



LIVE WEST COAST

ADERA CARES
TOGETHER. FOR A BETTER FUTURE.

Striving towards a new understanding
of sustainability. Adera Cares.

PEOPLE. HOMES. COMMUNITIES.

People come first. It's our customers, employees, and extended family of trades, suppliers, and consultants that inspire us to be innovative. Homes are our craft, our product, our legacy. It's important that our homes reflect our care of the world around us. Communities are the neighbourhoods where we build and where our customers live, play, and work. Everyone at Adera is deeply involved with each of these elements. We are moved into action, participation, and contribution in true West Coast fashion. We genuinely care.

LIVE WEST COAST is more than just mountains, yoga, and sushi, it's a philosophy. A philosophy rooted deeply in our organization. One that affects our decisions about what we build and how we build it — and it begins with YOU.

Each project, designed and built by Adera, carefully considers your unique story, and it's our mission that our homes are a central part in making that story better. For us, it's about building the best in sustainable West Coast Modern architecture, it's about giving you more through innovation and design, the ability to personalize your home, and it's about creating homes that elevate your lifestyle — one that's social, environmental, playful, and stylish.



Sat B.
Proud owner at Salus



Dawn Glyckherr and her son Max
Proud owners at Legacy



Jade Michael Carter
Proud owner at Green



Adera Beach Party
/2011



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





Adam Weir and Family
Adera Employee – 20 years
Project Manager



Kerri, Megan and Kandis
Adera Day

WE CARE ABOUT PEOPLE

The people who live in our homes, as well as the people who build them, are all vitally important to our **LIVE WEST COAST** philosophy.

Our customers inspire us to do a better job every day, to build better homes. Our customers provide guiding perspective and define what life on the West Coast is all about. Read about their incredible lives and share your story at adera.com/mystory.

The sustainability of the Adera team is also important. A happy, growing, enriched workplace ensures the continued high quality of our personalized homes. To build an innovative culture for our employees' benefit, we commit to numerous extracurricular activities like the Adera Employee Fitness Challenge, the Annual Adera Charity Golf Tournament and our employee education policy. We also seek out and work with other like-minded, forward-thinking sustainable companies. Together, from within, we have built a team passionate about making the homes you live in, and our communities, better.





SAIL COMMUNITY

Adera has been building trust for over 40 years. Every thoughtful feature found in our homes has been designed to give you peace of mind that you're buying a home from a builder who cares.

OPERATIONAL SYSTEMS

- 1 modo the car coop limited membership
- 2 All vinyl windows exceed ENERGY STAR requirements
- 3 Rough in for solar panels
- 4 Six parking stalls for electric cars
- 5 Improved air tightness leads to less heat loss
- 6 R20 spray insulation to parkade ceiling
- 7 Whisper quiet ventilation fans provide continuous supply of fresh air & regulates humidity
- 8 High efficiency boiler system
- 9 ENERGY STAR refrigerators & dishwashers
- 10 Motion sensor light switches in bathrooms
- 11 Motion sensor light switches in common corridors & parkade
- 12 Common areas lit with high efficiency lamps
- 13 Minimum 50% of light fixtures are fluorescent, compact fluorescent or LED
- 14 Exterior lighting complies with Dark Skies program
- 15 In-floor radiant heating with the ability to hook into a future neighbourhood energy utility
- 16 High efficiency corridor heating
- 17 Optional electric fireplace with fan kit
- 18 Bicycle storage on site

EXTERIOR & INTERIOR FINISHES

- 19 Advanced concrete mixes use less cement
- 20 Interior doors made with recycled & recovered content
- 21 Balcony surfaces made from low maintenance materials
- 22 All carpet padding made from natural or recycled textile, carpet cushion or tire waste
- 23 MDF casing and baseboard (MDF reuses waste material)

INDOOR AIR QUALITY

- 24 All insulation third-party certified with zero formaldehyde
- 25 Factory powder coated interior wire shelving
- 26 Water-based paints used on all site built & installed millwork
- 27 Low VOC interior paints
- 28 Carpet & Rug Institute (CRI) IAQ label on all carpet & underlay
- 29 Ceramic tiles installed with low VOC adhesives & plasticizer-free grout

WATER CONSERVATION

- 30 Water saving toilets – dual flush
- 31 Water efficient faucets & shower aerators
- 32 Water saving dishwasher
- 33 Optional ENERGY STAR low water consumption clothes washer
- 34 Efficient satellite controlled irrigation technology
- 35 Landscape design reduces lawn to less than 50% of the area

BUILDING MATERIALS

- 36 Non-solvent based damp proofing on foundation walls
- 37 Optimum Value Engineering (OVE) reduces wood use in framing
- 38 All insulation certified by a third party to contain a minimum recycled content of 50%
- 39 Insulation levels exceed the Model National Energy Code for Buildings
- 40 100% of lumber & plywood is harvested sustainably CSA-Z809 criteria
- 41 Optional hardwood is FSC certified
- 42 Wood construction reduces environmental footprint significantly compared to steel or concrete

WASTE MANAGEMENT

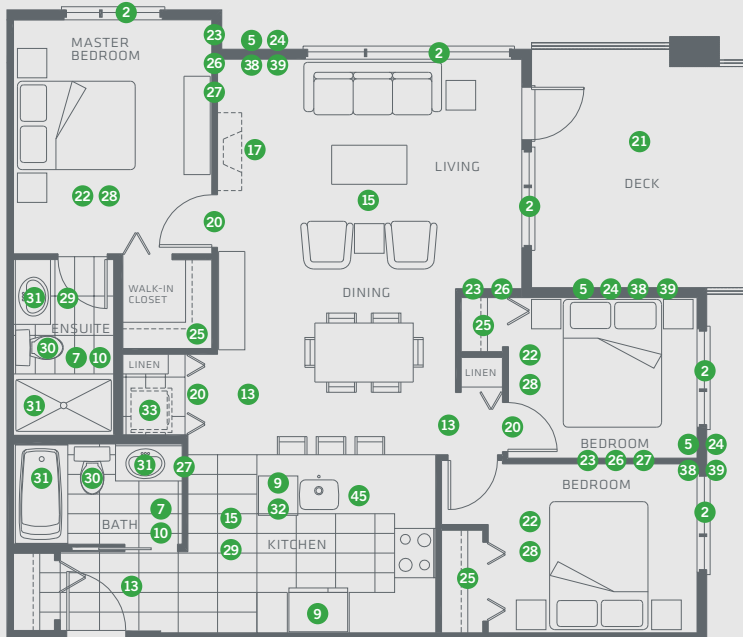
- 43 Comprehensive recycling program for construction site including education, site signage & bins
- 44 Reusable bracing used for framing
- 45 Recycling/compost sorting bins
- 46 Central recycling/compost collection for building



ECHO COLLECTION

E PLAN: 3 BED, 2 BATH

978 SF



CONSTRUCTION PROCESS

Efficient construction plan
Truck management plan
Erosion control plan
Pre-occupancy suite VOC flush-out
Storm water management plan

40%

Direct savings in energy costs

41%

Reduction in water use

70%

Reduction in construction waste

210 tonnes

Reduced amount
of greenhouse gases

The Developer reserves the right to change the offering without notice and to make modifications to the information contained herein. Specifications, materials, and availability are subject to change without notice. Renderings or pictorials are representational only and not necessarily accurate, and should not be considered as a substitute for reference to issued building plans. All sales by Disclosure Statement only. E & OE. Please see a sales representative for details. Any information contained herein is a representation only and is subject to change without notice. Facts are based on the modeling of a typical home and are estimates that can change with variable conditions, weather, or personal usage.



BCCONDOS.NET

WE CARE ABOUT HOMES

Our goal is to provide you with the most personalized West Coast home experience imaginable while considering the impact our homes have on Mother Earth. As a Platinum sponsor of BuiltGreen™ BC, Adera really does care about making a difference.

FEATURED SAIL INNOVATIONS

- REAP Gold
- First 6 storey wood frame building at UBC
- All penthouse suites have private rooftop lanais

AWARD WINNING DESIGN

- Platinum Georgie Award – 2nd ever awarded based on winning 28 Georgies
- 2011 CHBA-BC Built Green Award Winner – Built Green BC Builder of the Year
- 2010 CHBA-BC Built Green Award Winner – Built Green BC Builder of the Year
- 2008 CHBA Grand SAM Award Winner - Best Builder in Canada
- Georgie Award for Best Customer Service in 7 of last 14 years

YOU CAN BE SURE THAT YOUR SUSTAINABILITY TRIPLE BOTTOM LINE IS ALWAYS MAXIMIZED

- 1 A direct **FINANCIAL BENEFIT** in the way of lower monthly bills
- 2 A **PERSONAL BENEFIT** knowing that you're more committed to being responsible for this planet
- 3 A **SOCIAL BENEFIT** knowing that you're doing something awesome for friends, family, and all of mankind





WESBROOK VILLAGE DAY



CYCLING BC



THUNDERBIRD
GOLF CLASSIC



MBA HOUSE SOD TURNING

WE CARE ABOUT OUR COMMUNITIES





Adera supports local initiatives, charitable efforts, and gives personal time to create positive, beneficial change. In Vancouver and on the West Side, Adera has been involved with the UBC Sauder School of Business in the “Opening Worlds” campaign and awards a scholarship to an undergrad student each year. Adera also sponsors the Vancouver Opera, up-and-coming local youth athletes, and various charity golf tournaments.

Additionally, the Adera team organizes or participates in beneficial community events like Wesbrook Village Day and the annual

Adera Charity Golf Tournament with all proceeds donated to various children’s charities. There’s an irrepressible enthusiasm for sustaining the communities in which you, our customers, choose to live.

**IT’S ALL PART OF THE BIGGER PICTURE.
TOGETHER. FOR A BETTER FUTURE.**



ADERA CARES



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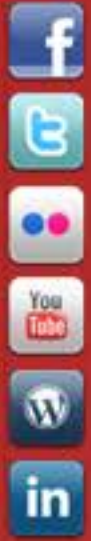
**LIVE
WEST
COAST**



SAIL

For more information on Adera Cares or Sail contact us:
604.221.8878 sail@adera.com

LIVE WEST COAST



Properties / Current Properties / Sail

VISION



Moved by Nature

Set within the coveted UBC peninsula, Sail embodies the latest evolution of West Coast modern architecture — a harmony of simplicity and nature. These urban apartment homes encourage indoor/outdoor living at its finest, with Wesbrook Village amenities close by and verdant greenways connecting community and home.

Living in this academically astute neighbourhood has never been so easy — and serene. Groceries, schools, and a number of other essential services are literally a minute, or two, away on foot. With a brand new community centre anticipated for completion next year and the newly renovated University Hill Secondary opening for the upcoming school year, there's never been a better time to make this community your home. Located in the catchment of some of the province's top ranked schools, not to mention UBC, one of the West Coast's most renowned universities, Sail will offer access to a priceless education path. The Chan Centre for Performing Arts and Museum of Anthropology are just minutes away, so you need not look far to see that the pursuit of higher learning is all around.

Sail is a community of one, two, and three bedroom apartment homes built to REAP Gold standards. These homes are designed to reduce our eco-footprint and yours — saving you money, while doing what's right for the environment.

