

A custom renovation has a way of exposing every assumption a homeowner brings to the table. The cabinetry quote arrives higher than expected. The heritage windows require a specialist. The mechanical room, perfectly adequate on paper, suddenly needs more space once the new heating, cooling, and ventilation strategy is coordinated. Then there are the decisions that do not appear in glossy renderings at all, such as temporary accommodation, storage, permit timing, landscaping repairs, and the quiet cost of changing your mind after millwork drawings have been approved.

Budgeting well for custom home renovations is not about choosing the cheapest path. In the luxury market, especially in a city such as Vancouver where site constraints, older housing stock, view corridors, steep lots, municipal requirements, and premium finishes often intersect, the more useful goal is control. A strong budget gives you control over decisions, sequence, risk, and quality. It allows you to spend deliberately rather than reactively.

The best renovation budgets are not single numbers. They are structured financial plans with room for discovery, professional judgment, and the realities of construction. A \$900,000 renovation can be underfunded if the scope is vague and the contingency is thin. A \$1.4 million renovation can be well managed if the design is resolved, the drawings are coordinated, and allowances are honest. The number matters, but the thinking behind the number matters more.

Start with the kind of renovation you are really doing

Many owners begin with a phrase like “we want to renovate the main floor” or “we are updating the house before moving in.” Those phrases sound simple. In practice, they can mean very different things.

A cosmetic renovation may involve flooring, paint, lighting, cabinetry refacing, plumbing fixtures, and minor electrical updates. A full custom renovation may involve structural steel, new stairs, building envelope upgrades, insulation, window replacement, drainage, new mechanical systems, bespoke millwork, stone, smart home integration, and landscape reinstatement. A heritage restoration introduces another layer of complexity, because the work may need to preserve, replicate, or repair original materials rather than simply replace them.

The first budgeting mistake is comparing unlike projects. A neighbour’s kitchen renovation is not a useful benchmark if your project opens walls, moves loads, replaces services, or requires municipal [multi-family building maintenance](#) *T. Jones Group* review. A magazine feature rarely includes the unglamorous parts of the budget, such as demolition, engineering, drainage improvements, site protection, hazardous material testing, or the general conditions required to run the project properly.

In Vancouver luxury home renovations, the difference between “renovation” and “rebuild in place” can be surprisingly narrow. Once you move stairs, alter rooflines, rework structure, and upgrade all systems, you are no longer pricing an interior refresh. You are pricing a custom construction project inside the shell of an existing building, with all the unknowns that implies.

The early budget should be a range, not a promise

Early budgets are most useful when they are candid. Before drawings are complete, no responsible Vancouver home builder or renovation team can price every detail with precision. They can, however, help establish a realistic range based on scope, finish level, site access, building age, and risk.

For substantial custom home renovations, early budgets often move through three stages. The first is a feasibility range, used to decide whether the project makes sense at all. The second is a design budget, refined as drawings and specifications develop. The third is a construction budget, supported by trade pricing, defined allowances, and a clear contract structure.

The trouble begins when homeowners treat the feasibility range as a fixed contract number. At that stage, many decisions have not been made. Are the windows wood, aluminum clad, or thermally broken aluminum? Is the flooring engineered oak, wide-plank European oak, or reclaimed heritage material? Are you restoring plaster details or replacing them? Does the kitchen use standard cabinet modules with custom fronts, or fully bespoke millwork with integrated stone, metal, and specialty hardware?



Each answer changes the budget. None of these choices is inherently wrong. The risk lies in pretending they cost the same.

Where the money actually goes

Luxury renovation budgets are sometimes misunderstood because the visible finishes receive the most attention. The marble island, the range, the wine room, the imported lighting, the custom closet system, these are easy to picture. Yet a large share of the budget often sits behind walls, beneath floors, and in the logistics of executing the work safely.

Demolition is rarely just removal. It includes protection, sorting, disposal, abatement where required, and careful sequencing if parts of the home are being preserved. Structural work can involve engineering, temporary shoring, excavation, concrete, steel, framing, inspections, and coordination with mechanical and electrical systems. Building envelope improvements may include windows, doors, waterproofing, cladding repairs, roofing interfaces, balcony detailing, and drainage.

