

Assembly. Strathcona. Vancouver.

EXCLUSIVE PREVIEW
PACKAGE



Assembly.

STRATHCONA



Assemblystrathcona.com

“The whole is greater than
the sum of its parts.” Aristotle

Live Together Work Together

In the spirit of collaboration, a local group of designers are working together with a boutique development team to create something thoughtful and beautifully simple — a creative community. Assembly is a community of courtyard townhomes and condos set over local merchants. Our mission is to be an authentic part of Strathcona, one of Vancouver's oldest neighbourhoods, by embracing its industrial roots and eastside creativity.

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INTRO — 01

The Assembly Offering

Congratulations, you are amongst the first to receive the exclusive Advanced Preview Package for Assembly. As a VIP Realtor, we offer you the early opportunity to learn more about this exciting development and receive the following benefits:

- Priority access for your clients
- Private preview at the Presentation Centre before the public opening
- Priority pricing
- Priority inventory selection

40
COURTYARD
TOWNHOMES AND
CONDOS

11
LOCAL
MERCHANT
SPACES

Located on a quiet, residential tree-lined street in the authentic neighbourhood of Strathcona

Contemporary and expressive Bauhaus inspired architectural design

Private landscaped amenity-courtyard designed to enhance social interaction

Spacious private rooftop patios expand your living space

Individually controlled AC and heating for year-round climate control

Modern Movement
in Strathcona

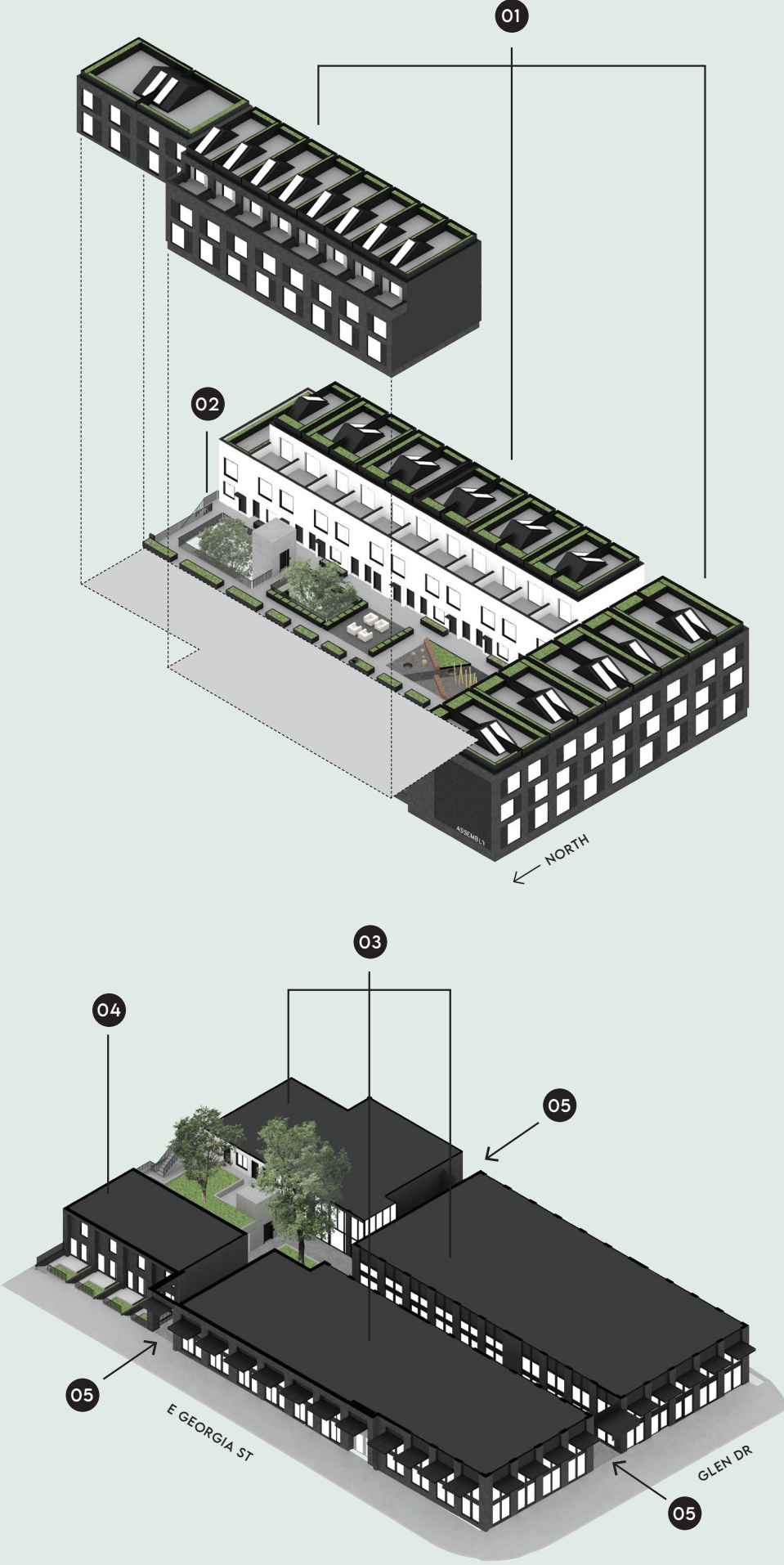


A NOD TO HISTORY — Cladded in a two-tone charcoal brick, the exterior of Assembly drew reference from the surrounding industrial and heritage homes of Strathcona.

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Modern Living, Re-Imagined

Designed for a new generation of home dwellers, Assembly is a place where living and work can co-exist seamlessly. With reverence to the tight-knit community of Strathcona, an incredible open-air courtyard and lower floor internal mews were created to bring community members together to connect and find inspiration. Beautifully simple interiors and spacious floor plans encourage residents to imbue their own personality into the space, while private rooftop patios provide an intimate entertaining area with stunning views of the city, North Shore mountains and beyond.



UPPER PRIVATE COURTYARD

- 01
Courtyard Townhomes
and Condos
- 02
Landscaped Courtyard,
Amenity & Fitness Room

GROUND LEVEL

- 03
Merchant Spaces
- 04
Ground Level
Townhomes
- 05
Ground Floor Mews
with Access to
Residential Elevator
and Merchant Spaces

A SPACE TO CONNECT — A ground floor internal mews with street access allows residents and community members to gather and interact with local merchant spaces.

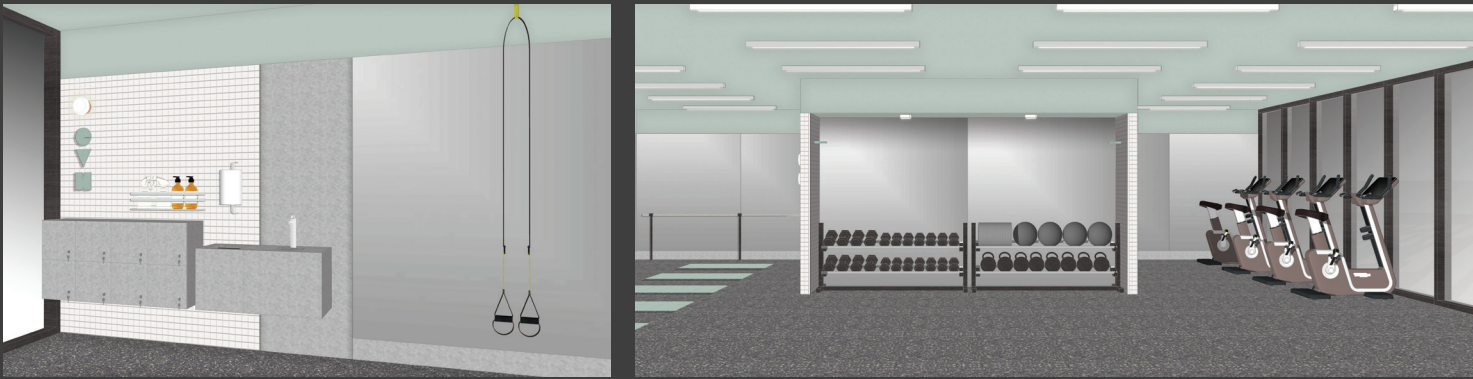




URBAN BACKYARD — The private, open-air courtyard features a lush green space, kids play area and plenty of lounge areas to connect with neighbours.



GET MOVING — A private gym with clean, minimalist design lets you workout and recharge on your own terms.



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AMENITY GYM — 07



Caffe La Tana



The Gourmet Warehouse



Union Wood Co



Les Amis du Fromage



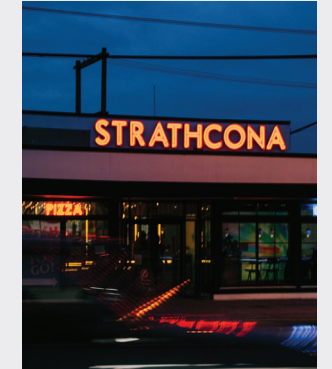
Luppolo Brewing



MacLean Park



Landyachtz



Strathcona Beer Company



Union Market



Wilder Snail



Off The Rail Brewing



The Garden

A Place with A Story

Strathcona is real urban living, complete with the diversity that comes with being a truly established neighbourhood. It is known for its eclectic mix of heritage homes, art studios, community parks and local one-of-a-kind businesses. This diversity is the fabric that holds us together, it's the source of our inspiration, it's the complete opposite of suburbia and it's why we love Strathcona.

