

OPSAL

Neighbourhood
Residences
Developer
Contact

Register

Our views start where others stop.

One Bedrooms from \$299,900. Two Bedrooms from \$479,900.



Opsal: A Many-Storied Place

The tallest building in False Creek South, Opsal stretches 24 stories high – and almost a century into the past. Industrial heritage preserved. A stone's throw from the water's edge. Neighbouring an Olympic legacy. Near the downtown hub, but well removed from

Opsal Presentation Centre

29 East 2nd Avenue
Vancouver, BC
Open noon-5pm daily, closed Fridays



BC CONDOS.NET



Features

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The Neighbourhood

- A vibrant part of Vancouver's growing False Creek South waterfront community
- Adjacent to the city's famous seawall – perfect for hours of walking, jogging, cycling, or in-line skating
- Just steps from brand new amenities such as the Creekside Community Recreation Centre and Legacy Liquor Store, as well as a host of future conveniences including The Village Kitchen, Terra Breads Café, London Drugs, and a major grocer
- A short walk from the Cambie Corridor, Main Street, and downtown
- Easy access to major public transit and Aquabus routes, and only three minutes from the Olympic Village and Main Street SkyTrain stations

The Building

- False Creek South's tallest tower
- Striking twenty-four storey building designed by award-winning IBI/HB Architects
- Dramatic glass entrance with heritage-inspired water feature showcasing Opsal Steel artifacts
- Extra-spacious, open-air balconies with unique staggered design to maximize outdoor enjoyment
- Environmentally sensitive features meeting LEED Silver standards
- State-of-the-art rainscreen technology
- Acoustically-engineered, thermally-improved double glazed expansive windows
- Some balconies include gas-bib for outdoor barbequing
- 15 year roof warranty

Green Design

- Water-efficient landscaping irrigation and storm water management
- Water-saving faucets, toilets, and showerheads
- Low-emission interior finishings including paint, carpets, wood, and cabinetry
- Car-Share Program for residents

Safety And Security

- Enterphone system provided by the Developer with no lease to Strata
- Secured, keyless garage and lobby entrance with security camera
- State-of-the-art fire protection system including monitored fire alarms
- Controlled access to each floor in the building
- Elevator equipped with monitored emergency telephone
- Fully-secured underground parking
- Third-party warranty insurance provided by Travelers, providing coverage of two years for materials and labour, five years for building envelope, and ten years for structure
- Emergency generator

The Interiors

- 8'6" ceilings in most living areas
- Two designer-selected colour schemes to choose from, Pewter and Carbon
- Laminate hardwood flooring throughout living and dining rooms (hardwood upgrade available)
- Rich berber carpeting in bedrooms

- Bosch Energy Star front-loading stacking washer and dryer
- Technology ready with telephone/cable/data outlets throughout
- Pre-wired for dedicated high-speed internet CAT 5E
- Hot water baseboard heating supplied through BC Hydro's sustainable Neighbourhood Energy Utility system

