



P A S S P O R T



SUNDAY, JUNE 10, 2018 · 10:00 AM - 4:00 PM
WWW.GVHBA.ORG

Energy at work



FORTIS BC™



Build with natural gas

Planning a new project? Natural gas is a good choice for space and water heating. It's convenient, comfortable and affordable. In fact, our rates are among the lowest in a decade. That's good news for your homebuyers.

That's energy at work.

fortisbc.com/buildwithnaturalgas



WELCOME TO THE GVHBA PARADE OF HOMES!

Thank you for touring the collection of new, renovated, custom and award-winning homes on our 25th annual Parade of Homes, sponsored by FortisBC.

The Parade of Homes provides you with the unique opportunity to see the newest design trends, interact directly with professional builders, renovators, and designers onsite, and learn about the science and craftsmanship behind the home!

The participating projects demonstrate the commitment of our industry to create homes that meet the evolving needs of homeowners, our local communities, and the broader environment. Our members are leading the way in bringing innovation and density solutions to our growing cities, and we're excited to see what the future holds for Metro Vancouver. Our Parade is as educational as it is inspirational, and I am confident homeowners will be wowed by the state-of-the-art design finishing, but also by what is behind the walls.

Bonus for 2018! There are virtual homes on the Parade this year! Accessed by registering online at **www.gvhba.org/parade** you can virtually walk through an additional 10 homes not available on the physical Parade.

The **Greater Vancouver Home Builders' Association (GVHBA)** is also delighted to announce that donations will be used to fund the purchase of tools, building materials and safety gear for a carpentry training program offered by Guildford Park and Frank Hurt Secondary Schools in Surrey. These donations help satisfy the growing need for skilled workers to build new housing and renovate existing homes.

Focused on helping consumers buy, build and renovate homes, the GVHBA represents over 1,100 member companies involved in all aspects of the residential construction industry throughout Metro Vancouver. Strong advocates of education for both our members and consumers, the GVHBA offers an annual Homebuyer Forum, Home Renovation Show, Parade of Homes, and "Ask-a-Pro" Booth at the Vancouver Fall Home Show to connect homeowners with the experts, to help you buy smart and make decisions right for you.

For more information on building or renovating your home and a list of builder and renovator members, please visit the GVHBA website at **www.gvhba.org** or call **778-565-4288**.

Enjoy the Parade!

Bob de Wit, GVHBA CEO

TABLE OF CONTENTS

West Vancouver

Cirrus Homes , 6184 Eastmont Drive	5
---	---

North Vancouver

Bolder Homes Ltd. , 4414 Canterbury Crescent	6
Pavel Denisov Design , 322 18th Street West	7
Shakespeare Homes & Renovations Inc. , 854 Shakespeare Avenue	8
My House Design/Build Team Ltd. , 4794 Hoskins Road	9

Map of Participating Homes	10-11
---	-------

Vancouver

RJR Construction Management Ltd. , 3828 West 14th	12
Smallworks Studios with Abstract Homes & Renovations Inc. , 3007 West 32nd Street	13
Eurocraft House , #308 - 850 Burrard Street	14
TQ Construction Ltd. , 6379 Quebec Street	15

Coquitlam

RJR Construction Management Ltd. , 401 Goyer Court	16
---	----

Port Moody

My House Design/Build Team Ltd. , 3 Linden Court	17
---	----

Surrey

My House Design/Build Team Ltd. , 18665 92 Avenue	18
Miracon Development Inc. , 16788 18th Avenue	19

Langley

Versa Platinum Construction Ltd. , 3163 256th Street	20
---	----



PROJECT DESCRIPTION: This project (5-bedroom, 4-bathrooms) involved a renovation and addition to a Lewis post-and-beam home nestled on the hillside of Horseshoe Bay, West Vancouver with an incredible view of Passage Island.

The project direction was to remove the stick framed additions and rebuild the house to its original post and beam nature, simultaneously adding 700-square feet. The open concept home is inviting and provides wall-to-wall views of the ocean from all west facing rooms. Sitting on a lot perched over a small wooded area and creek, one can only feel as if they are "off the grid."

