

A Unified Neighbourhood Concept *from* Alabaster Homes

thesis



Thesis proves that a home is more than four walls—
it's all the elements that make up a connected life.
In the heart of Vancouver, carefully selected retailers,
premium residential amenities, and discerning design unite
in a beautiful mix. Thesis offers a new kind of living
experience: one where culture⁰¹, location⁰², and form⁰³
come together to enrich the way you live.

01
CULTURE

Culture *is built* from the ground up.

At Thesis, we're not just celebrating culture; we're creating culture from the ground floor to the rooftop. The retailers below and the residential amenities above are deliberately designed to encourage connection. These are vibrant spaces for work, leisure, and unexpected encounters.





Thesis is designed to bring you closer to what you're looking for. Carefully selected shops, services, and cafes will bring new energy to the centre of Vancouver from morning to night.



02
LOCATION

Life is better when you meet in *the middle.*

This site sits in the heart of Vancouver, squarely between the storied west side and the lively east side. This central location offers seamless convenience—exceptional shopping, dining, green spaces, access to transit, and educational opportunities are all close at hand.

A New Chapter *for a Cherished* Neighbourhood

The area surrounding Thesis is alive with newfound energy. Anticipated shops and cafés will transform 49th Avenue, alongside the revitalization of Langara College and the YMCA. Meanwhile, Cambie Street is evolving with more neighbourhood amenities, including new retail stores, a community centre, and the world's largest Time Out Market food hall, coming soon to Oakridge Park.



Perfectly Placed Between *West and East*

Thesis is surrounded by the parks, schools, and neighbourhood character that sets the west side apart. Yet the cultural vitality of the east side is equally accessible, with Main Street's independent boutiques and exceptional dining only minutes away.

RETAIL & MARKETS

- 1 Walrus Home
- 2 Choices Market
- 3 Organic Acres Market
- 4 Nineteen Ten
- 5 Nesters Market
- 6 Oakridge Park
- 7 Crate & Barrel
- 8 Time Out Market Food Hall
- 9 T&T Supermarket
- 10 Marine Gateway

HEALTH & RECREATION

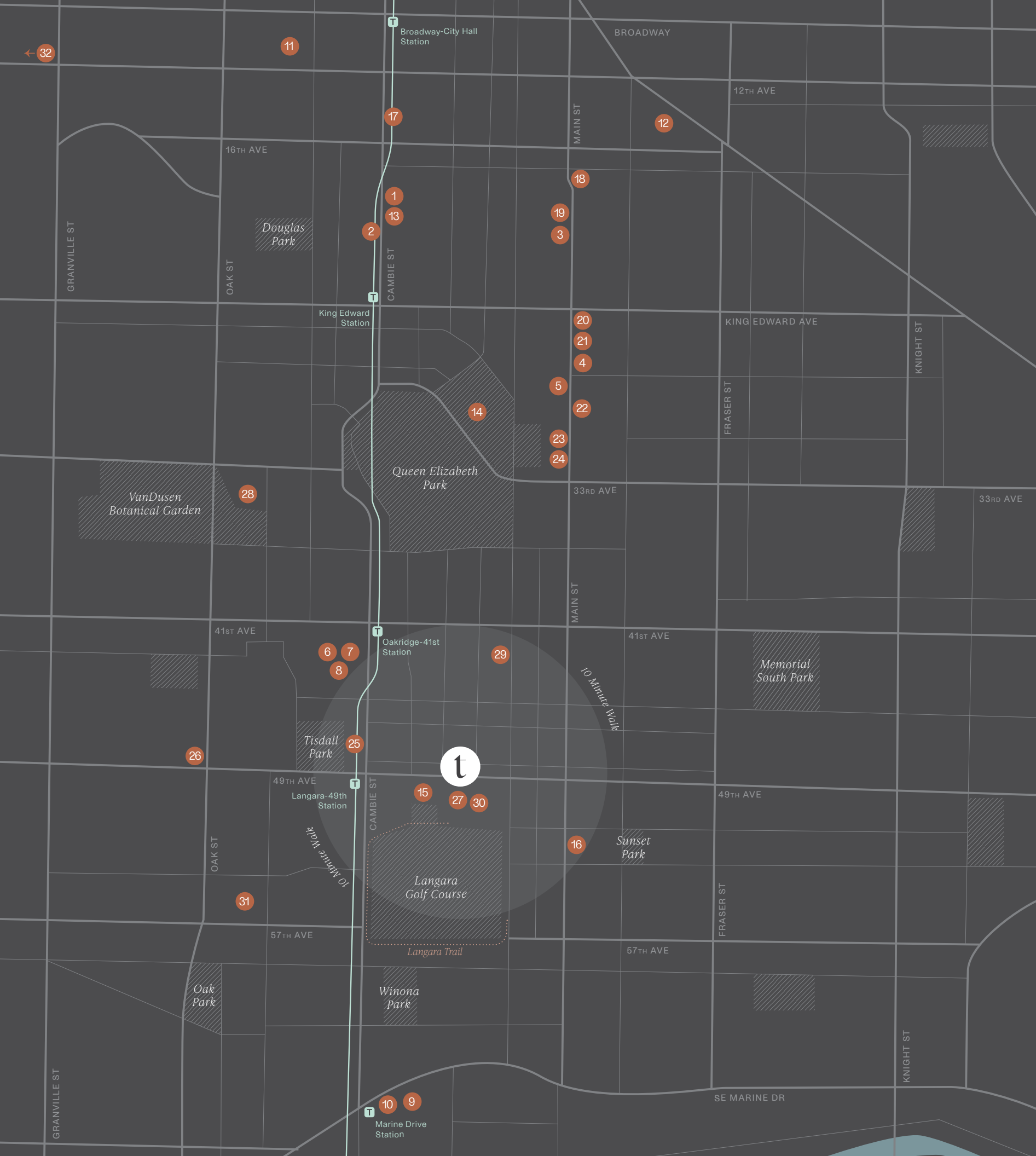
- 11 Vancouver General Hospital
- 12 Mount Saint Joseph Hospital
- 13 The Park Theatre
- 14 Hillcrest Aquatic Centre
- 15 YMCA
- 16 Sunset Community Centre

