

Luxury renovation in Vancouver is not simply a matter of selecting beautiful finishes. Beauty matters, of course. A finely bookmatched stone slab, a hand-finished oak floor, a bronze pull with the right weight in the hand, these details give a home its atmosphere. Yet in this city, luxury has to perform. Materials must live with coastal rain, shaded lots, salt air in certain neighbourhoods, freeze-thaw cycles on exposed surfaces, and the constant movement that comes from wood-framed construction settling into the seasons.

The best Vancouver luxury home renovations do not announce their quality through trend alone. They reveal it slowly, through the way a terrace drains after a week of rain, the way a kitchen floor still sits flat after years of family use, the way exterior cladding resists staining on the north elevation, and the way a heritage cornice looks original even after careful repair. Durable materials are not always the most expensive materials, and the most expensive materials are not always the most durable. The distinction matters.

For homeowners planning custom home renovations, the real question is not “What looks impressive on installation day?” It is “What will still look intentional, refined, and well cared for ten years from now?” That is where good judgment enters the room.

Vancouver is beautiful, but it is not gentle on buildings

A material that performs beautifully in a dry continental climate can disappoint quickly on the West Coast. Vancouver’s dampness is not occasional. It is part of the architectural condition. Moisture enters through wind-driven rain, condensation, poor ventilation, landscaping held too close to walls, balconies with weak detailing, and tiny failures in sealants or flashing. None of these problems need to become dramatic if the home is designed and renovated with durability in mind.

I have seen homes where the interior finish schedule was exquisite, yet the exterior assembly was treated as an afterthought. The result was predictable: swollen trim, stained stucco, failed balcony coatings, and expensive property maintenance that could have been reduced with better material decisions at the start. Luxury homes should not require constant correction. They should be designed for dignified aging.

This is especially true in neighbourhoods with mature trees and sloped lots. Shade slows drying. Ravines and water views often bring exposure. A south-facing wall may remain clean and crisp, while the north-facing wall collects mildew and moisture. A renovation that ignores these microclimates can look uneven within a few seasons.

Durability in Vancouver is therefore a layered decision. The visible finish matters, but so do the substrate, drainage plane, ventilation gap, fastening method, sealant choice, and maintenance access. A stone patio is only as good as its base. A wood soffit is only as resilient as the ventilation and coating system behind it. A luxury shower is only luxurious if the waterproofing is competent before the marble arrives.

The quiet discipline behind luxury material selection

The most successful renovations begin with restraint. Not austerity, but restraint. A well-composed palette of durable materials usually ages better than a home crowded with fashionable surfaces. Natural stone, high-quality wood, metalwork, plaster, porcelain, brick, and properly detailed concrete can all feel luxurious when used with proportion and care. Problems arise when materials are selected for a showroom effect without regard for where they will sit, how they will be cleaned, and what Vancouver’s climate will do to them.

A real estate developer may look at materials through the lens of lifecycle cost, install speed, market appeal, and warranty risk. A homeowner often begins with emotion: the dream kitchen, the spa bathroom, the arrival sequence, the entertaining terrace. The best renovation teams reconcile both perspectives. They protect the emotional intent while grounding it in practical performance.

This is one reason experienced custom home builders in Vancouver BC tend to ask detailed questions before recommending finishes. How often is the home occupied? Are there children, pets, staff, or frequent guests? Is the kitchen a catering kitchen or a display kitchen? Will the wine room be opened daily or mainly used for entertaining? Does the owner want patina, or do they expect finishes to remain pristine? Those answers change the material strategy.

A honed limestone floor may be perfect for one client and a disappointment for another. Unlacquered brass may develop a handsome patina in the right home, while another owner may see the same patina as staining. Wide-plank hardwood can be magnificent, but it must be matched to humidity control, radiant heat conditions, and realistic expectations about movement. Luxury is personal, but durability is not sentimental. The two need to be negotiated honestly.

Exterior materials: where elegance meets weather

The exterior of a Vancouver home earns its keep every winter. Cladding, roofing, windows, doors, decks, railings, and site materials all work as a system. When one element is chosen for appearance without technical compatibility, the whole assembly can suffer.

