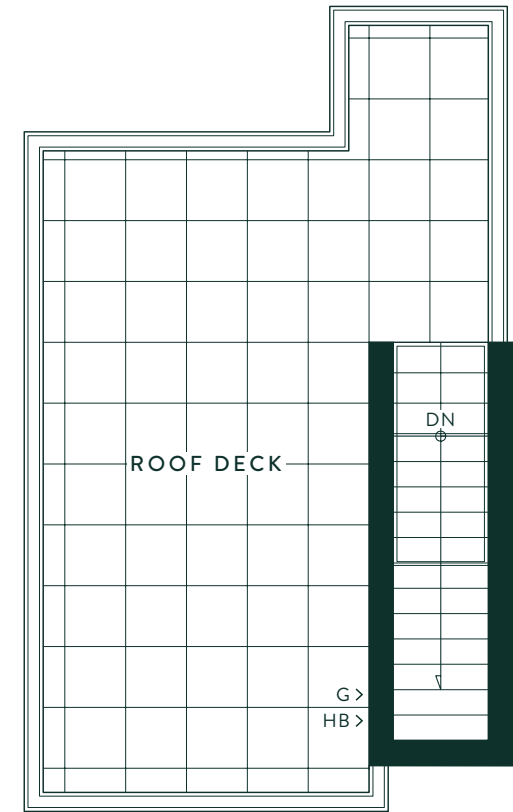
MAIN FLOOR



UPPER FLOOR



ROOF DECK



LEVEL 02

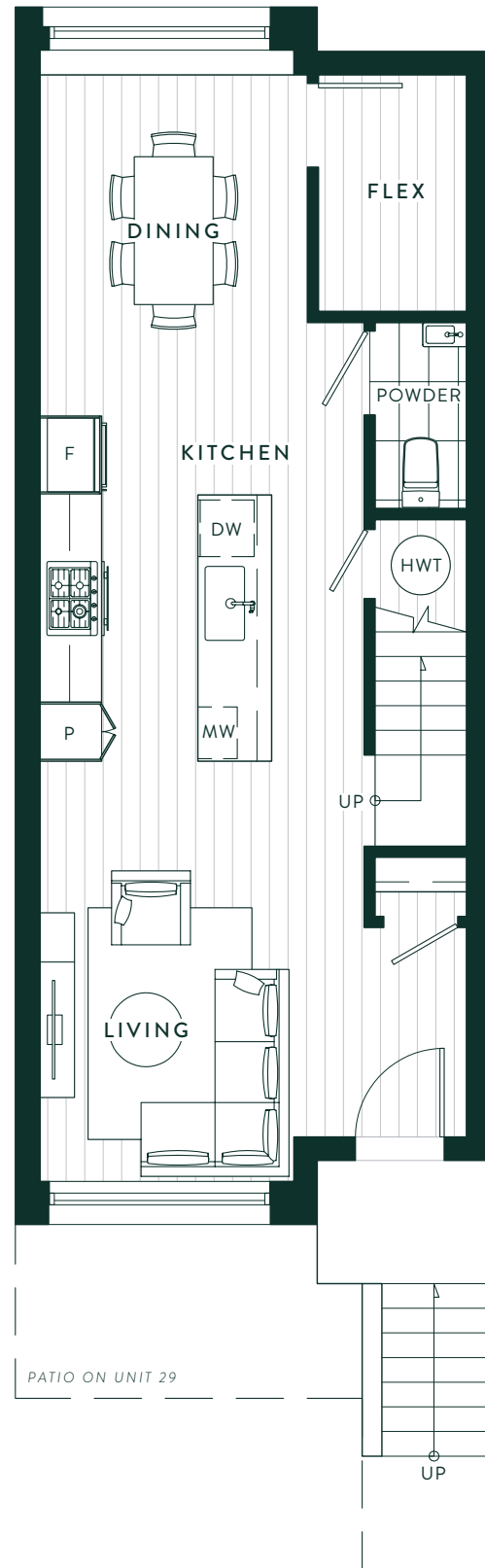
Dimensions, sizes, specifications, layouts, gas and hose bib locations and materials are approximate only and subject to change without notice. E&O.E.

