



NOW SELLING

PRESENTATION CENTRE
710 KEITH ROAD
WEST VANCOUVER

604.922.0330



WEST VANCOUVER

West Vancouver is breathtaking. Living here is to truly experience what it means to feel alive – in the purest, simplest and most beautiful sense of the word.

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THE MASTER PLAN

When complete, this master-planned community will feature modern single family private homes and garden townhomes on West Vancouver's Sentinel Hill.

[READ MORE](#)



ONNI STORY

Family-owned and operated for over four decades, The Onni Group is one of Canada's foremost real estate developers.

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LATEST NEWS

Construction has begun!

We celebrated an important milestone recently with the official start of construction at Evelyn. The Ground Breaking Ceremony was attended by Onni representatives, Mayor Smith and other integral members of the West Vancouver community and Evelyn development. We look forward...

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Rooms with a view and space to spare. Layout of Evelyn allows for larger furnishings.

Michelle Hopkins, Special to The Province January 22, 2012 West Vancouver is known for its many large executive-style homes. So when interior designer Rachel Martinuk conceptualized the vignette for the Onni Group's newest development, Evelyn, it was with local downsizer...

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WELCOME TO EVELYN BY ONNI

Evelyn is a prestigious new community in West Vancouver, showcasing spacious West Coast modern residences. Architecturally confident, beautiful and respectful, Evelyn is situated at one with nature on a natural rise, an ideal locale perfected by exquisite residential expression.



CONTACT US

Developer reserves the rights to make modifications to the interpretation of the project only and may differ.



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LOCATION

MAPS

PARK ROYAL

CONVENIENT LOCATION

With all the charms, beauty and amenities offered in West Vancouver, you may rarely need to venture downtown. But if you do, your access to Vancouver and beyond is optimized by the close proximity and easy access to Lions Gate Bridge. And with the newly redesigned on/off ramps on the bridge and bus stops adjacent to Evelyn on Taylor Way, commuting doesn't get any more convenient.

With a direct connection to Highway 1, Highway 99 and the ferries nearby in Horseshoe Bay, your escapes to the Sunshine Coast and Whistler have never been easier.

SUPERNATURAL LOCALE

The land surrounding Evelyn offers some of the most breathtaking natural scenery, parks and public open spaces in all of Canada. From the beaches of Ambleside along to Dundarave, to the rocky shoreline of Lighthouse Park through to Howe Sound – framed by the North Shore mountains – West Vancouver is an unparalleled playground.

With 138 parks, seemingly endless public waterfront (with the Seawall beginning at Ambleside Park), and more than 100km of urban paths and wilderness trails, Evelyn is perfect for those who lead active lifestyles and value the time they spend outdoors and much as in.

And there's no shortage of things to do, with year-round options ranging from sailing to skiing at your doorstep. Wander out your front door to sea, sun and sand. Stroll out the backdoor for golf, trails, mountains and endless adventure.



