



WESTCOASTHOMES

SATURDAY, NOVEMBER 27 | 2010 | EDITOR MICHAEL SASGES 604.605.2467 | HOMES@SUNPROVINCE.COM



To enter the Nest building's lobby, residents and visitors will cross a bridge. The colourful panels, too, have an arrival function.

GLENN BAGLO/PNG

NEW-HOME PROJECT PROFILE

Entrances proclaim Mosaic’s arrival at SFU

Residents, visitors will cross bridge to enter and leave; colourful, graphic panels greet inside

NEST

Project location: Simon Fraser University
Project size: 80 one- and two-bedroom apartments in a five-storey building
Residence size: 515 to 982 sq. ft.
Price: \$249,900 to \$414,900
Developer: Mosaic Homes
Architect: RLA
Interior design: BBA
Sales centre: 9055 University High Street
Hours: Noon to 6 p.m., Saturday, to Thursday
Telephone: 604-299-1188
Website: nestbymosaic.com
E-mail: info@nestbymosaic.com
Occupancy: Summer 2012

BY BARBARA GUNN

VANCOUVER SUN

Mosaic Homes has long recognized the importance of making a grand entrance. But where its Burnaby Mountain project is concerned, that entrance will be grand in more ways than one.

A year and a half from now, Mosaic will have joined the swelling, master-planned UniverCity community adjacent to Simon Fraser University, throwing open the doors to 80 new apartment homes in a five-storey building known as Nest.

That entrance into the neighbourhood will be noteworthy for Mosaic. But so, too, will be the entrances to those homes — both within and without.

CONTINUED ON H8



The Mosaic development company is selling eight floor plans in the Nest building. The show home is a two-bedroom, 888-square-foot plan. 'We're very pleased to be able to be part of a community that is, in itself, thoughtful and urbane,' Mosaic's Peter Edmonds say. 'It's got our ideas all over it, in that sense.'



NEW-HOME PROJECT PROFILE | FROM PREVIOUS PAGE



PHOTOS BY GLENN BAGLO/PNG

The Nest interior designer, BBA, went to Inform in Gastown to dress up the show home. In the master bedroom, two designs by Inform partner Niels Bendtsen project thoughtful craftsmanship, the 'Frame Hi' bed and the 'Partu' nightstands. Table lamps are by Flos.



NEW-HOME PROJECT PROFILE | FROM PAGE H6

Sustainable lifestyle includes energy efficiency, walkable destinations

“A sense of arrival is so important,” says Mosaic’s Peter Edmonds, noting the step-up entrances that have long typified Mosaic’s distinctive row homes, characterized by such features as columns and roof overhangs.

“It’s one of the key themes for Mosaic.”

Georgian-style row-home architecture will not be evident at Nest, which will instead reflect a more contemporary design, blending such materials as charcoal brick and white HardiPlank siding, punctuated with colourful glass balcony panels.

Even without the columns, however, the building will most certainly celebrate entry.

From the outside, residents and their visitors will enter the lobby on a bridge that spans a green space below. Inside, the homes’ entrances will also be memorable: adjacent to each doorway there will be a textured graphic panel bearing a design evocative of branches — a nod to the name of the building — and a colour that corresponds with the panel on the home’s balcony.

“The powerful result is that the grand sense of entrance and playful use of colour continues at every point of entry at Nest,” explains Edmonds. “It instills a sense of arrival to your home, your place.”

In 1996, the area’s Official Community Plan envisioned UniverCity as a dense, mixed-use community that would be inserted into some 65

hectares surrounding the SFU campus. The eventual home to about 10,000 residents, it would be a transit-oriented, amenity-rich neighbourhood founded on the principles of sustainability.

In keeping with that, Nest will be 30 per cent more energy efficient than its traditional counterparts, incorporating such features as Energy Star appliances, energy-efficient lighting, low VOC paints and hydronic in-floor radiant heating.

So, too, will Nest afford its residents a sustainable, walkable lifestyle: it will be positioned on University High Street, across the road from a new elementary school, down the block from a new Nesters grocery store, and within an easy stroll of an as-yet-to-be-opened 50-seat child-care facility.

Residents, who will live just 10 minutes up the slope from Highway 1, will be able to tap into numerous additional services and amenities — not the least of which are those that can be accessed through the university’s “community card.”

“Everyone who lives up at UniverCity has access to the SFU amenities, the library amenity, the fitness amenity, as well as to the university [discounted] transit pass,” Edmonds notes. “You also have access to courses and night school and all of those things. So you really do tap in to all that’s good about SFU.”

It is no surprise to Edmonds, then,



that the public response to Nest has been vigorous. More than half of the open-concept one- and two-bedroom homes were purchased within four weeks of their launch, something Edmonds attributes to the award-winning community and the pricing of the apartments.

“We have homes here starting at \$249,900, and this is an uncommonly low price for new apartments in Burnaby, especially built to this standard and close to this amenity,” says Edmonds, noting that 90 per cent of the homes are priced at beneath \$400,000. “To have the whole location, product and price wrapped up in

a bow — that’s what the pace of sales is all about.”

Eight floor plans are on offer at Nest, with ceiling heights ranging from nine to 12 feet. All homes incorporate large windows that will maximize natural light and view prospects.

The top-end show suite is an 888-square-foot two-bedroom homes that bears the impressive signature of interior designer BBA. It speaks to a clean, functional sense of Scandinavian design, further amplified in the furnishings from Inform Interiors.

“Scandinavian design has a certain timelessness to it that we admire, and the natural elements we’ve included

are so at home here at UniverCity,” Edmonds says of the look.

Throughout the suite, he says, are examples of touches Mosaic “fussed with” in the homes’ design: the placement of a hanging light fixture in one of the bathrooms; the type of cap used on a ledge adjacent to the work station; the lower-than-usual positioning of the light switches on the walls. (“We’ve done this for a reason,” Edmonds notes. “A lot of high-end homes will have lower light switches because it offers you a place to put your art.”)

While visitors to the suite will know nothing of those behind-the-scene deliberations, they will find much that’s likely to appeal: laminate flooring, for instance, under-cabinet kitchen lighting, stainless steel appliances and porcelain tile bathroom floors.

Nest, says Edmonds, will speak well to Mosaic’s mission to create what he calls “thoughtful, urbane densification” — not only because of its character, but also because of its entrance into the surrounding community.

“We’re very pleased to be able to be part of a community that is, in itself, thoughtful and urbane,” he says. “It’s got our ideas all over it, in that sense. So we were very pleased to come up here and be part of a well-appointed, walkable and very well thought-out community. We’re excited to be here, for sure.”

bgunn@vancouver.sun.com





MY NEST IS

Architecturally FRESH

Nest is a collection of contemporary residences atop Burnaby Mountain. The architectural expression is sophisticated and refreshing – with contrasting cladding in charcoal grey and white, punctuated playfully by random blocks of colour. While the building form stands out, NEST is sensitive to its context via sustainable design, extensive landscaping and angled rooflines. The result is a landmark address you'll love coming home to.

- A prime location in the innovative UniverCity master-planned community
- Beautiful views of the Lower Mainland
- Extensive landscaping in a healthy park-like setting, adjacent to a protected Greenway path
- Charming bridge entrance to the NEST lobby, animated by public art
- Charcoal coloured masonry with white Hardie-plank siding
- Expansive windows with colourful glazing on balconies, railings, and gates
- Enchanting rooflines to increase height, space and light
- Media lounge for residents to use and enjoy
- Ground-level patios flow seamlessly into surrounding landscape
- Centrally located for easy access anywhere in the Lower Mainland
- Neighbourhood shops, services and restaurants are only steps away
- Minutes to some of the best biking, hiking, and golf in the city
- Valuable access to the Community Transit Pass, one quarter the cost of a regular public pass
- Across from a newly constructed state-of-the-art Elementary School
- One block away from a soon to be opened Childcare Facility
- Preferred access to the Community Card with discounts at SFU's gym, theatre, and library facilities

EXCEPTIONAL by design

The homes at NEST are not just beautiful – they're functional, practical and built to last. Our team has considered every detail, big and small, to ensure your life at NEST is rich and memorable. We've done the research to offer high-performance homes that look and feel delightful.