2 LEVEL
3 BEDROOM + FLEX
2.5 BATH

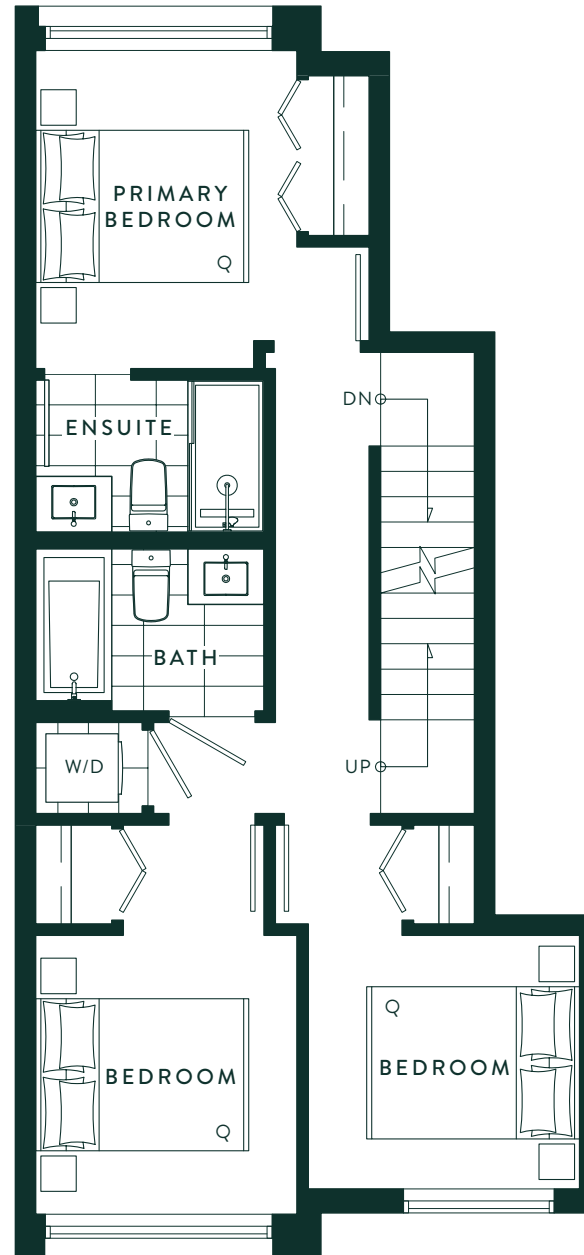
1,148 INTERIOR SQ.FT.
274 ROOF DECK SQ.FT.

Unit C1-M City Home

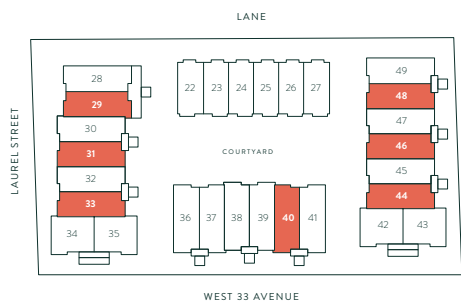
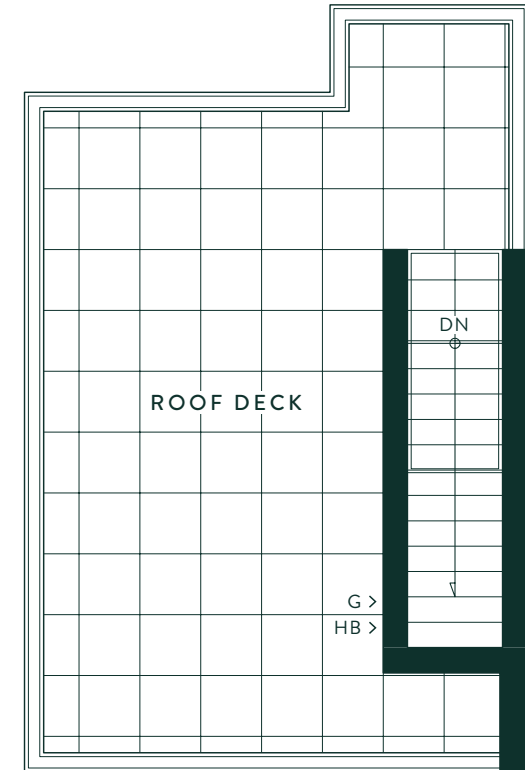
MAIN FLOOR



UPPER FLOOR



ROOF DECK



LEVEL 02

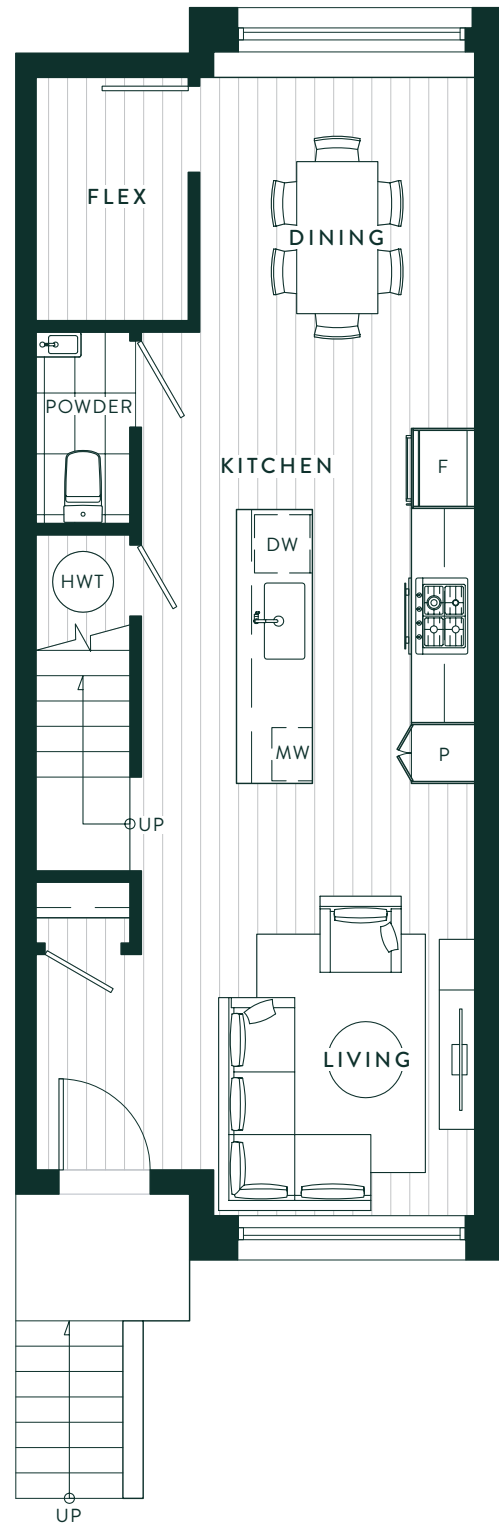
Dimensions, sizes, specifications, layouts, gas and hose bib locations and materials are approximate only and subject to change without notice. E&O.E.