SAIL

VISION

COMMUNITY MAP

GALLERY

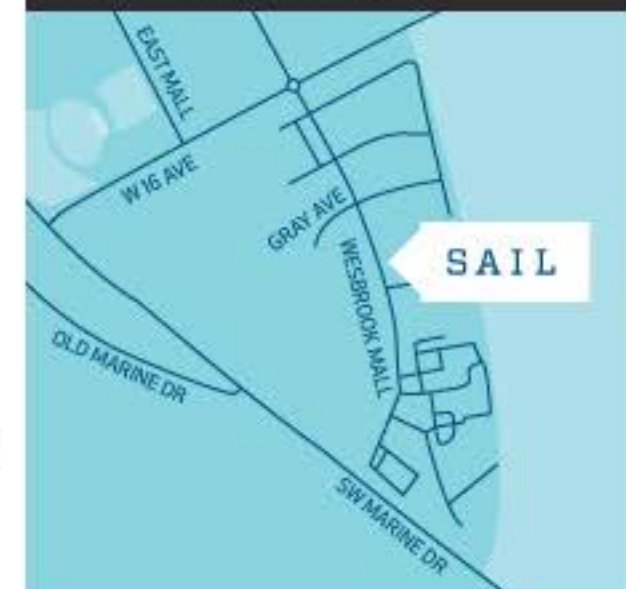
FLOOR PLANS

DESIGN FEATURES

SUSTAINABILITY

**REGISTER
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PRESENTATION CENTRE



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108 – 3479 Wesbrook Mall
Vancouver

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LIVE WEST COAST





SAIL

LIVE WEST COAST

It's All In The Details

OPTIONS

AN IDYLIC NEIGHBOURHOOD

- Intimate master-planned community in Wesbrook Village at UBC next to Pacific Spirit Regional Park
- Stunning 21st Century West Coast architecture by Rositch Hemphill & Associates Architects uses wood & brick cladding to celebrate & blend into the natural surroundings
- Extraordinary landscaping with reflecting ponds & coastal planting
- A block away from groceries, a coffee shop, a variety of shops & services & the future University Hill Secondary School & brand new community centre
- Close proximity to museums, research & arts facilities
- Abundance of adjacent "Green" streets – unique pedestrian only streets at UBC for getting around the Village on foot, or by bike

ARCHITECTURE IN CONCERT WITH NATURE

- West Coast Modern inspired architecture: clean, minimal yet warm, elegant, contemporary, harmonious
- Exposed wood beams, cedar soffits, feature walls, inviting warm brick interplayed with glass, HardiePanel
- Attractive, durable Hardie Board siding/shingle & brick accent
- Tall windows for indoor/outdoor living
- Entry of building set in/around water

A PLACE TO RELAX, COME HOME

- Efficient floor layouts with natural materials & clean lines conducive to at-home entertaining
- Adera's signature West Coast Lanai (private rooftop terrace) on all homes on Penthouse level provides impressive personal outdoor living space
- Roomy patio or balcony, ideal for quiet, private relaxation
- Your choice of three distinctive interior colour palettes selected by award-winning designers from Portico Design Group
- Sink your toes into 40 oz carpet with enhanced comfort pad underlay
- Laminate flooring in kitchen, living & dining areas (Penthouse level only)
- Imported porcelain entry tiles for an elegant first impression
- Taymor lever door hardware
- Horizontal blinds for privacy & shade

A KITCHEN TO CREATE IN

- Stainless Steel GE Profile appliances:
 - Side-by-side EnergyStar® refrigerator
 - Built-in cooktops & under-counter wall oven
 - Self-cleaning electric range
 - 1.8 CuFt over-the-range microwave hoodfan
 - Built-in EnergyStar® dishwasher with electronic controls & PermaTuf Tall Tub
- Quartz slab countertops
- Porcelain tile backsplash, option upgrade to quartz
- Quality Kohler plumbing fixtures, with Kohler Purist pull-out faucet
- Durable ¾ hp garburator in-sink disposal

A BATHROOM TO UNWIND IN

- Elegant porcelain floor tiles & quartz slab countertops in bathrooms
- Kohler Verticyl undermount sink with Kohler Singulier, single lever faucet
- Ensuite tiled shower surround with Kohler Singulier shower head

YOUR SAFETY & SECURITY

- Adera's award-winning Customer Care program for your first year of residency
- Closed circuit TV recording of parkade & lobby
- Coded security access key fob system
- Fire sprinklers in suites & throughout corridors
- Motion-activated light sensors for extra safety in parking area
- Secure bike storage for each suite
- 2-5-10 year warranty coverage with Travelers Guarantee Company of Canada

REDUCING YOUR FOOTPRINT (AND OURS!)

- ENERGY STAR windows & appliances
- Motion sensor light switches in bathrooms, corridors & parkade
- Increased insulation which is also zero formaldehyde
- Low flow faucets & shower aerators
- Dual flush toilets
- Water efficient irrigation technology
- Min 50% light fixtures are fluorescent, compact fluorescents or LED
- Rough in for solar panels
- In-floor radiant heating ready to hook into a future neighbourhood energy utility
- Ultra low VOC paint
- Increased air tightness – less draft
- Whisper quiet ventilation fans continuously provide fresh air & regulate humidity
- Dark skies compliant outdoor lighting
- Erosion control during construction
- 70% waste diverted from landfill
- In-suite compost & recycling separation facilities
- Green Label carpet

- Over 50% of materials manufactured locally
- All lumber harvested from sustainable forests
- Compared to an equivalent 6 storey concrete or steel building, a 6 storey woodframe building has a fraction of the embodied energy & other cradle to grave life cycle costs. Wood is the most environmentally friendly structural material for building.

***MODO CAR SHARE FOR EACH SUITE**

Car sharing provides considerable benefits on environmental, social & economic levels which is now referred to as the "triple bottom line." MODO Members:

- Save up to \$1,350 per month per average car on auto expenses including loan payments, gas, insurance, maintenance & depreciation
- Improve air quality & act against climate change by producing up to 36 times less CO₂ emissions than the average driver
- Contribute to a Positive Social Outcome which leads to safer, quieter, & less crowded streets with about 2,670 fewer cars on the streets & by driving only 5.8% of the total annual mileage of the average Lower Mainland driver!

*INFORMATION PROVIDED BY MODO THE CAR CO-OP

ADERA CUSTOMIZATION PROGRAM
Personalize Your Home To Your Own Unique Lifestyle

- **APPLIANCE PACKAGE UPGRADE** – GE Monogram appliances for an outrageous degree of luxury, including a state-of-the art induction cooktop/ wall oven combination that will inspire you everytime you prepare a meal
- **HARDWOOD FLOORING** – wide-plank FSC certified
- **QUARTZ BACKSPLASH** – rare variety
- **ALARM SYSTEM** – monitored for when you're away
- **GE FRONT LOADING WASHER/DRYER** – high performance & compact
- **AIR CONDITIONING** – to keep it cool when it's West Coast hot!
- **HOT TUB ON ROOFDECK** – soak away the day's stress (yes, the location is engineered)
- **CUSTOM ACCENT WALL PAINTS** – selected by award-winning designers

LIVE WEST COAST OPTIONS

- **ULTIMATE EURO GOURMET KITCHEN** – if cooking really is your thing, this kitchen has ALL the ingredients for an exceptional meal from scratch.
- **WEST COAST ROOFTOP LANAI** – the ultimate personal outdoor retreat for living large here on the Coast! Add a hot tub, outdoor hardwood tiles to demark your lounge space, for your convenience & for the pleasure of your guests.

All areas approximate. Buyers are strongly encouraged to check the latest architectural plans before making a final choice. Variable conditions occur throughout the development. Marketing collateral information such as floorplans, material specifications & site conditions are solely for illustrative purposes only & may vary from as built development.



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LIVE WEST COAST



Properties / Current Properties / Sail

DESIGN FEATURES



West Coast Lanai

Gourmet Kitchen

A Place to Relax. Come Home.

Spaces made for living. Your home at Sail is designed with simplicity in mind, an aesthetic that encourages you to slow down and enjoy.

WEST COAST LANAI**

Take pleasure in your own private outdoor space to entertain and unwind, any time you desire. Imagine a casual dinner with the refreshing air as a welcome guest. Or lounge with friends in secluded ease, your conversation drifting slowly out into the night.

GOURMET KITCHEN

Sail features high-end finishes and built-in appliances within efficient layouts. Natural materials throughout provide a sense of calm sophistication. Underfoot, in-floor radiant heating provides a touch of luxury.

- Stainless Steel GE Profile appliances:
 - Side-by-side EnergyStar refrigerator
 - Built-in cooktops and under-counter wall oven
 - Self-cleaning electric range
 - 1.8 cu.ft. over-the-range microwave hoodfan
 - Built-in EnergyStar dishwasher with electronic controls and PermaTuf Tall Tub
- Quartz slab countertops
- Porcelain tile backsplash, option upgrade to quartz
- Quality Kohler plumbing fixtures, with Kohler Purist pull-out faucet
- Durable 3/4 hp garburator in-sink disposal

A BATHROOM TO UNWIND IN

- Elegant porcelain floor tiles & quartz slab countertops
- Kohler Verticyl undermount sink with Kohler Singulier, single lever faucet
- Ensuite tiled shower surround with Kohler Singulier shower head

[Download a full list of features](#)

*Limitations apply. Contact Sales for details.

**Penthouse suites only.

SAIL

VISION

COMMUNITY MAP

GALLERY

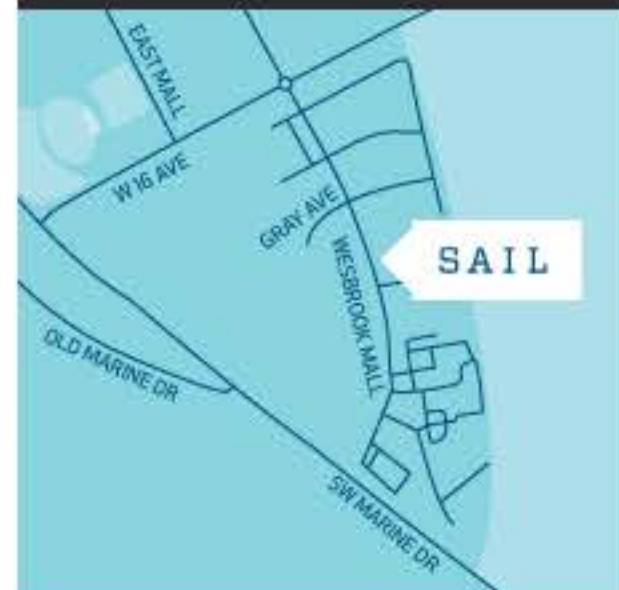
FLOOR PLANS

DESIGN FEATURES

SUSTAINABILITY

REGISTER NOW

PRESENTATION CENTRE



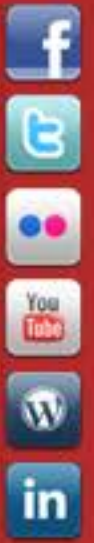
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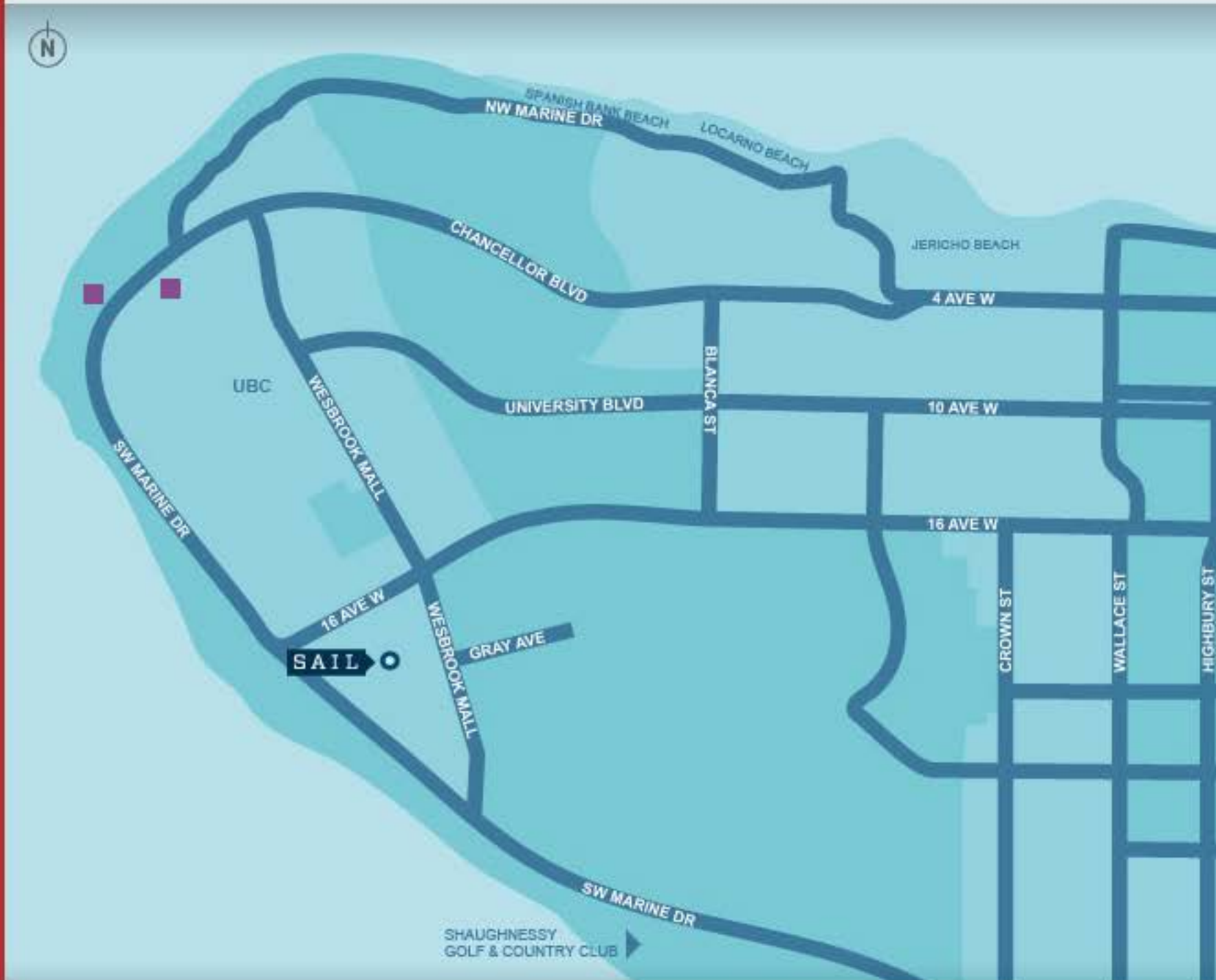