RESTAURANTS & CAFÉS

- 17 Shiro Japanese
- 18 Anh and Chi
- 19 Published on Main
- 20 Aperture Coffee Bar
- 21 The Juice Truck
- 22 Breka Bakery & Café
- 23 Matchstick Riley Park
- 24 Autostrada Osteria
- 25 Chatime Langara
- 26 Sushi Mura
- 27 Starbucks

EDUCATION & INSTITUTES

- 28 Eric Hamber Secondary
- 29 Sir William Van Horne Elementary
- 30 Langara College
- 31 Sir Winston Churchill Secondary
- 32 UBC Vancouver Campus



03
FORM

Great design *is equal parts* intelligent and inspired.

We believe successful design requires purposeful thinking and creative inspiration. That's why we've partnered with award-winning designers, including architect Taizo Yamamoto and interior design firm Studio Roslyn. Celebrated for their stylish contemporary aesthetic, these creative leaders brought our vision of refined livability to life.



With custom-built, Italian-made cabinetry in collaboration with Inform Projects, as well as premium integrated appliances, the kitchen is both an appealing everyday space and an environment for family and friends to gather.





- 1 Calming bathroom palette
- 2 Integrated coffee bar
- 3 Built-in entry bench

Interior Spaces *that* Reflect How You Live

Shaped by our focus on livable design, the interiors at Thesis make each day more enjoyable. From front entries with custom bench seats to kitchens with built-in coffee bars in collaboration with Inform Projects, we thought about the details that make a tangible impact.

High ceilings, generous windows, and natural materials create an atmosphere of unobtrusive elegance—and give you free rein to make your space your own.



Modernism— *with Warmth*

Anchored in rich, warm-toned brick, the exterior embodies welcoming contemporary design. Natural wood soffits and dark steel offer bold textural contrast. Ground-level retailers invite you to discover what's inside their lofty interiors.



YAMAMOTO ARCHITECTURE

One of Vancouver's leading architects, Taizo Yamamoto has received international acclaim for his stunning contemporary buildings that define urban character.

Inspired and Driven *by the Sacredness of the Home*



- 1 **SHAUGHNESSY RESIDENCES**
Vancouver, BC
- 2 **ROWEN W47**
Vancouver, BC
- 3 **SPIRES GATE**
Richmond, BC



ALABASTER

Alabaster Homes is a premier builder of homes. We draw our inspiration from meaningful design that spans centuries and nations, from the balance and harmony found in nature, and from the communities that these homes serve.