2 LEVEL
3 BEDROOM + FLEX
2.5 BATH

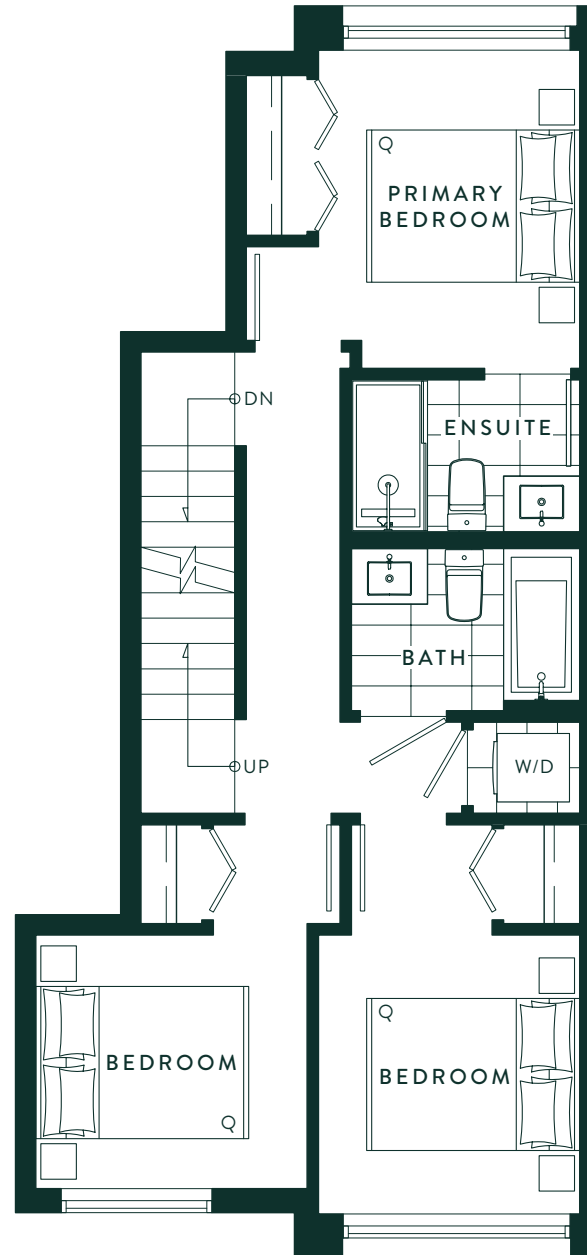
1,146-1,148 INTERIOR SQ.FT.
259-279 ROOF DECK SQ.FT.

Unit C2 City Home

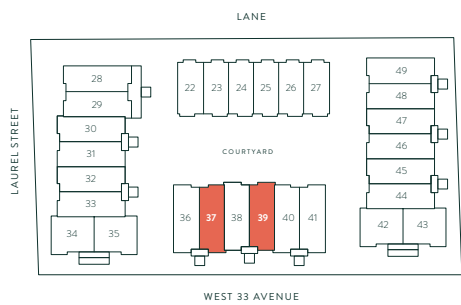
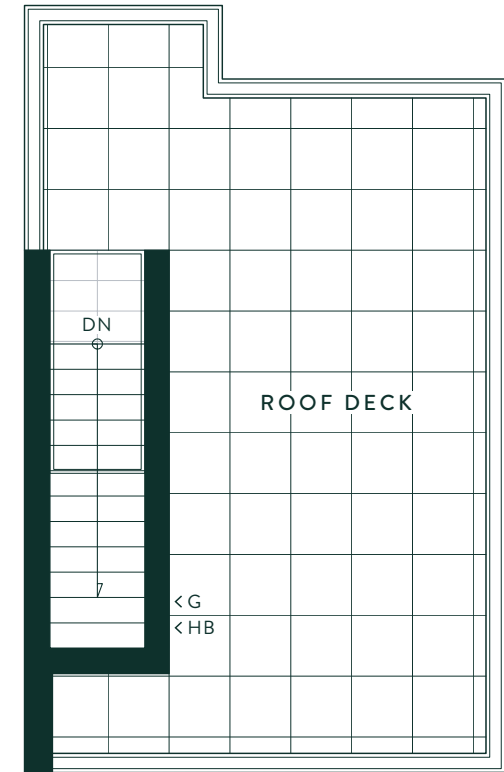
MAIN FLOOR



UPPER FLOOR



ROOF DECK



LEVEL 02



Dimensions, sizes, specifications, layouts, gas and hose bib locations and materials are approximate only and subject to change without notice. E&O.E.