LOCATION

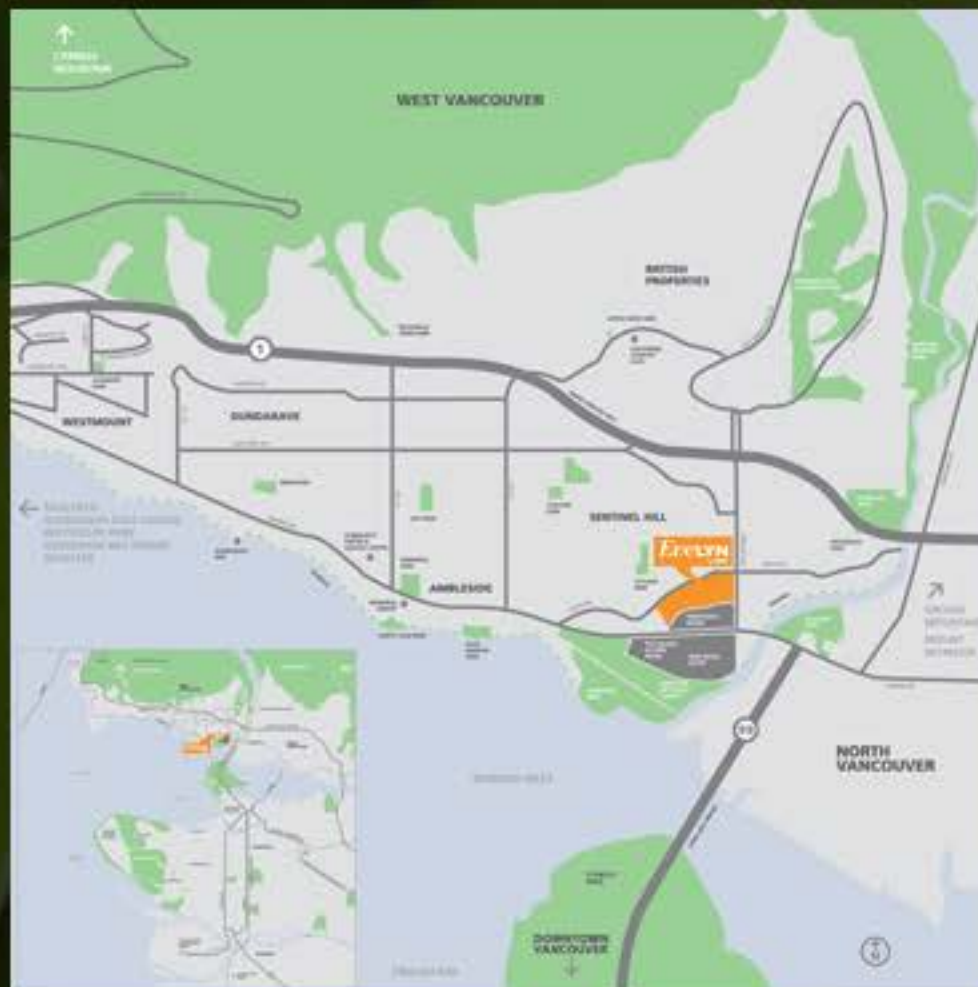
MAPS

PARK ROYAL

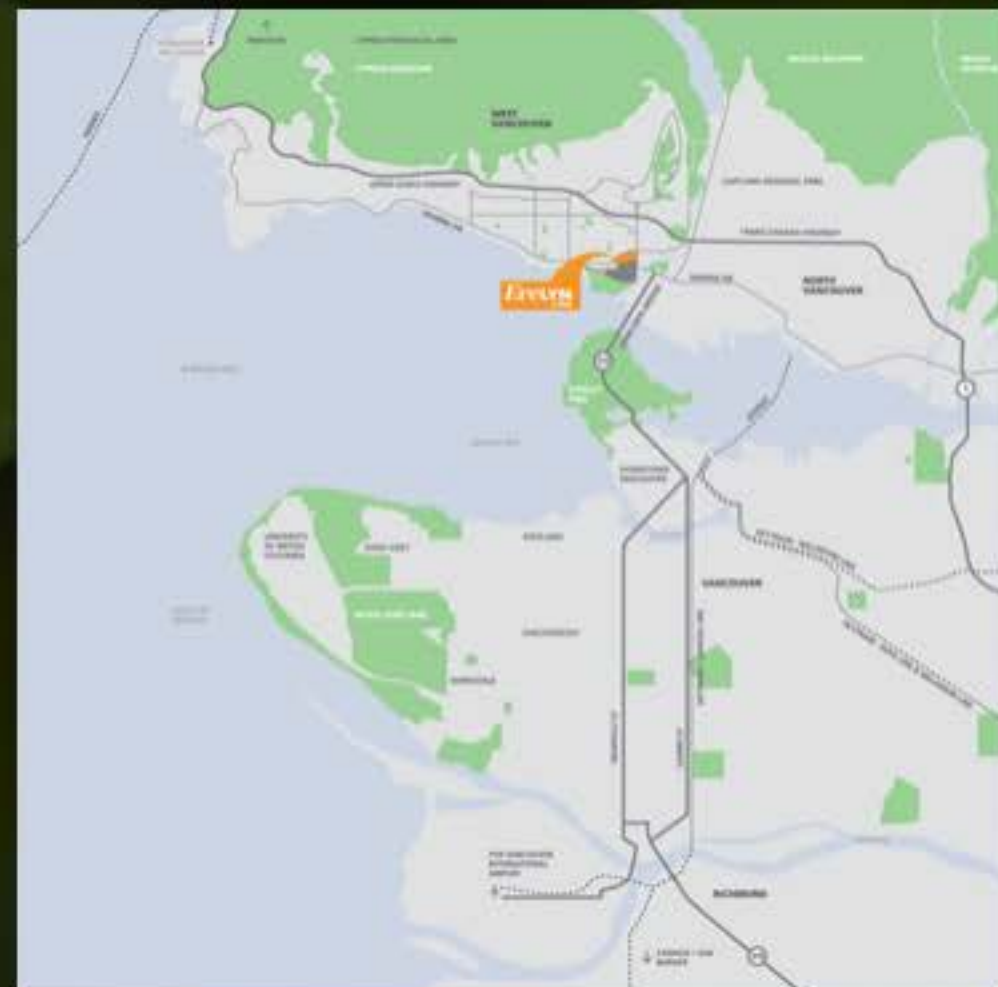
MAPS

Just a hop, skip and jump from downtown Vancouver, 10 minutes east of Horseshoe Bay ferry terminal and the gateway to Vancouver Island and Whistler, West Vancouver is a cultural paradise as well as the consummate outdoor playground.

WEST VANCOUVER MAP
(CLICK TO ENLARGE)



GREATER VANCOUVER MAP
(CLICK TO ENLARGE)



CONTACT US

Developer reserves the rights to make modifications and interpretation of the project only and may differ.



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



[LOCATION](#)[COMMUNITY](#)[ARCHITECTURE](#)[FLOORPLANS](#)[INTERIORS](#)[VIDEO](#)[ONNI GROUP](#)[LOCATION](#)[MAPS](#)[PARK ROYAL](#)

PARK ROYAL

Evelyn is located above the north side of Park Royal. The shopping centre is divided into two halves, each section with its own unique ambiance and selection of shops. In all, Park Royal boasts nearly 300 shops, services and restaurants including Whole Foods Market, Extra Foods, The Bay, London Drugs, a specialty BC Liquor Store and liberty Wine Merchants as well as a selection of designer stores, practical shops and boutiques.

[CONTACT US](#)

Developer reserves the rights to make modifications to building design, specifications, features and floorplans without notification. All renderings and illustrations reflect the artist interpretation of the project only and may differ from the final product. E.&O.E.

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*Eve*LYN

by ONNI



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COMMUNITY

When complete, the master-planned community will span 22 acres and feature west coast modern residences on West Vancouver's Sentinel Hill. Residing at Evelyn is a park-like living experience. Private terraces provide homeowners with their own garden space, accentuated by the natural surroundings and trees. Homes are organized so that nearly everyone has southern views and ample sun exposure. Meticulous attention has been placed on the ground level experience as well, with water features, wandering paths and pedestrian walkways which are central to Evelyn's urban expression.



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[B C C O N D O S . N E T](#)



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ARCHITECTURE

Evelyn embodies its surroundings by employing the aesthetic and design of West Coast modernism. With an absence of unnecessary ornaments, Evelyn utilizes a combination of raw natural materials that fit within its environment, creating beauty unique to its setting and embracing nature. The site and building orientation is organized so that everyone has southern views and ample sun exposure. The design provides the comforts of home, while maintaining a connection with the world outside through use of natural light and space.



CONTACT US

Developer reserves the rights to make modifications and interpretation of the project only and may differ.



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





FLOORPLANS

Evelyn will offer homes to suit all palates from one bedroom suites to grand three bedroom plus family room residences. With strategic orientation of units, ample windows, terraces and balconies, a sense of indoor-outdoor living is accomplished from every room.

NOW SELLING

CLIFFSIDE

Private single level living on the northernmost setting.

[Click for Plans](#)

AT FOREST'S-EDGE

Residences located on the southern slope of Sentinel Hill.

[Click for Plans](#)



EVELYN FACT SHEET

Below is a fact sheet that will help answer any questions as we introduce Evelyn to you.

LOCATION:	710 Keith Road, West Vancouver
COMPLETION:	Cliffside One, Two and Three – summer/fall 2013 At Forest's-Edge One and Two – winter 2013
DEPOSIT:	Total of 20% down 5% at offer 5% 60 days after acceptance 5% 10 days after receipt of amendment to disclosure 5% 240 days after receipt of amendment to disclosure
PARKING:	Cliffside One - two car garages Cliffside Two & Three – one to two stalls underground At Forest's-Edge One & Two – one to two stalls underground
STORAGE:	Included with every home.
ARCHITECTURE:	Master planned community; apartments, townhomes and single family residences.
NEIGHBORHOOD:	Located in West Vancouver, north of the Park Royal Shopping Centre. Easy access to Downtown Vancouver, Horseshoe Bay and North Shore mountains.
HOMES:	Modern interiors are open and spacious with floor-to-ceiling glass and oversized tile patios. Top-of-the-line kitchen appliances and fixtures. Luxury bathrooms with heated flooring.
LANDSCAPING:	Private terraces provide homeowners with garden space. Planters are situated on terrace edges, framing views and protecting privacy. Easy access throughout the property as well as direct access to Park Royal, is provided via pedestrian walkways and wandering paths.
SECURITY:	Some examples of safety features at Evelyn include: • Electronic key-fob controlled access at all building entry points • Controlled underground parkade with secured entry gate, ample lighting and closed circuit camera • Building entries equipped with enter phone and closed circuit camera • Restricted elevator access to each floor allowing only residents of that floor, permitted guests and management to enter • All homes pre-wired for in-home security system • State-of-the-art fire protection including sprinklers and smoke detectors in every suite

For more information call the Evelyn by Onni Sales Team at 604.922.0330

ONNI.COM

Floorplan sizes are approximate. Prices are exclusive of tax and are subject to change without notice. E. & O.E.

FEATURES

Evelyn is situated at one with nature on a natural rise and will offer homes to suit all palates from one bedroom suites to grand three bedroom plus family room residences. The architectural design follows practices of West Coast Modernism, incorporating the use of natural materials native to its surroundings, stone, slate and wood.

INTERIORS

- Control4® automated lighting in living areas
- Control4® automated sound control with built-in speakers in kitchen
- Premium wide-plank, engineered oak hardwood flooring with resilient brushed finish throughout living, entry, flex space, dens, and kitchen
- 100% wool berber carpeting with cushioning underpad throughout bedrooms and walk-in closets
- Porcelain tile in laundry closet
- Full size high-efficiency Energy Star frontloading washer and Energuide rated dryer
- Modern, slim-line roller shades with 95% blockage to filter UV light on exterior windows with remote control operation for living and dining rooms
- Flat painted ceilings throughout with recessed pot lighting in entry, bathrooms and kitchen
- Ample in-suite storage with multiple oversized closets featuring contemporary flat-panel doors and modern polished chrome door hardware
- Forced air heating and cooling
- Built-in gas fireplace upgrade option available in some homes. To include elegant stone surround and oak mantle wrapping sides and top.
- Contemporary flat profile painted baseboards and door casings
- Painted solid wood interior doors
- Multiple outlets for high-speed internet

