



LIVE WEST COAST™

Properties / Current Properties / Prodigy

VISION



Inspired by Greatness

On the edge of nature, inspired by an elegance that matches your unsurpassed quest for greatness. PRODIGY will be Adera's second six-storey woodframe project at UBC. Located in the Wesbrook neighbourhood at UBC, close to every urban amenity, yet surrounded by the ocean and forest parks. Extensive green spaces, water features and pathways link the neighbourhood together, while Mundell Park sits quaintly at the edge of the site. The wider university community is also connected through these features, making the area very accessible.

The building style is West Coast Modern. West Coast design embodies indoor/outdoor living, natural materials, clean lines, simplicity, warmth, harmony – combined into a sustainable, elegant, sophisticated, urban living environment. Strong coloured brick, natural cedar features, overhangs/soffits, painted wall panels with metal reveals, glass and metal railings.

Modern, efficient, open floor layouts. Views from some homes and amazing private roof decks (West Coast Lanais) – the largest Adera has ever done! Innovative new luxury brand products and finishes, offered by **i.D. by Me** that surpasses anyone's desires. "Superior Acoustics" – sound attenuation comparable to concrete construction. High level environmental sustainability through REAP Gold (Platinum). West Coast living at its best!

Personalizing Your Home with i.D. By Me

Adera offers you the ability to add custom options to your new home. Our i.D. By Me home personalization program gives you the freedom to be creative, to make four walls and a roof so much more personal... so much more you. Be your own interior designer. Make sure your unique iDentity is part of the DNA of your new Adera home. Upgrade finishes and fixtures. Choose the colour scheme that suits your taste. Go ultra chic with custom millwork. The choice is yours! **Get started with i.D By Me today!**

Meet Jennifer – this is her story



We Care About Homes

My name is Jennifer and I live with my daughter at Sail. This is our second Adera home, and it just keeps getting better and better. [\(Read More\)](#)

Register Now For Exclusive Invitations, Updates, And Promotions

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Email*	Telephone
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PRODIGY

LIVE WEST COAST

VISION

GALLERY

COMMUNITY MAP

DESIGN FEATURES

FLOOR PLANS

SUSTAINABILITY

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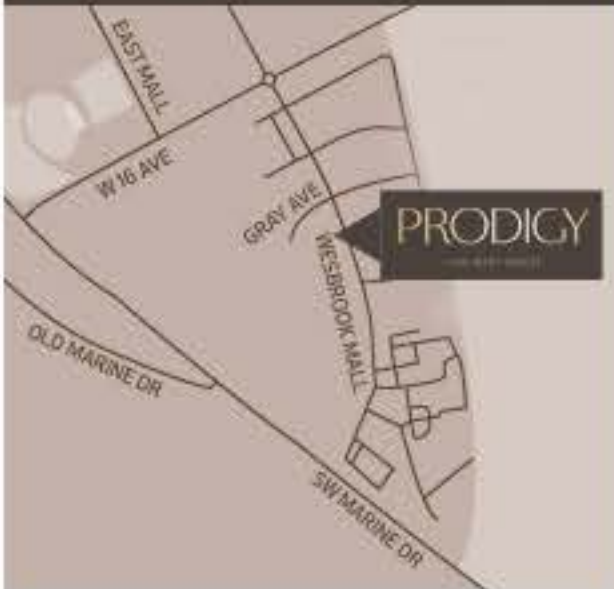
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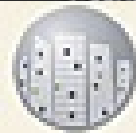
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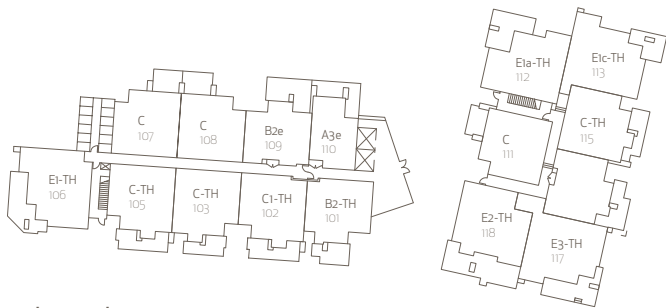


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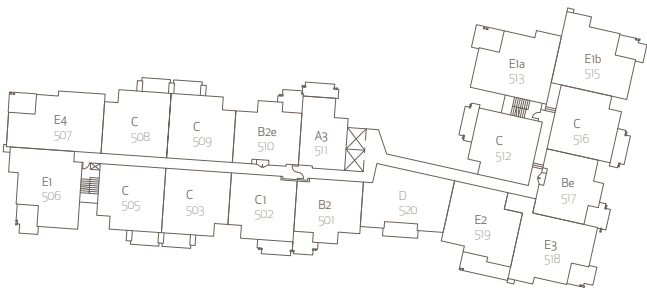


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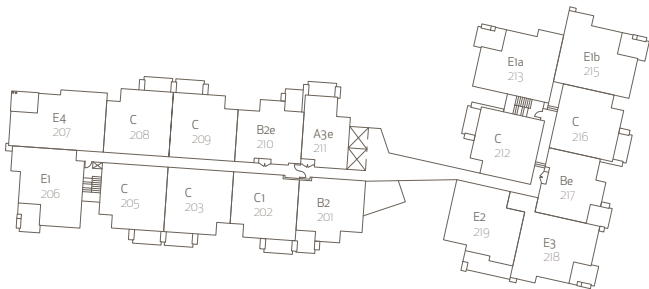
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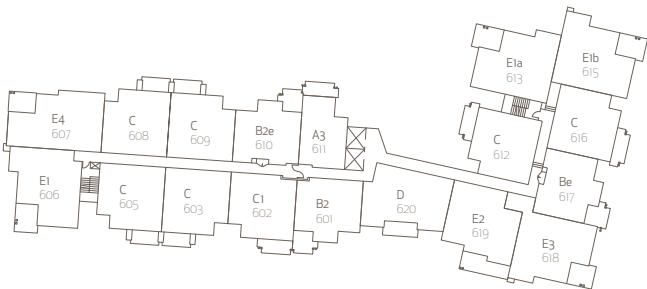
Level 100



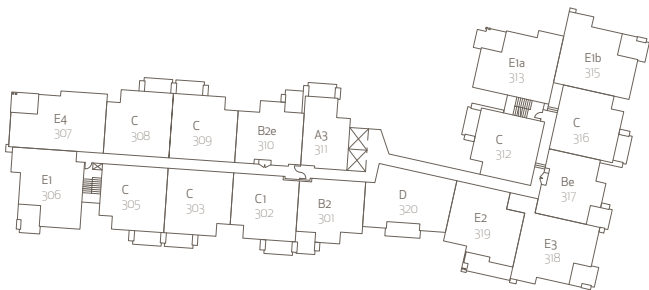
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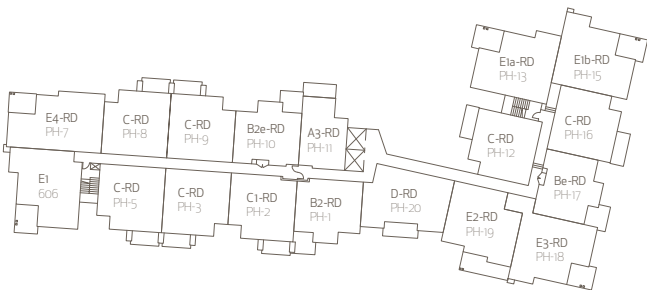
Level 200