[AlabasterHomes.ca](https://www.alabasterhomes.ca)

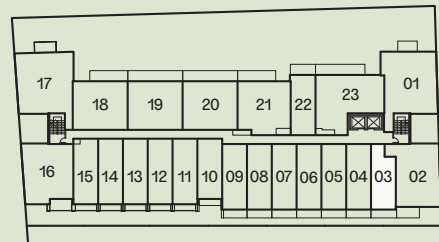
A1

Jr. 1 Bedroom + Den

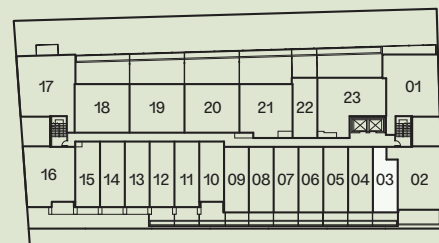
Interior 473 sqft

Exterior 65-69 sqft

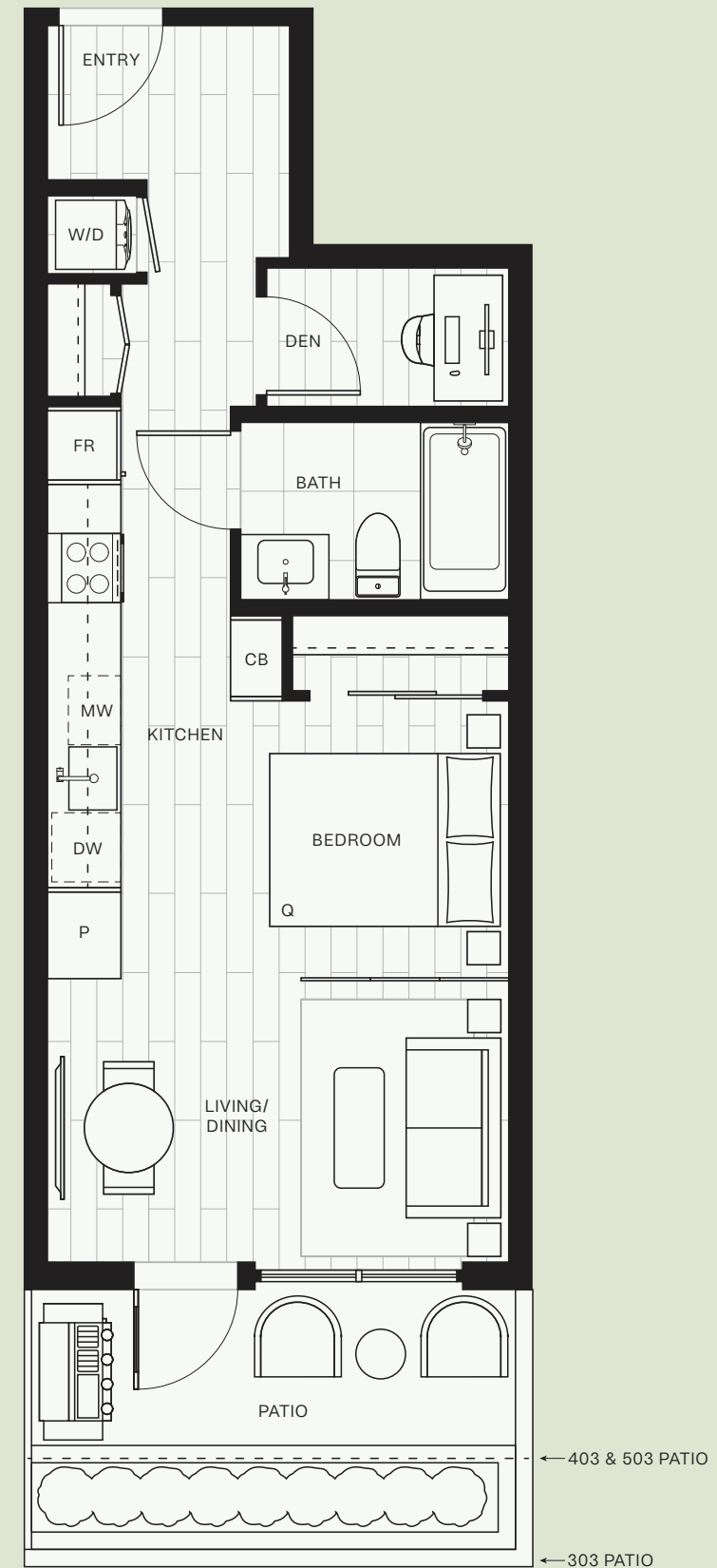
Total 538-542 sqft



LEVELS 4-5



LEVEL 3