- One-and two-bedroom homes with open concept living space
- Unique designer graphic panels personalize the entry to every home
- Spacious 9' ceilings and up to 12' in some homes
- Durable engineered laminate flooring in entry, living, dining and kitchen featuring two contemporary colour schemes
- Cozy hydronic in-floor radiant heating
- Custom drywall features to define space
- Built-in work centres with data and phone hookups (most homes)
- Pre-wired and reinforced TV wall for flexible and secure installation
- Ample bicycle storage available

SW Corner of 9055 University High Street Burnaby BC T 604.299.1188 F 604.299.1197 info@nestbymosaic.com

ESSENTIAL DESIGN. ELEVATED LIVING.

mosaichomes.com

The developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standard of this development.



B C C O N D O S . N E T





- LG Front Loading Energy Star Washer and LG Dryer
- Large in-building Storage lockers (available option)
- Designed to be 30% more resource and energy efficient than a traditional building
- Energy Star appliances
- Grohe water conserving fixtures
- Energy efficient lighting
- Low VOC paints
- Many building materials made with recycled content
- Sustainable construction site management
- Drought tolerant landscaping
- Advanced storm water management
- Hot water supplied through the UniverCity's District Energy System eliminates the need for a separate building energy plant and related maintenance and repairs.

A Smart Kitchen

- Sleek Greenlam and lacquer cabinetry with polished chrome square edge pulls
- Elegant and practical under cabinet kitchen lighting
- Soft touch doors and drawers
- Bright white polished composite stone countertop
- Smooth back painted glass kitchen backsplash
- Blanco stainless steel double bowl sink
- Modern Grohe polished chrome pull down faucet
- Thoughtful built-in recycling bin
- Clever utility shelving for spices and accessories
- LG Energy Star stainless steel 19.7cu.ft. fridge with bottom freezer
- LG Energy Star stainless steel low decibel integrated dishwasher
- LG Energy Star stainless steel extra large capacity 30" range with convection oven
- Stainless steel pull out hood fan or microwave combo (select homes)
- Panasonic microwave in stainless steel (select homes)

A Calm Bath

- Custom designed Greenlam vanity (all homes) with built-in wall shelving niche (most homes)
- Heated 12 x 24 porcelain floor tile in bathrooms
- Integral white bathroom sink and countertop
- Grohe single lever polished chrome faucet
- Crisp white tile bathroom tub surround
- Water efficient Toto dual-flush toilets
- Stylish and useful contrasting mosaic tile shower niche
- Luxurious deep soaker tub custom designed by MOSAIC

My Peace of Mind

- Travelers 2-5-10 Home Warranty Coverage
 - 2 Year Materials & Labour
 - 5 Year Building Envelope
 - 10 Year Structural Defects

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BC CONDOS.NET



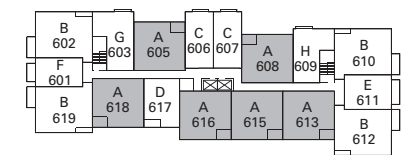


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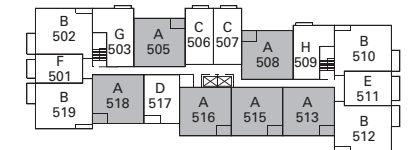


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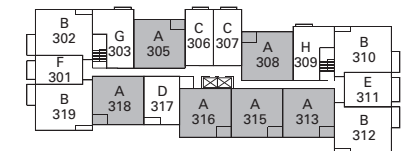




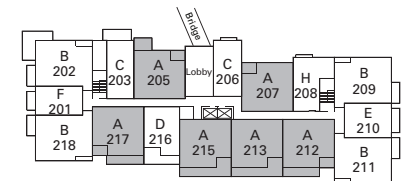
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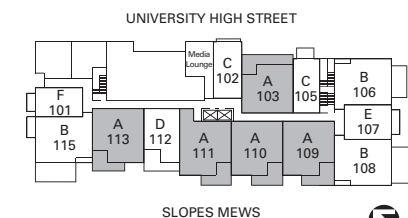
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Level 2



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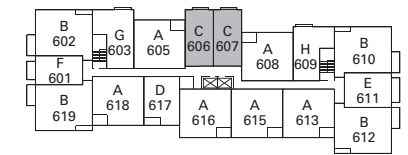
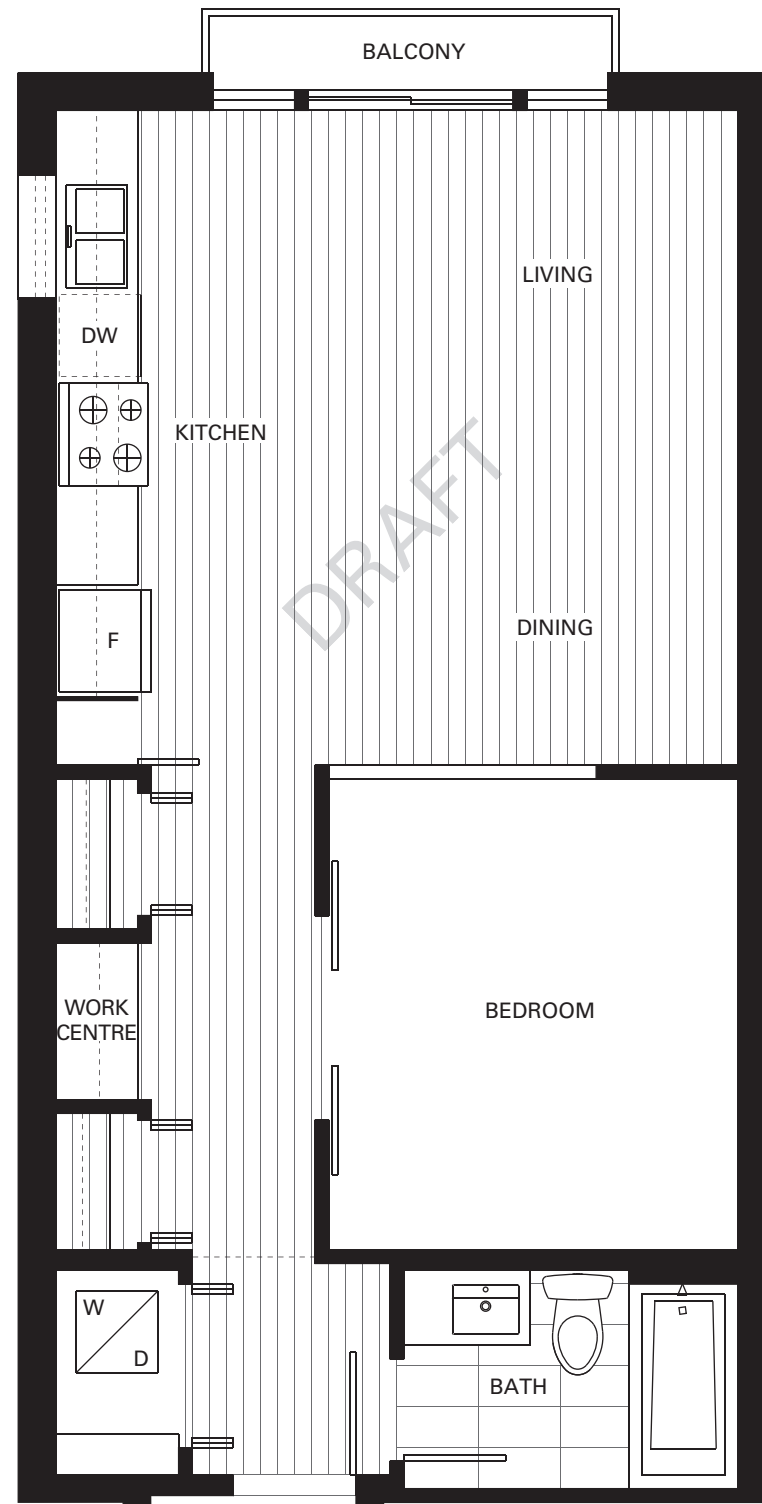
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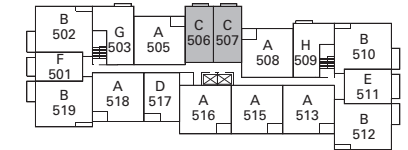
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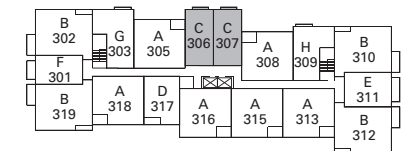
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JR. 1 BEDROOM + WORK CENTRE
543 – 594 SQ FT