Kitchens That Inspire

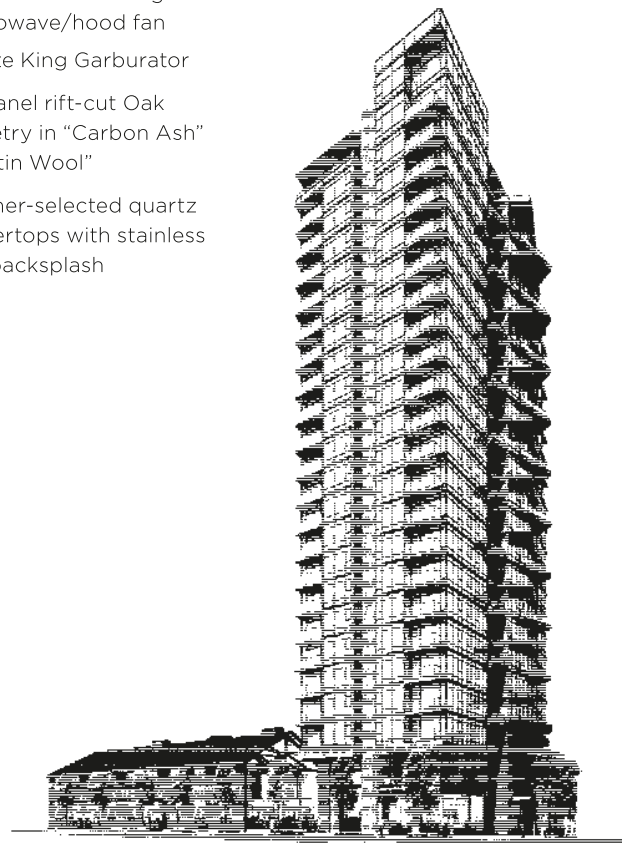
- Gourmet stainless steel appliance package:
 - Bosch dual-fuel range with gas burners and convection oven system
 - Fisher & Paykel Smart Refrigerator with bottom-mount freezer
 - Bosch Energy Star dishwasher is virtually silent, with half-load option
 - Bosch over-the-range microwave/hood fan
 - Waste King Garburator
- Flat-panel rift-cut Oak cabinetry in "Carbon Ash" or "Satin Wool"
- Designer-selected quartz countertops with stainless steel backsplash

Harmonious Bathrooms

- Stylishly sleek Moen 90 Degree faucets and rain showerheads
- Comfortable contoured soaker tub by Hytec
- Water-conserving toilets with dual-flush by Kohler
- Flat-panel rift-cut Oak cabinetry in "Carbon Ash" or "Satin Wool"

Amenities

- Spacious in-building social room and fitness centre for building residents
- Dramatic three-storey glass atrium at ground level featuring restored heritage Opsal Steel crane
- 11,500 square feet of commercial retail, providing daily amenities and conveniences for residents



IN THE INTEREST OF MAINTAINING THE HIGH STANDARDS OF OPSAL, THE DEVELOPER RESERVES THE RIGHT TO MODIFY SPECIFICATIONS AND DESIGN WITHOUT NOTICE. ACTUAL FLOOR PLANS AND DIMENSIONS MAY VARY FROM THE FINAL STRATA PLAN. AREAS ARE CALCULATED TO THE OUTSIDE FACE OF THE EXTERIOR WALL AND TO THE CENTRE LINE OF ALL PARTY WALLS. SUCH AREAS DO NOT INCLUDE THE OPEN PATIOS, DECKS, OR TERRACES.



