

SAGE

THE INTELLIGENT APPROACH TO LIVING

— by Susan M Boyce —



The mood was celebratory on February 6th, 2010. And no wonder, because February 6th was a milestone date at Wesbrook, UBC's newest residential neighbourhood. Not only the eve of the 2010 Olympics and the start of the Chinese New Year, this was the day developer Kenstone Properties broke ground for Sage, their much anticipated residential tower and one of only five high-rises that will be built here.

The crowd was enthusiastic as Bob Lee, UBC Properties Trust, congratulated Kenstone president, Ken Liang, for assembling a first rate team to undertake what he described as a "very significant, very beautiful building that will be a welcome addition to the skyline at Wesbrook Village."

"Our success in the development of Sage validates Kenstone's ability to deliver incomparable luxury product in a location we believe is the best in Vancouver," added Edwin Liang, Kenstone's manager of marketing and sales. "Nowhere at UBC are there new homes of such exceptional caliber and design. But none of this could have happened without the foresight and planning of the UBC Properties Trust, whose vision has created a vibrant, educationally oriented, multi-generational sustainable community."

SOPHISTICATED STYLING

Inside the display home, there's an immediate sense of a classic in the making. Wide plank, hardwood flooring blends seamlessly with the sleek Dada cabinetry imported from Italy. Appliances are only the finest — Bloomberg, AEG, and Panasonic. Not surprisingly, drawers and cabinets have the extra touch of class that comes with the soft close that keeps things quiet even when there are kids or grandkids in the house.

Both ensuite and main bathroom boast elegant 4x24-inch limestone tiled flooring, suspended vanities, and frameless floating mirrors concealing generous storage space. Be sure to check out the ensuite sink though, because it's a showstopper. Double wide, sleek white porcelain, and totally contemporary with wall-mount faucets — you could say a whole new take on the beauty of sharing.

ENVIRONMENTAL STEWARDSHIP

Built to REAP Silver standards, Sage's green design ensures more than eco-friendly living — it also helps ensure long term value. "Sustainable residential buildings like Sage in planned communities like Wesbrook Place are not just attractive for the environmentally conscious," Ken notes. "In the long run residents enjoy healthier communities, a reduced environmental footprint and cost savings from energy and water efficient building practices. Best of all, these principals can be put in place without sacrificing quality, comfort or design. It is truly the intelligent approach to living."

Sage offers a total of 108 condominium residences plus seven townhomes. Better hurry though because Sage is well over 70 percent sold already. The sales centre is open noon to 5:00 pm daily except Fridays at 5898 Gray Avenue in UBC's Wesbrook neighbourhood. For more information call 604-822-0809 or visit www.sageliving.ca.



PROJECT PROFILE



SAGE

THE INTELLIGENT APPROACH TO LIVING

— by Susan M Boyce —

You may think UBC stands for the University of British Columbia, but today I'm thinking it must stand for UnBelievable Change.

I'm driving through Wesbrook, the newest neighbourhood on this venerable campus, and I can hardly believe my eyes. Less than a year ago, this was nothing but undeveloped land. Today, the new village centre is bustling with activity, and there's an outgoing, friendly ambiance as neighbours wave to each other or pause to chat.

Still, it's the Sage presentation centre only half a block away that I'm here to see. And with well over half these spectacular concrete high-rise homes selling in less than three weeks, it's clear I'm far from being the only one who's smitten with the allure of the campus lifestyle.

SOPHISTICATED STYLING

As I step into the display home, my immediate impression is of a classic in the making. Wide plank, hardwood flooring blends seamlessly with the sleek Dada cabinetry imported from Italy. Appliances are only the finest — Bloomberg, AEG, and Panasonic. Although I'm positive they will be, I check the drawers just to be sure they're the soft-close I've lusted after for months — they are.

Both ensuite and main bathroom have elegant 4x24-inch limestone tiled flooring, suspended vanities, and one of my favourites, frameless floating mirrors concealing generous storage space. And the ensuite sink... okay, you simply have to see it. Double wide, sleek white porcelain, and totally contemporary with

wall-mount faucets, this is a whole new take on the beauty of sharing.

If you're a romantic at heart — yes, that would be me — the fireplace option is one I've never seen before. Fueled by bio-ethanol, it's totally portable thanks to advanced, flue-less technology from Australia and its angular, snow white surround with glass "grate" gives a sizzling 21st Century twist to a historic tradition.

Small wonder Edwin Liang of Kenstone Properties, the company who developed this outstanding property, says "nowhere at UBC are there new homes of such exceptional caliber and design."

SPACE TO LIVE

And here's some exciting news for people who want the convenience of single-level living. Sage has just released a series of three-bedroom apartment homes. Designed specifically as an alternative to townhome living, these spacious suites offer spectacular views and are ideal for growing families or parents with an eye to the future for their university-aged children. After all, living well is all about choice with style.

Sage offers 108 condominium residences plus seven townhomes. The sales centre is open noon to 5:00 pm daily except Fridays at 5898 Gray Avenue in UBC's Wesbrook neighbourhood. For more information call 604-822-0809 or visit sageliving.ca.





Time, of course, is the ultimate luxury, even its approximation. To 'slow everything down,' Marike Lainevoöl of Kodu Design specified a horizontal grain for the doors of the Sage cabinetry and, in the bathrooms, a horizontal tile run.



PHOTOS BY IAN LINDSAY/VANCOUVER SUN

NEW HOME PROJECT PROFILE

A wise response to view illustrated at UBC's Sage

Highrise interiors salute mountain-water location

Sage

Project location: University of B.C.

Project size: 115 apartments and townhouses, 18-storey building

Residence size: 2 bed, 2 bath, 783 sq. ft. - 1,900 sq. ft.; 3 bed, 2.5 bath, 2,516 sq. ft.; townhomes 2,389 sq. ft. - 2,426 sq. ft.

Prices: apartments, \$574,900 - \$3,325 million; townhouses: \$1.7 million - \$1.76 million

Developer: Kenstone Properties

Architect: Henriquez Partners

Sales centre: 5898 Gray Ave., near 16th and Westbrook Mall

Hours: noon - 5 pm, Sat - Thurs

Telephone: 604-822-0809

Website: sageliving.ca

Occupancy: Spring 2012

BY CLAUDIA KWAN

A Sage highrise home on the University of B.C. campus is a promise of comfortable luxury.

couver's west side, in the month before developer and broker began selling to the public.

The organizer of the Sage sales and marketing campaign is MAC Marketing Solutions. It reports that it sold more than 40 per cent of the homes between the first agents' open at the end of August and the start of public selling at the beginning of this month, a performance that generated more than \$30 million for the developer.

The Sage building is the second of five highrises intended for a master-planned community known as Westbrook Place.

Like residents of The Westbrook development — profiled Sept. 19 in Westcoast Homes — buyers in Sage will live in a pedestrian-oriented "village" setting. They will have ready access to grocery shopping, banking, the new University Hill secondary school, a new community centre, public parks and smaller retailers. Most of the community development will be completed around the same time Sage is finished, in 2012.

"We believe our consumers are sophisticated young families and empty

"They want the effortless synthesis of West Coast living, the amenities of urbanity combined with natural beauty."

All apartments in Sage have oversized balconies, staggered across the building's face to ensure purchasers get lots of sunshine, privacy and the best possible view of either Pacific Spirit Park or Burrard Inlet. Designer Marike Lainevoöl of Kodu Design says she was conscious of the vistas and didn't want them to compete with the residence interiors.

"We wanted to highlight the blues and greens outside, so we went for a lot of tone-on-tone neutrals inside for a restful, oasis-like feel. We added a lot of texture to make it feel luxurious," says Lainevoöl.

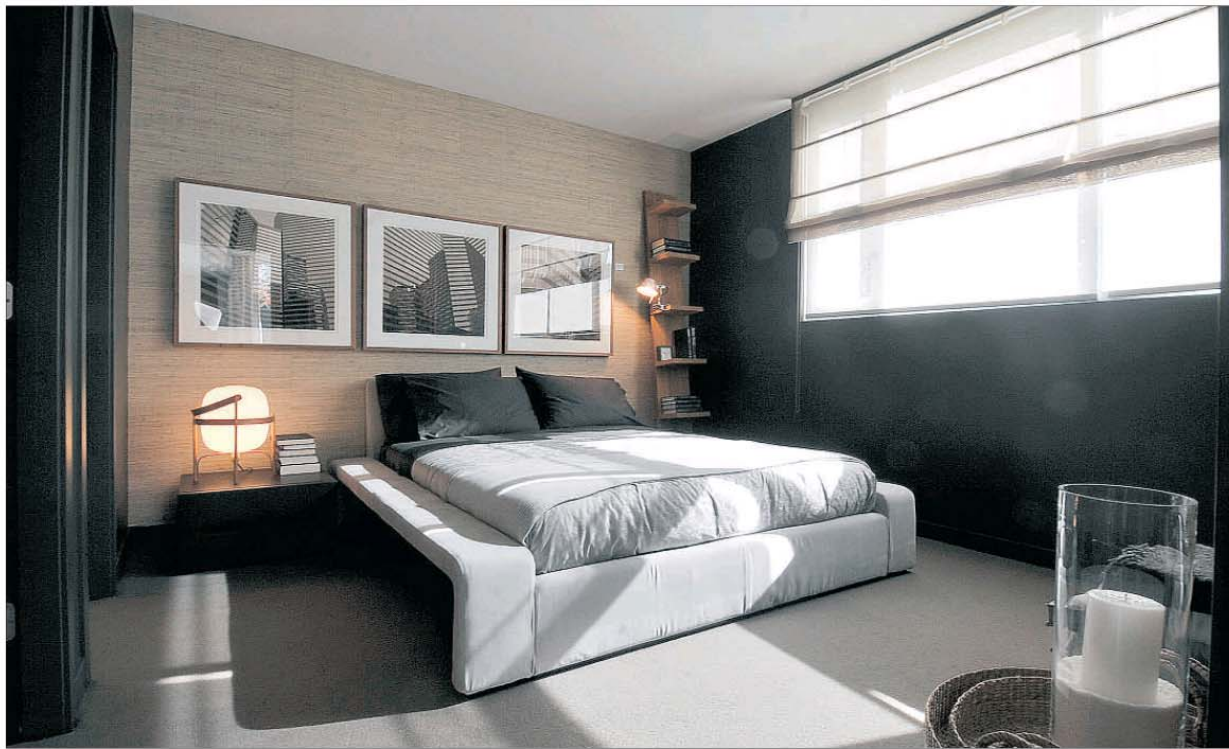
A show suite, by definition, is meant to show off a residence to best advantage. However, she doesn't expect, and in fact, wouldn't want the occupied homes to look exactly the same as the display. Instead, she believes people should be able to move in with their existing furniture and techchicks and make the space their own. Hence, another reason to go with a neutral palette, albeit in "light" and "dark" tions.



