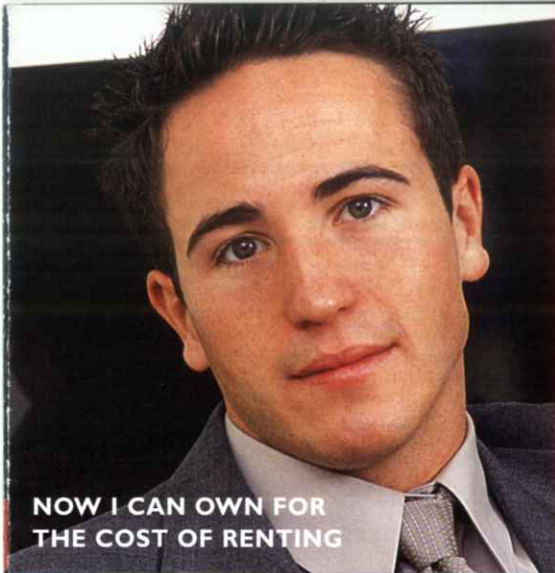


FEATURES

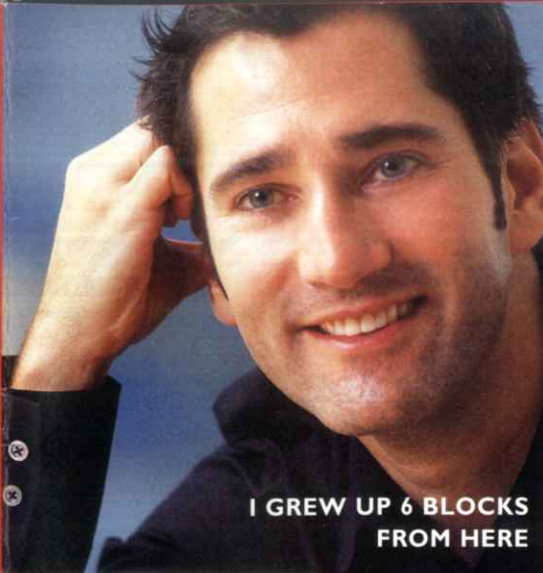
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- European sink and bathtub faucets finished in polished chrome
- Imported designer washroom accessories in polished chrome
- Each home is wired for high-speed internet access

The Developer reserves the right to make changes or modifications to the information contained herein. Some features and finishes may not be in all rooms or homes. E. & O.E.

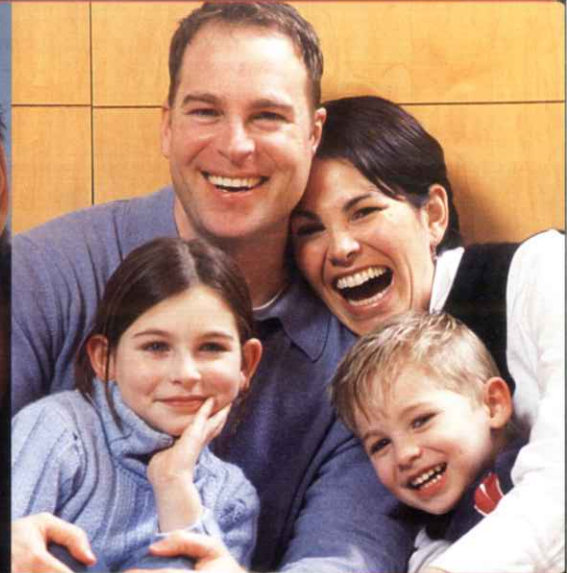




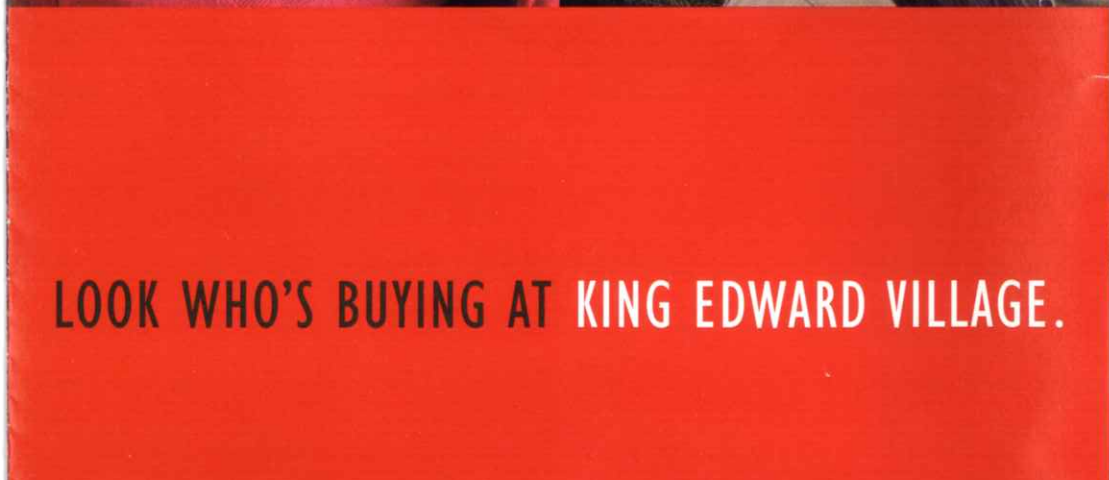
NOW I CAN OWN FOR THE COST OF RENTING



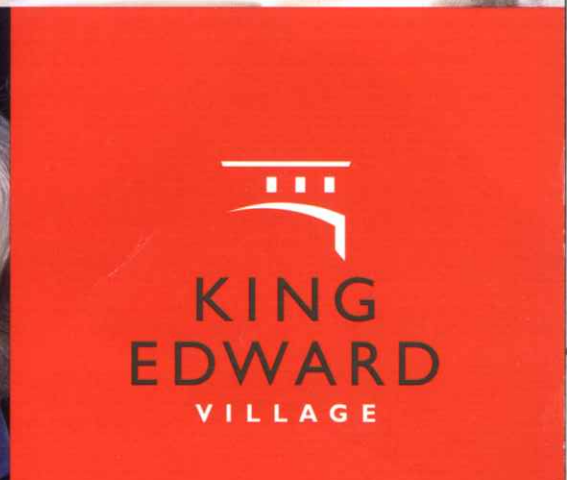
I GREW UP 6 BLOCKS FROM HERE



WE WANT TO BE CLOSE TO SHOPPING & RESTAURANTS



LOOK WHO'S BUYING AT KING EDWARD VILLAGE.

