

Boutique Condominium Residences in the Heart of Kitsilano

Today's lifestyle is hyper fast, content rich and super-connected. So it only makes sense to own a home that's centrally located, completely connected AND provides high-style after-hours comfort and convenience. Within a ten-minute walk from Radius you'll find everything you need. From beaches to books to bars, and that's just the B's. Get to know what's within our radius and get to know your new home.


[Register Online](#)

Visit the Radius Presentation Centre

1710 West 4th Avenue (at Pine), Kitsilano
Open daily noon-5pm (except Friday)

[Get Directions](#)

Contact Us

T. 604.731.5522
admin@radiusinkits.com



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FEATURES

IMPRESSIVE ARRIVAL

- Designed by award winning Rositch Hemphill Architects
- Located at the entrance to historic Granville Island within walking distance of all the shops and services of Kitsilano's Fourth Avenue
- Thoughtfully designed urban architectural form offers boutique residential living over ground level retail
- The building façade incorporates an artful combination of concrete, brick, glass and wood-grain cladding topped off by a striking curving roof form and wood soffits.
- Water-feature at residential entry
- Common upper terrace and gardens are perfectly oriented for enjoying the drama of Vancouver's city skyline and The Celebration of Light.

STYLISH EXISTENCE

- Clean, contemporary, flat-panel suite entry door with Bergen polished chrome-lever hardware and deadbolt by Taymor
- 9 foot ceilings
- All homes include either enclosed balcony or outdoor deck
- Expansive windows
- Your choice of two custom-designed schemes: Pebble and Sand
- Pre-wiring for dining room pendant light
- Durable, contemporary-style engineered wood flooring by Kentwood in entry, kitchen area, dining, living room, and flex
- Loop and cut-pile carpeting by Beaulieu in bedroom(s)
- High profile baseboards, door mouldings and window sills throughout

CULINARY CREATIVITY

- Choice of two design schemes:
Sand:
 - Upper and lower flat-panel style cabinets in Euro-style gloss white
 - Upper corner accent shelving in warm, light gray, wood-grain finish
 - Warm, light gray wood-grain finish on island
 - Quartz-composite kitchen countertops paired with linear, wood-grain porcelain tile backsplash

Pebble:

- Upper and lower flat-panel style cabinets in Euro-style gloss white
- Upper corner accent shelving in dark gray, wood-grain finish
- Rich, dark gray, wood-grain finish on island
- White, quartz-composite kitchen countertops paired with sleek marble, mini-mosaic tile backsplash
- Energy-efficient, contemporary appliances:
 - Sleek 30", cabinet-faced refrigerator with bottom freezer drawer and adjustable glass shelving by Fhiaba
 - Stainless-steel, 3-speed hoodfan with dishwasher-safe metal filters by Miele
 - Stainless-steel, 30" 4-burner cooktop by Miele
 - Stainless-steel, Signature Series self-cleaning wall oven by Miele
 - Energy-efficient, stainless-steel cabinet-faced, fully integrated classic series dishwasher by Miele
 - Powerful Panasonic 1.6 cu.ft. microwave
- Custom-designed cabinet features includes soft close cabinetry and drawers, a stacking bank of drawers, built-in stainless steel microwave, a corner lazy susan, under-cabinet lighting, pantries (in most homes), and feature corner shelving
- Deep, square-edge, stainless-steel, single-bowl sink with single-lever, polished chrome, pull-down faucet by Kohler
- Halogen pot lights
- Convenient breakfast bar or generous island in most kitchens

PERSONAL LUXURY

- Porcelain tile flooring in bathrooms and laundry closets
- Private master ensuite with luxurious 'Hytec' acrylic tub or Hytec showerbase with frameless glass sliding door and full-height tile surround.
- Main bathroom with luxurious 'Hytec' acrylic tub with shower or Hytec showerbase with frameless glass sliding door and full-height tile surround
- Square-edge, quartz countertops and Kohler undermount sinks in master ensuite and main bathroom
- Kohler single-lever, pressure-balanced shower control for comfort and safety
- Large vanity mirror with custom, open-floating shelving
- Recessed pot lights throughout

- Eco-friendly, low-flow toilet closet by Kohler
- Lund Series chrome-polished towel bar and accessories by Taymor
- Front-loading, full-size, two piece, stackable energy-efficient washer and dryer by Whirlpool

THOUGHTFUL DETAILS

- Conveniently-located cable and/or telephone outlets in living room, kitchen and bedrooms
- 9-foot ceilings
- Pre-wired for high speed internet access and digital cable entertainment channels
- Every home features either a deck, enclosed balcony or roof terrace
- Closet shelving
- Spacious balcony, terrace, or roof terrace in most homes
- Two individually-coded security key fobs for parkade and most common areas
- Thermostat-controlled baseboard heating system
- Secured, shared bicycle storage room for residents located in parkade and separate, bicycle-sized storage lockers in secured rooms provided for each home

SAFE & SOUND

- Extensive use of brick, concrete-fibre siding, premium wood-look architectural cladding and wood materials. All materials are carefully constructed using the latest rain screen protection system (See construction detail insert)
- Energy-efficient, double-glazed vinyl and/or aluminum windows, swing doors and sliding glass doors
- Hard-wired smoke detectors
- Pre-wired for security system with motion detector and contacts on entry and patio door
- Fire sprinklers throughout
- Enterphone with camera surveillance at main lobby entrance
- Completely secured, bright underground parkade
- Traveler's Guarantee Company of Canada Warranty Insurance providing coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Dedicated customer service team makes living in your home as enjoyable and worry free as possible

Features

Year after year, Ledingham McAllister sets new standards for quality and excellence in fine community living. The culmination of this continuous improvement is seen today in every Radius home: expansive windows that give breathtaking panoramic views, energy-efficient stainless-steel Miele appliances that also look great, the finest in faucets, fixtures and flooring. Everything is new, everything is beautiful, and everything works perfectly.