Natural stone remains one of the most desirable exterior materials for luxury homes, but it has to be selected carefully. Dense granites and certain basalts can perform well in exposed applications, while softer stones may stain, spall, or absorb moisture depending on their composition and finish. The detailing matters as much as the stone itself. Drips, slopes, cap flashing, and proper anchoring are not glamorous topics, yet they determine whether stone looks stately or streaked after a few rainy seasons.

Wood is equally nuanced. Cedar has a long history on the coast and can be beautiful when detailed properly, but not all cedar installations are equal. End grain must be protected. Ventilation behind boards matters. Coatings need maintenance, and clear finishes usually demand more attention than opaque stains. Some homeowners love the silvering of natural wood, especially in contemporary architecture. Others expect a consistent warm tone, which requires a maintenance plan from day one.

Metal cladding and accents can offer exceptional longevity, especially zinc, copper, aluminum, and properly finished steel. Their appeal lies partly in precision. Crisp seams, shadow lines, and custom profiles can give a home a tailored quality. Yet metal also expands, contracts, dents, and reacts with other materials. Fastener selection and separation between dissimilar metals are not optional details. They are the difference between refinement and premature staining.

Stucco and masonry can perform well, but again, the assembly is crucial. Vancouver has a long memory when it comes to moisture failures in wall systems. A drained and ventilated rainscreen approach, proper flashing, and careful transitions around windows and doors are essential. A luxury finish cannot compensate for a wall that cannot dry.

Windows, doors, and the cost of getting them wrong

Windows and exterior doors are among the most expensive and consequential decisions in Vancouver luxury home renovations. They influence energy performance, comfort, acoustics, security, views, and the entire

architectural expression of the house. They are also common failure points when poorly selected or installed.

Large-format glazing is seductive. It captures water, mountains, gardens, and skyline. But glass has thermal consequences, and frames must handle movement, drainage, and exposure. On waterfront or elevated sites, wind-driven rain can test assemblies severely. A minimal frame system may suit one elevation but be risky on another. The right answer often varies around the same house.

Wood windows bring warmth and authenticity, particularly in heritage restorations, but they require protection and maintenance. Aluminum-clad systems reduce exterior maintenance while preserving interior richness. Fibreglass and thermally broken aluminum can offer stability and performance in contemporary designs. The choice should reflect the architecture, exposure, budget, and expectations for upkeep.

Installation quality is just as important as the window package. I have seen premium windows undermined by weak flashing, poor sill pans, or rushed tie-ins to the weather barrier. Once water finds a path, brand reputation means very little. This is where a meticulous Vancouver home builder earns trust: not in the catalogue selection, but in the unseen work that keeps the building dry.

Interior floors that survive real life

Flooring is one of the most emotional decisions in a renovation because it changes how the whole home feels. It is also one of the most used surfaces in the house. In Vancouver's luxury market, hardwood remains a favourite, but the details deserve careful attention.

Engineered hardwood is often more stable than solid hardwood, particularly over radiant heat or in homes with seasonal humidity variation. The thickness of the wear layer, the quality of the core, the finish system, and the board width all affect performance. Very wide planks can be striking, but they may show movement more readily. A matte or low-sheen finish tends to hide small scratches better than a glossy one. Wire-brushed textures can be forgiving in family homes, though they may not suit every architectural style.



Stone flooring can be superb in entries, mudrooms, bathrooms, wine rooms, and terraces, but the finish should match the use. Polished marble in a busy entry can become slippery and visibly etched. Honed stone feels softer and more contemporary, but it may show oils and require sealing. Porcelain slabs and tiles have improved significantly and can offer a practical alternative where consistency, stain resistance, and low maintenance matter.

Some porcelain products imitate stone convincingly, though side-by-side with natural stone the difference can still be felt by a trained eye.

Carpet has not disappeared from luxury homes, but it has become more selective. Wool remains a beautiful option for bedrooms and private areas, offering comfort and natural resilience. In high-traffic zones, stair runners require careful specification, especially where pets, shoes, and frequent entertaining are part of daily life.

A good flooring decision is not made from a sample alone. Samples hide scale, lighting, repetition, and wear. Whenever possible, view larger panels, visit completed projects, or test finishes with water, oil, and abrasion. A half-hour of testing can prevent years of irritation.