BC CONDOS.NET



INUES ON THE NEXT PAGE >>



FROM THE PREVIOUS PAGE

In deference to the idea of restfulness and the incorporation of nature, Lainevoel has made horizontality a theme. Honed limestone bathroom wall tiles and the ash wood grain veneer on doors and cabinets are on the horizontal plane, rather than vertical. "If you watch movies, they make something like a chase scene more urgent and high stress by having the character run through a forest with trees flashing by," she says, while making a running motion with her stiffened hands.

"By going with a horizontal motif, we slow everything down and make it more restful, and it echoes the horizons you tend to see in nature."

Lainevoel has also put considerable thought into the concept of easy living with the design of the interior.

The Flaminia Nuda vessel sinks in the bathrooms are oversized at 23 1/2 and 33 1/2 inches "to cut down on the splash factor!" and the vanities are wall-hung for ease of cleaning.

A veneered aluminum kickboard underneath the kitchen cabinets is removable so homeowners can easily get rid of dust bunnies.

Indeed, dust may find a hard time gathering anywhere in the kitchen, as ample storage space has been provided for pots and pans and small household appliances.

Anyone fond of giving dinner parties will enjoy the five-burner AEG natural gas stove top – as opposed to the standard four-burner set-up – and the two side-by-side 24-inch refrigerators that are standard in most of the larger two bedroom units.

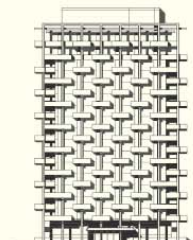
FORTY-FIVE HOMES SOLD IN TWO WEEKS



THE CULTURED APPROACH TO LIVING. LOCATED IN VANCOUVER'S PRESTIGIOUS UNIVERSITY COMMUNITY AND NESTLED AMIDST THE BEAUTY OF PACIFIC SPIRIT PARK, SAGE IS THE EMBODIMENT OF CULTURED LIVING. A STONE'S THROW FROM THE VIBRANT OFFERINGS OF THE CHAN CENTRE FOR THE PERFORMING ARTS, THE MUSEUM OF ANTHROPOLOGY, AND THE NEW AMENITY-RICH WESBROOK VILLAGE, LIVING HERE JUST DOESN'T GET ANY MORE REFINED.

TWO BEDROOM RESIDENCES STARTING FROM THE \$650,000's
NOW SELLING • CONTACT 604 822 0809 OR SAGELIVING.CA

SALES CENTRE OPEN DAILY NOON – 5PM, EXCEPT FRIDAYS, 5898 GRAY AVE



FROM PAGE J5



Air conditioning technology trims energy use

The engineered hardwood floors come from Forest Stewardship Council-certified oak, the toilets are dual flush, and an effort has been made to use low-emission paints, sealants, and carpet.

Some of the other environmentally conscious design elements aren't as visible. Glazing on the windows minimizes heat transference to save on energy costs, and an air conditioning technology, first introduced in Japan, is believed to use 30-per-cent less energy than the systems currently used in North America.

The UBC Properties Trust requires all residential projects to conform to the standards of its Residential Environmental Assessment Program (REAP), essentially equivalent to LEED silver designation.

Kenstone Properties estimates the environmental concessions added five to eight per cent in costs, but the developer says it had already fully bought in to the philosophy by choosing to put a project at this specific site.

The pedestrian-friendly community has wide walking corridors and easy access to hiking trails in Pacific Spirit Park, but there are other options.



The inevitable blue-and-green views from a highrise home on this coast prompted designer Marike Lainevoori to restrict her colour choices in the view spaces in a Sage home to 'tone-on-tone neutrals.'

The ethanol-burning flueless.



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CONTINUED FROM PREVIOUS PAGE

A transit stop is nearby in the roundabout at 16th and Westbrook for those heading to the UBC campus.

The completed University Hill secondary will be a few minutes' walk in 2012.

Elementary school students are currently taken to four schools by a shuttle that costs \$22 a month per student. There is also a neighbourhood-wide car cooperative program.

Roads are single-lane each way. Although additional parking spots are available at Sage for purchase at \$18,000, they remain as yet entirely unsold.

Buyers wanting to up the level of luxury can also purchase a flueless fireplace that burns biodenatured ethanol, price-dependent on demand and pressure-treated Douglas fir decking for the balcony.

An elegant, but small, propane barbecue can also be added on, while penthouses and townhouses will have external natural gas hookups.

Sage sales manager Nancy Chen says most of the interest has come from people who are originally overseas Chinese, but who have already been living in the Westbrook Village area as renters.

"They like the schools and neighbourhood, and they want a piece of it for themselves," she says.

The majority of buyers so far have been owner-occupiers, but investors are purchasing some of the smaller units.

Chen says rental rates in the area are relatively untested, but she points to the Granite Terrace building nearby, which is entirely rental. Two-bedroom units in that building in the 830-900-square-foot range rent for \$1,950 to \$2,200 a month.

The project name was chosen both as a reference to a colour often found in nature, and to the term used to refer to people exhibiting wisdom, of whom there are plenty at UBC, just up the hill.

Special to The Sun



WESBROOK *news*

UBC'S NEW SOUTH CAMPUS COMMUNITY



Number 03 · Summer 2009



NEW SCHOOLS APPROVED FOR UBC

The Vancouver Board of Education recently approved the development of a new elementary and secondary school to serve a growing student population at UBC.

Construction is set to begin as early as this fall and features the conversion of the existing National Research Council (3250 East Mall, building pictured above) where University Hill Secondary School will be

relocated with a capacity of 800 students. A new elementary school will be built at the former site of University Hill Secondary (2896 Acadia Rd). The school will include two wings, one for K-5, the other for 6-8. Both will share core facilities and have a total capacity of 860 students.

By virtue of their campus location, the schools are envisioned to embrace a continuum of learning from

early childhood to post secondary, an emphasis on engagement and experiential learning, student-to-student learning, collaboration and mentorship, a science and technology focus, sustainability and global citizenship, and multi-level active partnerships with UBC.

For more details, please visit www.vsb.bc.ca



DISCOVER WESBROOK PLACE

Wesbrook Place is UBC's 100-acre world-class sustainable South Campus neighbourhood whose heart and soul is an urban Village featuring Save-On-Foods, a future community centre, the Sauder School of Business MBA House, a senior's residence, restaurants, and shops and services designed for everyday needs.



To learn more, visit the Discovery Centre at 3468 Wesbrook Mall, corner of Gray Avenue and Wesbrook Mall. Open everyday 12-5pm.



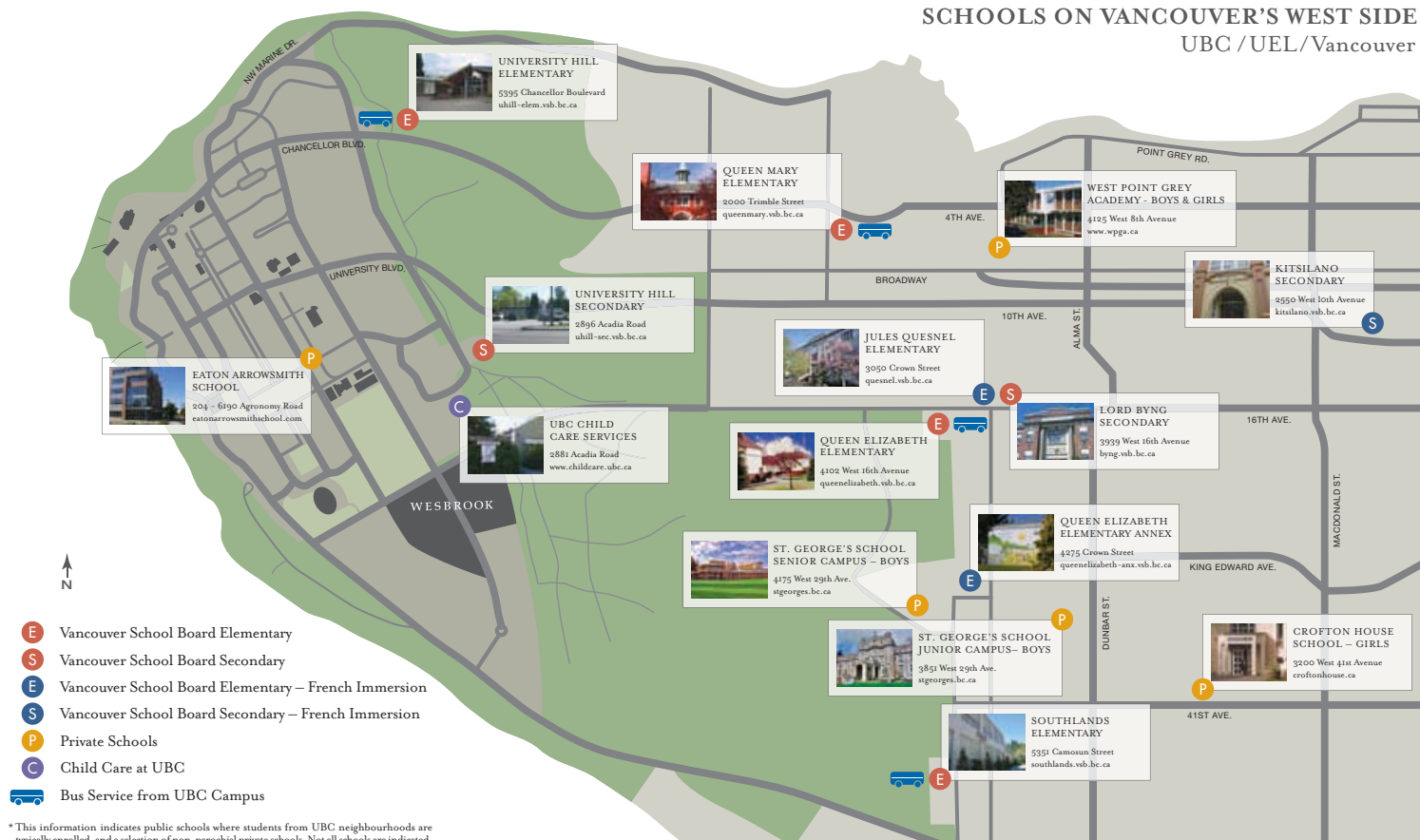
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WELCOME TO WESBROOK VILLAGE

SCHOOLS ON VANCOUVER'S WEST SIDE*

UBC / UEL / Vancouver



* This information indicates public schools where students from UBC neighbourhoods are typically enrolled, and a selection of non-parochial private schools. Not all schools are indicated.