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Properties / Current Properties / Sail

COMMUNITY MAP

← BACK TO SAIL



SAIL

SHOPPING

GREEN SPACE

TRANSIT

SAILING

RECREATION

CULTURE

The Chan Centre of Performing Arts
Museum of Anthropology

EDUCATION

MEDICAL

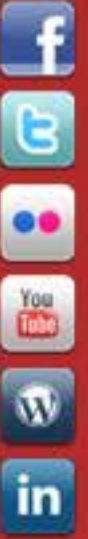
WESBROOK VILLAGE

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COMMUNITY MAP

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SAIL

SHOPPING

GREEN SPACE

TRANSIT

SAILING

RECREATION

CULTURE

EDUCATION

Mozart School of Music

University Hill Elementary

University Hill Secondary

Westside Christian School

MEDICAL

WESBROOK VILLAGE

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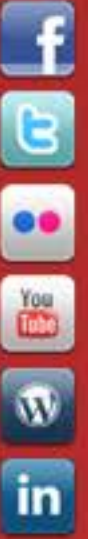
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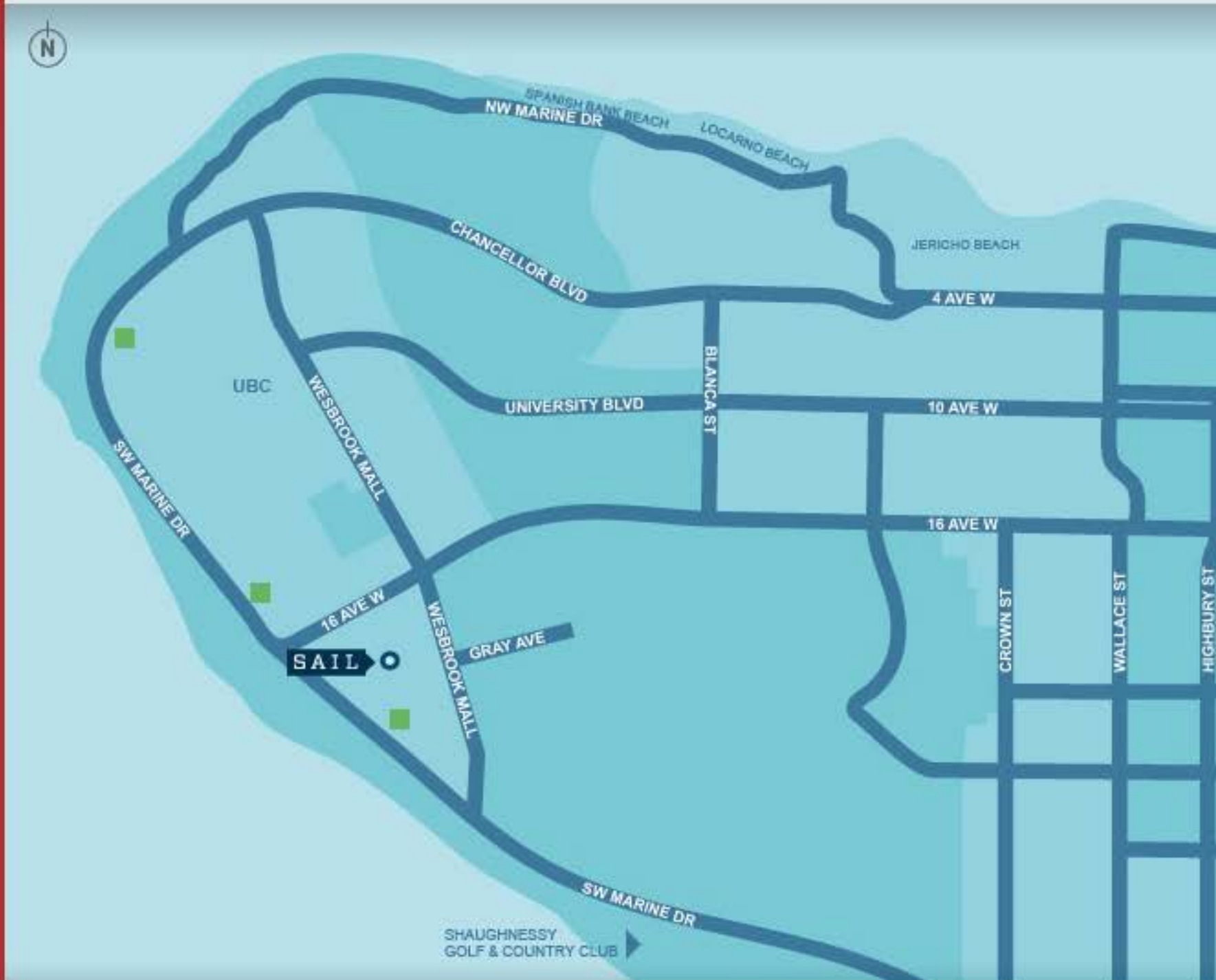
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COMMUNITY MAP

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SAIL

SHOPPING

GREEN SPACE

Nitobe Memorial Garden
UBC Botanical Gardens
UBC Farm

TRANSIT

SAILING

RECREATION

CULTURE

EDUCATION

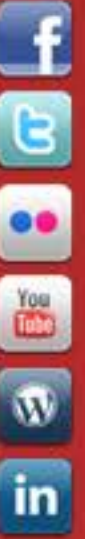
MEDICAL

WESBROOK VILLAGE

LIVE WEST COAST



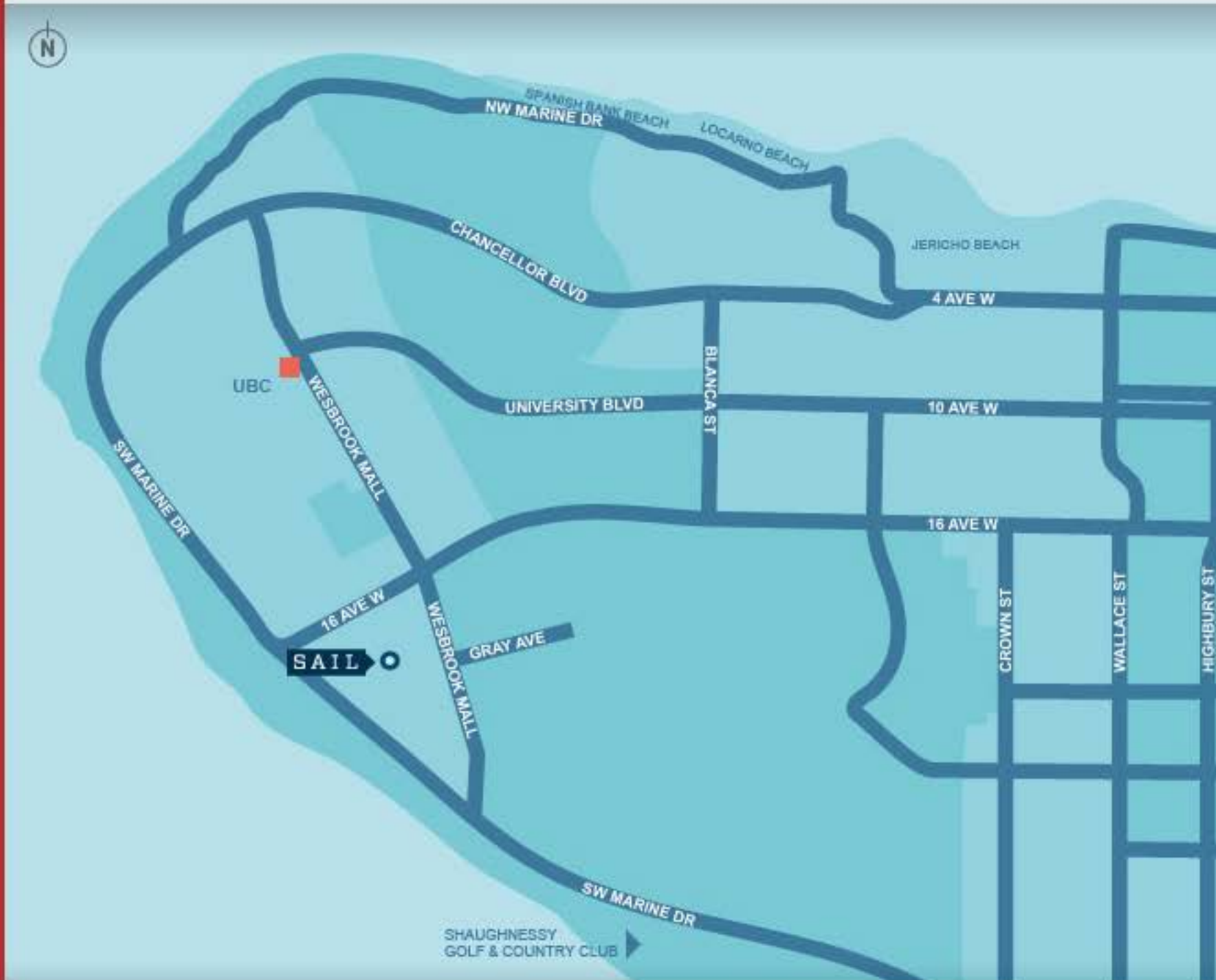
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COMMUNITY MAP

