

# ACE

On The Drive



# Live Within A Storyed Collective

Serious Bragging  
Rights

A Coffee Lover's  
Wonderland

Our Promise To  
The Drive



LIVIA Forno e Vino • 1399 Commercial Dr.

## SPOTLIGHT

# Hyperlocal Everything

Culturally Diverse.  
Authentically Connected.

LIVIA Forno e Vino

Livia Forno e Vino bakery and restaurant exemplifies the charm and welcoming character that is unique to Commercial Drive. Against the backdrop of fresh sourdough loaves cooling like dominoes, Livia serves up plates of flaky Danishes and Italian-leaning brunch fare through the afternoon and stirs bright negronis with decadent house made pastas until late.

As a tribute to the warmth and culinary expertise of her Nona, Livia has been brought to life by Claire Livia Lassam and her husband Jordan Pires. And it feels like the bistro atmosphere and European mosaic floor tiles have been a fixture on the Drive for longer than a few years. Locals arrive to line up early for breakfast sandwiches oozing scamorza with pickled onion and to wave at neighbours over a rich espresso. The black and white striped awning at the corner of Kitchener and Commercial Drive is a reminder that bistro culture lives on, and that there is always space for more Carbonara on The Drive along with an exotic cocktail to wash it all down.



## Transit Nearby

### COMMERCIAL-BROADWAY STATION

Expo Line SkyTrain to Downtown Vancouver

Millennium Line SkyTrain takes you east to the Tri-Cities

99 B-Line and Future Broadway Subway to UBC

#20 Victoria/Downtown runs the length of Commercial Drive



## A Coffee Lover's Wonderland

### PRADO

Text if you must, but The Drive is the perfect place to dig into a novel with your espresso. Prado, which loosely translates to open meadow, is an airy space to wake up and smell the cold brew.



“At Prado Cafe, we know simple things can make a difference.”

## Worth the Flight

### EAST VAN BREWING

East Van Brewing on Venables offers a tempting flight of lagers, ales and seasonal beers.



## Local Music

### AUDIOPILE

A Vancouver original, Audiopile continues to deliver vinyl into the hands of adoring fans.



It's easy to see why people live here.

## Make It

### FLOURIST

Home bakers sound the alarm when Flourist releases new batches of Red Fife Flour to mix into dough.



WALK SCORE  
96



TRANSIT SCORE  
90



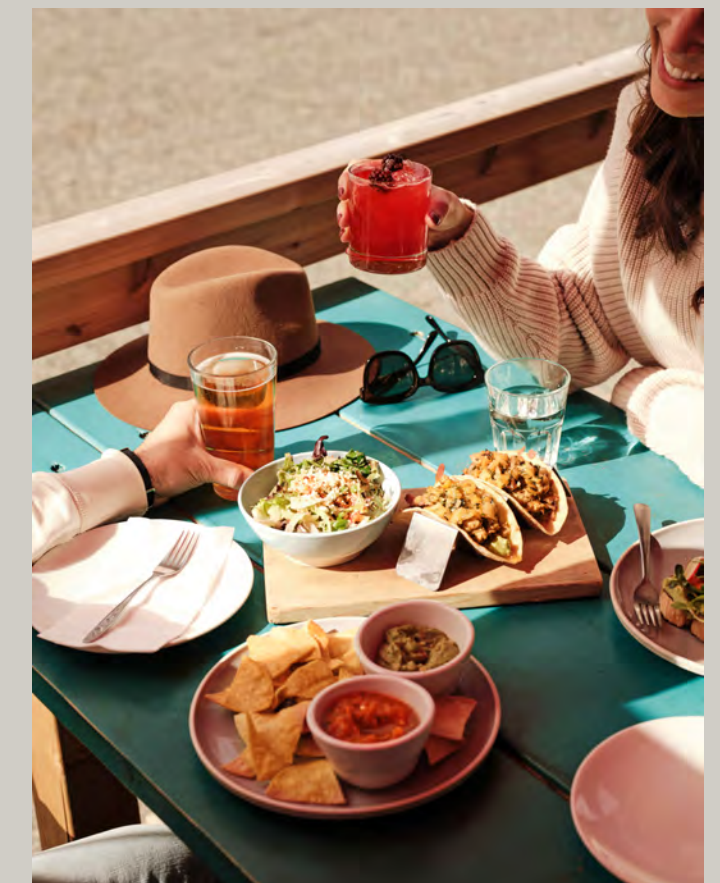
BIKE SCORE  
97

“In a modern city it's comforting to know that some things, like freshly milled flour, are worth the wait.”