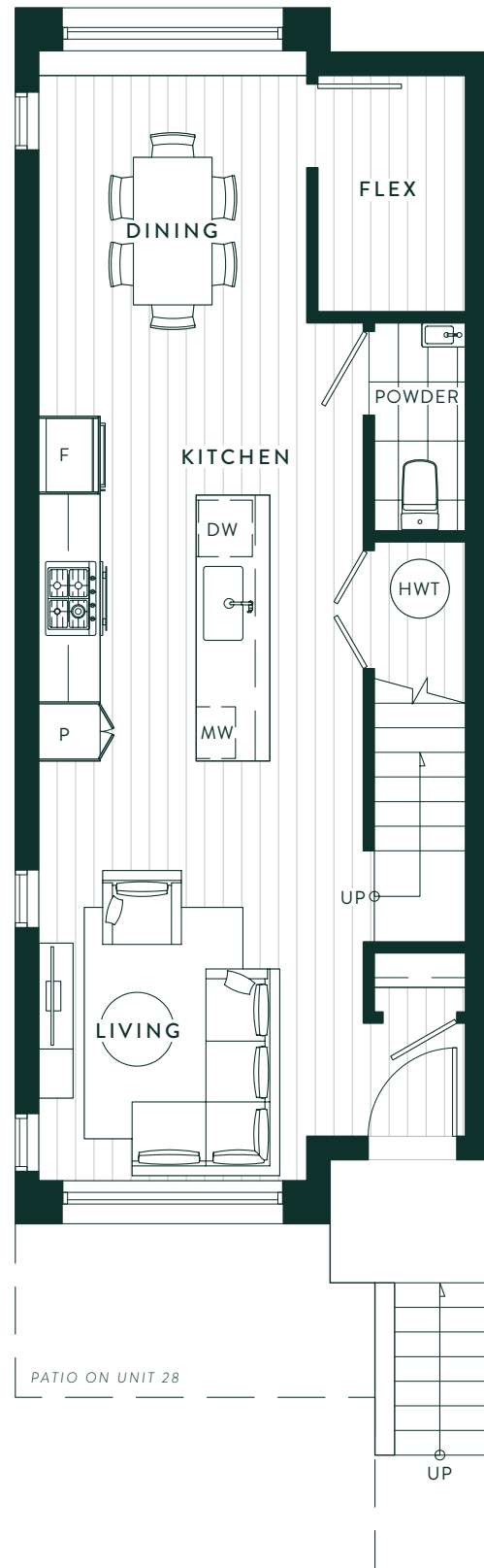
2 LEVEL
3 BEDROOM + FLEX
2.5 BATH

1,147 INTERIOR SQ.FT.
259-264 ROOF DECK SQ.FT.