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GROCERIES

- 01 Benny's Market
- 02 Choices Markets
- 03 Les Amis du Fromage
- 04 No Frills Supermarket
- 05 Union Market
- 06 Vernon Drive Grocery
- 07 Wilder Snail
- 08 Wayne Grocery

RECREATION

- 09 Britannia Centre
- 10 Franc Gallery
- 11 Frazakas Gallery
- 12 Slice of Life Gallery & Gift Shop
- 13 The Gallery George
- 14 Toso Wood Gallery
- 15 Vancouver Public Library
- 16 Wil Aballe Art Projects
- 17 York Theatre, The Cultch

SHOPPING

- 18 By Design Modern
- 19 Landyachtz
- 20 The Gourmet Warehouse
- 21 Union Wood Co

FOOD

- 22 Agro Roasters
- 23 Bob Likes Thai Food
- 24 Bump N Grind Cafe
- 25 Coho Coffee
- 26 Dolce Salani Bakery
- 27 Downlow Chicken Shack
- 28 Earnest Ice Cream
- 29 Finch's Tea House
- 30 Fujiya
- 31 Harbour Oyster + Bar
- 32 Kin Kao Thai Kitchen
- 33 La Casa Gelato
- 34 Moja Coffee
- 35 Pepino's Spaghetti House

- 36 Pink Pearl Chinese Seafood
- 37 Prototype Coffee
- 38 Sopra Sotto Pizzeria
- 39 Starbucks
- 40 Takenaka Japan
- 41 The Heatley
- 42 Timbertrain Coffee
- 43 Trees Organic Coffee
- 44 Uprising Breads
- 45 VV Tapas
- 46 Yolks

BREWERIES

- 47 Bomber Brewing
- 48 East Van Brewing Company
- 49 Luppolo Brewing
- 50 Off The Rail Brewing
- 51 Strange Fellows Brewing
- 52 Strathcona Beer Company
- 53 Superflux Beer Company



10

MIN BIKE FRIENDLY
COMMUTE TO
DOWNTOWN

05

MIN WALK TO
COMMERCIAL DR
NEIGHBOURHOOD

05

MIN WALK TO OVER
50 LOCAL MERCHANTS,
CAFES AND RESTAURANTS

- BIKE PATH
- SLOW STREET
- 10 MIN WALK ZONE



Design for the People by the People

When it came to the interiors at Assembly, a focus on function was imperative, but also creating a beautifully clean slate for creative home dwellers to instill their own personality into.

LET THE LIGHT IN — Natural light pours through the large windows throughout and allows for breezy cross-ventilation year round.

CONSIDERED DESIGN — Bauhaus-inspired design sets the tone for the space, optimizing functionality and allowing beautifully simple materials to shine.

HOT OR COLD — Air conditioning and heating system with full control in each home.

SMART STORAGE — Optional custom banquette seating with pull-out storage maximizes space to tuck away everyday objects and make room for more cherished pieces.

BEAUTIFUL AND DURABLE — European engineered floors set the tone for beautiful minimalist design and offer durability for years to come.

WFH — Spacious flex areas perfect for setting up ergonomic work-from-home office spaces.

A KITCHEN MADE FOR ENTERTAINING — No-compromise kitchens with plenty of storage, full-size integrated European appliances and durable countertops set the tone for dinner parties and family affairs.

TIME FOR YOURSELF — Optional sliding partition doors between the kitchen and lounge area allow for flexibility in privacy amid the spacious, linear-designed open floor plans.

A ROOFTOP OASIS — Private rooftop patios make for the perfect entertaining space to enjoy the stunning views of the North Shore mountains, city and beyond.

PRIVATE OUTDOOR SPACE — 11

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SO FRESH AND SO CLEAN — Beautifully seamless, integrated cabinetry and medicine cabinets allows for ample storage to tuck away bottles and trinkets.

FIND YOUR ZEN — A walk-in rain shower and calming minimalist design lets you have a spa-worthy experience in your own bathroom.

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INTERIOR — 12

ROOFTOP — Private rooftop patios allow for intimate gatherings and views of the city and North Shore mountains and beyond.

LEVEL 3 — Full of smartly designed storage spaces, the master bedroom and ensuite bathroom feature cabinetry in beautifully calming design.

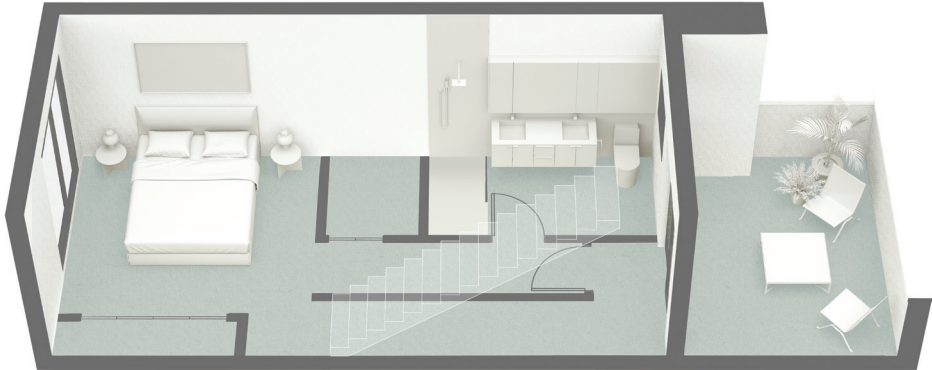
LEVEL 2 — Two light-filled bedrooms with spacious closets are situated on either side of the linear-design floor allowing for privacy.

LEVEL 1 — A clean contemporary palette cabinetry, engineered floors and plenty of natural light and smart storage solutions make for a stunning, yet fully functional space.

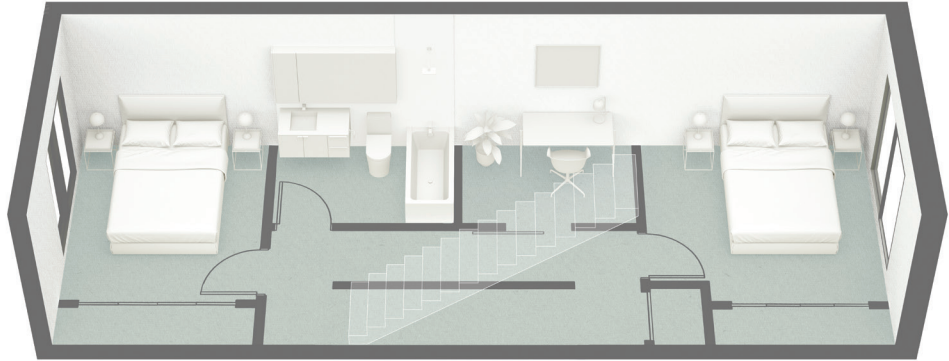
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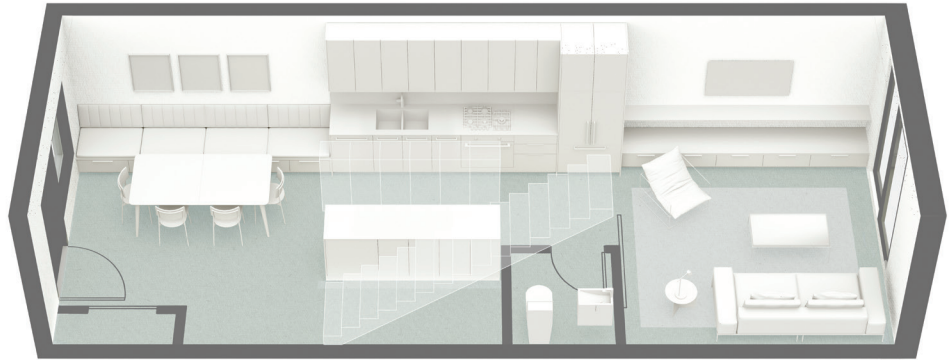
ROOFTOP