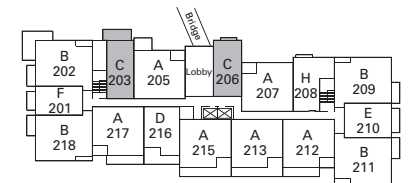
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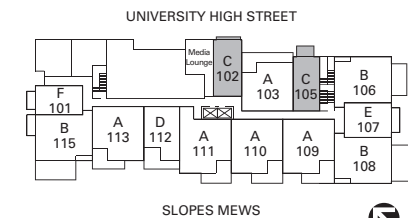
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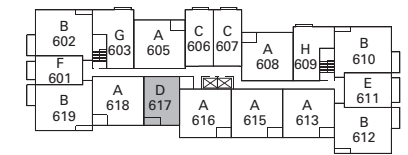
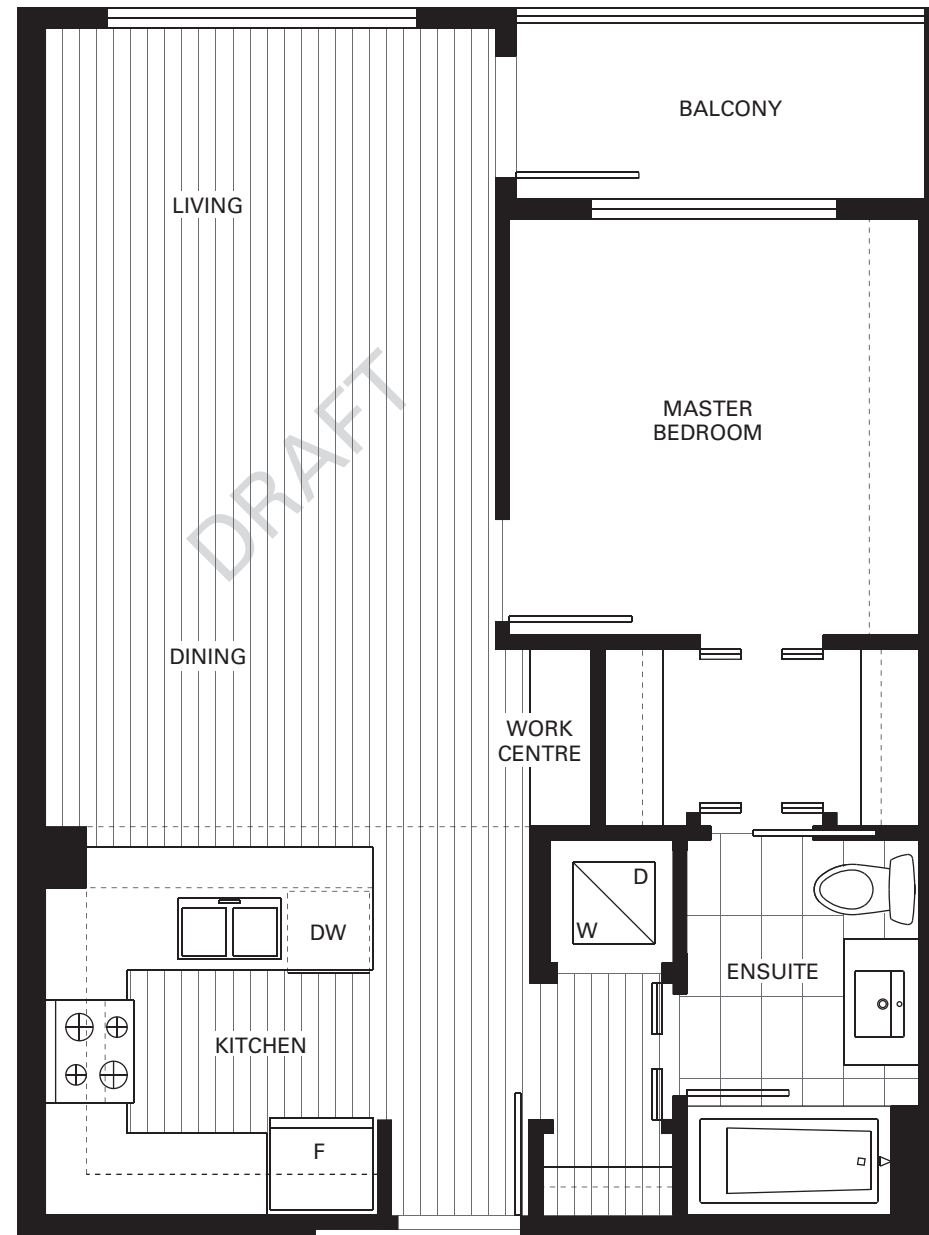
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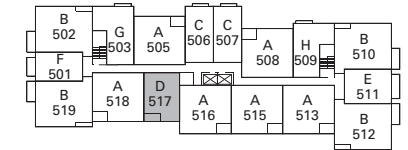


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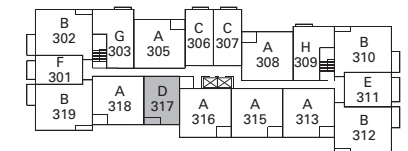