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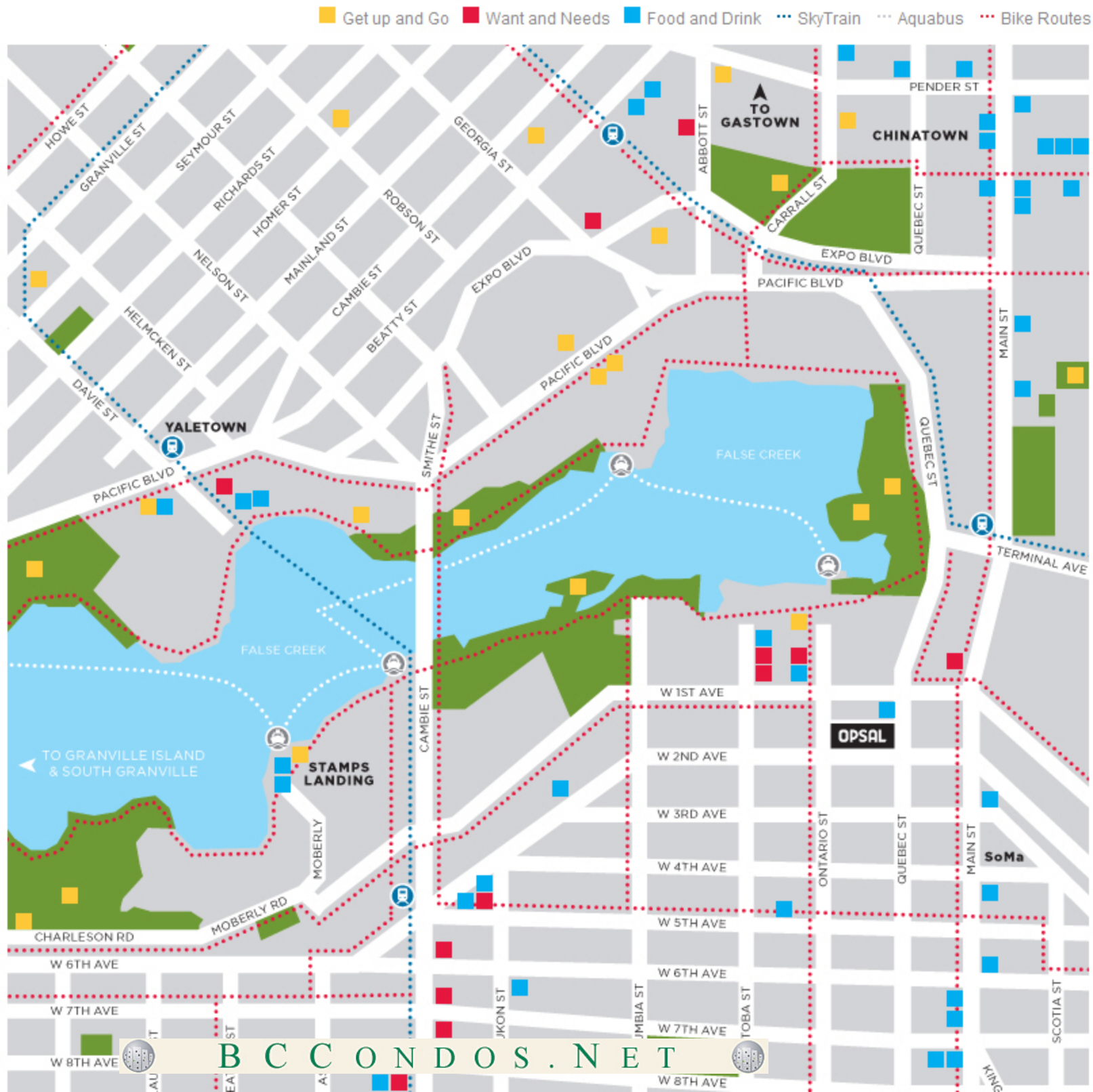
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Follow the Water: False Creek South



With its eclectic dining scene, community amenities, and green spaces, this growing neighbourhood defines the way we live in this city by the sea. Here, you'll live adjacent to brand new amenities such as the Creekside Community Recreation Centre and Legacy Liquor Store, as well as a host of future conveniences. Whether you choose to follow the water to Granville Island and beyond, or bask in the sun while kayakers, dragon boaters, and seabirds play on the water - this is life on the banks of False Creek, Vancouver's newest and greatest waterfront community.



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[Floorplans](#) [Views](#) [Features](#)

Industrial Heritage Inspires Dramatic Design

24-Storeys rise high over the False Creek South neighbourhood to touch the sky. Oversized balconies have staggered floorplans to maximize the sun's rays, and the over-height ceilings create abundant space and light. Opsal was designed for you and the way you live.

Select a floorplan: [Floor 3](#) **Floors 5-20** [Floors 21-24](#)

02

2 BEDROOM
+ ENCLOSED BALCONY
+ DEN
APPROX 829 SF



03

2 BEDROOM
+ ENCLOSED BALCONY
+ DEN
APPROX 805 SF



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Opsal Steel: The Evolution of a Heritage Landmark

Many Vancouverites have noticed the immense, barn-like structure on East 2nd Avenue at Quebec, with its red paint peeling and its windows broken. The Opsal Steel building is a fine reminder of False Creek South's industrial heritage, and one of a very few surviving examples of Vancouver's turn-of-the-century industrial architecture.

Today, The Opsal Steel building will enter its next chapter. Its heavy timbers and industrial artifacts will be taken apart, piece by piece, with each component numbered, documented, and reassembled as a part of the new Opsal site. For Bastion, this is a site worth preserving, and a story worth telling.