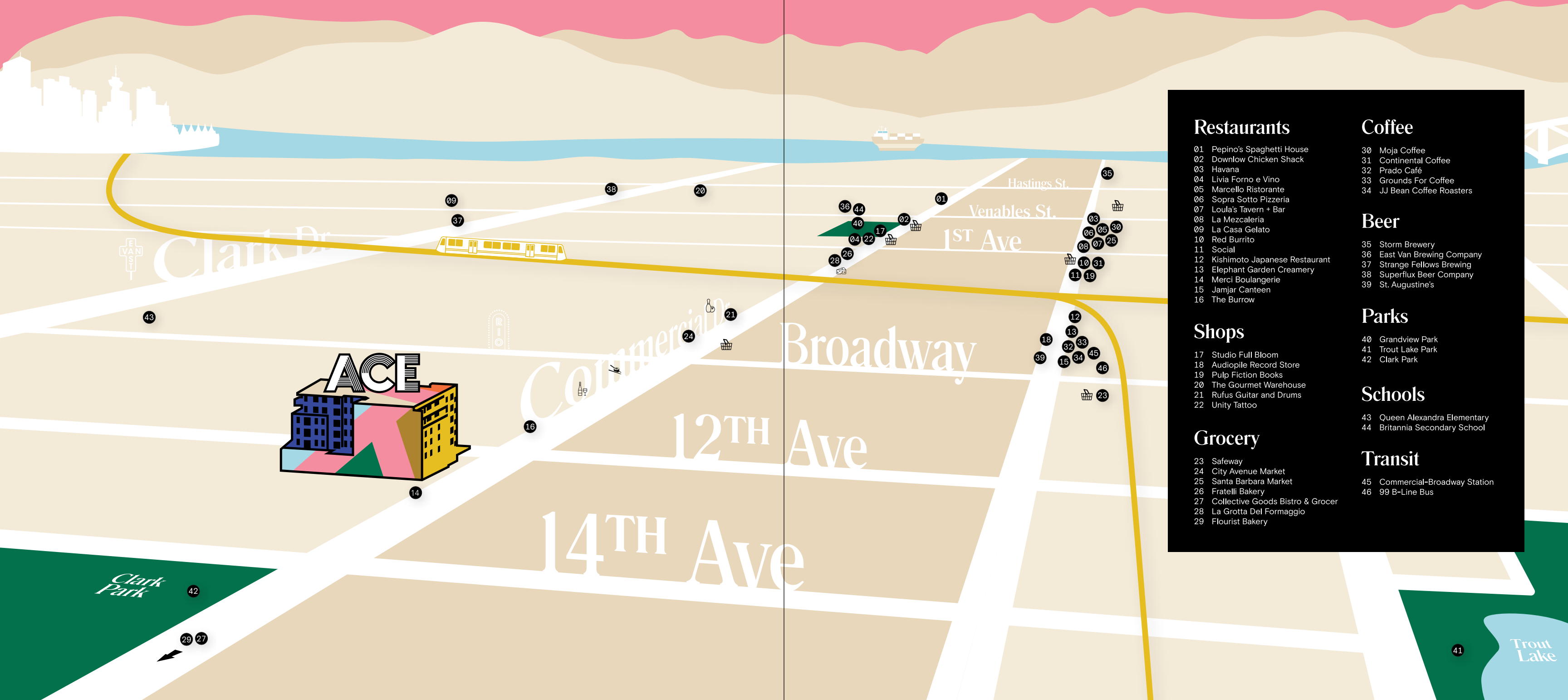
## Restaurant Scene

### HAVANA

Havana and those iconic Caribbean blue tables are symbolic of The Drive's legendary eatery culture.



# On The Drive



- |   |   |
|---|---|
| <p><b>Restaurants</b></p> <ul style="list-style-type: none"> <li>01 Pepino's Spaghetti House</li> <li>02 Downlow Chicken Shack</li> <li>03 Havana</li> <li>04 Livia Forno e Vino</li> <li>05 Marcello Ristorante</li> <li>06 Sopra Sotto Pizzeria</li> <li>07 Loula's Tavern + Bar</li> <li>08 La Mezzaloria</li> <li>09 La Casa Gelato</li> <li>10 Red Burrito</li> <li>11 Social</li> <li>12 Kishimoto Japanese Restaurant</li> <li>13 Elephant Garden Creamery</li> <li>14 Merci Boulangerie</li> <li>15 Jamjar Canteen</li> <li>16 The Burrow</li> </ul> <p><b>Shops</b></p> <ul style="list-style-type: none"> <li>17 Studio Full Bloom</li> <li>18 Audiopile Record Store</li> <li>19 Pulp Fiction Books</li> <li>20 The Gourmet Warehouse</li> <li>21 Rufus Guitar and Drums</li> <li>22 Unity Tattoo</li> </ul> <p><b>Grocery</b></p> <ul style="list-style-type: none"> <li>23 Safeway</li> <li>24 City Avenue Market</li> <li>25 Santa Barbara Market</li> <li>26 Fratelli Bakery</li> <li>27 Collective Goods Bistro &amp; Grocer</li> <li>28 La Grotta Del Formaggio</li> <li>29 Flourist Bakery</li> </ul> | <p><b>Coffee</b></p> <ul style="list-style-type: none"> <li>30 Moja Coffee</li> <li>31 Continental Coffee</li> <li>32 Prado Café</li> <li>33 Grounds For Coffee</li> <li>34 JJ Bean Coffee Roasters</li> </ul> <p><b>Beer</b></p> <ul style="list-style-type: none"> <li>35 Storm Brewery</li> <li>36 East Van Brewing Company</li> <li>37 Strange Fellows Brewing</li> <li>38 Superflux Beer Company</li> <li>39 St. Augustine's</li> </ul> <p><b>Parks</b></p> <ul style="list-style-type: none"> <li>40 Grandview Park</li> <li>41 Trout Lake Park</li> <li>42 Clark Park</li> </ul> <p><b>Schools</b></p> <ul style="list-style-type: none"> <li>43 Queen Alexandra Elementary</li> <li>44 Britannia Secondary School</li> </ul> <p><b>Transit</b></p> <ul style="list-style-type: none"> <li>45 Commercial-Broadway Station</li> <li>46 99 B-Line Bus</li> </ul> |
|---|---|



# Our Promise To The Drive

Homes for Modern People in  
a Celebrated Neighbourhood.

Strolling the Drive, it's easy to see why people flock here. The layering of culture swirls all around you, changing, shifting, breathing, alive. We promise to be part of the story without rewriting the script; to honour the storied soul of this neighbourhood like no other. It remains, as ever, The Drive.

Sincerely,

*Ace*



Living Room.

# Interior Lookbook

## An Original Collection of 1, 2, & 3-Bedroom Homes.

Open layouts to suit your style and make life better. The flexibility in these floorplans is tangible. Comfortably arrange your space to get down to work, listen to some vinyl, or engage in endless board games with friends. Modern recessed lighting, white roller shades and premium laminate flooring come standard.

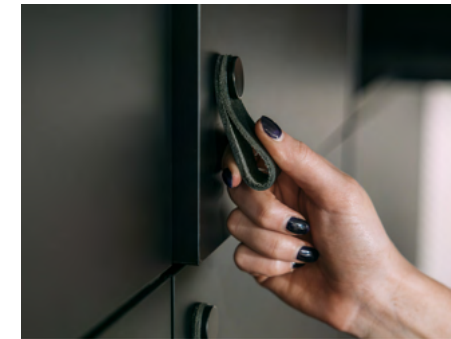


Living Room + Bedroom.

# Kitchen Counter-Culture

## More to Pour Over

An array of features that challenge the design status quo. Italian cabinetry, herringbone tile backsplash, Fulgor gas cooktops, statement matte black faucets and jaunty leather drawer pulls all make for lively meal preparation. Live in vivid colour in one of two on-trend colour schemes, Coffee and Crema.



Kitchen in Coffee Scheme.



Kitchen in Crema Scheme.



## Ace Bedrooms

Some Things Are Worth Getting Up For

Wake up to modern bedrooms with extras like walk-through closets, ensuite bathrooms and unwind in a room all your own.



## The Walk-Through Closet

Put It All Away

There is an art to dressing and an art to keeping your space in order. Ace is two steps ahead with a walk-through wardrobe that brings your ensemble together.



## Main Bathrooms

Basic Geometry

Relaxing soaker bathtubs, geometric mosaic floor tiles, circular black framed vanity mirrors, contemporary sconces and a place to escape.

## Ensuite Bathrooms

Frameless Showers

Just for you, the ensuite bathroom featured in larger homes offers frameless glass showers encased in large format ceramic wall tiles. All the space you need to get yourself out the door.



## And Furthermore

Make It Yours

The canvas of Ace's colour schemes, Coffee or Crema, is just the beginning. Dress up your space with wallpaper or wares from local artists on The Drive.