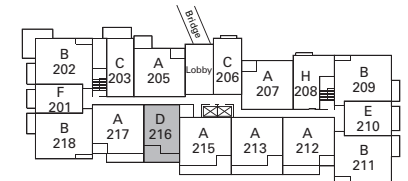
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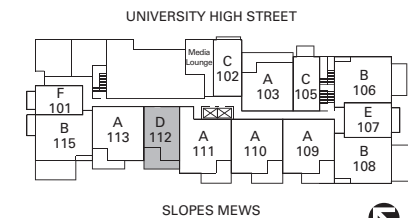
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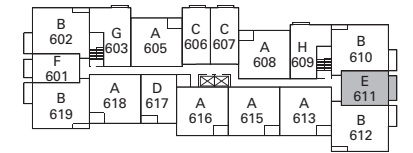
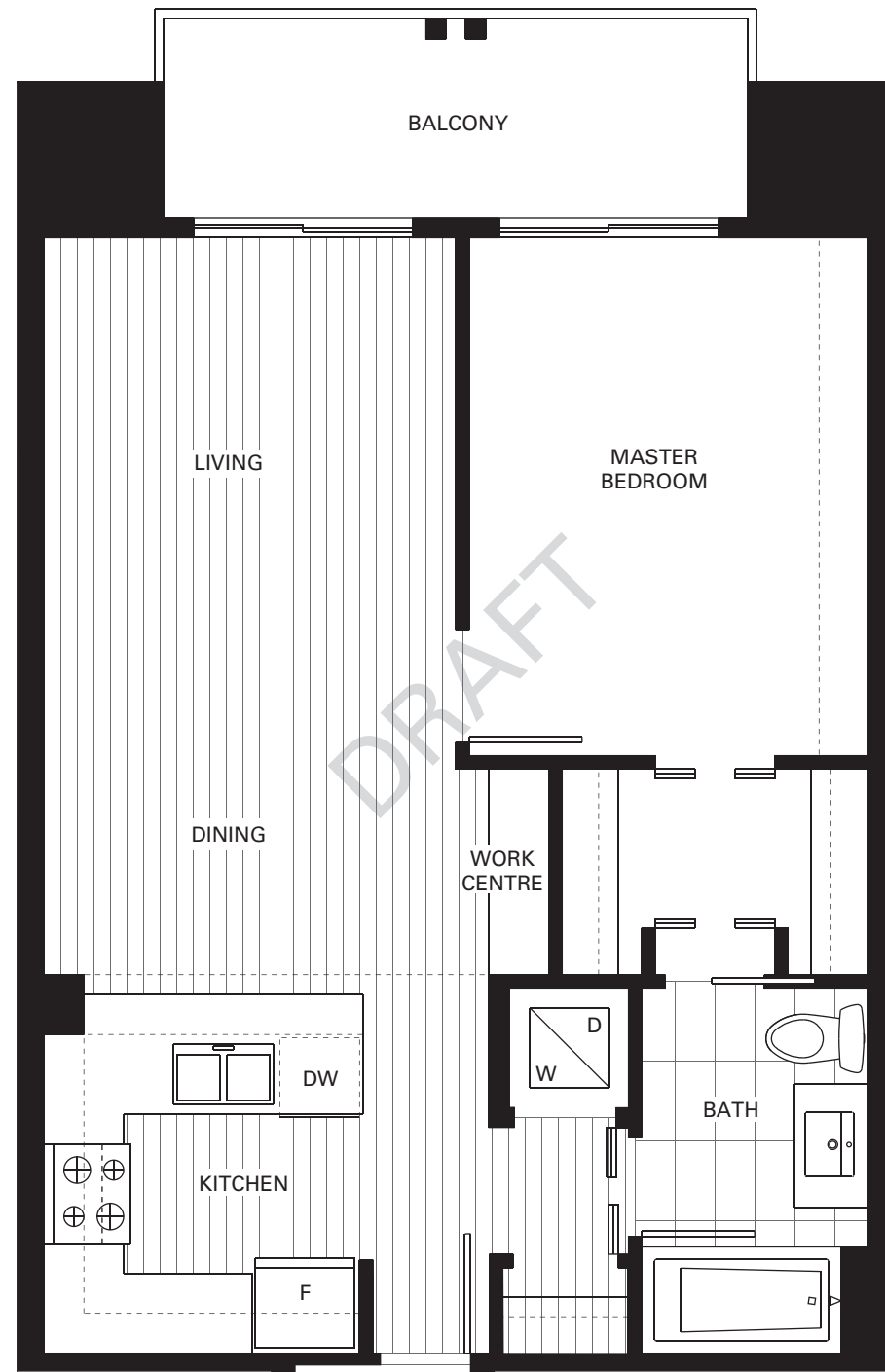
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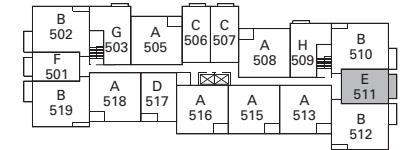
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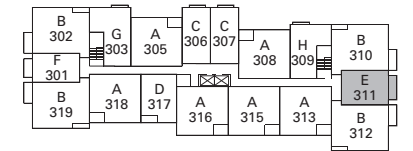
PLAN E
1 BEDROOM + WORK CENTRE
611 SQ FT



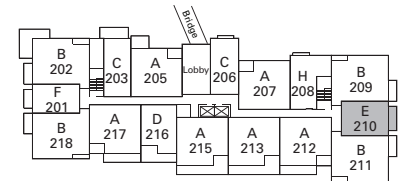
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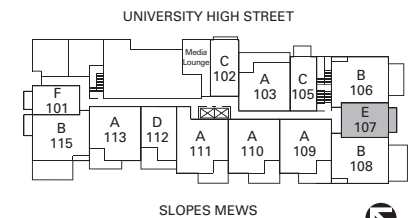
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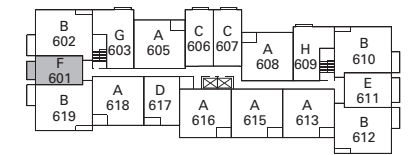
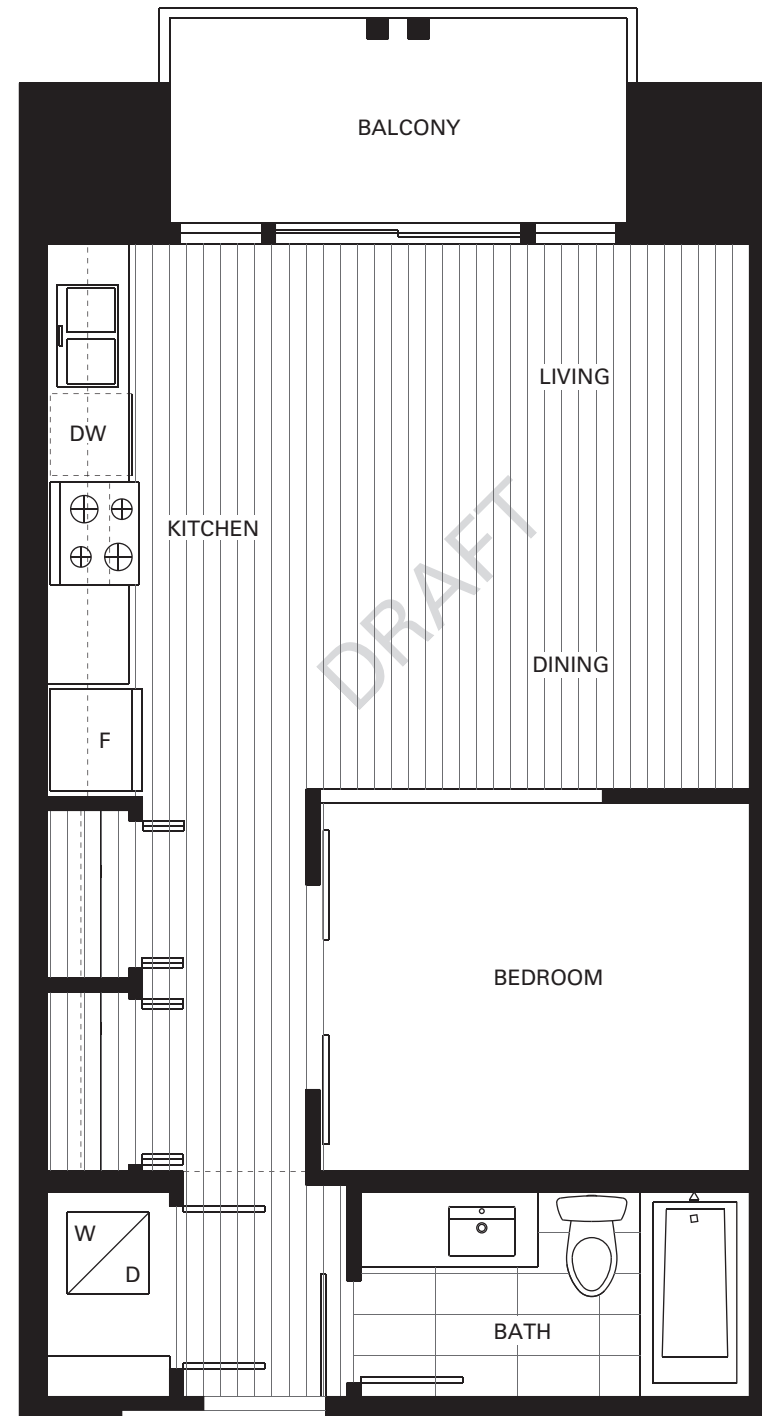