Kitchens: durable does not mean sterile

The luxury kitchen has become both workshop and stage. It must host morning coffee, family dinners, caterers, wine tastings, school projects, and late-night conversations. Materials here need grace under pressure.

Countertops carry the heaviest burden. Marble is beloved for good reason. It has depth, softness, and a luminous quality that engineered materials struggle to replicate. But marble etches. Lemon juice, wine, vinegar, and some cleaners will mark it. For homeowners who appreciate patina, that is not a flaw. For those who want a perfect surface, it can become a daily frustration. Quartzite, depending on the specific stone, can offer greater hardness and resistance, though not every stone sold as quartzite performs the same way. Granite remains durable, though its aesthetic varies widely. Sintered stone and porcelain slabs can perform well against staining and heat, but edge detailing and fabrication quality are critical.

Cabinetry durability begins with the box construction, hardware, finish, and installation. A lacquered finish can be elegant, but darker colours may show chips more readily. Wood veneer offers richness, though it must be balanced and protected from moisture. Solid wood doors move with humidity, which can be desirable in traditional detailing but must be anticipated. Hardware should be chosen not merely for brand prestige, but for cycle rating, adjustability, and serviceability.

In high-use kitchens, I often prefer a hierarchy of materials. Let the island carry the dramatic stone if the owner loves it, then use a more forgiving surface in the working pantry or secondary prep zone. A concealed scullery can take stainless steel, durable quartz, or commercial-grade surfaces without compromising the main kitchen's elegance. This is a quiet luxury move: beauty where it is seen, resilience where work happens.

Bathrooms and wellness spaces: waterproofing before wonder

Bathrooms sell the dream of luxury quickly. Steam showers, slab walls, heated floors, sculptural tubs, integrated lighting, and custom vanities create a private retreat. Yet bathrooms are also among the most failure-prone spaces in a home because they combine water, heat, humidity, penetrations, and complex trades in tight quarters.

The most important material in a luxury bathroom may be the one nobody sees: the waterproofing membrane. Behind every slab wall and tiled shower should be a complete system, not a patchwork of hopeful gestures. Niches, benches, curbs, linear drains, steam penetrations, and glass attachments must be detailed with discipline. A steam shower requires more than a standard shower approach. Vapour control, ceiling slope, suitable setting materials, and ventilation all matter.

Natural stone in bathrooms requires judgment. Marble can be exquisite, but some varieties absorb moisture, darken temporarily, or react with products. White stones can show iron deposits if unsuitable material is used in

wet locations. Porcelain slabs are increasingly popular because they reduce grout lines and simplify maintenance. They can look crisp and architectural, though they require skilled handling, especially in large formats.

Vanity materials deserve similar scrutiny. Wood vanities in bathrooms need proper finishing, ventilation, and clearance from wet zones. Wall-mounted vanities can help protect bases from standing water and make cleaning easier. Metal finishes should be selected with cleaning habits in mind. A living finish may age beautifully, while a polished finish may require constant attention.

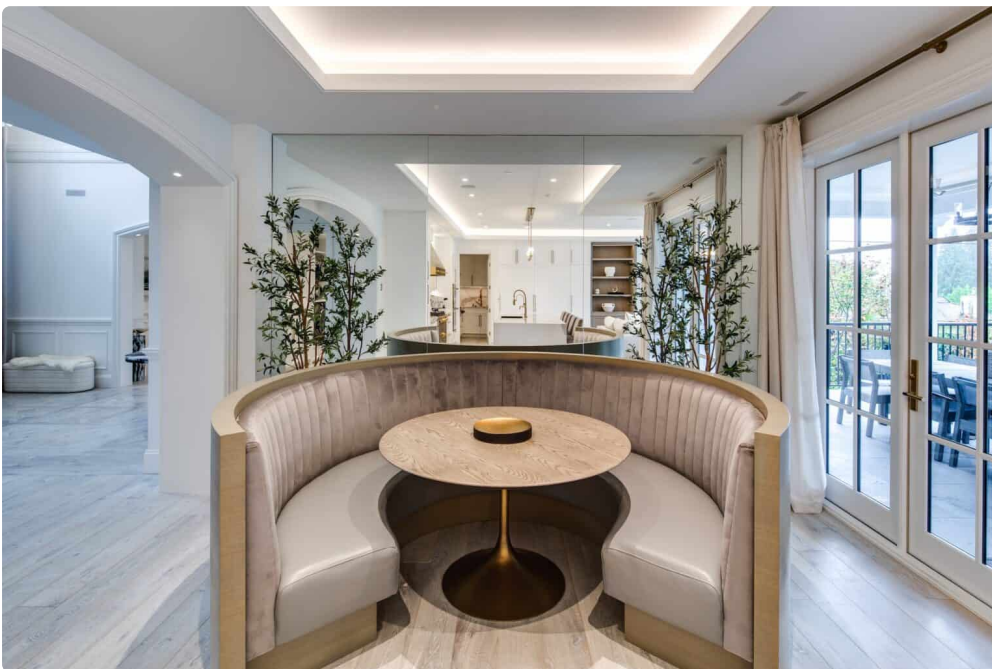
True bathroom luxury is the absence of anxiety. No musty smell. No swelling baseboards. No cracked grout at the corners. No cold surprise underfoot. The room should feel serene because the technical work behind it is sound.