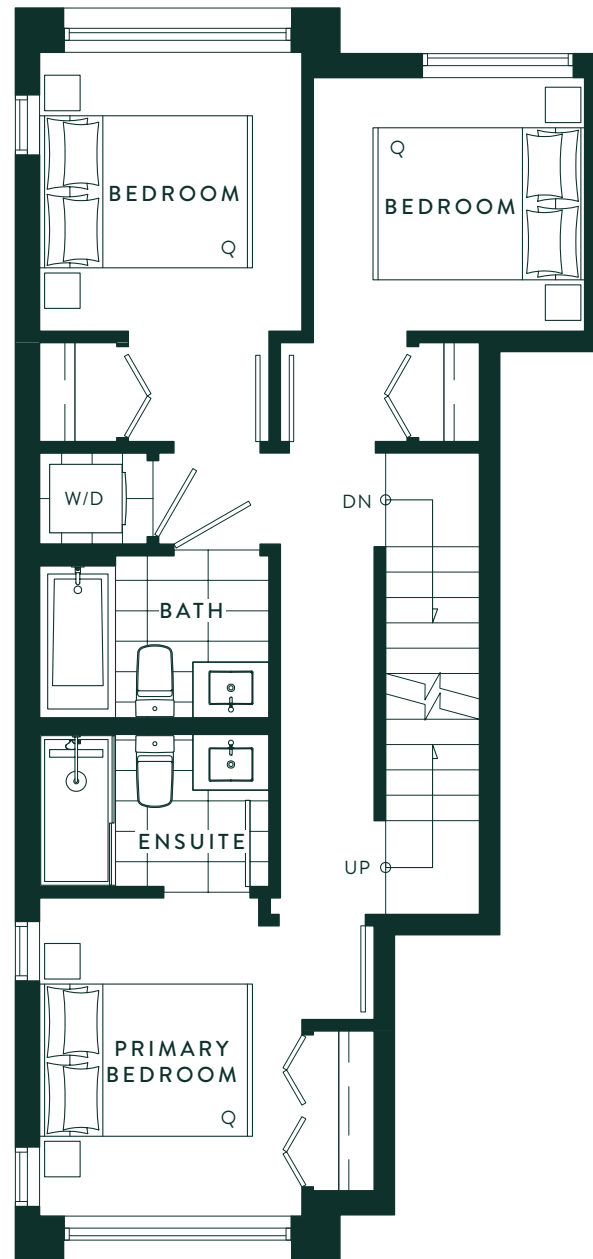
Unit C2-M

City Home

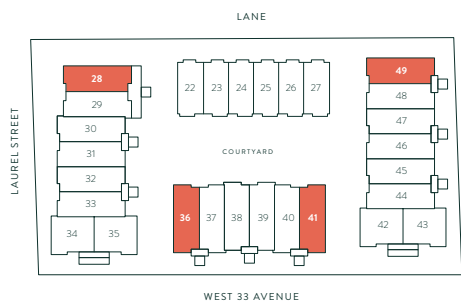
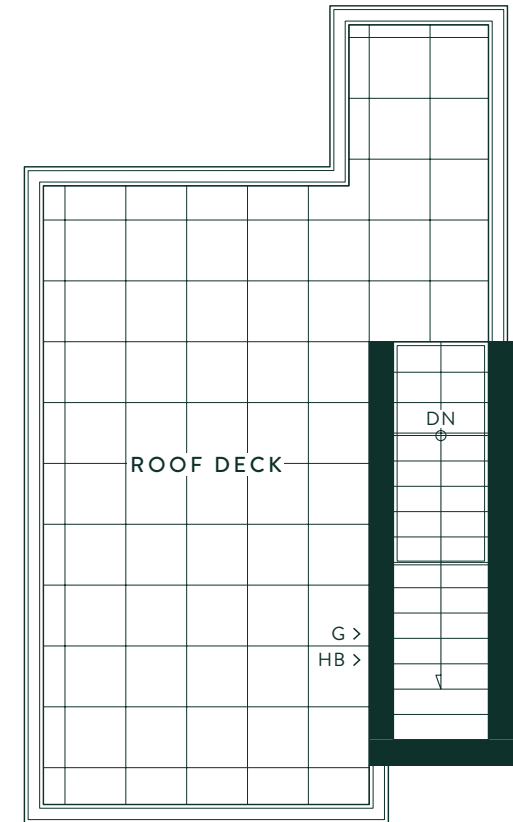
MAIN FLOOR



UPPER FLOOR



ROOF DECK



LEVEL 02

Dimensions, sizes, specifications, layouts, gas and hose bib locations and materials are approximate only and subject to change without notice. E&O.E.

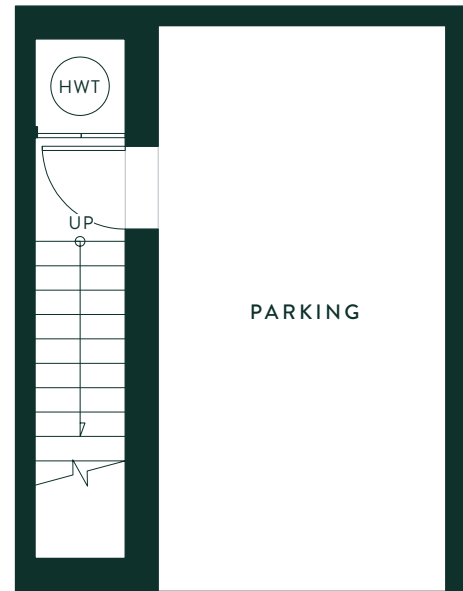
2 LEVEL
3 BEDROOM + FLEX
2.5 BATH

1,144 INTERIOR SQ.FT.
267 ROOF DECK SQ.FT.