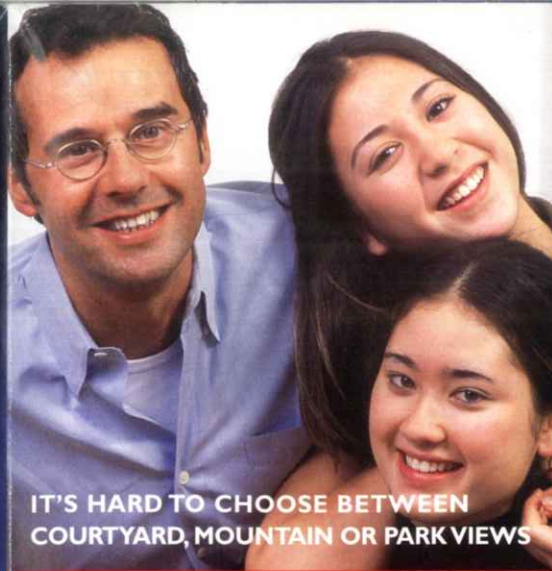


KING EDWARD VILLAGE

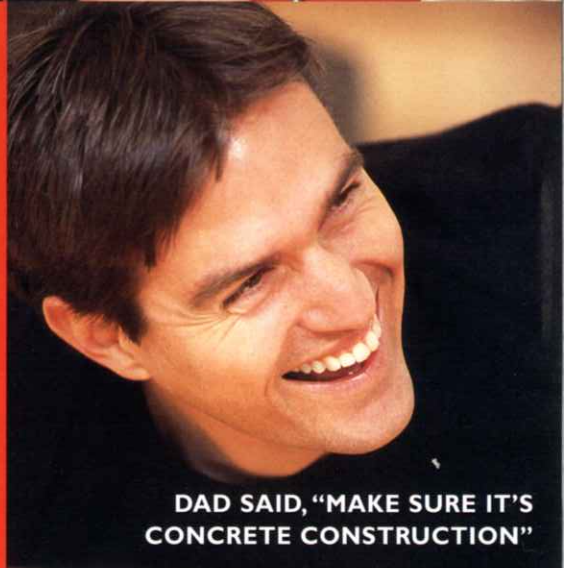
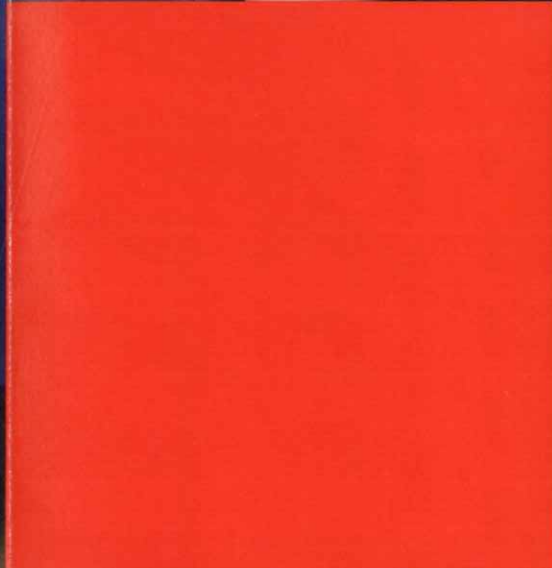
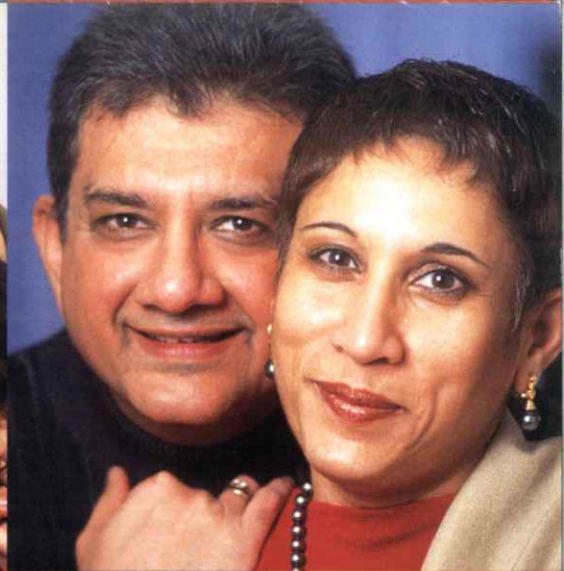


ASK ABOUT OUR EARLY BUYER BONUS!

