



WESTCOASTHOMES

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NEW-HOME PROJECT PROFILE



An artist's rendering shows the two Canvas buildings, which will flank a landscaped courtyard, above. Below, Nic Jensen, Onni's vice-president of sales, in the display kitchen at the Canvas presentation centre. The project will take its place on East First Avenue, next door to the new Emily Carr University of Art + Design.

The big picture

Aptly named Canvas will be right at home in burgeoning Vancouver art district

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WAYNE LEIDENFROST/ PNG



An artist's rendering of one of the two buildings in Canvas, a condo project that will have 209 units designed to function as artists' live-work spaces. The top units will have private roof decks.

NEW-HOME PROJECT PROFILE

Canvas will offer live-work spaces for artists

Canvas
Project size: 209 suites
Address: 396 East First Ave., Vancouver
Residence size: 1 — 2 bedrooms; 508 — 973 sq. ft
Prices: From mid-\$200,000
Sales Centre: 1405 Main St.
Hours: noon — 6 p.m., Sat — Thurs
Telephone: 604-875-8508
Developer: Onni
Architect: gBL Architects
Interior Design: Onni In-house
Web: onni.com
Warranty: 2-5-10 Travelers Warranty
Occupancy: Expected March 2016

FELICITY STONE
SPECIAL TO THE SUN

Canvas, a new condo development from Onni that starts previewing today, is the latest addition to Vancouver's burgeoning art district in the False Creek Flats, the industrial area bounded by Main Street, Prior/Venables Street, Clark Drive and Great Northern Way.

To rise just east of Main Street between First Avenue and Great Northern Way, Canvas will be next door to the new 286,320-square-foot Emily Carr University of Art + Design. Both are expected to be completed in 2016.

Already in place are the Centre for Digital media, which offers Canada's first Master of Digital Media program, and more than a dozen art galleries.

"Monte Clark and Equinox moved from South Granville, so they're moving from a very upscale neighbourhood to what they see as an opportunity and lots of growth," says Nic Jensen, Onni's vice-president of sales. "There are other galleries popping up in the neighbourhood. It's kind of a reflection of where we see the whole neighbourhood going."

In addition to the art crowd, the area is attracting businesses that include Mountain Equipment Co-op, which

will move into a new energy-efficient head office converted from a former auto parts warehouse, and the Red Truck Beer Company and brew pub across the street from Canvas.

Jensen expects the Canvas homes will appeal to Emily Carr students and faculty, first-time buyers and investors serving the rental market. "The market actually reminds us of a similar buying opportunity on Main at Sixth and Seventh, a project of ours called Social," he says. "It's much more affordable than downtown, there's some opportunities in the market, and just more and more people moving to the neighbourhood."

The 209 homes are designed to function as artists' live-work spaces, with oversized windows and commercial-grade engineered white oak floors. Amenities will include an artists' work space and a party room, with a kitchen, that can be used as a gallery as well as for other events.

Jensen expects one of the most popular features to be the top-floor homes' private roof decks, ranging from 300 to 600 square feet. All the homes have balconies or, on the ground floor, spacious patios. "We find it's a big demand for buyers," he says. "Even the rooftop decks, you can use them, typically, depending on the year and global warming, about eight months a year."

"There's incredible mountain views — like from the ground," he adds.

"And then the way that our building is designed, this is actually a direct view to the city and specifically the BC Place Stadium." Canvas will comprise two buildings on either side of a landscaped courtyard with garden plots, a fire pit and a long communal picnic table to encourage socializing.

In the narrower six-storey building along East First, most homes will span the width of the building with windows front and back.

The second building, on Great Northern Way, will be larger, with seven storeys and homes facing either the street or the courtyard.

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Above, a rendering of one of the private roof decks that will range from 300 to 600 square feet. Centre, the model kitchen, left, and bathroom, right, at Canvas's presentation centre. Below, the model suite's living and kitchen area. Starting in the mid-\$200,000 range, the units will range from 508 to 973 square feet with March 2016 occupancy.