BUILDING AMENITIES

# Ace Life/Work Balance



COURTYARD ESCAPE.  
SHARED WORKSPACE.  
ZERO COMMUTE.

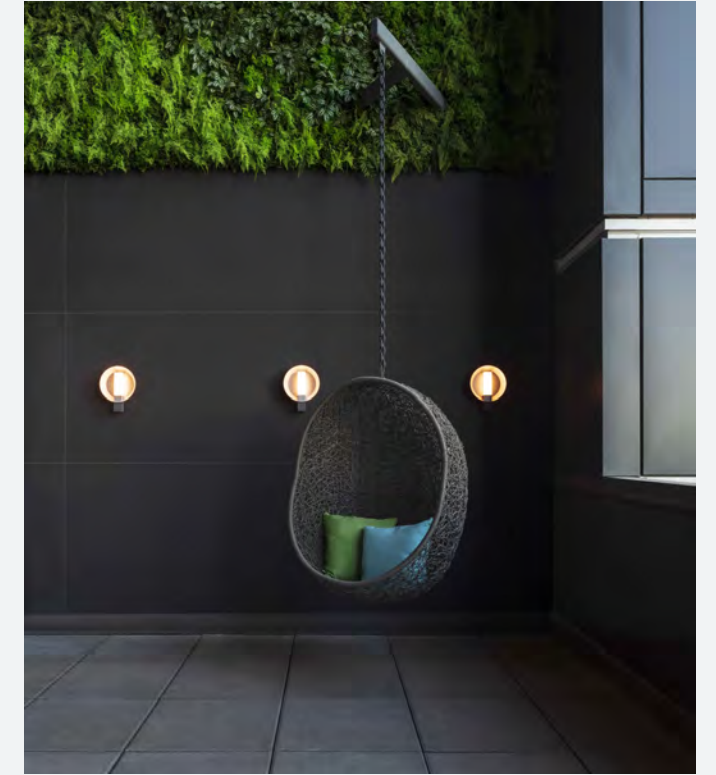
Living within a storied collective means being part of a special community of people. One where you actually know your neighbours and maybe even work alongside them in a space complete with a full amenity kitchen and generous seating. Ace gives you access to a relaxed inner courtyard, thoughtful building amenities, and all the connections that come with gathering among friends.



OUR STORY

# We See Potential

There is an intense vibrancy to Commercial Drive. A confluence of historical and cultural moments have inspired people to gather here, to live, and to thrive.



70 years ago, a small family business began building homes on Vancouver's West Side. Today, Wesgroup is one of Western Canada's most trusted real estate companies. With a reputation built on generations of delivery, we've built more than 7,000 homes and manage more than 3 million sq ft of commercial space. Our purpose is simple: to add real value to people's lives.

Every Wesgroup home is designed with care and built to last. We approach each project with integrity and attention to detail, carrying forward the same commitment to quality that has guided us since the beginning.

## wesgroup

# ACE

## On The Drive



wesgroup

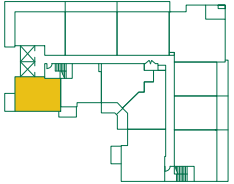
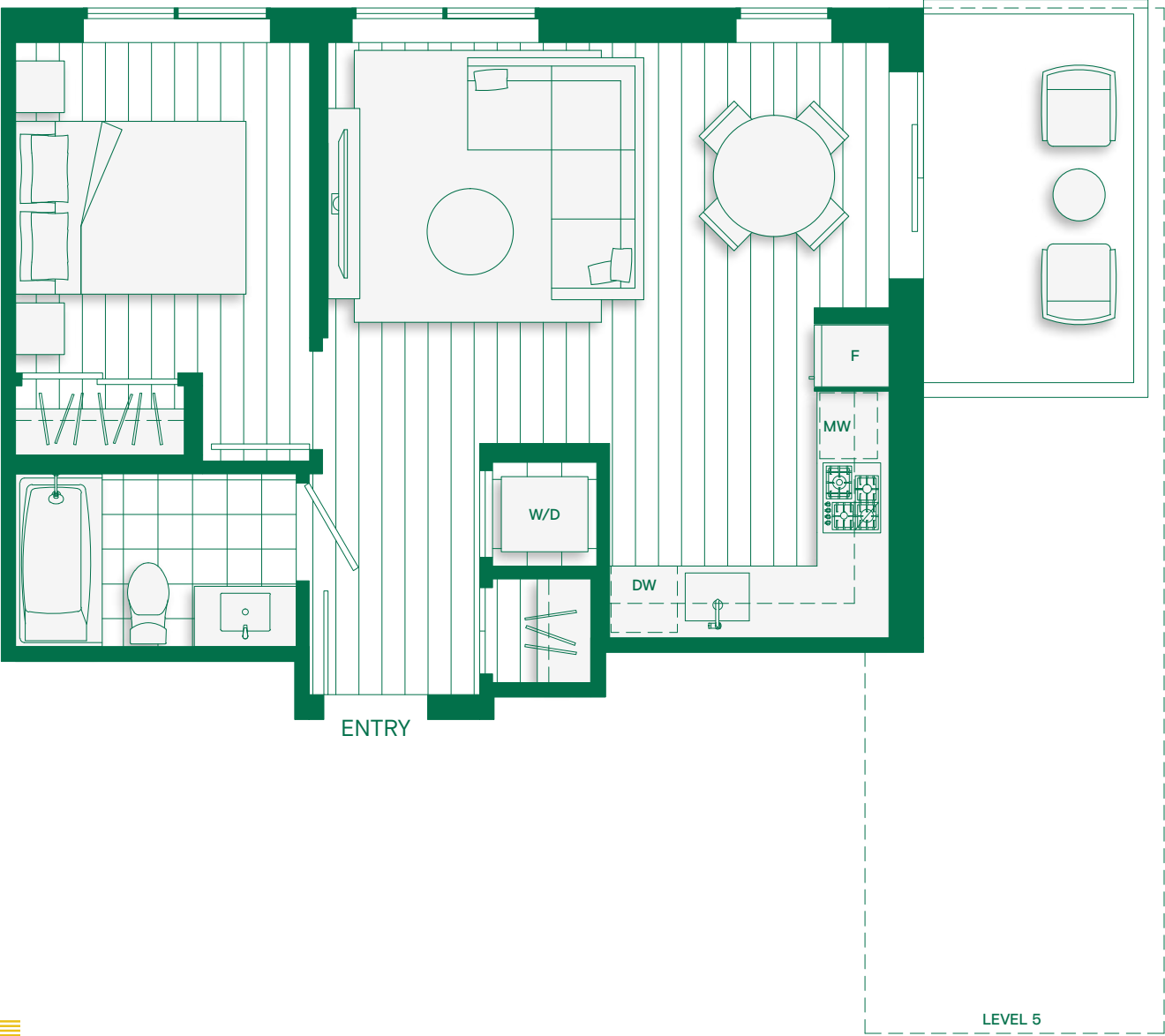
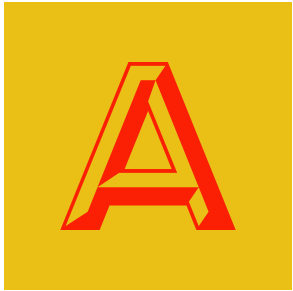
The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