Heritage restorations: durability with respect

Vancouver's older homes ask for a different kind of material intelligence. Heritage restorations are not about making an old house look new. They are about deciding what should be preserved, what should be repaired, and what must be discreetly upgraded so the home can continue to serve modern life.

Old-growth wood trim, divided-light windows, masonry chimneys, plaster walls, fir floors, and traditional millwork have a character that cannot be replicated casually. Replacing everything with modern substitutes can erase value. At the same time, sentiment should not override safety, comfort, or building performance. The art lies in selective intervention.

A historically appropriate exterior repair might involve custom millwork rather than off-the-shelf trim. A porch may need improved drainage while preserving its proportions. Original floors may be refinished, patched, or gently levelled rather than replaced. Plaster can sometimes be repaired, and where new work is required, transitions should be deliberate. The wrong material can look too sharp, too flat, or too synthetic beside original fabric.



The verified landscape of heritage specialists includes firms that focus on old and historic homes and buildings, historic preservation, restoration, millwork, general contracting, building repair, building envelope work, surface restoration, and specialty restoration. That distinction matters when assembling a team. A company may be excellent at heritage work without being a custom home builder, while another may excel at new luxury construction but need specialist support for historically sensitive details. Homeowners should not assume one label covers every discipline.

Durability in a heritage context also means reversibility when possible. Future owners may thank you for not overcorrecting. A careful restoration allows the house to breathe, drain, and age without pretending it was built yesterday.

Multi-family lessons for private luxury homes

There is a useful discipline in multi-Family building maintenance that high-end homeowners can borrow. Multi-family properties are managed around lifecycle planning. Roofs, membranes, coatings, sealants, mechanical equipment, and common areas are tracked because deferred maintenance becomes expensive at scale. Private homes benefit from the same mindset, especially large residences with complex systems.

A luxury home may have multiple balconies, a green roof, extensive glazing, elevators, radiant systems, irrigation, exterior lighting, security systems, wine storage, and specialty ventilation. These features need scheduled care. Durable materials reduce maintenance, but they do not eliminate it. Even the finest exterior wood needs inspection. Stone sealers wear. Gutters clog. Balcony drains collect debris. Mechanical rooms need attention.

The difference between a home that ages beautifully and one that becomes burdensome often comes down to access. Can a technician reach the equipment? Can drains be cleaned without dismantling finishes? Can exterior lights be replaced safely? Can roof membranes be inspected? During renovation, these questions should be treated as design questions, not afterthoughts.

Property maintenance is not the opposite of luxury. It is how luxury is protected.

A short material checklist for Vancouver conditions

Use this checklist early, before finishes are ordered and before enthusiasm hardens into expensive commitments.

1. Confirm whether the material is suitable for wet coastal climates, shaded elevations, and freeze-thaw exposure where applicable.
2. Ask how the material fails, not only how it performs when new.
3. Review cleaning requirements honestly, including products that may damage the finish.
4. Check compatibility with adjacent materials, fasteners, membranes, sealants, and radiant heat.
5. Decide whether patina is acceptable, because some premium materials are designed to change.

This is a simple list, but it reveals a great deal. If a supplier cannot explain maintenance, limitations, or failure modes, the material deserves closer scrutiny. Luxury procurement should never depend on optimism.