[Download Features](#)



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Floor Plans

1 Bedroom

1 Bedroom + Flex

2 Bedroom

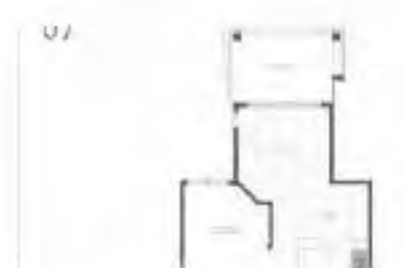
2 Bedroom + Flex

1 Bedroom



South A4
Approximately 689 square feet

1 Bedroom + Flex



South B2
Approximately 638 square feet



North B1
Approximately 547 square feet

2 Bedroom



North C1
Approximately 794 square feet

2 Bedroom + Flex



North D2
Approximately 827 square feet



South D5
Approximately 759 square feet

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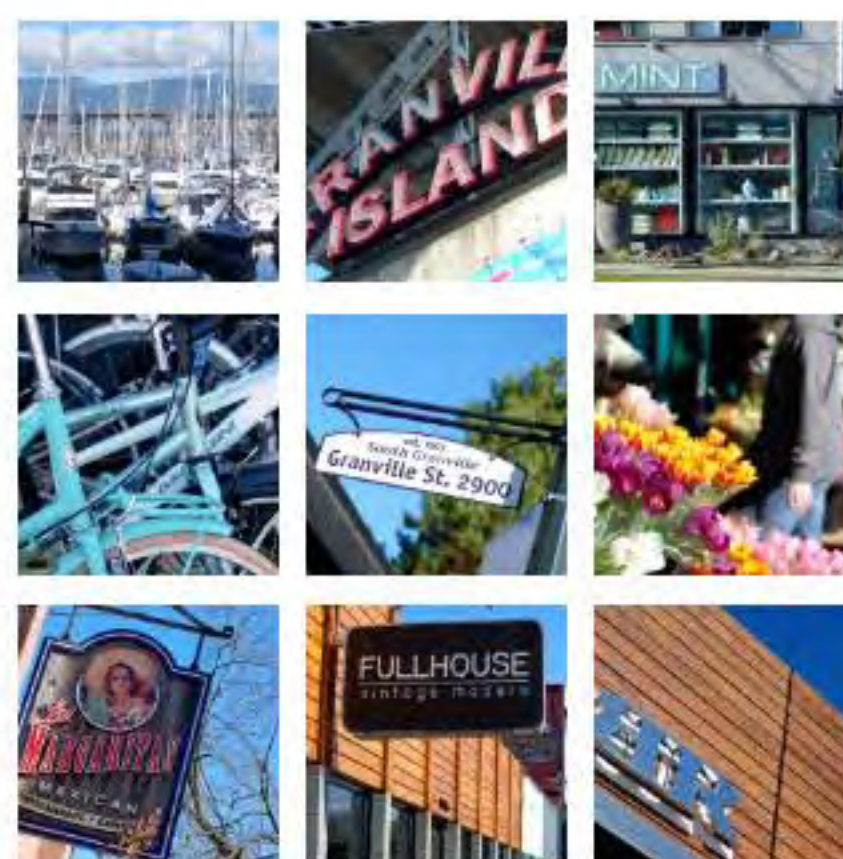


Location

A challenging workday deserves a delicious evening. A ten-minute stroll takes you to Granville Island, Sandbar Restaurant and a live show at the Arts Club. Or change direction and head south to Granville Street, Ouisi Bistro and the Stanley Theatre. Either way is wonderful.


[Download Map](#)

Gallery



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Contact Us

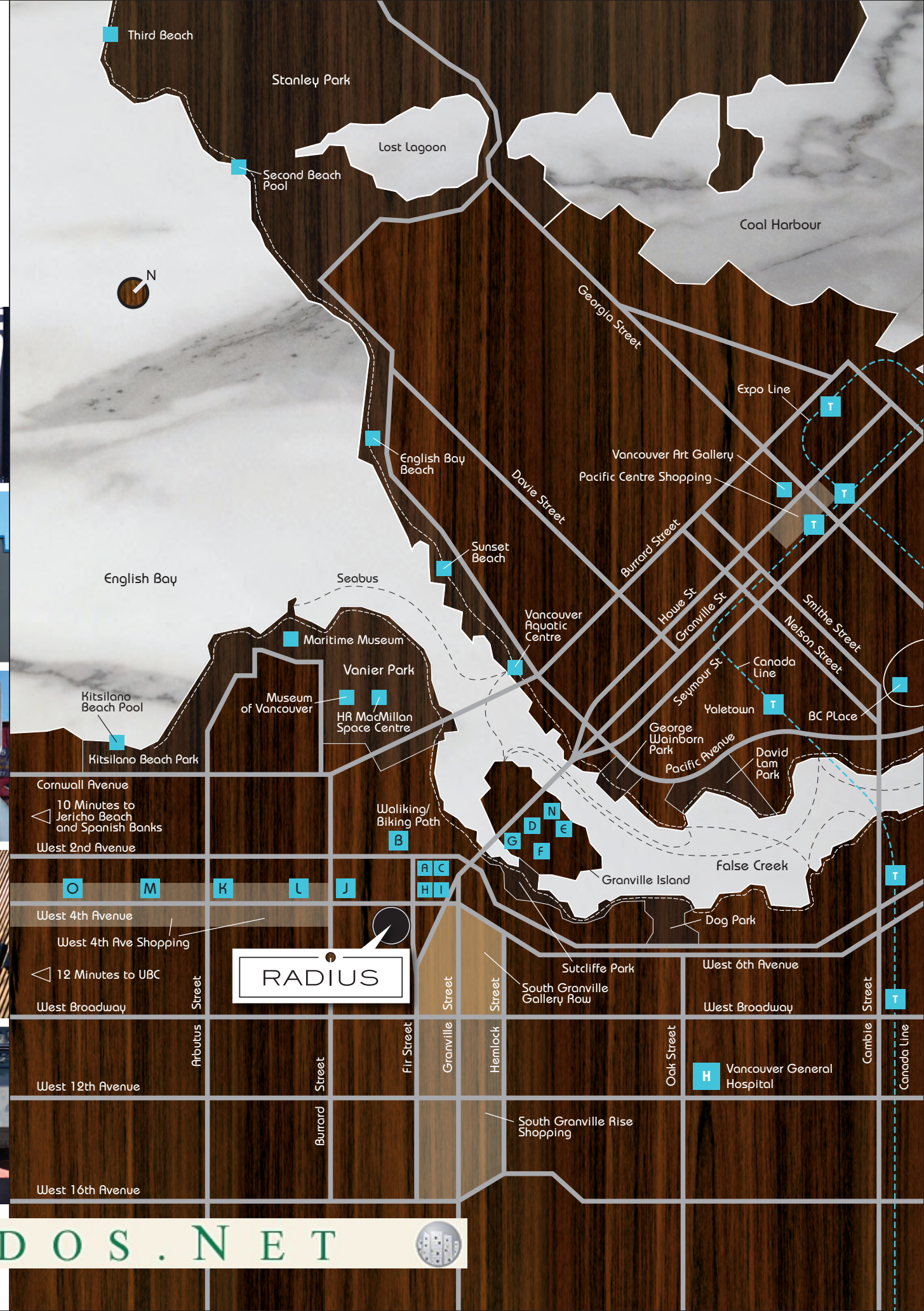
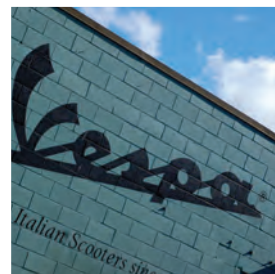
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RADIUS