LEVEL 3



LEVEL 2

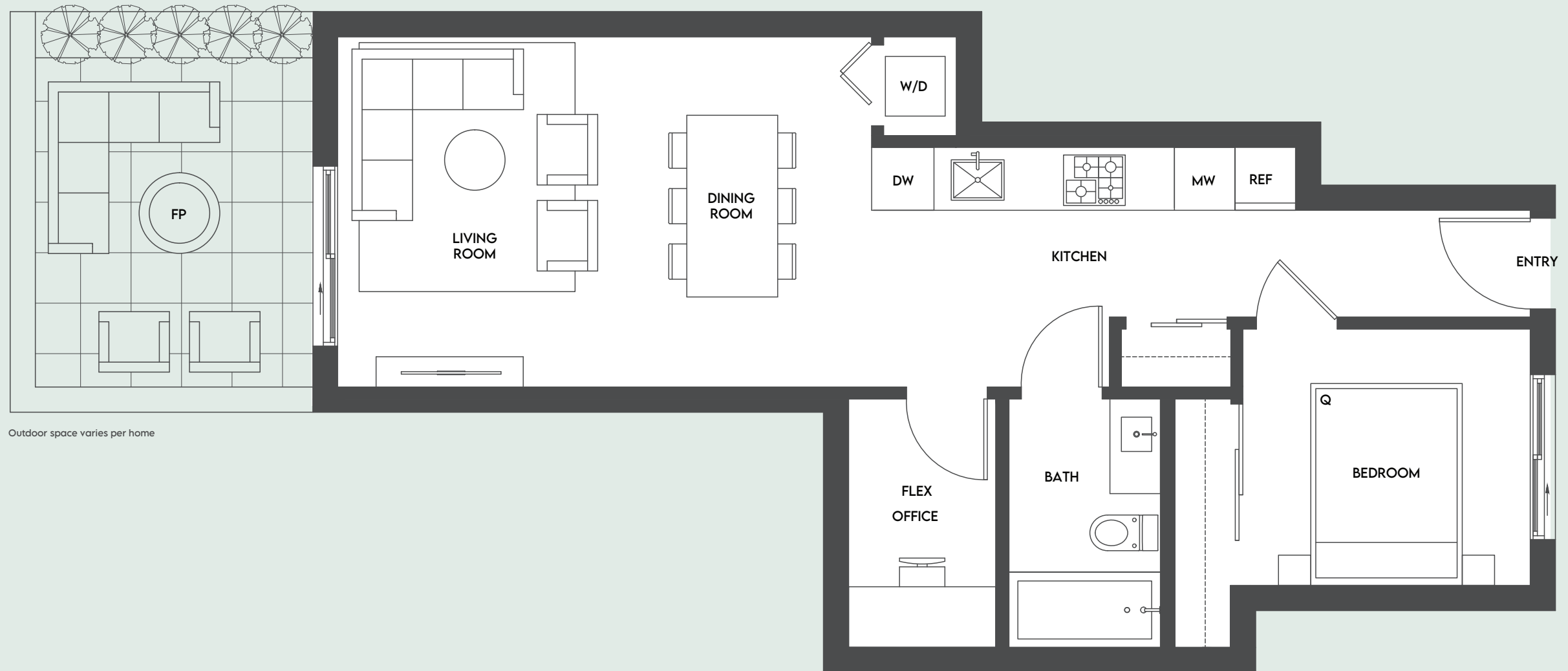
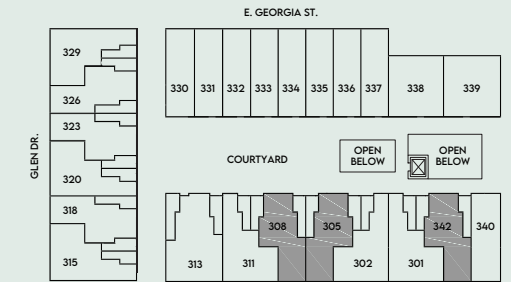


LEVEL 1

A1

1 BEDROOM + FLEX / 1 BATHROOM SOUTH FACING COURTYARD LEVEL TOWNHOME WITH LARGE TERRACE

Interior 566 Sq.Ft. Exterior 41—116 Sq.Ft.
Total 607—682 Sq.Ft.



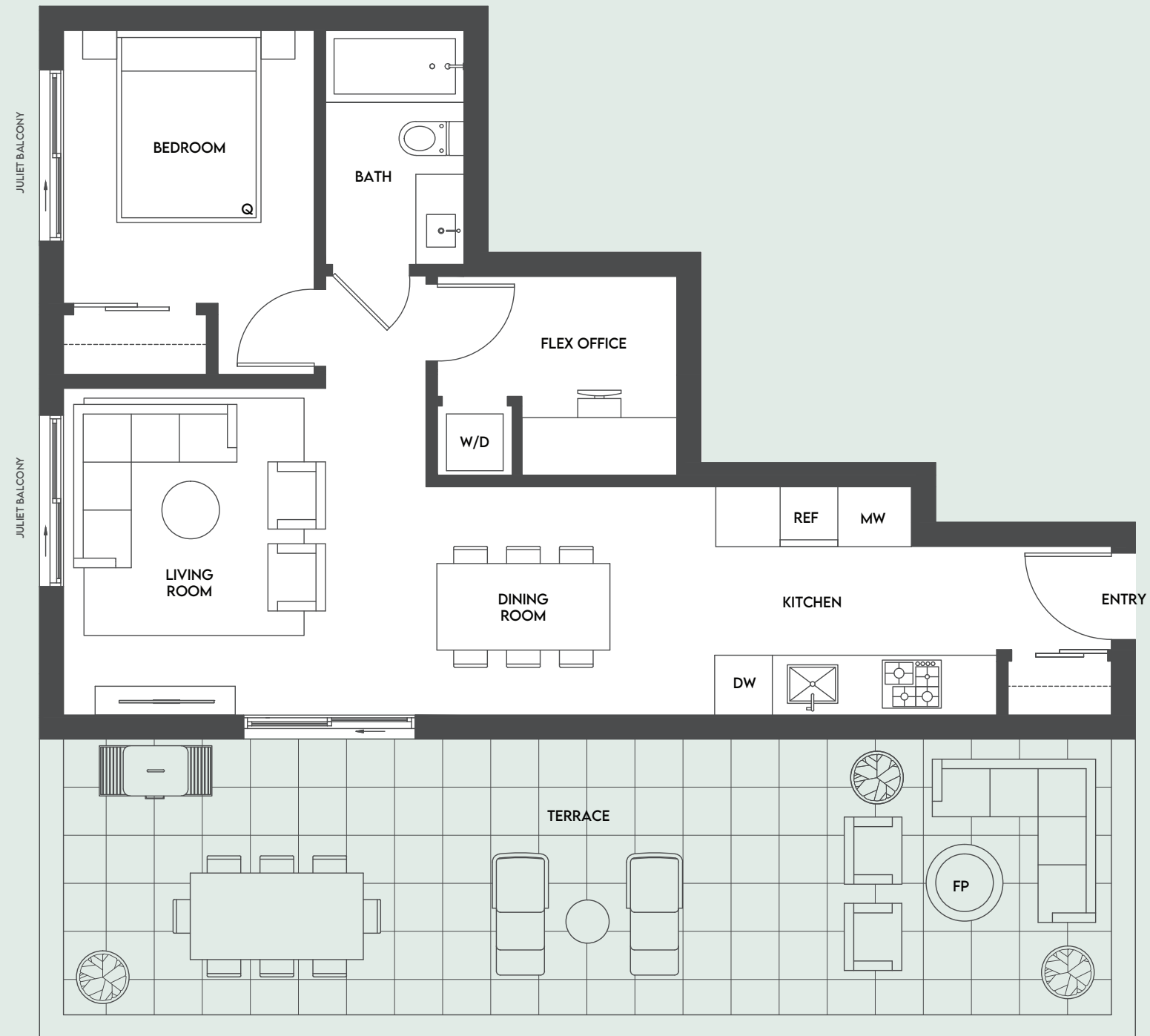
Outdoor space varies per home

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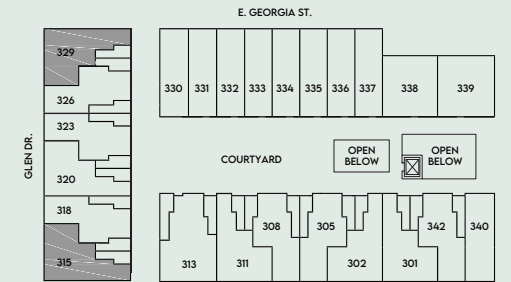
A2

1 BEDROOM + FLEX / 1 BATHROOM
WEST FACING COURTYARD LEVEL TOWNHOME WITH LARGE TERRACE

Interior 602 Sq.Ft. Exterior 416 Sq.Ft.
Total 1,018 Sq.Ft.