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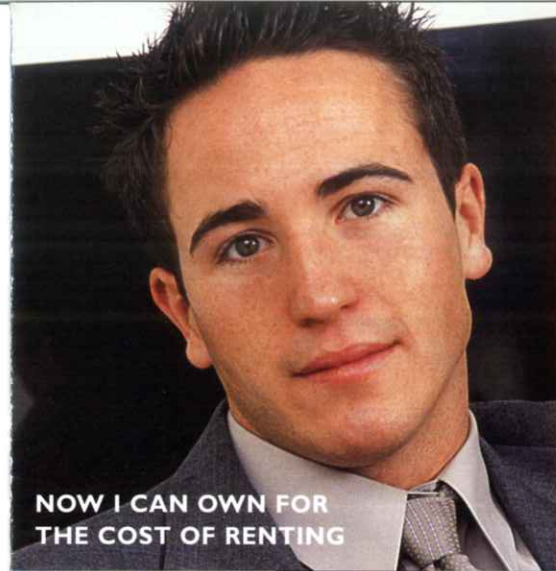


IT'S HARD TO CHOOSE BETWEEN
COURTYARD, MOUNTAIN OR PARK VIEWS

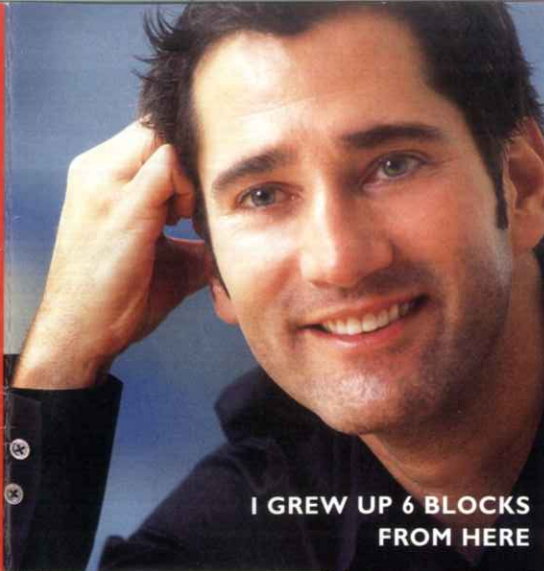


DAD SAID, "MAKE SURE IT'S
CONCRETE CONSTRUCTION"

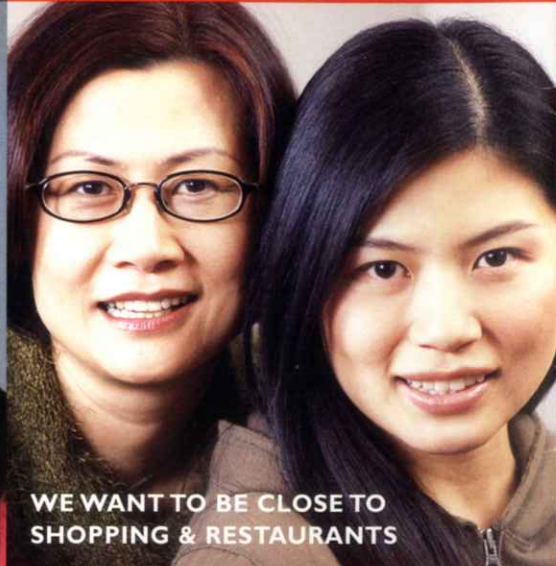
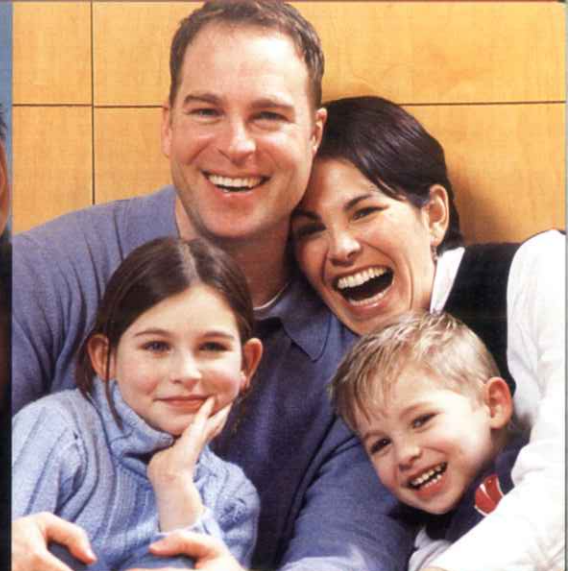




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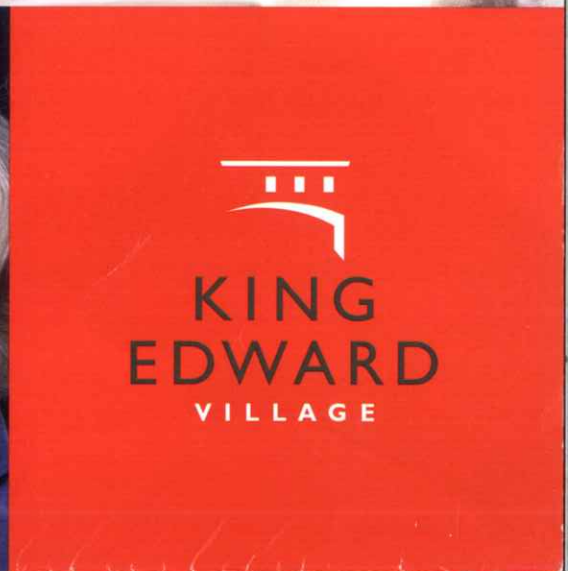
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FROM HERE



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LOOK WHO'S BUYING AT KING EDWARD VILLAGE.



KING
EDWARD
VILLAGE

ASK ABOUT OUR EARLY BUYER BONUS!



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**WE'RE ONLY 8
MINUTES FROM**

 BCCONDOS.NET 

DOWN



MINUTES FROM DOWNTOWN



IT'S A BIG FIRST FOR THE NEIGHBOURHOOD

This exciting project is the catalyst that will revitalize Vancouver's East Side. The innovative architecture features contemporary courtyard and city homes set on a new street between King Edward and Kingsway. A brand new Kensington library, plus shopping, office space and a café are part of the planned 2-phase development.

IT'S WHERE WE WANT TO LIVE IN VANCOUVER

In a community with real character, convenience and current appeal. Near the one-of-a-kind shopping on Main Street and Commercial Drive. So close to transportation—the SkyTrain, buses and major roadways. Only a short distance from Trout Lake and other city parks. Minutes from Granville, Oak and Broadway.