within range

- A** Reckless Bike Store
- B** Mint
- C** Lattimer Gallery
- D** Granville Island
- E** Waterfront Theatre
- F** Granville Island Brewing
- G** Whet Restaurant
- H** Vespa Italian Scooters
- I** Full House Furniture
- J** Boardroom Snowboard Shop
- K** Las Margaritas Restaurant
- L** Romers Burger Bar
- M** Urban Outfitters Clothing
- N** Granville Island Market
- O** Browns Social House



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W. 1st Ave.

W. 2nd Ave.

W. 3rd Ave.

W. 4th Ave

W. 5th Ave.

Burrard Street

Pine Street

Fir Street

Lumen
1675 W. 3rd
Map 4
Ref. # 238

Chevron

Dwellings
On 3rd
1750 W. 3rd
3-storey
Map 4 Ref. #132

**Public
Storage**

Esso

**Vancouver
Auto**

Mantra
1680 W. 4th
5-storey
Map 4
Ref. # 237

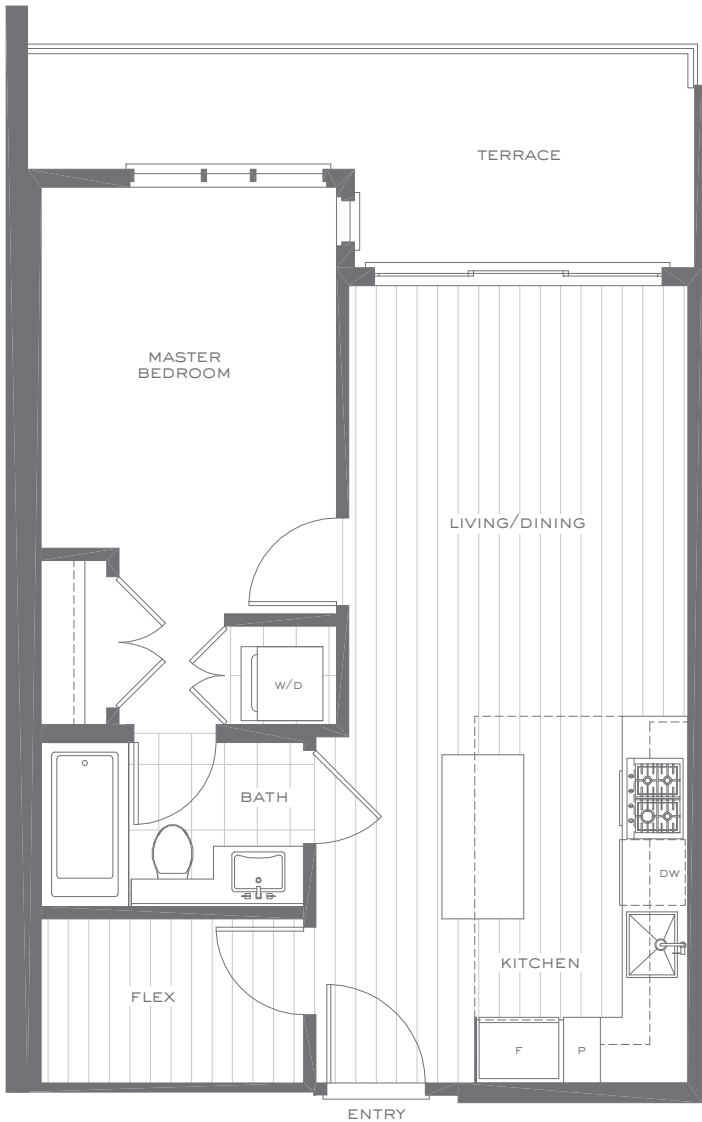
Radius
1618 W. 4th
4-storey
Map 4
Ref. # 007



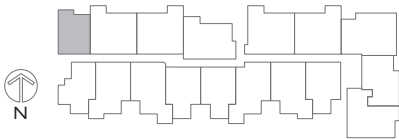
NORTH

BI
HOME 214

ONE BEDROOM & FLEX APPROX. 547 SQ. FT.