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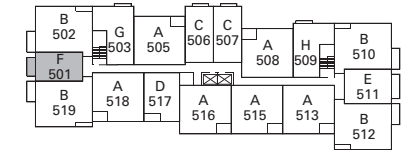


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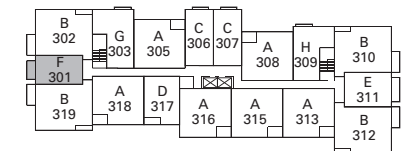




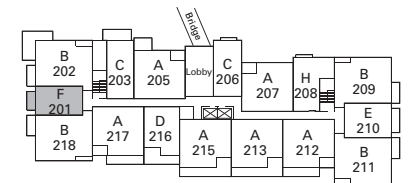
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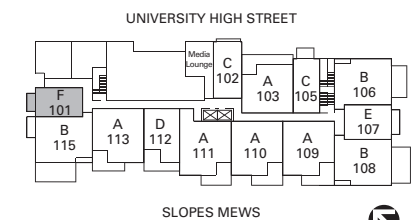
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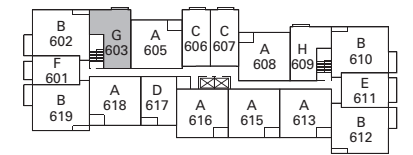
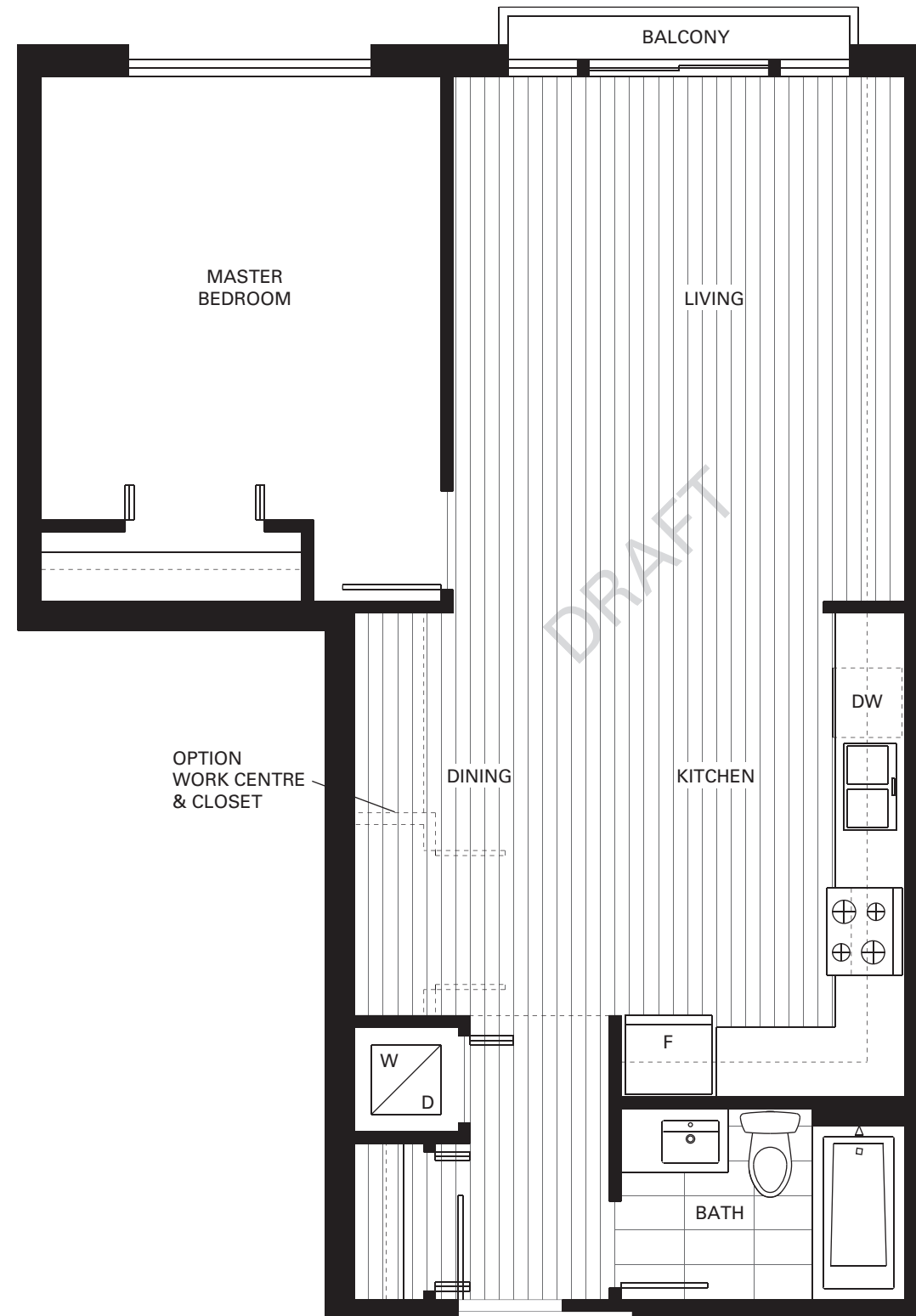
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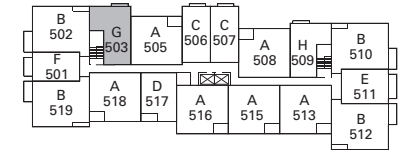


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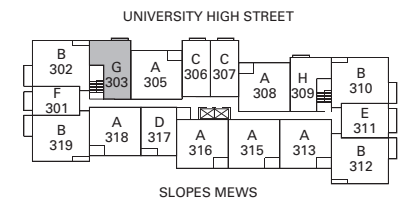