INSTRUCTIONS: Follow Marine Drive to Orchill Rd. From Orchill Rd take a left onto Eastmont Drive, from there it is a couple houses in on the left.

CIRRUS HOMES

604.318.5740 | greg@cirrushomes.ca
www.cirrushomes.ca



PROJECT DESCRIPTION: North Shore's award-winning builder Bolder Homes Ltd. presents another masterpiece. Built beyond current standards for energy efficiency and building science, this custom residence with VIEWS in sought after Edgemont is certified Built Green Platinum. A modern design with an exceptional standard of finishings and materials throughout, this home is set on a prime 9,000 square foot property with expansive decks to capture city lights & setting suns. Features include a spice kitchen, world sourced natural counters and tiles, high ceilings, double sided fireplace, gorgeous LED lighting, luxurious staircase, 8 zone radiant heat with AC/HRV, wine room, Miele appliances, home theatre, sauna, and spa-like master bathroom. Eclipse doors open to a covered deck boasting barbeque area with fire-pit, patio heaters and a large landscaped yard. This home is world class luxury!

INSTRUCTIONS: No parking restrictions.

BOLDER HOMES LTD.

604.924.4663 | info@bolderhomes.ca
www.bolderhomes.ca



PROJECT DESCRIPTION: “Nordic Touch” is Canada’s first single-family residence incorporating patented “2015 Hybrid Scandinavian” tongue-and-groove construction system. This home was designed with innovative engineered wood that retains a tree’s natural breathability and offers a healthy, durable alternative to the layers of vinyl, fibreglass, plastic and drywall used in contemporary construction. This home provides the warmth of wood without the risk of mould, which modern housing tries to contain with layers of artificial vapour barriers and insulation. Winner of the 2018 Georgie Awards for Best Innovative Feature, this home is the newest in building technology!

INSTRUCTIONS: Located in Central Lonsdale area, on West 18th Street between Jones Ave and Mahon Street. Lots of street parking available.

PAVEL DENISOV DESIGN

604.417.7753 | info@denisov-arch.com
denisov-arch.com

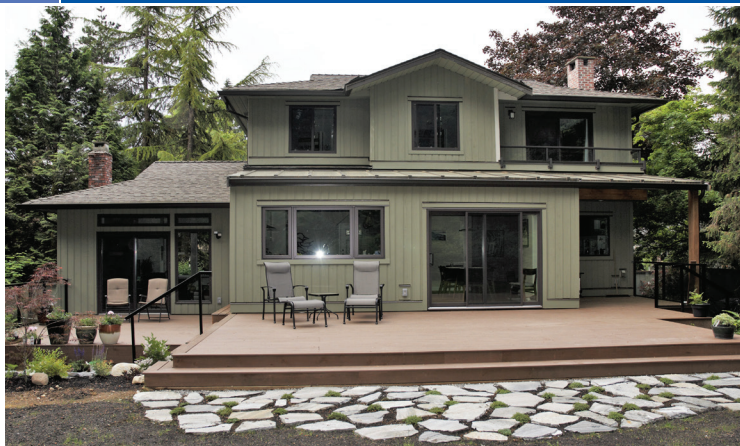


PROJECT DESCRIPTION: "Poetry" is a Built Green Platinum, Smart Home and Energy Star-certified new custom home located in an enclave of streets, all with poet-inspired nomenclature. The project; a 5,200 sq.ft. single-family home with double garage, 700 sq.ft. of covered outdoor area, and a beautiful coach house on this large corner lot, which has been a labour of love for Shakespeare Homes' founder Mark Cooper. Insulated concrete forms (ICF), triple-pane windows and high-efficiency natural gas combined space and water heating system and solar power may not sound romantic, but these energy-efficiency features place the home's durability and sustainability well above other homes of similar size and quality. Not to mention, the added ambience, comfort and reduced operating costs the home will bring to its current owners. 2018 Ovation Award winner for Excellence in Energy Efficiency in New Residential Construction and Best Small-Scale Home for its coach house.