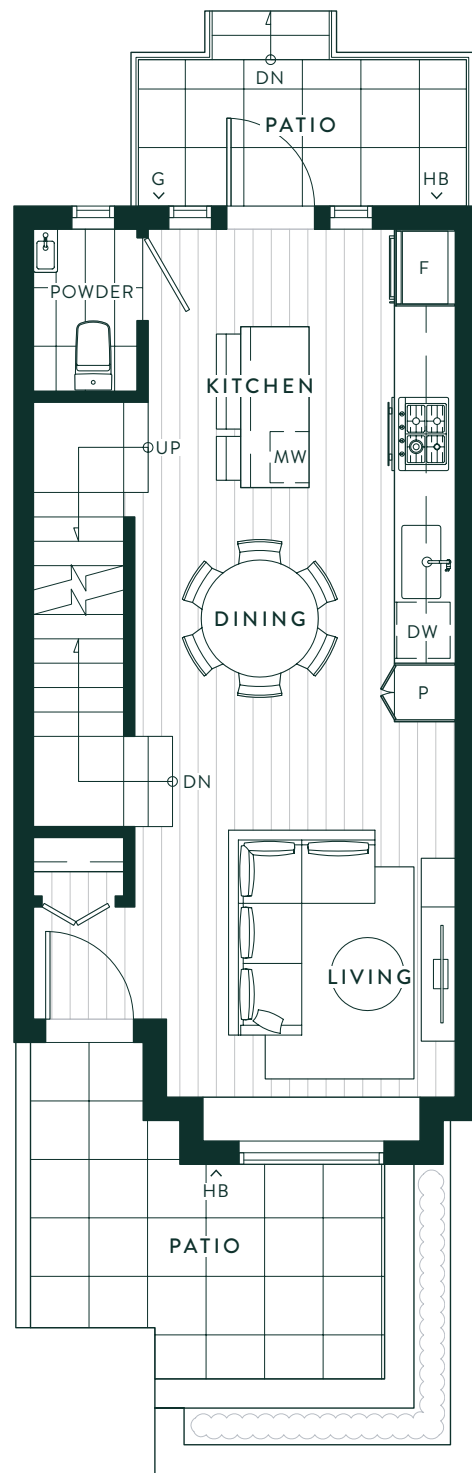
Unit CE City Home

LAUREL + WILLOW

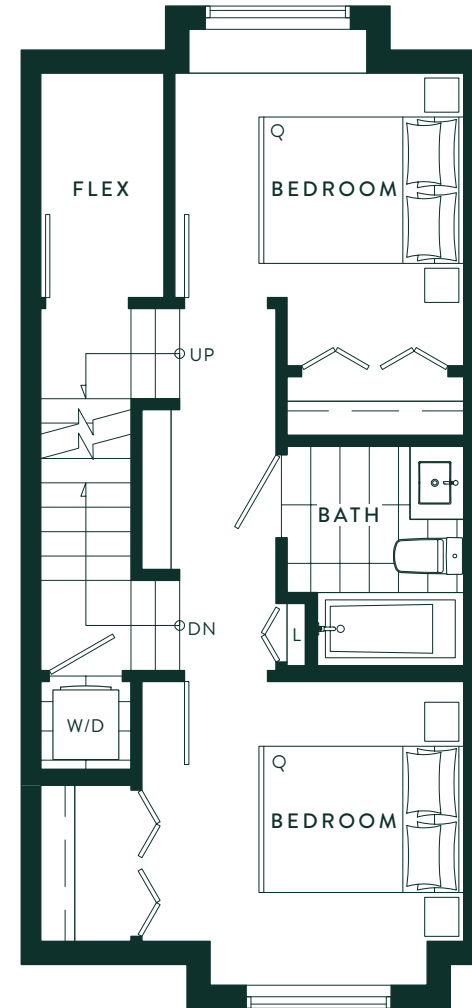
PARKING



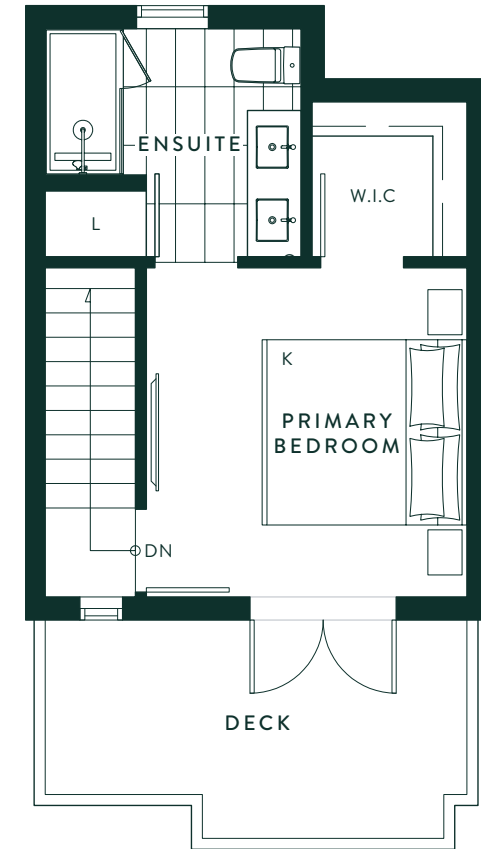
MAIN FLOOR



UPPER FLOOR



ROOF DECK



LEVEL 01



Dimensions, sizes, specifications, layouts, gas and hose bib locations and materials are approximate only and subject to change without notice. E&O.E.

3 LEVEL
3 BEDROOM + FLEX
2.5 BATH

1,244-1,249 INTERIOR SQ.FT.
215-223 PATIO SQ.FT.
98 ROOF DECK SQ.FT.