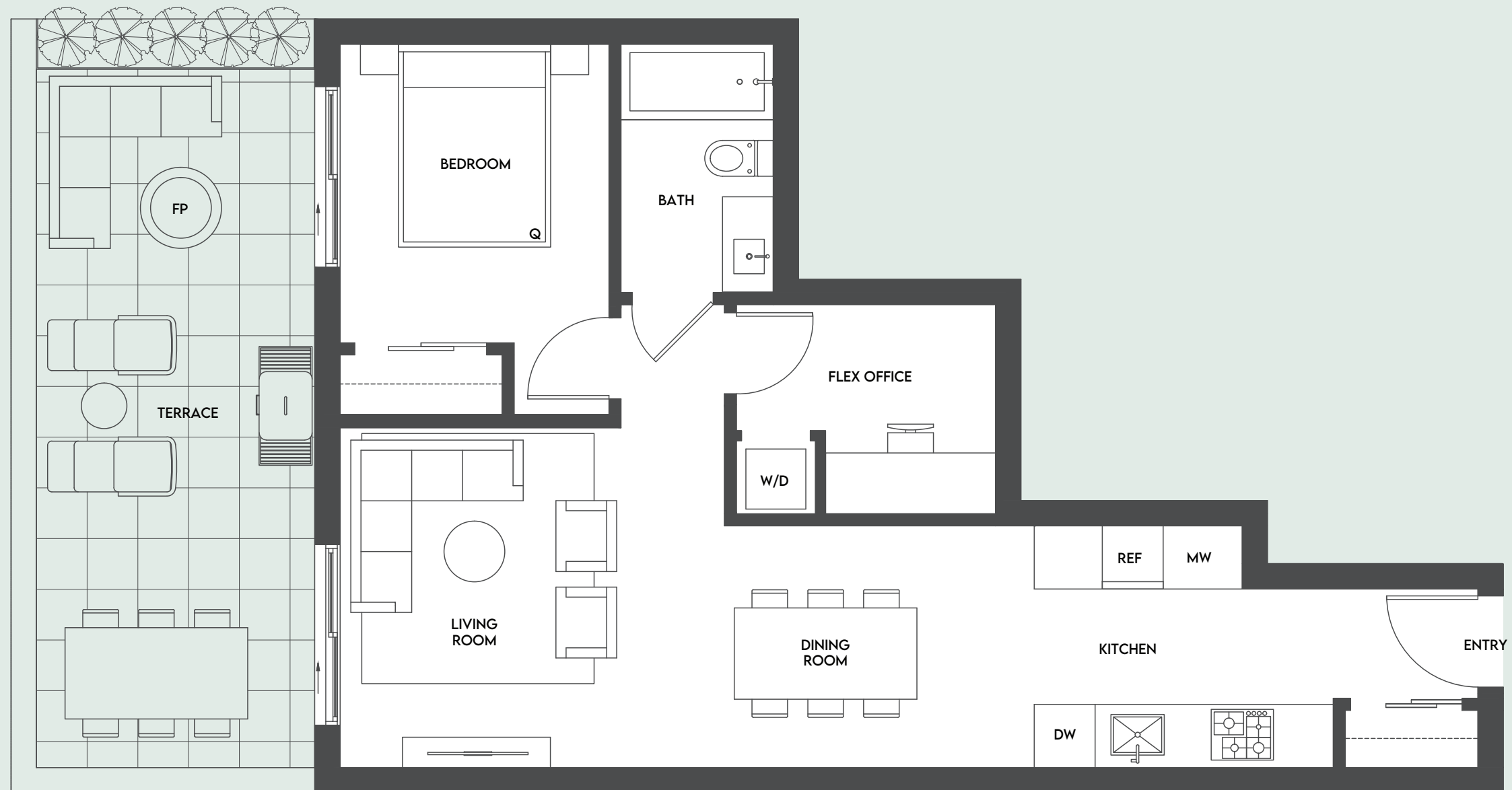
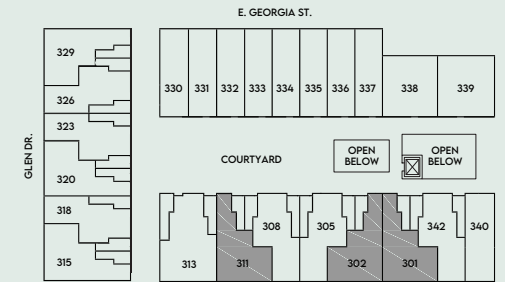
Outdoor space varies per home



A3

1 BEDROOM + FLEX / 1 BATHROOM SOUTH FACING GARDEN LEVEL TOWNHOME WITH LARGE TERRACE

Interior 605 Sq.Ft.t Exterior 230 Sq.Ft.
Total 835 Sq.Ft.



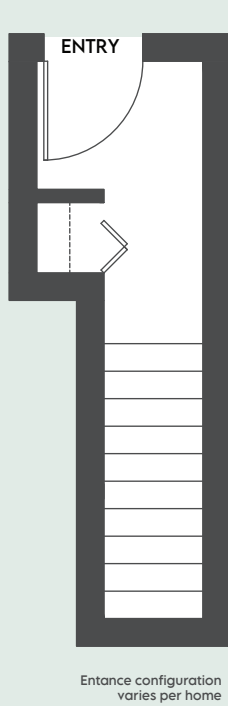
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FLOORPLAN — 16

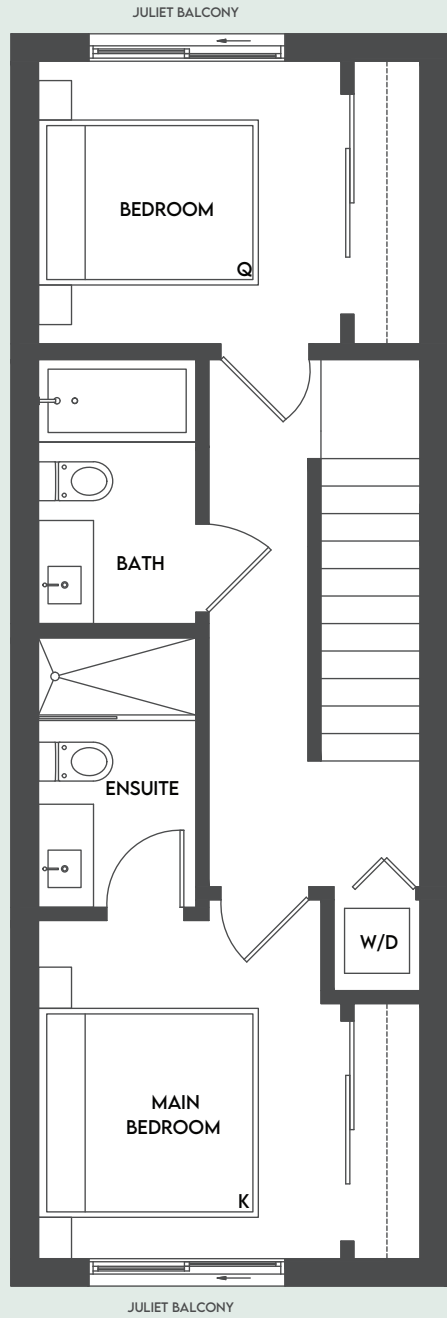
B1

2 BEDROOM / 2 BATH WEST FACING TOWNHOME WITH LARGE TERRACE AND ROOFTOP PATIO

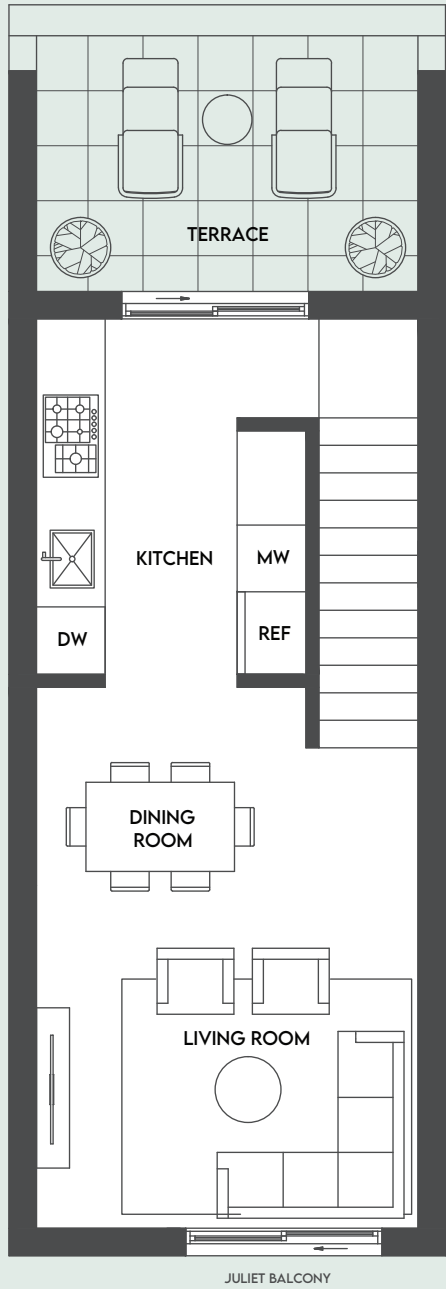
Interior 933—950 Sq.Ft. Exterior 470—494 Sq.Ft.
Total 1,403—1,444 Sq.Ft.