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SAIL

SHOPPING

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EDUCATION

MEDICAL

UBC Hospital

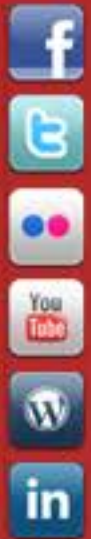
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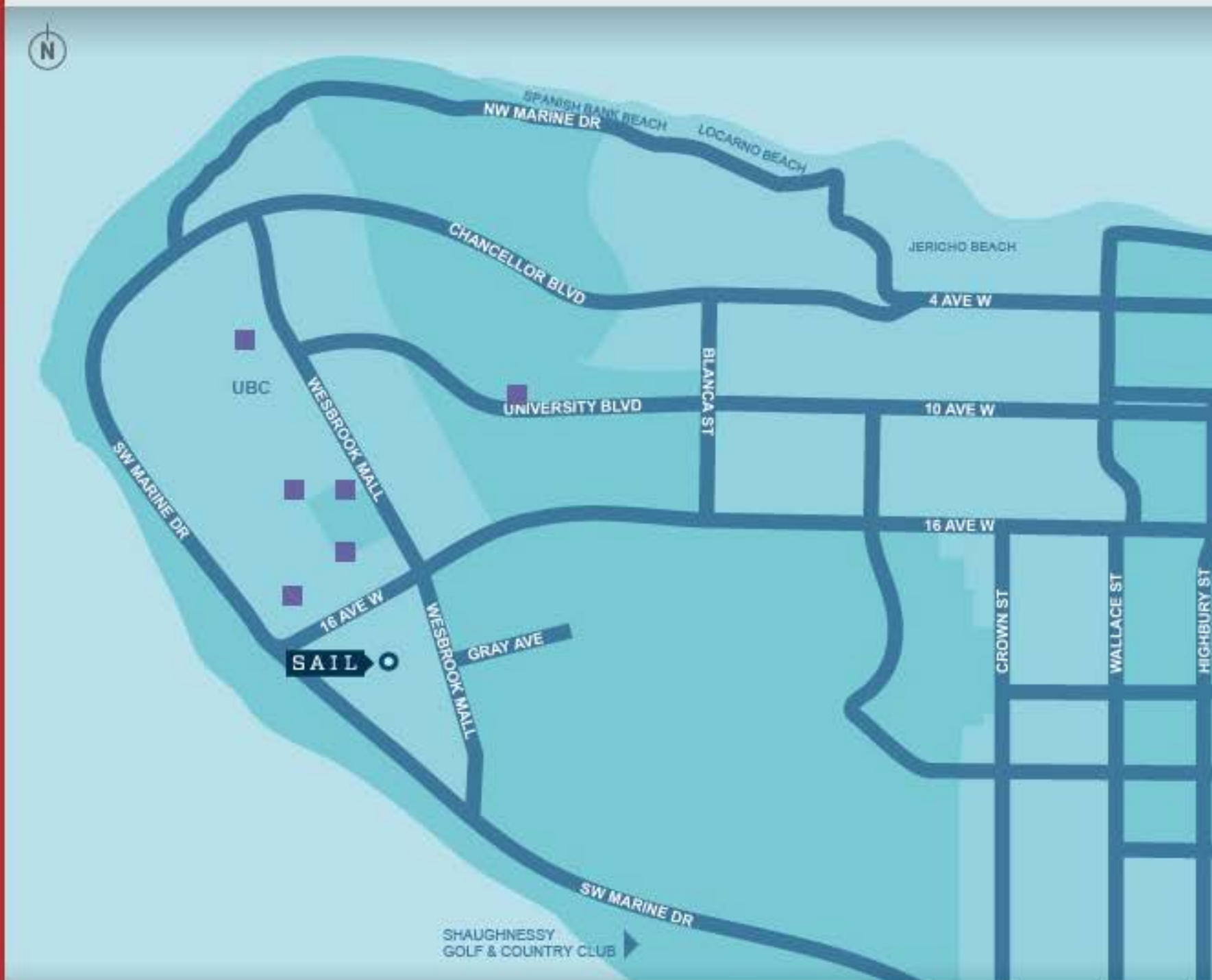
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COMMUNITY MAP

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SAIL

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SAILING

RECREATION

Aquatic Centre

Doug Mitchell Thunderbird Sports Centre

Tennis Centre

Thunderbird Park

Thunderbird Stadium

University Golf Club

CULTURE

EDUCATION

MEDICAL

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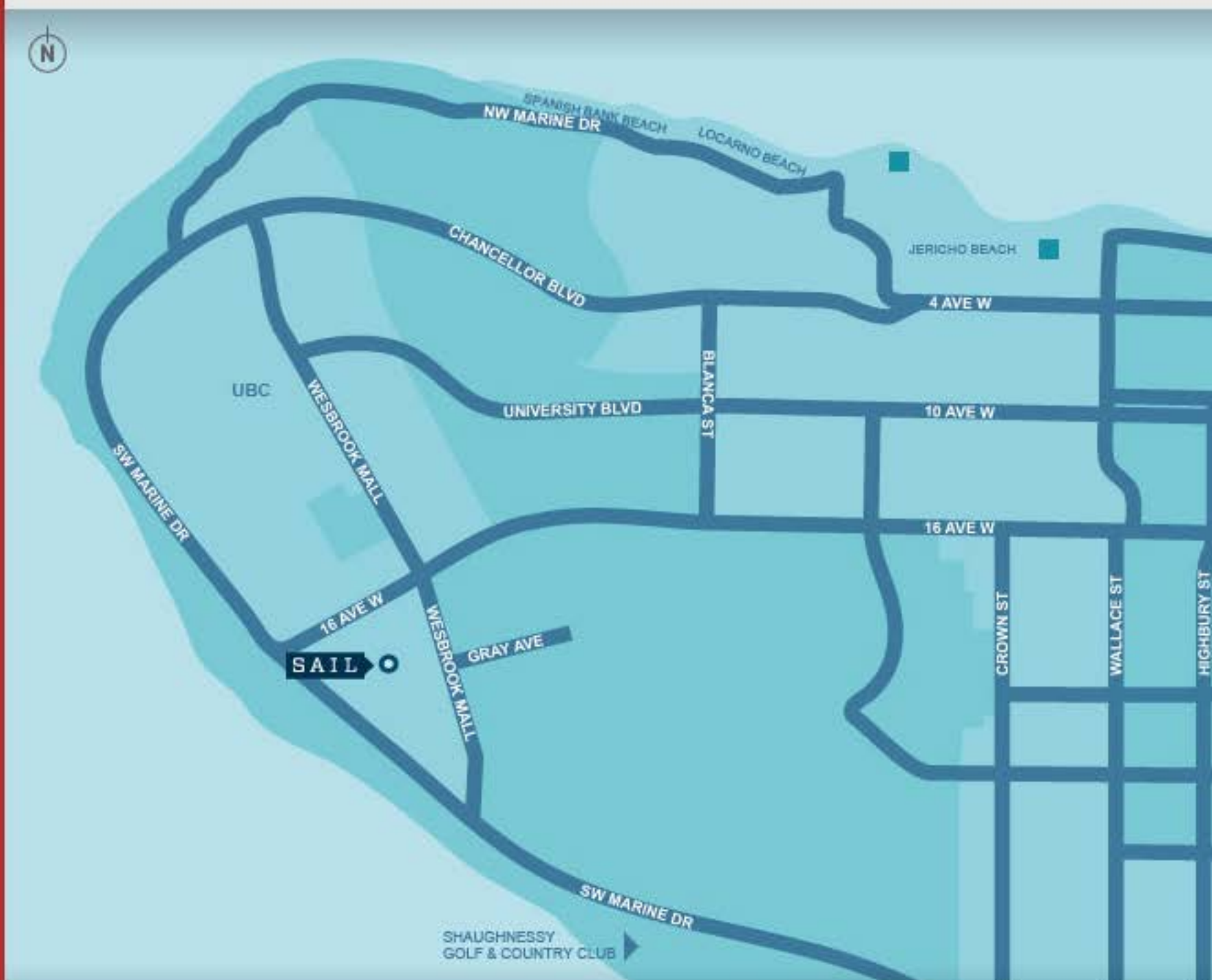
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COMMUNITY MAP

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Jericho Sailing Centre

Royal Vancouver Yacht Club

RECREATION

CULTURE

EDUCATION

MEDICAL

WESBROOK VILLAGE



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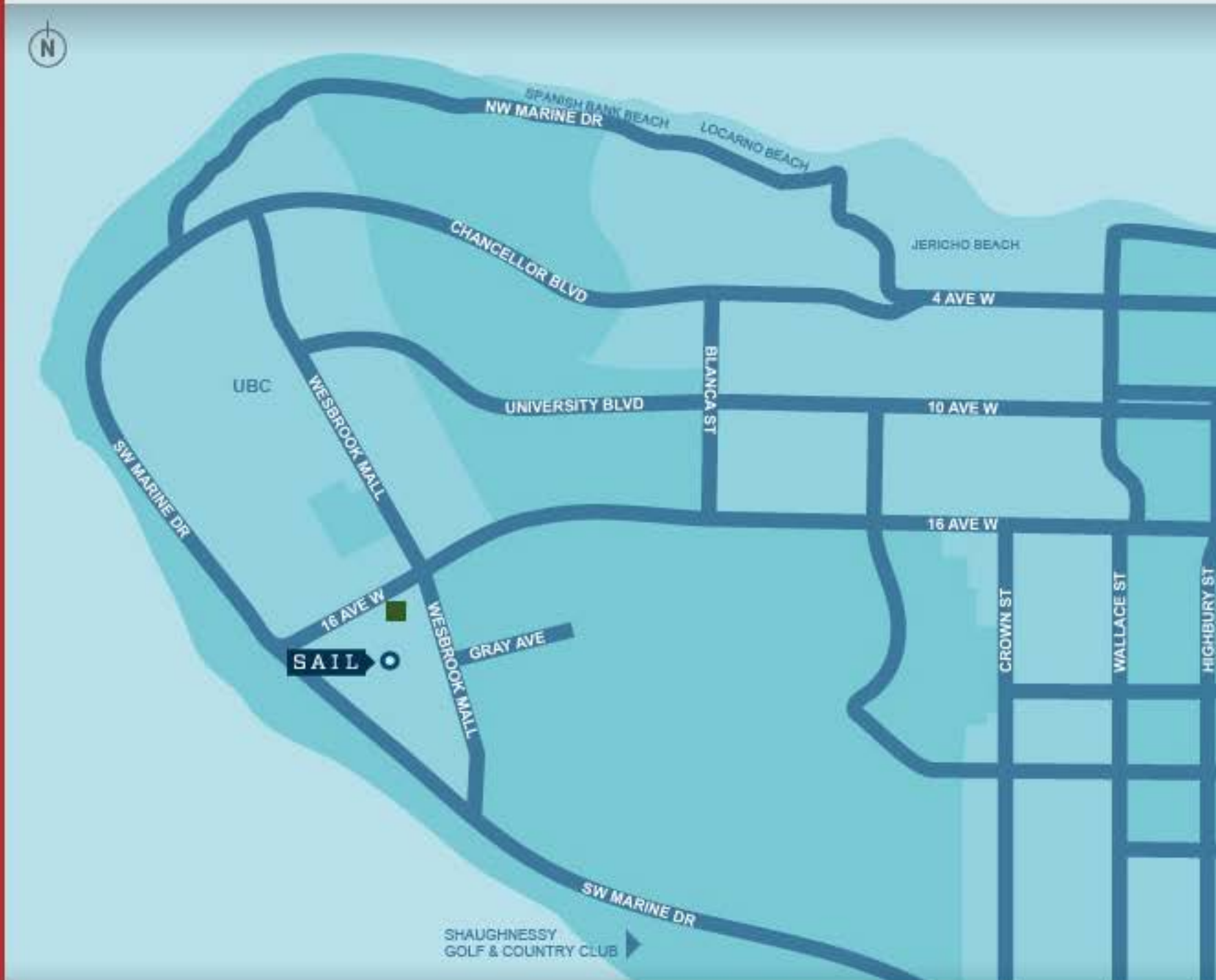


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COMMUNITY MAP

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SAIL

SHOPPING

Save-On Foods

GREEN SPACE

TRANSIT

SAILING

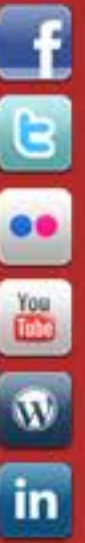
RECREATION

CULTURE

EDUCATION

MEDICAL

WESTBROOK VILLAGE

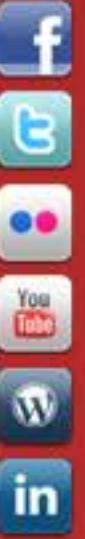


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Properties / Current Properties / Sail

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SHOPPING

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MEDICAL

WESBROOK VILLAGE

Blenz

BC Liquor Store

Capital Hill Secondary (Fall 2012)

Careville Health

Community Centre (2013)