Level 600



Level 300



Penthouse



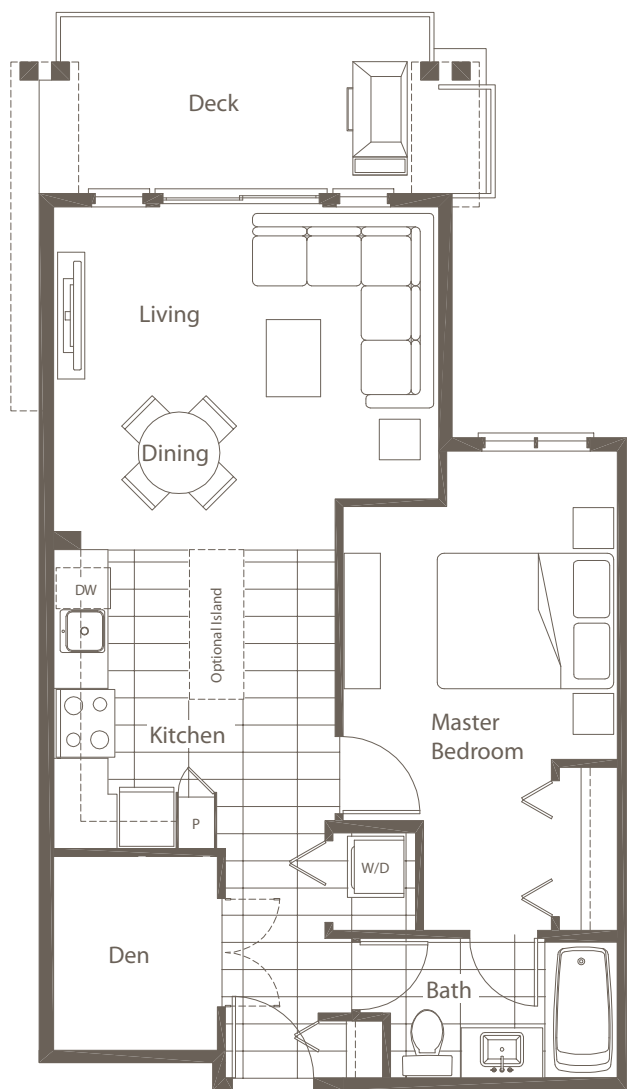
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PRODIGY

LIVE WEST COAST



ACAPELA
COLLECTION



PLAN A3
1 Bed, 1 Bath 640 sq ft

FLOOR PLAN UNITS:
311, 511, 611

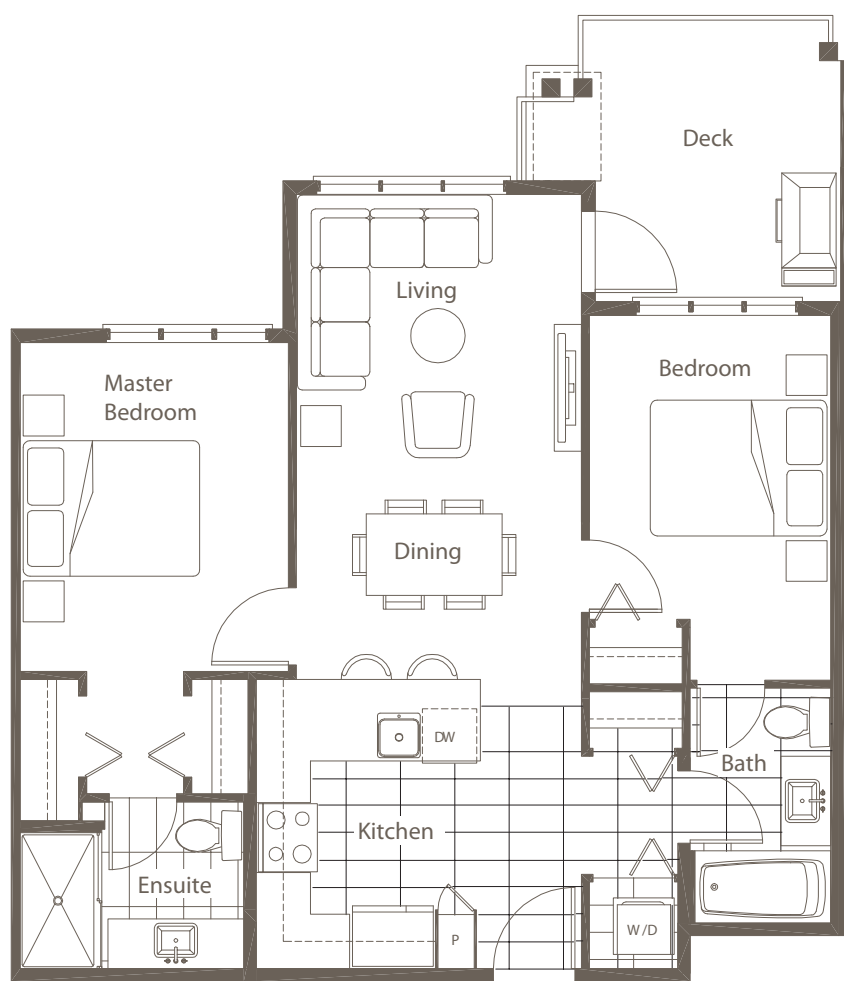
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BRAYADO
COLLECTION



PLAN B2
2 Bed, 2 Bath 793 sq ft

FLOOR PLAN UNITS:
201, 301, 501, 601,

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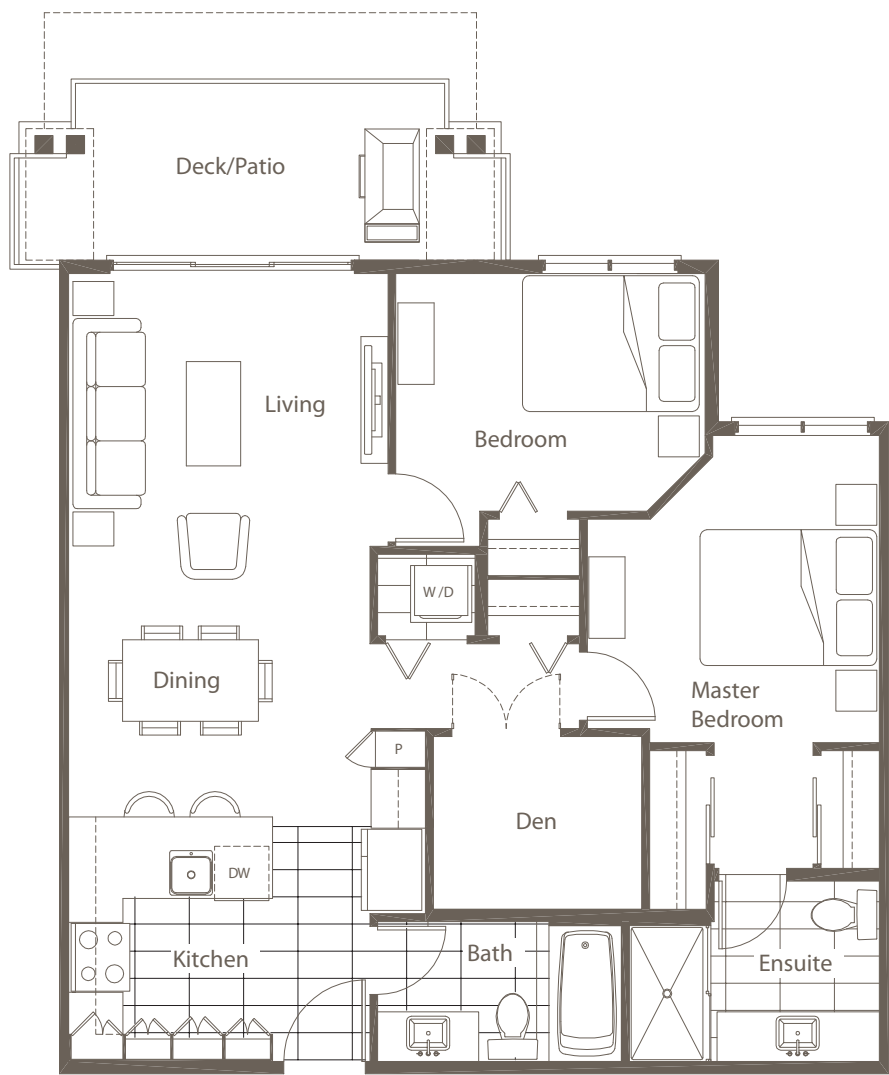