Opsal exterior, 2008 (*Justus Hayes*)



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Builders with Character



Bastion chooses projects in part for the stories they have to tell. They build their communities to complete and enhance the character of a neighbourhood, and keep the story unfolding. This selective process has resulted in a diverse portfolio and a reputation for progressive design, exceptional construction quality, and a unique ability to integrate form, function, and environment.



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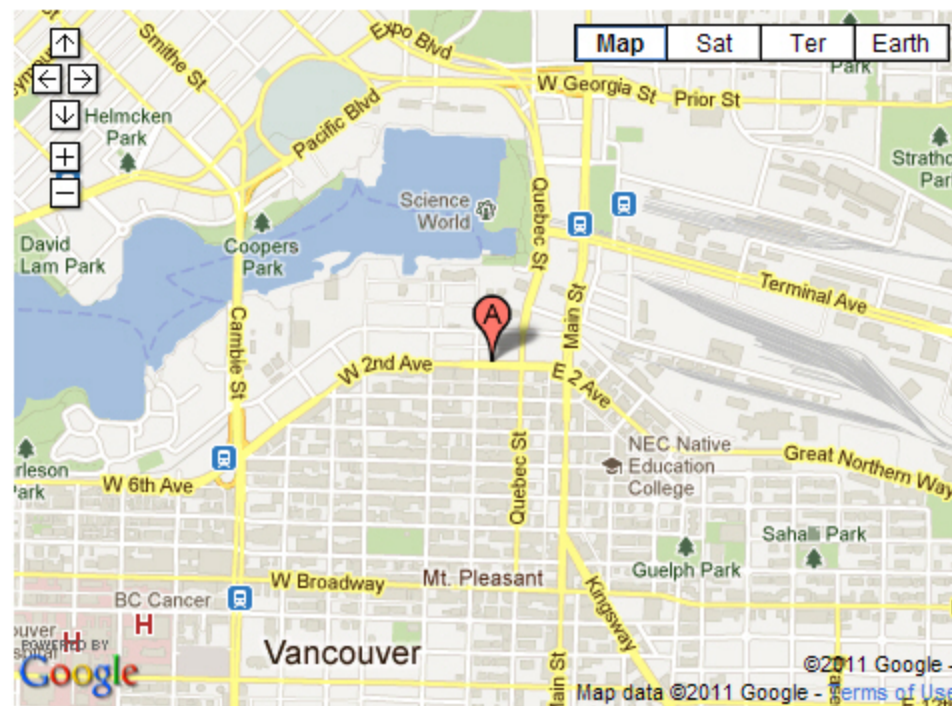
29 East 2nd Avenue
Vancouver, BC
Open noon-5pm daily, closed Fridays

Phone: 604.876.7332

Fax: 604.876.7352

Email: info@opsalliving.com

Register Now



The Opsal Steel building is being reborn as part of a new 24-storey condominium

By Chantal Eustace, Postmedia News June 3, 2011



Living area in the display suite at the new Opsal housing project, going up on Vancouver's 2nd avenue.

Photograph by: Ward Perrin, PNG

Opsal

Location: 1775 Quebec St.

Project size: 178 units in a 24-storey building

Residence size: 409 sq. ft -1,953 sq. ft.



Price: \$283,900 – \$1,855,900

Developer: Bastion Development Corp.

Architect: IBI/HB Architects

Interior designer: Allison Evans Design Corp.

Sales centre address: 29 East 2nd Avenue

Email: info@opsalliving.com

Phone: 604-876-7332

Hours: noon – 5 p.m., Sat –Thurs

Website: opsalliving.com

Occupancy date: Fall 2013

When the 24-storey Opsal building rises above Quebec Street, a restored wooden gantry crane will be parked inside its three-storey glass entrance as a reminder to future residents of the historic site's industrial past.

“It's a memory point,” says condominium marketer Bob Rennie, standing next to a model of the new Bastion residential development inside the East 2nd Avenue sales centre.