KITCHENS

- Designer appliances package
 - Sub-Zero 27” or 36” wood-paneled integrated fridge with dual freezer drawers at the bottom*
 - Asko 24” full size wood-paneled integrated dishwasher
 - Miele 30” or 36” gas cook top*
 - Faber 30” or 36” low-profile slide out 3 speed hood fan*
 - Miele 30” convection wall oven
 - Sub-Zero under-counter integrated wine fridge**
- 1 ½” thick double-nosed honed granite (Ambleside scheme) or composite stone countertops (Dundarave scheme) with breakfast bar overhang
- Full height stone backsplash to match countertops
- Custom made flat panel wood cabinets featuring custom wood gables and accent lacquer panel upper cabinets and bar backs
 - Ambleside scheme features a silvered espresso oak finish with grey lacquer panels
 - Dundarave scheme features a light wheat oak finish with white lacquer panels
- Soft close mechanism on all kitchen doors and drawers
- Double bowl stainless steel zero-radius under-mounted sink
- In-sink waste disposal
- Your choice of Dornbracht or Kohler polished chrome kitchen faucet with extractable spray
- Recessed pot lighting throughout kitchen
- Under-cabinet puck lighting illuminating work space

BATH

- Nuheat® electric floor heating system with thermostat
- 12” x 24” imported honed travertine stone floor tile with matching 2” x 4” shower floor tile
 - Ambleside (Scheme A) features Mare Marrone honed travertine
 - Dundarave (Scheme B) features French Linen honed travertine
- Generously sized floating custom oak vanity cabinet and coordinating medicine cabinet
 - Ambleside (Scheme A) features a silvered espresso oak finish
 - Dundarave (Scheme B) features a light wheat oak finish
- Soft-close mechanism and chrome door hardware on cabinetry
- Honed marble slab countertops featured in Ambleside scheme
- Honed quartz slab countertops featured in Dundarave scheme
- Under-mount wash basin with double-handle chrome faucet in master bathrooms (and in main bathrooms in single bathroom homes)
- Semi-recessed wash basin with single-lever chrome faucet in second bathrooms
- Water-conserving elongated toilet
- Showers encased in frameless glass and floor-to-ceiling tile
- All showers equipped with wall mounted hand shower as well as rainshower head and pressure balanced valves, allowing you the flexibility to use one or all
- Deck-mounted deep soaker tub with flexible hand shower mounted atop a natural stone tile deck
- Polished chrome bathroom accessories
- Contemporary and functional wall sconces and pot lighting

LANDSCAPING & AMENITIES

- Landscaping includes heritage and additional trees, tranquil gardens and water features, inviting walkways, paths community linkages. Two convenient footpaths run through the site to Park Royal.
- Ample, secured residential and visitor parking for vehicles and bicycles.
- A complete selection of urban amenities, personal services and shopping adjacent to the property. Convenient access to nearby waterside parks, beaches and community services.
- Oversized south facing terraces with landscaped framed edges, ranging from 100 SF – 1,600 SF

SUSTAINABILITY

Sustainable design principles have been developed to guide the design and construction of Evelyn with the use of energy efficient appliances, storm water management principles and the preservation of green spaces.

Energy

The buildings have been designed to reduce total energy and water consumption and equipment and appliances selected for energy efficiency. Energy efficient external lighting systems have been selected for all public realms. Pedestrian walkways and proximity and access to transit will help reduce transportation energy usage.

Materials

Whenever possible local, recycled and remanufactured materials will be selected and utilized, reducing the use of new products as practical. Recycling systems are incorporated into the design of the community, reducing the amount of waste generated and moved off site.

Security

The community has been planned carefully, utilizing the most sophisticated CPTED or Crime Prevention Through Environmental Design Principles. Pedestrian pathways, vibrant open spaces offer integration for the community and provides significant “eye on the street” security.

*Option dictated by selected floorplan



LOCATION

COMMUNITY

ARCHITECTURE

ONNI GROUP

CONTACT

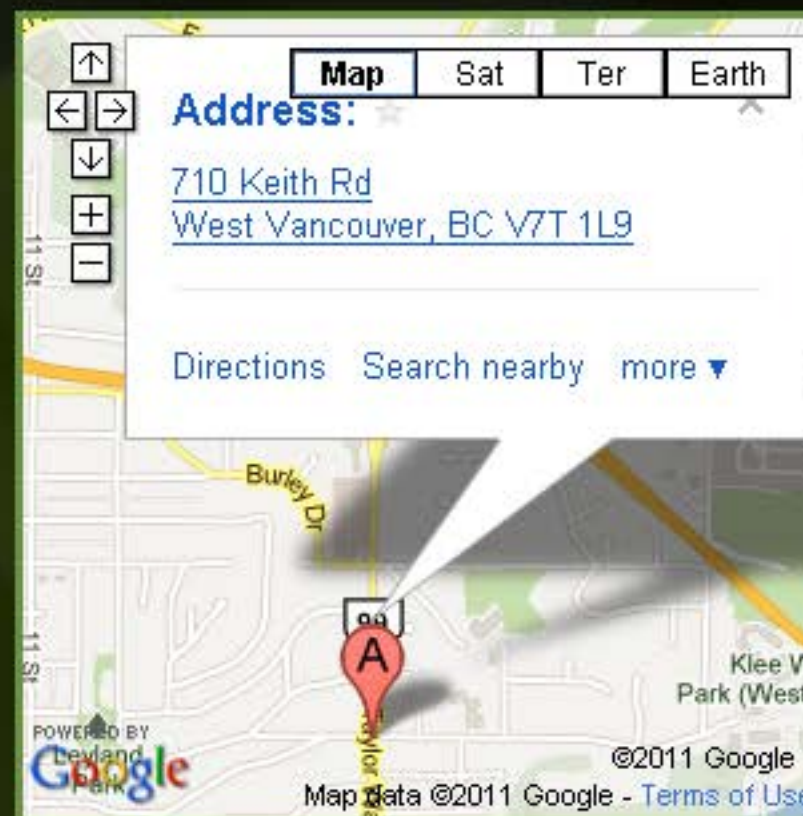


CONTACT US

Evelyn by Onni Presentation Centre is located at 710 Keith Road in West Vancouver, and will be opening soon. To express your interest, please register today. You can also leave a message at 604.922.0330, or send an email to:

evelyn@onni.com

REGISTER TODAY



LATEST NEWS

West Van's Evelyn Development Revived
(Vancouver Sun: Sept 7, 2011)

Vancouver Sun September 7, 2011 West Vancouver's troubled Evelyn development has a new lease on life. The 20-acre, 349-unit project, which has sat idle for nearly two years after its parent company, Millennium Development, defaulted on a \$72-million mortgage, has...

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CONTACT US

This not an offering for sale. E.&O.E. Develop
All renderings and illustrations reflect the artist



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Rooms with a view and space to spare

Layout of Evelyn allows for larger furnishings

By Michelle Hopkins, Special To The Province January 22, 2012



All the Evelyn homes will face south, slanting toward the sun and the gorgeous views from West Vancouver.

Photograph by: Wayne Leidenfrost – PNG, Special To The Province

West Vancouver is known for its many large executive-style homes. So when interior designer Rachel Martinuk conceptualized the vignette for the Onni Group's newest development, Evelyn, it was with local downsizer in mind.

"Knowing that our buyers would be moving out of larger homes with furniture to suit, we deliberately chose large-scale furniture to fit within the space," says Onni Group's Martinuk. "We also anticipated that our buyers currently own an eclectic mix of timeless pieces that they have collected over their lives. The accessorizing of the vignette attempted to mirror what their own heirlooms might be."

When it comes to downsizing, Martinuk went for a more "Zen-like" atmosphere. Rather than fill a space with furniture, art-work, accessories and objects at every turn, she kept the furnishings at a minimum to create a more sophisticated, refined and mature look.



