

p r *e* l u d e



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YOUR CITY
YOUR WAY



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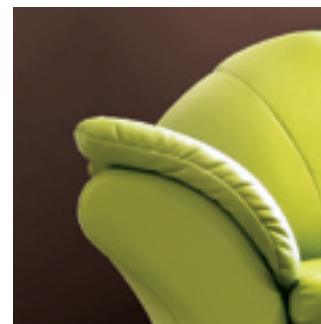


L I V E *in* *comfort, savour the quiet neighbourhood*

Located in the Oakridge area, Prelude is the standard for a new generation of sustainable communities. Offering 52 residential and 4 street level commercial units, Prelude is the first for a bold new era of transit-oriented development in Vancouver.

The neighbourhood is a rare balance of quiet relaxation, active community living, and a vibrant city life. You could just as easily enjoy a stroll in the park or — within minutes — take in a Downtown show or feast on Dim Sum in Richmond.

It is city living as it should be.



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P L A Y *here*
or there, entertainment is just minutes away

Prelude is a hub to the area's entertainment, retail, and dining experiences. Just a short walk away, the Canada Line connects you to the vibe of Downtown, the diversity of Richmond and to destinations beyond from YVR.

Whether you're in the mood to browse at Oakridge Centre, swim at the YMCA, play a round of golf at Langara, or enjoy a latté on Robson, it's all just minutes away.



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W O R K *smarter* *central and convenient location*

Walk, bike or transit, Prelude gives you the flexibility and convenience to get where you need to go. And in less time than it takes you to finish the daily Sudoku.

A few quick steps across the street is Langara 49th Canada Line Station which connects you directly to Downtown or Richmond with an option to transfer to the Expo/Millennium Line via Waterfront Station.

Going green? Dedicated bike lanes along Cambie Street make it safe and convenient.



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12 min. Canada Line to **YVR**

5 min. Canada Line to **ABERDEEN CENTRE**

8 min. Canada Line to **BROADWAY**

8 min. Bus to **CAMBIE VILLAGE**

12 min. Canada Line to **RICHMOND CENTRE**

10 min. Canada Line to **PACIFIC CENTRE**

10 min. walk to **LANGARA COLLEGE**

4 min. walk to **OAKRIDGE CENTRE**

12 min. Canada Line to downtown **VANCOUVER**

12 min. Canada Line to **WATERFRONT**



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C O N N E C T *your* *life – urban living on your terms*

Prelude City Homes connects you to all the necessities of modern urban living. Relax in the intimate surrounds of one of Vancouver's best neighbourhoods while being minutes from the bustle of Downtown or the hum of Richmond shopping.

Live without boundaries or limitations. This isn't just Vancouver, it's Richmond and Burnaby connected as one. Living at Prelude puts you the heart of the Cambie Corridor. That means there isn't anywhere that is too far to go to work, play and just live.

It's your city. Your way.



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V I E W *a world of opportunities in every direction*

Every direction offers a spectacular view of a quiet, well-treed neighbourhood backdropped by a diverse city full of opportunities. If it is within sight, it is within reach. Prelude City Homes brings you the best of city living. A short walk to Oakridge Centre offers up everything from a quick coffee and snack from Starbucks, the latest Coach purse or organic fruit from Kin's Market. A hop on the Canada Line and you can delight in Samosa, Pho, Negritoro, Tacos, Pad Thai, Pizza or Burgers at any number of foodie hangouts in Cambie Village, West Broadway or Richmond.

The world just got a bit smaller.



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BCCONDOS.NET





Shopping Centres

1. Oakridge
2. City Square
3. Pacific Centre
4. Yaohan
5. Aberdeen Centre
6. Parker place
7. Lansdowne Centre
8. Richmond Centre

Groceries

9. Safeway
10. Liquor Store

11. Whole Foods
12. Superstore
13. Costco
14. T&T

Life

15. Marpole-Oakridge Community Centre
16. Sunset Community Centre
17. YMCA
18. Little Mountain Yoga
19. Steve Nash Fitness World
20. Hillcrest Community Centre