Mechanical, electrical, and plumbing costs rise quickly in older homes. A new luxury kitchen may require upgraded electrical capacity. A spa-like ensuite may need larger supply lines, improved ventilation, heated floors, and waterproofing systems. A modern heat pump strategy may require ducting, refrigerant line routing, exterior equipment placement, acoustic consideration, and service access. None of this is decorative, but it determines how the home performs.

Then there is labour. Fine renovation work is labour-intensive because the team is fitting new work into old conditions. Floors are out of level. Walls are not plumb. Framing dimensions vary. Original materials may be fragile. Every junction needs judgment. A new custom home can be built from clean drawings on a prepared site. A renovation asks the team to negotiate with the existing building every day.

A practical framework for the first budget

A disciplined renovation budget should separate construction cost from the broader project cost. Homeowners often ask, “What will the renovation cost?” when the better question is, “What cash should we reserve from start to finish?” Those are not the same number.

A useful early budget usually includes these five categories:

1. Construction contract, including demolition, labour, materials, trade work, supervision, and site management.
2. Professional fees, including architectural design, interior design, engineering, surveying, energy advisory work, and permit support where applicable.
3. Permits, municipal fees, utility fees, testing, inspections, and any required reports.
4. Owner costs, such as temporary housing, moving, storage, insurance adjustments, financing costs, security, and landscaping outside the contractor’s scope.
5. Contingency, held separately and protected for unknowns, scope changes, and market movement.

This is one of the few places where a list is worth using, because leaving out even one category can distort the decision. A homeowner may believe they have a \$1 million budget, but if that number must also carry design fees, temporary accommodation, permits, furniture, window coverings, and contingency, the construction scope may need to be closer to \$750,000 or \$800,000 depending on the project. The reverse is also true. A \$1 million construction budget may require a total project reserve well above that once the full ecosystem of costs is included.

Contingency is not a sign of poor planning

Experienced renovators protect contingency with almost ceremonial seriousness. It is not a slush fund for nicer taps or a last-minute lighting upgrade. It is the financial buffer that keeps the project steady when the existing house reveals information that could not reasonably be known at the start.

For a straightforward renovation with good documentation and limited invasive work, a contingency in the range of 10 percent may be workable. For older homes, heritage restorations, deep structural renovations, or projects involving excavation and envelope repairs, 15 to 25 percent can be more realistic. In some cases, especially when access is difficult or the building has been altered many times, an even more cautious approach is justified.

One of the most common discoveries is concealed deterioration. Open a wall and you may find past water ingress, undersized framing, outdated wiring, uninsulated cavities, or plumbing that was altered over decades without a coherent plan. In a heritage home, you may also find materials and assemblies that require special handling or careful replication. The original scope may have been sensible, but the building changes the conversation.

A good contingency also protects relationships. Without it, every discovery feels like a crisis. With it, the owner, builder, and design team can make clear decisions without dismantling the project’s financial foundation.

Allowances need to be honest, not optimistic

Allowances are placeholders for items not fully selected when the budget is prepared. They are necessary, but they can be dangerous when used to make a budget appear more attractive than it is.

Consider a kitchen appliance allowance. A basic allowance might cover a respectable package, but a luxury kitchen with integrated refrigeration, a professional range, multiple dishwashers, speed oven, wine storage, warming drawer, and ventilation may cost several times more. The same applies to plumbing fixtures, tile, stone, lighting, door hardware, fireplaces, and millwork.

The question is not whether an allowance is high or low in isolation. The question is whether it matches the owner's expectations. If you regularly stay in five-star hotels, collect design books, and expect a primary ensuite with slab stone, concealed drains, wall-mounted fittings, heated towel rails, custom mirrors, and layered lighting, the allowance should reflect that from the beginning. Otherwise the budget will appear disciplined early and unravel later.

Custom millwork deserves special attention. It is often one of the defining features of a luxury renovation, and it is also one of the easiest categories to underprice. The cost depends on species, veneer matching, finish quality, drawer systems, integrated lighting, metalwork, stone integration, shop drawings, installation complexity, and site conditions. A simple painted mudroom and a fully panelled library are both "millwork," but financially they do not belong in the same sentence.

Heritage work changes the budgeting conversation

Heritage restorations require a different temperament. Speed and substitution are not always the right values. The work may involve preserving original fabric, matching profiles, repairing rather than replacing, and coordinating with professionals who understand older assemblies. The budget must allow for investigation, mockups, specialty trades, and longer lead times.