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PRODIGY

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COLLECTION

PLAN C

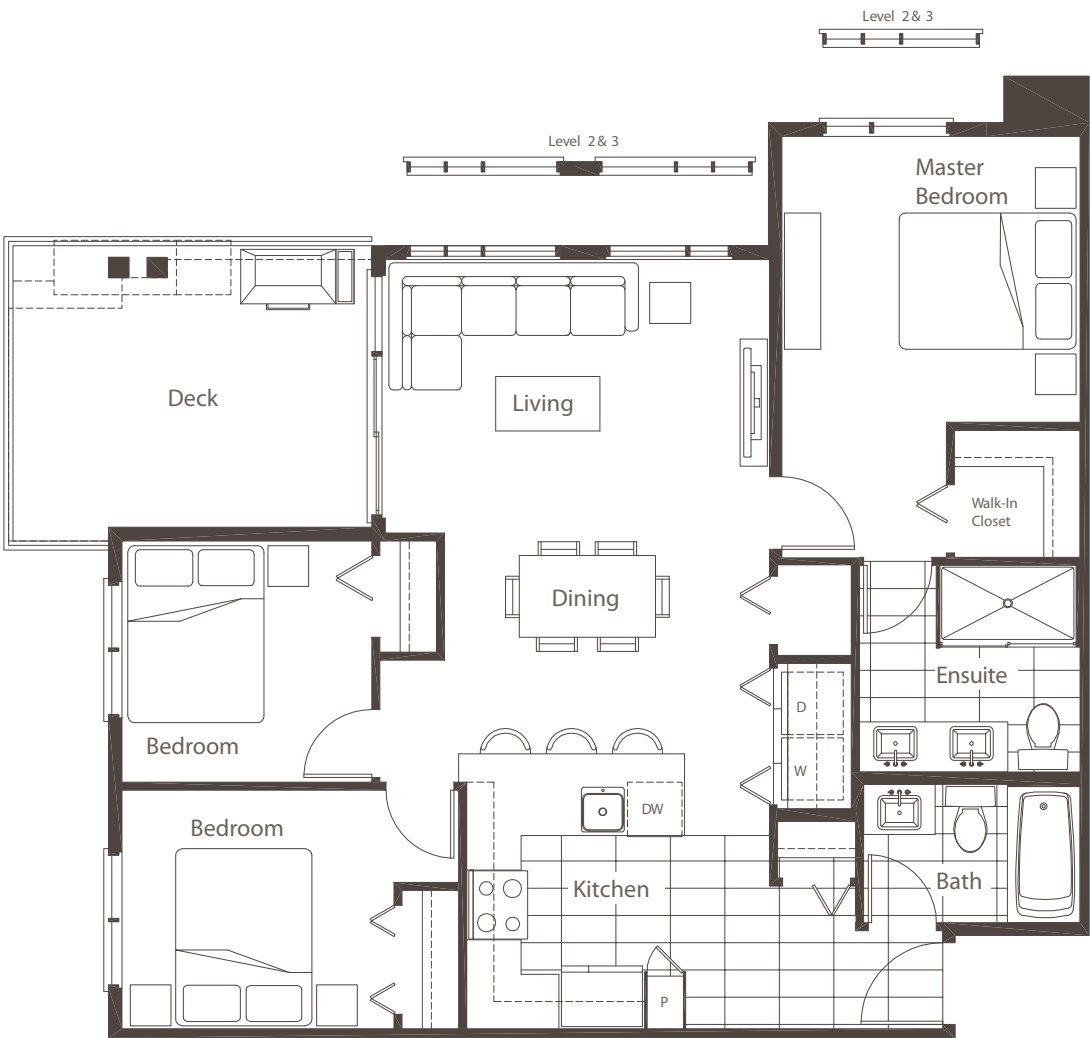
2 Bed, 2 Bath 872 sq ft

FLOOR PLAN UNITS:

107, 108, 111, 203, 205, 208, 209, 212, 216,
303, 305, 308, 309, 312, 316, 503, 505, 508,
509, 512, 516, 603, 605, 608, 609, 612, 616

PRODIGY

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ENCORE
COLLECTION



PLAN E1
3 Bed, 2 Bath 980 sq ft

FLOOR PLAN UNITS:
206, 306, 506, 606

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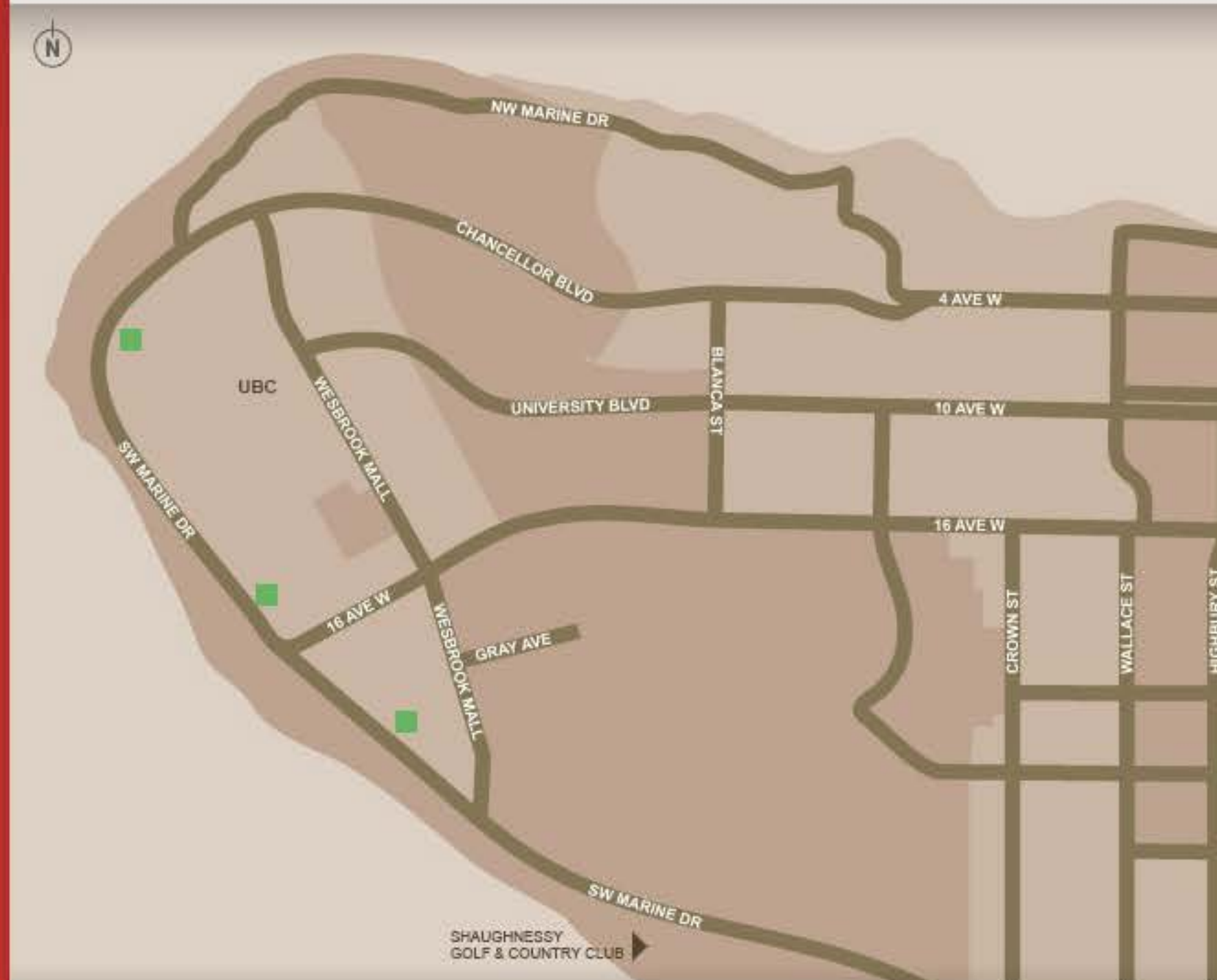
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COMMUNITY MAP

