



**MEDIA RELEASE:
LEADING EDGE MODULAR GREEN HOUSING PROJECT COMES TOGETHER – LITERALLY!**

**SATURDAY JANUARY 15 AND SUNDAY JANUARY 16, 2011 – 8 AM to 6 PM
3351 WEST 4th AVE., VANCOUVER BC**

This Saturday and Sunday in the heart of Kitsilano a crane will appear on West 4th Avenue as the latest sign of a truly innovative condominium development. The cranes will arrive at 3351 West 4th Avenue to lift into place 12 giant pieces of an intricate puzzle which will become the MONAD condominium project. MONAD is designed by LWPAC Lang Wilson Practice in Architecture Culture and developed by Intelligent City Developments, both Vancouver firms headed by award-winning architect Oliver Lang and his partner Cynthia Wilson.

“We have taken the proven, but sometimes misunderstood, approach of modular design and created what we see as a new spatial paradigm for urban projects from smart building blocks” says MONAD designer and developer Lang. “We have created homes which are very flexible so that layouts can be adapted to better suit the homeowners individual needs. Monad is also a development model that can be readily adapted to changing conditions of the market place and to other sites. Options have already been designed into the logic for an in-suite mortgage helper, a highly efficient home office and a greater mix of unit sizes even in smaller developments”.

This will be one of the first multi-story modular housing projects in the City of Vancouver. The components have been built in the climate-controlled Preform-CASA factory in Surrey (in which LWPAC’s principals are also partners) while the building’s foundations, basement, retail level, parking and elevator structure were being constructed on site.

“The benefits of this form of construction are many” says Lang, “including precision and weather protected construction providing a superior finished product, and an expedited timeline for us as developers and designers. The highly efficient pre-fabrication process also greatly reduces waste and the use of natural resources.”

MONAD is located on West 4th Avenue in the Kitsilano neighbourhood of Vancouver overlooking McBride Park, English Bay and the North Shore Mountains, and will be a prolific example of innovative contemporary design that combines sustainability, smart urban infill, a high degree of livability and flexibility with excellent built quality.

In addition to the significant benefits of the modular system, MONAD has numerous innovative and sustainable features including:

- an integrated Geothermal/Solar Hot water in-floor radiant heating/cooling system;
- passive design with sliding solar screens and triple glazing, that has been highly optimized through a research grant from BC Hydro's Power Smart Innovation program
- central courtyard design providing excellent daylight and natural ventilation

Lang who won a Governor General's Medal in Architecture for the ROAR_One project on West 10th Avenue has spent thousands of hours over the last five years to work out the painstaking details needed to turn the idea of modular construction into a reality. He has applied the same level of attention to detail in designing the homes. Additional features include: large rooftop decks to enjoy the panoramic views, large homeowner storage in the basement. They even have an elevator for your car!

"We have tried to think of everything the urban home dweller would need to make city living highly desirable, comfortable and cost-effective" says Lang. "Our passion is to integrate beautiful contemporary design with thoughtful urban living and sustainable design and building practices and a true sense of culture."

Homes vary in size from 800 to 2,100 sf. All homes have been sold except a two story 1712 sq. ft. 3 bedroom penthouse with a large 360 degree ocean, city mountain and park view deck, and a 200sf personal basement storage space, which will be released following the installation. There is also a 2000 sq. ft. commercial strata unit available for sale. The anticipated completion date for the project is early spring 2011.

LWPAC Lang Wilson Practice in Architecture Culture is a Vancouver based Governor General's Medal of Excellence winning architecture and urban design firm. LWPAC was established in 1999 by Oliver Lang and Cynthia Wilson. A research driven and highly collaborative design process has allowed the firm to establish itself as a leading innovator by providing solutions in architecture and urban design that successfully contribute to the evolution of our cities towards a better future.

Their methods engage experts from all fields, clients and stakeholders in an open and creative process, that integrates and distills the rich opportunities of urban densification, low-energy-resource-conscious design thinking, urban culture, contemporary design and advanced building/design technology.

Early projects include the award winning ROAR_one project on 10th Avenue in Vancouver, the award winning architecture school building for the Universidad Federico Santa Maria in Valparaiso Chile, a multipurpose cultural/sales pavilion in Beijing and the

comprehensive urban design Historic Area Hight Study of the Downtown East Side, commissioned by the City of Vancouver.

The firm received local, national and international acclaim for their work through awards and publications, including a Governour General's Medal, Lieutenant Governour's Medal and Innovation Awards, a Design Exchange Award and a 'Home of the Year Award' from New York City based Architecture magazine. LWPAC's work has been exhibited in a solo exhibition in 2003 at the Vancouver Art Gallery. A first monograph is forthcoming in 2011 with a major supporting grant from the Canada Council for the Arts.

Oliver Lang currently serves on the Urban Design Panel of the City of Vancouver and also the Corporation of Delta. He is a registered architect in British Columbia, New York State and Germany. From 1996 until 2008 he has served on the faculties of leading universities such as Columbia, Princeton, UPenn, the Berlage Institute, the Southern California Institute of Architecture, Universidad Santa Maria in Chile and UBC, where he has supervised over 700 student projects on the graduate and post-graduate level.

Intelligent City was founded in 2008 by LWPAC's principals as an urban development and research company in order to deliver a new urban development paradigm to the marketplace. The project focus is on mixed-use developments that combine outstanding sustainability, superb contemporary design with excellent livability, unusual flexibility and customization with top-notch construction quality and affordability. MONAD will be IC's first built project.

Preform CASA is a Surrey based prefabrication company that was founded in 2008 by Tony Robins and Ryan Spong and then joined by Oliver Lang and Cynthia Wilson in 2009. The company focuses on custom modular prefabricated construction and systems solutions of high quality and outstanding sustainability. Buildings can be delivered at significantly reduced construction schedules and to suit a broad range of client needs and budgets.

On-site construction for Monad is provided by Trasolini Chetner Construction.

Oliver Lang
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