Discovery Centre

Jugo Juice

Mozart School of Music

Save-On Foods

RBC

Running Room

Togo Sushi

Wesbrook Eyecare

Wesbrook Village Dental Centre

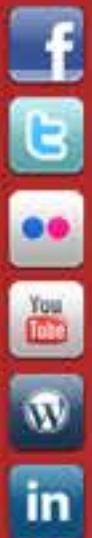
Westland Insurance

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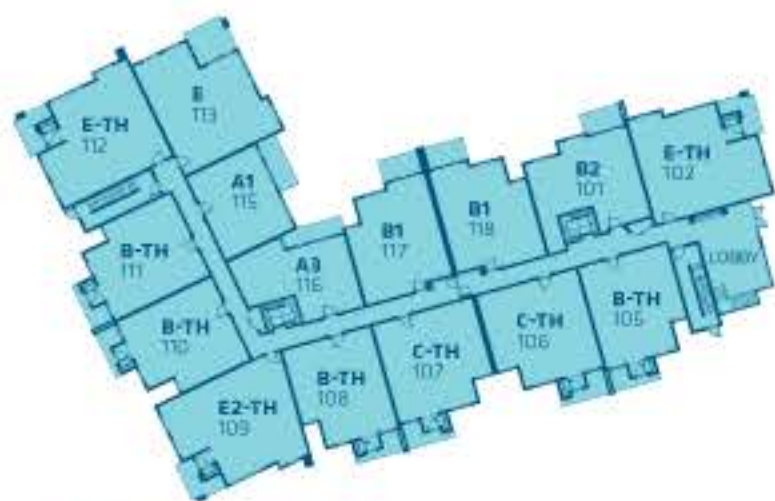
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Properties / Current Properties / Sail / Floorplans

SAIL SITE PLAN

[BACK TO FLOOR PLAN OVERVIEW](#)



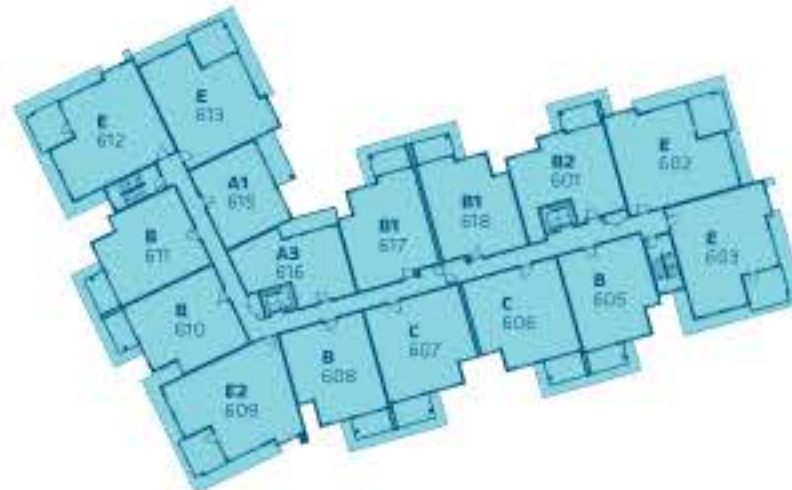
Level 100



Level 500



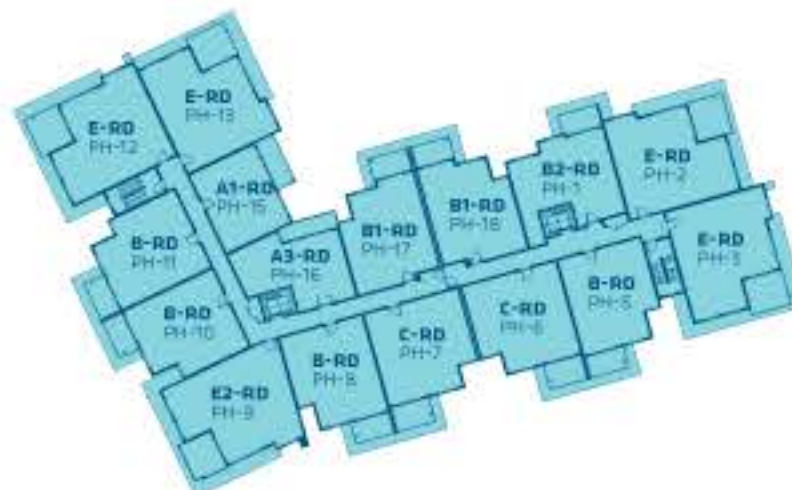
Level 200



Level 600



Level 300



Penthouse

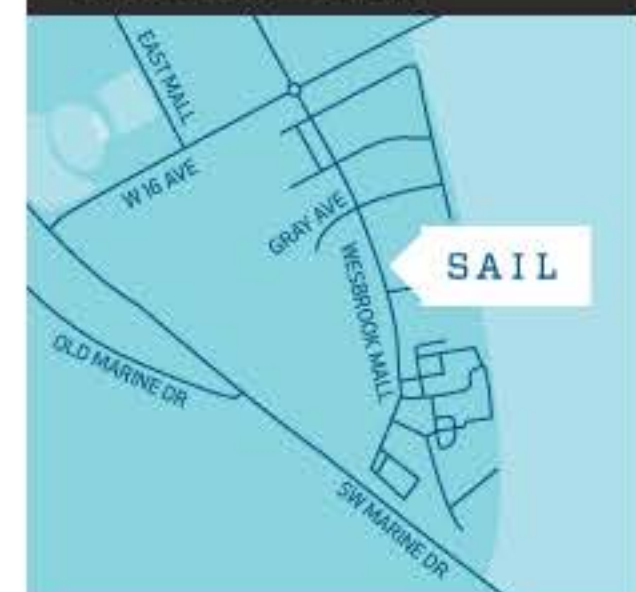
The Developer reserves the right to modify the building design, floorplans, prices, suite features and specifications.

SAIL

- [VISION](#)
- [COMMUNITY MAP](#)
- [GALLERY](#)
- [FLOOR PLANS](#)
- [DESIGN FEATURES](#)
- [SUSTAINABILITY](#)

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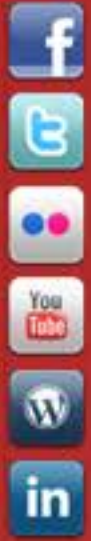
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SUSTAINABILITY

Anchored by a Complete Harmony of Materials

Pull back the curtains. Awaken everyday to nature at your door. In true West Coast Modern style, your home is a fluid transition between outside and in. Whisper quiet ventilation fans continuously provide fresh air and regulate humidity while full-height windows, extended lines and efficient floor plans create spaces for thoughtful living. In the kitchen and bathrooms, surfaces are a refined echo of those out your window.

You can be proud that your home also meets REAP Gold level, a high standard of energy conservation and ecological design in architecture. Over 50% of materials used are manufactured locally and all lumber was harvested from sustainable forests. Green label carpeting and low VOC paints ensure healthier air quality, while low flow faucets, shower aerators, and water efficient irrigation technologies mean smart water usage. These are just a few of the environmental considerations made in the building of your home.

[Learn more about Sail's sustainable features](#)

SAIL

VISION

COMMUNITY MAP

GALLERY

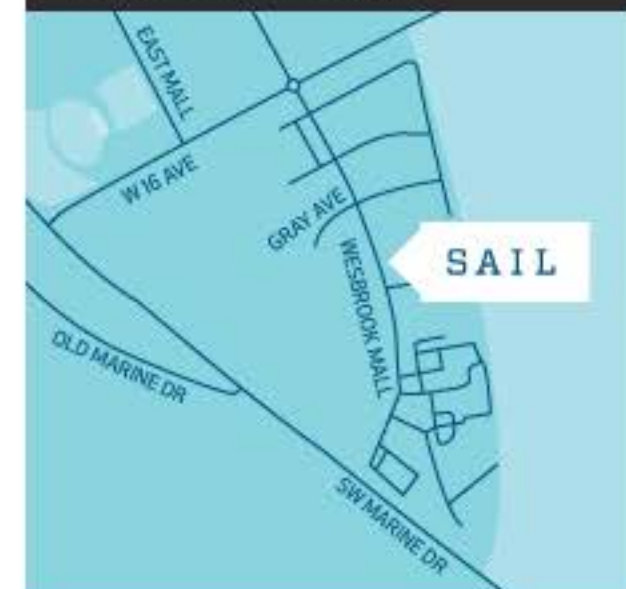
FLOOR PLANS

DESIGN FEATURES

SUSTAINABILITY

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108 – 3479 Wesbrook Mall
Vancouver

Call 604.221.8878
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Email sail@adera.com
Tweet [@Sail_ByAdera](https://twitter.com/Sail_ByAdera)

Fonts from

LIVE WEST COAST



SAIL

Moved by nature

BY SUSAN M BOYCE



Coming soon to UBC, Sail will chart a new course in bringing all the award-winning design savvy and West Coast style you expect from Adera... and then some.

"Sail is going to introduce a new generation of homes to UBC and will be our first six-storey wood-frame residence, so it's a very exciting project," says Eric Andreasen, Adera's vice-president of sales and marketing. He's also particularly delighted to announce that, in response to overwhelming customer demand, the proportion of three-bedroom suites has been increased for this project. "Three-bedroom apartment homes are something the UBC market has been asking for, so we're providing them."

URBAN PIZZAZZ

Inside, Sail's finishings are, according to Eric, "ultra chic, totally luxurious. For example, the standard kitchen comes with cooktop and wall oven combination instead of a standard range. Or you can upgrade to a GE Monogram configuration with a super-sexy induction cooktop with a futuristic metallic sheen to the finish. Of course, you'll also be able to choose from a lengthy list of custom upgrades so you can personalize your home to exactly suit the way you live."

SAVOUR NATURE

Naturally, Sail will provide plenty of outdoor living spaces as well. "We know how much people value being able to interact with the surrounding nature, especially in their own private living space, so we've focused on providing even more generous balconies and patios than in previous projects," Eric says. "And every penthouse home comes with its own private West Coast rooftop lanai – a feature that's becoming an Adera trademark."

And here's another bonus to make this a unique opportunity. Sail is bordered by greenspace on two sides – including one of the circular parks marking the convergence of several of UBC's popular lineal parks and footpaths. "That's in addition to the lavish landscaping and extensive use of water features you'll find throughout the property," Eric notes.

EXCEPTIONAL VALUE

Best of all, Sail is an exceptional value in one of Vancouver's most sought-after neighbourhoods. "We're expecting prices to start below the 400's, which is unheard of in this area," Eric says. "We've already been getting a flurry of inquiries from registrants who want to know more. With these introductory prices plus the level of finishings we're offering, I believe this is going to be one of the hottest properties at UBC. Plus, Sail's location just a block from the Westbrook Village Centre means you're perfectly positioned for when University Hill Secondary opens next year."

Sail is comprised of approximately 172 homes in two, six-storey buildings wrapped around a central courtyard and designed with eye-catching West Coast Modern architecture. Stay tuned for the Grand Public Opening coming soon.



Sail's Presentation Centre and display home (located in Ultima at 108 - 3479 Westbrook Mall) will open in early January for VIP priority registrant viewing only. There will be a special VIP preview in honour of Chinese New Year Week. Be sure to get your name on the list early as interest is already running high.

For more information and to priority register for updates and your personal VIP invitation, visit Adera.com or call 604.221.8878.



BC CONDOS.NET



Sail Condos

adera.com

By [Adera Development](#)

Gray Ave [Vancouver](#)

Project News

Sail Condos is a new condo project by [Adera Development](#) currently in preconstruction at Gray Ave in [Vancouver](#).



DEVELOPMENT NAME Sail Condos

DEVELOPER(S) [Adera Development](#)



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



PROJECT TYPE Condominium

ADDRESS Gray Ave

NEIGHBOURHOOD/CITY Vancouver

STATE/PROVINCE British Columbia

POSTAL CODE V6S 2L2

PROJECT WEBSITE adera.com

EMAIL sail@adera.com

SALES CENTRE PHONE # 604-221-8878

SALES CENTRE ADDRESS 108 - 3479 Wesbrook Mall, Vancouver BC

CONSTRUCTION STATUS Preconstruction

SELLING STATUS Registration Phase

UNIT SIZES From 607 to 1068 Square Feet

PROJECT SUMMARY

Set within the coveted UBC peninsula, Sail embodies the latest evolution of West Coast modern architecture — a harmony of simplicity and nature. These modern urban apartment homes encourage indoor/outdoor living at its finest, with Wesbrook Village amenities close by and verdant greenways connecting community and home.



Press Releases
January 3, 2012

Setting Sail at UBC

Sail unfurls a refined urban edge amidst natural landscape and green streets of UBC's Wesbrook Village

Vancouver, BC — Sail builds on Adera's award-winning trio of developments at UBC's Wesbrook Village — the Pacific Spirit Collection — with new West Coast Modern apartments offering a high level of sophistication as well as sustainability through REAP, the university's homegrown green building program that encourages quality construction and energy efficiency.