← BACK TO PRODIGY



PRODIGY

LIVE WEST COAST

SHOPPING

GREEN SPACE

NITobe MEMORIAL GARDEN

UBC BOTANICAL GARDENS

UBC FARM

TRANSIT

SAILING

RECREATION

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WESBROOK VILLAGE



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- SUSTAINABILITY

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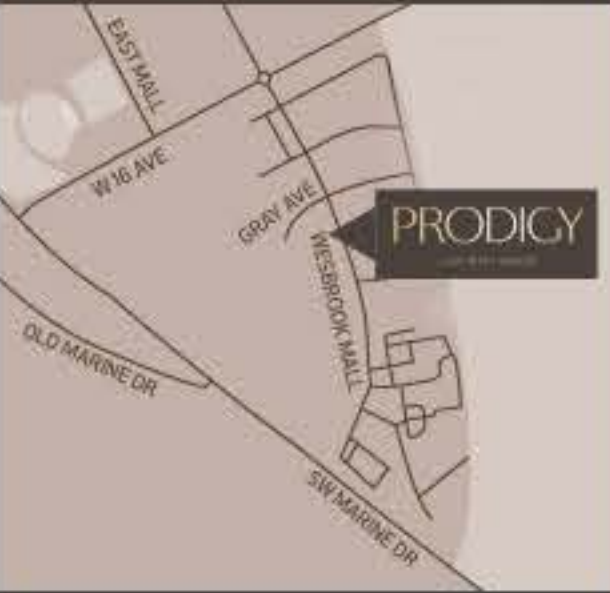
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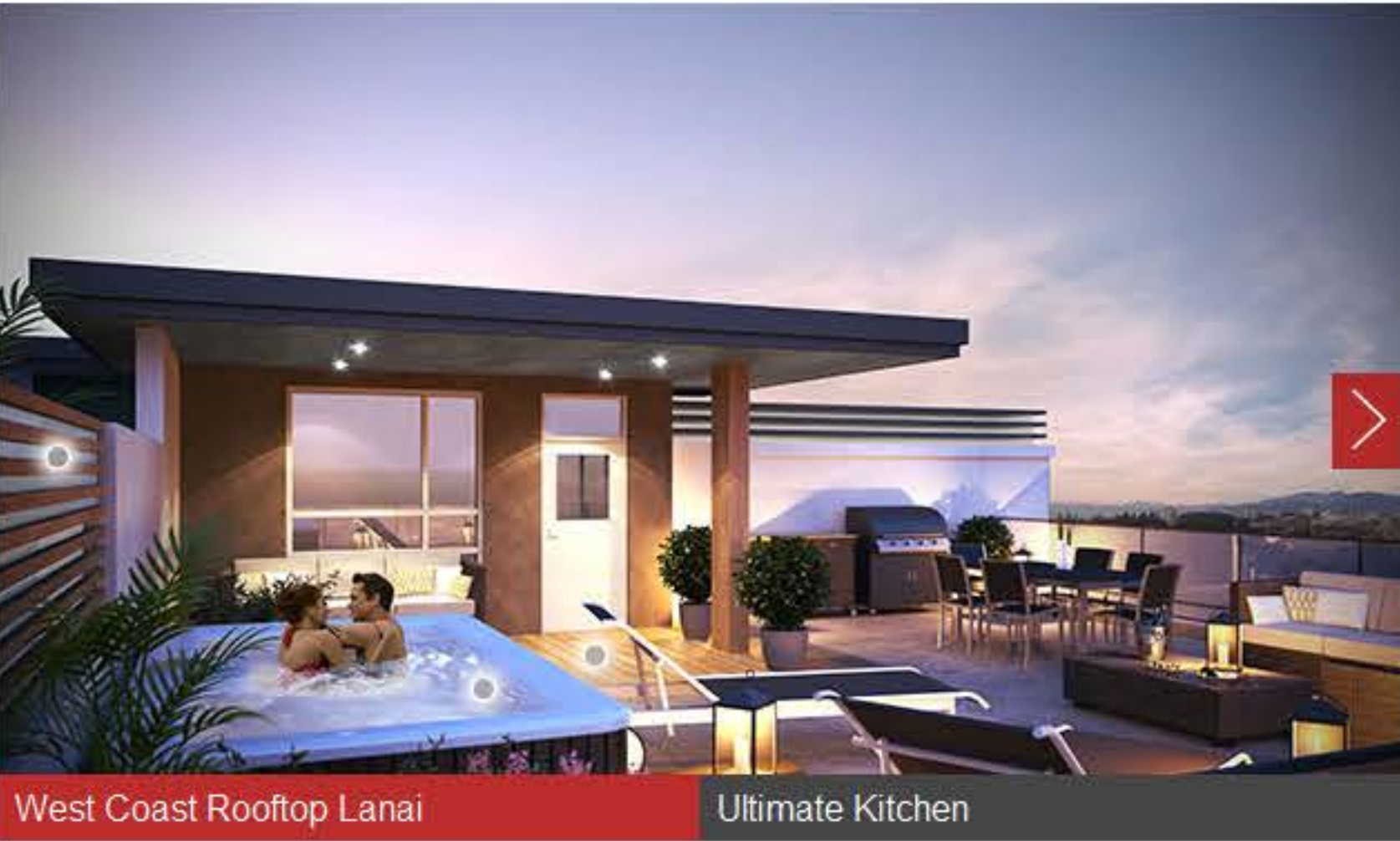
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DESIGN FEATURES



West Coast Rooftop Lanai

Ultimate Kitchen

A Place Of Tranquility. Come Home To Comfort.

LIVING WITHOUT COMPROMISE

Elegant and refined, your Prodigy home is designed with simplicity and grace, creating a warm and welcoming home you can be proud of – one that encourages you to sit back and relax. With an abundant use of natural, elegant materials like wood, stone and glass, it's the kind of home you want to show off to your friends.

Click to download the full Prodigy Feature Sheet

WEST COAST LANAI**

Our expansive private rooftop lanais are an Adera signature feature (and the largest we've ever built), and embody true West Coast living. Here you'll find ample space to relax in your hot tub, barbecue with friends or host a graduation party. Best of all, each patio is covered with a solid extension of roofline for year-round enjoyment – perfect for entertaining whenever the mood strikes you.

Add a hot tub and outdoor hardwood tiles to demark your lounge space. Include a propane fire pit for entertaining your guests as well as for your own personal pleasure.

GOURMET KITCHEN

In true West Coast Modern style, our Prodigy homes are inspired by a natural design aesthetic, achieving visual and ecological harmony. Modern, efficient open-floor layouts maximize kitchen size and create spaces for thoughtful living.

- Stainless Steel KitchenAid ENERGY STAR appliances with an option to upgrade to Liebherr/Jenn Air or Miele appliances (shown here)
- Built-in gas cooktops & electric wall oven
- Built-in ENERGY STAR dishwasher with electronic controls
- Broan Hoodfan
- Soft close high gloss white lacquer cabinet and drawer upgrade (shown here)
- Quartz countertop, backsplash and waterfall gable upgrade (shown here)
- Optional water filtration system with garburator
- Under-cabinet LED puck lighting upgrade (shown here)

A BATHROOM TO UNWIND IN

- Elegant & durable porcelain floor tiles compliment the quartz slab countertops in bathrooms to create a relaxing & serene atmosphere
- High quality & sleek plumbing fixtures include Kohler faucets, toilet & basin
- Optional upgrade to create the Ultimate Lav – for those who like to live for definitive spa-like luxury

*Limitations apply. Ask about our i.D. By Me Home Personalization Options Program. Contact Sales for details.