The Mews

Construction is expected to start this summer on The Mews, a 5-storey mixed-use building in Wesbrook Village. Located between Save-On-Foods and the Sauder School of Business MBA House, The Mews will feature 17,500 sq. ft. of shops and services such as a restaurant, bakery, juice bar and dry cleaner. The top 4 floors will provide 72 rental suites of mainly two bedroom, two bathroom floor plans designed for anyone who enjoys life on campus. Designed by Rositch Hemphill & Associates, The Mews qualifies for REAP Gold. REAP, the Residential Environmental Assessment Program, is UBC's own green building assessment system that ensures all residential buildings built at UBC meet green standards.

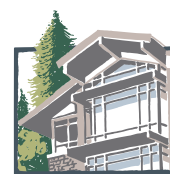


GRANITE TERRACE RENTALS

Close to just about every type of urban and natural amenity, Granite Terrace is an exceptional collection of 77 rental suites and townhomes in the heart of Wesbrook Place. Every one, two and three bedroom home features elegance in environmental design, West Coast architectural style and thoughtful landscape planning. Generous floorplans complement the active lifestyle of anyone who wants to live on Vancouver's spectacular westside peninsula.

To rent at Granite Terrace, visit the Discovery Centre at 3468 Wesbrook Mall, corner of Gray Avenue and Wesbrook Mall. Open everyday 12-5pm.

GRANITETERRACE.COM
discoverwesbrook@ubcproperties.com
604 731 3103



GRANITE
TERRACE



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ENROLLMENT INFORMATION FOR SCHOOLS

Several schools accommodate children living at Wesbrook Place, all within approximately three kilometres. Residents should first contact University Hill Elementary and Secondary Schools for enrollment in the public school system. In some cases, parents may find that their school of choice is at capacity, in which case they will be provided with a variety of excellent alternatives.

For primary students, there are four K-7 schools nearby, each serviced by a yellow school bus: University Hill, Queen Mary, Queen Elizabeth and Southlands.

For secondary students, there are two schools: University Hill and Lord Byng, each served by TransLink buses.

French Immersion is available at Jules Quesnel Elementary School and Kitsilano High School.



For more details on registration and the schools themselves, please visit www.vsb.bc.ca

YOUR NEIGHBOURS

"We've lived downtown, in Marpole and in Burnaby but this is the best community we've lived in. We actually know our neighbours here."

JACQUELINE, MOTHER OF THREE, UBC STAFF

"We love travelling along the paths through all this parkland and forest without crossing a street. Afterwards, we like to stop for a coffee and take it all in."

CHERYL, RETIREE AND BICYCLE ENTHUSIAST

"It's like a small town — safe and quiet, everything is close by. We haven't used our car in a long time — my wife and I work on campus. In fact, we got married here over 10 years ago so you could say we're locals."

DEAN, FATHER OF TWO, UBC RESEARCH ADMINISTRATOR

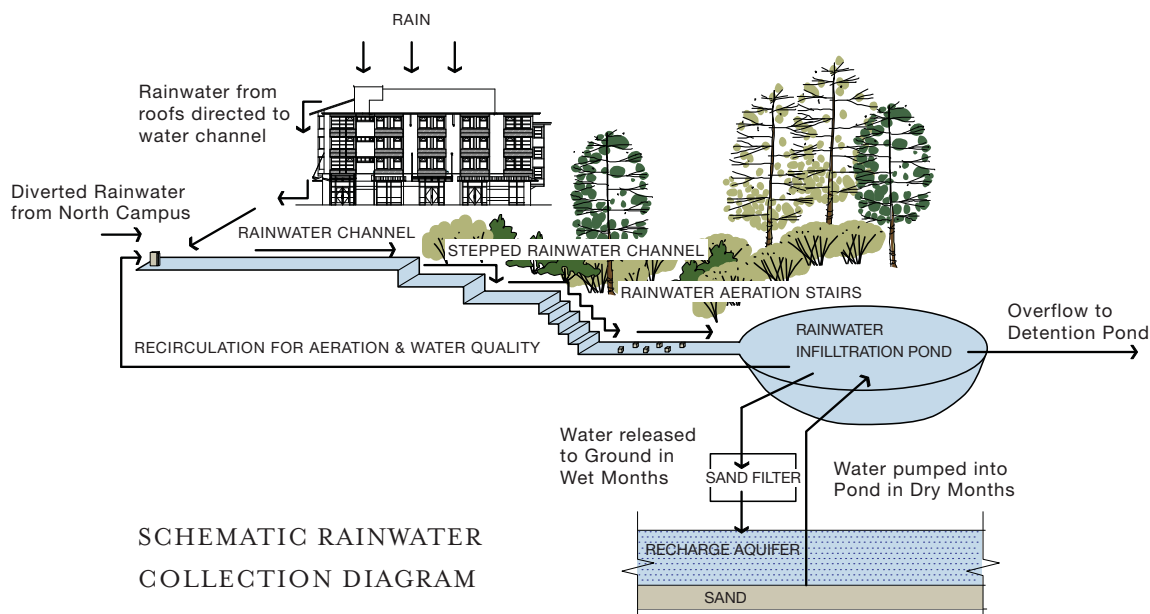
Recycling Rainwater at Khorana & Smith Parks

Named after esteemed UBC Nobel Prize recipients, Khorana Park and Smith Park are models of sustainability with an innovative rainwater management system. Rainwater is directed from nearby roofs and buildings and picked up

by a surface channel. This channel then transports the water to a pond in the park. Some of the water evaporates, while some infiltrates. The water level in the pond will not fluctuate much: it is shallow near the edges for safety,

while the middle is deeper to promote algae growth and aqua plant life. If there is an overflow due to heavy rainfall, the water will be directed into an underlying aquifer. Here, water can be recovered during the dry months

to maintain the pond level and provide a source of irrigation water.



CHOOSE TO LIVE IN THE WESBROOK NEIGHBOURHOOD



Sales by disclosure only

Next to the village and on the edge of a world-class park, this collection of homes is simply idyllic. Location, quality finishings, and Gold REAP sustainable features blend to deliver exceptional value.

Active lifestyles, education, tranquility, fine dining, and entertainment will all merge into pure inspiration at Pacific, a place where everyone would want to live, if they could. Brand new displays will be available in the Spring of 2010 when marketing efforts will resume. To stay in tune with developments at Pacific, contact us at 604-221-8878 www.adera.com

PACIFIC
spirit

ADERA
PURE KNOW HOW



Tapestry at Wesbrook Village UBC will feature two 6-storey midrises offering residents a campus lifestyle seniors community with 134 rental homes and 46 condominium homes. Modelled on Concert's award-winning Tapestry at The O'Keefe - Arbutus Walk, Tapestry at Wesbrook Village UBC will be an integral part of the South Campus Neighbourhood providing well-planned and abundant amenities to the community and its residents. Tapestry at Wesbrook Village UBC is Concert's third seniors lifestyle community, operated exclusively by Leisure Care.

www.DiscoverTapestry.com

TAPESTRY
THE ART OF SENIORS LIVING.

CONCERT

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INCOMPARABLE!

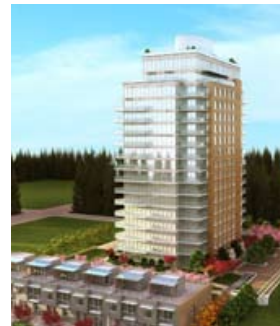
The Wesbrook show home is now open. Plan to visit us soon for an advantageous suite selection.

The real estate market is finally re-bounding and buyers are looking to buy. Happily, the developer is still committed to providing some buyer incentives. Please visit us to talk about the possibilities for you.

Since 1993 Aspac's Coal Harbour residences have become the Lower Mainland's most sought after and prestigious homes. The Wesbrook reflects the same level of superior construction and finishing while offering house-size suites, complete with Snaidero of Italy kitchens, a full complement of Miele appliances, Lutron lighting systems, limestone and marble spa-like bathrooms; in short Wow!

Come in soon for a peek into The Wesbrook's breathtaking homes.

We are open 12 noon to 5 pm Daily except Friday



This is not an offering for sale. Any such offering may only be made with disclosure statement. E. & O.E.

Visit Suite 107 - 5838 Berton Avenue, just off the 16th Ave. & Wesbrook Mall traffic circle.

www.thewesbrook.com

THE WESBROOK
at UBC

ASPAC



THE INTELLIGENT APPROACH TO LIVING

Sage is a prestigious collection of luxury concrete condominiums located in the new Wesbrook community. Balancing environmental design with sophisticated finishing, Sage has been tailored to suit your lifestyle: expansive balconies and European kitchens for family-sized entertaining; concierge service for security and convenience; and a yoga and meditation space for you to rejuvenate and relax.

Sage is the latest offering from Kenstone Properties. Sizes of homes range from 900 to over 2,500 square feet.

FOR INFORMATION:
www.sageliving.ca or
call 604.822.0809

KENSTONE
PROPERTIES



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WESBROOK *news*

UBC'S NEW SOUTH CAMPUS COMMUNITY



Number 04 · Winter 2010



GRAND OPENING OF SAVE-ON-FOODS



Life at UBC just got a whole lot easier with the grand opening of Save-On-Foods at Wesbrook Village. Billed as the first grocery store of its kind to open on a Canadian university campus,

Save-On-Foods offers a growing community of over 16,000 UBC residents an opportunity to shop locally. The 33,000-square-foot store features over 2,300 natural and organic products and a leading Sustainable Seafood Program.

Opening day attracted over a thousand people and was highlighted by a traditional First Nations welcome and blessing of the land, live music, face painting, mascots and dancers.