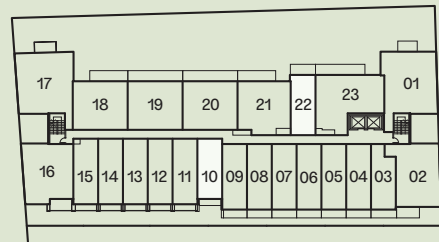
A2

Jr. 1 Bedroom

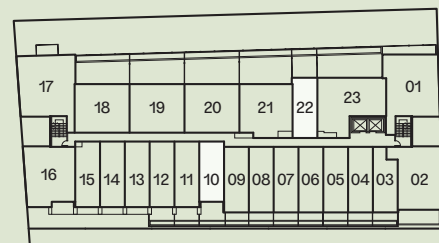
Interior 476-478 sqft

Exterior 48-177 sqft

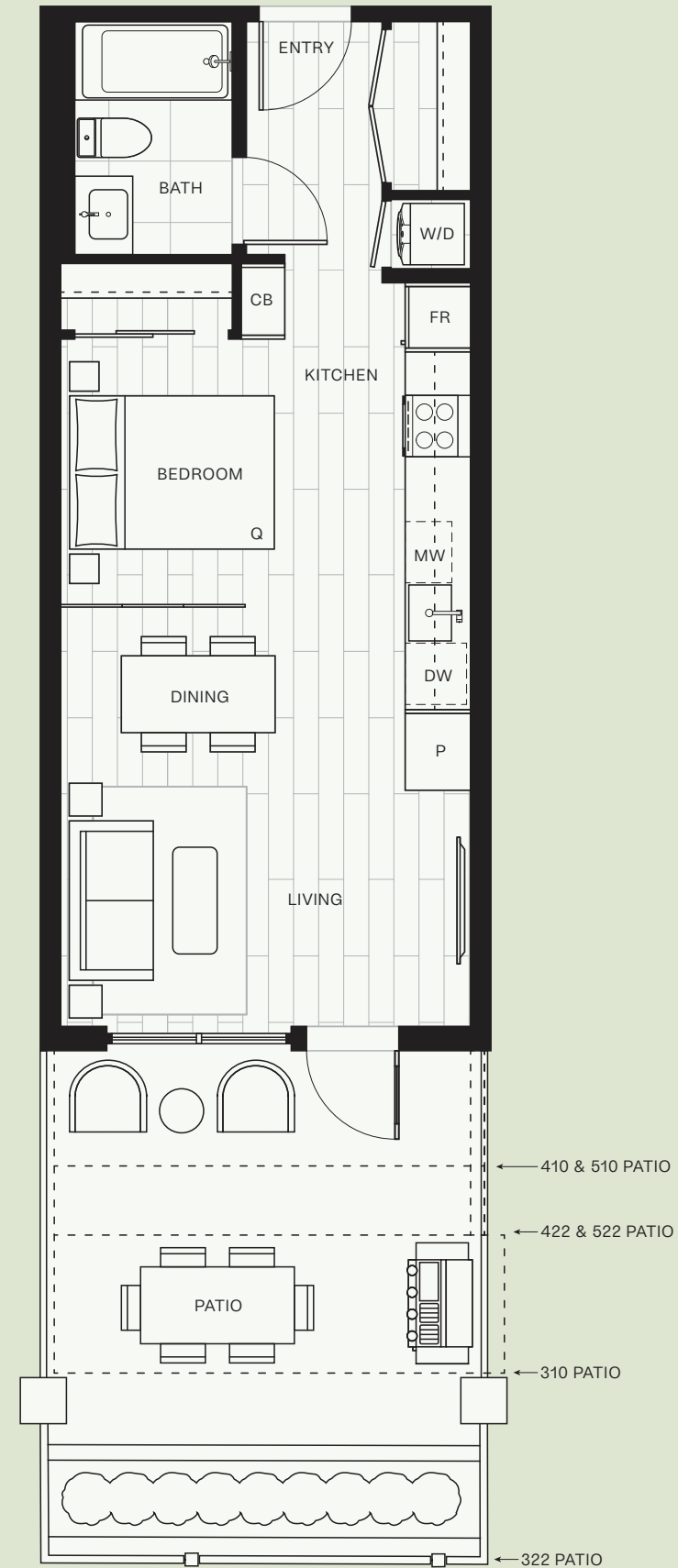
Total 524-655 sqft



LEVELS 4-5



LEVEL 3



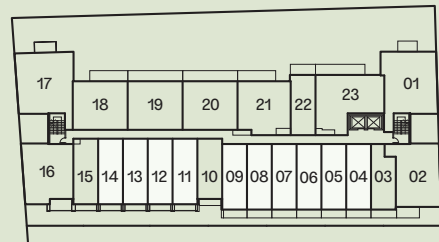
A3

Jr. 1 Bedroom + Den

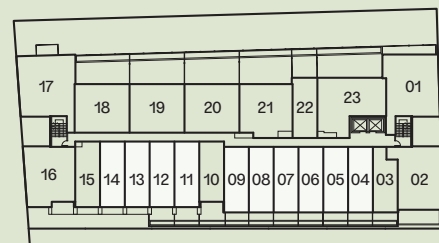
Interior 518-521 sqft

Exterior 44-96 sqft

Total 562-615 sqft



LEVELS 4-5



LEVEL 3



← 313-314, 411-414, 511-514 PATIO
 ← 304-309, 404-409, 504-509 PATIO
 ← 311-312 PATIO

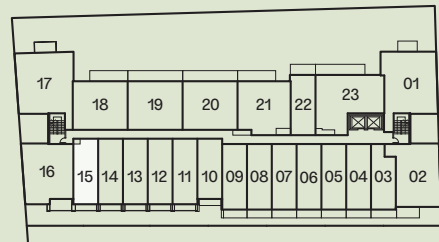
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Jr. 1 Bedroom + Den