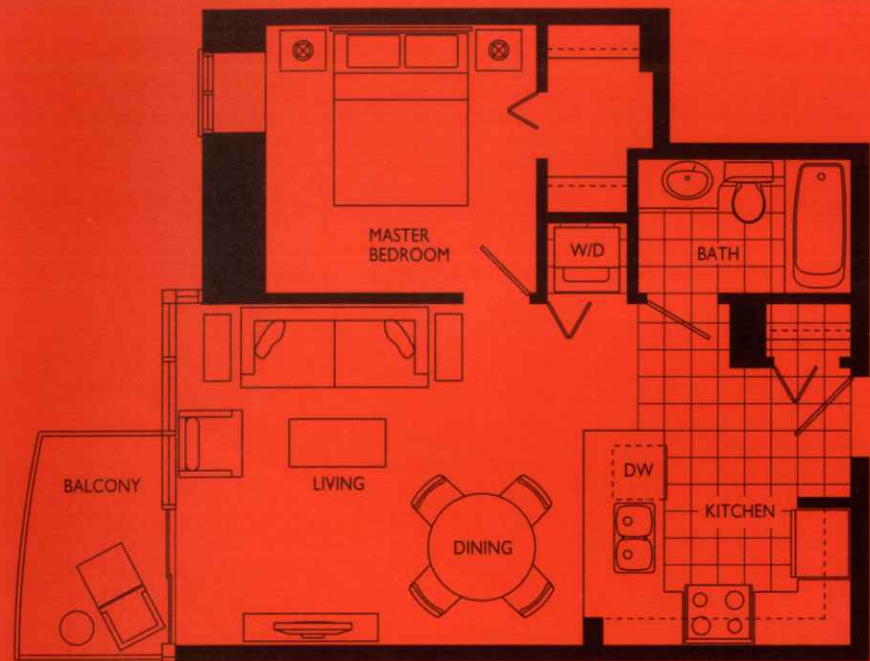
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A WIDE CHOICE OF SPACIOUS FLOOR PLANS AND VIEWS

1 BEDROOM PLAN G2 571 SQ FT



Generously designed space in every area and open balcony enlarging the living room.



INTERIOR FEATURES

- Your choice of Euro White or Cognac Cherry colour schemes
- Designer loop carpet in the bedrooms, living and dining rooms
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et access



COME HOME TO YOUR OWN STYLISH KITCHEN

- kitchen and baths
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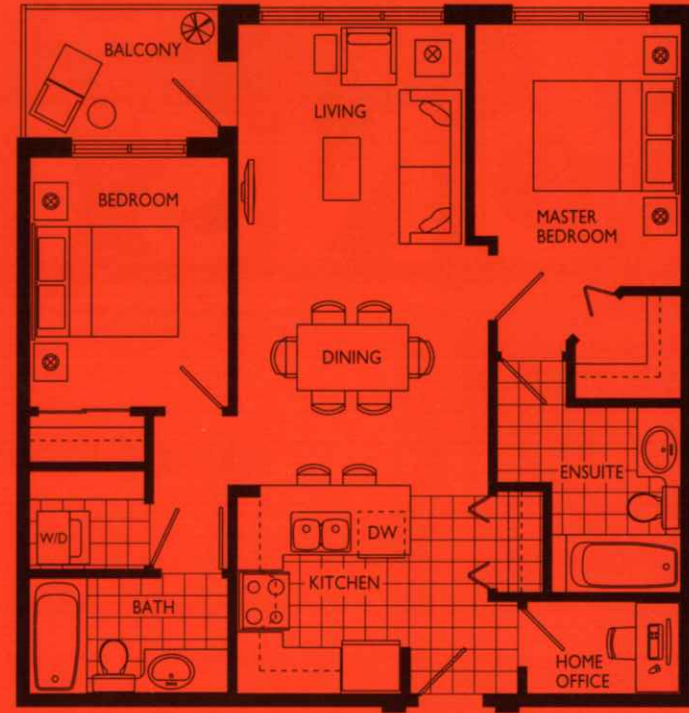
DOWNTOWN DESIGN WITHOUT



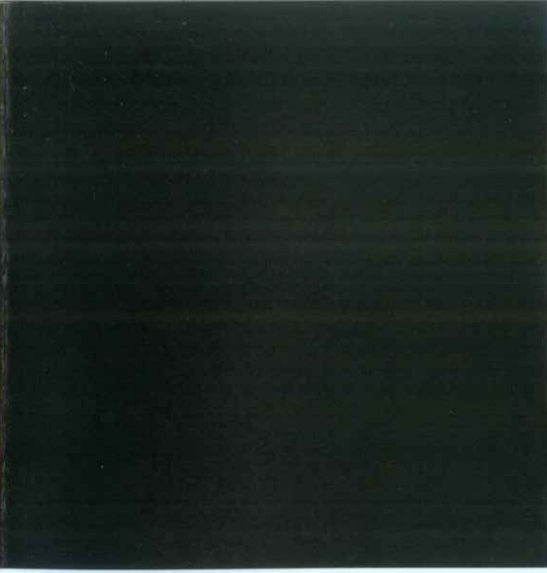
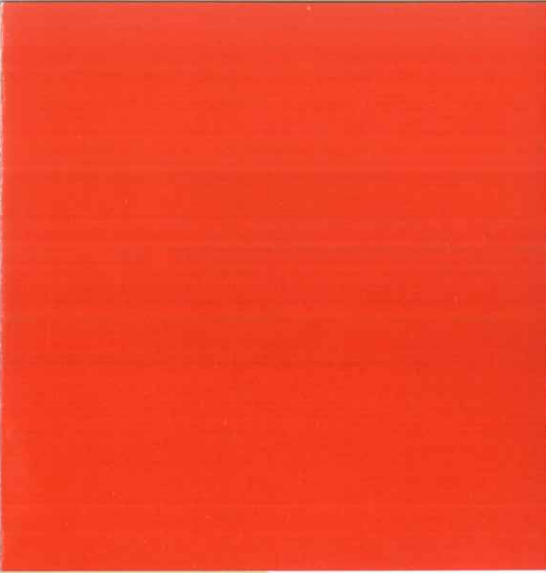
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2 BEDROOM PLAN C 810 SQ FT



Perfect for entertaining, including kitchen bar stools and formal dining, open balcony.