INSTRUCTIONS: Directions from Vancouver/Richmond/Surrey: Take BC1 W/Trans-Canada Highway, take exit 19 towards Lynn Valley Road, continue onto Williams Ave, turn right onto Shakespeare Ave.

SHAKESPEARE HOMES & RENOVATIONS INC.

604.988.2280 | support@shakespearehomes.com
www.shakespearehomes.com

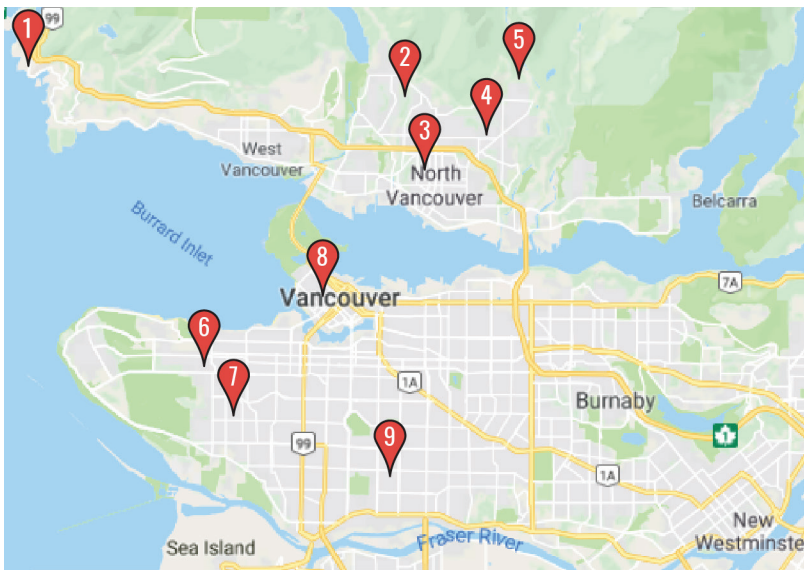


PROJECT DESCRIPTION: As this North Vancouver family's children grew, so did their need for space! This home's main floor was entirely transformed with the removal of walls and a 10'x23' addition. The new glass and glulam beam addition along the back of the home allows for ample natural light to stream in the kitchen and family room. Other features include new multi-toned smoked oak floors, custom designed cabinetry, a focal island in navy blue, new appliances, and a live edge wood desktop. The warmth of natural wood elements flows throughout the space making it feel oh so west coast. This home's mix of interior design trends and casual comfort make it a must-see on this year's parade!

INSTRUCTIONS: If driving East on Highway 1: Take exit 21 for Mountain Highway, turn right on to Mountain Highway, Turn right on to Lynn Valley Rd. Turn left on to Hoskins Rd. Destination will be on the right. If driving West on Highway 1: Take exit 19 for Lynn Valley Rd., Merge on to Boulevard Cres. Continue to Lynn Valley Rd. Turn Left on to Hoskins Rd. Destination will be on the right.

MY HOUSE DESIGN/BUILD TEAM LTD.