**Available in Penthouse suites only

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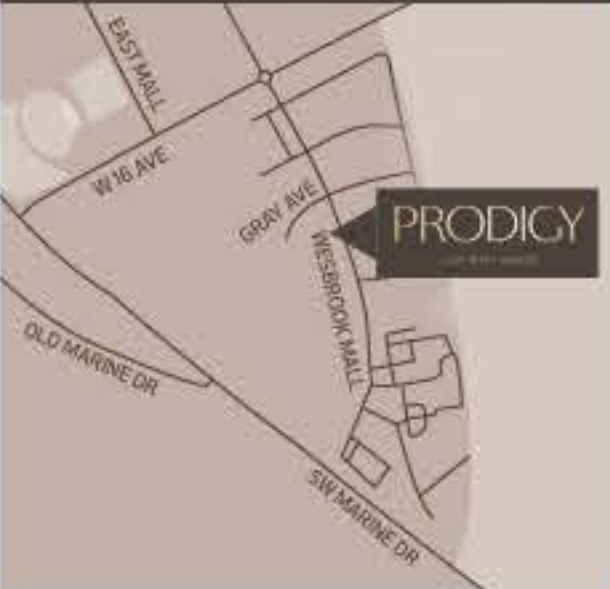
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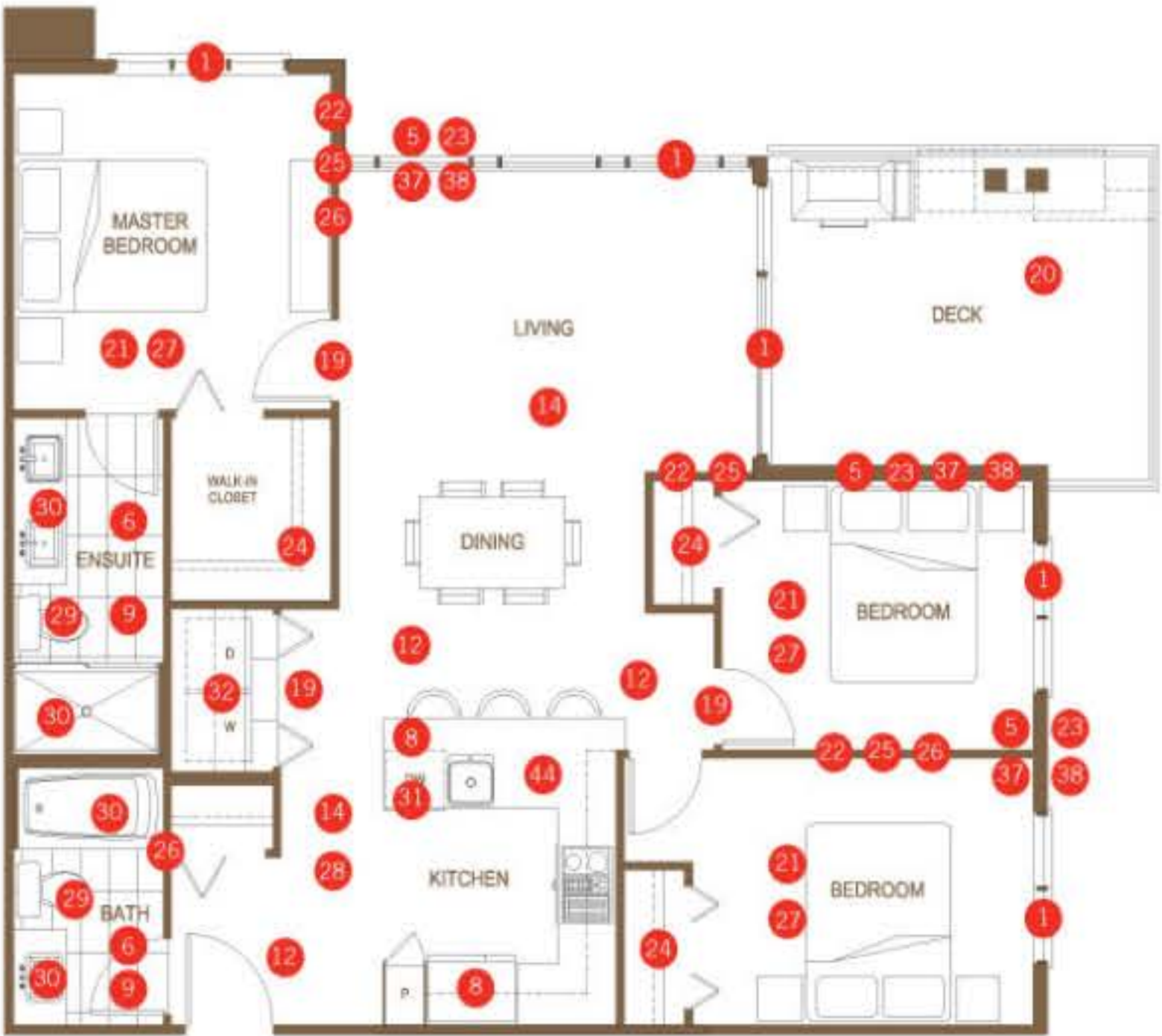
Exceptional Design Standards That Emulate Nature

Adera defines itself through homes that embrace nature. Prodigy continues this tradition with fresh, contemporary exteriors and an uncomplicated design ethic in harmony with its surroundings. Cedar overhangs and natural materials echo the West Coast geography. In perfect juxtaposition to the ocean and forest beyond, water and landscape features are reduced to their cleanest forms, with reflective ponds and a pristine courtyard harbouring native flora and fauna. It's a sanctuary of calm: an elegant retreat in the midst of the rugged west coast and the lively boundaries of Vancouver.

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 and plywood 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

[Download the Adera Cares brochure and learn more about sustainability at Prodigy.](#)

ENCORE COLLECTION: Highlights



Lighting

- 9 Motion sensor light switches are used in bathrooms
- 12 At minimum, 50% of light fixtures are fluorescent, compact fluorescent, or LED
- 13 Exterior lighting complies with the Dark Skies program [not shown]

Keeping Warm Responsibly

- 4 Improved air tightness leads to less heat loss
- 14 In-floor radiant heating with ability to hook up to future neighbourhood energy utility

Sustainable Building Materials

- 19 Interior doors are made with recycled and recovered content
- 37 All insulation is 3rd party certified to contain a minimum of 50% recycled content

LIVE WEST COAST™



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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 project, 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.



Jen and Oliver
Proud owners at remix



Farid and Danielle
Proud owners at The Shore



Sat B.
Proud owner at Salus



Max and Dawn
Proud owners at Sail

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.



The Adera Team
Holiday Gala 2013



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



Charity Golf Tournament



Mandy Newton & Kandis
Wells at the Adera 4th
of July Party - 2013

PRODIGY 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 All vinyl windows exceed ENERGY STAR requirements
- 2 Rough in for solar panels
- 3 Six parking stalls for electric cars
- 4 Improved air tightness leads to less heat loss
- 5 R20 spray insulation to parkade ceiling
- 6 Whisper quiet ventilation fans provide continuous supply of fresh air & regulates humidity
- 7 High efficiency boiler system
- 8 ENERGY STAR refrigerators & dishwashers
- 9 Motion sensor light switches in bathrooms
- 10 Motion sensor light switches in common corridors & parkade
- 11 Common areas lit with high efficiency lamps
- 12 Minimum 80% of light fixtures are fluorescent, compact fluorescent or LED
- 13 Exterior lighting complies with Dark Skies program
- 14 High efficiency corridor heating
- 15 Optional bicycle storage on site

EXTERIOR & INTERIOR FINISHES

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

INDOOR AIR QUALITY

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

WATER CONSERVATION

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

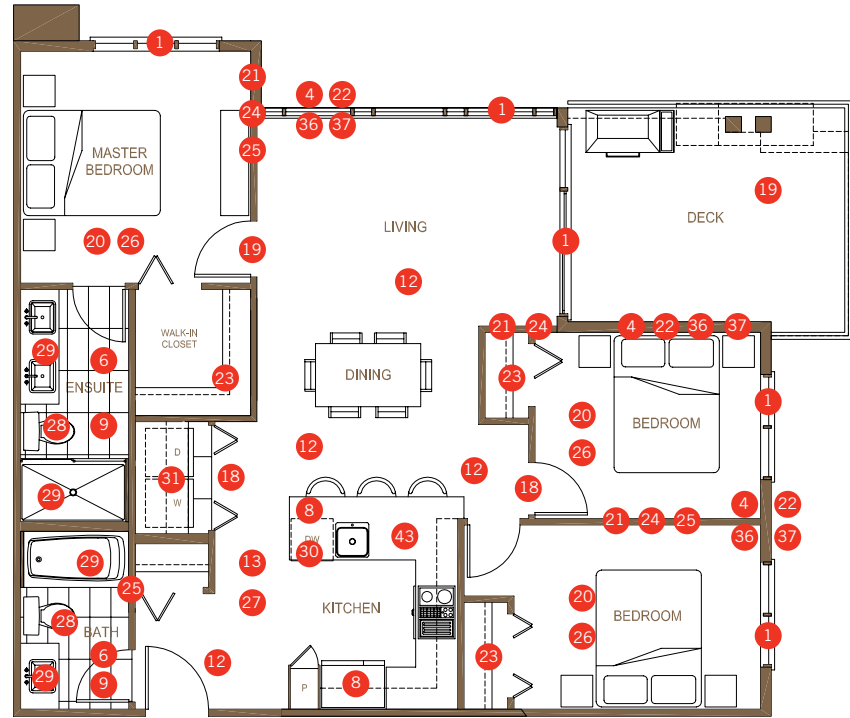
BUILDING MATERIALS

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

- 42 Recycling/compost sorting bins
- 43 Central recycling/compost collection for building



ENCORE COLLECTION E PLAN: 3 BED, 2 BATH 980 SF



CONSTRUCTION PROCESS

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

41%
Direct savings in energy costs

41%
Reduction in water use

70%
Reduction in construction waste

210 tonnes
Reduced amount of greenhouse gases

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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 PRODIGY INNOVATIONS

- REAP Gold
- Dramatic, soaring, 2-storey glass lobby and bridgeway entry feature
- Flat, wide, courtyard ponds that extend to the edges of outdoor patios.

AWARD WINNING DESIGN

- Platinum Georgie Award - 2nd ever awarded based on winning 28 Georgies
- 2011 & 2012 CHBA-BC National SAM Award Winner for New Home (Multi-Family)
- 2013 CHBA-BC Department G Award Winner - Most Energy Efficient Community
- 2013 Gold Nugget Winner of 7 Awards including Sustainable Residential Community
- 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



**LIVE
WEST
COAST™**
ADERA CARES
TOGETHER. FOR A BETTER FUTURE.

**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.

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.**

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Inspired Vancouver West Coast Architecture & Design
FIND YOUR CENTRE! Introducing the New Burnaby CENTREBLOCK Condos &
Townhouses at UniverCity SFU on Burnaby Mountain by Liberty Homes! »



07
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LAUNCH! Westside Vancouver PRODIGY at Wesbrook UBC Condos for Sale including 1 to 3 Bedroom Floor Plans and Central Location within Wesbrook Village the University and Mundell Park

Professional Landscaping

shangri-lalandscapes.com

Qualitv landscapina in Greater Vancouver

Full Name	*
City	*
Phone Number	*
Email Address	*
How did you hear about Prodigy at UBC Condos?	
Please select	
Is this for principle residence or investment?	
Please select	

What kind of home are you looking for?