# 1 BEDROOM + 1 BATH

## 531 sq ft

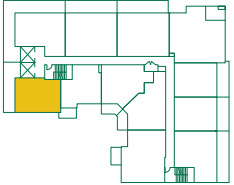
PATIO @ LEVEL 5 224 sq ft

BALCONY 63 sq ft



LEVEL 6

EAST 12TH AVENUE



LEVEL 5

COMMERCIAL DRIVE

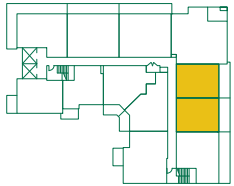
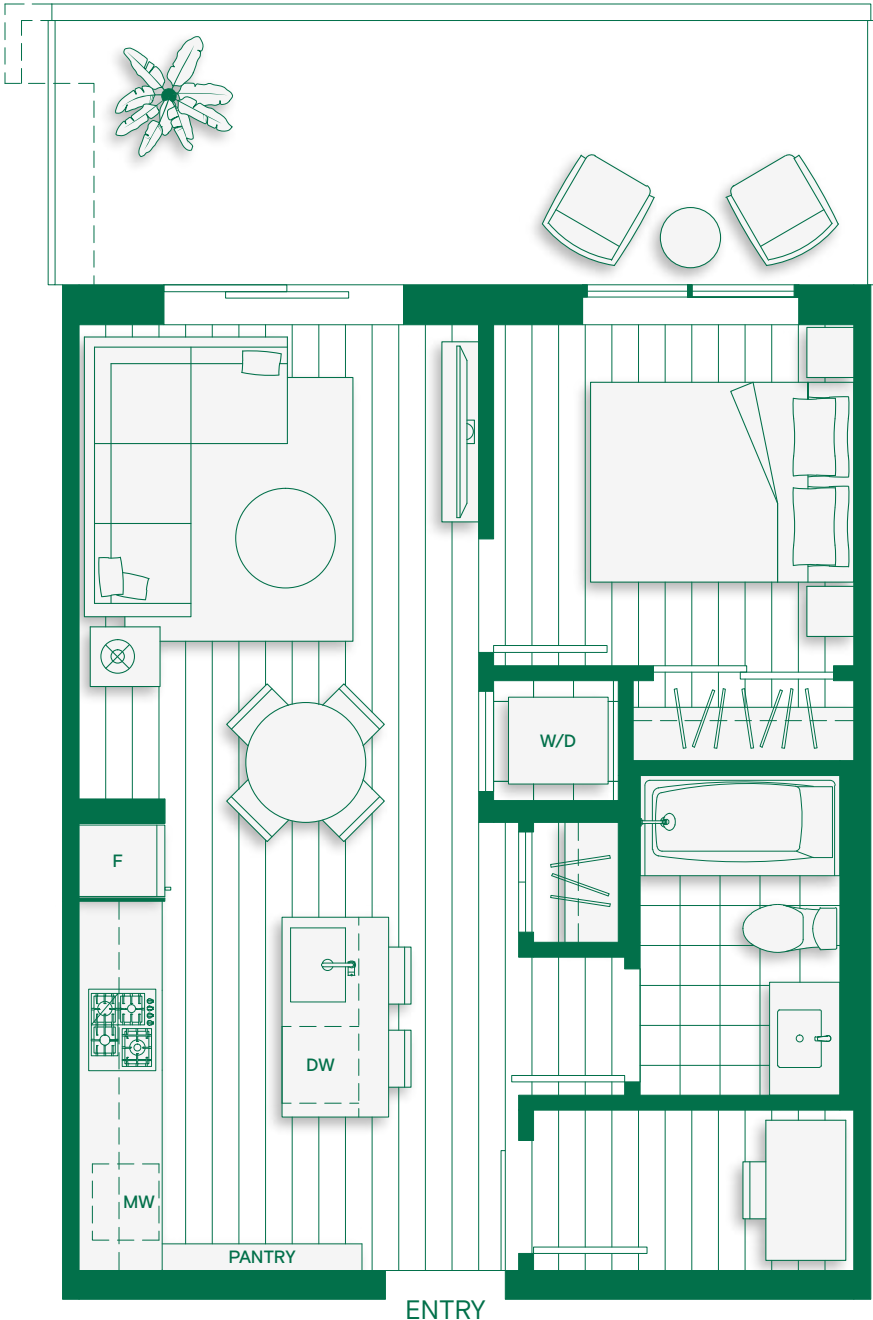
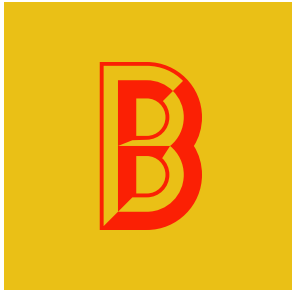