She went on to say that the more upscale homes are often the ones that incorporate elegant pieces, keep clutter to a minimum and exude light and airy interiors – in short, where less is more.

Meanwhile, since West Vancouver is known for its stunning vistas, all the Evelyn homes will face south, slanting towards the sun and the views, and surrounded by green space. Trails through the grounds will lead residents to Park Royal shopping centre below.

Evelyn is also within walking distance to Ambleside and the sea-wall, with easy access to the Lions Gate Bridge, the Upper Levels Highway and Cypress Mountain.

Rather than decorate the vignette to be in harmony with the exterior, Martinuk chose to let the art communicate the landscapes.

"The Ronin Boyle Resin prints (from Hambleton's), to me, are inspired by the views of the ocean on the grey West Coast," Martinuk says. "A number of the art pieces used are actually reproductions, not original canvasses. This was achieved by utilizing a new technique of applying resin to printed images that is done within the production house, under the advisement of the original artist."

This technique allowed Martinuk to give the impression of original art at a more affordable cost.

THE FACTS

What: 105 homes in the first phase

Where: West Vancouver

Developer: Onni Group

Residence size: 1 and 2 bed-room, 926 – 2,112 sq. ft

Price: Starting at \$759,900

Sales Centre: 710 Keith Road, West Vancouver

Hours: noon – 6 p.m. daily

A SHOPPER'S GUIDE



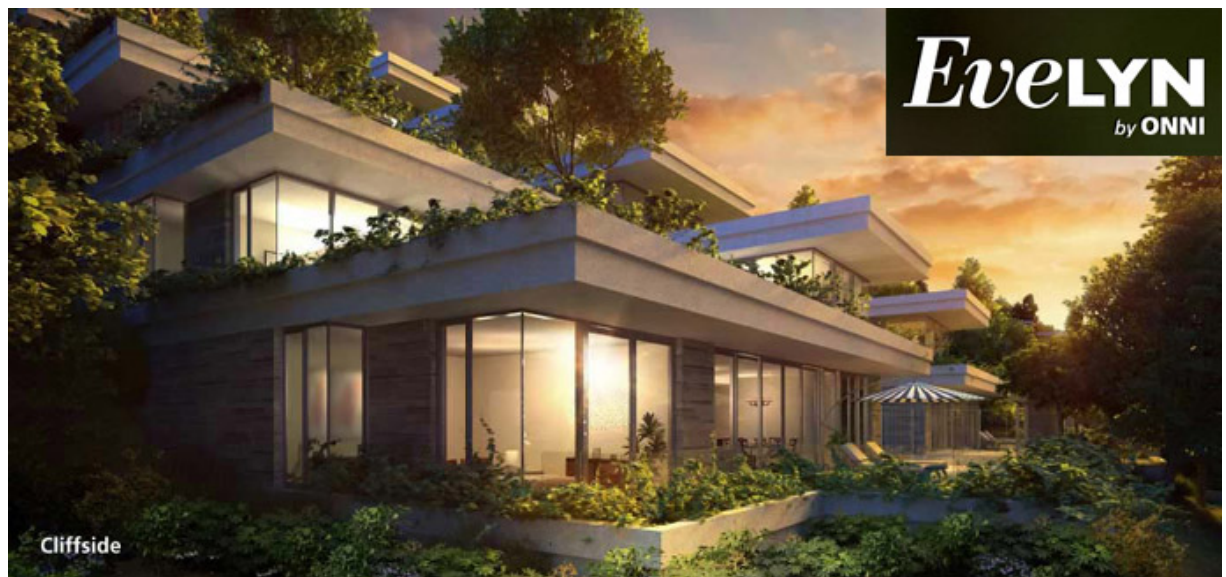
Rug from East India Carpets, side and end tables from Country Furniture (Redford House line), mirrored side table from The Cross, side chairs from Norwalk (Camerich line) and sofa table from Ginger Jar Interiors.

Accessories: Bacci's Home (woven bowl), Chintz (bowl and horse statue), HomeSense (horns), Kitchen and Bath Accessories from Ming Wo on Granville, art prints from Malaspina Printmakers and Dundarave Print Workshop.

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RE-IMAGINED > Evelyn by Onni > Luxury West
Vancouver Homes for Sale Including Condos,
Garden Suites, Townhomes & Single Family
Detached Houses > West Van Evelyn Homes Now
Previewing from \$700k



West Vancouver Evelyn by Onni

The new 20 acre, 349 Evelyn home project in West Vancouver real estate market has been saved by The Onni Group. Originally marketed by the Millennium Development team, the company defaulted on their \$72M mortgage and was then acquired by The Onni Group to see through this fantastic new project. The West Vancouver Evelyn by Onni homes for sale will range from spacious one bedroom suites to amazing three bedroom family sized residences and the total cost of the project is projected to be around \$400M, making it one of the largest master planned neighbourhoods on the North Shore this decade. In addition, the West Vancouver Evelyn by Onni homes for sale will be situated north of Park Royal Shopping Mall (called Sentinel Hill) and will take approximately 7 years to build out. In addition to the condominium/townhouse residences, the new Evelyn West Vancouver real estate development will also feature single family detached homes for sale on the site, which makes it an even more appealing choice for downsizers looking for maintenance free living within the city.



The pre-sales is expected to start right about now, and the approximate price point will be somewhere between \$700,000 to around \$1.7M here at the new Evelyn West Vancouver homes for sale. For more information, please visit www.onni.com/evelyn/ today. Situated within a natural rise along Sentinel Hill and within a natural green space, the Evelyn West Vancouver real estate project will also offer home owners a close proximity to the wonderful amenities of this high-class city.



The Evelyn West Vancouver Amenities, Landscaping and Eco-Friendly Design

Real West Coast modern architecture graces the design of the exciting upscale West Vancouver Evelyn by Onni home development along Sentinel Hill. Here, you will find design that makes use of natural materials native to the area, which includes a beautiful blend of woods, slate, stones and colours. The landscaping at the West Vancouver Evelyn by Onni homes for sale include heritage and additional trees, tranquil gardens, water features, inviting walkways, paths community linkages and footpaths to Park Royal Shopping Centre. In addition, the luxury West Vancouver Evelyn Homes by Onni will feature a complete selection of urban amenities/services and shopping in addition to great schools, beaches, waterside parks and walking/biking paths, not to mention a close proximity to all of the North Shore Mountains for outdoor recreation options. There is plenty of parking for cars and bikes on site too. The beautiful luxury West Vancouver homes for sale at Evelyn by Onni will also feature very spacious south facing terrace decks with landscaped framed edges that will



range in size between one hundred to 1600 square feet in size depending on the floor plan and situation within the property. This allows for homeowners to extend their interior living space outwards. Sustainable design principles have been developed to guide the design and construction of Evelyn West Vancouver eco-friendly homes for sale by the Onni Group that includes a storm water management system for self irrigation and the preservation of the green spaces that are beautifully designed throughout the property. As far as security is concerned, the new luxury West Vancouver Evelyn homes will be designed using CPTED principles with vibrant and well lit public spaces in addition to neighbourhood watch. The materials used in the construction of the luxury West Vancouver homes for sale will come from local, remanufactured or recycled materials wherever possible. In addition, the West Vancouver eco-friendly homes at Evelyn by Onni will be designed to reduce total energy and water consumption and equipment/appliances selected will be truly energy efficient.