Unit D1 Townhome

Features

INTERIORS

- + Open concept layouts with choice of two colour palettes by AREA3 Interior Design
- + Entry closets and ample closet space throughout with some homes featuring walk-in closets
- + Exclusive townhome rooftop decks with glass surrounds for a panoramic view
- + Garden homes come with exclusive street or courtyard outdoor patio space with gas and water hose bibs
- + High performance, triple-glazed, vinyl frame windows for energy efficient heating and cooling
- + Modern Alt by AQUABRASS plumbing fixtures
- + Stacked LG front loading 27" washer and dryer in each home
- + Engineered wide plank hardwood flooring in main living areas, with plush wool blend carpeting in bedrooms
- + Rollershades

KITCHENS

- + Kitchen layout design in collaboration and consultation with renowned chef and owner David Robertson of Dirty Apron, providing the best layout for the burgeoning chef-at-home
- + Custom designed, European inspired contemporary kitchen cabinetry
- + Integrated aluminum hardware pulls with soft close
- + Open concept, multi-purpose island and recessed ceiling pot lights
- + Solid surface quartz countertops with large format quartz backsplash

- + Single bowl stainless steel under-mount sink with Modern Alt by AQUABRASS pull-down kitchen faucet
 - + Magic corners for ample storage and ultimate convenience
 - + Each home comes with waste bin for easy recycling and sorting
 - + Select homes feature a pull-out pantry for the master chef's convenience
 - + PANASONIC microwave with trim kit
 - + USB charging port in island
 - + Energy Star-rated MIELE integrated appliance package includes:
 - > 30" fridge and bottom mount freezer
 - > 30" 5-burner gas cooktop
 - > 30" slide-out hoodfan
 - > 30" wall oven
 - > 24" dishwasher
- *24" appliances in all 1 bedroom homes*

BATHROOMS

- + Custom-designed European inspired contemporary, floating vanity
- + Mirrored medicine cabinet with adjacent storage
- + Modern Alt by AQUABRASS lavatory faucet with under mounted porcelain sink
- + Solid surface quartz countertops and porcelain tile flooring
- + One piece Dual flush DURAVIT toilet
- + Modern Alt by AQUABRASS shower pipe with rainshower head and hand shower in Ensuites

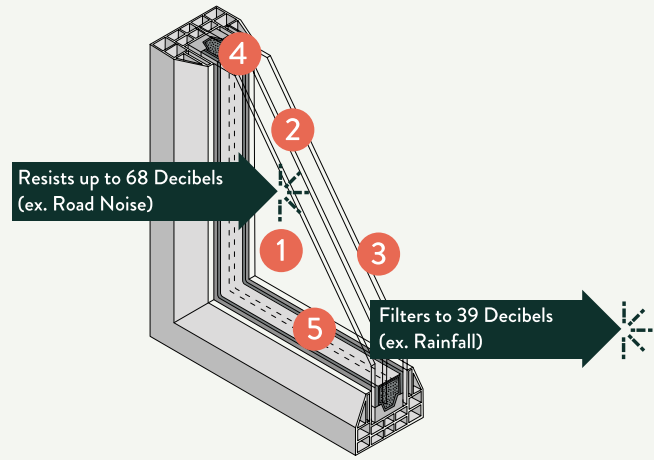
- + Deep soaker tubs in white acrylic *
 - + Rectangular acrylic pan base showers *
- *home specific*

AMENITIES

- + 1,800 square foot courtyard centrally located with lounge seating to take in the nature
- + Children's play area for monitored and safe play
- + Bicycle storage and bicycle lockers for convenient commuting or leisurely exploration
- + Two visitor parking stalls

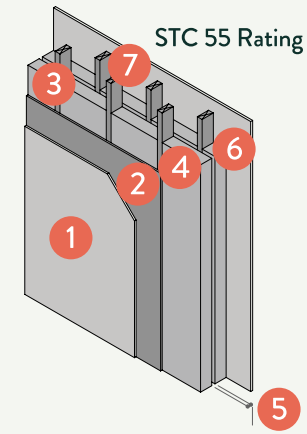
HOME SPECIFIC OPTIONS

- + Central air conditioning (*Townhomes + City Homes*)
- + Individualized air conditioning units (*Garden Homes*)
- + EV Parking
- + NUHEAT Flooring



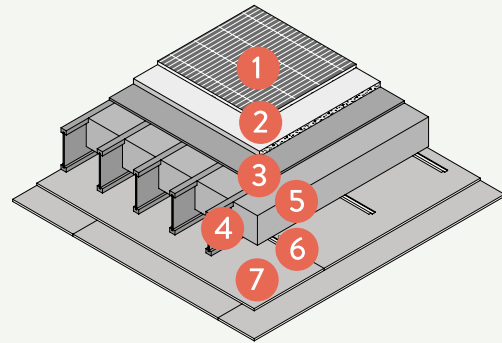
Acoustically Treated Windows

- 1 Triple panes
- 2 Argon gas filling
- 3 Acoustic lamination treatment
- 4 Thermal break
- 5 Energy Star Certified windows