Please select

What size are you looking for?

Please select

What is your desired price range?

Please select

Are you a REALTOR? OR Working with a REALTOR?

☐ Yes | ☐ No

If you are a realtor or working with one, we are unable to help you. Due to the volume of registrations, we can only respond to home buyers without representation.

REGISTER FOR PRODIGY AT WESBROOK!

PLEASE NOTE: By submitting your registration, you agree to speak with a professional realtor who specializes in your area of interest. The agents **DO NOT** represent **NOR** will they be sponsored by the developer. They have been carefully selected by VRED for their **professionalism, knowledge and service**. They will give you **unbiased information and recommendations** for your new home search. VRED DOES NOT sell or distribute your information in any way. We provide free information through dedicated realtors for new projects.



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





Wesbrook UBC PRODIGY Vancouver Condos

Sophisticated elegance is how we would describe the newest Adera Vancouver condo project located in Wesbrook UBC real estate district. The upcoming luxury Vancouver Westside project will feature an enviable location at the edge of nature and inspired by the elegance of timeless design & architecture. Here at the new PRODIGY Vancouver UBC Condos, homebuyers will be welcomed into a master planned community in the Wesbrook neighbourhood of UBC Vancouver Westside where you will be close to nature, amenities, forests, the ocean and much more. The Vancouver PRODIGY Condos will be Adera's second 6 storey boutique mid-rise building in the neighbourhood and will feature extensive professional landscaping with green spaces, water features and beautiful pathways that link to Mundell Park, the university and local schools. The accessibility and natural beauty of this setting make the preconstruction Vancouver PRODIGY UBC Condos one of 2014's most highly anticipated luxury development and it's launching right now! From modern open concept floor plans to bright spaces lit by natural light, the homes will also feature innovative finishes and features that are timeless yet elegant. In addition, some of the UBC Vancouver PRODIGY condo floor plans will feature stunning private roof decks which Adera has code named West Coast Lanais where home owners can enjoy entertaining and relaxing amongst old growth forests and clean air. The superior acoustics and building frame is just as good at sound attenuation as concrete construction according to Adera and not only that, the new UBC Vancouver PRODIGY Condos will be built to REAP Gold (Platinum) environmental sustainability standards giving you an amazingly healthy home to live in. The West Coast modern architecture at the mid-rise Wesbrook UBC condo building will naturally fit into the beautiful neighbourhood and will feature natural and local materials that are simple, minimalist and streamlined for a truly elegant and sophisticated façade. They materials and building will be highly sustainable and urban and will feature natural cedar finishes, painted wall paneling, overhangs & soffits, strong coloured brickwork as well as modern metals, glass and railings. It's designed by Rositch Hemphill Associates. As with all Adera condo projects, prospective homebuyers can also



highly customized their home, adding more luxurious finishes a By Me home personalization program which has been a very attractive feature for purchasers of high-end homes. The new Wesbrook UBC PRODIGY Condos will be located at 106-5983 Gray Avenue Vancouver. Pricing coming soon. Midrise. For more information, please visit www.adera.com or you can fill out the online form on this page (at the top) for more details as they are released.



Comfortable and Tranquil > The Vancouver PRODIGY UBC Condos

Beautiful homes at the UBC Vancouver condo project will feature 3 distinctive interior colour palettes selected by Occupy Design. All homes will have horizontal linear blinds, imported entry tiles, 40oz carpeting with enhanced comfort pad underlay and efficient floor plans. The bathrooms to unwind in at the Vancouver PRODIGY UBC condos will feature elegant and durable porcelain flooring that compliment the beautiful quartz slab counters in addition to high quality and sleek plumbing fixtures. They will have Kohler faucets, toilets and basins. The kitchens will have a stainless steel KitchenAid appliance package that includes a side-by-side fridge/freezer (Energy Star rated), a built in dishwasher (also Energy Star rated), built in gas cooktop and electric wall oven. Other kitchen features include quality Kohler faucets, porcelain tiled backsplash (option to upgrade to quartz), Broan Hoodfan and optional upgrade for durable garburator.



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





The Vancouver PRODIGY i.D. By Me Personalization Program will allow home buyers to customize their future home and includes such things as an upgraded kitchen appliance package, hardwood flooring or modern laminate, upgraded carpets, alarm system, washer/dryer, air conditioning and for those with a rooftop lanai, even a hot tub! There are also Vancouver PRODIGY Condo Live West Coast options that include an ultimate Euro gourmet kitchen, ultimate lav, custom closet shelves, finish carpentry, designer plumbing, professional lighting upgrade and engineered stone counters. Make sure you ask about all of the i.D. By Me options for the new PRODIGY Vancouver UBC condo upgrades and options!



Other Features at the UBC PRODIGY Wesbrook



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



Apartments

PRODIGY by Adera will feature an enviable location in the Westside of Vancouver and within the Wesbrook Village community that has everything that you need. Just a block away from your new luxury home will be grocery stores, restaurants, coffee shops, services, top ranked schools for all ages and a brand new community centre. In addition, the PRODIGY by Adera apartments will also feature a close proximity to the beautiful Pacific Spirit Regional Park that includes over 760 hectares of pristine temperate rain forests and ocean beaches, accessible any time you want. Mundell Park and numerous walking trails surround the building too. There's also museums, research and arts facilities nearby in addition to Wesbrook Village itself. The building at the UBC PRODIGY Wesbrook apartments will feature a dramatic two storey lobby bridge and breezeway with floor to ceiling glazing for stunning character upon arrival. All homes at PRODIGY UBC Condos will feature the Travelers Guarantee Company of Canada 2-5-10 year warranty coverage and there is closed circuit TV recording in the parking garage and lobby, coded security access key fob system, security lighting and reinforced door frames too. The new UBC PRODIGY Wesbrook apartments will also reduce your environmental footprint as they will meet or exceed REAP Gold standards. Some of the most interesting features will be rough-in for solar panels, Energy Star rated windows and appliances, water efficient irrigation technology and a whisper quiet ventilation fan system that continuously provides fresh clean air and regulate humidity.





COLLECTION

PLAN A3

Bed, 1 Bath 640 sq ft

FLOOR PLAN UNITS:

311, 511, 611

The Developer reserves the right to change the offering, specifications, materials, availability of site conditions, and to make modifications to the information contained herein without notice. Any marketing or material including renderings, photos, models, or floor plans are solely for illustrative purposes only and may vary from actual development. All units are subject to change. Buyers are strongly encouraged to review the latest issued building plans before making a final choice. All sales by Disclosure Statement only. E&OE.



PRODIGY Floor Plans (draft)

There are 4 featured draft floor plans at PRODIGY at Wesbrook UBC that include the following (but are subject to change at any time):

- > Acapella | A3 – 1 Bedroom and 1 Bath at 640 square feet
- > Bravado | B2 – 2 Bedroom and 2 Bath at 793 square feet
- > Cello | C – 2 Bed+Den and 2 Bath at 872 square footage
- > Encore | E1 – 3 Bedroom and 2 Bathroom at 980 square feet

PRODIGY

LIVE WEST COAST





COLLECTION

PLAN C

2 Bed, 2 Bath 872 sq ft

FLOOR PLAN UNITS:

107, 108, 111, 203, 205, 208, 209, 212, 215,
303, 305, 308, 309, 312, 316, 503, 505, 508,
509, 512, 516, 603, 605, 608, 609, 612, 616

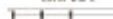
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PRODIGY

LIVE WEST COAST

Level 2B-2





Tags: [5983 Gray Avenue Vancouver](#), [Adera Development Corp](#), [Adera i.D. By Me Home Personalization Program](#), [Adera UBC Apartments](#), [i.D. By Me Adera](#), [Mid-Rise Condos](#), [New PRODIGY Vancouver UBC Condos](#), [Pacific Spirit Regional Park](#), [Prodigy at Wesbrook UBC](#), [Prodigy by Adera](#), [PRODIGY Floor Plans](#), [REAP Gold Certification](#), [Rositch Hemphill & Associates](#), [UBC Mundell Park](#), [UBC Vancouver PRODIGY Condos](#), [Vancouver PRODIGY at Wesbrook UBC](#), [Vancouver Wesbrook Village Condos](#), [Vancouver Westside Property](#), [Wesbrook UBC Condos for Sale](#), [Wesbrook UBC PRODIGY Vancouver Condos](#), [Westside Vancouver Real Estate](#), [www.adera.com](#)

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BC CONDOS.NET



Prodigy marks Adera's return to UBC's Wesbrook Village

Project will be a sister project to Sail

BY SHAWN CONNER, SPECIAL TO THE SUN FEBRUARY 21, 2014



Prodigy show home features walnut flooring. The 188 units will range from 640 to 1,265 square feet.