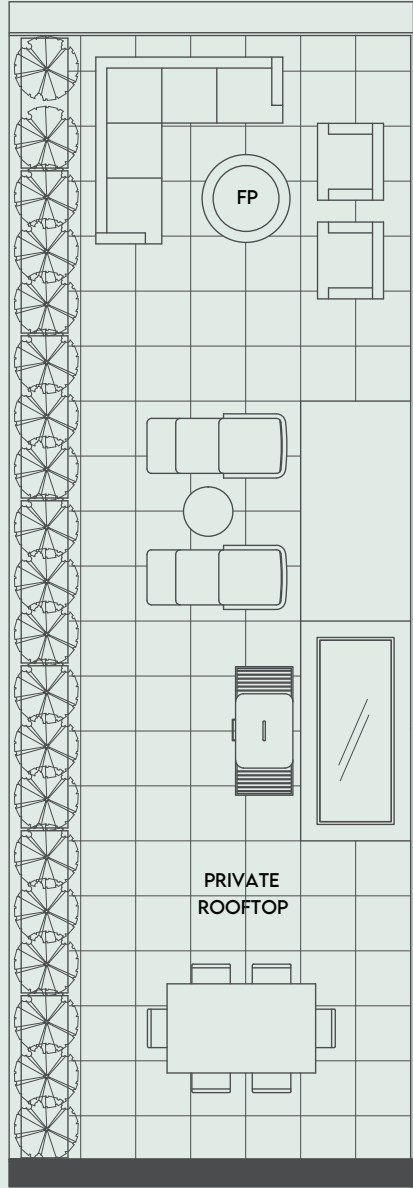
COURTYARD



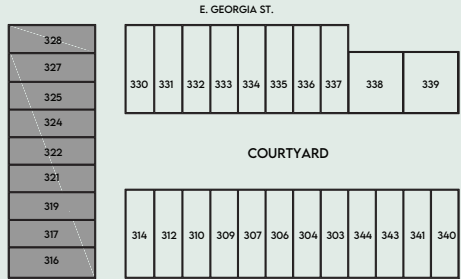
LEVEL 2



LEVEL 3



ROOFTOP

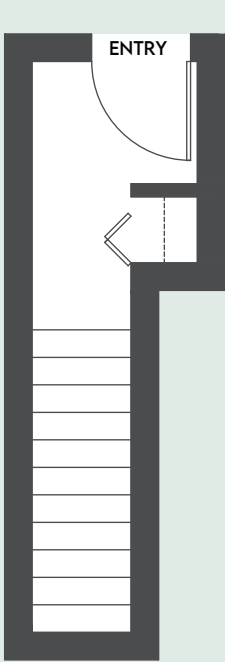


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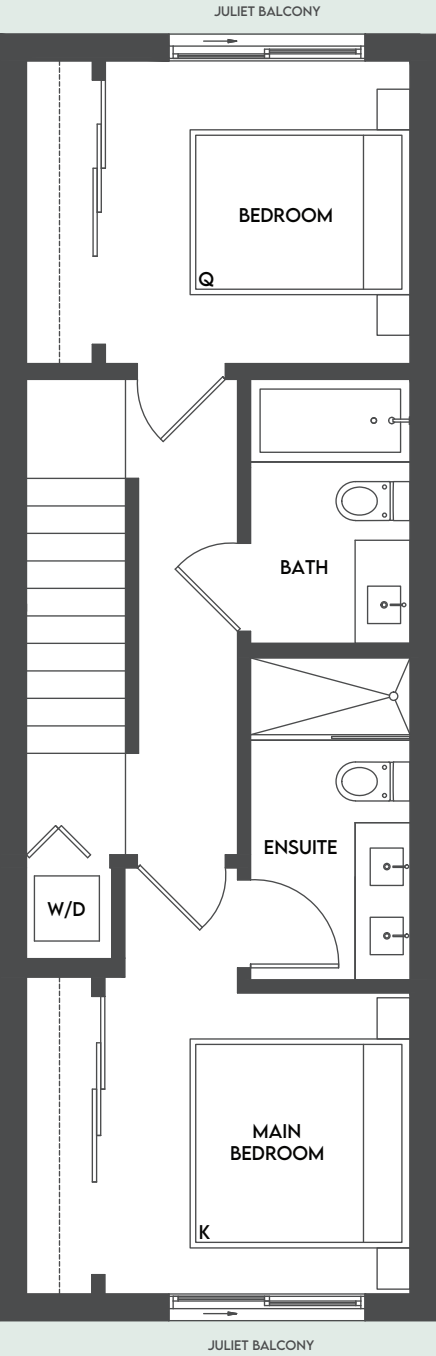
B2

2 BEDROOM / 2 BATH
SOUTH FACING TOWNHOME WITH LARGE TERRACE AND ROOFTOP PATIO

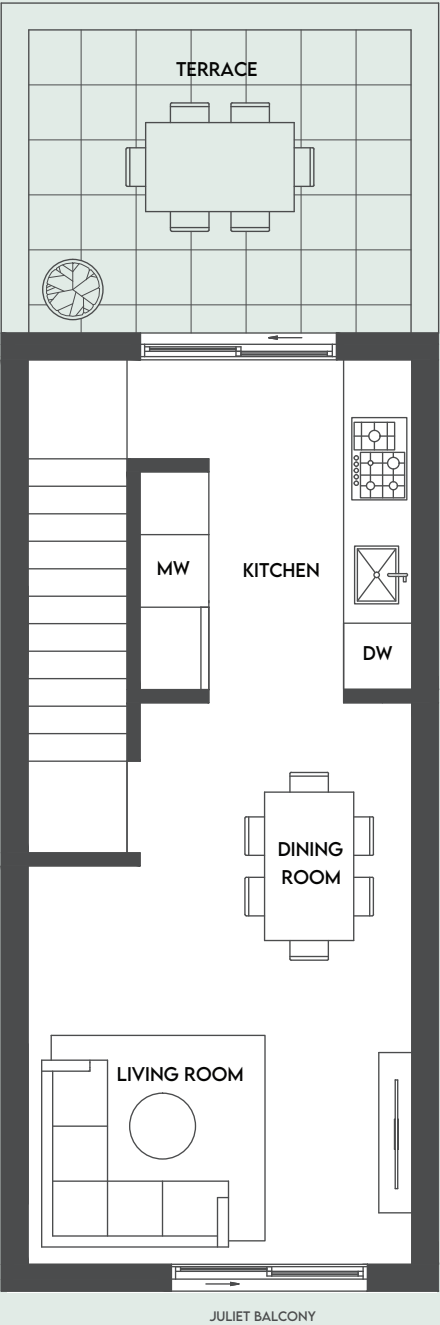
Interior 994 Sq.Ft. Exterior 410—421 Sq.Ft.
Total 1,354—1,415 Sq.Ft.