Dignitaries participating in the official ribbon cutting ceremony included UBC President and Professor Stephen Toope, Jim Pattison, Chairman, President and CEO of Jim Pattison Group, UBC Properties Trust Board Chairman Robert H. Lee, Store Manager Ryan Dennis, and Executives Mike Dennis and Steve Van der Leest.

Save-On-Foods is expected to anchor the success of Wesbrook Village and is one of the first

tenants to open their doors along with Blenz Coffee Shop and the Mozart School of Music. A partnership has been forged between the store and the University Neighbourhoods Association (UNA) which allows residents to make donations under a charitable points program to help build the UBC sustainability fund.

Located at 16th Avenue and Wesbrook Mall, Save-On-Foods is open daily from 7am to 11pm.

DISCOVER WESBROOK

Wesbrook is UBC's 100-acre sustainable neighbourhood, home to students, faculty, staff, parents, alumni and other residents in a mix of rental and condominium apartments and townhomes. Anchored by a village centre featuring shopping, a senior's residence, a future community centre and school, the neighbourhood brings together the best in both the community and university.



To learn more, visit the Discovery Centre at 3345 Shrum Lane, its new location in Wesbrook Village, adjacent to Save-On-Foods. Open daily 12–5pm, except Fridays.



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WELCOME TO WESBROOK VILLAGE

MBA HOUSE GRAND OPENING



Top: Robert Lee, philanthropist and former UBC Chancellor played a significant role in the opening of MBA House

Bottom: Student Einstine Arivin Oli, Jayanthi and Kartik Kochar are among the first residents of MBA House

The Robert H. Lee Graduate School at UBC's Sauder School of Business officially opened the doors to Canada's first all-MBA residence in Wesbrook Village. Over 200 members of the business community, MBA alumni and current MBA students attended the grand opening in early September.

MBA House is a four-storey, 40,000-square-foot residence that offers students a collegial and diverse social, intellectual and cultural environment to live and learn. The residence features 81 suites including 15 double units for students with spouses or partners. Each floor has a Great

Room which includes a well-appointed kitchen, and a dining and entertaining area for social gatherings and meetings.

Other highlights include the Commons Room, Library, Blenz Coffee Shop, and high-end touches such as flat-screen TVs, granite countertops and stainless

steel appliances. Designed by Ray Letkeman Architects, MBA House is green-certified as Residential Environmental Assessment Program (REAP) Silver.

For more information on MBA House, visit www.mbahouse.ca.

Schools Update

The Vancouver School Board (VSB) recently held two open houses to unveil initial designs for a new elementary school and secondary school at UBC.

The elementary school to be located at 2896 Acadia Rd will encompass two wings within one school – a Grades 6-8 wing by 2011 and a Kindergarten through Grade 5 wing by 2013. The two wings will have a combined total of 860 students and will share core facilities.

The secondary school will be located in Wesbrook in an extensively renovated and expanded building formerly used

for research (3250 East Mall). Use of this building will result in an excellent facility that meets high standards of green design. The refit and expansion of the building by the VSB will commence in early spring 2010. The school will have a capacity of 800 students from Grades 9-12. Construction is anticipated to complete in 2011.



For further details about the schools and registration, please visit www.vsb.bc.ca.

CONTEMPORARY RENTAL HOMES FOR FACULTY AND STAFF NOW OPEN

UBC's newest faculty and staff rental building has just been completed and is open for occupancy applications.

The four-storey, 46-suite building includes 1, 2 and 3 bedroom apartments and two-level city homes, just steps away from daily conveniences such as Save-On-Foods, Blenz Coffee Shop, and neighbourhood parks.

Each home features contemporary finishes with access to storage, bike lockers and secure underground parking. Designed by Ray Letkeman Architects, the building is green-certified as Residential Environmental Assessment Program (REAP) Silver for sustainable building practices.

For more information, visit www.villagegatehomes.com or call 604.734.6953.



B C C O N D O S . N E T



MOZART SCHOOL OF MUSIC AT MBA HOUSE



The Mozart School of Music Vancouver celebrated its opening in MBA House in late September. The school features studios and classrooms for students of all ages to learn piano, band and orchestra instruments, composition and theory, and take voice lessons from professionally trained teachers.

From preschool classes, live rock/pop and jazz band sessions and music therapy, to fun ensembles for adults and seniors, the school provides an enjoyable musical experience for everyone. An added bonus for UBC and MSMV students is the rental of studios to practice for just \$5.00/hour. To cater to the needs of busy families, the school is open seven days a week. School Director Olga Lockwood, faculty and students participate in many community events at UBC.

For more information, please visit www.msmvan.com or call 604.345.9680. Located at 3396 Shrum Lane.



BLENZ WESBROOK



Aman and Amrit Dhanoya proudly opened Blenz at Wesbrook in mid-August by inviting the community to a grand opening party that featured Shaken Iced Teas, specialty espresso drinks and "Latté Art." Located on the ground floor of MBA House, Blenz Wesbrook provides an ideal meeting place for students and residents whether sipping lattes while discussing a group project or having lunch with a neighbour.

"We really feel welcomed into the community," said Aman. "We're excited about building our business here, but we know we're also building friendships." Blenz Wesbrook is thoughtfully furnished with comfortable chairs, couches, a fireplace and a patio for those who want to take time out to recharge and refresh. They also offer free Wi-Fi and electrical outlets to work and connect.

Blenz Wesbrook is located at 3381 Wesbrook Mall.



CELEBRATING 20 YEARS OF COMMUNITY BUILDING

UBC Properties Trust recently celebrated its 20th anniversary of stewardship in transforming UBC into one of the world's great university towns.

Nearly 100 years ago, the BC Government endowed UBC with 1,000 acres of land to fund generations of research, teaching and learning. In the late 1980s, UBC alumnus and member of the UBC Board of Governors, Robert Lee, proposed that it was time for the university to fulfill that long-term promise and accordingly, the Board of Governors created UBC Properties Trust. Lee's vision of community development – inspired by the university's academic mission – ensures that proceeds from the land endowment provide a perpetual benefit to UBC.

For the past 20 years, UBC Properties Trust has helped UBC grow from a commuter campus into a pedestrian-oriented and largely self-sufficient community where residents live, work, study and play without the need for off-campus car trips to banks, grocery stores or other retail outlets. The founding Directors – Robert Lee, Jim Houston and current UBC Properties President Al Poettcker – continue to serve on the company's board to ensure continuity while building a legacy for tomorrow.

UBC Properties Trust has managed the creation of four residential neighbourhoods on campus, built housing for UBC faculty, staff and students and managed over thirty-five institutional projects including the Irving K. Barber Learning Centre and Life Sciences Centre. These activities help establish UBC as a model of sustainable planning where every aspect of university life is enriched.

COMMERCIAL LEASING AT WESBROOK VILLAGE

Wesbrook Village is the heart of the Wesbrook neighbourhood. Featuring a grocery store, coffee shop, and future shops and services designed to meet everyday needs, the village provides UBC residents with much desired access to local amenities.

With construction underway, **leasing opportunities will soon be available.**

To learn more or to register your interest, please email WESBROOKCOMMERCIAL@UBCPROPERTIES.COM OR CALL 604.731.3103.

Community Centre Update

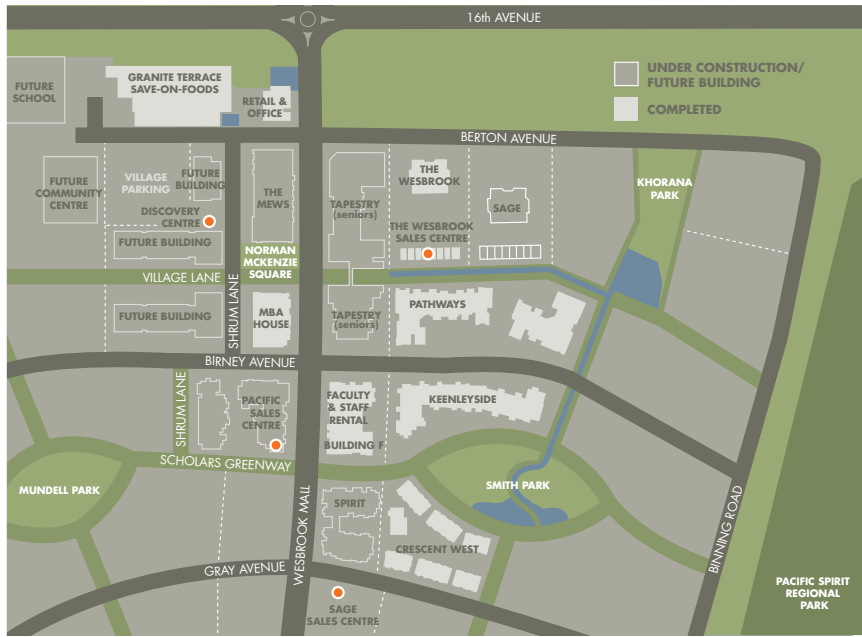
To complement the existing Old Barn Community Centre and provide for a broader range of programs, a new community centre at Wesbrook Village is in the works! The University Neighbourhoods Association (UNA) has established a user committee in partnership with UBC Properties Trust to guide the planning process for the building based on projected community needs. Residents can offer their input by email

to reception@myuna.ca or visit www.myuna.ca.

The UNA was established in 2002 to promote the creation of a vibrant and sustainable community in UBC's residential neighbourhoods. Approximately 6,000 residents live in five UNA neighbourhoods including Hampton Place, Hawthorn Place, Chancellor Place, East Campus and Wesbrook.



CHOOSE TO LIVE IN THE WESBROOK NEIGHBOURHOOD



91 quality urban residences NOW SELLING in Wesbrook Village! New on-site Displays including 'Adera Cares' uber-sustainable home. Between the village and world-class park this new community is simply idyllic. Lavishly finished including granite counters, monogram appliances*, generous outdoor space, and expansive windows. Pacific was designed for people who lead active lifestyles, embrace education, tranquility, and quick access to modern urban amenities. Pacific is a place where, if they could, everyone will want to live.

From \$395,900!* Move in before June 30, 2010!

#120 – 5928 Birney Ave (corner of Wesbrook Mall) 604.221.8878
www.adera.com



*Limitations apply, contact Sales. All sales by disclosure statement only.