The hidden materials that matter most

Homeowners naturally focus on surfaces. Builders and renovators know that assemblies carry the real risk. Membranes, tapes, adhesives, mortars, underlayments, primers, fasteners, insulation, ventilation gaps, and sealants are the unglamorous backbone of a durable renovation.

A tiled terrace illustrates the point. The visible tile may be frost-resistant porcelain of excellent quality. But if the slope is insufficient, the waterproofing poorly tied into the door threshold, the drain undersized, or the setting material inappropriate, the tile is not the problem. The assembly is. The same principle applies to showers, flat roofs, balconies, exterior stairs, and below-grade living spaces.

Basements [Vancouver home builder](#) in Vancouver deserve special attention. Many luxury renovations add gyms, media rooms, guest suites, storage, wine rooms, or wellness spaces below grade. Below-grade work must respect

groundwater, drainage, vapour, insulation, and ventilation. A beautiful lower level can become a liability if moisture management is treated casually. Durable flooring in a basement might mean engineered wood only under the right conditions, porcelain in higher-risk zones, or resilient materials in service areas. Wine rooms require humidity control, and gyms require materials that tolerate impact, sweat, and cleaning.

The best builders do not separate design from building science. They understand that the finish schedule depends on the wall section, the slab condition, and the mechanical design.

How to compare premium materials without being misled

Showrooms are designed to make everything look desirable. Lighting is controlled. Samples are clean. Edges are perfect. Real homes are less forgiving. Before approving a major material, consider it at full scale and in the light where it will live.

Stone slabs should be reviewed in person whenever possible. Photographs flatten movement and distort colour. A slab that looks calm in an image may feel busy across a kitchen island. Conversely, a stone that seems ordinary in a small sample may become magnificent in a large bookmatch. Wood flooring should be viewed in a larger layout because grade variation, knots, and colour range define the finished effect. Metal finishes should be handled, not just viewed, because touch is part of the luxury experience.

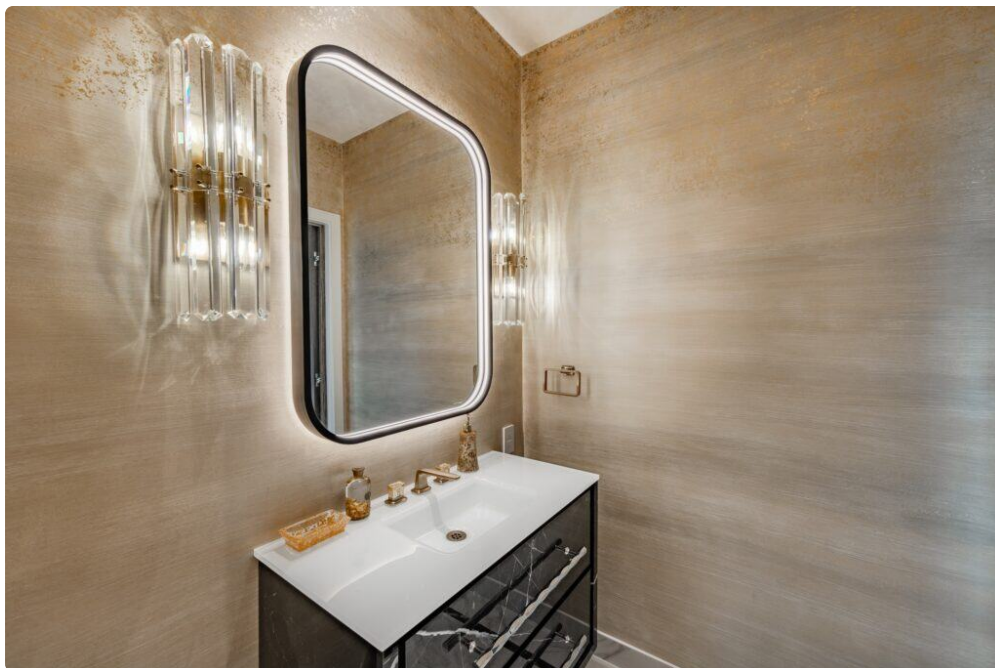
Maintenance expectations should be discussed with unusual candour. If a client entertains frequently and dislikes visible wear, marble counters may be wrong no matter how beautiful they are. If a family wants warmth and accepts signs of life, marble may be perfect. If an owner travels for months at a time, exterior materials and mechanical systems should be selected for stability during absence. If the home is near trees, roof and gutter access become more important. If it sits near marine exposure, metal selection and coatings deserve extra care.