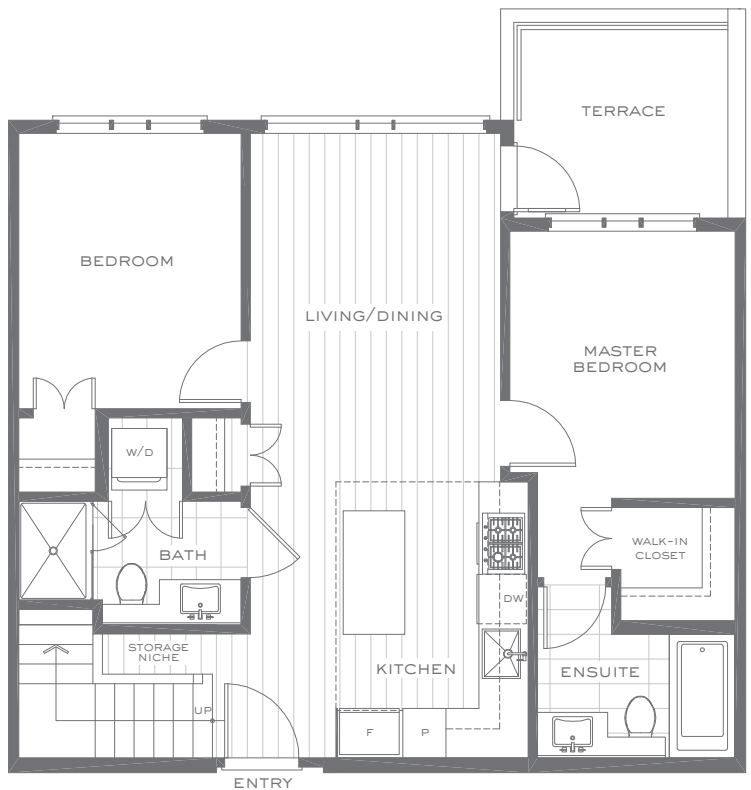
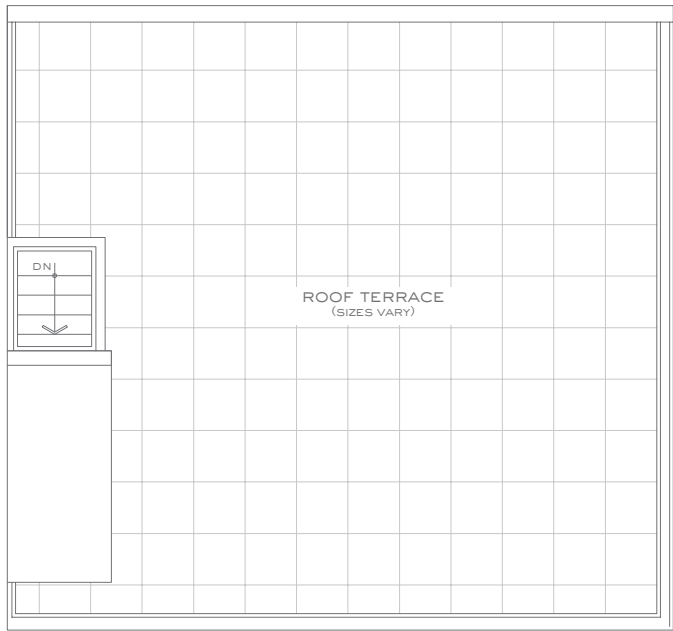


FLOOR TWO

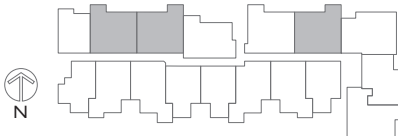


NORTH C I

TWO BEDROOM APPROX. 794 SQ. FT.