The Interior Features at the West Vancouver Eco-Friendly Homes

Evelyn by Onni will feature upscale finishes and features in every home and will have detailed craftsmanship and thoughtfully designed functional spaces throughout. Some of the incredible luxury West Vancouver Evelyn home features will include:

- > premium wide-plank engineered oak wood floors in the kitchen, living room, entry, flex rooms and dens
- > 100% wool berber carpets in the bedrooms and walk-in closets (in addition to good underpad layer)
- > Control4 automated lighting (in living areas) and sound control with



- built in speakers (in kitchen)
- > forced air heating and cooling system
 - > full sized high-efficiency Energy Star front loading washer and Energuide rated dryer in every new West Vancouver Evelyn home
 - > porcelain tiled floors in the laundry room
 - > built in gas fireplace upgrade option available
 - > contemporary flat panel profile painted baseboards and door casings
 - > multiple outlets for high-speed internet throughout the homes
 - > painted solid wood interior door
 - > modern, slim line roller shades with 95% blockage to filter UV light
 - > flat painted ceilings throughout plus pot lighting



The Kitchens and Bathrooms at Onni' s Evelyn West Vancouver Luxury Homes

The luxurious bathrooms at the Evelyn West Vancouver homes for sale will feature NuHeat electric floor heating system with a thermostat to adjust temperatures as well as large format imported honed travertine stone floor tiling (in two colour schemes) and generously sized floating custom vanity cabinetry and coordinating medicine cabinet (again in 2 palettes). Other bath features at the Onni Evelyn West Vancouver luxury homes include soft closing mechanism and chrome door hardware on the cabinets, semi-recessed wash basin with single lever chrome faucet, water conserving elongated toilet, honed marble or quartz countertop slab, wall mounted hand shower as well as rain showerheads, deck mounted deep soaker tub with flexible hand shower mounted atop a natural stone tiled deck, polished chrome accessories and functional wall sconces for added lighting. The kitchens



at Onni' s Evelyn West Vancouver luxury homes for sale will include a designer stainless steel/built in appliance package (depending on unit and optional upgrades) that includes:

- > Sub-Zero 27" or 36" wood paneled integrated fridge with dual freezer drawers
- > Sub-Zero under the counter integrated wine fridge
- > Asko 24" full sized wood paneled integrated dish washer
- > Miele 30" or 36" gas cook top
- > Miele 30" convection wall oven
- > Faber 30" or 36" low profile slide out three speed hood fan

Other great features in the kitchens of the West Vancouver Evelyn by Onni luxury homes include a 1.5" thick honed granite or stone countertops with breakfast bar overhangs, custom made flat panel wood cabinetry with custom wood cables and accent lacquer panel uppers and bar backs. The kitchens at the Onni Evelyn luxury homes will also feature soft closing mechanisms on all doors and drawers, under cabinet puck lights, recessed pot lighting, Dornbracht or Kohler polished chrome faucet, garburator and double bowl stainless steel zero radius under mount sink.





DRAFT Floor Plans at Evelyn West Vancouver

Here are three initial ‘Cliffside’ draft layouts presented at this luxury West Vancouver real estate development by The Onni Group:

- > Plan A - Cliffside - 2 Bedroom + Family/2 Bathrooms at 1515 sf interior and 695 sf outdoor
- > Plan B - Cliffside - 2 Bed+Family+Flex/2.5 Baths at 1855 sf interior and 695 sf exterior
- > Plan C - Cliffside - 2 Bedroom and 2 Bathroom Layout at 1,175 sqft and 640-645sf outdoor



PLAN C CLIFFSIDE

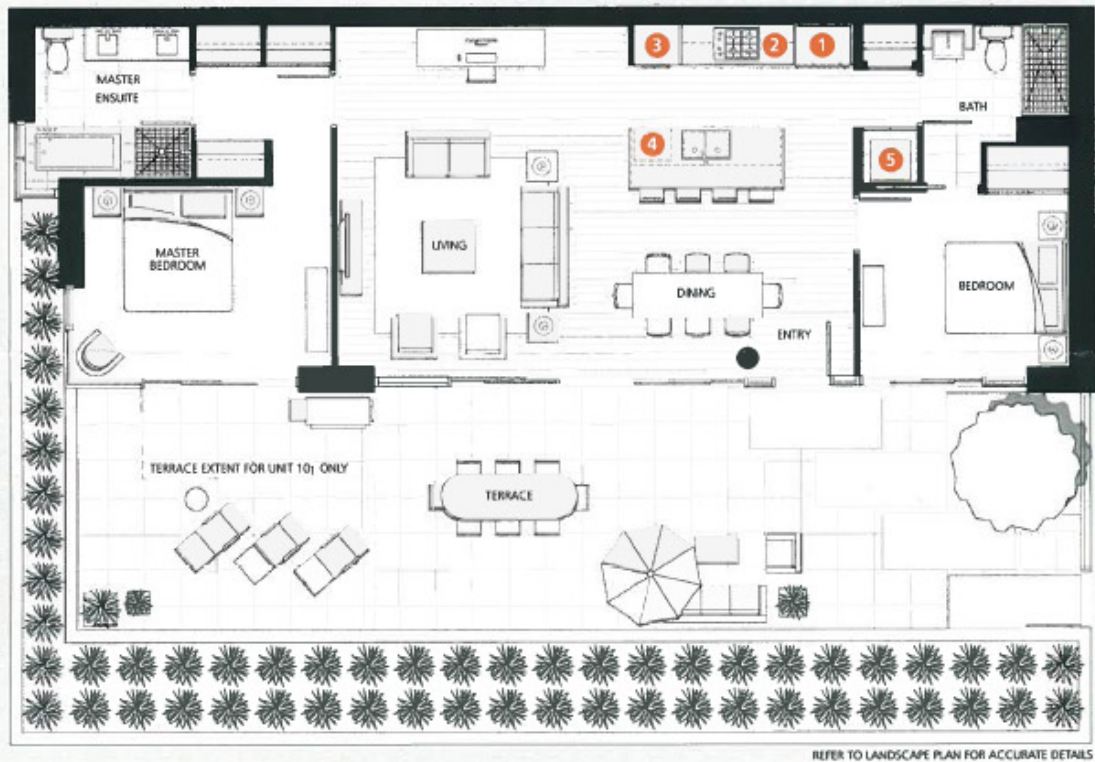
2 Bedroom

1175 SF Living (APPROX.)

640 - 645 SF Outdoor (APPROX.)

1815 - 1820 SF Total (APPROX.)

- ① 36" Sub-Zero Integrated Refrigerator
- ② 30" Miele Gas Cooktop + Faber Slim Line Hood Fan
- ③ 30" Miele Convection Wall Oven + Panasonic Microwave
- ④ Asko Integrated Dishwasher
- ⑤ High-Efficiency Full Size Washer and Dryer



Here are the layouts for the condominium/townhouse residential building units at Evelyn by Onni in Buildings 1 and 2:

> Plan A - 1 Bedroom + Den with 1.5 Bathrooms and 801 square feet on 5th & 6th floors

> Plan A1 - similar to the above but 813 square feet and on the 3rd and 4th floors

> Evelyn Floor Plan B - 2 Bed+Den with 2 Bathrooms at 1,129 sqft and on 1st to 5th floors

> Plan B1 - Similar to the above but 1,140 sqft and on the fifth floor only

> Plan B2 - Again, similar to the above but slightly larger at 1,146sf and on 3rd and 4th levels

> Evelyn West Vancouver Floorplan C > 2 Bed+Den/2 Baths at 1,211 sf on 1st to 4th levels

> Plan C1 - 1,148 square feet located on Levels 1 to 4



> West Van Evelyn Plan D - 2 Bed/2 Full Bath Layout at 1,088 square feet on 2-4

> Plan E - Spacious Two Bedroom+Office+Family Room Layout with 2.5 Baths on Floor 5

> Evelyn Floorplan E1 - Similar to the above layout but 1,523 square feet on Level Five

> Plan F - 974 square foot 1 Bedroom and Den Layout with 1.5 Baths and 974 square footage

> Floor Plan G at Evelyn West Van - 2 Bed+Family+Office and 2.5 Bathrooms at 2,004 sf (6th Floor)