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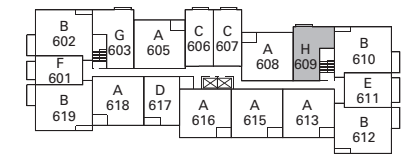
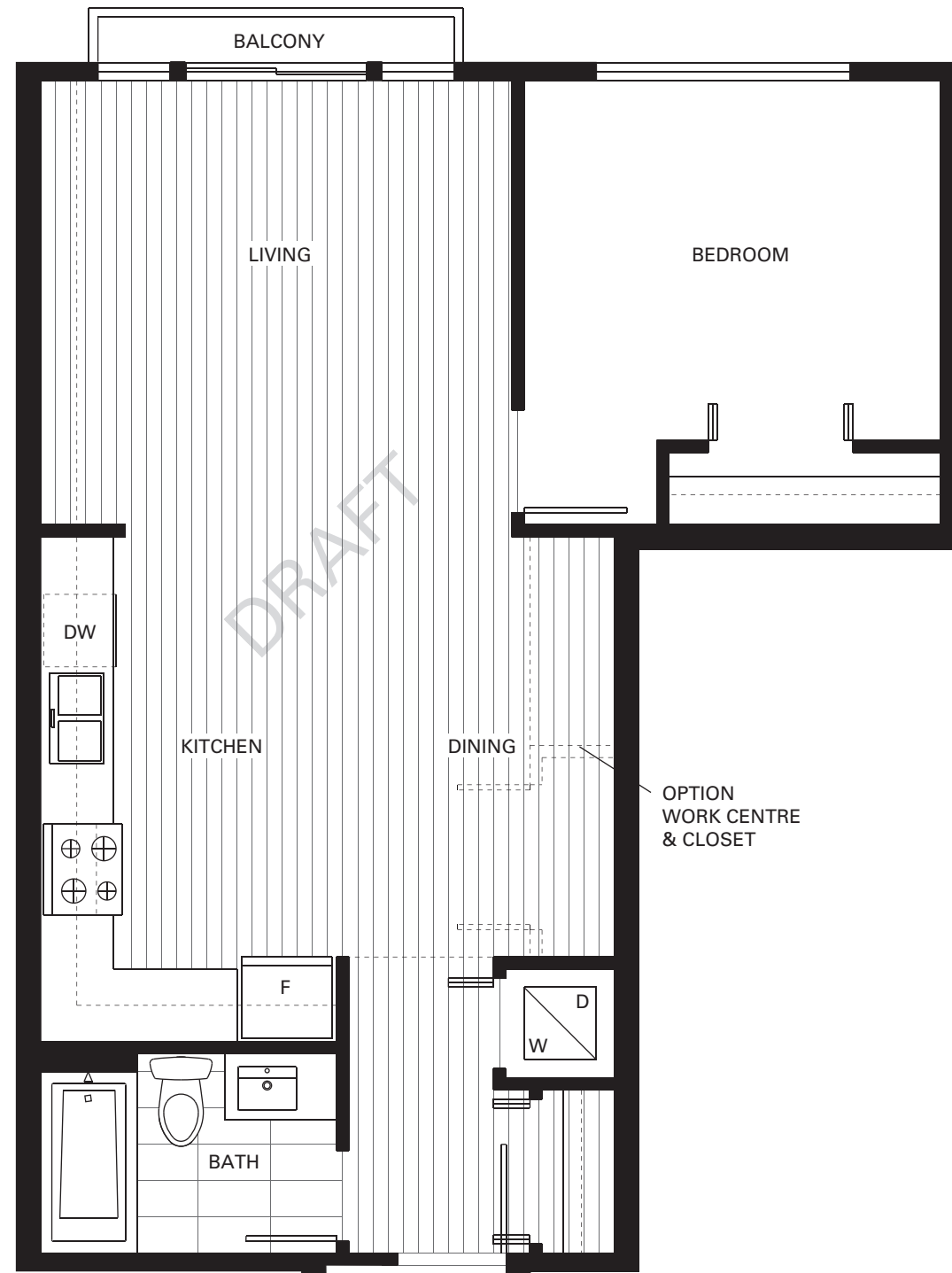
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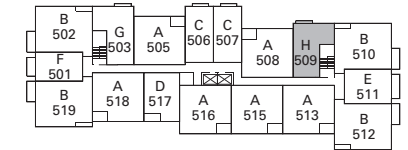


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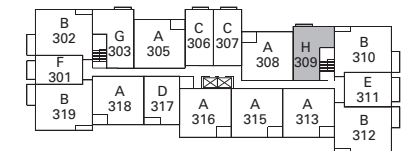




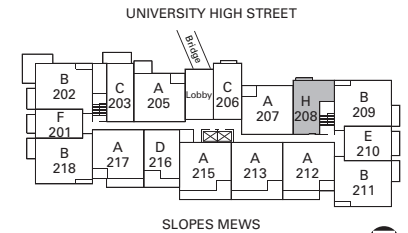
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Introducing Nest by MOSAIC

Architecturally Refreshing

Nest is a collection of contemporary apartments unlike anything else atop Burnaby Mountain. Architecturally refreshing with its contrasting white siding and charcoal masonry, Nest is punctuated with colourful glazing panels, large windows, and intriguing roof lines for a sophisticated yet playful expression. This landmark building includes a sophisticated bridge entrance over park-like landscaping which surrounds Nest and connects to the protected greenway on the east side of the building. Nest is a true stand-out in this exceptional community.

Vibrant and Central

Nest is a smart community adjacent to the prestigious Simon Fraser University. Residents enjoy special access to various services provided by SFU including the fitness centre, theatre, library, and transit. This growing community atop Burnaby Mountain is a vibrant yet peaceful neighbourhood with Nesters Market, restaurants, coffee shops, services and more all just a 3 minute walk from Nest. Spectacular views of the Lower Mainland along with some of Burnaby's best recreational biking and hiking trails makes this a special place to call home. Burnaby Mountain's central location also means whether you need to go east, west, north or south it's easy to get around.

Exceptional by Design

Exceptional design means your home is both beautiful and functional. Nest will offer all of the thoughtful details and carefully selected interior finishings you have come to expect from a MOSAIC home including wood, stone, stainless steel, glass, porcelain and more. Nest is also proud to be at least 30% more energy efficient than traditional buildings by including sustainable and green features such as Energy Star appliances, water conserving fixtures, low VOC paints and adhesives, recycled content, drought tolerant landscaping and much more. Living at Nest gives you peace of mind knowing you're doing your part for the planet while saving money on energy costs.

Designed and Built by MOSAIC

Simply stated, our story is about the homes we build. It's about adding value with great design – enduring value that remains long after sales offices close and marketing brochures disappear. Please visit our other communities to see how the homes we build speak for themselves. To learn more about MOSAIC, speak to our team or visit us online at www.mosaichomes.com.

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B C C O N D O S . N E T





Nest by Mosaic at UniverCity atop Burnaby Mountain is the latest condo project to be announced. This will be the second new development to adhere to SFU Community Trust's new stringent sustainability building codes. Located on UniverCity High Street across from the new University Highlands elementary schools this refreshing building will add further depth to a growing community.

Nest will be offering units priced in the low to mid \$200,000 range and targets are for pricing to not exceed \$400,000. A total of 80 contemporary units ranging in size from just over 500 sqft to almost 1000 sqft will complement an already diverse mix of residential layouts in the UniverCity area. Nest will be a 5 story wood frame building offering Jr. 1 bedroom layouts to 2 bed & 2 bath layouts. Given the location of the building on a downward slope towards University Crest and towards Tower Rd some portions of the building will be 4 stories and others will be 5. The ground floor units will be built upon a concrete slab over the building's underground parking.

Finishing will include wood, stone, stainless steel, glass, porcelain and more and will be backed by Mosaic's long standing reputation of building quality products. Environmental aspects will include Energy Star appliances, water conserving fixtures, low VOC paints & adhesives, recycled materials, drought tolerate landscaping and much more. The Nest design is a unique. Bright white Hardie Plank siding is contrasted with warm charcoal masonry and punctuated with random, colourful glazing panels and interesting roof lines. Large windows throughout make every home as bright as possible.

Two very unique design features of Nest will be a large bridge entrance connecting the lobby front door to the street front and a large butterfly wing style roof line. The bridge will be prominently featured in the front of building and will cross over lush park-like landscaping that will surround the building. The butterfly wing style roof will add dimension to the building but more importantly allow for top floor units to enjoy over-height ceilings.

With only 80 units available this will be a smaller development for the UniverCity area and given the appeal the community has to offer these units will not last. Sales are expected to start early fall 2010 with a presentation center anticipated to be complete before the end of September.