21. Creek Side Recreation Centre

Entertainment

22. Park Theatre
23. Langara Golf Course
24. Nat Bailey Stadium
25. Conservatory
26. Vandusen Gardens
27. Cineplex Theaters (2013)
28. Telus World of Science
29. BC Place
30. Rogers Arena
31. River Rock Casino

Education

32. Langara College
33. Kwantlen Polytechnic University

Food

34. Starbucks
35. The Grind & Gallery Coffee Bar
36. All India Sweets
37. Shiro Japanese
38. Church's Chicken
39. Samurai Sushi House
40. Cactus Club

41. White Spot
42. Henry's Kitchen
43. Grand Honor Hotpot
44. Au Petite Café
45. Seasons in the Park
46. Sun Sui Wah Seafood
47. Toshi Japanese
48. La Taqueria
49. Dragonball Teahouse
50. Red Tuna

Services

51. CIBC
52. Marks Plaza Pharmacy

53. OKTire
54. Jack the Modern Barbershop
55. Shoppers Drug Mart
56. Vancouver General Hospital
57. Children's and Women's Health Centre of BC
58. Camgara Dental Group
59. South Vancouver Walk-in Clinic
60. Vancouver International Airport



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M O D E R N *design*

sleek fixtures and quality finishings

Design

- Crisp, clean, contemporary architecture
- Landscaped public pedestrian connection to Tisdale Park
- Spectacular triple height art glass lobby

Finish

- 9' ceilings in living areas

- Quality contemporary millwork and hardware
- Commercial grade laminate flooring
- Wool carpeting in the bedrooms
- Perforated roller blinds

Essentials

- Wood veneer cabinetry
- Soft close drawers
- Marble bathroom counters
- Granite kitchen counters

- Kohler bathroom and kitchen fixtures
- Fisher & Paykel kitchen appliances
- GE front load laundry pair

Amenities

- Landscaped public plaza with unique water feature
- Quiet contemplative central interior courtyard
- Shared landscaped rooftop patio with barbeque

- Secure bulk storage
- Car share membership available

Sustainability

- Travelers Guarantee New Home Warranty
- LEED Silver
- In-suite individual Heat Recovery Ventilation
- EnergyStar appliances
- Secure bike storage
- Green roofs



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A L T O



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T E N O R



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the **T E A M** *skilled,
experienced dedication to building quality*

Cedar Developments

Cedar is comprised of a small core of principals and managers with diverse but complementary backgrounds and skills. In collaboration with a hand-picked pool of designers, consultants, construction managers and trades Cedar has been developing and building homes, commercial spaces and communities for over 20 years. In that time, Cedar has crafted more than 230 homes on over 360,000 square feet. We have also managed the completion of over 110 homes for institutional clients.

GBL Architects

GBL is a versatile Vancouver based Architectural practice where a staff of 31 contributes their talents to a broad range of private and publicly driven architectural services. The firm has built its reputation on high quality design, tight project management, technical competence, financial responsibility and keen administrative skills. GBL prides itself in finding solutions which fit budgets, meet client expectations, and are highly regarded by both the user and the public.

Ventana Construction

Ventana is a general contractor and construction management company that was founded in Vancouver, BC in 1987. The company has a proven track record of delivering high-quality, custom buildings for clients and providing comprehensive construction management services. Ventana has worked on a variety of different types and sizes of commercial, industrial, multi-unit residential, recreational and retail construction projects over the last 25 years; many of which are LEED certified.