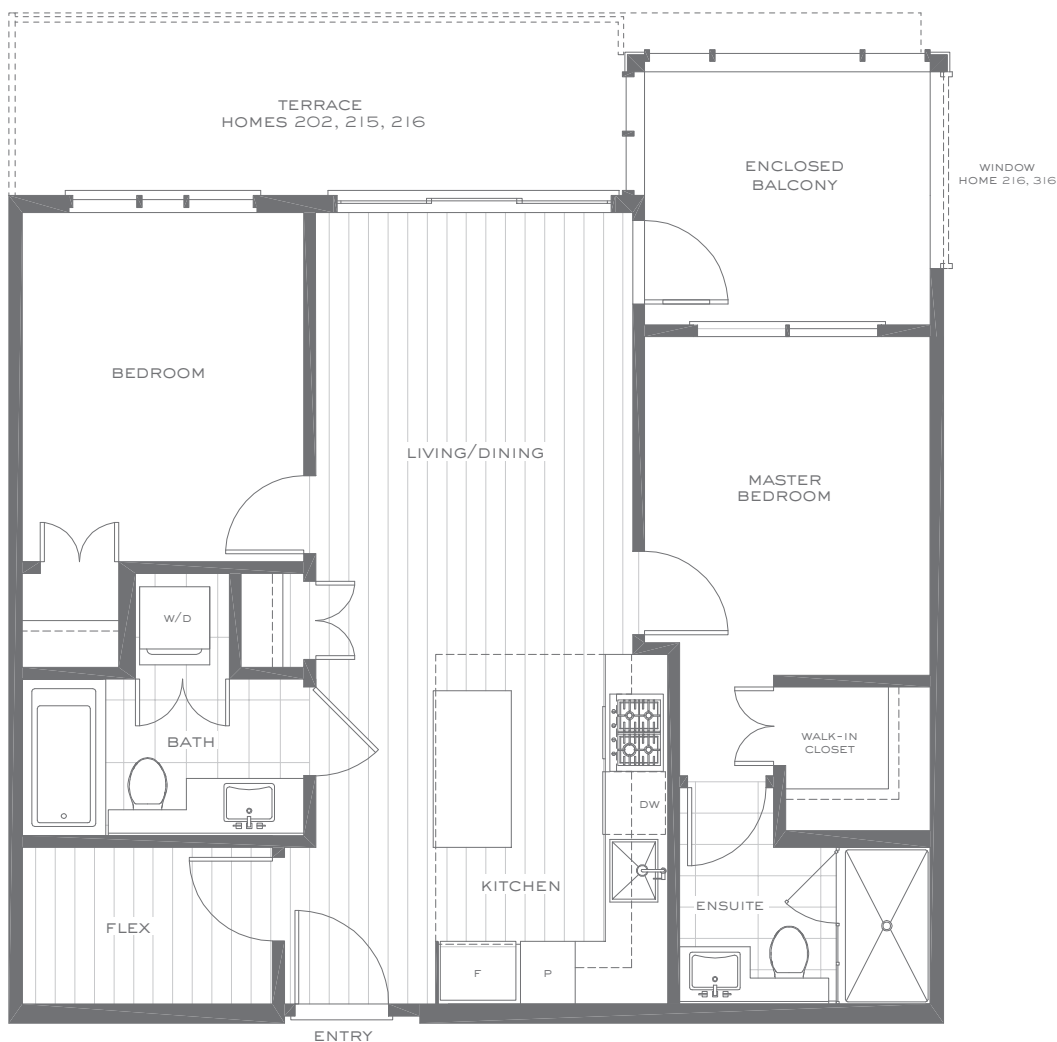
FLOOR FOUR



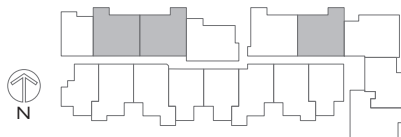
NORTH

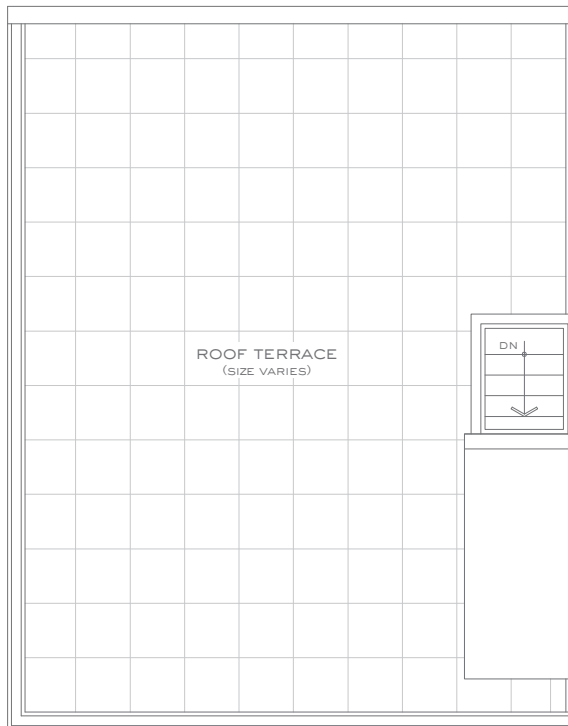
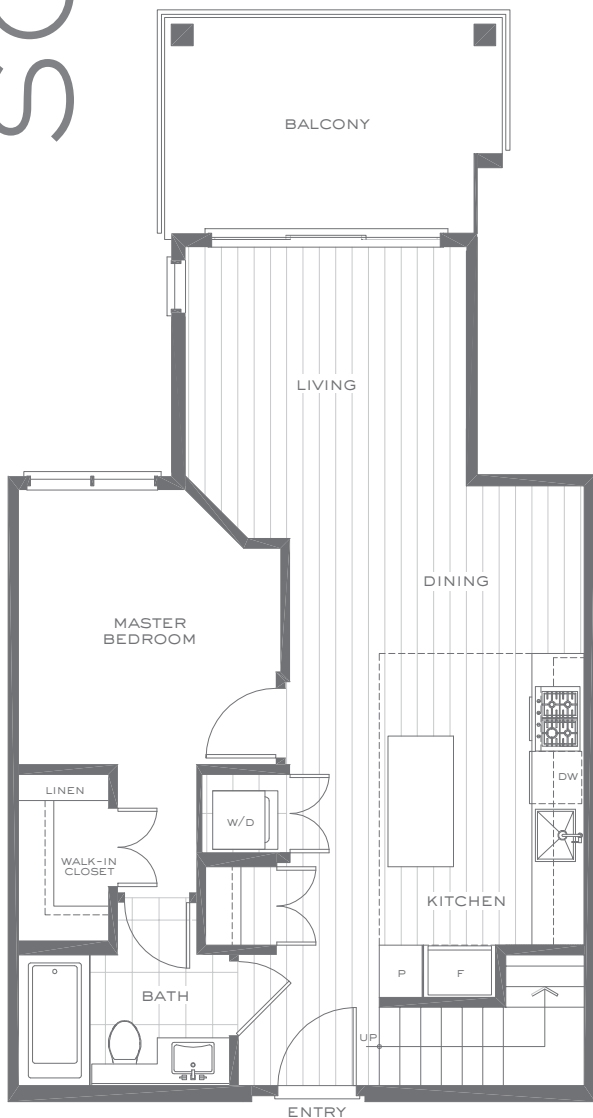
D2

TWO BEDROOM & FLEX APPROX. 827 SQ. FT.