There are contractors and specialists in the broader market who focus on historic preservation, building repair, millwork, general contracting, building envelope work, surface restoration, waterproofing, masonry, façade restoration, and structural repairs. Those disciplines are not interchangeable with ordinary renovation labour. The person who can install new trim efficiently may not be the right person to replicate an original casing profile or repair a historic exterior detail.

For a homeowner, the budgeting lesson is straightforward. If the house has heritage value, original detailing, or older construction that you intend to respect, do not price it like a standard renovation. Preservation-minded work takes patience. It may also require decisions that feel counterintuitive, such as spending more to repair a window than to replace it, or accepting the slight irregularities of original materials because they are part of the home's character.

There is luxury in that restraint. A well-restored heritage home does not look newly purchased from a showroom. It feels layered, specific, and quietly confident.

Vancouver conditions that can shape the budget

Vancouver adds its own pressures. Many lots are tight. Parking and staging can be difficult. Rain affects sequencing, protection, excavation, and exterior work. Older houses may have undergone several renovations, some documented and some not. Sloped sites can complicate drainage, foundations, retaining conditions, and access for equipment.

Permitting can also shape timelines and carrying costs. Even when the construction budget is sound, delays can increase temporary housing costs, financing costs, storage fees, and professional time. A homeowner who plans

to live elsewhere for twelve months but ends up needing sixteen months will feel that difference sharply, particularly in the luxury rental market.

Neighbour considerations deserve respect as well. Renovation work in established neighbourhoods requires careful communication, site cleanliness, noise management, parking discipline, and safety. These are not merely etiquette issues. Poor site management can create complaints, slowdowns, and reputational friction. Good builders price supervision and logistics because they know a beautiful result depends on a well-run site.

When comparing custom home builders in Vancouver BC, homeowners should look beyond portfolio images. The real questions are about [custom home builder](#) process, transparency, documentation, trade relationships, and renovation experience. A firm that excels at new custom homes may still need the right renovation systems to manage unknown conditions. A firm experienced in property maintenance or multi-Family building maintenance may bring valuable discipline around building systems, durability, and long-term serviceability, but that does not automatically make it the right fit for a bespoke private residence. The match between project type and team experience matters.

Choosing the right team before the budget hardens

A renovation budget is only as reliable as the people interpreting it. The owner, architect, interior designer, builder, engineers, and key trades all influence cost. When they work in isolation, budgets tend to drift. When they collaborate early, trade-offs become visible before they become expensive.

The most productive preconstruction meetings are specific. Instead of saying, “We want high quality,” talk about what quality means. Is the goal museum-level plaster restoration, a chef’s kitchen, improved energy performance, a quieter interior, better entertaining flow, or a home that can age gracefully for twenty years with lower maintenance? Each priority points money in a different direction.

This is where an experienced Vancouver home builder can bring practical value. They can flag that a proposed window size may trigger structural implications, that a flush threshold needs drainage detailing, that a skylight location conflicts with framing, or that the desired stone format will affect floor buildup. These observations are not meant to diminish the design. They protect it.

Homeowners sometimes delay involving a builder because they fear the conversation will become too commercial too soon. In reality, early cost advice often preserves design ambition. It helps redirect money from low-impact complexity toward details the owner will see and feel every day.

Fixed price, cost plus, and construction management

Contract structure affects budgeting psychology. A fixed price contract can provide comfort when the drawings are complete, the scope is clear, and the risk is understood. It does not eliminate change orders, but it can define the base commitment. The fixed price will usually include the contractor’s assessment of risk, which is fair. No builder can responsibly absorb unknown renovation risk for free.

A cost plus arrangement offers transparency and flexibility. The owner pays actual costs plus an agreed fee or percentage. This can work well when the scope is complex, evolving, or difficult to define completely before work begins. It requires trust, strong reporting, and disciplined decision-making. Without those, it can feel open-ended.

Construction management can suit larger or more complex projects where the manager coordinates trades, schedule, budget, and procurement, often with a more collaborative structure. This approach can give owners

visibility into trade pricing, but it also places more importance on clear governance. Someone still has to manage approvals, changes, invoices, and risk.