Tapestry at Wesbrook Village UBC will feature two 6-storey midrises offering residents a campus lifestyle seniors community with 134 rental homes and 46 condominium homes. Now under construction for completion in Fall 2010, Tapestry at Wesbrook Village UBC is modelled on Concert's award-winning Tapestry at The O'Keefe – Arbutus Walk and will be an integral part of the South Campus Neighbourhood, providing well-planned and abundant amenities to the community and its residents. Tapestry at Wesbrook Village UBC is Concert's third seniors lifestyle community, operated exclusively by Leisure Care.

For more information, please visit us online at www.DiscoverTapestry.com/UBC or call Monica at 604.328.6226.

This is not an offering for sale. Such offering may be by disclosure statement only.



SAGE RESIDENCES NOW SELLING

Sage is a prestigious collection of luxury concrete condominiums located in the new Wesbrook community. Balancing environmental design with sophisticated finishing, Sage has been tailored to suit your lifestyle: expansive balconies and European kitchens for family-sized entertaining; concierge service for security and convenience; and a yoga and meditation space for you to rejuvenate and relax.

Sage is the latest offering from Kenstone Properties. Sizes of homes range from 900 to over 2,500 square feet. Two & Three Bedroom Residences Starting From \$709,900

www.sageliving.ca or
call 604.822.0809
E.&O.E.



THE INTELLIGENT APPROACH TO LIVING

MOVE IN NOW TO THE WESBROOK!

The real estate market is re-bouncing strongly and buyers are looking to buy. We sold 20 suites in 2 weeks during our October launch of the Tower ShowHomes.

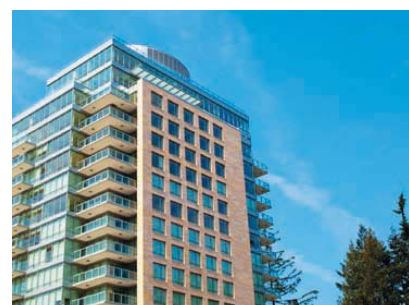
Come and find out how you can qualify for an incredible buyer incentive.

Since 1993 Aspac's Coal Harbour residences have become the Lower Mainland's most sought after and prestigious homes. The Wesbrook reflects the same level of superior construction and finishing while offering house-size suites, complete with Snaidero of Italy kitchens, a full complement of Miele appliances, Lutron lighting systems, central air-conditioning etc.

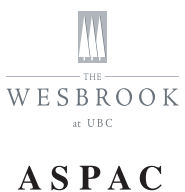
We are open 12 noon to 5 pm daily except Friday.

Visit Suite 102 – 5838 Berton Avenue, just off the 16th Ave. & Wesbrook Mall traffic circle.

778.866.8383 www.thewesbrook.com



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WESBROOK *news*

UBC'S NEW SOUTH CAMPUS COMMUNITY



Number 02 · Winter 2009



DISCOVER UBC'S WORLD CLASS NEIGHBOURHOOD

Wesbrook Place is UBC's world-class neighbourhood, a 100-acre sustainable South Campus community whose heart and soul is an urban Village featuring Save-On-Foods, a community centre, the Sauder School of Business MBA House, a senior's residence, restaurants, cafés, and shops and services designed for everyday needs.

Over 5,000 students, faculty, staff, parents, alumni, and other residents will call the neighbourhood home in a mix of 2,300 dwelling units of rental and market housing including townhomes, apartments and hi-rise buildings.

Now, with the opening of the Discovery Centre, visitors are invited to come and learn more about the neighbourhood.

The Discovery Centre offers an informative snapshot of life at Wesbrook Place from student, faculty and staff housing to seniors housing, rental accommodations, current and future residential developments, the Co-development program and market housing. The Centre also provides details on the primary and secondary schools in the area plus shops and services in the Village.



The Discovery Centre is located at 3468 Wesbrook Mall, on the corner of Gray Avenue and Wesbrook Mall, and is open 7 days a week from 12-5pm. Call us at (604) 228-2025.

CLOSE TO EVERYTHING

A vibrant academic and economic hub close to world-renowned museums, concert halls, theatres, education and outdoor activities, Wesbrook Place offers urban convenience, life-long learning and a thoughtfully planned sustainable neighbourhood that brings together the very best in both the community and the university.



For more information about the many activities and attractions near Wesbrook Place, please visit WWW.ATTRACTIONS.UBC.CA

For more information about Wesbrook Place, please contact UBC Properties Trust at 604.721.2102.



BC CONDOS.NET



WELCOME TO WESBROOK VILLAGE



UBC'S ENDOWMENT

The 1,000-acre UBC Vancouver campus was endowed by the Provincial Government to fund future generations of research, teaching and learning. As leaders in sustainability, UBC is creating a lively community today while building a legacy for tomorrow.

Revenues generated by Wesbrook Place will be paid into UBC's Endowment fund, which finances student bursaries, scholarships and research. The Endowment brings benefits not just for this generation but also for future generations.

NEIGHBOURHOOD SCHOOLS

Future plans for the neighbourhoods at UBC include new primary and secondary schools. One school will be located right in the Village at Wesbrook Place. Presently, there are several school options for children, most within three kilometers of Wesbrook Place. For primary students, there are four K-7 schools nearby, each serviced by bus: University Hill, Queen Mary, Queen Elizabeth and Southlands. There are also two French Immersion elementary schools: Jules Quesnel and Queen Elizabeth Annex. For secondary students there are University Hill, Lord Byng and the French Immersion there is Kitsilano High school.



For more details on registration and the schools themselves, please visit www.vsb.bc.ca

Co-development Update

The Co-development program provides a more affordable option for home ownership for UBC's faculty and staff. Co-development housing is a key sustainability strategy at UBC and helps address the university's commitment that 50% of new residential market and non-market housing will be occupied by people who work or study on campus.



Co-development involves faculty, staff and others who work on campus jointly building or "co-developing" townhouses and apartments at UBC. Upon completion of construction, each co-developer becomes the owner of a pre-identified home. Co-developers are offered a unique experience – being involved in constructing a product they sought after while building an attachment to the product and seeing it progress. To date, UBC Properties has assisted over 190 co-developers achieve home ownership on campus through the Co-development process.

South Campus's first Co-development project, Keenleyside, was completed in May. With 72 units, Keenleyside features 2- and 3-bedroom homes in a 4-storey building with either ground level terraces or balconies, many of which face south and overlook Smith Park.

South Campus Faculty and Staff Housing

For the first time, UBC faculty and staff housing will be available on South Campus in the fall of 2009. The 4-storey, 55,000 sq.ft. building features 46 units of 1, 2, and 3 bedroom apartments, and city-style condominium homes. Just minutes from all the amenities of the Village, the project is designed by Raymond Letkeman Architects and qualifies for REAP Silver.

To learn more or to register for South Campus staff and faculty housing, please visit www.villagegatehomes.com.



Celebrating Green Spaces



On September 27, UBC officially opened two new parks – Smith and Khorana – on South Campus at an unveiling attended by UBC dignitaries, students, and the Smith and Khorana families who enjoyed an afternoon of food, live music, and games. Both parks are part of a five-park expansion throughout the community and provide generous green space adjacent to Wesbrook Place.



The parks are named after esteemed UBC Nobel Prize recipients – Smith, Khorana, Mundell and Brockhouse.

In addition, a dedicated system of trails and green streets, beautifully landscaped with water features, benches and stone pavers, link the parks to the neighbourhood and adjoining areas including Pacific Spirit Regional Park, Main Mall Greenway, Hampton Place, tennis courts and athletic playing fields.





MBA HOUSE BREAKS GROUND

The official start of construction for MBA House took place on June 27, as six key members of the project, complete with golden shovels, took part in a ceremonial groundbreaking: (L-R) **Daniel Muzyka** (Dean of Sauder School of Business); **Wendy Ma** (Assistant Dean and Director of MBA Programs Office); **Michelle Paquet** (Development Manager, UBC Properties Trust); **Kevin Mahon** (Head of User Committee and Chairman of Adera Group); **Al Poettcker** (President/CEO of UBC Properties Trust) and **Matthew Carter** (VP, UBC Properties Trust).

The MBA House, which is the first residence specifically for MBAs among all Canadian Business Schools, aims to create a dynamic environment for students with similar interests to gather together and share their experiences and ideas. In this exceptional environment uniquely designed to support and enrich the Sauder learning experience, students are exposed to business networking opportunities and to an environment supporting lifelong friendships.

The 4-storey MBA House, located in Wesbrook Village, features 40,000 sq.ft of space and includes 81 rooms (both single rooms and double rooms for couples) with kitchens, dining and entertainment areas. The main floor features common areas, a coffee shop, library and "Commons Room" where students will take part in presentations, networking events and study sessions.

Second Annual Barn Raising

The University Neighbourhood Association (UNA) celebrated its second annual "Barn Raising" in early September at the Old Barn Community Centre on Thunderbird Avenue, just west of Main Mall. The community event attracted residents from all UBC neighbourhoods and included live music, face painting, carnival games, food, horse-drawn wagon rides, and a series of interactive scientific hands-on displays for everyone.



The UNA is a society created by UBC to provide municipal-like services for the residents at UBC. Benefits include a weekly e-zine, a recreation guide, and the opportunity to vote for directors who oversee all programs and funding. Residents are also eligible for a Community Services Card,

which provides preferred rates for UBC athletic facilities and the Botanical Gardens. The Community Services Card also makes it easy to obtain a Vancouver Public Library and UBC Library card.

The community centre includes 10,000 sq. ft. of recreational space including meeting rooms for dance and yoga, a games room, a small library, an exercise room and fair-trade coffee shop. The centre is open daily from 7am-10pm.

Neighbourhood Bus Service

Wesbrook Place residents enjoy bus service within a five-minute walk from their home. TransLink currently provides both shuttle and regional bus service so that residents are directly served by transit connections throughout campus and the region. In autumn 2009, TransLink will add a new B-Line express service along 41st Avenue, connecting residents to all areas of the city, at which time the current 41 bus will focus on providing more local service, and will be routed through South Campus.

CHOOSE TO LIVE IN THE WESBROOK NEIGHBOURHOOD



THE INTELLIGENT APPROACH TO LIVING

Sage is a prestigious collection of luxury concrete condominiums located in the new Wesbrook community. Balancing environmental design with sophisticated finishing, Sage has been tailored to suit your lifestyle: Expansive balconies and European kitchens for family-sized entertaining; concierge service for security and convenience; and a yoga and meditation space for you to rejuvenate and relax.