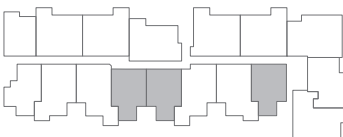


FLOOR TWO, THREE



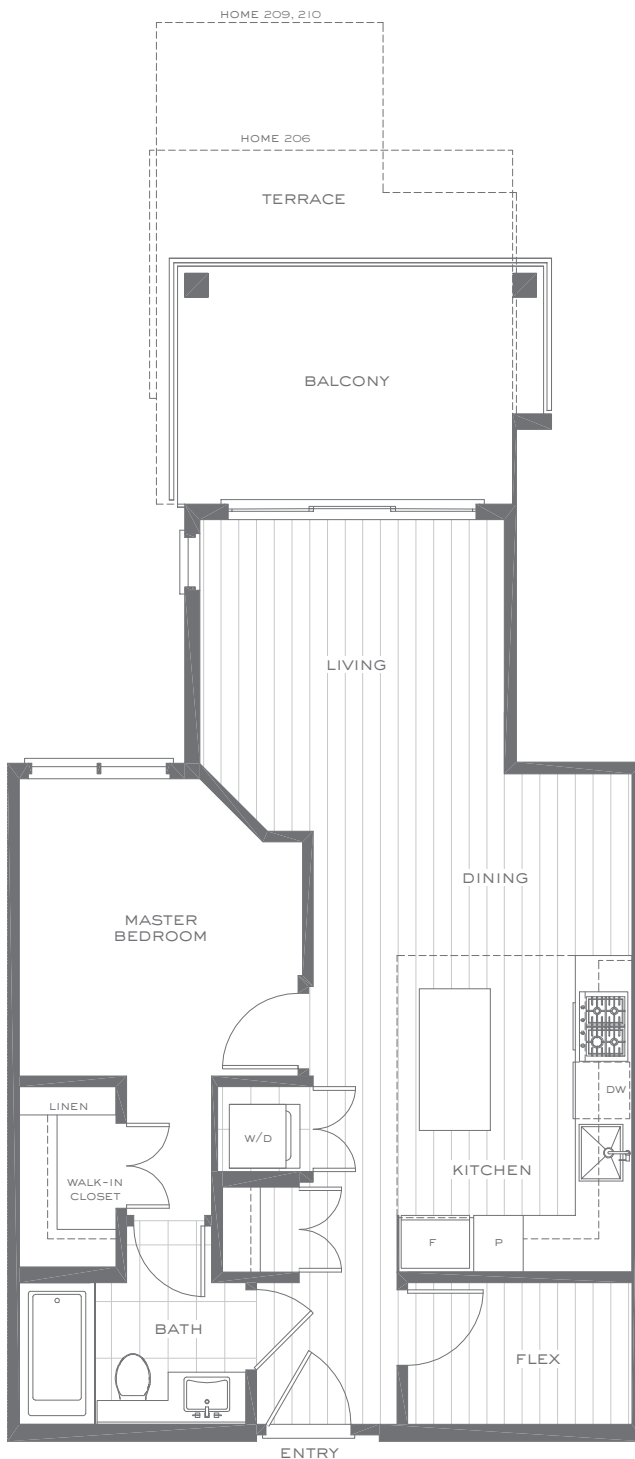


FLOOR FOUR

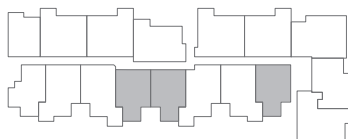


H B 2 S O U T H S

ONE BEDROOM & FLEX APPROX. 638 SQ. FT.