Surrounded by water and forests, residents will enter Sail by crossing a bridge over reflecting ponds. The glass lobby offers views into the lush forest courtyard and pools beyond. All Sail apartment homes offer generous decks or patios and the penthouse level homes have lanais — private outdoor rooms with all the trimmings, even optional hot tubs. Also, Adera's Home Customization Program stands alone amongst multi-family home builders in B.C., allowing new owners to personalize dozens of features in their new homes.

"Sail will be the first six-storey wood-frame building at UBC, and its building style reflects a West Coast Modern design that embodies indoor/outdoor living," says Adera President Norm Couttie. "Sail's clean lines and natural materials create a sophisticated living environment that's also sustainable, with in-floor radiant heating, Energy Star windows and appliances, motion sensor light switches, and water efficient irrigation technology. There's even a co-op car at the curb."

Sail is located in the new Wesbrook Village neighbourhood with urban shops, services and a Save on Foods Shopping Centre within a short walk, yet surrounded by both forest and parks and adjacent to a world class university.

For more information or to register, please visit adera.com or call 604.221.8878.

About Adera

Adera has been building trust, and homes, for 40 years—with innovation, sustainability, partnership and passion. An industry leader in



sustainable development, Adera has been honoured with numerous local, national and international, and sustainability awards.

For further media information, please contact:

Dunn Public Relations

Patricia Dunn

604.916.3033

patricia@dunnpr.com

*This is not an offering for sale. All sales by Disclosure Statement only. E & OE. Please see a sales representative for details. Any information contained herein is a representation only and is subject to change without notice. Facts are based on the modeling of a typical home and are estimates that can change with variable conditions, weather, or personal usage.

1



Sail - UBC, Vancouver by Adera Development Corporation

Sail set to put down anchor at UBC

Michelle Hopkins

Province *Sunday, January, 29, 2012*



Sail is a new development by Adera Developments at UBC that will comprise 172 homes when complete next year.



THE FACTS

Project: Sail

What: 172 homes in two six-storey buildings

Where: UBC, Vancouver

Developer: Adera Development Corporation

Residence size: 607 sq. ft - 1,223 sq. ft

Prices: \$399,900 to \$900,000s

Sales centre: 108-3479 Wesbrook Mall, UBC

Hours: noon - 5 p.m., daily

The University of B.C. Endowment Lands offers a rural landscape that's complete with the winding forested trails of the Pacific Spirit Park, but the area also has a sophisticated urban centre that has shopping and fine dining - all within walking distance.

This is where Sail will anchor.

Sail is the newest development by Adera Developments in the community on South Wesbrook Mall. With Sail, the developer moved away from its usual four-storey buildings, with two six-storey buildings that will focus on eco-friendly community planning. When completed in 2013, it will consist of 172 new homes.

It is from this neighbourhood that Tara Wells, principal at Portico Design Group, took her lead when designing the contemporary interior of the Sail show home.

"The name of the project also influenced the colour story in this model, and what you would see off the coast of UBC and Howe Sound: a light airy, serene and sophisticated palette," Wells says. "Colours were to exemplify luxury, refinement and this was achieved



Sail, an undertaking from Adera, incorporates colours that the designer says were used to exemplify a sense of luxury and refinement. Photograph by: Wayne Leidenfrost - PNG, Special To The Province



The Sail show home is fitted with engineered hardwood flooring, an electric fireplace and Kohler double undermount kitchen sinks. One of the bedrooms has been designed to suit a child who is fond of superhero figures.



through layering colour and textures.

"For example, the grass cloth accent wall in the dining and living room, the washroom wallpaper and floor tile mimics a natural sandstone feel."

In addition to conveying a sense of opulence, a colour scheme that uses two or three adjacent hues on the colour wheel also creates a harmonious look that is soft on the senses. At Sail, Wells went for warm browns, whites and greys.

Wells' goal was to create a serene, calming environment within a rather active neighbourhood. To complete that look, Wells used wools, linens, and some silk to add sparkle.

Meanwhile, Adera has attracted the attention of mostly well-to-do overseas buyers between the ages of 40 and 50. The show home reflects the refined and elegant appearance that buyers of this market look for, Wells adds.

"The client wanted a high-end hotel feel for a buyer that wasn't a first-time buyer, someone with a couple of kids," she says.

Sail is part of a sustainable community through REAP (Residential Environmental Assessment Program). REAP requires Adera to meet standards in energy conservation, water efficiency and design.

To that end, standard features of each home include engineered hardwood, floor-to-ceiling window, a choice of GE energy-saving appliances and dualflush toilets.

Finally, Wells adds: "This project is one of the first that I know of that is offering induction cooktops as an upgrade [standard will be wall oven and electric cooktop]."

A SHOPPER'S GUIDE

Spencer Interiors: some furniture and accessories, such as table lamps and patio furniture.



Brougham Interiors: bronze statue Homewer Many accessories, including the aqua and cream porcelain vase collection on the coffee table.

Vancouver Special: 'Tween' chair Ikea: Some of the furnishings in the teenager's room

◆ Copyright (c) The Province



Sail 172 condos by Adera

Steering to Wesbrook Village

Province

Sunday, February, 19, 2012



Homes at Sail: A sophisticated living environment.

Sail embodies the next generation of Adera's LIVE WEST COAST award-winning homes, located at UBC, on Vancouver's West Side. Striking West Coast Modern architecture gives the project instant, lofty curb appeal. Floor to ceiling glazing, natural exterior materials, and liberal application of water feature, promise to please the most discerning prospects. When you find out about the incredible value at Sail, you 拘 I be instantly hooked.



Adera's apartments offer a high level of sophistication and a commitment to sustainable building practices by following the



university's Residential Environmental Assessment Program (REAP), a comprehensive green building rating system which applies to all residential construction on the Vancouver campus. Sail is expected to attain a Platinum rating, the highest rating under the REAP program.

"Sail will be the first six-storey wood-frame building at UBC, and its building style reflects a West Coast Modern design that embodies indoor/outdoor living," says Adera President Norm Couttie.

All Sail apartment homes offer generous decks or patios, and all penthouse level homes have Adera's signature West Coast lanais. Signature design features include natural exterior materials that blend in with the surroundings, large roof overhangs with cedar soffits at high-visibility corners.

Adera VP Marketing & Sales Eric Andreasen says, "Sail is in the University Hill catchment district for elementary and middle schools. Many of our customers truly value family and education and Sail provides an opportunity to make a good real estate investment over the time a child goes to school at desirable elementary through post-graduate institutions."

Sail is located at UBC's Wesbrook Village neighbourhood with 172 urban apartment homes located in two six-storey buildings.

For more information, please visit www.adera.com

Sail At A Glance

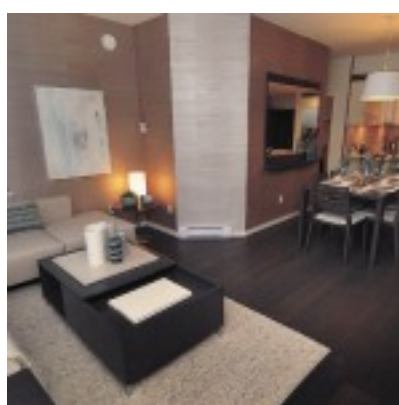
Presentation Centre: 108-3479 Wesbrook Mall, Vancouver

Number of Units: 172 apartment homes

Square footage: 623 to 1,223 square feet



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Sail, an undertaking from Adera, incorporates colours that the designer says were used to exemplify a sense of luxury and refinement.
WAYNE LEIDENFROST — PNG PHOTOS



The facts

Project: Sail
What: 172 homes in two six-storey buildings
Where: UBC, Vancouver
Developer: Adera Development Corporation
Residence size: 607 sq. ft — 1,223 sq. ft
Prices: \$399,900 to \$900,000
Sales centre: 108-3479 Wesbrook Mall, UBC
Hours: noon — 5 p.m., daily

Sail set to put down anchor at UBC

STYLE: Airy and serene colour scheme for development

BY MICHELLE HOPKINS
SPECIAL TO THE PROVINCE

A shopper's guide

Spencer Interiors: some furniture and accessories, such as table lamps and patio furniture.

Brougham Interiors: bronze statue

Homewerx: Many accessories, including the aqua and cream porcelain vase collection on the coffee table.

Vancouver Special: 'Tween' chair

Ikea: Some of the furnishings in the teenager's room

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serene, calming environment within a rather active neighbourhood. To complete that look, Wells used wools, linens, and some silk to add sparkle.

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Sail is part of a sustainable community through REAP (Residential Environmental Assessment Program). REAP requires Adera to meet standards in energy conservation, water efficiency and design.

To that end, standard features of each home include engineered hardwood, floor-to-ceiling window, a choice of GE energy-saving appliances and dual-flush toilets.

Finally, Wells adds: "This project is one of the first that I know of that is offering induction cooktops as an upgrade [standard will be wall oven and electric cooktop]."



The Sail show home is fitted with engineered hardwood flooring, an electric fireplace and Kohler double undermount kitchen sinks. One of the bedrooms has been designed to suit a child who is fond of superhero figures.



BREEZE INTO COMFORT

ADERA'S LATEST
LOOK IS INVITING,
PEACEFUL PAGE E3



Adera's Breeze is a 227-unit town house community in South Surrey that will be welcoming both inside and out. The property will feature foot trails, landscaped water features and plenty of green space. JENELLE SCHNEIDER — PNG





The show home for Breeze, a new townhouse development from Adera in South Surrey, is decorated in an inviting, soothing palette.

JENELLE SCHNEIDER — PNG PHOTOS

Easy, breezy and show-stopping

TOWNHOUSES: Complementary colours create a sense of flow throughout the interiors

BY MICHELLE HOPKINS
Special to The Province

The Facts

Project: Breeze
What: Project size: 227 three-storey townhouses in 24 buildings
Where: 16223 23A Ave, Surrey
Developer: Adera Development Corporation
Residence size: 1,119 sq. ft — 1,501 sq. ft
Prices: From \$299,900
Sales centre: 20 — 2215 160th Street, South Surrey
Hours: Noon — 5 p.m., daily

As soon as you enter the master bedroom in the show home at Breeze, you feel a sense of serenity and warmth. It is decorated in a soothing palette with white bedding and a tufted off-white headboard, complemented by striped wallpaper in warm grey and beige.

That tranquil theme runs throughout the show home at Breeze, a new townhouse development from Adera in South Surrey.

"We didn't vary the colours much, to keep things calm," says Cristina Oberti of Cristina Oberti Interior Design Inc. "When choosing a colour scheme for adjoining rooms, aim to create a sense of flow throughout the interior of your home by staying in the same colour scheme."

Another key component to designing an inviting and peaceful environment is to keep furnishings and accessories proportionate to the size of the room. That provides a more spacious look, which doesn't overwhelm to the eye.

"We designed it to create a time-

less and spacious environment, opposed to trendy by using simple forms, clean lines and warm materials," says Oberti.

Adera's Breeze is a 227-unit townhouse community that will be connected by foot trails, with landscaped water features, green space and an amenities building.

It's also a BuiltGreen Gold-certified development.

"The inspiration for Breeze is rooted in a philosophy that celebrates the use of natural materials. Cedar detailing, and floor-to-



ceiling glass walls are designed to bring the outside in and enhance your living experience," says the Breeze sales kit.

"The interior design theme was West Coast-modern style, with influences from Fred Hollingsworth and Arthur Erickson — bringing the outside in," adds Oberti.

She adds that sometimes homeowners take "comfort" too far and end up creating rooms that are bland and uncomfortable. You can avoid that by pulling in pieces such as the oversized upholstered chair in the living room or the unique table lamps in the master bedroom to add more patina.

photo gallery
Check out more photos of the Breeze development online at theprovince.com

Meanwhile, Adera had a very specific target market in mind when designing the West Coast contemporary town house project.

"They wanted to target the Generation Y and young urban professionals whose home needs to be personal and relevant," says Oberti. "An individual who embodies many of the characteristics of Sunnyside Heights' future residents."