> Floorplan H - 1982 square foot 2 Bedroom plus Office Layout on the 6th Floor

> Evelyn West Vancouver Plan J - 2,103 square foot 3 Bed+Family+Office and 3.5 Bathrooms (penthouse suite)

> Evelyn Penthouse Plan K - 2,035 sf Three Bed+Office and 2.5 Baths on penthouse floor

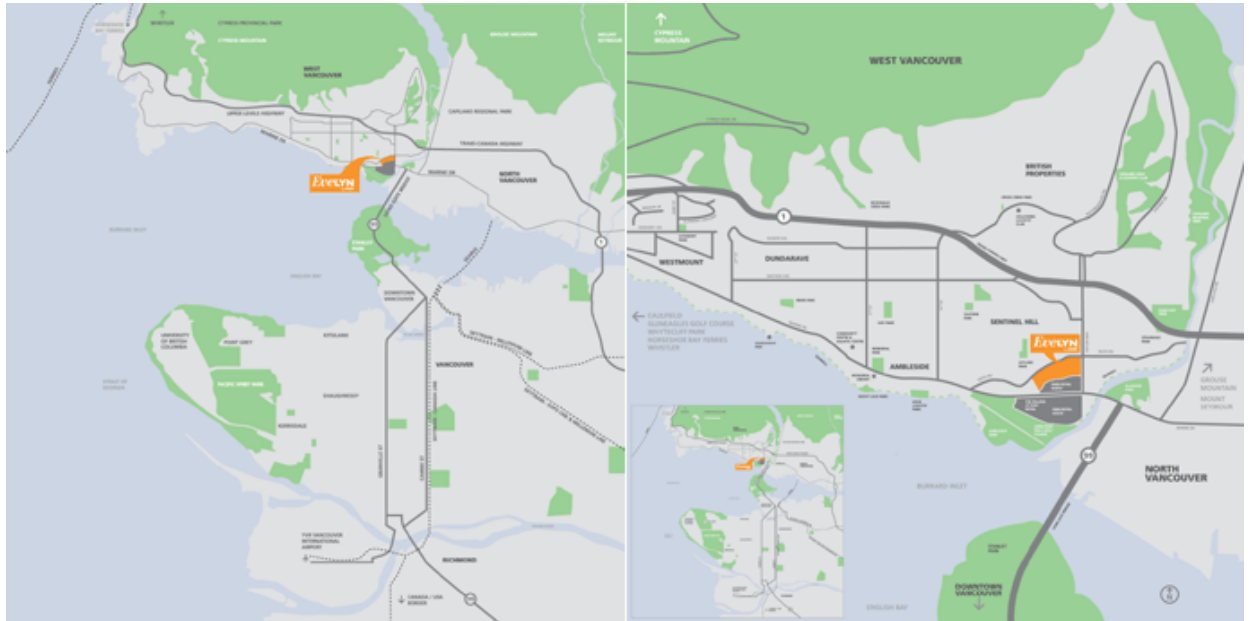
> West Vancouver Evelyn Townhomes > Plan TH is a 2 Bed+Den/2.5 Bath Layout over 3 Levels (bottom floor is attached single garage plus storage) There are 4 Evelyn Townhomes.



The luxury West Vancouver Evelyn condominiums are located in the Sentinel Hill neighbourhood of this most desirable community in the Greater Vancouver area. Situated just north of Park Royal Shopping Centre, the Evelyn West Vancouver condominiums will be within walking distance to all



local services and conveniences, big box retailers, boutique stores, restaurants (casual and fine dining), entertainment, the beautiful waterfront as well as major transit routes including the Lions Gate Bridge which will take you to downtown Vancouver in less than 15 minutes. The Sentinel Hill West Vancouver real estate district is truly affordable and has been reinvented by this new Onni development. The project will take up to 7 years to complete and by the time the community is finished, the area will look and feel completely different.



Friday, September 25, 2009

Buy at Evelyn Tomorrow! New West Vancouver Homes for Sale Starting Saturday, October 3rd - Price Range between \$650k - \$2M

[FOR THE MILLENNIUM DEVELOPMENT WEST VANCOUVER EVELYN PROJECT PROFILE, PLEASE CLICK HERE.](#)

Evelyn West Vancouver Presentation Centre:

A. 710 Keith Road (at Taylor Way)

P. 604.921.1010

W. www.evelynliving.com

The Presentation Centre is now open every day except Fridays. Please stop by to talk to a sales representative about purchasing a new West Vancouver luxury home here at Evelyn. This is a once-in-a-lifetime opportunity to purchase your dream West Vancouver home. Customer service is Millennium Group's strong point, and coupled with Jason Saprovich (an experienced and top selling West Vancouver real estate agent), the West Vancouver Evelyn homes for sale are expected to attract savvy homebuyers and sell-out during the pre-construction phase.

Holiday greetings from Evelyn West Vancouver sales team!

Wishing you the best during the 2009 Holiday Season. The second component of our presale West Vancouver Evelyn Presentation Centre has been unveiled! Showcasing luxurious German Eggersmann kitchens complemented with stainless-steel Miele and Sub-Zero appliances, Evelyn West Vancouver luxury homes for sale is a must see for anyone considering living in the Park Royal Village/Sentinal neighbourhood. Featuring three stunning colour palettes, the interiors at Evelyn West Van luxury homes celebrate natural finishes including granite, wood flooring, wool carpets, limestone and more - all in harmony with the elegant and timeless architecture inspired by Arthur Erickson. ESTATE HOMES 1 & 2 Bedrooms from \$650,000 plus GARDEN HOMES 2 Bed + Family from \$1.12M. Visit us today! Our Evelyn West Vancouver luxury home presentation centre is open daily 12-5PM, closed Fridays until December 20th. Please note that we will be closed for the holidays from December 21 - January 3, 2010, inclusive. Should you want to visit us during this time our West Vancouver Evelyn homes sales team is available by appointment and can be reached at 604.921.1010. Best wishes, The Evelyn Sales Team - 710 Keith Road at Taylor Way, West Vancouver, BC - t. 604.921.1010 | w. evelynliving.com | e. info@evelynliving.com.

**Buy at Evelyn West Vancouver Real Estate
Development Now**



NOW SELLING - EARLY BUYER BONUS OFFER EXPIRES NOVEMBER 19* Discounted prices at the new West Vancouver homes for sale at Evelyn Living will disappear when phase 2 of our presentation centre is unveiled to the public. Take advantage of your priority registration status today! ASK ABOUT SPECIAL MORTGAGE OFFERS AND RECORD LOW INTEREST RATES! Thank you for your interest in Evelyn West Vancouver real estate 's finest community inspired by the legendary Arthur Erickson. Visit today to learn more about this amazing addition to West Vancouver real estate's prestigious Sentinel Hill neighbourhood next to Park Royal Village.