Sage is the latest offering from Kenstone Properties. Sizes of homes range from 900 to over 2,500 square feet.

FOR INFORMATION:
www.sageliving.ca or
call 604.822.0809



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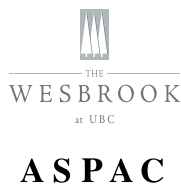
ULTRA-LUXURY SHOW SUITE OPENS IN JANUARY

Before The Wesbrook, super high-end residences with downtown style were few and far between in the UBC area. But this summer, the ultra-luxury high-rise was "topped off", and in January, prospective buyers will get a first-hand look at the international style and world-class quality Aspac – the developer behind Coal Harbour – is known for, with an on-site show suite.

Over the years, Aspac's Coal Harbour residences have become the Lower Mainland's best real estate investment – setting new records for returns in the city. The Wesbrook reflects the same winning approach, with house-size floor plans, kitchens by Snaidero of Italy, a full suite of Miele appliances, Lutron lighting systems, limestone flooring and marble countertops in the bathrooms, and deck-mounted soaker tubs.



For a preview of The Wesbrook's show-stopping style, please visit www.thewesbrook.com or call 604-683-3388 for more information.



An international award winning project, Pathways brings together place, character, and sustainability. With each building facing a green street, plus generous adjacent outdoor space for each home, expect your Pathways home to be flooded with natural light through oversized windows. Organic, natural materials and clean modern lines of living spaces reflect duality in today's lifestyles. Built from state-of-the-art concrete and steel for comfort and security, there remain only a few spacious homes, all available with immediate occupancy!

Final few homes now clearing out!
604-221-8878 www.adera.com



PATHWAYS



PURE KNOW HOW



Sales by disclosure only



Tapestry at Wesbrook Village UBC will feature two six-storey midrises offering residents a campus lifestyle seniors community with 134 rental homes and 46 condominium homes. Modelled on Concert's award-winning Tapestry at The O'Keefe – Arbutus Walk, Tapestry at Wesbrook Village UBC will be an integral part of the South Campus Neighbourhood providing well-planned and abundant amenities to the community and its residents. Tapestry at Wesbrook Village UBC is Concert's third seniors lifestyle community, operated exclusively by Leisure Care.

www.DiscoverTapestry.com

This is not an offering for sale. Such offering may be by disclosure statement only.



Sales by disclosure only

Next to the village and on the edge of a world class park, this collection of homes is simply idyllic. Superior finishes combine with Gold REAP sustainable features to create real value. Life at Pacific will merge active lifestyles, education, tranquility, fine dining, and entertainment into pure inspiration where everyone would want to live, if they could. Be amongst the first who can live in these 1 bd/den, 2 bd/den residences.

Visit our brand new Display home.
Pricing from \$399,900

604-221-8878 www.adera.com



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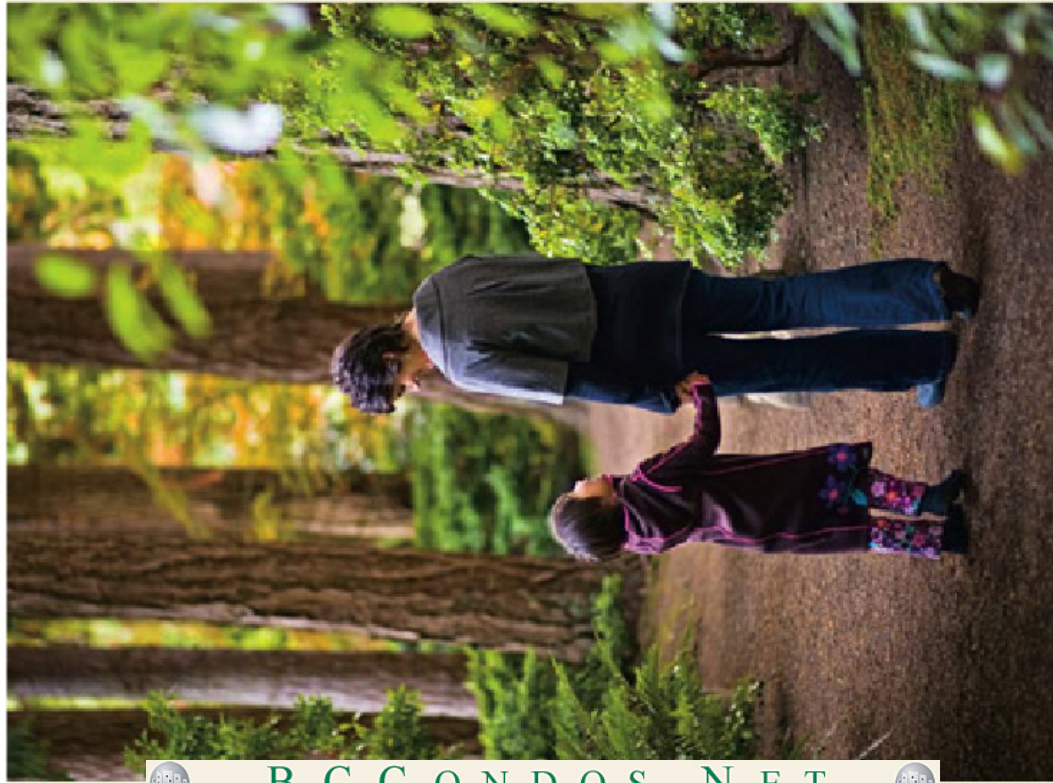
Science is organized
knowledge. Wisdom
is organized life.

i m m a n u e l K A N T

DOWNLOAD FEATURES IN A PDF FORMAT - ENGLISH VERSION
- MANDARIN VERSION







A Natural and Intellectual Legacy

Thank you for your interest in Westbrook Place: a unique master-planned extension of the UBC community. Westbrook Place is the new South Campus of UBC, combining luxurious residential living with the vibrancy and tranquility found in one of Canada's most coveted higher learning environments.

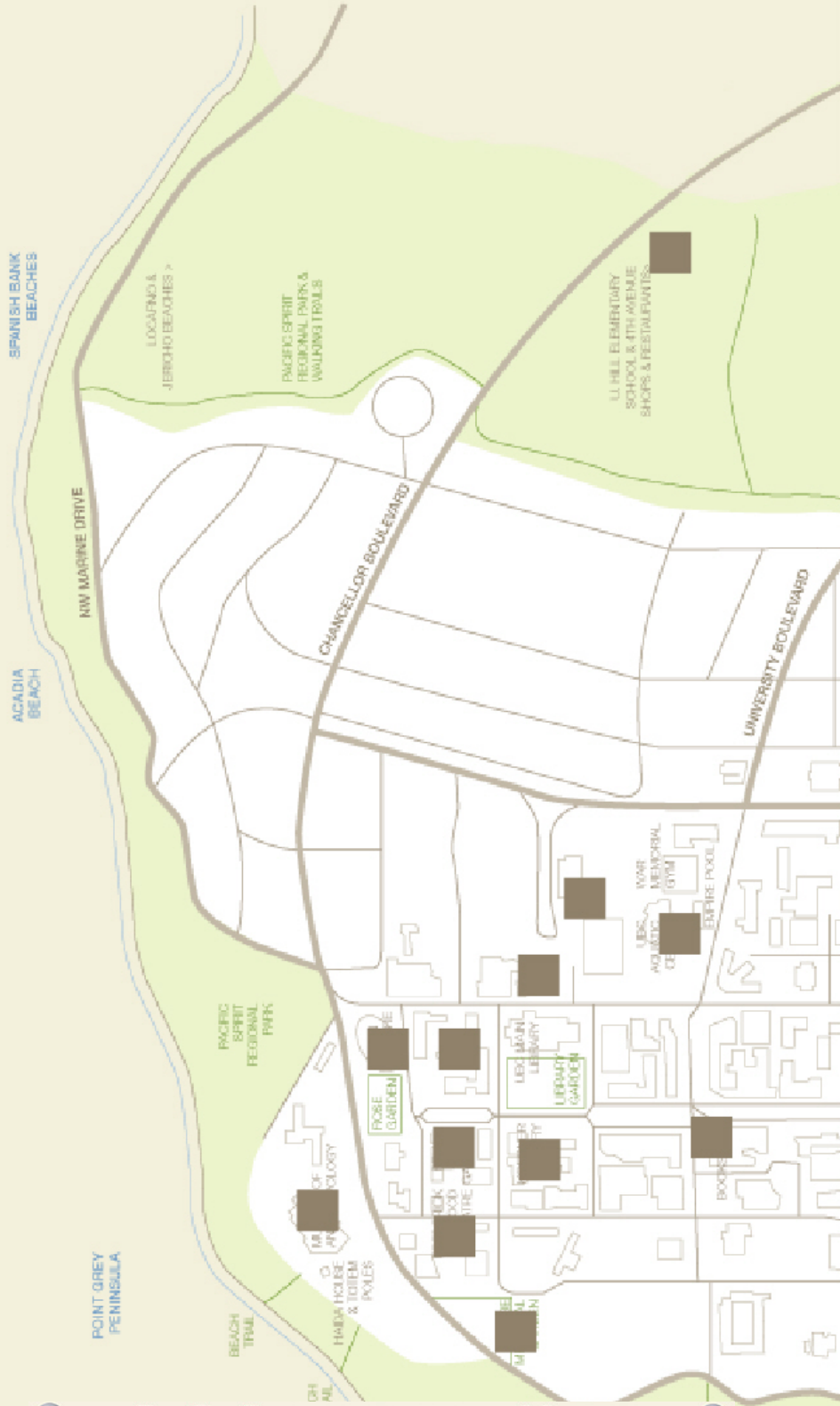
Nestled next to the natural splendor of Pacific Spirit Park, Westbrook Place represents a fine balance between nature and culture. Here is an opportunity to cultivate a life in a truly sustainable neighbourhood with unparalleled access to a world of academic excellence—from prestigious elementary and secondary schools to UBC's renowned undergraduate and post-graduate offerings.

Living here is also an investment in the academic dreams of future generations. The lively Westbrook Place community created today will build a legacy for tomorrow through revenues paid into UBC's Endowment Fund, which finances student bursaries, scholarships, and research.

Westbrook Place embodies the uncompromising pursuit of higher ideals. Simply put, it is the intelligent approach to living.