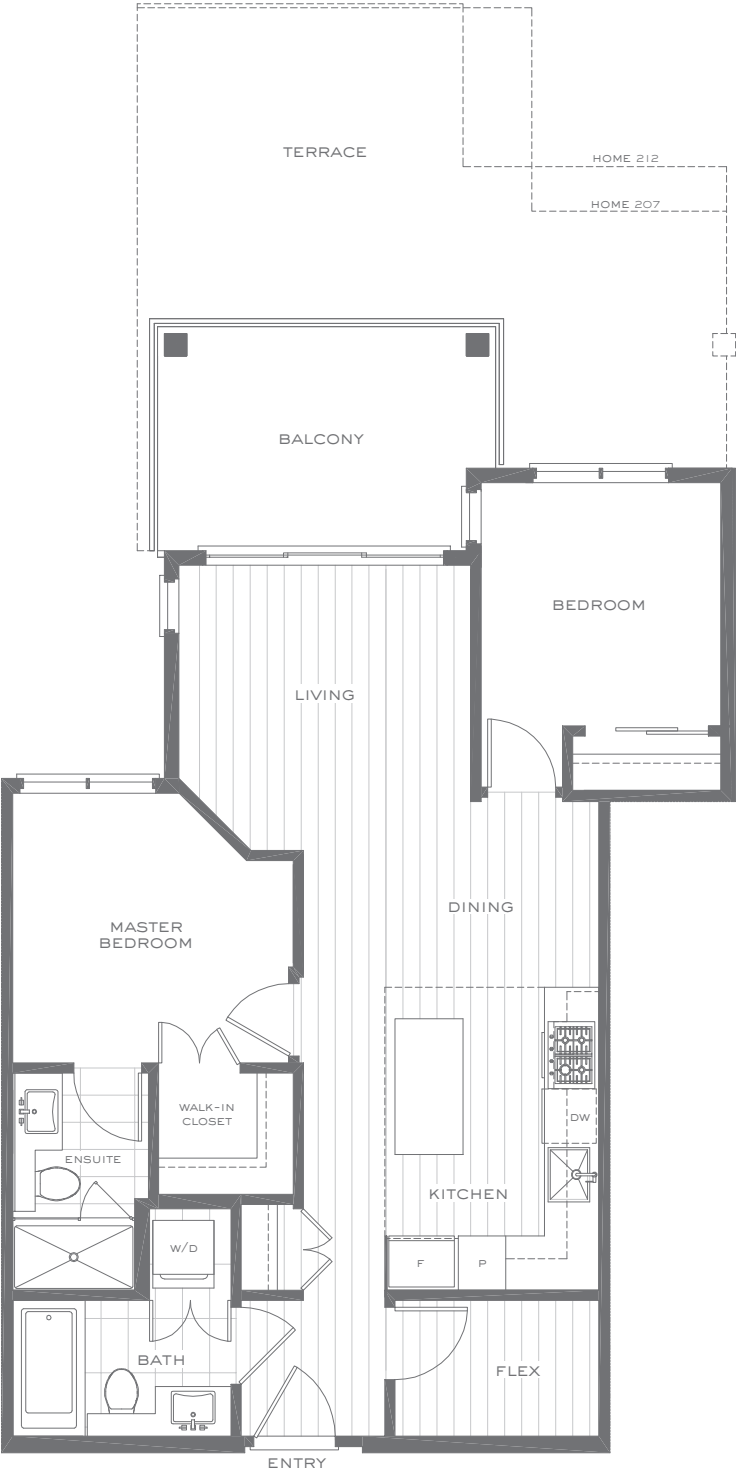


FLOOR TWO, THREE

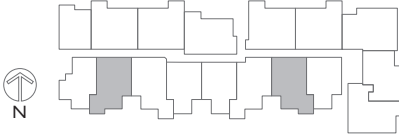


H D5 SOUTH

TWO BEDROOM & FLEX APPROX. 759 SQ. FT.



FLOOR TWO, THREE



◀ [See more homes](#)

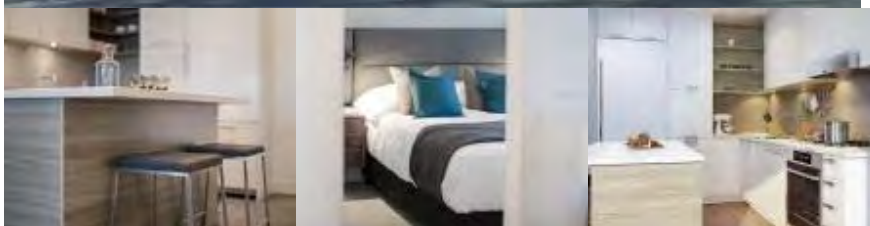


Radius Condos

By [Ledingham McAllister](#)

W 4th Ave & Fir St [Vancouver](#)

Sales from the low **CAD\$400,000's**



Radius Condos is a new condo project by [Ledingham McAllister](#) currently in preconstruction at W 4th Ave & Fir St in [Vancouver](#). Sales for available condos/apartments start in the low CAD\$400,000's.



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



Project Details

DEVELOPMENT NAME Radius Condos
DEVELOPER(S) [Ledingham McAllister](#)
BUILDING TYPE Condo/Apartment
OWNERSHIP TYPE Condominium
ADDRESS W 4th Ave & Fir St
NEIGHBOURHOOD/CITY Vancouver
STATE/PROVINCE British Columbia
POSTAL CODE V6J
Sales Center Phone # 604-731-5522
Sales Center Address 1710 West 4th Avenue (at Pine), Kitsilano
Sales Center Hours Open daily noon-5pm (except Friday)
CONSTRUCTION STATUS Preconstruction
STATUS Selling
ARCHITECT(S) [Rositch Hemphill and Associates](#)

\$ Prices

SALE PRICES(AVAILABLE UNITS) From the low CAD\$400,000's

Project Summary

From Radius Condos:

Ledingham McAllister is proud to introduce Radius, our collection of residences coming soon to 4th and Fir!

Recent Activity



Casual sophistication in Kitsilano's Radius

Radius display suite designed to mirror the feel of its westside neighbourhood

BY MARY FRANCES HILL, THE PROVINCE OCTOBER 15, 2013



Ledingham McAllister's Radius will comprise 50 homes in a four-storey building, located just a short stroll from all the charms of Granville Island.

Janine Wilson of The Mill Design works with the principle that where you choose to settle down reflects how you want to live and what you want surrounding you.

At Radius, Ledingham McAllister's 50-suite project in Kitsilano, she and Mill co-designer Amanda Zilbin crafted a display suite that mirrors the casual, outdoorsy but sophisticated atmosphere that has long been a part of the neighbourhood's cachet.

Distinct for its hippie roots, Kitsilano — and West Fourth Avenue, in particular — is now a hub for those who converge on the area's outdoor sports stores, eateries and clothing stores. It's celebrated for its atmosphere, one that's casual but sophisticated, ready at any moment to offer locals an

afternoon on the beach. Within a short walk from Radius, occupants will be able to access South Granville, the retail-rich Fourth Avenue and all the charms of Granville Island.

"Kits has evolved so much in the last 10 years, and that was a big inspiration for our finish specifications (at Radius), says Wilson, The Mill Design's principal designer.

"We spend a lot of time thinking about the end user and their lifestyle — what they do in their free time, their favourite local restaurants, how they use their homes, how they entertain."

At Radius, Wilson embraced the notion of the natural world in an urban setting. It's evident in a continuous theme in Radius's display suite's wood panelling — even the bathroom tiles take on the look of panelling.

Wilson says she and her team crafted the minimalist look from their ideas of natural playground of the nearby beaches.

"We wanted to mimic the natural elements of the beach, but in very sophisticated finishes, instead of the river rocks and white shaker cabinets you often see used in beachside homes."

Ledingham McAllister designed every floor plan to get the best possible light exposure and to maximize views, something that's reflected in the display suite.

Open floating shelving is covered in a wood grain, and frameless shower doors are suspended by a chrome barn-door attachment. The interesting touch of the shower door is not a first for Ledingham McAllister, and it attests to their vision of simple, rootsy design in an urban setting.

Wilson credits Zilbin for her good taste in artwork for the suite, including a black and white photos of old architecture in the office, and some funky furnishings, including the sky-blue retro-look swivel chair.

"In a few suites (we've worked on) with adjoining living spaces we've found that a swivelling lounge chair is the best solution to making the most out of the space," she says.