The Sunnyside Heights community is within walking distance to the popular, dog friendly Sunnyside Park.

Breeze is also a short walk from some of the neighbourhood's best shopping, at both Grandview Corners and Morgan Crossing. It's also close to transit routes, schools, fitness facilities, yoga studios and some great dining spots.

Best of all, fitness enthusiasts will love the fact that Crescent Beach is just minutes away.



BC CONDOS.NET



AMAZING RELEASE > Wesbrook Village UBC Sail
Vancouver Condos by Adera Now Launching > 6
Storey Luxury Condominium Building with 1, 2,
2+Den and 3 Bedroom Westside Vancouver Homes

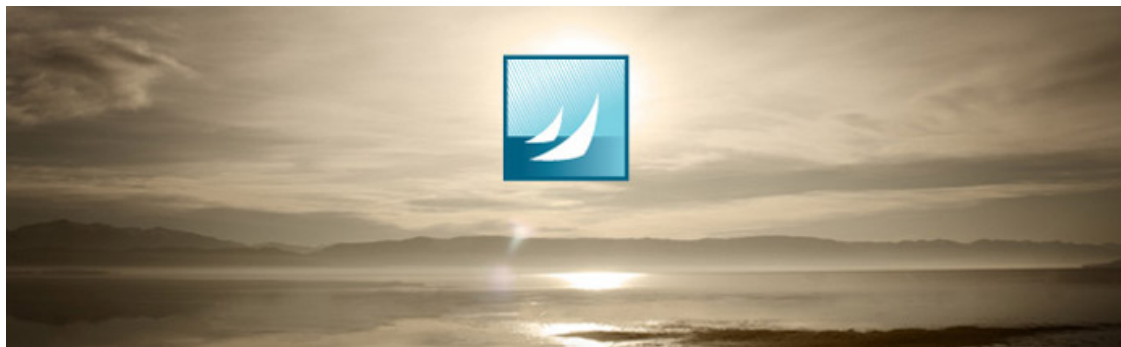


The UBC Sail Vancouver West Side Condos at Wesbrook Village

Coming early 2012! SAIL Vancouver UBC Condos by Adera > Moved by Nature, Compelled to seek a higher standard of West Coast living. Set within the coveted UBC peninsula, Sail Vancouver West Side condos for sale embodies the latest evolution of true West Coast modern architecture with a harmonious blend of simplicity and nature. These modern urban apartment homes at the UBC Sail Vancouver West Side condos encourage both indoor as well as outdoor living at its finest, with Wesbrook Village UBC amenities close by and verdant greenways connecting community and your home. The newest UBC Vancouver real estate development in the South Campus district will open pre-sales in January 2012 with one, two, 2 plus den and 3 bedroom homes for sale. The West Side Vancouver Sail UBC Condos at Wesbrook Village will be the first 6 storey wood frame constructed building on campus, and the building architecture is distinctly modern West Coast that enables residents to enjoy the inside and outdoors equally. In addition, the building architecture at the Wesbrook Village UBC Sail Vancouver condos will have clean modern lines and an extensive use of local



natural materials that give it a sophisticated and luxurious look that fits perfectly into the natural surroundings. Sustainable features at the Sail by Adera condos at UBC Wesbrook Village include such things as in floor radiant heating, Energy Star rated windows and energy/water efficient appliance sets. In addition, the eco-friendly Vancouver condos at UBC Sail by Adera will also include water efficient self irrigation as well as motion sensor light switches. The property will also have a co-op car at the curb. True West Coast living, inspired by the beauty and strength of the nature that surrounds us. The West Side Vancouver Sail condos is the newest addition to UBC's bustling Wesbrook Village community, offers intelligent West Coast modern apartment homes built to the highest standards of sustainability, featuring Adera's signature rooftop lanais for true indoor/outdoor living. Clean lines, natural materials, efficient and sustainable design all come together at Sail UBC Vancouver condo project by Adera.



Adera Presents the Wesbrook Village UBC Sail Condos in Vancouver Westside

Located in the beautiful Wesbrook Village locale in the West Side Vancouver real estate market, Sail by Adera is a new set of luxury condominium homes close to services, shops, Save on Foods Shopping Centre and much more. Within walking distance from the new Wesbrook Village UBC Vancouver Sail condos are open green spaces, protected parks and world class education. Surrounded by both water and forest, residents will enter Sail Vancouver West Side condos by crossing a bridge over reflecting ponds that are beautifully designed and landscaped to fit within the natural surroundings. The glass lobby entry way offers views of the lush forest courtyard space and pools that sit beyond it. All of the new UBC Vancouver Sail Condos will have generous outdoor spaces in the form of balconies or patios and the penthouse level Sail UBC homes for sale will all have rooftop lanais, which are superb outdoor relaxing and entertaining space.



Some options also include hot tubs for the new Westside Vancouver Sail penthouse suites. Also, for all new homebuyers with Adera, there is the amazing Adera Home Customization Program that allows you to pick and choose the finishes and appliances that you want for your new dream home. Sail builds on Adera's award winning trio of condominium developments at UBC Wesbrook Village - the Pacific Spirit Collection. Here at the new Sail UBC Vancouver Westside Condos, you will find West Coast modern condos that offer a high level of detailing and sophistication in addition to REAP sustainability, and a great location. www.adera.com

A Welcome Addition to the Wesbrook Village UBC real estate market from under \$400,000

Coming Soon > Sail at UBC charts a new course in urban design and savvy West Coast architecture here at the Adera Vancouver Westside real estate development. Introducing a new collection and higher standard of urban living within the popular Wesbrook Village UBC Vancouver Westside neighbourhood, Sail at UBC is a very exciting project that will see the introduction of functional one bedroom suites, two bedroom homes ready for singles and couples including small families in addition to a larger number of 3 bedroom family sized residences, which makes the new Wesbrook Village UBC Vancouver Sail condos a more attractive offer compared to previous releases by Adera in this community. This is what the UBC home buyers have asked for, and the Adera Sail Vancouver condos has delivered quickly! The Sail UBC Condo presentation centre and display home will be located at Ultima at Pacific Spirit at 108-3479 Westbrook Mall Vancouver and will open in early January 2012 for VIP priority registrant viewing only. There will also be a special Chinese New Year VIP at the Vancouver Sail UBC condos so make sure you get your name on the list. Inside the new Sail Adera condos are ultra chic finishes, upscale kitchens with a cooktop and wall oven combination or an upgraded GE Monogram configuration with an induction cooktop. As well, the functional floor plans at the Adera Sail Vancouver Westside condos also have large outdoor living areas which are private and each of the Sail Penthouse Suites have private roof lanais. Surrounding the neighbourhood are extensive professionally landscaped grounds, water features and lineal parks and footpaths. The exceptional value at the Wesbrook UBC Sail Vancouver condos is seen with the starting prices below \$400,000. The introductory VIP pricing is well below other comparable project releases over the past year and not only that, residents will also be getting a higher and more upscale level of finishing here at the new Sail Vancouver condos. The Sail Condos are also just one block away from Wesbrook Village Centre and the opening soon University



Hill Secondary School. The entire project will consist of 172 homes in two 6 storey wood framed buildings that will wrap around a beautiful central courtyard.

About the New Wesbrook Village UBC Vancouver West Side Real Estate Project by Adera

The UBC Sail Condos is a beautiful community featuring one, two and three bedroom apartment homes in Wesbrook Village UBC Vancouver West Side real estate market. The UBC Vancouver Sail floor plans range from 607 to 1068 square feet and will be eco-sensitive with standards built to REAP Gold. Saving you money both short and long term, the West Side Vancouver Sail UBC condos will also provide impressively large and expansive indoor space that is efficient and functional as well as maximization of outdoor living. The interior design of the Sail Vancouver West Side condos is by Portico Design Group. In addition, and as usual, home buyers will have the chance to customize their new UBC Vancouver Sail condo home through the Adera Customization Program.

More Info Launched about the Adera Sail Vancouver Condos

Located next to Ultima, the new Vancouver Sail at Pacific Spirit Adera condo development also borders park land and green spaces. Close to new amenities, shops and services as well as to higher learning and top ranked schools for children, the West Side Vancouver Sail at Pacific Spirit condos is literally steps away from everything you need. A brand new UBC Pacific Spirit community centre is under construction and anticipated to be complete next year and there is a newly renovated University Hill Secondary school opening up this September. Also close to the new West Side Vancouver Sail at Pacific Spirit condos is the Museum of Anthropology, the Chan Centre and major transit routes. Located in the Wesbrook Village UBC Vancouver West Side real estate market, the Sail Adera condos will be 6 storeys in height and wood frame construction with the highest standards of REAP Gold materials, sustainable features and finishes. The penthouse suites at Sail at Wesbrook Village UBC will have roof top lanais (private) and the sustainable design will be efficient, clean and minimalist for true modern urban living.

The SPECIAL VIP PREVIEW EVENT at the Sail Vancouver condos is January 21st.



Exclusive Previews for Sail Vancouver Condos at UBC – Register Today

There is a special Chinese New Year VIP Preview at the UBC Sail Vancouver condo project by Adera by invitation only on Saturday, January 21, 2012. True West Coast living, inspired by the beauty and strength of the nature that surrounds us. Sail Vancouver Westside Condos is that newest addition to UBC's bustling Wesbrook Village community, offers 6 storeys of intelligent West Coast modern apartment homes built to the highest standards of sustainability, featuring Adera's signature rooftop lanais for true indoor/outdoor living*. The use and incorporation of clean lines, natural materials, efficient and sustainable design throughout the Sail UBC Vancouver Westside real estate development all come together in spectacular fashion at Sail to bring you the most in modern, urban living.

Adjacent to Ultima at Pacific Spirit, 2011 Georgie Award Finalist for Best Multi-Family Low-Rise Development, Sail by Adera Vancouver condos is bordered by greenways and parks. Living in this academically astute neighbourhood has never been so easy – and serene. Groceries, schools, and a number of other essential services are literally a minute, or two, away on foot. With a brand new Wesbrook Village community centre anticipated for completion next year and the newly renovated University Hill Secondary opening for the upcoming school year, there's never been a better time to make this community your home. Located in the catchment of some of the province's top ranked schools, not to mention UBC, one of the West Coast's most renowned universities, Sail Vancouver Westside condos for sale will offer access to a priceless education path. The Chan Centre for Performing Arts and Museum of Anthropology are just minutes away, so you need not look far to see that the pursuit of higher learning is all around.

The Westside Vancouver Sail Condos at UBC is a community of one, two, and three bedroom apartment homes ranging from 607–1,068 square feet. Built to REAP Gold standards, these new Sail UBC Vancouver homes are designed to reduce our eco-footprint and yours – saving you money, while doing what's right for the environment. Outdoor space is expansive here at the UBC Sail Vancouver condo project by Adera, indoor space efficient with interiors by award-winning Portico Design Group. You also get choice, through Adera's extensive Customization Program to make your home as unique as you are. Joining the festivities around Chinese New Year, we will be entertaining a limited group of UBC Sail Vancouver Condo VIP registrants for an exclusive and special VIP Preview on January 21. As an extra bit of fun, you might consider test driving a new BMW while you're



here! Representatives from Brian Jessel BMW will be joining us to add an extra bit of excitement. *Penthouse level homes only. Please see a sales representative for details.



Sail 3479 Wesbrook Mall UBC

lean lines and natural materials create a sophisticated, and sustainable, living environment

Sun

Monday, January, 23, 2012



Homes at Sail offer the latest in finishes – and qualify for a Platinum environmental rating. Photograph by: Wayne Leidenfrost, PNG, Vancouver Sun

Set within the coveted UBC peninsula, Sail embodies the latest evolution of West Coast modern architecture - a harmony of simplicity and nature. These modern urban apartment homes encourage indoor/outdoor living at its finest, with Wesbrook Village amenities close by and verdant greenways connecting community and home.



Photograph by: Wayne Leidenfrost, PNG, Vancouver

Sun

Building on Adera's previous award-winning trio of developments- the Pacific Spirit Collection- these apartments offer a high level



of sophistication and a commitment to sustainable building practices by following the university's Residential Environmental Assessment Program (REAP), a comprehensive green building rating system which applies to all residential construction on the Vancouver campus. Sail is expected to attain a Platinum rating, the highest rating under the REAP program.