THE WEST VANCOUVER EVELYN GARDENS HOMES FOR SALE: PLAN A - An exclusive collection of private one level West Vancouver Evelyn Cliffside Garden homes. Open living floor plans with access to 700 sf south-facing terraces. Fabulous bridge views and outlook into West Vancouver real estate 's natural setting (most Evelyn Garden homes). 1516 sf starting from \$1.12M. The luxury West Vancouver Evelyn ESTATES: PLAN A - Our one bedroom Evelyn West Vancouver condo floor plans are designed to be extra comfortable with real living spaces of 870 to 988 sq ft. sizes. Featuring Miele and SubZero appliances and German Eggersmann kitchens. 871 - 887 sf and starting from \$650,000. PLAN B1 & B2 - These luxurious two bedroom plus den Evelyn Estate home floorplans offer a variety of layouts to suit each individual lifestyle and needs. Plus, these homes come with generous outdoor space, perfect for entertaining and patio/deck gardening. 1107 - 1218 sf starting from \$819,000. The presale West Vancouver luxury homes PLAN C1 & C2 - This two bedroom estate home floorplan is perfect for sophisticated living - and designed with the house to condo downsize transition. Eggersmann kitchens featuring Miele and a fabulous SubZero refrigerator, the only thing missing is the yard work! 1108 - 1195 sf and starting from \$889,000. The ultra luxurious West Vancouver estate home at Evelyn Living PLAN J & K - Our exclusive three bedroom Evelyn West Van penthouses feature palatial living spaces and large private entertainment sized terraces and more. Featuring breathtaking westcoast views of Burrard Inlet and the Pacific Ocean, the mountains and a sparkling downtown skyline (most homes). 1192 - 2063 sf and starting from \$1.85M. LIVING AT EVELYN WEST VANCOUVER CONDO DEVELOPMENT STARTS AT \$650,000. HURRY IN FOR THE BEST SELECTION. Our West Van Evelyn Presentation Centre is located at 710 Keith Road (at Taylor Way). For more information, please visit us online at evelynliving.com or call 604.921.1010. See you soon! The Evelyn Sales Team is Open daily 12-5PM, closed Fridays at 710 Keith Road at Taylor Way, West Vancouver BC - t. 604.921.1010 | w. evelynliving.com | e. info@evelynliving.com. *Some conditions apply. Please speak to an Evelyn Living Sales Representative for more details. Sizes, areas, specifications, views and prices are subject to change without notice.

EVELYN Luxury West Vancouver Homes for Sale



EVELYN
an inspiration of
ARTHUR ERICKSON



A boutique collection of prestigious estates, gardens and houses at the new luxury West Vancouver home development at EVELYN is now here. As their marketing reads: “True to the spirit of West Coast modernism, Evelyn offers a collection of sophisticated residences set at the heart of West Vancouver. Inspired by Canada’s Arthur Erickson, Evelyn celebrates nature in a village locale – a prestigious new address and elegant living environment, perfected by green design and the quintessential West Van lifestyle.” These luxury West Vancouver homes for sale are now previewing with presales starting later this year. Located just minutes to downtown Vancouver, homebuyers at the West Vancouver Evelyn development will enjoy effortless access to urban conveniences, an amazing array of recreational activities and a stunning outlook and views of the water and downtown. An inspiration by Arthur Charles Erickson combined with Nick Milkovich Architects and Walter Francel Architecture, the luxury West Vancouver homes for sale at Evelyn will never be surpassed in terms of location, floor plans and interior appointments. As mentioned in previous posts and from their marketing materials at Evelyn Condos, these new luxury West Vancouver homes for sale include several housing types that they market as Evelyn Estates, Evelyn Gardens and Evelyn Houses which are separated into two areas of the initial offering. Phase 1 of presales at the Evelyn luxury West Vancouver homes for sale features the ‘Gardens’ selection which includes Cliffside One, Cliffside Two and Cliffside Three clusters of spectacular West Vancouver Evelyn homes that are like garden estates. The second part of the initial offering at the Evelyn West Vancouver master planned development includes the estates at At Forest’s Edge One, At Forest’s Edge Two and the Townhome Collection. Whatever you choose, the North Shore homes are spectacular in every way. Phase 1 at Evelyn West Vancouver real estate development will feature a total of 4 prestigious townhomes for sale in addition to 109 homes. Here is more information about the initial offering in Phase 1.

West Vancouver Home Prices at Evelyn





West Vancouver home prices have taken a huge

hit during the most recent global economic crisis, plummeting to levels not seen in over a decade. As one of the most prestigious and sought after communities in the Lower Mainland, the West Vancouver home prices are bound for a big rebound, especially when the world's eyes will be fixated on the city during the 2010 Olympic Games. The well priced West Vancouver home prices here at Evelyn Living are not inexpensive, but they do reflect current market prices, especially when you consider the location, views, master planned communities and future amenities. Evelyn West Vancouver home prices range from six hundred and fifty thousand dollars to about two million, depending on the location and type of housing you are interested in. Homebuyers can expect Evelyn West Vancouver home prices to be comparable to other new developments in the area. Firstly, the Evelyn Gardens Estates homes will feature two or more bedroom condominium floor plans with West Vancouver home prices between \$1.0 million to \$1.8 million for 1175 to 1850 square feet in living space. All of these Evelyn Gardens Estates have private terraces that are expansive, and the unique Plan B Garden West Vancouver homes have 1000 to 2000 square foot private gardens. The Evelyn West Van Gardens estates are located in the clusters of Cliffside One to Three. On the other hand, there are the Evelyn Estates for sale at At Forest's Edge One and Two in this initial offering. The pricing for these new West Vancouver homes are between \$650k to \$700k for 875 square foot one bedroom and flex floorplans, between \$719k to \$749k for junior two bedrooms (980 sf) and between \$820k to \$895k for two bedrooms at 1150 sf. The two bed plus den Evelyn Estates floor plans range from 1100 to 1200 sf and are between \$850k to \$975k. The three bedroom plus condominium homes at the Estates are very expansive and range from 1600 to 2000 square feet and are priced between \$1.5 million to \$2.0 million. These reflect current



West Vancouver home prices (according to price per square foot of new condo developments). Last but not least, the project also consists of two bedroom and den Evelyn Townhomes for sale that are between 1697 to 1742 square feet over two levels with a garage in the basement and a den on the upper level. These homes are priced around \$1.125 M. The West Vancouver home prices do not include GST or other closing costs.

The Grand Launch was a Success!

Buy at Evelyn Tomorrow! Thank you for your interest in Evelyn West Vancouver homes for sale! SALES START AT EVELYN TOMORROW, SATURDAY OCTOBER 3, 2009: 12 - 5PM. Please book your appointment as soon as possible - 604.921.1010 - Our Evelyn Condo Presentation Centre is located at 710 Keith Road (at Taylor Way).



Onni Group breathes new life into Evelyn real estate project in West Vancouver

By FELICITY STONE, Postmedia News January 6, 2012



The terraces at Evelyn will offer stunning views and range up to 1,600 square feet. Kitchens are available in one of two colour schemes: 'Ambleside', which features silvered espresso oak cabinets, or 'Dundarave', which features light wheat oak cabinets. Countertops are granite or composite stone, depending on the scheme. Flooring in most areas is wide-plank oak.

Photograph by: Wayne Leidenfrost, Postmedia News

Project size: 105 homes in the first phase

Residence size: 1 and 2 bedroom, 926 - 2,112 sq. ft

Price: Starting at \$759,900

Developer: Onni Group



Architect: Robert Ciccozzi

Interior designer: Onni In-House

Sales Centre: 710 Keith Rd., West Vancouver

Hours: noon to 6 p.m. daily

Website: www.onni.com

Telephone: 604-922-0330

Occupancy: Cliffside One — July 2013; Cliffside Two and Three — October 2013; At Forest's Edge One & Two — December 2013

Evelyn Drive may be a little street off Taylor Way in West Vancouver, but the development of the Evelyn real estate project has been a long and winding road. The grand opening later this month marks the latest chapter in the saga of the Onni Group's 20-acre 349-home development.

Once a cluster of 62 single-family homes on 65 lots, the Evelyn Drive neighbourhood on Sentinel Hill above the Park Royal shopping centre was declared a special study area for possible rezoning in West Vancouver's 2004 Official Community Plan. Millennium Group, which would also build Vancouver's Olympic village — now known as The Village on False Creek — began buying up Evelyn Drive properties, while West Vancouver residents worried about view-blocking highrises and increased density that could worsen traffic at the chronically congested intersection of Marine Drive and Taylor Way. By the end of 2006, most Evelyn Drive residents had sold their homes and moved out. Not until 2007, following numerous community hearings, did the City of West Vancouver approve the site's master plan.