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# 1 BEDROOM, DEN + 1 BATH

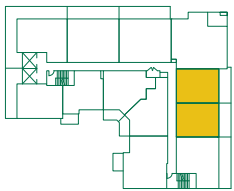
512 sq ft

BALCONY 129-136 sq ft



LEVEL 6

EAST 12TH AVENUE



LEVEL 5

COMMERCIAL DRIVE

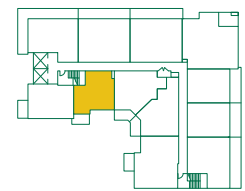
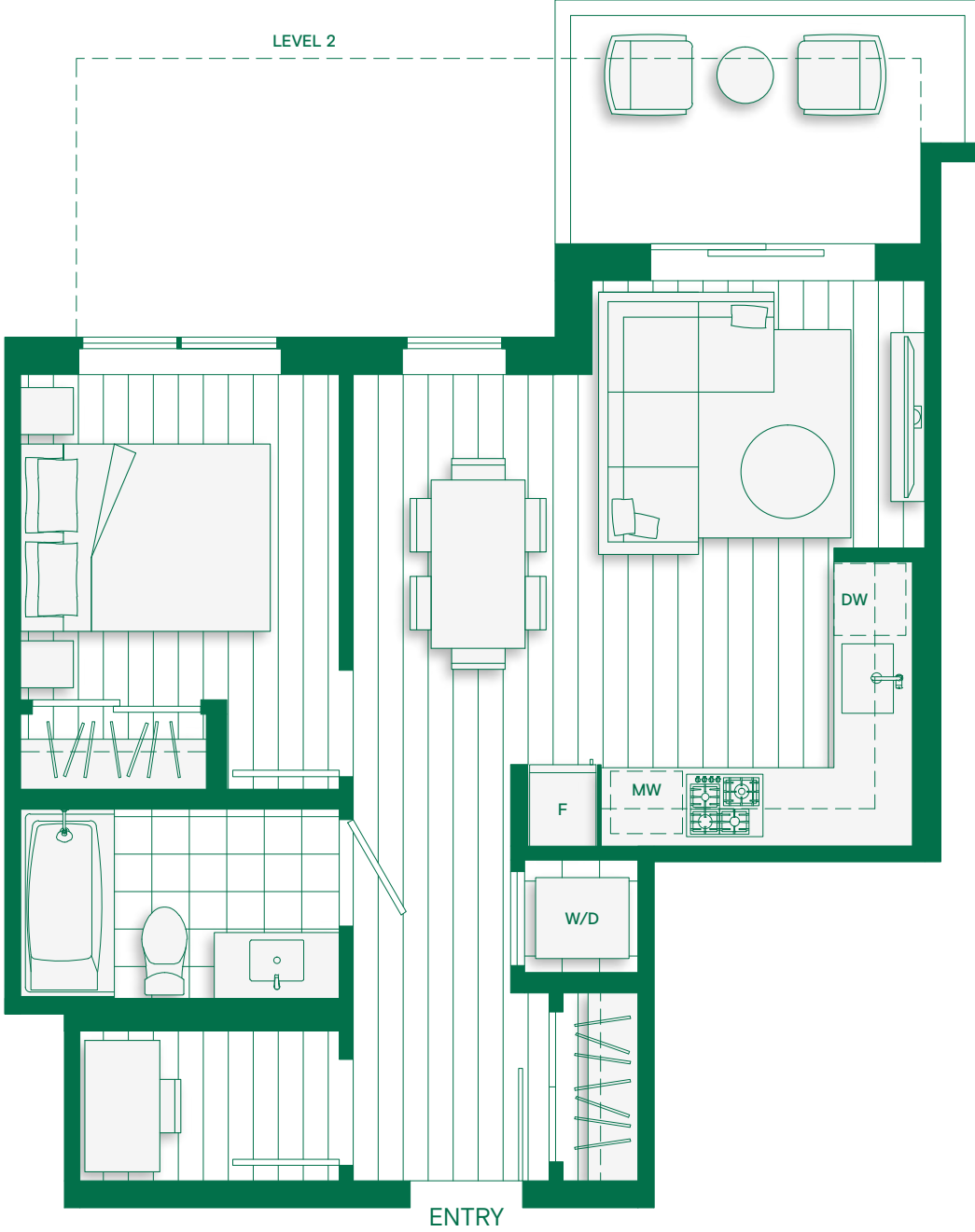


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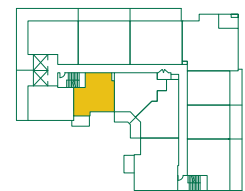
# 1 BEDROOM, DEN + 1 BATH

539-546 sq ft

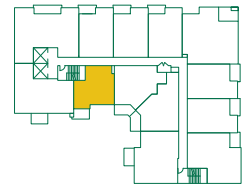
PATIO @ LEVEL 2 143 sq ft  
BALCONY 54 sq ft



LEVEL 6



LEVEL 5



LEVEL 3 & 4



LEVEL 2

EAST 12TH AVENUE

COMMERCIAL DRIVE



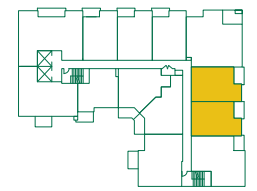
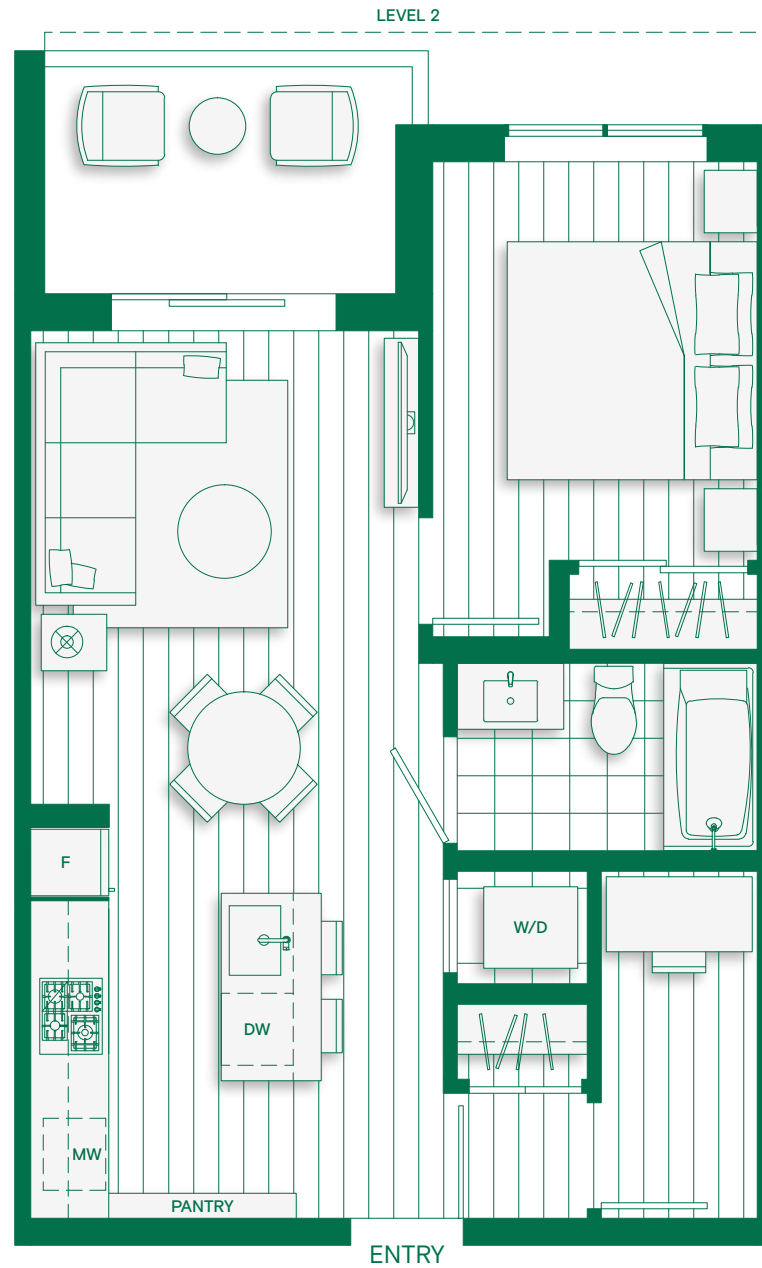
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# 1 BEDROOM, DEN + 1 BATH