Photograph by: Jenelle Schneider, Vancouver Sun

When something works, why fix it?

That seems to be the philosophy behind Prodigy, an Adera development slated for completion in the late summer of 2015.

Prodigy is the sister project of the successful, nearly sold-out Sail at Wesbrook Village near the campus of UBC.

"Sail has had a great rapport with the people who saw it," says Eric Andreasen, Adera's vice-president of marketing and sales. "It has a lot of wood, a lot of water. We recognized those as being features fundamentally important to our customers."

Like Sail, Prodigy has a West Coast modern design, with wood and water features at the fore. But the six-storey building expands on what homeowners liked in Sail, with larger suites, more three-bedroom units and some added wow factors.

For instance, the courtyard will encompass a grid of wide, flat ponds. These will extend to the edges of the building's outdoor patios. "It gives the effect of having waterfront accessibility," Andreasen says.

The glassed-in lobby is another improvement over the Sail design, he adds.



"People have asked for great curb appeal," Andreasen says. "And part of the curb appeal, the emotion of a building, is the entry feature."

Above the lobby, a bridge will connect the building's two wings. To stand out, the exterior of the bridge — which will also house a unit with two bedrooms and a den — will be painted white, in contrast to the earth-tones of the rest of the building. "It's going to have quite a dramatic effect as you drive up," Andreasen says.

The penthouse suites will have rooftop decks with covered space. The developer calls these decks "West Coast lanais."

"Covered space is something people have been asking for," Andreasen says. "We'll have these overhanging cedar soffits so you can use the decks year-round. They're a significant enhancement."

Homeowners want bigger, Andreasen says, especially families. So over 35 per cent of Prodigy's units will consist of three-bedrooms of up to 1,000 square feet.

Customization is another feature that Adera is emphasizing.

"Customers can get extreme value on the base unit, which has a nice standard of specification for a finish," Andreasen says. "But then they can add whatever they want to it, and that's difficult to do in multi-family buildings."

Buyers will have a choice of three different colour schemes, including Classical (light), Baroque (dark) and the Ultimate Kitchen (a mixture of tones with a gloss cabinet). But there are also options for appliances, flooring, countertops, lighting and more, all viewable on the i.D. By Me website for Prodigy (<http://www.idbyme.ca/prodigy>).

(The Prodigy show room, located at Sail, features many of the upgrades. These include Miele appliances, a more elaborate wood-panelling design on the breakfast bar, and walnut flooring.) Standard features in all suites include nine-foot ceilings and ample storage space. Most of the three-bedroom units will have double sinks in their ensuites, and some of the two-bedroom-dens have dual vanities.

Suites will have views of nearby Mundell Park and mountains. Along the sides and throughout Wesbrook in general, there are green spaces and pedestrian pathways, making the neighbourhood pedestrian- and cyclist-friendly.

Customization and courtyard aside, what really sets off Prodigy — and Sail, for that matter — is still the location.

Both are just minutes away from UBC and from University Hill elementary and secondary schools. Wesbrook is also near the Chan Centre, Museum of Anthropology, Pacific Spirit Regional Park, swimming pools, gyms, and tennis courts.

And, as a community, Wesbrook Village itself is now coming into its own.

Easily accessible by foot, the commercial district starts around the corner from Prodigy and Sail. There's a Save-On Foods, a Blenz, a liquor store and more coming in. UBC Properties Trust, developers of Wesbrook Village, recently announced leases for much of the remaining retail space.



"This will almost complete the entire village," Andreassen says.

"This was part of the original dilemma. Do you have the residents first, or the commercial? Residents want to follow commercial and commercial wants to follow residential. But now we have this critical mass where everything is happening at once. It's really becoming a complete neighbourhood."

Project: Prodigy

Project location: Wesbrook Village, Vancouver Project size: 105 in the first building, 188 total; units range from 640 — 1,265 square feet (Less than 15 per cent are one-bed-and-den-homes; over 35 per cent are three-beds, and remainder are split evenly between two-bedrooms and two-bedrooms-and-dens)

Price: From the low \$400,000s

Developer: Adera

Architect: Rositch Hemphill Architects

Interior designer: Occupy Design

Sales centre: 106 — 5983 Gray Ave. (in the Sail project) Sales office and displays are available for previewing in advance of March 15 grand opening

Contact: Linda Therrien, sales manager: 604-221-8878

Occupancy: first occupancies scheduled for August 2015

Website: adera.com

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Prodigy show home features walnut flooring. The 188 units will range from 640 to 1,265 square feet.



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Photograph by: Jenelle Schneider, Vancouver Sun

UDI/FortisBC Housing Affordability Index: Affordability held steady in most of Metro Vancouver in the past year

BY TRACY SHERLOCK, VANCOUVER SUN FEBRUARY 19, 2014



Artists rendering of a new seven-storey condo project in North Vancouver.

The fourth quarter of 2013 saw a slight improvement in housing affordability in Metro Vancouver, once again due to slight drops in interest rates at some banks, [statistical analysis provided to The Vancouver Sun shows](#).

This instalment of the UDI/FortisBC Housing Affordability Index marks a full year since The Vancouver Sun began this series.

In that year, affordability has become slightly worse for single family houses, particularly in the city of Vancouver and its inner suburbs. In the outer suburbs, affordability levels for all types of housing have remained consistent for the year.

“The numbers are showing that we’re not seeing huge swings up and down, we’re not seeing a bubble and a burst. It’s very stable,” said Anne McMullin, president and CEO of the Urban Development Institute. “Developers are coming up with creative ways to make their homes affordable to people who may not necessarily be able to get into the market.”

She said developers are responding to the stable market with innovative projects, such as a new project by Adera, known as “mingles,” which are condominiums designed for people who want to share a mortgage, but not a bathroom or a bedroom. The first of these projects, called Prodigy, will be launched this spring at the University of B.C.’s Wesbrook Village.



Construction will start this summer on BosaSPACE, homes that adapt with movable furniture built into the suite. For example, some homes have a floating TV panel that slides out of the way to open up a guest bed area, or a kitchen island that slides out to become a desk or a dining room table.

"I think we will see more and more innovation that allows people to live in a smaller place, with all of the amenities of a larger space," McMullin said. "The designs are starting to change to address the issue of affordability."

The other change that McMullin noted is the transformation of shopping malls from stores surrounded with large concrete parking lots into gathering places that include shopping, public spaces, restaurants, housing, office space and access to public transit.

New concrete condominiums in Vancouver are slightly more affordable than they were last year, due to an increase in the number of concrete condominiums available for sale, the data shows.

At the same time, new condominiums in the inner suburbs are slightly less affordable than they were a year ago.

Many of the major banks have dropped their best five-year fixed rates down to 3.69 per cent — the average five-year, fixed-rate interest rate from the largest banks for the purposes of this index is now at 3.67 per cent, down from last quarter's 3.79 per cent.

The data also shows that new home prices have remained relatively steady across the board, while both concrete and wood-frame condominium prices are down slightly for all areas, while townhouse and resale single family home prices increased slightly throughout the region.

The index defines "affordable" as the percentage of households living in a region with the income required to qualify for the mortgage needed to own the property. Typically, a bank wants to see no more than 32 per cent of income going to housing if it is to provide a mortgage.

In Vancouver's suburbs, more than half of the population can afford to buy either a house, a townhouse or a condo and stay in the same community, the UDI/FortisBC Housing Affordability Index for the fourth quarter of 2013 shows.

The UDI/FortisBC Housing Affordability Index breaks Metro Vancouver into three areas: the city of Vancouver, Inner Metro (West Vancouver, North Vancouver, Burnaby, New Westminster, Richmond, South Delta, Coquitlam, Port Moody, Port Coquitlam) and Outer Metro (Surrey, Langley, North Delta, White Rock, Pitt Meadows and Maple Ridge).