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Model of new Canvas project shows private rooftop patios and central courtyard with garden plots, a firepit and communal picnic table.

WAYNE LEIDENFROST/PNG

Canvas will offer live-work spaces for artists

In keeping with the industrial setting, exteriors will be clad in corrugated metal punctuated with hits of bright colour.

Overheight street-level windows along East First will evoke commercial space while allowing for extra-high ceilings in the homes inside.

“We have a whack of floor plans,” Jensen says. “I think we have 47,” although about half are one-bedroom A, B or C plans. In fact, most Canvas homes will have one bedroom.

Many of the homes will have linear kitchens with a custom movable island that can be moved aside when entertaining, an emerging trend in kitchen design.

Countertops will be composite stone, and the flat-panel cabinets will have rift-cut oak-veneer doors below with

high gloss white uppers. All the homes will come with full-sized stainless steel KitchenAid appliances: a five-burner gas cooktop, 30-inch fridge, convection oven plus microwave and dishwasher. Colour schemes are the grey-based Sunset and the natural-toned Sunrise.

Bathrooms will have wood veneer cabinetry, composite-stone countertops, deep soaker tubs and frameless glass showers. There will be heated tile floors in the main bathroom of each home.

Every home comes with extra storage and underground parking, although the No. 84 bus to UBC stops outside the door and the Central Valley Greenway follows Great Northern Way. It is an easy walk to the SkyTrain, Main Street and the False Creek seawall.



WAYNE LEIDENFROST/PNG

Many of the units will have linear kitchens with a custom island that can be moved for entertaining.

DECOR

Hanging art properly requires a bit of planning and skill

MEGAN COLE
THE CANADIAN PRESS

VICTORIA — How art and pictures are hung can change the way a space looks, but placing and hanging pieces properly requires a bit of skill.

Interior designer Shelley Kirsch says the most important step in putting up art in a home is to make sure it is at the right height.

“It’s a good idea if you are hanging a piece to get it so the centre of the picture is at eye level,” she says.

If a piece is hung too high, Kirsch says, it can be disorienting to the viewer.

“You aren’t seeing it as a straight-on image,” says the Toronto-based designer. “You are having to crane your neck. It takes away from what the image is when you’re looking at it from underneath.”

Before a homeowner puts the art on the wall, Kirsch recommends looking at how the surrounding lighting will shine on the piece. “Make sure when you are hanging your art, the lighting that is shining on the piece isn’t bisecting or trisecting it,” she says.

“You have to be conscious about how light is reflecting in the area where the piece is being hung. What you want to do is try and get an even arch. If you are dealing with pot lights like most people are, you want to make sure the whole image is being washed, not just a portion of it.”

When it comes to making sure your painting is straight, Jenny Martin recommends using two hooks to make sure the piece doesn’t slump.

“You can use a level to help make sure the piece is straight, and there are specific tools on the market to help hang art, but I don’t know if they are that great,” says the Victoria interior designer. “If you are using a wire on



Interior designer Shelley Kirsch suggests hanging art at eye level and seeing how light will shine on it.

the back of a piece of art, that leaves more room for it to swing and move around, which is why I recommend using two fixed hooks.”

Instead of the traditional look of photos centred in a linear configuration on the wall, many homeowners are choosing to group multiple pieces together to create a collage-type feature. Martin says homeowners should take time to map out the grouping they are going for before they start putting nails in the wall, and to pick a common theme among the pieces.

“If you keep one element constant throughout the grouping it creates a great effect,” she says. “You could have a whole bunch of coloured frames, but all the prints are black and white, or you could have frames that are the same colour, but are different profiles, sizes and mouldings.”

While the most common way to put a piece up on a wall is with a hammer and hook, Martin says there are many other products such as gallery-style tracks, which allow homeowners more flexibility with changing pieces.

“There are other hanging systems that don’t make marks on the wall that are adjustable,” Martin says. “Easels can be fun as well, making larger pieces a sculptural element.”