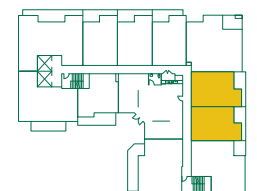
## 559-561 sq ft

BALCONY 59-61 sq ft



LEVEL 3 & 4

EAST 12TH AVENUE



LEVEL 2

COMMERCIAL DRIVE

# ACE

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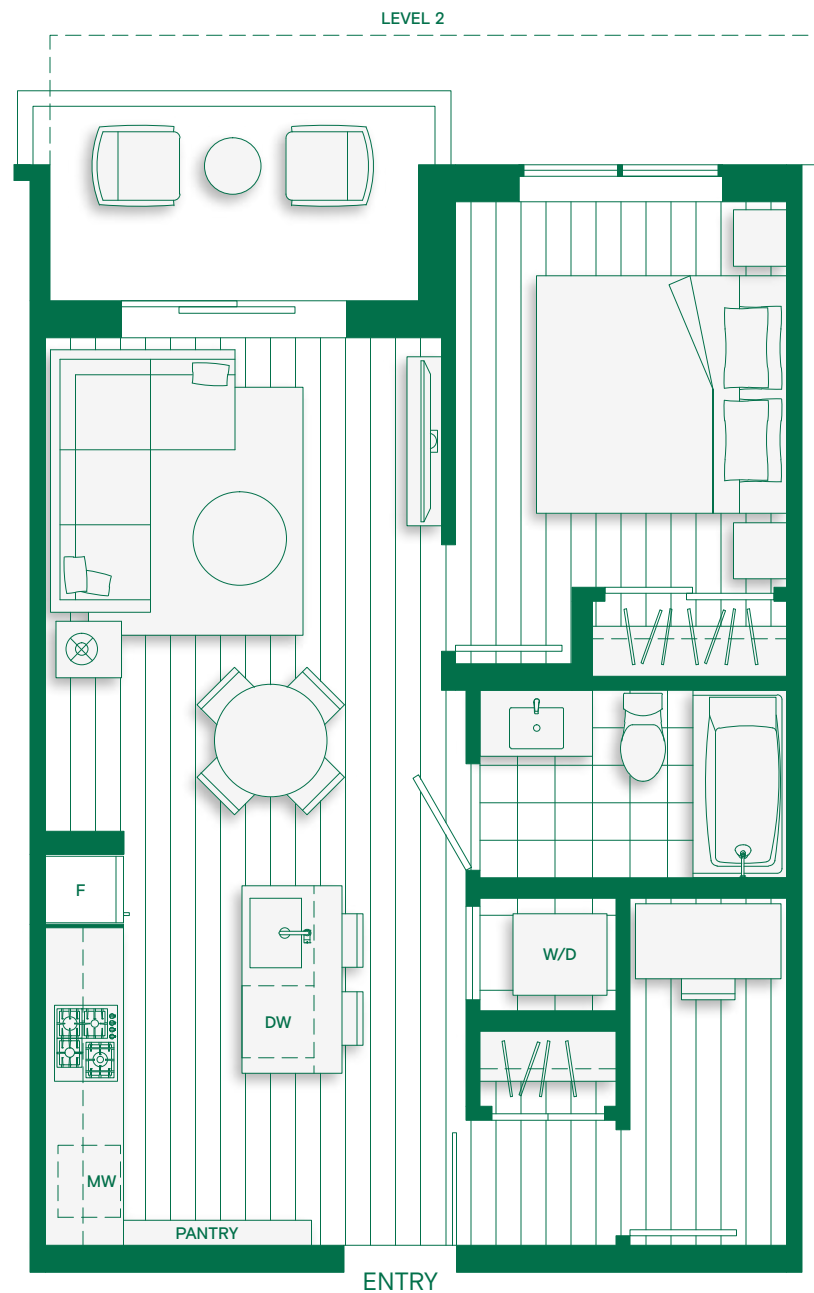
wesgroup

# 1 BEDROOM, DEN + 1 BATH

571-574 sq ft

PATIO @ LEVEL 2 96-104 sq ft

BALCONY 55 sq ft



LEVEL 3 & 4



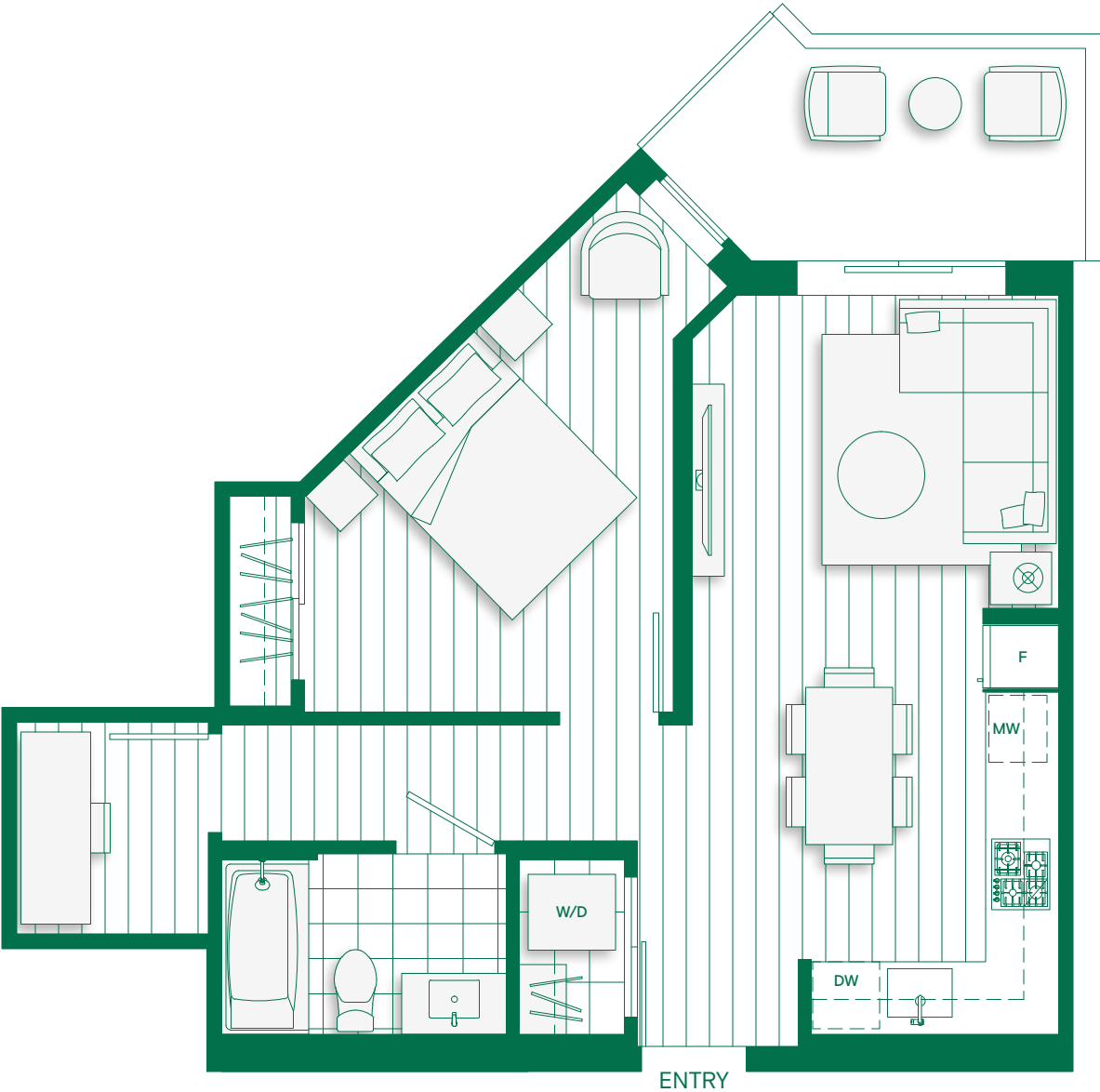
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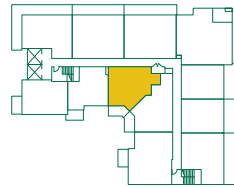
# 1 BEDROOM, DEN + 1 BATH