Sincerely yours, UBC Properties Trust

Robert H. Lee, Chairman





THE INTELLIGENT APPROACH TO LIVING

INTELLIGENTLY DESIGNED FOR YOU

- Architecture by award-winning Henriquez Partners
- 18 storey reinforced concrete structure with low-e window wall glazing
- Building massing and envelope designed to complement the local climate
- Luxuriously furnished double height lobby entry with floor-to-ceiling glass
- Glass-surrounded amenity lounge, floating over under-lit reflecting pools
- Acoustically engineered Ipod-ready yoga/Pilates studio
- Staggered, oversized balconies for enhanced volume, sunlight, and outdoor living
- Etched glass screens in aluminum frames for increased balcony privacy where applicable
- Homes oriented to maximize spectacular nature vistas

SUSTAINABILITY

- Designed to stringent Silver status in Residential Environment Assessment Program (REAP), created by the UBC Office of Sustainability and based upon LEED standards for environmentally sustainable design and construction
- Waste- and energy-conscious approach to construction and site management
- Heating and cooling via high efficiency Variable Refrigerant Flow technology in all homes for customized comfort (lower energy consumption, superior indoor air quality, and ozone friendly refrigerant)
- High-performance thermal envelope, minimizing unwanted solar gains and heat loss (reduces heating and cooling costs)
- High efficiency landscaping and water features system, designed to irrigate plants and reduce storm water run-off
- Energy Star-rated appliances (water + energy savings)
- Dual flush toilets, and low-flow faucets and shower heads (water + energy savings)
- Energy Star-rated washing machine and dryer with auto water adjustment system (water + energy savings)
- Forest Stewardship Council (FSC) certified wood veneer cabinetry with over 80% recycled materials by weight
- Under-counter kitchen bin recycling system
- Forest Stewardship Council (FSC) certified hardwood floors
- Low-emission materials including paint, sealants, adhesives, and green label carpets for healthier living
- Walking distance to area amenities including Pacific Spirit Park trails, community parks, public transit, schools, and the new Westbrook Village via pedestrian-only green streets (gas savings)
- Busing service for elementary students to and from school (gas savings)

INSIDE SAGE

- Refined interiors by Kodu Design in Light or Dark
- Oversized Ash veneer entry door with polished chrome levers
- 8'6" floor-to-ceiling in main living areas
- Open-plan living, dining, and kitchen
- Expansive floor-to-ceiling window walls in living areas with custom sheer weave roller shades

- 7" wide plank engineered Oak wood floors in matte finish through living areas, kitchen, and hallways
- 100% plush wool carpeting in bedrooms
- 4" flat profile painted baseboards
- Recessed fluorescent pot lights throughout kitchen and hallways
- Sliding balcony doors where possible, allowing for open, airy transitions between indoor and outdoor living
- Blomberg front loading washer and dryer

KITCHEN

- Custom horizontal-grained natural wood veneer kitchen cabinetry by Dada of Italy. Dada has been producing kitchens at Mesero in the province of Milan since the early seventies, providing cutting-edge kitchen systems to such influential designers as Sir Norman Foster, Jean Nouvel, and Luca Meda. For Sage, choose between 2 Ash wood color schemes.
- Full face outer-drawer and double inner-drawer system, finished on all 6 sides
- Blu-motion impact-resistant drawer closing technology with aluminum mitred edge
- Polished engineered quartz slab countertops with micro bevel edge detailing
- Full height back-painted tempered glass backsplash
- Recessed under-cabinet lighting
- Island bar in all homes (except H) with polished engineered quartz slab countertops and wood end gables
- 9" depth at island bar for counter height seating
- 8" deep double bowl stainless steel under-mount sink
- Motegi single-lever faucet with pull-out spray in polished chrome
- AEG stainless steel 5-burner gas cooktop with 16,000 BTU Wok Burner
- AEG 30" stainless steel convection oven
- Panasonic stainless steel microwave with trim kit
- Blomberg fully integrated stainless steel dishwasher
- Blomberg fully integrated bottom mount refrigerator, 2 in most homes
- Built-in 30" or island 36" stainless steel ventilation hood vent

BATHROOMS

- Custom wall-hung, horizontal-grained Ash wood vanity cabinetry with satin aluminum cabinet pulls by Dada of Italy
- Water repellent-sealed Ash wood countertop and backsplash
- Sumptuous 33.5" or 23.5" Flaminia Nuda vessel sinks
- Imported 4"x24" honed limestone tile floors
- Custom designed frameless backlit mirror with concealed medicine cabinet
- Separate frameless glass walk-in shower with limestone tile surround and mosaic tile floor (ensuite only)
- Deep soaker tub with limestone (ensuite) or porcelain (main) tile tub deck and surround
- Contemporary Motegi polished chrome faucets and shower sets
- Seido dual flush water closet with soft close seat by Caroma

FEATURES

PENTHOUSES

In addition to the items listed above, the 5 penthouses will be finished with the following:

- Overheight 9'9" floor-to-ceiling
- AEG 24" stainless steel steam oven
- Built-in Gaggenau stainless steel, fully automated cappuccino machine
- Oversized 67" freestanding soaker tubs in PH4 and PH5
- Laundry room with imported limestone tile floor in PH4 and PH5
- EcoSmart flue-less fireplace in Vivid White from Australia
- Fuego outdoor kitchen grill in wood and stainless steel with outdoor cover
- In-suite security panel with door and window contacts, and motion sensors
- Private secured double car garage

TOWNHOMES

In addition to the items listed above, the 7 townhomes will be finished with the following:

- 3 storey reinforced concrete structure with second entrance from pedestrian-only green street
- Overheight 9'3" floor-to-ceiling in the ground floor, and 8'9" in the second floor
- Wall-mounted 37" electric fireplace
- In-suite security panel with door and window contacts, and motion sensors
- Private secured double car garage with direct home access

OPTIONS

- Custom closet organizers by Sunburst
- Outdoor pressure-treated Douglas Fir wood decking by Dream Decks
- EcoSmart flue-less fireplace from Australia
- Fuego outdoor kitchen grill in wood and stainless steel with outdoor cover
- A limited number of gated double car garages available

PEACE OF MIND

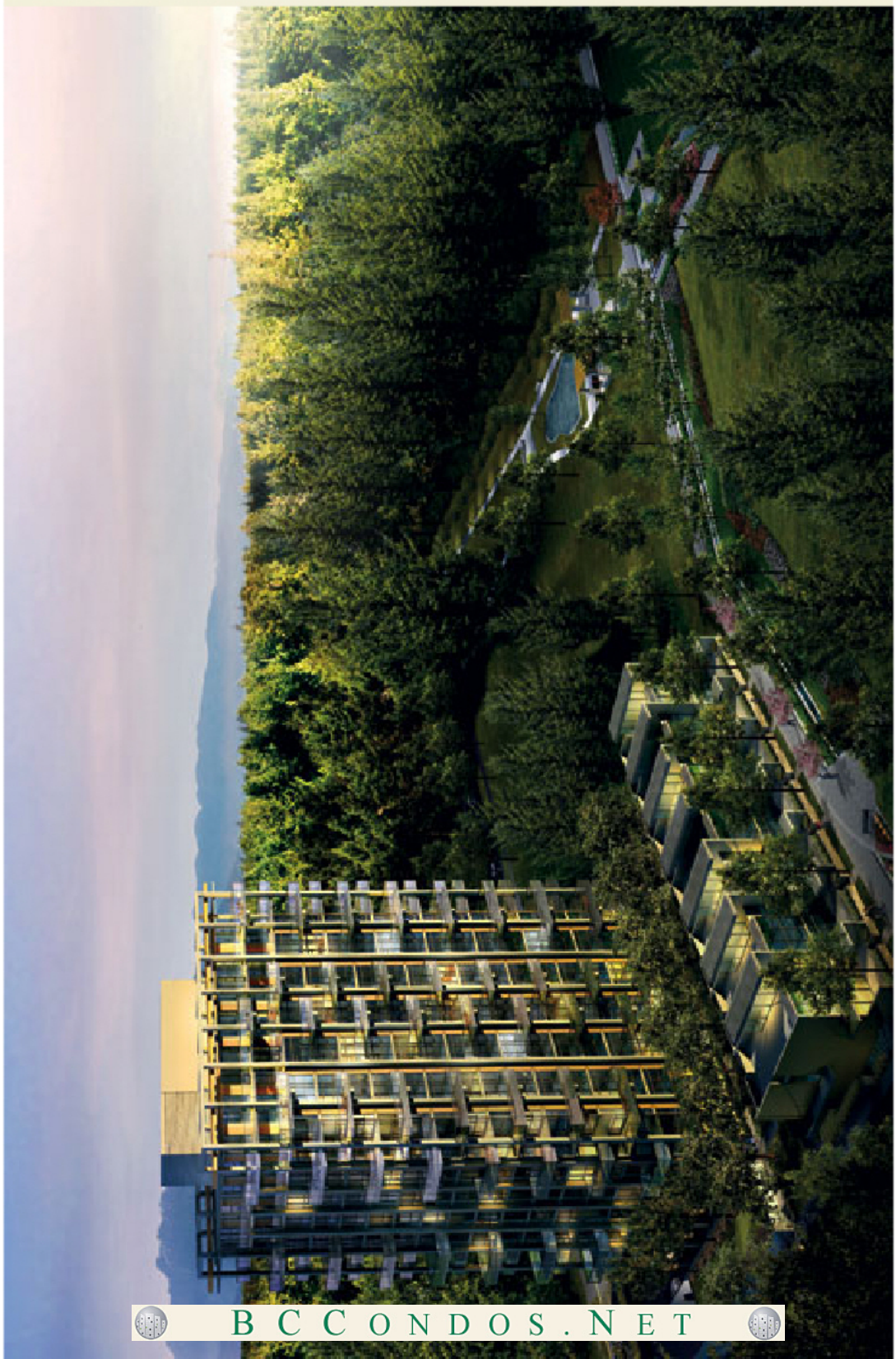
- Safe and secure reinforced concrete and steel construction
- Main lobby with 8 hr full service concierge/security presence
- Building-wide electronic access control system linked to concierge desk
- 24-hr digital video recording surveillance of building entry points
- Battery backup of critical building security systems in case of power failure
- Secured underground parking with bright lighting, digital cameras, and emergency alert buttons
- In-suite security pre-wiring, allowing for scalable addition of devices and monitoring
- Monitored fire sprinklers in all homes and common areas
- Video entry system for identification/screening of guests
- Elevators with restricted floor access
- Comprehensive warranty protection by Travelers Guarantee, including coverage for: Materials and labour (2 years), Building envelope (5 years), Structural defects (10 years)

The developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standard of this development. E.& O.E.