604.694.6873 | info@myhousedesignbuild.com
www.myhousedesignbuild.com



1 Cirrus Homes
6184 Eastmont Dr, West Vancouver



2 Bolder Homes Ltd.
4414 Canterbury Crescent, North Vancouver



3 Pavel Denisov Design
322 18th Street West, North Vancouver



4 Shakespeare Homes and Renovations Inc.
854 Shakespeare Ave, North Vancouver



5 My House Design/Build Team Ltd.
4794 Hoskins Rd, North Vancouver



6 RJR Construction Management Ltd.
3828 West 14th Ave, Vancouver



7 Smallworks Studios with Abstract Homes & Renovations Inc.
3007 West 32nd St, Vancouver



8 Eurocraft House Ltd.
#308-850 Burrard St, Vancouver



9 TQ Construction Ltd.
6379 Quebec St, Vancouver



10 RJR Construction Management Ltd.
401 Goyer Court, Coquitlam



11 My House Design/Build Team Ltd.
3 Linden Court, Port Moody



12 My House Design/Build Team Ltd.
18665 92 Ave, Surrey

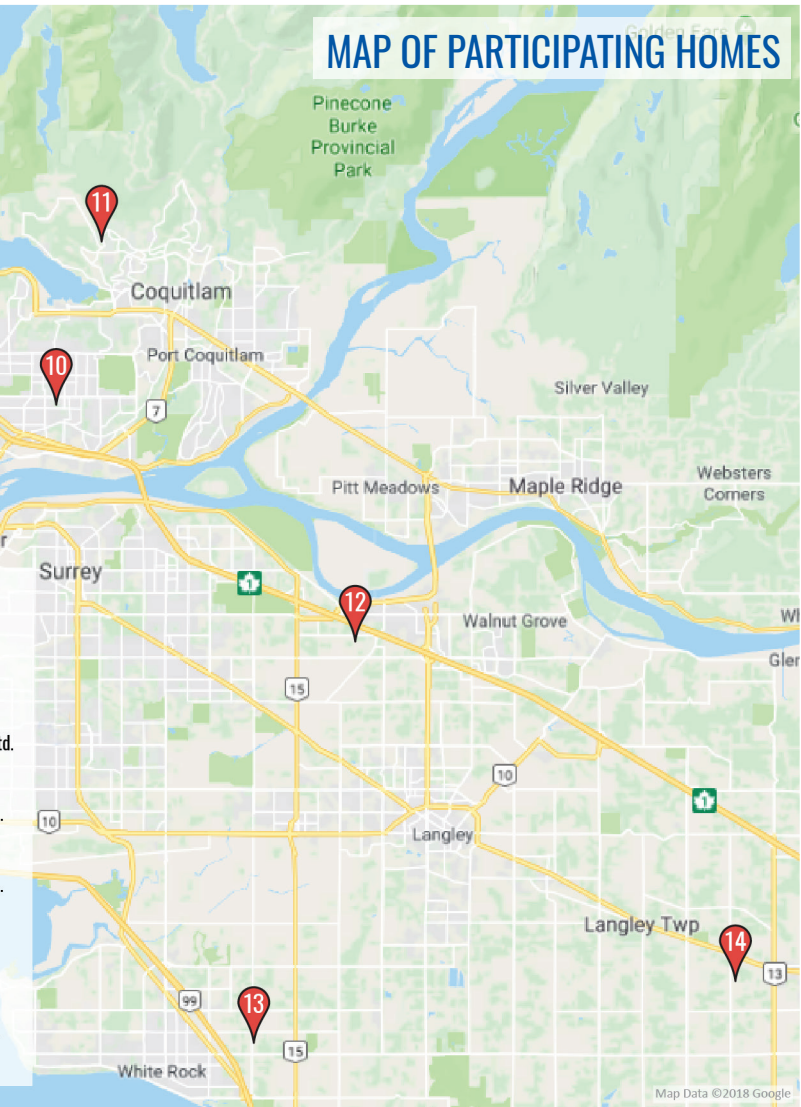


13 Miracon Development Inc.
16788 18th Ave, Surrey



14 Versa Platinum Construction Ltd.
3163 256th St, Langley

MAP OF PARTICIPATING HOMES





PROJECT DESCRIPTION: 3828 W 14th is a craftsman character home that needed a main floor renovation to transform multiple small spaces into a beautiful open concept space (removing unnecessary walls). The RJR team worked closely with the homeowner to ensure that the design matched their need for an updated functional space while maintaining the aesthetic of the home. Also important to the homeowners was the creation of a mud room to accommodate the homeowner's active lifestyle. The RJR team designed space with cabinetry that allows the homeowner to store their outdoor equipment. RJR also altered the deck to comply with City regulations. An update on this house was necessary to enable the homeowners to utilize functionality to last for years to come while tying the finishes of this character 1920s built home together for the perfect modern/character blend.