597-599 sq ft

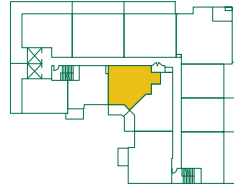
BALCONY 57 sq ft



B4

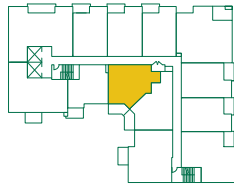


LEVEL 6



LEVEL 5

EAST 12TH AVENUE



LEVEL 3 & 4

COMMERCIAL DRIVE

ACE

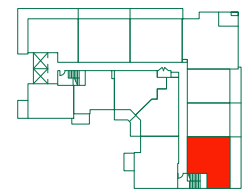
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# 2 BEDROOM + 1 BATH

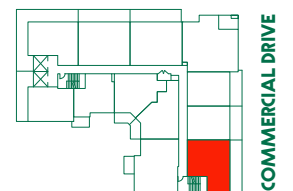
## 675 sq ft

BALCONY 197 sq ft



LEVEL 6

EAST 12TH AVENUE



LEVEL 5

COMMERCIAL DRIVE

# ACE

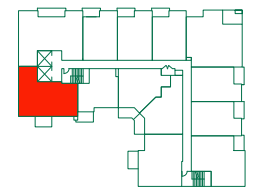
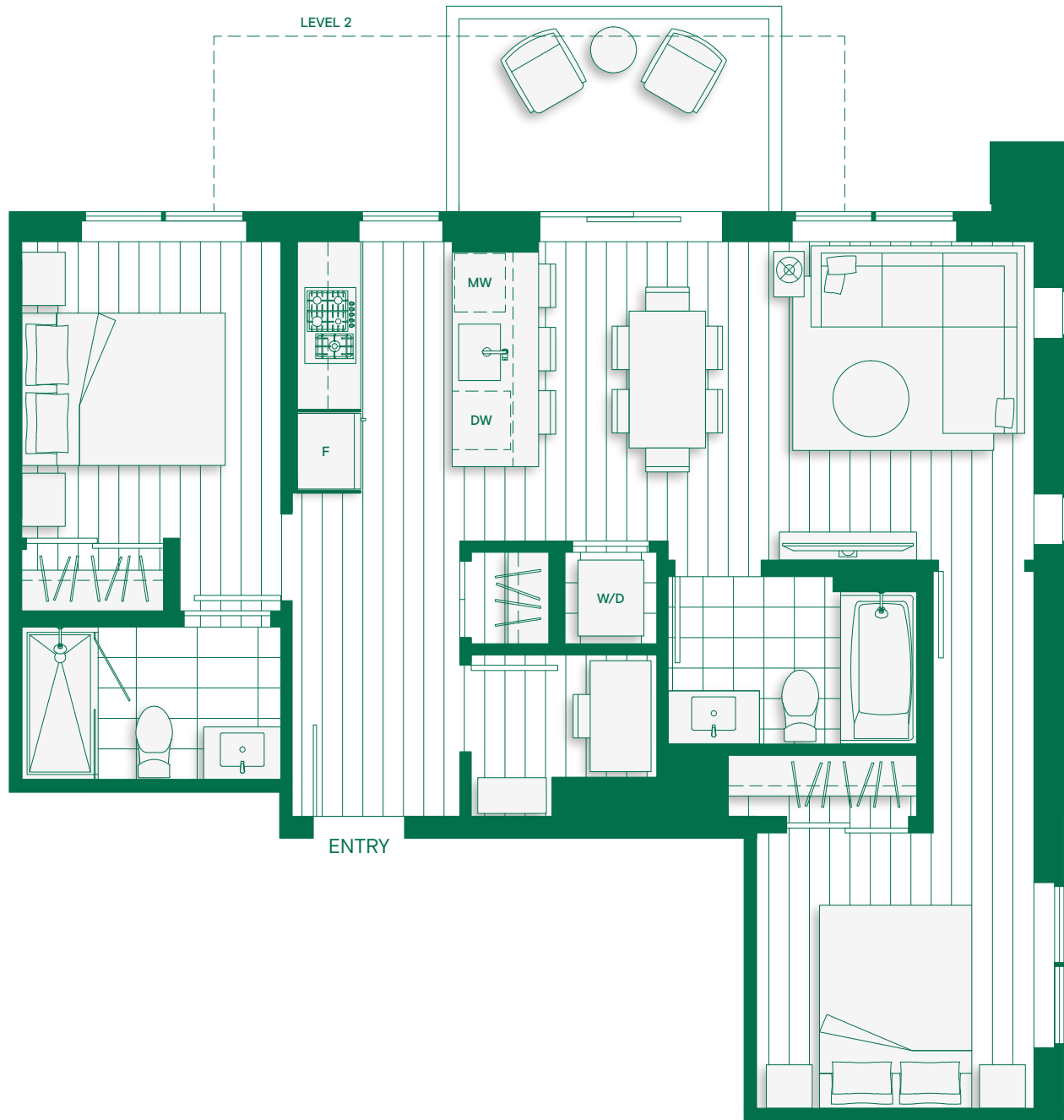
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# 2 BEDROOM, DEN + 2 BATH