In Vancouver proper, the minimum annual income required to purchase a new unit is \$68,636 for a wood-frame condominium. For a single-family home, the minimum required annual income is \$163,867.

For resale properties, the numbers are a bit more encouraging: the minimum required income for a resale property is \$50,078, which would qualify a buyer for a wood-frame condo.

In Inner Metro, the minimum income required to buy a re-sale wood-frame condo is \$37,716, while it is \$108,130 for a single family home in the same area.

In Outer Metro, the minimum income required to buy a resale townhouse is just \$28,263, while a family earning \$64,655 could afford to purchase a detached home.



tsherlock@vancouversun.com

[Metro Vancouver Housing Affordability Index](#)

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UBC approves pilot housing project for faculty retention and recruitment

By: Sarah Bigam (<http://ubyssey.ca/author/sbigam/>)

February 10, 2014, 6:47pm PST



(http://ubyssey.ca/wp-content/uploads/2014/02/Wesbrook_20140207_Carter-Brundage.jpg)

Wesbrook Village in south campus will soon be home to more UBC professors. Photo Carter Brundage / The Ubyyssey

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On Feb. 4, the UBC Board of Governors unanimously approved a “faculty home ownership” pilot program, which aims to help potential and current faculty live on campus in Vancouver’s expensive housing market.

“The whole idea is to encourage more people to live on campus because it’s much more efficient if people live on campus,” said Nassif Ghoussoub, who chairs UBC’s community planning task group.

The pilot program offers two options: a “capped appreciation program” where units are sold (meaning a 99-year lease) to faculty at 33 per cent below the market price, and a mortgage loan option. www.bccndos.net is the website of a new home in

approved on-campus areas.

“They both meet the same principle, which is to offer somebody with 33 per cent support for home ownership,” said acting associate VP of Campus and Community Planning Lisa Colby.

In the first option, campus units must be sold back to faculty at 33 per cent below benchmark prices at the time of resale, or at the original price plus the annual average faculty salary index over the time the unit was owned, whichever is less.

When 80 per cent of the units are pre-sold for this option, construction will begin on a building of 36 units on Lot 45 in Wesbrook Place, where larger three-bedroom units could be built as well as single units. Construction on these units is predicted to take two and a half years. If the project continues, more units will be built in the area.

The second option will apply to the 300 units in the Sail, Binning and Prodigy projects in Wesbrook Place, and to future projects on campus. The maximum size of the loan is \$330,000.

“We wanted something that we can deliver very quickly,” said Ghoussoub.

The loan must be repaid within 30 years, at the time of resale, or when a faculty member is no longer eligible for the program. The loan does not require monthly or annual interest payments, but the repayment is 33 per cent of the unit’s resale price.

UBC will offer up to 150 spots in these programs over the next three years to approved faculty, who must be tenured or tenure-track.

There is no predicted cost yet on building units for this project.

“For me, the major benefit is that we have more faculty living on campus and the additional hours they would provide would give back to university.”

— Nassif Ghoussoub, chair of UBC's community planning task group

Units and loans will go back into a pool to be given to other faculty.

“The idea is that this can come back as a part that can be used by future faculty so [the cost]’s really hard to assess.” said Ghoussoub.



“For me, the major benefit is that we have more faculty living on campus and the additional hours they would provide would give back to university.”

Half of the spots will be used for retention of current faculty and the other half for recruitment of tenured and tenure-track faculty, subject to demand, according to the plan's outline (http://bog2.sites.olt.ubc.ca/files/2014/01/4.4_2014.02_HAP-Faculty-Home-Ownership.pdf). First priority will go towards faculty who do not currently have housing in Metro Vancouver or on campus. The report says that “highest priorities” will be given to those whose recruitment or retention “is considered to be most critical to advance UBC’s strategic academic priorities.”

The report also reads that “notwithstanding these priorities, at any time, a loan or available restricted unit may be allocated, on the recommendation of the relevant dean and with the approval of the provost, for a high priority recruitment and/or retention situation.”

“The problem with retention and recruitment is really a faculty problem because the recruitment of faculty often 99 per cent is people from out of town,” said Ghoussoub. “And we are the number two highest jurisdiction in the world in terms of cost of housing.”

UBC currently has rental programs for faculty and staff. Ghoussoub said the ownership program does not target staff because faculty members come to UBC for a more permanent stay.

“With staff we have more of a rotation,” Ghoussoub said. “If there’s lots of rotation then it’s a huge overhead cost to keep dealing with verification [and] ability. I personally don’t think that a leasing or ownership program for staff is feasible.”

Applicants will be reviewed for approval by a committee which will be chaired by the university’s provost.

Faculty members are no longer eligible for the program when they stop working at UBC or stop using the home as a principal residence. At that point, faculty have to move out or repay the loan.

Faculty members may stay in these units indefinitely, rather than resell at retirement, if they have worked at least 15 years full time at UBC and have professor emeritus status.

The capped appreciation option was proposed in September 2012, but in September 2013 UBC proposed replacing the capped appreciation option with the mortgage option as this would be faster, more flexible for the university, and reduce taxable benefit implications.



However, faculty were concerned whether or not the market could deliver the kind of units that faculty want and if the program might trigger inflated prices. The report said both programs would operate at similar costs, so it was determined both projects would be run on a trial basis.

Application for both pilots opens in March. If the project continues, it will be phased in at about 30 units or loans per year for a maximum of 900.

After three years, the project will be brought back to the Board to decide whether or not to continue either or both of the programs.

u



Prodigy

By [Adera Development](#)
6038 Gray Avenue [Vancouver](#)



Prodigy is a new condo project by [Adera Development](#) currently in preconstruction at 6038 Gray Avenue in [Vancouver](#). The project is scheduled for completion in 2015. The project has a total of 105 units.

Project Details

DEVELOPMENT NAME Prodigy
DEVELOPER(S) [Adera Development](#)
BUILDING TYPE Condo/Apartment
OWNERSHIP TYPE Condominium
ADDRESS 6038 Gray Avenue
NEIGHBOURHOOD/CITY Vancouver



STATE/PROVINCE British Columbia
POSTAL CODE V6S 0A9
Sales Center Phone # 604-221-8878
Sales Center Address 106 - 5983 Gray Avenue, UBC, Vancouver
Sales Center Hours Preview by appointment only.
CONSTRUCTION STATUS Preconstruction
ESTIMATED COMPLETION Summer 2015
STATUS Selling / Renting
Sales Started February 2014
TOTAL NUMBER OF UNITS 105 units
Number of Stories 6 stories
UNIT SIZES From 640 Sq Ft To 980 Sq Ft

Project Summary

From Prodigy:

On the edge of nature, inspired by an elegance that matches your unsurpassed quest for greatness. PRODIGY will be Adera's second six-storey woodframe project at UBC. Located in the Wesbrook neighbourhood at UBC, close to every urban amenity, yet surrounded by the ocean and forest parks. Extensive green spaces, water features and pathways link the neighbourhood together, punctuated by Mundell Park at the edge of the site, as well as connect it to the wider university community.

The building style is West Coast Modern. West Coast design embodies indoor/outdoor living, natural materials, clean lines, simplicity, warmth, harmony – combined into a sustainable, elegant, sophisticated, urban living environment. Strong coloured brick, natural cedar features, overhangs/soffits, painted wall panels with metal reveals, glass and metal railings.

Modern, efficient, open floor layouts. Views from some homes and amazing private roof decks (West Coast Lanais) – the largest Adera has ever done! Innovative new luxury brand products and finishes, offered by i.D. by Me that surpasses anyone's desires. "Superior Acoustics" – sound attenuation comparable to concrete construction. High level environmental sustainability through REAP Gold (Platinum). West Coast living at its best!

Features & Finishes

KITCHEN

- Stainless Steel KitchenAid ENERGY STAR appliances with an option to upgrade to Liebherr/Jenn Air or Miele appliances
- Built-in gas cooktops & electric wall oven
- Built-in ENERGY STAR dishwasher with electronic controls
- Broan Hoodfan
- Soft close high gloss white lacquer cabinet and drawer upgrade



- Optional water filtration system with garburator
- Under-cabinet LED puck lighting upgrade

BATHROOM

- Elegant & durable porcelain floor tiles compliment the quartz slab countertops to create a relaxing and serene atmosphere
- High quality & sleek plumbing fixtures include Kohler faucets, toilet & basin
- Optional upgrade to create the Ultimate Lav - for those who like to live for definitive spa-like luxury