Photograph by: Wayne Leidenfrost, PNG, Vancouver Sun

"Sail will be the first six-storey wood-frame building at UBC, and its building style reflects a West Coast Modern design that embodies indoor/outdoor living," says Adera President Norm Couttie. "Sail's clean lines and natural materials create a sophisticated living environment that's also sustainable, with in floor radiant heating, Energy Star windows and appliances, motion sensor light switches, and water efficient irrigation technology. There's even a co-op car at the curb."

Surrounded by water and forests, residents will enter Sail by crossing a bridge over reflecting ponds. The glass lobby offers views into the lush forest courtyard and pools beyond.

All Sail apartment homes offer generous decks or patios, and all penthouse level homes have Adera's signature West Coast lanais- private outdoor rooms for your exclusive use, even if that means relaxing in your optional hot-tub. design features include natural exterior materials that blend in with the surroundings, large roof overhangs with cedar soffits at high-visibility corners, and generous glazing which blurs the separation between indoors and out.

Adera has been building trust, and homes, for 40 years-with innovation, sustainability, partnership and passion. An industry leader in sustainable development, Adera has been honoured with numerous local, national and international, and sustainability awards.

Adera VP Marketing & Sales Eric Andreassen says, "Besides being located in one of the most desirable areas in Vancouver, Sail is within the University Hill catchment district for elementary, middle, and secondary schools. Our Asian clients truly value both family and education. For that reason, Sail is a very desirable location. Adera recognizes that Chinese New Year is a time of good luck and opportunity. We're already seeing enormous interest from Asian buyers for the Sail homes."

Sail is located at UBC's new Wesbrook Village neighbourhood with urban shops, services and a Save on Foods Shopping Centre within a short walk, yet surrounded by both forest and parks and adjacent to a world class university. Sail will consist of 172 urban apartment homes located in two six-storey buildings.

Sail is now open for previewing, and an invitation is necessary. You can do that by going to the Adera website, or by calling the sales office directly. Introductory prices start at \$399,900 and top out near \$900,000. Suite sizes range from one bedrooms starting at 607 square feet to



three bedrooms at 1,223 square feet. The architects and designers are the award-winning Vancouver teams of Rositch Hemphill Architects and Portico design Group. Adera's Home Customization Program stands alone amongst multi-family homebuilders in B.C., allowing new owners to personalize dozens of features in their new homes.

The Sail presentation centre is located at 108-3479 Wesbrook Mall, Vancouver. For more information or to register, please visit www.adera.com or call 604.221.8878.

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SAIL BY ADERA

Adera's latest raises the bar

Setting Sail at UBC's Wesbrook Village

Clean lines and natural materials create a sophisticated, and sustainable, living environment

Set within the coveted UBC peninsula, Sail embodies the latest evolution of West Coast modern architecture — a harmony of simplicity and nature. These modern urban apartment homes encourage indoor/outdoor living at its finest, with Wesbrook Village amenities close by and verdant greenways connecting community and home.

Building on Adera's previous award-winning trio of developments— the Pacific Spirit Collection— these apartments offer a high level of sophistication and a commitment to sustainable building practices by following the university's Residential Environmental Assessment Program (REAP), a comprehensive green building rating system which applies to all residential construction on the Vancouver campus. Sail is expected to attain a Platinum rating, the highest rating under the REAP program.

"Sail will be the first six-storey wood-frame building at UBC, and its building style reflects a West Coast Modern design that embodies indoor/outdoor living," says Adera President Norm Courtie. "Sail's clean lines and natural materials create a sophisticated living environment that's also sustainable, with in floor radiant heating, Energy Star windows and appliances, motion sensor light switches, and water efficient irrigation technology. There's even a co-op car at the curb."

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PHOTOS BY WAYNE LEIDENFROST / PNG

Homes at Sail offer the latest in finishes - and qualify for a Platinum environmental rating.

rooms for your exclusive use, even if that means relaxing in your optional hot-tub. Design features include natural exterior materials that blend in with the surroundings, large roof overhangs with cedar soffits at high-visibility corners, and generous glazing which blurs the separation between indoors and out.

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启航—卑诗大学

Wesbrook Village

Adrea在卑诗大学Wesbrook Village推出的新楼盘Sail，采用最新西海岸现代建筑设计风格，简约建筑与大自然和谐共存。

Sail是卑诗大学校园内第一个六层木结构楼盘，两幢大楼共有172个城市公寓单位。

Sail注重环保和可持续发展，预计将达到卑诗大学住宅环境评估项目的白金级标准。公寓采用地热，符合能源之星标准的窗户和电器，灯光自动感应开关，有效利用水资源灌溉技术，以及提供一辆社区共用汽车。

Sail位于卑诗大学内新兴的Wesbrook Village社区，步行距离就可到达商场，服务场所，和Save on Foods超市。

全部公寓都提供宽敞的阳台或露台，所有顶层豪华单位都有Adera标志性的西海岸空间设计风格——供住户单独使用的私人室外空间，可享受按摩浴缸。

Adera在卑诗省有40年的悠久历史，以创新精神，可持续发展设计，合作与热情而著称。因为注重可持续发展，而获得无数本地，全国以及国际的奖项。

Sail是亚洲客户的理想之选。地处卑诗大学校内，临近小学，中学和高中，符合亚洲人注重家庭和教育的理念。尤其随着中国新年的到来，越来越多亚洲人开始关注Sail。

Sail目前只开放邀请式预览。可登录Adera网站，或直接拨打销售办公室电话预约。户型包括607英尺的一睡房到1223英尺的三睡房单位，价位则从入门的\$399,900到最高的\$900,000。

通过Adera的家庭订制服务，新屋主可以将公寓的几十种功能个性化。

展销中心位于 108-3479 Wesbrook Mall, Vancouver.

详情请登录网站 www.adera.com 或致电 604.221.8878查询。

YEAR OF THE DRAGON
FACT #4

2012 is the Year of the Dragon, in the Water element (Water Dragon) a Zodiac sign that only occurs every 60 years.



恭喜发财





SAIL

CHINESE NEW YEAR SPECIAL PREVIEW
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MASTER THE ELEMENTS OF NATURE. INTELLIGENT URBAN APARTMENTS SET WITHIN THE COVETED UBC PENINSULA, BUILT ON THE PRINCIPLE OF WEST COAST LIVING.

Sail embodies the latest evolution of West Coast modern architecture—a harmony of simplicity and nature. These modern homes encourage indoor/outdoor living at its finest, with Wesbrook Village amenities close by and verdant greenways connecting community and home.

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LIVE WEST COAST



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

Sail just launched by Adera near UBC

Endowment Lands project gives families a different take on life

Mary Frances Hill

Sun

Saturday, January, 14, 2012



WAYNE LEIDENFROST/ PNG

SAIL

Project size: 172 homes in two six-storey buildings (35 one-bed + one-bed + den; 85 two-bed + two-bed + den; 52 three-bed)



BC CONDOS.NET



Residence size: 607 sq. ft - 1,223 sq. ft

Prices: \$399,900 - \$900,000s

Developer: Adera Development Corporation

Architect: Rositch Hemphill Architects

Interior design: Portico Design Group

Sales centre: 108-3479 Wesbrook Mall, UBC

Hours: noon - 5 p.m., daily

Website: www.adera.com

Telephone: 604-221-8878

Email: sail@adera.com / Occupancy: July 2013

A move from one end of Greater Vancouver to the other made a world of difference in the life of Lily Li and her family.

Two years ago, she, her husband and son - the latter a student at the University of British Columbia's Sauder School of Business - relocated from Surrey to the University Endowment Lands.

The move from a single-family home to a condo in Adera Developments' Pacific building was a risky one for Li, who enjoyed her community, house and longtime friendships in the Fraser Valley.

The gamble has paid off, and then some.

"In Surrey, I was so busy with work and other activities, I didn't have much time for anything else," she says of her previous lifestyle.

Today, she's living in a different world. She volunteers regularly at UBC's Museum of Anthropology, tools around in her rooftop

Sail kitchens will be fitted with granite counters, Kohler double undermount stainless sinks and GE Monogram induction cooktops. The high-gloss 'touch-door' cabinets have no handles.

Photograph by: Wayne Leidenfrost, PNG, Special To The Sun



The Sail homes will have open- concept living areas and engineered hardwood flooring throughout the kitchens and dining and living rooms. Large windows will permit plenty of natural light, while electric fireplaces will ensure the homes stay cosy on those less- than- sunny days



gar-den, and strolls with her husband through Pacific Spirit Park and local greenways.

She says she rarely uses her car now, with access to transit choices that can take her downtown and as far away as Metrotown in Burnaby.



By mere coincidence, her dramatic lifestyle change is a typical selling point for Adera Developments, which has just opened its presentation centre for Sail, its newest community on South Wesbrook Mall in the UBC Endowment Lands.

Bedrooms will be spacious, as demonstrated by the Sail show home, which is imagined for a family that includes small children — one of whom is fond of superheroes. All the closets in the homes will include built-in organizers.

And in the long run, it makes the job much easier for Eric Andreasen, Adera's vice-president of marketing and sales.



By 2013, the community will welcome neighbours in 172 new homes, with the two buildings of Sail, Adera's wood-framed six-storey development.

As a company, Adera prides itself on building green, says Andreasen, so environmental standards set by UBC Properties Trust are all part of Sail's design, inside and out.



Healthy density is part of the pack-age. For Sail, the developer departed from its usual four-storey buildings with two six-storey buildings to reflect a focus on eco-friendly community planning.

To the first-time visitor, the physical community of South Wesbrook Mall is a sharp departure from the area a few blocks north.

Just past playing fields and Pacific Spirit Park, Sail's neighbourhood seems to spring up in a sudden blast of density.

That density is all part of the plan to create a sustainable community, through REAP (Residential Environmental Assessment Program). REAP requires developers who build in the UBC area to meet standards in energy conservation, water efficiency and design.



Indoors, engineered hardwood, windows that stretch nearly floor-to-ceiling, a choice of GE energy-saving appliances and dual-flush toilets come standard.

On the transport front, Vancouver's Modo car co-op will supply one car per 100 residents (with each owner granted a one-year membership).

In the end, though, community planning matters little without the voices in the community. In Sail's planning stages, Adera contacted people like Li to gain more insight on what the community needed in future developments. It organized focus groups with homebuyers to suss out wants and needs.

"They said they wanted more space and bigger homes," Andreasen says. With those requests, and guidelines energy and water efficiency, architects Rositch Hemphill got to work.

They designed their patios larger than previous developments, with a bonus: each of the 172 units comes with a rooftop lanai - a space large and private enough to be used as a private outdoor living space. Sail's lanais range from 200 up to nearly 500 square feet, he says.

To satisfy the need for larger spaces, the company also introduced three-bedroom corner units - a first for Adera in the endowment lands region.

From a patio or lanai, the views of UBC, the water, and even local greenery, will be spectacular, Andreasen insists.

Sail will be surrounded by linear parks - greenways for pedestrians and cyclists - and what Andreasen calls an "eyeball park", an oval-shaped green space.

Andreasen sees Pacific Spirit Park as a green buffer between urban Vancouver and the village-like setting of UBC's residential area. "As soon as you drive through the gates it becomes more casual, and a more cerebral [community]."

A mere two years ago, Lily Li would never have imagined she'd settle into a life so drastically different than the one to which she'd become accustomed.

But her wish to become more active and outdoorsy - while staying close to her only child as he furthers his education - surpassed all other needs.

Andreasen sees those motivations as typical among those attracted to the community.

Larger homes suit the population of Asian-Canadian buyers interested in sending their children to nearby University Hill elementary and secondary schools - both highly respected among parents and educators - and at UBC, Andreasen notes.

"In other places in the world, you might get a great university but not a great elementary," he says.



"That's why we're seeing a lot of Chinese coming here. The sophisticated Asian population sees purchasing a home [near good schools] as an amortized investment towards education."

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Setting sail for new world near UBC

By MARY FRANCES HILL, Postmedia News January 26, 2012



Sail is the latest Adera development in Vancouver.

Photograph by: Wayne Leidenfrost , Vancouver Sun

Sail

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Special to The Sun

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