But the old crane isn' t the only reminder.

The original Opsal Steel building is being preserved and renewed, and made into a distinctive part of the new project.

“Saving history that’ s been around for 100 years is important,” says Bastion’ s Kim Maust.

The local landmark and designated heritage building — built in 1918 and designed by T.H. Bamforth — is being taken apart, restored, rebuilt and reincarnated as a commercial space in its own right.

This isn’ t easy.

“We’ re rebuilding with the timbers that were there,” Maust, adding that each piece of heavy timber is being taken apart, numbered and documented before eventually being put back together. “It’ s extraordinarily difficult. It’ s a multi-million dollar investment.” And it’ s worth the effort, she says.

“The building is integral to Vancouver’ s story,” she says.

“Every timber is rich in memory.”



Situated next to the old Opsal Steel, the new Opsal tower will climb 24-storeys, making it the tallest in False Creek South. It will include 178 units, with a 409-square-foot apartment starting at about \$283,900.

The juxtaposition of the timber-frame Opsal Steel building with the modern glass tower will allow both to stand out on their own, says Maust.

When rebuilt, the Opsal Steel building will visually anchor the tower, facing False Creek, and serve as commercial space.

“This is the heart of Vancouver’s industrial area,” says Rennie. “There are very few buildings that have been saved.”

Its history is also a draw for buyers, says Rennie.

In its sales kit, Opsal features a booklet called The Evolution of a Heritage Landmark, which is all about Opsal Steel’s past. This includes old industrial photos of the building, quotes from historians, as well as information on Vancouver’s False Creek and its early industrial days.



“These buildings are like having grandparents,” says Vancouver historian Bruce MacDonald. “They show you where you’ve come from, and who you are.”

There’s also plenty of information on what makes the original structure unique —from its timber frame and trusses to its rooftop “doghouses” or lantern vents and distinctive multi-paned windows. The booklet also tells buyers how these elements will all be restored.

“With its red paint peeling and its windows broken, it’s difficult to imagine this building as it once was: a captain of industry playing a starring role in the unfolding history of Vancouver,” it says, adding now that it’s being restored, the building is no longer on Heritage Vancouver’s list of endangered sites.

This appeals to Opsal homebuyer Joan Kruse of White Rock, who says she likes the fact that the original building is being restored.

“I love that they had to take apart every board — board by board by board — and put them back together,” says Kruse, who



purchased a 678-square foot, west-facing home on the eighth floor.

The former teacher also says she is pleased with Opsal's central location, close to amenities and the ocean.

"We can walk a block and be on the seawall," says Kruse.

Inside Opsal's sales centre, a display unit features photographs of potential views from the tower, facing the water and Vancouver's downtown.

"With Opsal, you look at the city," Rennie says, leaning against the quartz-topped kitchen island in the display unit's kitchen. "The seawall is really close."

It's also near various modes of public transportation and plenty of shops and amenities, says Maust adding that hockey fans will need walk only 15 minutes to see a Vancouver Canucks game.

The interior spaces will be modern-looking and bright, from the laminate wood floors to flat panel cabinets in the kitchen, where there's plenty of steel accents.



“We’ ve picked up the concept of Opsal Steel by having the steel backsplash,” says Maust, adding stainless steel appliances like the fridge and stove are standard for buyers.

The display suite also showcases what buyers can expect in the bathroom, including a soaker tub, a dual-flush toilet and a rain shower head by Moen.

The glass tower, designed by IBI/HB Architects, has a chevron-shaped profile on the southeast corner and staggered balconies that seem to zigzag up the side.

It’ s full of green touches, and meets LEED silver standards, with water-saving faucets, toilets and shower heads. It also uses low-emission paint, carpets and wood, as well as acoustically engineered, thermally-improved double-glazed windows.

In addition to being close to buses and rapid transit stations, Opsal buyers will have access to a car-sharing program. The building also includes buyer-friendly perks, like secure underground parking, an in-building social room and a fitness centre.