As for the artwork, "it sets the tone for the whole display, it tells you about the person living in it, and hopefully it entertains and inspires the people viewing it."

Project: Radius

What: 50 homes in a four-storey building

Where: West Fourth Ave. and Fir St., Vancouver

Residence sizes and prices: 546 — 913 sq. ft, starting at \$389,900

Builder and developer: Ledingham McAllister

Sales centre: 1710 West 4th Ave.

Hours: noon — 6 p.m., Sat — Thurs

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Ledingham McAllister's Radius will comprise 50 homes in a four-storey building, located just a short stroll from all the charms of Granville Island.



Kitsilano's Radius exudes crisp, modern appearance

Located at crossroads of fun, four-storey mixed development marks grand opening today

BY CLAUDIA KWAN, SPECIAL TO THE SUN SEPTEMBER 27, 2013



Ledingham McAllister's Radius project located at West Fourth Avenue and Fir Street in Vancouver has been designed to grab the attention of passersby.

The decision to name Ledingham McAllister's latest project Radius was no accident, says Manuela Mirecki, the company's senior vice-president of marketing and design.

"We're located at the crossroads of fun and funky 4th (Avenue), the entrance to Granville Island, and the slopes leading to South Granville," she rattles off in rapid-fire fashion. Radius is also within walking distance to Kits Beach, and a short hop to downtown via bicycle, transit or car.

The building is designed to catch the eye of people strolling by on West 4th. Retail businesses on the concrete first floor are delineated in cement board; the three storeys above that are wood frame, the facade combining brick, glass, and wood-look cladding for a crisply modern appearance.

Enclosed balconies picked out in dark grey march at regular intervals along the length of the building, paired with generously sized inset balconies. Each home will have some type of outdoor space.

Mondrianesque patterns — created by the openings for window wall systems — are echoed in various ways on the building's exterior, while slim vertical columns of the wooden cladding float upward like ribbing, drawing the eye to the roofline.

That cantilevered feat of engineering curves on one side of the building like a gently arched eyebrow, highlighting the roof decks.



There is one common deck for everyone in the building to use, while the penthouses will each have their own. These, too, are large.

With only 50 suites in the project, Mirecki emphasized that Ledingham McAllister took a boutique approach to the homes.

“Each floor plan has been individually tailored to have the best possible light exposure, to maximize the view, to make the best use of the space,” she explains.

“There is not a lot of boutique product available in this neighbourhood.”

She goes on to explain that it's not as though Led Mac is opposed to big developments — ones so big they create mini-neighbourhoods of their own. In fact, the company has built projects like that. However, the developer wanted something different, something smaller, for this location, in fitting with the traditional look and feel of Kitsilano.

That approach will also inform which retailers will open up shop on the ground level. There will not be any big-box chain companies; they will be small, independent businesses much like the others already on West 4th.

The interiors of the homes are just as attractive as the outside of the building.

In the full show suite, a flex space has been cleverly designed as a home office with open shelving, highlighting the nine-foot-high ceiling.

Glossy white kitchen cabinets stretch all the way up, with a 30-inch refrigerator concealed behind panelling. Storage has been thoughtfully implemented with stacking banks of drawers, corner Lazy Susans, and pantry areas in most homes. More open shelving in the corner allows for the display of treasured heirlooms, or oversized cookware. Quartz countertops are both sturdy and stylish.

Backsplashes feature either linear porcelain tiles with a wood grain pattern, or small, stacked marble mosaic tiles. There is more wood grain on the shelving and kitchen islands, in either light or dark grey.

The textural components continue in one of the colour schemes for the bathrooms, where large format tiles again evoke wood grain in a vertical pattern. The other design option reverts to marble floor and shower tiles in white veined with grey.

Open floating shelving comes standard, rather than an add-on. There, the wood grain is used horizontally, which translates as a rather tranquil effect.

Frameless shower doors have the glass panels suspended by a chrome barn door attachment; it's a contemporary take on a normally rustic touch.

Mirecki says thousands of people have registered their interest in the project so far. They include first-time homebuyers who grew up on the west side, and have been looking for an opportunity to return to the area. Some are moving up from smaller homes, while still others are downsizing from single-family houses.

All of them, Mirecki believes, are looking for the boutique approach exemplified at Radius.

“They're people who don't want to be a part of a monolith (development). They want to be more connected to an existing neighbourhood. They want to potentially know all of the people who live in their



building, and to be able to walk out to shops where they know all of the staff.”

She also points out that much of the interest is deriving from the fact that people enjoy dealing with a developer as established as Ledingham McAllister.

“We’ve been in business since 1905 — that’s a rarity in Vancouver, and even a rarity within Western Canada. At a time where people want reassurance about where a good place is to invest their money, they know they’re dealing with a 100-per-cent Vancouver-owned and operated company. That’s a big deal.”

The grand opening of the sales office and show suites will be held today, with sales incentives for purchasers who sign on the dotted line this weekend. Mirecki is hesitant to make specific sales projections for Radius. However, she says based on the interest exhibited so far, the development is clearly something people have been waiting for.

Project: Radius

Project size: 50 homes in a four-storey building

Project location: West Fourth Avenue and Fir Street, Vancouver

Residence size: 546 - 913 sq. ft

Price: Starting at \$389,900

Developer: Ledingham McAllister

Architect: Rositch Hemphill

Interior designer: The Mill

Sales centre: 1710 West 4th Ave.

Hours: noon - 6 p.m., Sat - Thurs

Telephone: 604-731-5522

Website: ledmac.com/radius

Occupancy: April 2015

Grand opening: **Saturday, Sept. 28 at noon**

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The interiors of Radius in Kitsilano are as attractive as the outside. Wood grain is a common theme in the Radius show home. It's found on shelving and the kitchen island, backsplashes and in the bathroom, where large-format tiles evoke a grain in a vertical format.