Caban, DKNY, Meinhardt's

Enjoy a game of tennis or pitch 'n putt

KING EDWARD VILLAGE

CITY OF BURNABY

CITY OF VANCOUVER

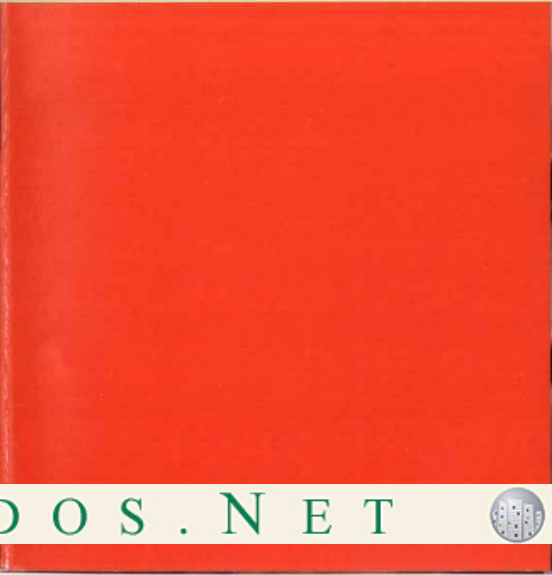
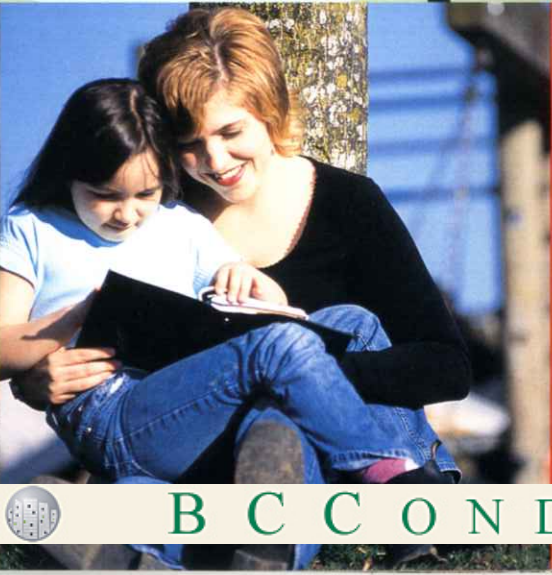
Take a swim or learn something new at the Kensington Comm. Centre