Grounding it all, the revamped Opsal Steel building will house some kind of commercial retail space. (The sales kit suggests it will be “reincarnated as a social space for connecting with friends and relaxing over a meal.”)

“I hope they get something wonderful in there,” says Kruse, of the potential for the building and the neighbourhood. “I think the whole area’ s going to explode.”

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Opsal Steel Vancouver South East False Creek Condos

ABOVE ALL ELSE. The evolution of a heritage landmark is coming soon to the South East False Creek Vancouver Opsal Steel condo tower. One and two bedroom residences coming soon to 2nd and Quebec Street in Vancouver real estate market place. The advanced previews will start in the Spring of 2011! To priority register, please visit www.opsalliving.com or call 604.876.7332 today. Opsal Steel Vancouver condos are brought to you by BASTION Development. The historic site is home to the Opsal Steel building, a landmark property that will be fully restored and revitalized. The result will include 2 striking South East False Creek Vancouver Opsal Steel condo towers, the first being released for presales right now. The original building was built by Dominion Construction and was designed in the early 1900's by T.H. Bamforth. The industrial building was home to the Columbia Block and Tool Company and soon, the spectacular new BASTION Opsal Steel Vancouver condo towers will take shape and offer luxurious Southeast False Creek condominium living spaces. Many of the original and historic landmark properties will be retained in this redevelopment including some artifacts as well as structural elements will become trendy additions to the otherwise contemporary residences. As part of the master planned South East False Creek Vancouver real estate development at the Vancouver Opsal Steel condo towers, BASTION will also incorporate ground floor retail and expansive amenity spaces for residents. There will be an interior courtyard and plenty of relaxation and socializing space for homeowners and the original Opsal Steel Vancouver signage will be re-mounted upon completion. The architecture will remain historic, but the glass and steel towers will be ultimately very modern with high exposed ceilings, gabled roof lines, heavy timbers and much more giving a juxtaposition in architectural design. A great balance between the past, present and future, the new Vancouver Opsal Steel condos will become the landmark tower residences in the vibrant and ever changing South East False Creek real estate neighbourhood.

SPECIAL VIP SALES NIGHT MAY 11th!

The public release at OPSAL Vancouver condo tower starts May 28th, but as a VIP registrant, you get the chance to buy ahead of the line. You are invited to the Vancouver OPSAL EXCLUSIVE VIP EVENT - Sales start at 5pm sharp! The first 50 homebuyers will be entitled to a special purchase bonus of \$5,000 on any 1 bedroom home and \$10,000 on any 2 bedroom home. Join them for refreshments, music and see the view from False Creek South's tallest condo building. The pre-sale Vancouver OPSAL studios start from



\$244,900 and one bedroom homes start from \$360,900. The 2 bedroom view residences at OPSAL Vancouver condos for sale starting from the 14th floor start from \$714,900. The Special VIP Sales Event is on Wednesday, May 11th, 2011 from 5-7pm at 29 East 2nd Avenue Vancouver. RSVP at www.opsalliving.com/vip for more information.



Previews at Opsal Vancouver Condos Start this Saturday, April 9!

VIP Previews at Opsal Vancouver real estate market start Saturday, April 9th at noon! Come down to our brand new Vancouver Opsal presentation centre and check out the tallest building in Southeast False Creek. Opsal is located in the heart of Vancouver's most dynamic and vibrant new neighbourhood of Southeast False Creek Vancouver, just a short stroll away from the seawall, Canada Line SkyTrain, and the spectacular new Creekside Community Recreation Centre. Standing 24 storeys high and boasting panoramic views of the downtown core, North Shore mountains, False Creek and Burrard Inlet, Opsal Vancouver condos is above all else. Below is a sampling of our prices:

- **STUDIOS** > 403 - 490 SF between \$248,900 - \$330,900
- **1 BEDROOMS** > 509 - 670 SF between \$327,900 - \$469,900
- **2 BEDROOM VIEW RESIDENCES** > 779 - 1103 SF between \$616,900 - \$838,900
- **VANCOUVER OPSAL PENTHOUSES** > 1384 - 1960 SF between \$1,405,900 - \$1,855,900

Thank you for your patience as we finalize detailed Southeast False Creek Vancouver Opsal floorplans and pricing. Visit us this Saturday at our Opsal Condo presentation centre located at 29 East 2nd Avenue (just West of Quebec). For priority registration and to receive the latest updates visit opsalliving.com.