There is no universally superior model. The right structure depends on the maturity of the drawings, the owner's appetite for flexibility, the condition of the house, and the sophistication of the project team. A luxury renovation with unresolved design details may not benefit from a premature fixed price. A well-documented renovation with limited unknowns may not need the flexibility of a more open arrangement.

The hidden cost of late decisions

Late decisions are expensive because they compress time. If tile is selected after waterproofing begins, the team may discover the chosen material has a long lead time or a different thickness that affects transitions. If decorative lighting changes after electrical rough-in, wiring and switching may need revision. If the owner upgrades appliances after cabinetry is in production, panel dimensions, ventilation, power, and clearances may change.

Luxury materials often have longer lead times and less forgiveness. Natural stone slabs must be selected, reserved, transported, fabricated, and installed. Custom hardware may come from overseas. Specialty windows can take months. Bespoke furniture and built-ins require shop drawings and approvals. The budget impact is not only the cost of the item, but the schedule disruption around it.

Decision fatigue is real. Owners who enjoy the first months of design can become exhausted by the hundredth choice. That is why a strong interior designer, architect, or builder-led selection schedule is not a luxury indulgence. It is a budget control tool. It ensures that the right decisions are made while they are still inexpensive to make.

Renovating for resale versus renovating for permanence

A real estate developer evaluates renovation through a different lens than an owner building a long-term residence. Developers tend to measure cost against market value, absorption, buyer expectations, and risk. Homeowners often measure value through comfort, beauty, identity, family life, and pride of place. Both perspectives are valid, but mixing them carelessly can confuse the budget.

If the renovation is resale-driven, spending should be disciplined around market-recognized value. Kitchens, bathrooms, floor plan improvements, exterior presentation, and building system confidence often matter more than highly personal flourishes. If the renovation is for permanence, the owner may reasonably invest in details the next buyer may not fully price, such as a perfectly tailored dressing room, a music room with acoustic treatment, a wellness suite, or a restored heritage stair.

The most elegant budgets acknowledge which decisions are financial and which are emotional. A hand-finished library may not return dollar for dollar on resale, but it may be the room that makes the house worth owning. A premium drainage upgrade may be invisible, but it protects the investment. Luxury is not always spectacle. Sometimes it is the absence of future trouble.

Do not forget maintenance after the renovation

The budget should not end at occupancy. A custom home, particularly one with complex systems, high-end finishes, exterior assemblies, and landscape features, deserves a maintenance plan. This is where the mindset of property maintenance becomes valuable.

A newly renovated home may include mechanical systems that need filter changes, radiant heating components, heat pumps, irrigation, exterior sealants, stone care, wood finishes, gutters, roof interfaces, drainage, smart controls, and specialty appliances. If no one maintains these elements, the renovation begins to age poorly. In multi-Family building maintenance, regular inspection and scheduled service are standard because small issues compound across many units. Private homeowners can borrow that discipline.

Set aside an annual maintenance allowance. The right number depends on the size, age, complexity, and exposure of the property, but a meaningful reserve is prudent. A large custom home with sophisticated systems and high-value finishes should not be maintained on guesswork. The homeowner should know who services each system, how often, and what early warning signs matter.

This is especially important after heritage restorations. Traditional materials may perform beautifully when maintained and fail prematurely when neglected. Wood windows, masonry, exterior trim, and older roof interfaces require attention. A modest maintenance budget can prevent a major repair later.

How to compare renovation proposals without being misled

When proposals arrive, the lowest number often creates temptation. Sometimes it reflects efficiency. Sometimes it reflects missing scope, thin allowances, optimistic scheduling, or exclusions that will reappear later as change orders. The work is not to find the cheapest proposal. The work is to understand what each proposal actually includes.

Look closely at exclusions, assumptions, allowances, supervision, site protection, warranty, insurance, project management, cleanup, temporary services, and schedule. Ask how unknown conditions will be handled. Ask whether trade quotes are current. Ask what drawings and specifications were used for pricing. If two builders price from different information, their numbers cannot be compared fairly.

A concise proposal review should focus on these five questions:

1. Does the scope match the drawings, specifications, and design intent?
2. Are allowances realistic for the finish level expected?
3. What is excluded, and who is responsible for those costs?
4. How are changes, unknown conditions, and owner upgrades priced?
5. Who will manage the site day to day, and how will reporting work?