The right material is the one that suits the owner, the site, and the architecture at the same time.

Choosing the right renovation team

Material durability depends heavily on the people specifying, sourcing, installing, and maintaining the work. A homeowner searching for a Vancouver home builder or researching custom home builders in Vancouver BC should look beyond portfolio photography. Finished images show taste. They do not always show discipline.

Ask how the team approaches building envelope details, waterproofing, mockups, maintenance planning, and trade coordination. Ask whether they have experience with the specific type of project, whether that is a contemporary waterfront renovation, a Shaughnessy-style heritage restoration, a penthouse interior, or a complex phased renovation while the family remains in residence. If evaluating a name such as T. Jones Group Vancouver, or any similarly positioned firm, verify the actual scope of services, project history, and fit rather than relying on broad labels. The market contains specialists in renovation, restoration, exterior repair, property maintenance, multi-family work, and custom building, and those categories are not interchangeable.



The clearest warning sign is certainty without investigation. A builder who recommends a finish before understanding the site, assemblies, and owner expectations may be selling a look rather than delivering a lasting home. The better conversation is more specific. It includes exposure, substrate, lead times, mockups, tolerances, warranties, maintenance, and what can go wrong.

Where to spend and where to show restraint

Durability does not require unlimited spending. It requires placing money where failure would be costly or disruptive. Waterproofing, windows, roofing, drainage, exterior assemblies, mechanical systems, and structural corrections should take priority over decorative upgrades that can be changed later. A light fixture can be replaced. A failed balcony membrane is another matter entirely.

That does not mean visible materials should be treated casually. Luxury depends on touch, proportion, and finish. But the hierarchy should be clear. Spend on the bones first, then on the surfaces that receive the most use and define the daily experience of the home.

A practical renovation budget often separates “permanent” decisions from “refreshable” ones. Exterior cladding, windows, stairs, stonework, and built-in millwork should be chosen for longevity. Paint colours, loose furnishings, decorative lighting, and some hardware can evolve. This approach protects the investment while allowing the home to stay current without repeated invasive work.

A concise comparison of common luxury material choices

Material	Strength	Watch point	--- --- ---	Natural stone	Depth, permanence, unique character	Porosity,
staining, etching,	installation quality	Engineered hardwood	Stability, warmth, broad design range	Wear layer,	humidity control, finish durability	Porcelain slab or tile
Low maintenance,	stain resistance, consistency	Fabrication skill, edge detailing, visual authenticity	Metal accents	Precision, longevity, patina potential	Dissimilar metal reactions, denting, coating quality	Exterior wood
Warmth, regional character, tactile beauty	Coating schedule, ventilation, end-grain protection					

No table can decide for a home, but comparisons like this help clarify trade-offs. The strongest renovation decisions are rarely based on one quality alone. They balance performance, maintenance, repairability, feel, and architectural intent.

The luxury of materials that age well

There is a particular pleasure in a home that improves with time. Bronze darkens at the touchpoints. Wood deepens. Stone settles into use. Brick gathers softness. A garden wall takes moss in the right places. Not every mark is damage. Some marks are evidence that the home is alive.

The challenge is knowing which materials develop character and which simply deteriorate. Patina is graceful change. Failure is swelling, leaking, delamination, staining from poor detailing, or finishes that cannot be repaired. The difference is often decided before construction begins.

For Vancouver homeowners, durable luxury means respecting rain, craft, and time. It means asking harder questions in the design phase so the finished home feels effortless later. It means choosing materials not only for the first photograph, but for the thousandth morning when the house is quiet, the floors are warm, the windows are dry, and every surface still feels like it belongs.

A well-renovated luxury home does not need to shout. It holds its composure. That composure comes from materials chosen with intelligence, installed with care, and maintained with the same respect that shaped the renovation in the first place.