Jr 1 bedroom homes from 515 - 594 square feet ranging from \$220's - \$260's
1 bedroom homes from 605 - 736 square feet ranging from \$240's - \$300's
2 bedroom homes from 888 - 983 square feet ranging from \$340's - \$400's

Please [Click Here](#) to download the Ne



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1% of Net Proceeds Donated to
University Highlands Elementary

Nest Location



Quick Facts

Address:
Southwest Corner of 9055 University
High Street, Burnaby BC

Developer:
Mosaic

Built In:
To Be Announced

Number of units:
80

Height:
4 & 5 Story

Construction:
Wood Framed

Facilities:
To Be Announced

Restrictions:
To Be Announced

Warranty:
To Be Announced



 [C Plan Video Tour](#)

ESSENTIAL DESIGN. ELEVATED LIVING.

Welcome to Nest, an architectural landmark unlike anything else on Burnaby Mountain. Designed and built by MOSAIC, Nest offers open contemporary 1 Bedroom and 2 Bedroom homes.

NEWS

View the C Homes Video Tour

Our gorgeous C Homes offer a great investment opportunity. Meticulously designed inside and out, this 1 bedroom and work centre home boasts 594 sf, lots of storage and starts at just \$224,900! Have a look at the new C...

December 12, 2010 | [Read More »](#)



Visit our Home Store and Model Home today | T: 604.299.1188 | E: info@nestbymosaic.com | A: SW Corner of 9055 University High Street, Burnaby BC



This is current
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VIEW THE C HOMES VIDEO TOUR

Our gorgeous C Homes offer a great investment opportunity.

Meticulously designed inside and out, this 1 bedroom and work centre home boasts 594 sf, lots of storage and starts at just \$224,900!

Have a look at the new C Homes rendering which allows you to virtually experience and appreciate the innovative design touches, practical layout and meticulous details in this fully featured floorplan.



[Click here to view the C Homes Rendering](#)

For more information please call 604.299.1188 or visit the Nest Home Store located on the SW Corner of 9055 University High Street atop Burnaby Mountain every day except Fridays from 12-5pm.

Posted: December 12, 2010 | [More News »](#)



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Any such offering can only be made via Disclosure Statement.



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POPULAR A PLAN - FIRST COME FIRST SERVE

The 2 Bedroom A Plans have been a popular choice for new homeowners at Nest.

Of the 27 A plans that were available for sale at the beginning of October, only one remains. This 983 sq.ft. plan offers a conventional, well designed layout that permits functional and comfortable living for under \$400,000.



The large open living and dining area allows for flexible furnishings. The mingler bedrooms – which are 2 bedrooms on either side of the home create the privacy that everyone requires. The large and spacious kitchen and designated work centre are great for entertaining guests. Large closets, a spacious laundry room and extra storage in the kitchen mean your home can be clutter free. Top this off with the cozy in-floor hydronic radiant heating and 2 full baths and its no wonder these plans have been so popular.

Visit the Nest Home Store to experience the A Plan for yourself. You will truly appreciate the generous size, quality finishings, and meticulous detail that was incorporated into the design of this innovative home. There is only 1 A Plan remaining at Nest, so hurry on down before it's too late. For more information please call 604.299.1188.

Posted: November 24, 2010 | [More News »](#)



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PLAN B-BENEFITS

In the past 6 weeks, the successful sales at Nest have even surprised industry experts.

Although MOSAIC is genuinely proud of this accomplishment, what makes MOSAIC truly ecstatic are the complements they consistently receive about the design of their innovative homes. The blueprint for these homes offers livability in every corner of the home with no wasted space.



Take the 982 Sqft - 2 Bedroom **B Plan** for example. As you enter the home, you'll notice bright daylight blanketing the home as the large expansive windows are a benefit of these corner homes. The wide foyer makes for a grand entrance with large storage space just around the corner leading to the built-in work station. The traditional kitchen creates a great workspace for any avid cook while also providing lots of storage in the large double pantry. The master bedroom is surrounded by a spacious ensuite which comes with his and her one piece vanity, a gorgeous walk in closet and a second bedroom located just down the hall. The B plans are also the only homes remaining that offer two balconies. Enjoy your morning coffee while gazing at the beautiful and quaint views of the mountain and surrounding greenspace.

The 2 bedroom B Plan starts at just \$369,900. Visit us at the Nest Home Store located at the SW Corner of University High Street, Burnaby to find out more about the amazing homes we have remaining. For more information please call 604.299.1188 to speak to one of our friendly New Home Consultants.

Posted: November 16, 2010 | [More News »](#)



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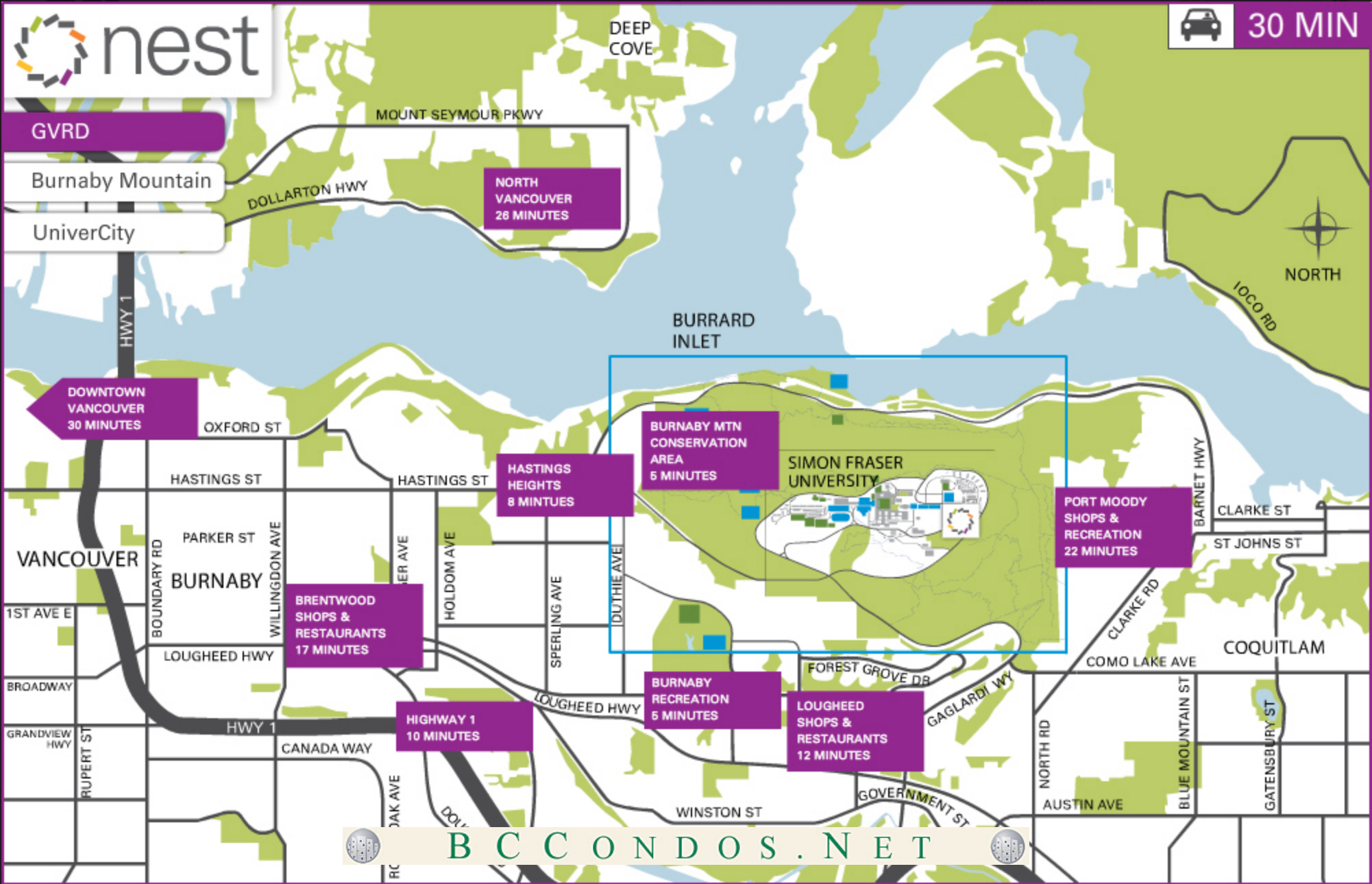