Punjabi Market for a taste of Indian culture

Take a walk in Central Park & shop at the city of Metrotown

MITCHELL ISLAND

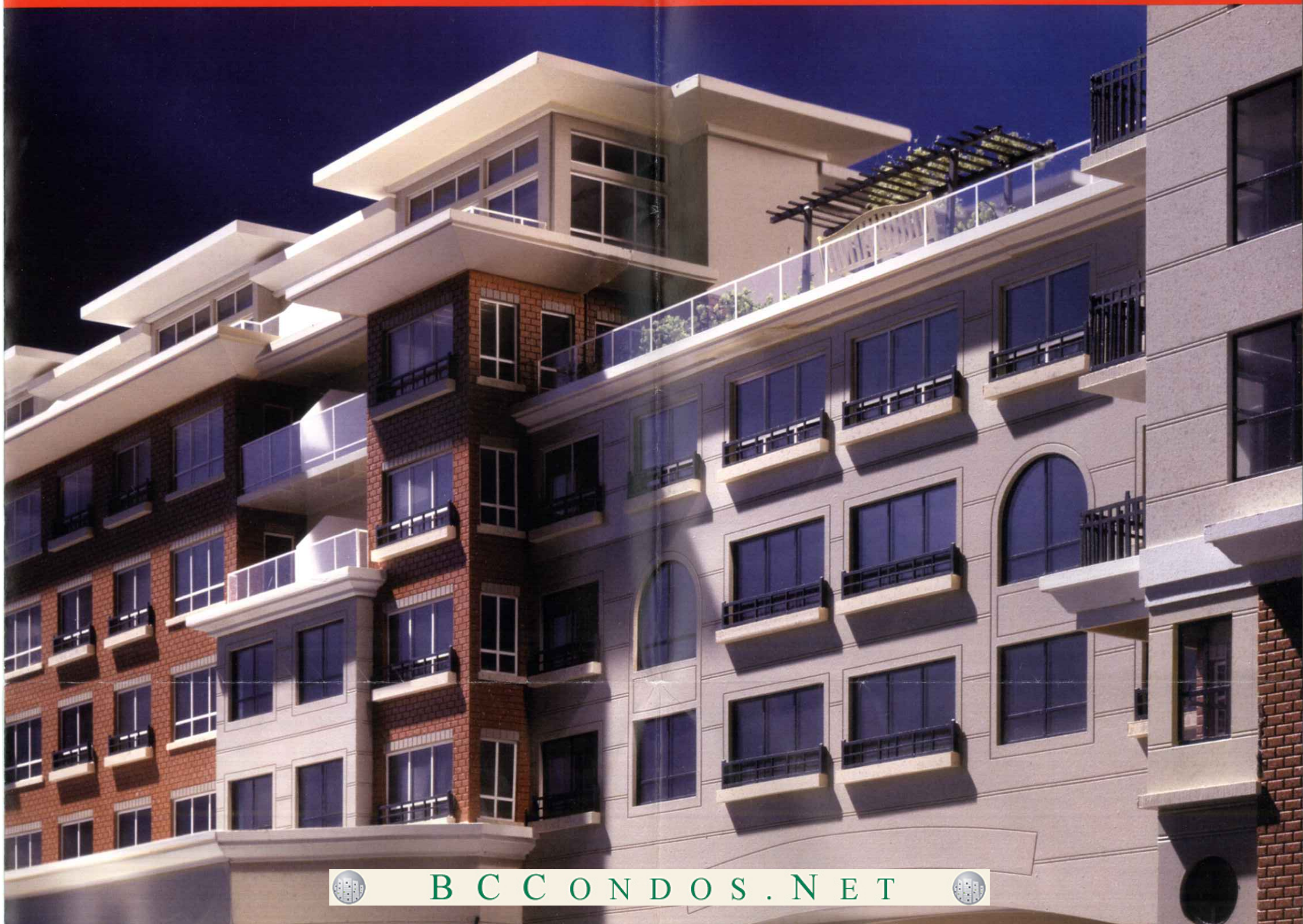
RICHMOND



IT'S THE CITY HOME WE'VE ALWAYS DREAMED OF

Well planned, well constructed and well priced. Thoughtful and original, the architecture of Rositch Hemphill & Associates embraces the triangular shape of the site. It features a 7-storey building and 12-storey tower, the community's first residential high-rise. A unique sky bridge with homes on its 3 levels connects the towers. High-quality concrete construction is elegantly distinguished with solid red brick. There's an astounding choice of floor plans (multi-level townhouses, homes with private patios, open- and closed-balcony suites, units facing the inner courtyard and terraced penthouses).

The area is pedestrian-friendly with wide sidewalks, double rows of trees on Knight Street, 2 rooftop terraces and significant landscaping. King Edward Village is developed by Tri Power Developments Inc., a local company with growing residential and commercial projects nation-wide, parented by a firm with 40 years of real estate experience. And it's a home that will likely grow in value. The Real Estate Board of Vancouver reported the price of a typical East Side condo increased 17.5% in 2003, and with construction and land values increasing monthly, now is the time to own.



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CONCRETE CONSTRUCTION

WHY RENT WHEN YOU CAN OWN? HERE ARE SOME PRICING EXAMPLES:

Purchase Price	Downpayment	CMHC Financing	Mortgage Amount	Monthly Payment
\$ 150,000	5%	\$4,631	\$ 147,131	\$ 847
\$ 250,000	5%	\$7,718	\$ 245,218	\$ 1,412
\$ 350,000	10%	\$6,300	\$ 321,300	\$ 1,850

CMHC or GE Financing insurance is a standard cost associated with high ratio mortgages. The insurance amount on a 5% downpayment is 3.25% and with a 10% downpayment is 2.0%. Monthly payments are calculated based on a 3-year fixed term mortgage rate of 4.90%.

All calculations are approximate and subject to error, please see a King Edward Village sales associate for details. E & OE.



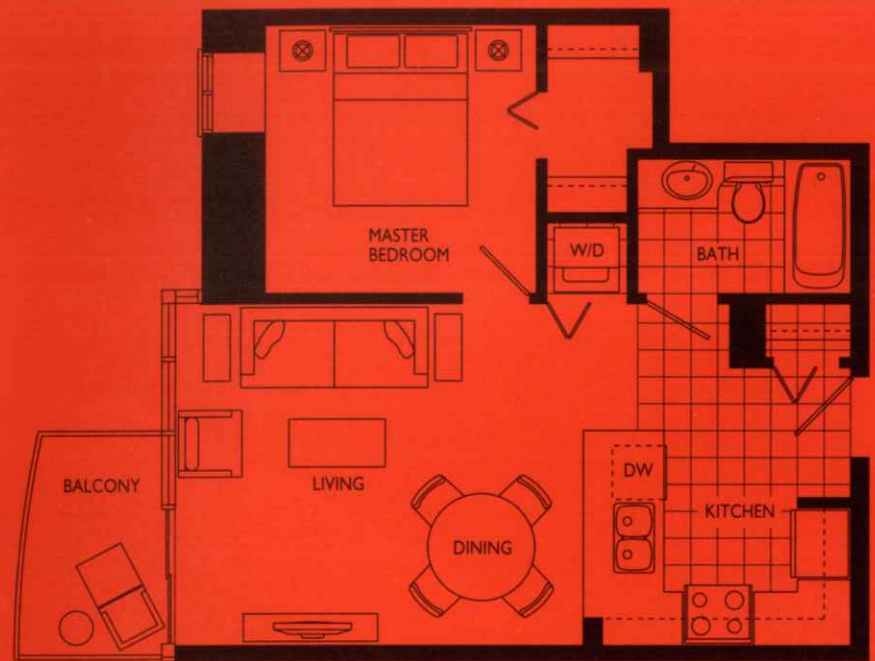
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Internet access