RJR CONSTRUCTION MANAGEMENT LTD.

604.254.1760 | info@rjrconstruction.ca
www.rjrconstruction.ca



PROJECT DESCRIPTION: Looking for additional rental income? Or a multi-generational home? Visit this 900 square foot, 2-bedroom lane-way! This open concept home boasts a large kitchen and living area with a quaint dining room off the kitchen partitioned by a sliding barn door. The two-bedrooms offer roomy closets and one has a beautiful bay window! The home's finishes are an exercise in understated elegance, soft colours, and fine woodworking. A must-see on the parade!

SMALLWORKS STUDIOS / LANEWAY HOUSING INC.

604.264.8837 | info@smallworks.ca
www.smallworks.ca

ABSTRACT HOMES & RENOVATIONS INC.

604.240.5306 | info@abstracthomes.com
www.abstracthomes.com



PROJECT DESCRIPTION: This client's wish list included an open design kitchen to accommodate large family gatherings, higher ceilings, a fireplace in the living room, a larger bathroom with a shower and bathtub, remodelled closet to provide a desk, and new in-floor heating – and Eurocraft delivered! Come visit this newly transformed condo and be sure to admire the kitchen with plenty of “hidden” storage. The “secret” bar and laundry room will surprise you!

INSTRUCTIONS: Street parking past Smithe St. going north on Burrard St. next to Italian Kitchen.

EUROCRAFT HOUSE LTD.

604.620.6844 | contact@eurocrafthouse.com
www.eurocrafthouse.com



PROJECT DESCRIPTION: This renovation of a 50's-era, post-war bungalow offers sophistication and comfort with its newly minted style. The homeowner wanted a whole home makeover which involved reconfiguring the kitchen, bathroom and bedrooms on the main floor while transforming the basement into a spacious rental suite. The 2,059-SF., single-family home was stripped to studs, and all electrical, mechanical and heating were upgraded to the latest energy-saving features. A home updated for urban living, the main entrance was moved to compliment the ambient flow of the hyper-modern, open-concept kitchen, dining and living area, featuring a floor-to-ceiling gas fireplace. Once dark and sombre, this bungalow is now airy and bright, inclusive of custom millwork, on-trend bronze fixtures and a single-slab countertop island — a vibrant space for entertaining.

INSTRUCTIONS: East 48th Avenue at 6379 Quebec Street, 3 blocks from Main Street in SW Vancouver (Sunset Neighbourhood). Plenty of parking available on Quebec Street, E 48th and E 49th Avenue.

TQ CONSTRUCTION LTD.

604.430.9900 | info@tqconstruction.ca
www.tqconstruction.ca



PROJECT DESCRIPTION: 401 Goyer is a modern main floor renovation that has been designed to maximize space and functionality with an open floor concept and a rebuilt deck to provide the perfect indoor/outdoor living space. The homeowners expressed their vision of a 'main-floor free of the walls' that made their existing home dark and the usable space small. The kitchen was completely redesigned by the RJR team to create plenty of storage and the appearance of more space by opening the kitchen to the living room, using large, light cabinets and floors, and adding as much natural light as possible with the installation of skylights and eclipse doors.

RJR CONSTRUCTION MANAGEMENT LTD.

604.254.1760 | info@rjrconstruction.ca
www.rjrconstruction.ca



PROJECT DESCRIPTION: This main floor and outdoor living renovation provide major inspiration heading into the summer months. The My House team created a stunning poured concrete deck with steps leading out to the low maintenance lawn and a dramatic glass and glulam beam cover. Large, slim-framed sliding doors afford a view of the new three-season patio with a seamless transition into the new chef's kitchen. Modern and light, with the perfect indoor-outdoor flow, this home is a must see!

INSTRUCTIONS: Via Highway 7a Driving East - Slight left on to loco Rd. Continue on to Heritage Mountain Blvd. At the roundabout, take the 1st exit onto David Ave. Turn left onto Forest Park Way. Turn left onto Linden Ct. Destination will be on the right. Average amount of street parking. Do not block driveways.