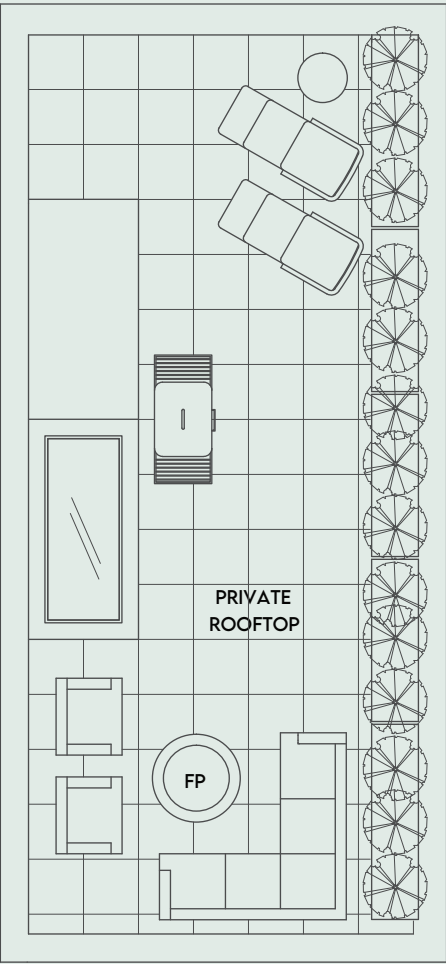
Entrance configuration varies per home



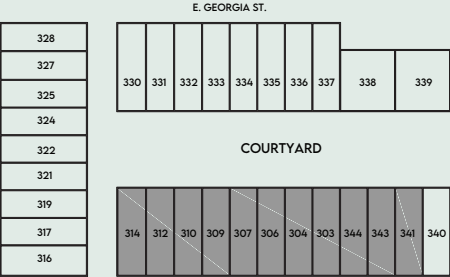
LEVEL 2



LEVEL 3



ROOFTOP

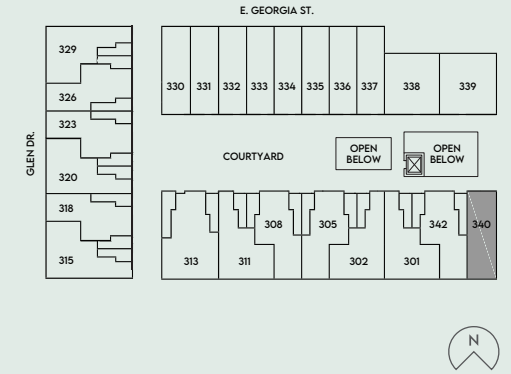


DRAFT

B3

2 BEDROOM / 2.5 BATHROOM
SOUTH FACING TOWNHOME WITH TERRACE AND LARGE ROOFTOP PATIO

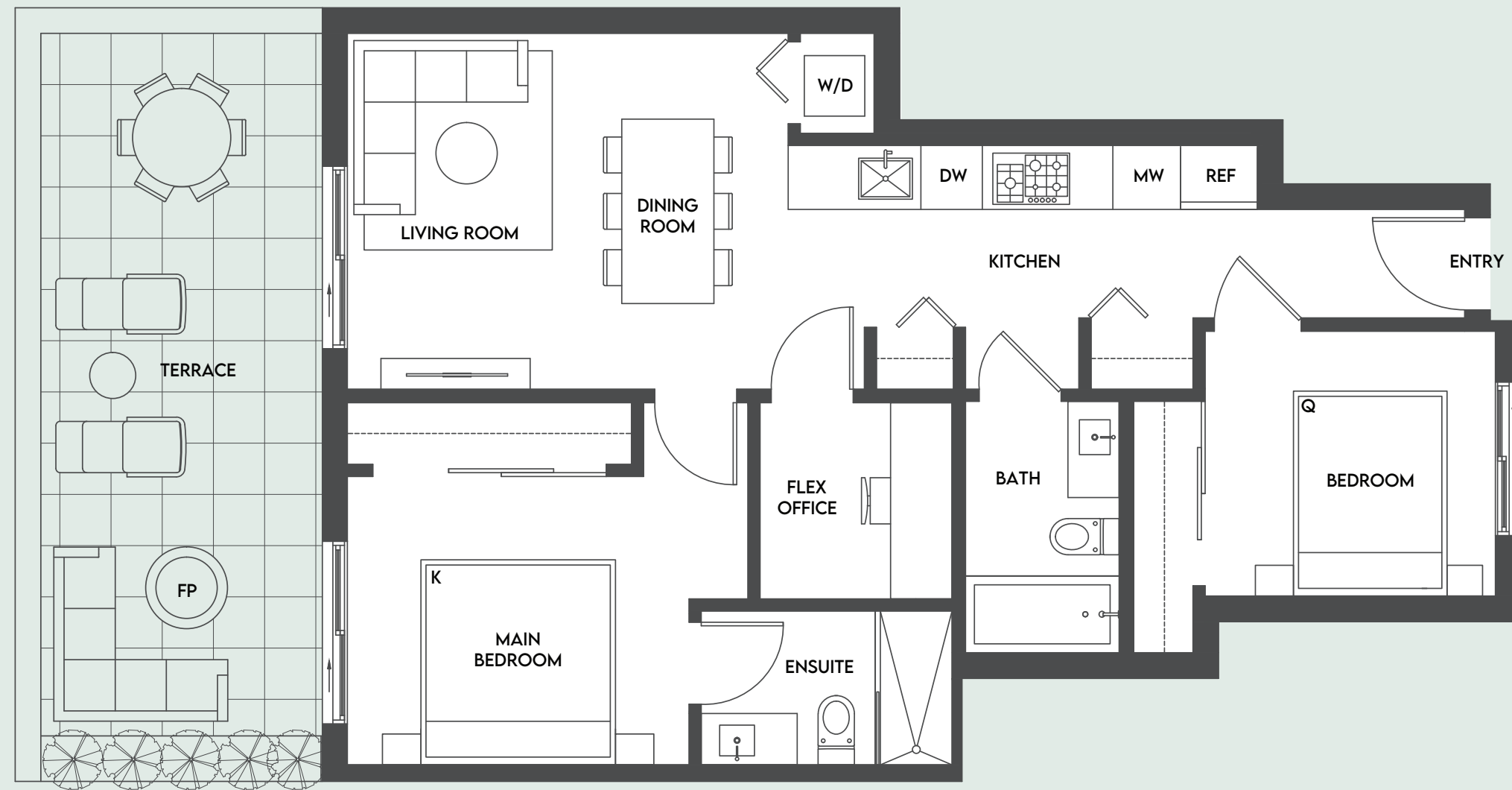
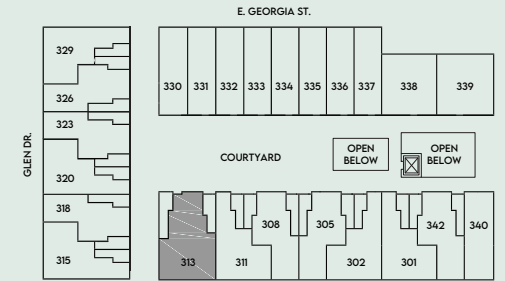
Interior 1,020 Sq.Ft. Exterior 455 Sq.Ft.
Total 1,475 Sq.Ft.



B4

2 BEDROOM + FLEX / 2 BATHROOM
SOUTH FACING COURTYARD LEVEL TOWNHOME WITH LARGE TERRACE

Interior 768 Sq.Ft. Exterior 235 Sq.Ft.
Total 1,003 Sq.Ft.

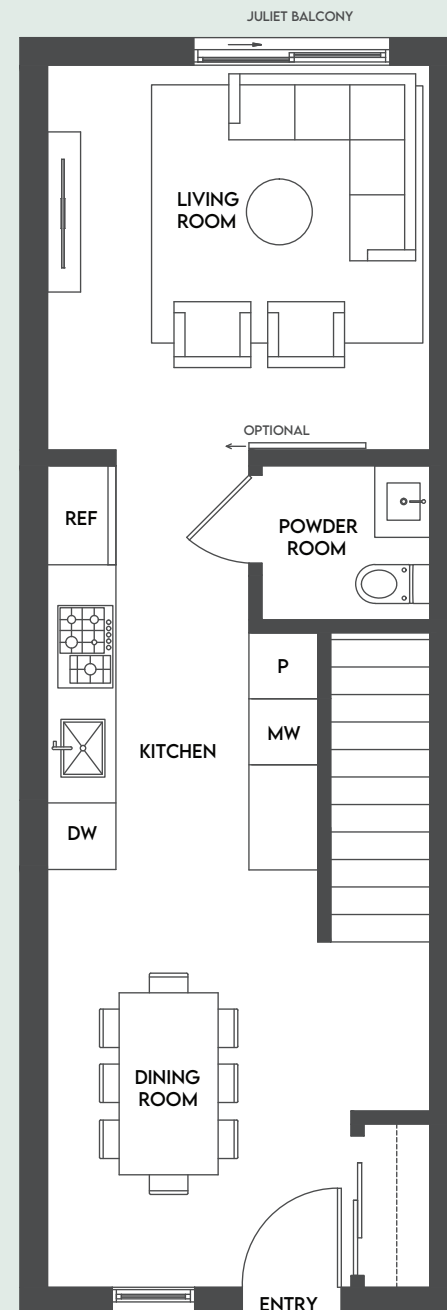


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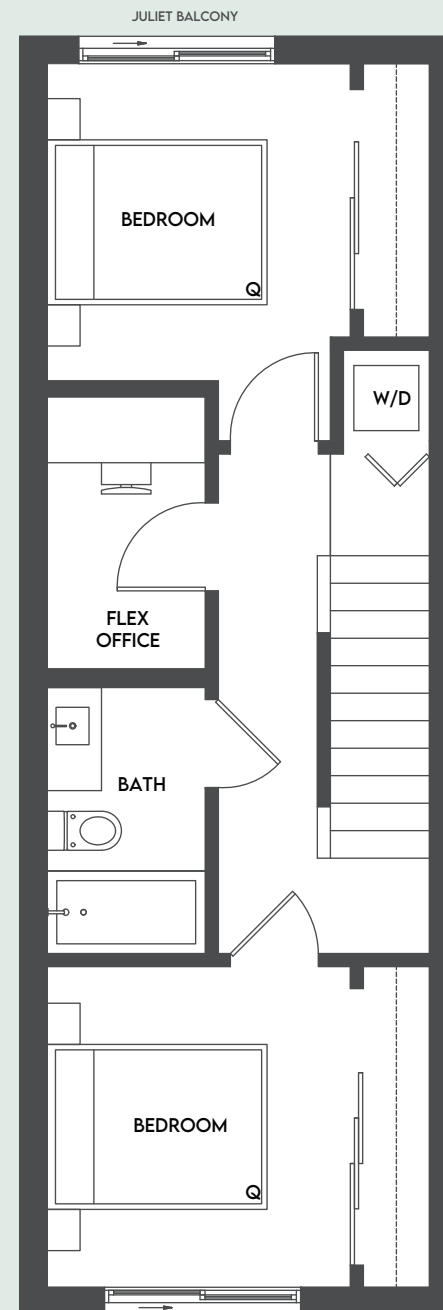
C1

3 BEDROOM + FLEX / 2.5 BATHROOM NORTH FACING TOWNHOME WITH LARGE TERRACE AND ROOFTOP PATIO

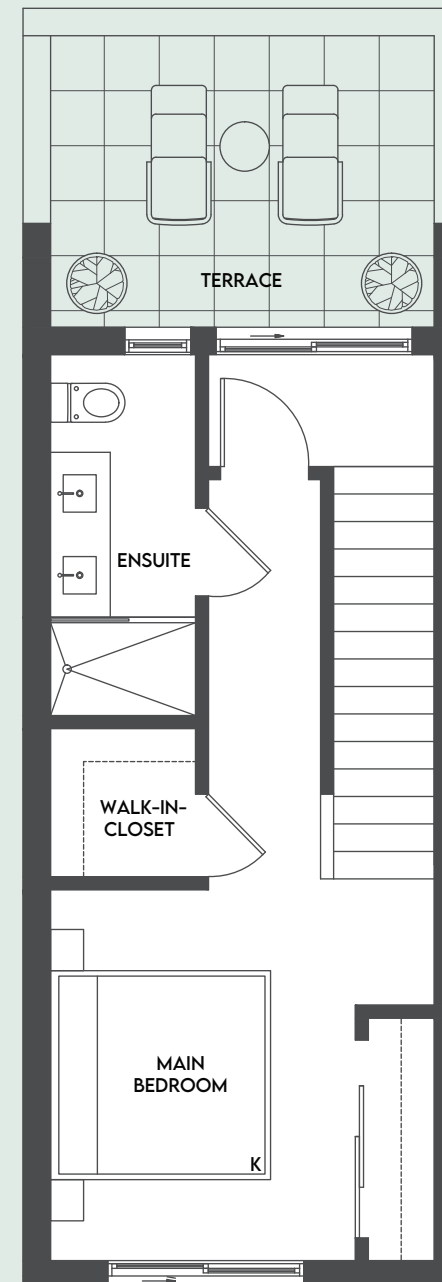
Interior 1,335—1,361 Sq.Ft. Exterior 434—458 Sq.Ft.
Total 1,769—1,819 Sq.Ft.