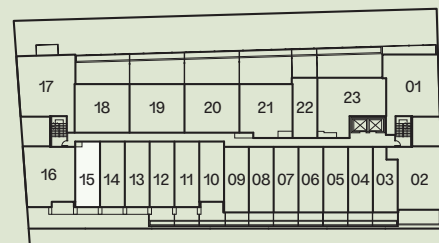
Interior 507 sqft

Exterior 44-53 sqft

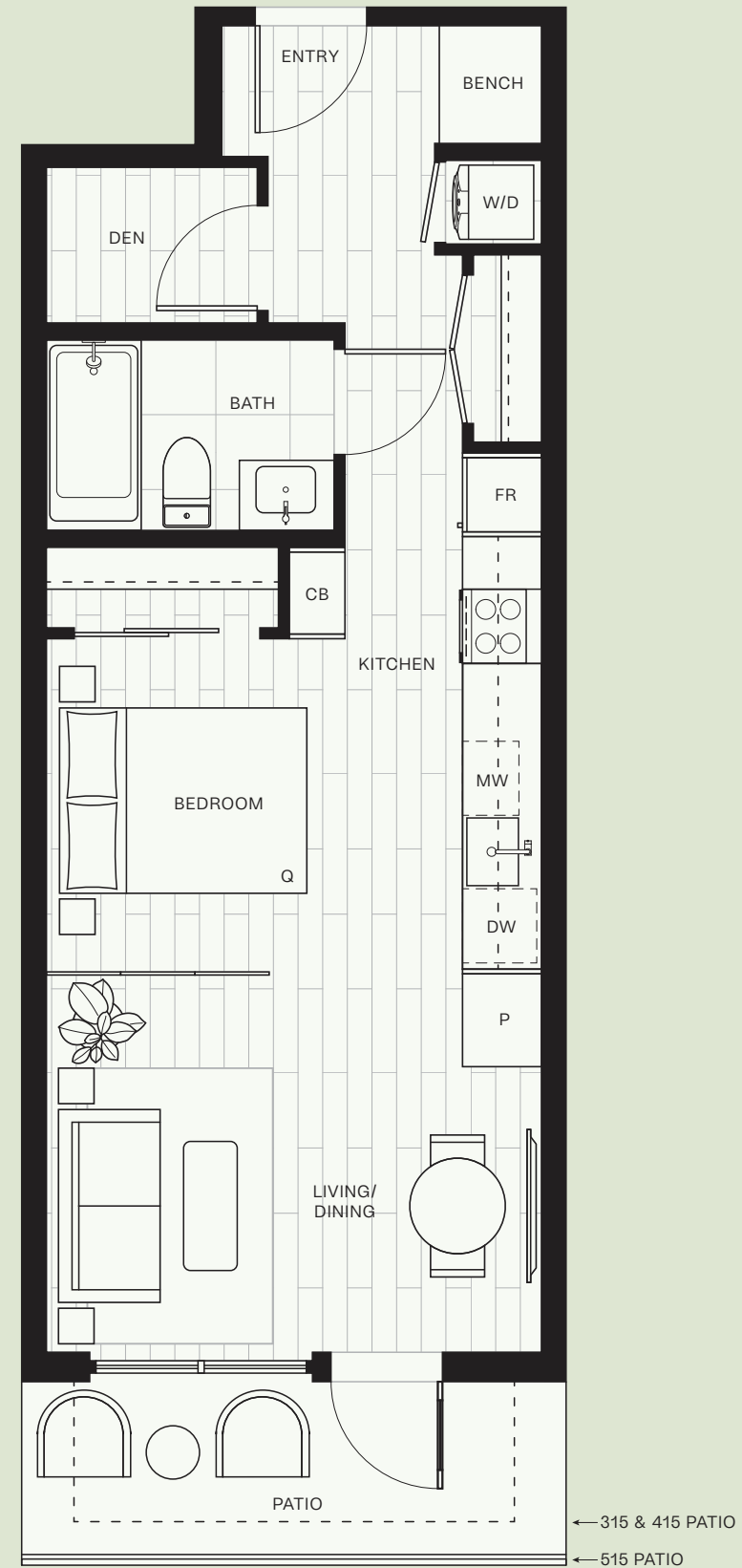
Total 551-560 sqft



LEVELS 4-5



LEVEL 3



← 315 & 415 PATIO
← 515 PATIO

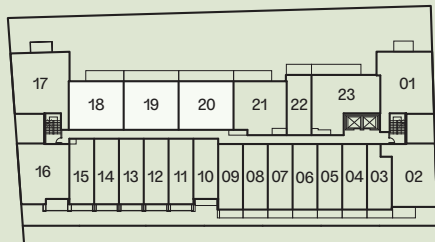
C1

2 Bedroom + Den

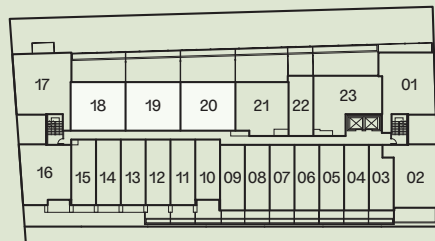
Interior 850 sqft

Exterior 125-444 sqft

Total 975-1,294 sqft



LEVELS 4-5



LEVEL 3

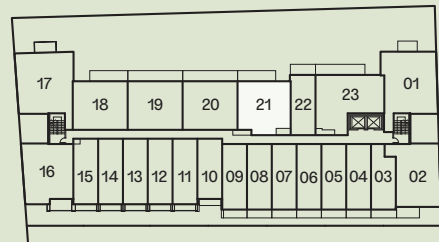
C2

2 Bedroom + Den

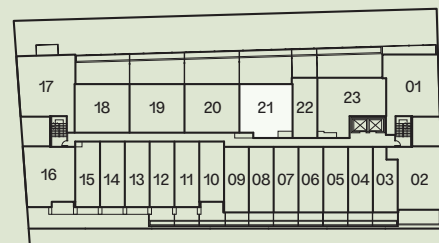
Interior 855 sqFT

Exterior 125-450 sqFT

Total 980-1,305 sqFT



LEVELS 4-5



LEVEL 3



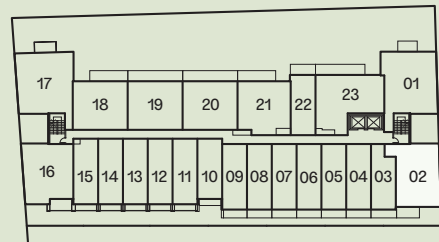
C3

2 Bedroom + Den

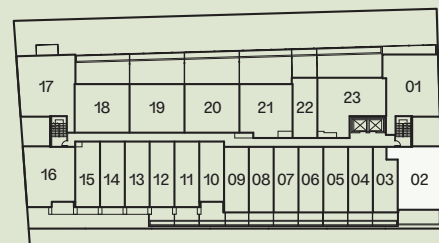
Interior 919 sqft

Exterior 79-164 sqft

Total 998-1,083 sqft



LEVELS 4-5



LEVEL 3



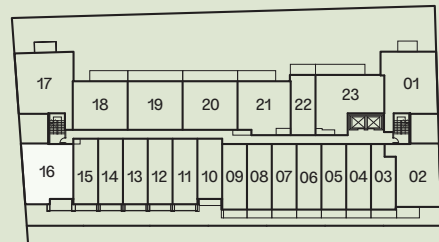
C4

2 Bedroom + Den

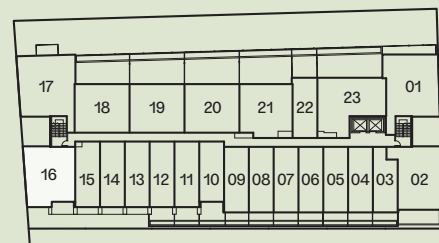
Interior 918 sqft

Exterior 81-88 sqft

Total 999-1,006 sqft



LEVELS 4-5



LEVEL 3

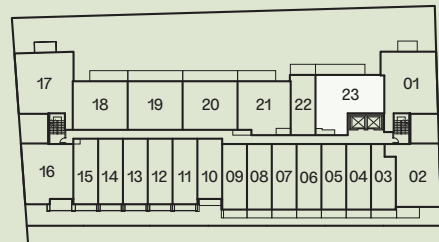
D1

3 Bedroom + Den

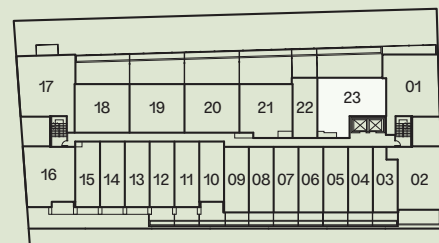
Interior 1,031 sqft

Exterior 163-479 sqft

Total 1,194-1,510 sqft



LEVELS 4-5



LEVEL 3

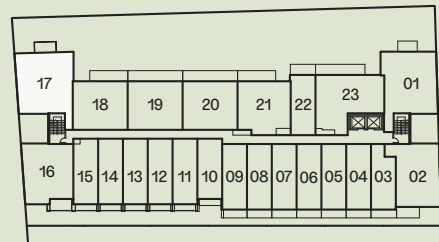
D2

3 Bedroom + Den

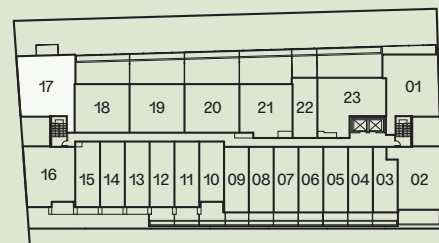
Interior 1,128 sqft

Exterior 72 sqft

Total 1,200 sqft



LEVELS 4-5



LEVEL 3

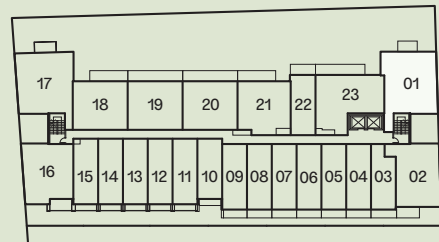
D3

3 Bedroom + Den

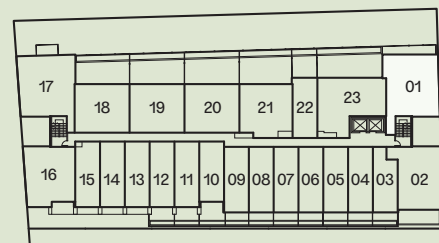
Interior 1,112 sqft

Exterior 66-163 sqft

Total 1,178-1,275 sqft



LEVELS 4-5



LEVEL 3



Features *and* Finishes

BUILT BY ALABASTER

- Alabaster is an award-winning premier builder of homes. We draw our inspiration from meaningful design that spans centuries and nations, from the balance and harmony found in nature, and from the communities for which these homes serve
- Our team brings decades of local development experience to Metro Vancouver. We have long collaborated with leading architects and designers to establish a new approach to home building