BCCONDOS.NET





A model of responsible development built to stringent REAP Silver guidelines, Sage features innovative design elements that ensure a long-term benefit to both you and the environment. The commitment to sustainability is a promise to the life and prosperity of generations to follow, and a bellwether of the progressive thinking that our planet requires.

[DOWNLOAD FEATURES — PDF 116Kb](#)



BCCONDOS.NET



18 stories of sleek modernist glass, concrete, and stone arise within a pristine forest. Staggered double-height balconies ensure enhanced privacy, increased sunlight, and a greater sense of connection with the surrounding environment. A modern vision in a timeless setting.





Indoor living extends out. Space and light dilate endlessly—drawing you to experience the pleasures of outdoor living. Stretch in the morning. Read in the afternoon. Dine in the evening. Bask under the sun and stars, and breathe in the forest scent. Nourish a healthy life only Nature can give.

BALCONY

KITCHEN

BATHROOM





Designed for the gourmet in mind, Sage kitchens offer perfect form and function. Textured wood floors and Ash cabinet grains border glossy smooth stone and glass. A feast to the senses, the kitchen is the hearth of the home. A place to gather the family to celebrate the flavour of life.

[BALCONY](#)[KITCHEN](#)[BATHROOM](#)



Serenity and relaxation are at play in exquisitely crafted bathrooms. The spa-like embrace of the soft monochromatic wood and stone shimmers across glass and water to bathe you in dreamlike comfort. Body and mind are ensconced in contentment and put completely at rest.

BALCONY

KITCHEN

BATHROOM



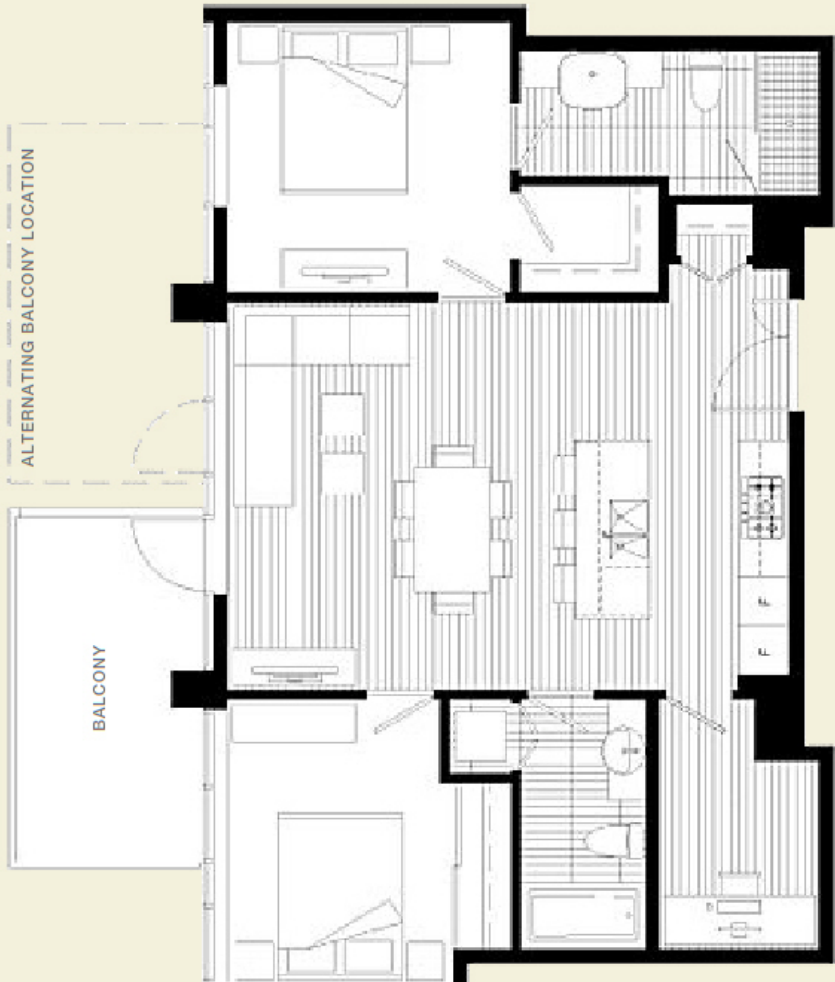


Science is organized
knowledge. Wisdom
is organized life.

i m m a n u e l K A N T

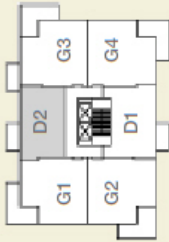
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- MANDARIN VERSION



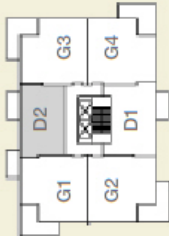


Window configuration shown for levels 13, 16 and 18

UNIT D2
 2 bed and 2 bath
 920 sq ft
 balcony 105 sq ft
SOLD OUT



LEVELS 13, 16 & 18



LEVELS 15, & 17



14TH FLOOR | 16TH FLOOR | 18TH FLOOR



- 65,000 SF of urban convenience
- Save-On-Foods
- New community centre
- New University Hill Secondary School

- "Smart Growth" neighbourhood planning
- 24-hour neighbourhood patrol
- Bicycle and pedestrian Green Streets
- Nearly 3 hectares of park space and athletic fields



OPEN MAP



The artistry of the natural surroundings gave inspiration to the inclusion of amenities such as the beautifully appointed lounge that floats above tranquil reflecting pools, and the Ipod-ready yoga and Pilates studio. These are serene spaces to breathe, meditate, and relax.





The richness
I achieve comes from
Nature, the source of
my inspiration.

c l a u d e M O N E T

January 29 - February 12, 2010

New Home Buyers Guide.

The Intelligent Approach to Living. By Susan M Boyce
DOWNLOAD ARTICLE - PDF

January 10, 2010

Wesbrook News - Number 04 / Winter 2010

DOWNLOAD NEWSLETTER - PDF

November 26, 2009

The Intelligent Approach to Living. By Susan M Boyce
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October 17, 2009

The Vancouver Sun - Westcoast Homes

DOWNLOAD ARTICLE - PDF

September 25, 2009

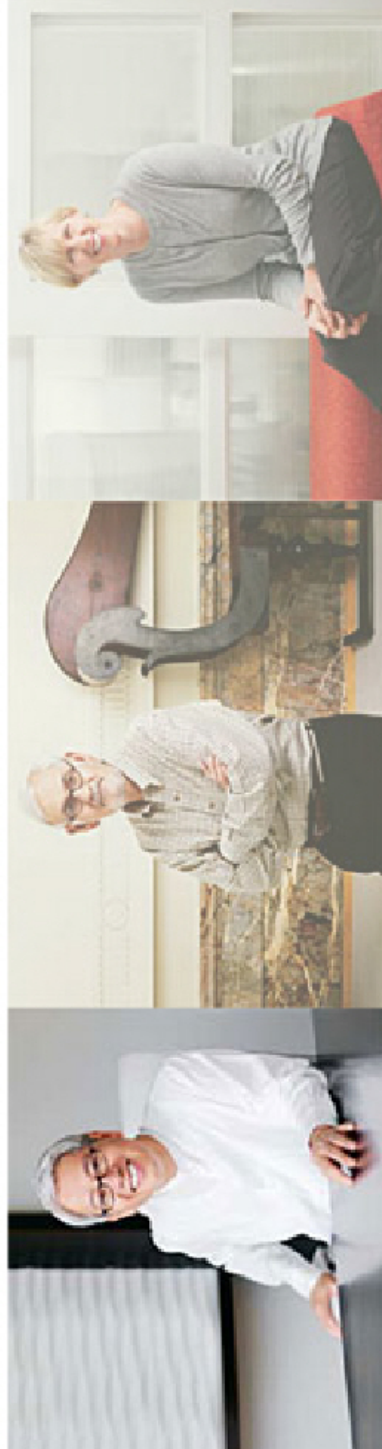
Wesbrook News - Number 03 / Summer 2009

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August 05, 2009

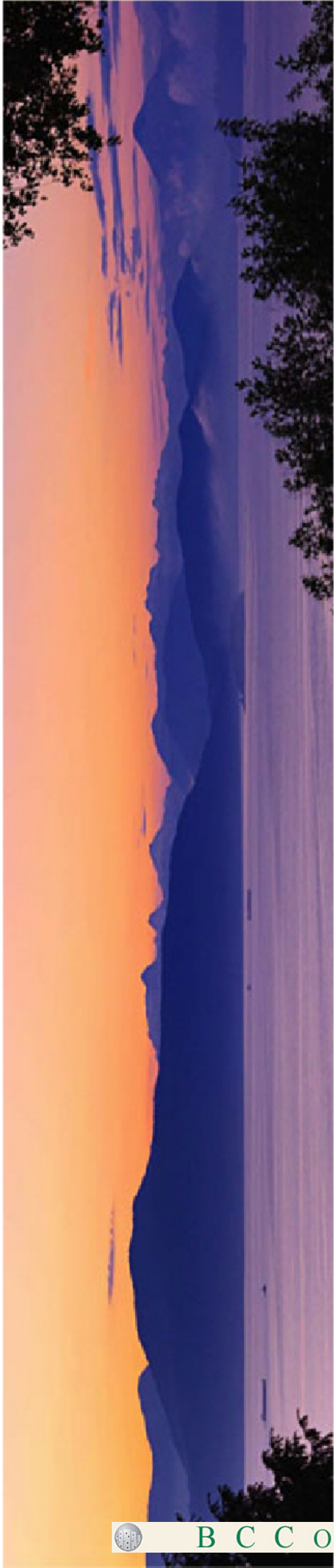
Wesbrook News - Number 02 / Winter 2009

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Developer Ken Liang of **Kenstone Properties** has 30 years of worldwide development experience. For Sage, he has assembled a talented design team to create this unique addition to the sophisticated and balanced lifestyle at Westbrook Place. Like a fine italian suit, Sage's design has been specifically chosen and tailored every step of the way to ensure intelligent living that fits.





SAGE is now selling.

The Sage Presentation centre is now closed.
For more information please call **604.822.0809**



KENSTONE
PROPERTIES



Marketing
Solutions