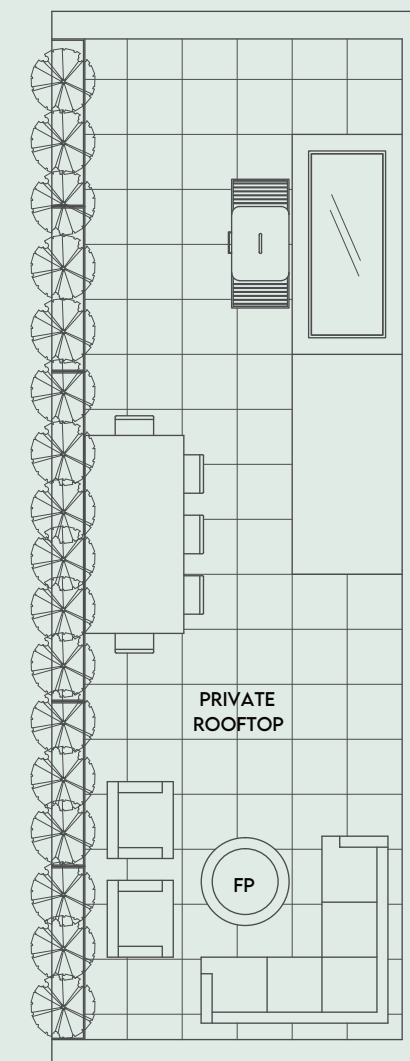
COURTYARD



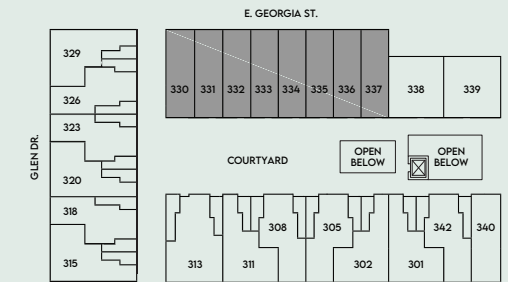
LEVEL 2



LEVEL 3



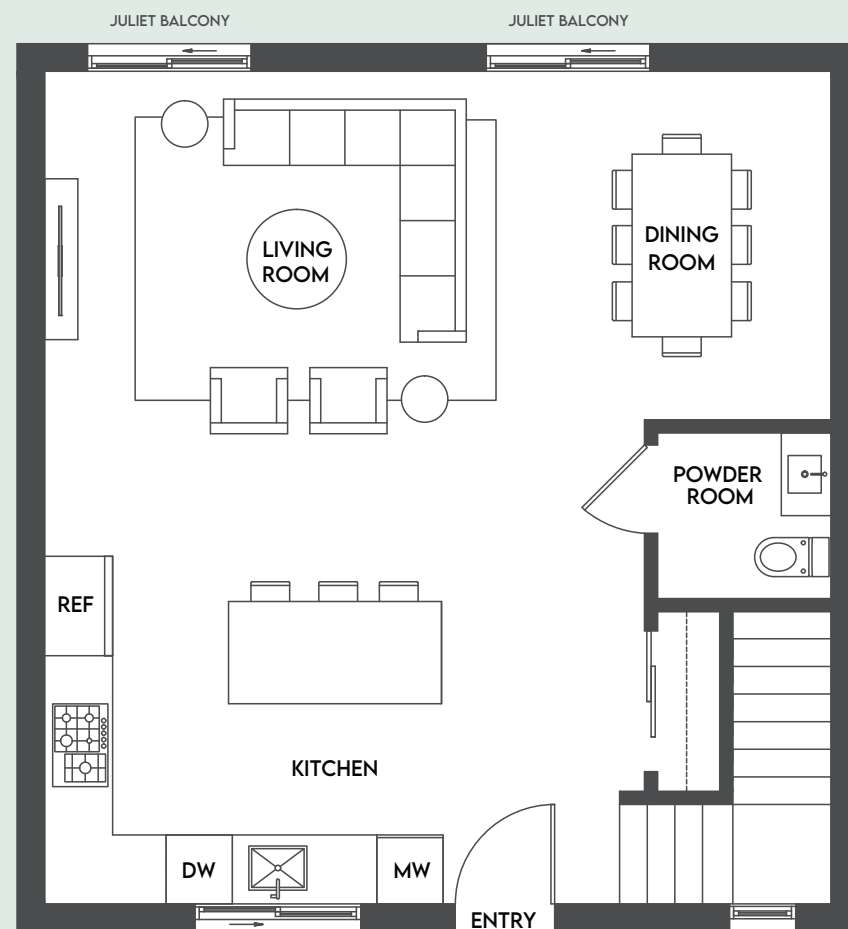
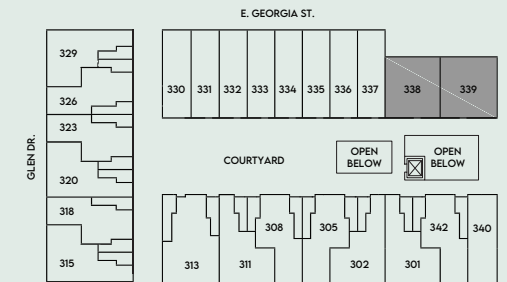
ROOFTOP