- In everything that we do, we aim to serve. From our in-house construction team to our homeowner care team, we take great care to create serene spaces that will grow with you

LOCATION

- A residential reprieve located within Vancouver's connected and transforming Oakridge community
- Walking distance to bike lanes, transit, and the Langara 49th Canada Line Station
- Direct access to Downtown, Richmond, YVR, Marine Gateway, and UBC via W 49th TransLink bus route
- Among some of Vancouver's greenest parks, walking trails, and golf courses
- Minutes away from evolving neighbourhood amenities along Cambie Street, including new retail stores, a future community centre, and the world's largest Time Out Market food hall coming soon to Oakridge Park
- Anticipated shops and cafés will transform 49th Avenue, alongside the revitalization of Langara College and the YMCA

DESIGN

- Effortlessly modern exteriors designed by award-winning Yamamoto Architecture
- Interiors by award-winning interior design firm Studio Roslyn
- Inviting, contemporary exterior design with rich, warm-toned brick, and balcony soffits
- Two colour schemes: Grey and White
- Wide plank laminate flooring throughout main living areas and bedrooms
- 9" over-height ceilings
- Full-size front-loading washer and dryer*
- Efficient centralized Variable Refrigerant Flow system for warming and cooling fresh air into your home
- High-efficiency double-glazed windows for maximum sound attenuation and energy efficiency
- Roller shades to control privacy from large expansive windows
- Italian-made entry bench with custom-built storage in collaboration with Inform Projects*

KITCHENS

- Custom-built, Italian-made kitchens in collaboration with Inform Projects with two-toned flat panel cabinetry
- Italian-made coffee bar with integrated lighting, floating shelves, and custom-built cabinetry in collaboration with Inform Projects