Names in the market can be confusing. Search terms such as T. Jones Group Vancouver, Vancouver luxury home renovations, custom home builders in Vancouver BC, heritage restorations, property maintenance, and multi-Family building maintenance may lead to different types of businesses with overlapping language. Do not assume one company does all things simply because several terms appear in the same search landscape. Verify the actual experience, project type, licensing, insurance, references, and fit for your renovation. A polished brand is helpful, but evidence matters more.

The emotional budget matters too

Money is not the only resource spent during a renovation. Owners spend attention, patience, privacy, and decisiveness. A budget that ignores the emotional load will usually fail in some way.

Living through a major renovation is rarely advisable for luxury-scale work unless the scope is carefully isolated. Dust, noise, temporary services, safety concerns, and daily disruption take a toll. If the project involves kitchens,

bathrooms, mechanical systems, roofing, or structural work, temporary accommodation may be the wiser choice. It adds cost, but it can preserve family life and allow the builder to work more efficiently.

Couples and families should also decide who has authority over which decisions. Disagreements are normal, but unresolved decision-making can delay procurement and frustrate the team. The most graceful projects usually have clear channels. The design team knows who approves drawings. The builder knows who approves costs. The owner knows when a decision is final.

There is also a psychological trap in trying to optimize every dollar. Some decisions deserve scrutiny. Others deserve closure. If you spend three weeks debating a small fixture difference while the schedule waits, the apparent savings may evaporate. Budget discipline includes knowing when to stop shopping.

A sample way to think about a luxury renovation reserve

Imagine an older detached home in Vancouver undergoing a substantial renovation: new kitchen, reworked main floor, primary suite, upgraded mechanical and electrical systems, window replacement, selective structural changes, custom millwork, and exterior repairs. Before detailed pricing, the owner may hear broad construction ranges that vary widely because the scope is still fluid. That is normal.

A disciplined owner might start by identifying the maximum total project reserve, not merely the construction appetite. Suppose the all-in comfort level is \$1.5 million. From that, they may set aside professional fees, permits and reports, moving and storage, temporary housing, furniture or window coverings if required, and a contingency. The remaining amount becomes the target construction budget. If early design ideas exceed that target, the team can adjust before drawings become too elaborate.

The adjustment does not have to mean making the house less beautiful. It may mean preserving the existing stair instead of rebuilding it, choosing fewer but better custom millwork moments, phasing landscaping, simplifying structural interventions, or selecting one spectacular stone application rather than using premium slab material everywhere. Luxury design benefits from restraint. A budget can sharpen the architecture rather than weaken it.

Spend where permanence lives

The most satisfying renovation budgets give priority to permanence. Structure, envelope, mechanical systems, light, proportion, circulation, and craftsmanship shape daily life long after the novelty of individual products fades. Spend on the things that are difficult to change later. Be more flexible with items that can evolve.



A cheap window package in an otherwise exquisite renovation will be regretted every winter. Poor waterproofing behind expensive tile is a false economy. Inadequate ventilation in a beautiful bathroom is not luxury. Underbuilt storage in a custom family home becomes a daily irritation. Conversely, not every room needs the most expensive finish. Not every ceiling needs a feature. Not every wall needs custom panelling.

Good budgeting is not austerity. It is hierarchy. It asks what the home must do beautifully, what it must do reliably, and what it can do simply.

The budget as a design instrument

The finest custom renovations are not the ones where cost was ignored. They are the ones where cost was understood early enough to support intelligent choices. A strong budget does not diminish ambition. It gives ambition a structure.

For homeowners planning custom home renovations in Vancouver or in any market with older homes, complex approvals, and high expectations, the path is clear enough. Define the true scope. Build a total project budget, not just a construction number. Protect contingency. Demand honest allowances. Choose a team with relevant experience. Respect the difference between new construction, renovation, heritage restoration, property maintenance, and development work. Make decisions early, and spend where permanence lives.

A custom renovation is a privilege, but it is also a serious undertaking. Done well, it leaves behind more than updated rooms. It creates a home with better bones, finer detail, stronger performance, and a quieter kind of luxury, the kind that feels effortless because so much disciplined thinking happened before the first wall came down.

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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](#)