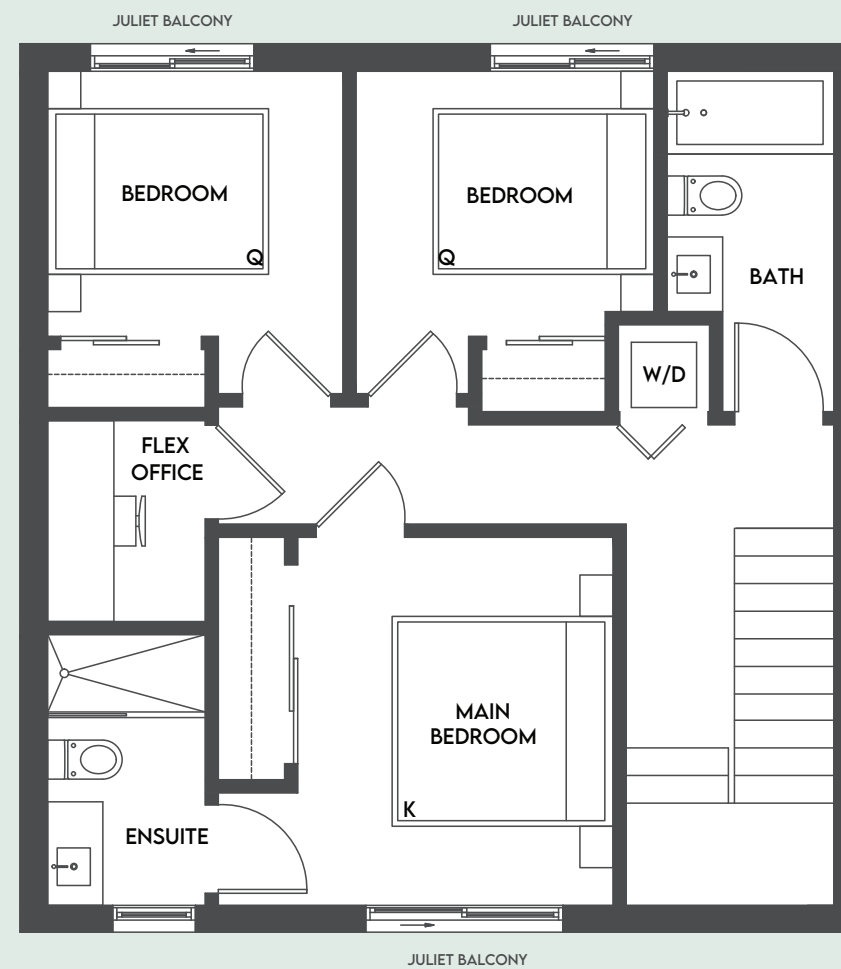


3 BEDROOM + FLEX / 2.5 BATHROOM
NORTH FACING TOWNHOME WITH LARGE ROOFTOP PATIO

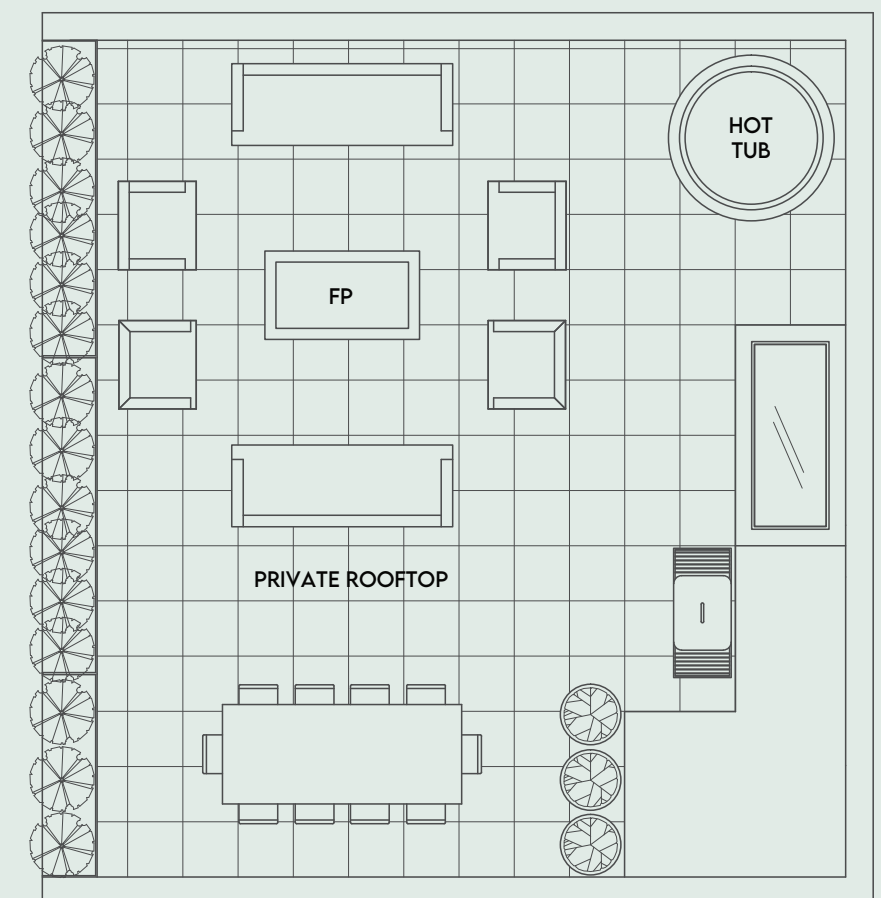
Interior 1,362—1,375 Sq.Ft. Exterior 554 Sq.Ft.
Total 1,916—1,929 Sq.Ft.



COURTYARD



LEVEL 2



ROOFTOP

01 A WALKABLE NEIGHBOURHOOD
WITH EVERYTHING

- 01.1 Located in the authentic neighbourhood of Strathcona
- 01.2 Walkable neighbourhood with parks, cafes, breweries and schools in close proximity
- 01.3 The closest neighbourhood to downtown (just a 10-minute bike-friendly commute)
- 01.4 Steps away to over 50 local merchants, cafes and restaurants in Strathcona
- 01.5 A 5-minute walk to Commercial drive and Chinatown
- 01.6 Ideally situated on a quiet, tree-lined street
- 01.7 Union Street Bike Route is just outside your front door
- 01.8 Across the street from Admiral Seymour School with a playground, basketball court, hockey nets and soccer field

02 DESIGNED TO
STAND OUT

- 02.1 Contemporary and expressive architectural design by award-winning firm, Ekistics
- 02.2 Bauhaus-inspired, functionally designed spaces with clean and elevated materials
- 02.3 Private landscape amenity-courtyard designed to enhance social interaction
- 02.4 Curated installation by Canadian artist Ola Volo

03 CONSIDERED
LIVING SPACES

- 03.1 Clean, contemporary interior design by award-winning firm, Ste. Marie
- 03.2 Large windows and operable skylights for plenty of natural light and cross-ventilation
- 03.3 Spacious rooftop patios expand your living space
- 03.4 Individually controlled AC and heating for year-round climate control

- 03.5 Large flex spaces for working from home (*applicable to most homes)
- 03.6 Durable, European-engineered flooring throughout the home
- 03.7 Overheight ceilings add to the generous sense of space
- 03.8 Custom millwork in all closets to ensure plenty of storage
- 03.9 Contemporary roller shades for natural light control
- 03.10 Minimalist profile baseboards and trim throughout
- 03.11 Solid-core home entry door, with matte black lever and privacy lock
- 03.12 Modern, flat panel doors in bedrooms, bathrooms and closets
- 03.13 Energy efficient front-loading Samsung washer and dryer

04 A BETTER
BATHROOM

- 04.1 Minimalist cabinetry with soft-close doors and drawers
- 04.2 Beautiful and durable solid surface countertop
- 04.3 European porcelain tiled floors and wall tile for easy cleaning
- 04.4 Brushed nickel faucets and accessories throughout
- 04.5 Undermount rectangular sink for a sleek modern look in all bathrooms
- 04.6 Relaxing soaker-style bathtub in main bathroom
- 04.7 Frameless glass shower enclosure in ensuite
- 04.8 Rain shower head and handheld wand in ensuite
- 04.9 Seamless stainless steel shower drain
- 04.10 Convenient floating shelf in ensuite shower
- 04.11 Discreet medicine cabinet with integrated LED strip lights in ensuite
- 04.12 Soft close, eco-friendly and low consumption toilet in all bathroom
- 04.13 Integrated recessed lighting to ensure just the right ambiance
- 04.14 Custom tiled walk-in shower floor for seamless feel

05 INTELLIGENTLY
DESIGNED KITCHENS

- 05.1 Premium Italian designed appliance package:
2 & 3 Bedroom Townhomes
 - Full size 36" Fisher & Paykel french-door fridge with integrated millwork (3 Bedroom)
 - Full size 30" Fisher & Paykel fridge with integrated millwork (2 Bedroom)
 - Full size 30" Fulgor Milano dual flame 5-burner gas cooktop
 - Full size 30" Fulgor convection wall oven
 - 24" Blomberg dishwasher with integrated millwork
 - Faber concealed hood fan
 - Panasonic built-in microwave
- 1 Bedroom Condos
 - 24" Fulgor Milano frost free fridge with integrated millwork
 - 24" Fulgor Milano dual flame 4-burner gas cooktop
 - 24" Fulgor Milano convection wall oven
 - 24" Blomberg dishwasher with integrated millwork
 - Faber concealed hood fan
 - Panasonic built-in microwave
- 05.2 European-inspired cabinetry complete with soft-close metal drawers
- 05.3 Heat and scratch-resistant anti-microbial countertops with matching backsplash
- 05.4 Under-cabinet LED strip lighting for well-lit kitchen prep
- 05.5 Undermount stainless steel single bowl sink
- 05.6 Sleek dual spray, pull-down faucet in brushed nickel for easy clean up
- 05.7 Hidden under cabinet garbage and recycling centre
- 05.8 Satin nickel hardware throughout
- 05.9 Smart lighting system with dimmer control in kitchen

06 ELEVATED
AMENITIES

- 06.1 Upper level private landscaped courtyard with lounge for relaxing, green space and children's play area
- 06.2 Fully equipped cardio-focused gym for a healthy lifestyle
- 06.3 Optional electric vehicle fast charging

07 EXEMPLARY
EXTRAS

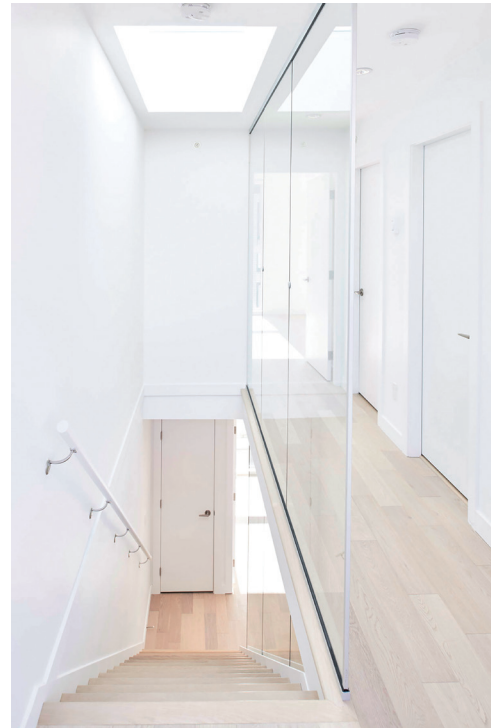
- 07.1 Secure mail and parcel delivery system
- 07.2 Dedicated elevator for residents with secure bluetooth access control
- 07.3 Gated underground parking with secure bluetooth access
- 07.4 Intercom at lobby entrance with secure bluetooth access
- 07.5 Hardwired smoke detectors in all homes
- 07.6 Fully sprinklered, fire-protected building with annunciator panel

08 NEW HOME WARRANTY
(TWO + FIVE + TEN)

- 05.1 Comprehensive Home Warranty
 - Two Year Coverage, materials and workmanship
 - Five Year Coverage, high-efficiency building envelope
 - Ten Year Coverage, structural materials and labour



THE OXLEY



HABITAT



626 ALEXANDER

Hudson. + fabric

Hudson and fabric are two local Vancouver developers known for creating spaces that support and enhance their local communities and pay reverence to the unique character of each neighbourhood. They design and build one-of-a-kind multi-family homes and merchant spaces across Vancouver that focus on beautiful aesthetics and ways to bring people together. They make spaces you'll want to visit, work in and call home.

Working closely with a team of local creatives, including Ste. Marie Design and Ekistics Architecture, the mission for Assembly was to stay authentic to Strathcona by embracing its industrial roots and eastside creativity. The collective of locals that came together to create Assembly resulted in a space that fully embodies urban living in Vancouver.

Assemblystrathcona.com