Millennium could finally proceed with site preparation, only to be halted in October 2008 by the recession and cost overruns with the Olympic Village. The Evelyn sales centre sat closed, surrounded by weeds and construction fencing, as Millennium struggled to pay its \$740-million loan on the Olympic Village and \$72-million mortgage on Evelyn. By March 2011, both projects were in receivership. Evelyn buyers had their deposits refunded, and the receivers approached prominent developers to purchase the property. In September 2011, Onni Group became the new owner.

Onni was attracted to the project because the design is so unique, says sales manager Nick Belmar, noting: "You're not going to see a property like this anywhere on the North Shore." The West Vancouver location was another selling point.



“It’ s a very prestigious community,” Belmar says. “People all around the world have heard of West Vancouver.”

Evelyn’ s location in West Vancouver is prime, within walking distance of Park Royal, Ambleside and the seawall, and with easy access to the Lions Gate Bridge, the Upper Levels Highway and Cypress Mountain.

Robert Ciccozzi is the project architect, but Onni will retain the architecture of the buildings designed by Nick Milkovich Architects and Walter Francl Architecture. With terraced glass-walled residences that cascade down the hillside, Evelyn fits seamlessly into the landscape.

“Coming over Lions Gate Bridge, one thing I always find beautiful about West Vancouver is the way the homes blend into the mountainside,” Belmar says.

Although the exterior walls of Evelyn homes are floor-to-ceiling glass, they are stepped down the mountainside with large terraces forming the roofs of the homes below so they are open yet private, and views are not blocked. All face south, oriented to the sun and the view, and are surrounded by green space. Trails through the grounds will link residents to Park Royal below.

The 105 homes in the first phase offers two building styles: Cliffside and At Forest’ s Edge. Cliffside homes, at the top of the site, have just two homes per floor. Below them, At Forest’ s Edge will comprise two buildings, connected by four town houses.

When Onni purchased Evelyn, the company contacted the original buyers, whom Belmar describes as “very, very important people”, to see if they would like to buy back in. “We thought [it] would be a nice gesture,” he says. A few came back, and new buyers, like James and Mary Spack, have joined them.

The Spacks purchased a 1,515-square-foot two-bedroom Cliffside home with a 695-square-foot terrace. Married a year and a half ago, they were already West Vancouver residents. They had started looking for a new home a year before they married, planning to replace Mary’ s condo and James’ s house with a single residence. Professionals who like to travel, the two “were looking for something in more of a townhouse concept, and there really wasn’ t much available in all of West Vancouver,” says James. They wanted something open and modern, about 1,500 to 1,800 square feet, at least two bedrooms and a southerly view with a big open deck because Vancouver is about the outdoors.



Their home, which will have a view of Lions Gate Bridge and downtown, is located right where they wanted to live: in West Vancouver close to amenities and the seawall. “There’s not many big projects available to West Vancouver because of space restrictions, so this one really kind of caught our eye,” James says.

Mary particularly liked Evelyn’s kitchen and bathrooms. Kitchens have flat-panel silvered espresso or light wheat oak cabinets with lacquered accent cabinets and granite or composite stone countertops, depending on the colour scheme (Ambleside or Dundarave). Bathrooms have oak flat-panel cabinets with travertine stone floors and marble or quartz countertops. Flooring everywhere except in the bedrooms and baths is wide-plank oak.

The Spacks were also attracted by the overall design, “which is just so beautiful bringing the outdoors into the inside with the full floor-to-ceiling windows,” says James. “But it’s the whole concept of a beautifully terraced apartment such that all four walls are your own. You’re not touching another neighbour, and you’re terraced such that you don’t have interference from someone below you because it’s your deck — your ceiling really is the deck of the one above.” Terraces range in size from 100 to 1,600 square feet.

“There really isn’t any other project that I know that is built like this with the same sort of amenities and characteristics of capturing privacy along with giving you excellent floor space and a wonderful outdoor living concept,” James says. “I think it’s going to be a new standard for the way that they build on hillsides in B.C.”

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West Vancouver's Evelyn real estate development revived

Onni Group takes over \$400-million development, which was in receivership

By BRIAN MORTON, Vancouver Sun September 6, 2011



The Evelyn is a new-home community above the Park Royal shopping mall, West Vancouver. The developer is Millennium; the organizer of the sales and marketing campaign, Bob Rennie [PNG Merlin Archive]

West Vancouver's troubled Evelyn development has a new lease on life.

The 20-acre, 349-unit project, which has sat idle for nearly two years after its parent company, Millennium Development, defaulted on the \$72-million mortgage, has been acquired by the Onni Group with the deal expected to close this week.



Onni said that means the \$400-million project, whose default was linked to Millennium's involvement with the Olympic Village project, will see pre-sales likely begin this fall, probably in the \$700,000-to-\$1.7-million range for multi-family residences.

The project, which also includes single detached homes, is expected to be completed in about seven years.

Preliminary cleanup work on the site just north of the Park Royal Shopping Centre has already begun.

"[Evelyn] has some unfortunate history to it," Onni executive vice-president Chris Evans said in an interview Tuesday. "But Onni has the ability to make good on the plan that's currently there and work with the community to get it built.

"It has a lot of unique aspects to it. Once built, it will likely be a neighbourhood that's award-winning.

"The opportunity for our company to be involved in a project in this neighbourhood is a rarity. You don't see many projects of this size in West Vancouver and that's part of the significant appeal for us."

Evans said Onni has inherited all municipal approvals and permits that were in place for the Millennium Evelyn development, and that few changes are anticipated.

"There will be some updates, but generally it's the same project."

Marcel Peerson, lawyer for the receiver, the Bowra Group Inc., said B.C. Supreme Court approved the restructuring agreement in June with the deal slated to close this week.

According to Onni, construction of the first phase will begin this fall along with the pre-sales campaign.

Evans, who would not release specific details of the deal because of a confidentiality agreement, said the purchase signals its confidence in the market in general, and in the B.C. economy.

He believes the units will be popular, adding: "Our expectation is that the local real estate community will take a keen interest in the site."

Evans also said that buyers from the original presale several years ago have been refunded their deposits. "Our plan is to see if they're still interested."

He said the Evelyn development will allow many West Vancouver residents to downsize within their community and live in a home that's close to services including the Park Royal Shopping Centre.

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Articles are from various sources and courtesy to [The Vancouver Sun](#), [The Vancouver Province](#), [The Vancouver Courier](#), [USA Today](#), and others. Info below is compiled by Les Twarog - Re/Max Crest Realty (Westside), Vancouver, BC, Canada. Contact; 604-671-7000 les@6717000.com // www.6717000.com // www.lestwarog.com/map_floors.html (interactive Vancouver area Real Estate maps). **"Looking for an article in the Vancouver Sun or Province? See bottom of this page"**

WORK BEGINS ON ONNI'S EVELYN IN WEST VANCOUVER

Sun

Saturday, April, 28, 2012



WAYNE LEIDENFROST / PNG FILES

The Onni Group broke ground earlier this month on Evelyn, a 20-acre development in West Vancouver that will comprise 349 homes. Those residences will be situated on a hillside off Taylor Way, stepped down the slope with large terraces that will form the roofs of the homes below them. All will face south, oriented to the sun and the view, and all will be within walking distance of Park Royal shopping centre and the seawall. Evelyn homes, with one to three bedrooms, start at \$ 759,900. Pictured left to right at the groundbreaking, are Bob Sokol, West Vancouver's director of planning, lands and permits; architect Robert Ciccozzi; landscape architect Peter Kreuk, West Vancouver Coun. Nora Gambioli; West Vancouver Mayor Michael Smith; Coun. Mary-Ann Booth; Beau Jarvis, Onni's vice-president of development; and development manager Eric Hughes.



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