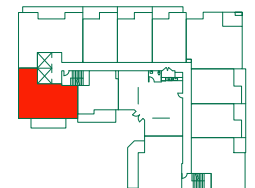
## 812-813 sq ft

**PATIO @ LEVEL 2** 112 sq ft  
**BALCONY** 63 sq ft



LEVEL 3 & 4

EAST 12TH AVENUE



COMMERCIAL DRIVE



LEVEL 2



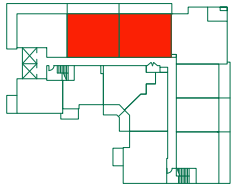
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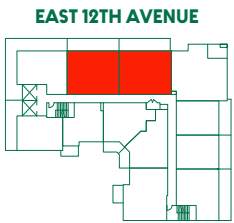
# 2 BEDROOM, DEN + 2 BATH

798-800 sq ft

BALCONY 183-187 sq ft



LEVEL 6



EAST 12TH AVENUE

COMMERCIAL DRIVE

LEVEL 5



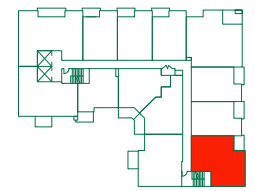
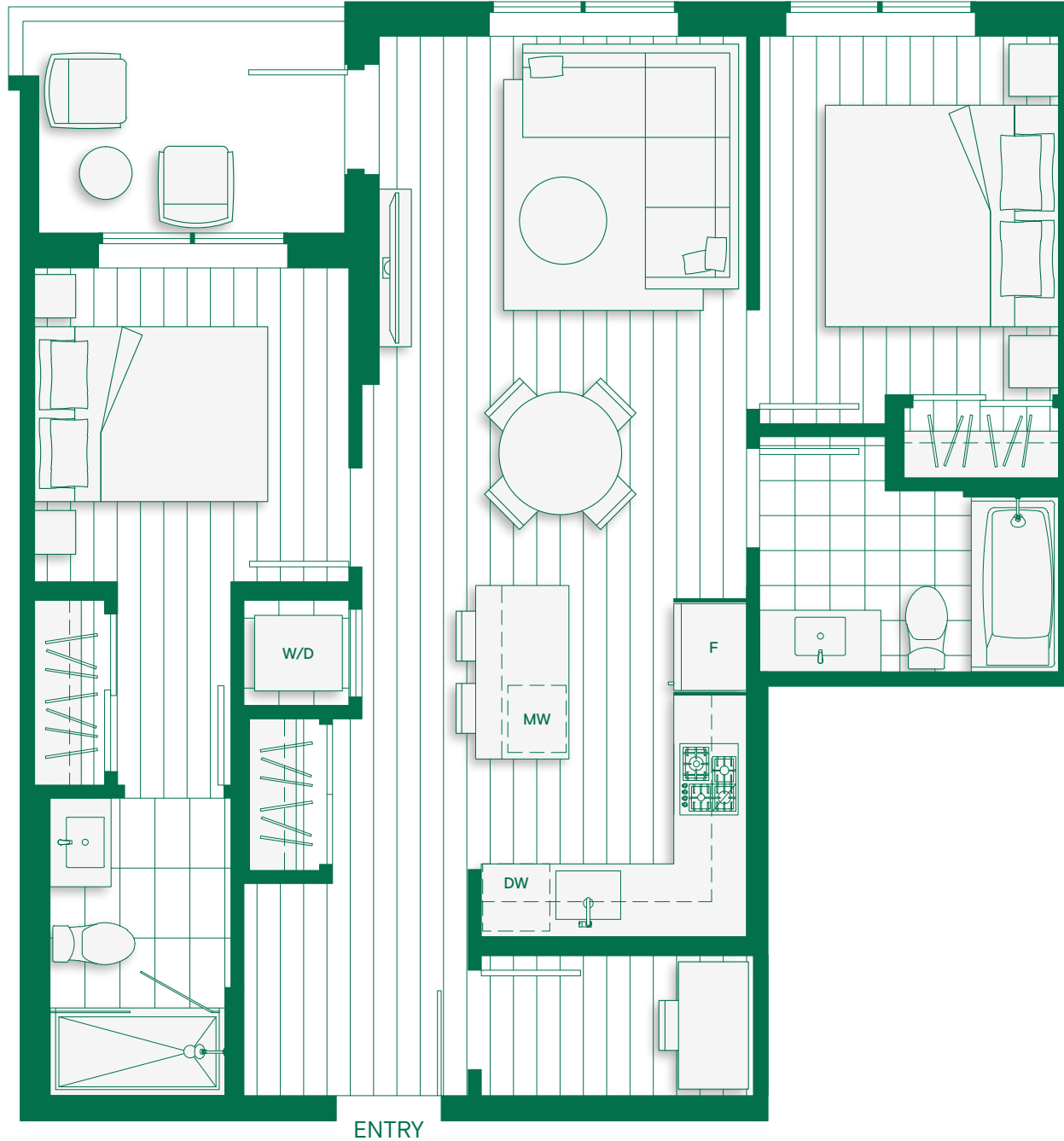
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# 2 BEDROOM, DEN + 2 BATH

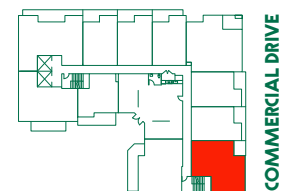
818 sq ft

BALCONY 55 sq ft



LEVEL 3 & 4

EAST 12TH AVENUE



LEVEL 2

# ACE

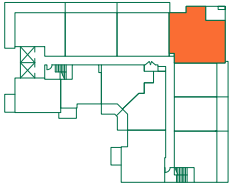
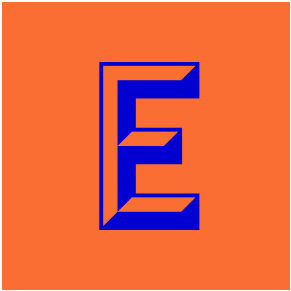
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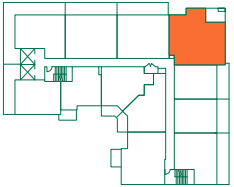
# 3 BEDROOM, DEN + 2 BATH

976-977 sq ft

BALCONY 80 sq ft



LEVEL 6



LEVEL 5



LEVEL 3 & 4



LEVEL 2



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# 3 BEDROOM, DEN + 2 BATH

## 1,019-1,020 sq ft

PATIO @ LEVEL 2  
BALCONY

174 sq ft  
81 sq ft

# E1



LEVEL 3 & 4



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