MY HOUSE DESIGN/BUILD TEAM LTD.

604.694.6873 | info@myhousedesignbuild.com
www.myhousedesignbuild.com



PROJECT DESCRIPTION: This house was originally an early 1980's build, and it showed. The My House team renovated the whole home, modernizing it by altering the layout to create space for a great room and three bedrooms on the main floor. The house initially had two sets of stairs to the basement which were removed and replaced with a central staircase in the foyer. The Homeowner wanted to create amazing bedrooms for their children and give the common areas a palette and feel reminding them of their Caribbean holidays. With the convenient indoor-outdoor transition from the great room to the covered deck and its open concept; this home is now perfect for family gatherings.

INSTRUCTIONS: If driving east on the #1: Take exit 53, 176 Street Exit., Continue straight onto BC-15 South., Use the left 2 lanes to turn left onto Golden Ears Way., Turn right at the 1st cross street onto 180 St., Turn left onto 92 Ave., Destination will be on the left.

Homes in this area are located on very large lots. Ample parking out front.

MY HOUSE DESIGN/BUILD TEAM LTD.

604.694.6873 | info@myhousedesignbuild.com
www.myhousedesignbuild.com



PROJECT DESCRIPTION: Outstanding single-family homes, located in desirable South Surrey! 2-storey, 4-bedroom, 4.5-bathroom homes – all featuring quality craftsmanship and superior finishes. With two distinct home plans available, from 3,230 to 3,305 square feet, these homes offer a spacious open-concept kitchen, dining and family room ideal for entertaining and a full basement. A home designed for individuals with an active lifestyle! This popular great room plan features soaring 10-foot ceilings, generous windows, contemporary cabinetry and gorgeous wide-plank engineered flooring throughout the main floor. Upstairs, the spacious master bedroom features a vaulted ceiling, spacious walk-in closet, and an ensuite with a free-standing soaker tub, dual sinks and a glass-enclosed shower. Just minutes from shopping, restaurants and recreational opportunities, check out this exciting new neighbourhood.

INSTRUCTIONS: Located in South Surrey. Travelling east on 24th Avenue, turn right on 168th Street, and right on 18th Avenue. There is plenty of street parking available.

MIRACON DEVELOPMENT INC.

604.372.3638 | info@miracon.ca
www.miracon.ca



PROJECT DESCRIPTION: This Villa is an architectural statement; an elegant and modern revival of a Spanish Home. Segmental arches lend an air of European antiquity. Massive glass sliding doors bathe the interior with natural light. The lofty ceilings, rustic beam detailing, and the wide-open floor-plan inspire a vast feel. Dark wood and iron elements unify the interior design, creating a dynamic contrast with the white, plaster faux-finish walls. The kitchen, wine cellar, and adjoining great room flow naturally into an outdoor entertainment area. A private gym and his-and-hers offices round out a long list of luxury amenities. With thoughtful design and the highest quality craftsmanship in every detail, this Villa stands out as a gleaming jewel, set amongst charming countryside surroundings.

INSTRUCTIONS: Take Fraser Hwy going east., Stay on Fraser Hwy, Turn right on 256th St, Keep driving on 256th until 32nd Ave. The home is the corner of 256th and 32nd Ave. There are 2 gate entrances to this house. One is on 256th St and the other on 32nd Ave. Use the entrance on 256th (the first driveway on 256th, right hand side of the road) shortly after crossing 32nd Ave.

VERSA PLATINUM CONSTRUCTION LTD.

604.427.0632 | info@versahomes.com
www.versahomes.com



To Source Home Building, Buying, and
Renovation Resources, visit
www.gvhba.org



To View More Award-Winning Homes, visit
www.ovationawards.ca



Greater Vancouver Home Builders' Association

#1003 - 7495 132 Street, Surrey, BC

www.gvhba.org | 778.565.4288

#GVHBAParade



@gvhba