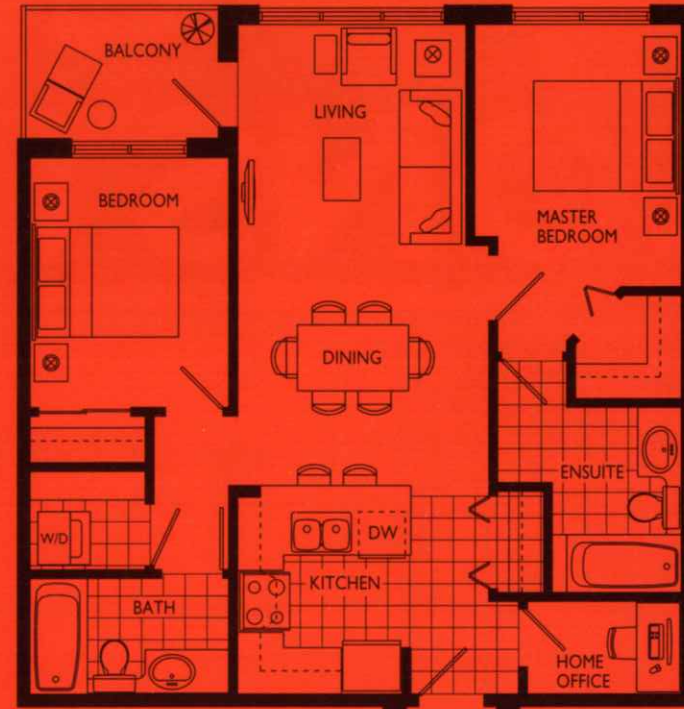


COME HOME TO YOUR OWN STYLISH KITCHEN

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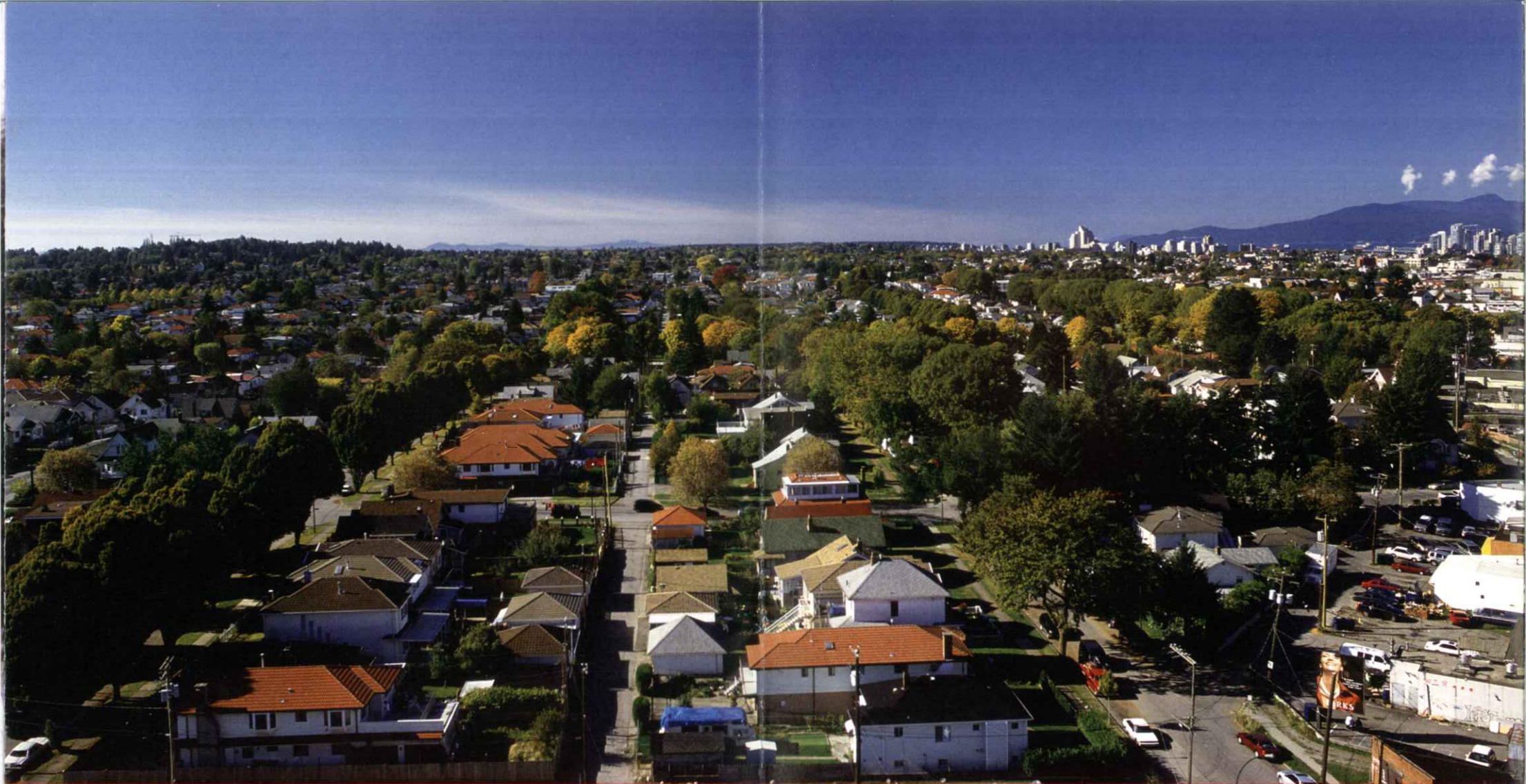
DOWNTOWN DESIGN WITHOUT



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



bar stools and formal dining,
open balcony.



GREAT VIEW CHOICES

What surprised us was the grand amount of green space looking south to the many parks – Kensington, Queen Elizabeth and Memorial South.