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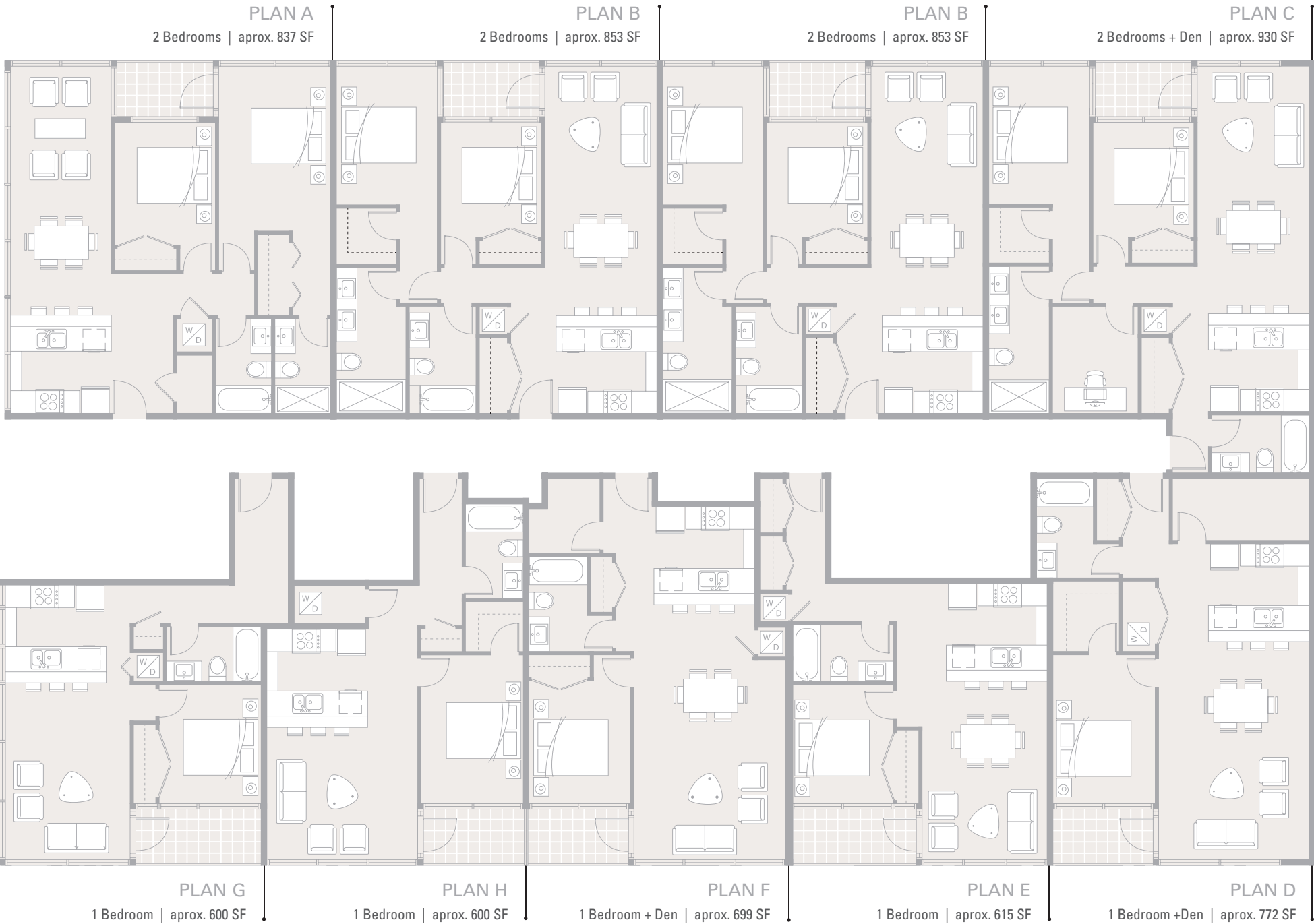


LEVEL 1





LEVEL 2





LEVEL 3 4 5



3

4

5



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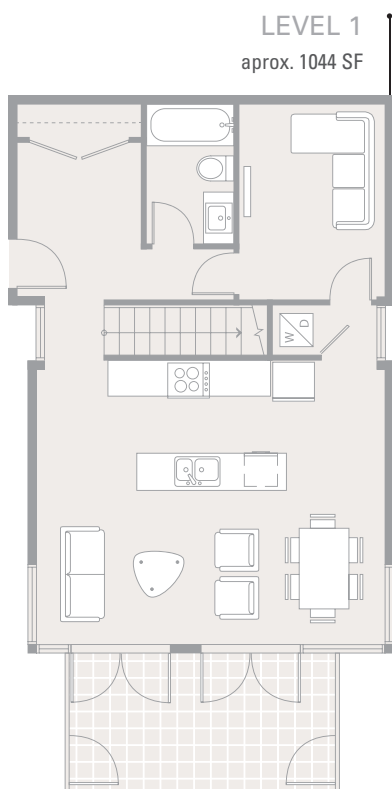