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Thursday: 8:00 AM - 5:00 PM

Friday: 8:00 AM - 5:00 PM

Saturday: Closed

Sunday: Closed

Open-location code (plus code): 6V44+P8 Vancouver, British Columbia, Canada

Map/listing URL:

Socials:

<https://www.instagram.com/tjonesgroup/>

<https://www.facebook.com/TheT.JonesGroup>

<https://www.houzz.com/professionals/home-builders/t-jones-group-inc-pfwus-pf~381177860>

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T. Jones Group is a Vancouver custom home builder working on new homes, major renovations, and heritage-sensitive residential projects.

The company also handles multi-family construction, home maintenance, and investment advisory for property owners who want a builder with both design coordination and construction experience.

With its office on Barnard Street in Vancouver, the business is positioned to support custom home and renovation projects across the city.

Public site pages emphasize clear communication, disciplined project management, and craftsmanship meant to hold long-term value rather than short-term fixes.

T. Jones Group collaborates closely with architects, interior designers, consultants, and trades from early planning through completion.

The brand presents more than four decades of family-led building experience in Vancouver's residential market.

Homeowners planning a custom build, estate renovation, or heritage restoration can call 604-506-1229 or visit <https://tjonesgroup.com/> to start a consultation.

The business also maintains a public Google listing that can be used as a map reference for the Vancouver office.

Popular Questions About T. Jones Group

What does T. Jones Group do?

T. Jones Group is a Vancouver builder focused on custom homes, renovations, and related residential construction services.

Does T. Jones Group only work on new custom homes?

No. The public services page also lists renovations, heritage restorations, multi-family projects, home maintenance, and investment advisory.

Where is T. Jones Group located?

The official contact page lists the office at #20 – 8690 Barnard Street, Vancouver, BC V6P 0N3.

Who leads T. Jones Group?

The team page identifies Cameron Jones as Principal and Managing Director, and Amanda Jones as Director of Client Experience and Brand Growth.

How does the company describe its process?

The public process page says projects begin with an initial consultation to understand the client's vision, lifestyle, property, goals, budget, and timeline, followed by collaboration with architects and interior designers through completion.

Does T. Jones Group work on heritage restorations?

Yes. Heritage restorations are listed on the official services page as a distinct service area focused on preserving original character while improving structure, livability, and performance.

How can I contact T. Jones Group?

Call (604) 506-1229, email info@tjonesgroup.com, visit <https://tjonesgroup.com/>, and follow <https://www.instagram.com/tjonesgroup/>, <https://www.facebook.com/TheT.JonesGroup>, and <https://www.houzz.com/professionals/home-builders/t-jones-group-inc-pfwus-pf~381177860>.

Landmarks Near Vancouver, BC

Marpole: A major south Vancouver neighbourhood and a gateway from the airport into the city. If your project is in Marpole or nearby southwest Vancouver, T. Jones Group's Barnard Street office is close by. [Landmark link](#)

Granville high street in Marpole: A walkable commercial stretch with shops, services, and neighbourhood activity along Granville Street. If your property is near Granville, the Vancouver office is well positioned for local custom home or renovation planning. [Landmark link](#)

Oak Park: A well-known community park near Oak Street and West 59th Avenue. If you live near Oak Park, T. Jones Group is a practical Vancouver option for custom home and renovation work. [Landmark link](#)

Fraser River Park: A recognizable riverfront park with boardwalk views along the Fraser. If your project is near the Fraser corridor, the company's south Vancouver office gives you a nearby point of contact. [Landmark link](#)

Langara Golf Course: A familiar south Vancouver landmark with strong local recognition. If your home is near Langara or south-central Vancouver, T. Jones Group is a local builder to consider for custom residential work. [Landmark link](#)

Queen Elizabeth Park: Vancouver's highest point and a common geographic anchor for central Vancouver. If your property is around central Vancouver, the company remains well placed for city-based projects. [Landmark link](#)

VanDusen Botanical Garden: A major west-side destination near Oak Street and West 37th Avenue. If your home is near Oak Street or west-side Vancouver corridors, the office is still nearby for planning and consultations. [Landmark link](#)

Vancouver International Airport (YVR): A practical regional marker for clients coming from the south side or traveling into Vancouver for project meetings. If you are near YVR or Sea Island connections, the office is easy to place within the south Vancouver area. [Landmark link](#)