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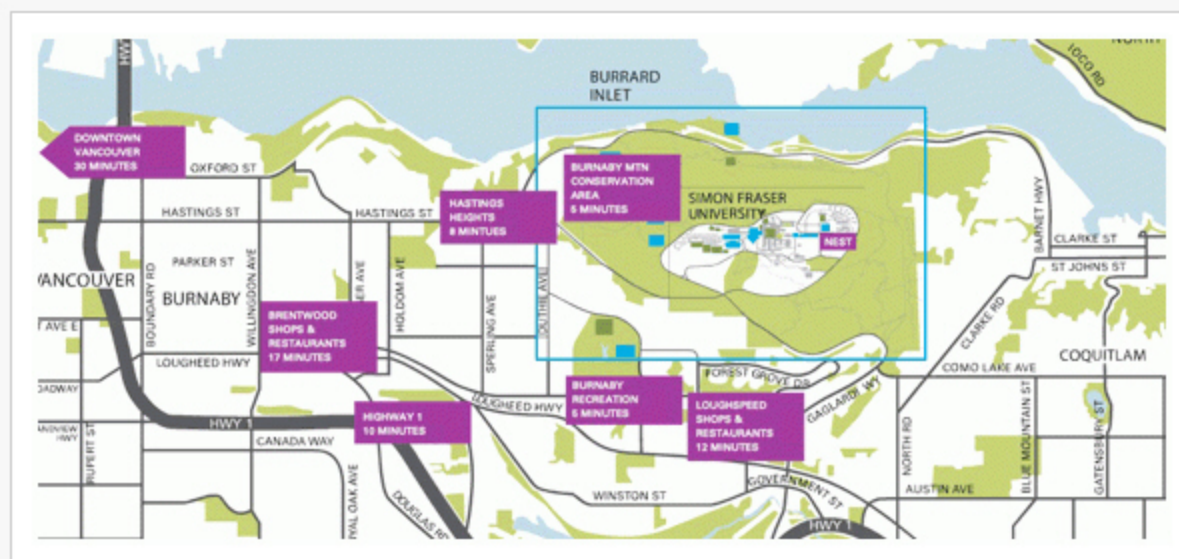




nest

HOMES ON BURNABY MOUNTAIN

NEIGHBOURHOOD



High atop Burnaby Mountain, you can enjoy the stunning beauty of the cityscape, secure in the knowledge that NEST is truly central to the sights and sounds of the Lower Mainland, North Shore and beyond.

You're just 5 minutes to Hastings Heights with its collection of cool restaurants, shops and services and even closer to Lougheed Mall, major shopping, Skytrain rapid transit and the Trans Canada Highway 1.

You can also discover a truly smart way of living urban by nature. Part of UniverCity, a sustainable community at the prestigious Simon Fraser University (SFU) campus, NEST offers a rich array of conveniences and amenities surrounded by green space. An easy walk to shops such as Nesters Market, state-of-the-art schools and recreation, the library, fitness centre and a vibrant town square, plus access to the Community Transit Pass and Community Card you'll save day-to-day time, energy and money. It's the best of both worlds – vibrant when you want it, tranquil as you like it.

[VIEW NEIGHBOURHOOD MAP](#)



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ARCHITECTURE



NEST offers a fresh collection of 1 and 2 bedroom homes clearly defined by attention to design.

Thoughtfully nestled into the natural landscape, the contemporary expression is strong, perched on the slope of Burnaby Mountain to fully capture views over Greater Vancouver.

Playfully punctuated by random colourful glazing patterns, these homes feature expansive windows, compelling rooflines, a welcoming entry bridge and engaging public art. An informed rationale plus truly convenient locale sets this delightful new address apart from the rest.



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HOMES ON BURNABY MOUNTAIN

MOSAIC



Simply stated, our story is about the homes we build. It's about adding value with great design – enduring value that remains long after sales offices close and marketing brochures disappear. Please visit our other communities to see how the homes we build speak for themselves. We also invite you to discover this at Nest.



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INVESTMENT

The success of NEST begins and ends with design and context

A striking exterior expression sets a refreshing tone atop Burnaby Mountain, celebrating the prestigious location next to a world-class university, along with a sustainable way of living, steps from shops, services, parks and amenities. Smart design, a prime location and the MOSAIC brand combine to make NEST a wise investment.

- All but 2 of our homes are under \$400,000
- Burnaby price index for condominium homes show a 5 year increase of over 41% as of September 3, 2010*
- Online rental listings show UniverCity as one of the best rental markets in the Lower Mainland with strong rental rates and demand.
- Pair this exciting rental market with our value pricing and it means less capital spent on acquiring your home making for a comfortable monthly cost capable of generating rental cash flow and a solid resale return.



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FLOORPLANS

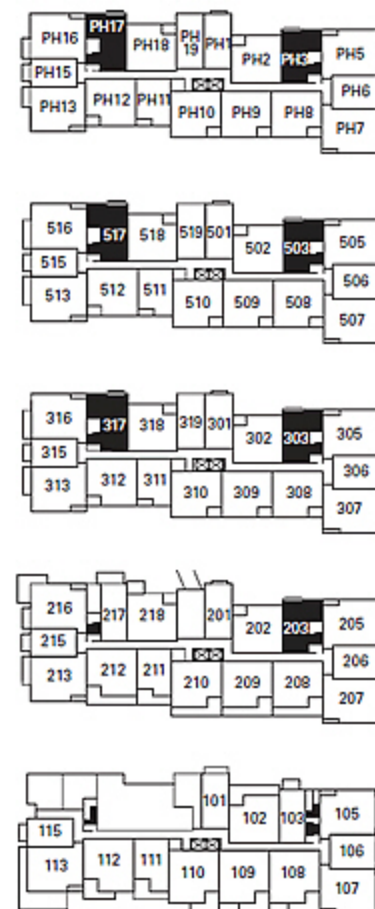
Live your way within the wide open spaces at NEST.

"Everything is designed. Few things are designed well."
— Brian Reed

[PLAN C](#)[PLAN G](#)

PLAN G

1 BEDROOM
663-736 SQ FT

[DOWNLOAD PDF](#)

PENTHOUSE

LEVEL 5

LEVEL 3

LEVEL 2

LEVEL 1



GALLERY

Click on the tabs below to explore Nest photo galleries.

[Model Home](#)[UniverCity](#)[MOSAIC](#)

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HOMES ON BURNABY MOUNTAIN

Home Store and Model Home
Open by Appointment Only
Dec 20th - Jan 2nd.

T: 604.299.1188

E: info@nestbymosaic.com

A: SW Corner of 9055 University
High Street, Burnaby BC

CONTACT

Nest
Home
Store

UNIVERSITY HIGH ST

Nesters
Market

TOWER RD



For more information you can also register with us online.

[REGISTER NOW](#)



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