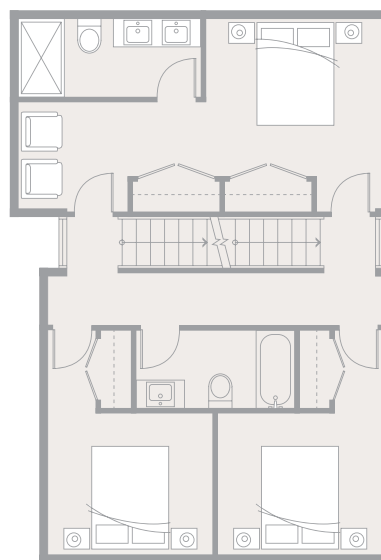


LANE HOMES

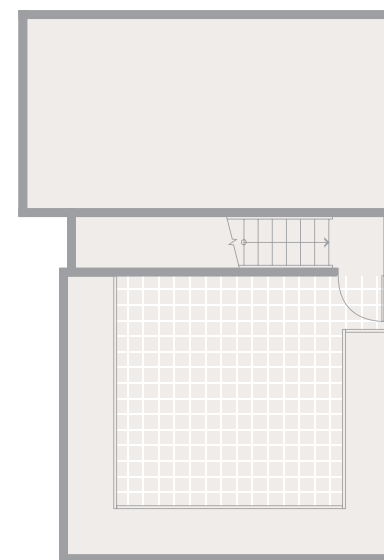
OPTION 1



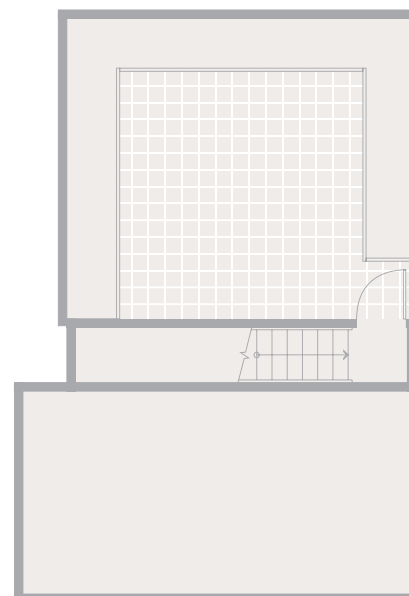
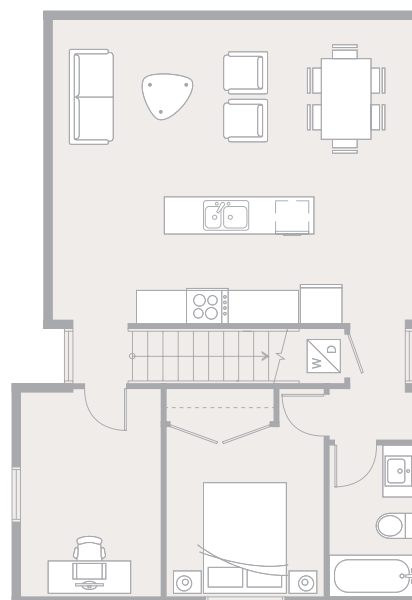
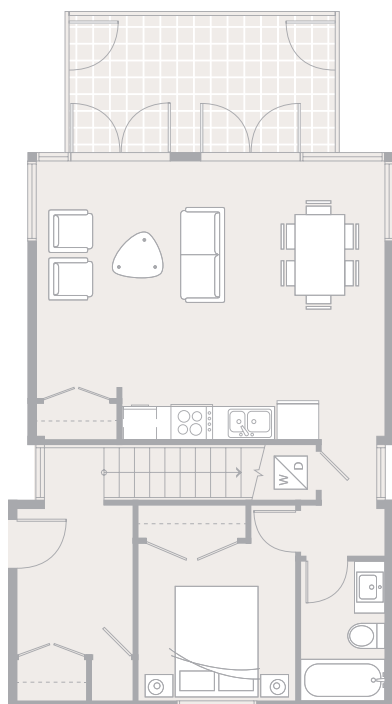
LEVEL 2
aprox. 1044 SF



ROOF DECK



OPTION 2



LANE HOMES



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WWW.PRELUDECITYHOMES.COM



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604.616.7008

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