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WESTCOAST HOMES

SATURDAY, JULY 30 | 2011 | EDITOR BARBARA GUNN 604.605.2179 | HOMES@VANCOUVERSUN.COM

PROJECT PROFILE: 6TH & FIR



The kitchens at 6th & Fir will feature woodwork made from either apple wood or pearwood (pictured), with a glass backsplash, Corian countertops, and LG, Miele and Blomberg appliances.

Inside the comfort zone

Boutique condominium project 'caters to the market that's looking for an intimate home'

6th and Fir

Project Location: 1565 West 6th Avenue

Project size: 15 storeys high with 50 suites

Residence sizes: From 513 square feet for one-bedrooms — 1,545 square feet for three-bedrooms.

Prices: \$309,900 — \$1,899,900

Developer: Westbank

Interior Designer: Westbank in-house designers

Architect: Henriquez Partners Architects

Sales and Marketing: Magnum Projects Ltd.

Occupancy: February 2013

Sales Centre: 1517 West 6th Avenue

Hours: Noon — 5 p.m., Sun — Thurs

Telephone: 604 899-8858

Email: info@6andfir.com

BY MARY FRANCES HILL

In a city as dense as Vancouver, there's a certain pleasure in getting to know your neighbours. But while a friendly, close community can offer safety and comfort, there also comes a time for peace and privacy.

In Burrard Slopes, where one might think it's difficult to find that balance, Henriquez Partners and Westbank Developers may have found a solution in the pre-sale condo project 6th and Fir.

The concept of a boutique condominium project "caters to the market

that's looking for an intimate home," says Alexa Paukkunen, the sales and marketing director for Magnum Projects, organizers of 6th and Fir sales, which launch on Aug. 6, with previews today. "It's nice to have only three neighbours on your floor and 49 other households in your entire building."

Paukkunen is referring to the building's 50 suites with four suites per floor. True to its tag line of "beautiful healthy living," and according to Paukkunen, the boutique building draws its strength from space, community and comfort. The smallest suites are one-bedrooms that

measure 513 square feet, priced at \$309,000.

At 6th and Fir, Westbank manages to blend community with privacy. Community comes by way of location. Bordered by Granville Street to the east and Fir Street to the west, the building will stand in the centre of busy commercial development. Restaurants, coffee shops, furniture stores and "gallery row," a hub of private art emporiums, have long been shopping magnets.

To take full advantage of vistas to the north, the building is pie-shaped, a full 90-degree arc offering views of downtown and Granville Island.

STORY CONTINUES » Page F4

SOLD (BOUGHT) | F2

Bidding war bonanza

Renovated Burnaby home sells for \$540,000 more than the asking price. Meticulously maintained, this 1940s home sits on a 14,000-square-foot lot.



LIVING GREEN | F7

Changing the world, one battery at a time

Nick Kiss, who is on a mission to see more and more material recycled, has come up a "Red Bag" campaign to battle waste. Pamela Groberman dishes the dirt.

INSIDE | F6

Kitchen envy

The centrepiece of the new kitchen in Donna Stein's Vancouver Island home is a gas stove. And what a stove it is.



6 & fir

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 — Gregory Henriquez, Architect

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 — Terry McBride, founder of YYoga

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PROJECT PROFILE: FROM PAGE F1



This is the view from 1517 West 6th where the 6th and Fir condominium development will be located. The kitchen with its wood cabinetry is shown below, while an artist's rendering of the building, which is pie-shaped with a full 90-degree arc that provides views of Granville Island and downtown Vancouver, is below right. ARLEN REDEKOP/PNG



Wooden wall cladding provides sound insulation

With this curved “morphology,” as Henriquez Partners states on its website, the facade sweeps away from Fir Street, “creating a reorientation of views towards Burrard Inlet from within the suites.”

Such an active, popular neighbourhood — and the fact that the Fir on-ramp is so close — could present a downside to some buyers. The architects have taken that into consideration in the building’s design.

“The wood cladding of the walls and the soffit provide sound absorption, and the concrete construction and the acoustically rated glazing will ensure that the suites remain quiet,” the company writes.

Along the western edge, a row of very large bamboo adds privacy. Inside, sleek kitchen woodwork is

made from a choice of either apple wood or pearwood, with a glass backsplash, Corian countertops, and LG, Miele and Blomberg appliances. All flooring is made of sustainable dark or yellow bamboo.

Architect Gregory Henriquez has forged a reputation for building with a sense of social justice and ethics. In 2002, Henriquez Partners Architects was awarded a Governor General’s Award in Architecture for the Lore Krill Housing Project in the Downtown Eastside. The redevelopment of Woodward’s, a centre of retail and social and market housing, showed the possibilities of embracing various and seemingly disparate communities in public and private spaces.

Since then, Henriquez Partners and Westbank have turned their attentions

to market housing. They’ve committed to a project in Marpole that would redevelop the Safeway on Granville and add rental, condo and town house units.

Paukkunen stresses that, relative to many new pre-sale condominium projects in the city, 6th and Fir is a rare project offering homes accessible to those even on a starter budget.

“The one-bedrooms are achievable for a lot of people,” she says, adding, “For a view suite, at around \$400,00, we expect singles and couples looking for something different than everything that’s out there. “It’s a gem of a location, and views are the most pristine in the city.”

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