More Information Released About the Pre-Sale Vancouver Opsal Steel Condos!

We introduce readers to the newest addition to the Southeast False Creek Vancouver real estate district. Developed by BASTION and located centrally within the heart of the city, the pre-sale Vancouver Opsal Steel condos will rise from the historic landmark industrial building (that will be revitalized) and give way to two high-rise condominium towers that will be classic modern. Opsal Steel Vancouver condo tower will rise twenty four stories above the skyline and will bring stunning views, luxurious interiors and great floor plans to the market. The Southeast False Creek Opsal Steel Vancouver condos for sale will also be very affordable with the expected pre-sale pricing starting with the following:

- Opsal Steel Studios Suites from \$259,000
- Southeast False Creek One Bedroom Suites from \$349,000
- Opsal Steel Vancouver Two Bedroom Homes from \$728,000





Some of the amazing

features at the pre-sale Vancouver Opsal Condos include a high-rise tower that is designed and developed by an award winning team. The Opsal Steel condo tower will be the tallest residential highrise in all of the Southeast False Creek Vancouver real estate neighbourhood and will feature a variety of floor plans that are functional and very spacious. Most of the homes will have oversized outdoor living spaces and over height eight foot six inch ceilings in most suites. Other interior features at the high-end Vancouver Opsal Condos for sale will include stainless steel appliances from Fisher & Paykel fridge and Bosch kitchen appliances to Kohler fixtures and sinks and Moen faucets. The modern finishes at the Opsal Vancouver condos for sale will also include luxurious hardwood floors, comfortable carpets and large format tiles. From granite counters to window walls and from in suite storage and laundry, the pre-sale Vancouver Opsal condos will also be centrally located in the Southeast False Creek neighbourhood which is close to the Cambie Street corridor with business, amenities, services and shops in addition to downtown Vancouver's Gastown and Yaletown districts. The reconstruction of the 1918 heritage Opsal Steel Vancouver building will be transformed into trendy commercial/retail spaces and residents will be pleased to know that they will be located just five minutes away from the Canada Line SkyTrain station. This SkyTrain will link Opsal Steel Vancouver condo residents to the airport, downtown Vancouver and many other points in the Lower Mainland within minutes. The developer, BASTION Development Corporation has over thirty years of experience in building high-end multi-family housing in Vancouver and the Southeast False Creek Opsal Steel condos will also provide outstanding views from many floors (as it is the tallest building in the area). Depending on direction of exposure, the pre-sale Opsal Vancouver condos will provide homebuyers with views of the Burrard Inlet, False Creek and the North Shore mountains. For priority registrations and to become one of the VIP preferred condo buyers, please visit www.OpsalLiving.ca today for more information or you can call the Opsal Steel Vancouver condo sales team at 604.876.7332 today.



The Heritage Opsal Steel Redevelopment

Here is a video we found regarding the initial stages of the redevelopment plans for the Southeast False Creek Vancouver Opsal Steel site in its infancy. Now a year later, BASTION Development Corp sets their focus on rebuilding the industrial block into a leading edge condominium community called Opsal Steel Vancouver.

Opsal Vancouver Condominiums at 2nd Ave and Quebec

Here is a quick overview of the new Opsal Vancouver condo tower that is poised to become the tallest building in Southeast False Creek community. The elegant and dynamic tower at the Opsal Vancouver condominiums will offer homeowners bold views and a great/enviable urban location in one of the most historic neighbourhoods. Just minutes away from Chinatown, the Seawall as well as SkyTrain, the Opsal Vancouver condominiums will start from the \$200' s with a variety of studio to two bedroom and den floor plans available. The presentation centre located at 29 East 2nd Avenue Vancouver will be opening Spring 2011.