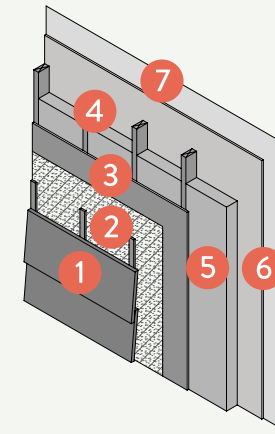
Noise Cancelling Wall

- 1 5/8" type 'X' gypsum board
- 2 Plywood sheathing
- 3 2x4 wood studs
- 4 3 1/2" batt insulation
- 5 1" airspace
- 6 3 1/2" batt insulation
- 7 5/8" type 'X' gypsum board



Sound Absorbing Floor

- 1 Floor finish - engineered hardwood/tile
- 2 1 1/2" gypcrete
- 3 3/4" tongue and groove plywood sheathing
- 4 11 7/8" TJI joists
- 5 R28 batt insulation
- 6 Resilient channels
- 7 2 layers - 5/8" type 'X' gypsum board



All Weather Exteriors

- 1 Exterior cladding as noted on elevations
- 2 Peel and stick exterior air and moisture barrier
- 3 1/2" exterior wood sheathing
- 4 2x6 wood studs
- 5 R24 batt insulation
- 6 Vapour barrier
- 7 1/2" or 5/8" type 'X' gypsum board

Building Design + Environmental Details

Surpassing the National building code and Energy code, AVENUE33 will be built to STEP CODE 3 and STEP CODE 4. NET ZERO READY offers more than 50% energy savings over the current Canadian building code requirements.* This will make your home more energy efficient and interior air quality far above the standard. A HEAT RECOVERY VENTILATION unit in every home reduces heating and cooling demands while programmable digital thermostats allow you to choose the climate that suits your schedule.

Higher energy-efficiency standards provide multiple benefits including:**

- + IMPROVED COMFORT, WITH EFFICIENT TEMPERATURE MANAGEMENT
- + IMPROVED HEALTH, WITH BETTER CIRCULATION OF FRESH AIR THROUGHOUT THE BUILDING
- + REDUCED NOISE, THROUGH LAYERED INSULATION AND AIRTIGHTNESS PROVIDING BETTER ACOUSTIC ATTENUATION
- + LESS ENERGY REQUIRED, HELPING RESIDENTS LOWER ENERGY BILLS

*[HTTPS://ENERGYSTEPCODE.CA/HOW-IT-WORKS/](https://energystepcode.ca/how-it-works/)

**[HTTPS://ENERGYSTEPCODE.CA/BENEFITS-TRADEOFFS/](https://energystepcode.ca/benefits-tradeoffs/)



Developer



The founding partners of VERTEX DEVELOPMENTS bring a wealth of industry experience in engineering and finance. As the founders of Maven Consulting, named one of Canada's fastest growing companies in 2017, Graham and Trevor gained valuable industry experience through their work on large-scale infrastructure projects. When partnered with Patrick and his extensive background in property development financing, the trio represent a team with knowledge and experience to manage the complexities of urban property development.

Today, VERTEX DEVELOPMENTS is recognized as a boutique developer of community-focused residential projects where beauty, comfort and quality are only the beginning. Every Vertex project, from vision to completion, is fueled by a legacy-driven approach that focuses on long-term benefits for homeowners, for communities, for the city and for the planet.

With years of project experience, **VERTEX DEVELOPMENTS** has the knowledge and expertise to partner with the best of Vancouver's development community.

ARCHITECTURE

Formwerks

Founded in 1988, Formwerks Architectural is a full service design house that possesses a portfolio of over 600 custom single-family homes and 2500 townhomes. Whether single-family, multi-family or commercial properties, every Formwerks project embraces the classic ideology of elegance in architectural form and is driven by a commitment to provide exemplary results for homeowners, for communities and for the future of our city.

INTERIOR DESIGN

Area3 Design

Area3 is a professional interior design firm that believes design is a collaborative effort and works to bring a development team's vision to life. Area3 combines the skills of the four talented, experienced principals to create innovative, modern designs that reflect an international sensibility.

Team

CONSTRUCTION

Allaire Construction

Founded in 2007, Allaire Construction brings the knowledge and experience to integrate the many complex systems that exist in modern multi-family residential projects. With an aim to leave a positive impact on every client, Allaire brings attention to detail, adaptability, and emphasis on collaboration to each project, and whether it's planning, materials, or the work of many skilled professionals, the Allaire approach is to never compromise quality.

MARKETING

Magnum Projects

Headquartered in a restored, heritage listed, former bank building, Magnum Projects is home to some of the most exceptional real estate professionals in the industry. Established in 1991, George Wong and the Magnum Team have launched more than 300 projects, sold more than 20,000 homes, and realized sales revenues of more than \$9 billion dollars.

AVENUE33

1, 2 + 3 Bedroom Townhomes
Westside by Nature

Contact

info@avenue33.ca
604.394.2088

Presentation Centre

5890 Cambie Street, Vancouver BC

AVENUE33.CA