- Engineered stone countertops with a continuous backsplash that complement upper accent cabinetry
- Premium Fisher & Paykel appliances:
 - 24" induction cooktop and oven with integrated hood fan (for Jr. 1 beds)
 - 30" induction cooktop and oven with integrated hood fan (for 2 and 3 beds)
- Integrated Fulgor fridges:
 - 24" fridge (for Jr. 1 beds)
 - 30" fridge (for 2 and 3 beds)
- 24" Fulgor integrated dishwasher
- Built-in Panasonic microwave
- Polished chrome Kohler faucet with pull-out sprayer and three-function touch control
- Nested stainless-steel kitchen sink

BATHROOMS

- Custom wood-framed vanities in collaboration with Inform Projects with open shelving for added storage
- Porcelain floor and wall tile with engineered stone countertops and backsplash
- Contemporary undermount sinks by Kohler
- Polished chrome faucets and fixtures by Kohler
- Relaxing soaker tubs
- Frameless glass surround with a rain head and a hand-held shower in all ensuites

AMENITIES

- Premium ground-level retailers invite you to discover what's inside their lofty interiors
- Spacious rooftop lounge and patio equipped with a communal kitchen and outdoor barbecue
- Pavilion *at Home*: an exclusive partnership with award-winning coworking space, Pavilion Cowork, to bring private coworking space to the lounge for residents
- Separate entrance lobby and floor access for offices
- Elegant residential lobby with double-height ceilings
- Secured underground parkade with FOB entry
- High-security FOB access to building for peace of mind
- Electric vehicle rough-in for every residential parking stall
- Secure storage and bike lockers
- Comprehensive 2-5-10 Warranty by WBI New Home Warranty
 - 2-year warranty for labour and materials**
 - 5-year warranty for building envelope
 - 10-year warranty for structural defects

*In select homes

**Some limits apply

LiveAtThesis.com

LiveAtThesis.com

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 ALABASTER