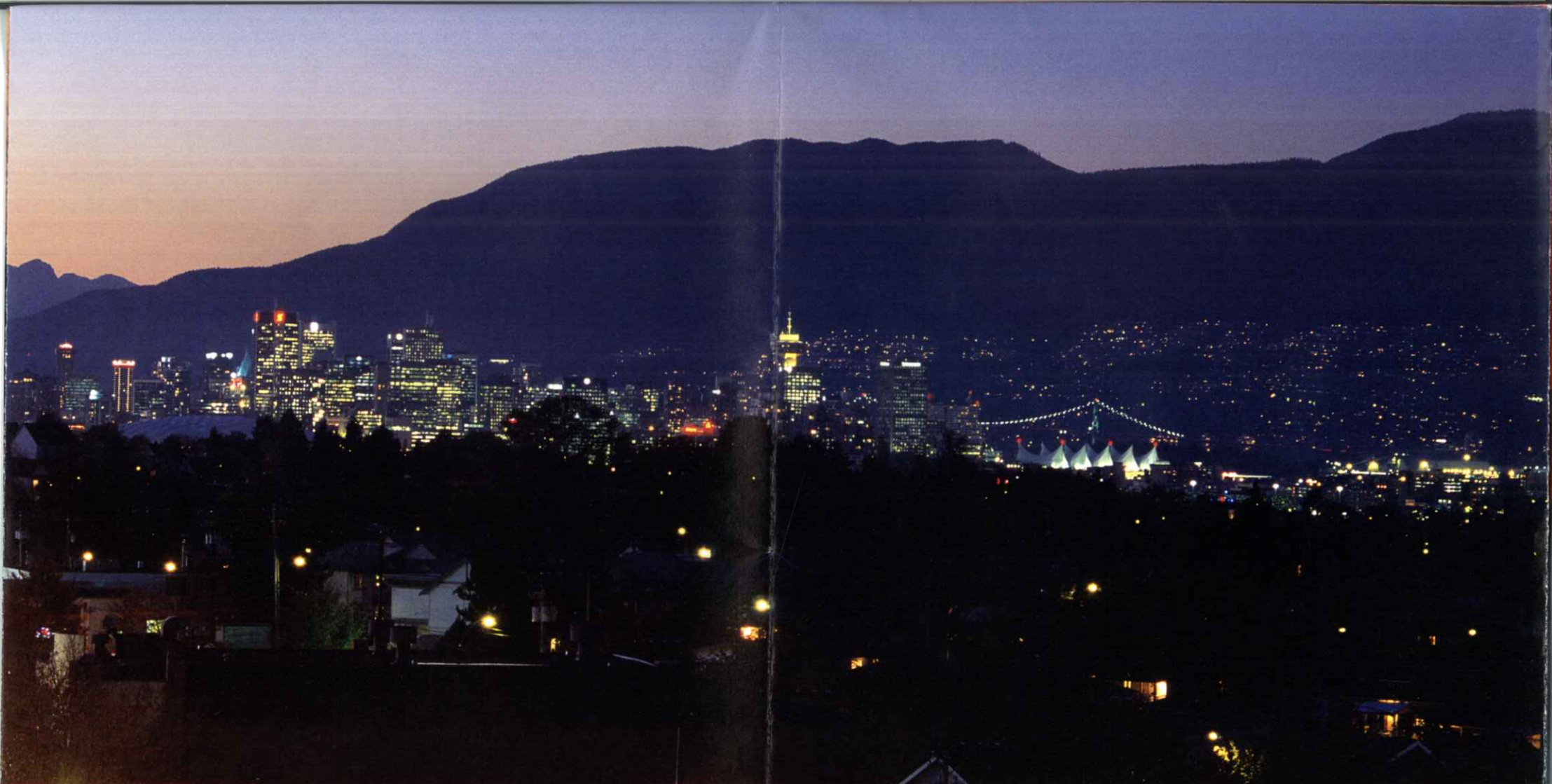
Wait 'til we show our friends this panoramic view of the Lions Gate Bridge and Downtown skyline!

YOUR FRIENDS WILL BE AMAZED



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DESIGNER SHOWSUITE BY INSPIRATION INTERIORS AND FUTURE SHOP

Developed by



CONTEMPORARY COURTYARD & CITY HOMES:

1 BEDROOMS FROM \$173,900 • 2 BEDROOMS FROM \$244,900 • TOWNHOUSES FROM \$319,900

Sales Centre & Showsuite: 1432 Kingsway (at Knight) Open 12pm–6pm (closed Fridays)

KINGEDWARDVILLAGE.COM 604.873.8137

Showhome Technology
Provided by

▶▶ **FUTURE SHOP**

Showhome Furnishings
Provided by

INspiration

Marketed by



The Developer reserves the right to make



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and are not accurate. Prices are subject to change. E. & O.E.

VILLAGE
ED
KINGS



IAN SMITH/VANCOUVER SUN

Businessman Brad O'Connell has bought a King Edward condominium. 'I think this will have a positive impact on the area, which is changing.'

Cedar Cottage U-turn?

**NEW HOMES
PROJECT
PROFILE**

First date, first home 1-7

King Edward Village, a large condominium/townhome project on the southeast corner of Knight and Kingsway, may well be a major catalyst for a neighbourhood that many people agree needs a facelift.

Because of that, the 206-unit development — the first phase of a project that will ultimately include about 400 homes — is one of those housing developments that has great local support in the surrounding Kensington-Cedar Cottage community.

"Usually people line up to oppose [these projects]," says Vancouver Coun. Anne Roberts, a supporter of King Edward Village and former chairwoman of the Kensington-Cedar Cottage City-Plan Committee, which negotiated with the developer to ensure the neighbourhood got what it needed.

"There were maybe one or two people who expressed concern [at the public hearing], but in general most people supported it and still do. The community very definitely supported this."

King Edward Village, which includes a 12-storey tower in the first phase and a 16-storey tower in the second phase, is going up on a site that included a derelict Safeway store that closed more than a decade ago.

Another problem had been that the city zoning prevented the community group and a series of potential developers from agreeing on a project that both liked. There was also a flea market on the

See **PROJECT** 1-5



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



King Edward Village

Vancouver neighbourhood cheers arrival of King Edward Village



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



Project is central to 'vision' for nei

From II

site, which Roberts said did little for the community and attracted an undesirable element. "Many thought it was a place to sell stolen goods."

But the people who live around Vancouver's Kingsway and Clark intersection wanted to see the area

NEW HOMES PROJECT PROFILE

become the kind of village-like neighbourhood centre that now exists in

Kerrisdale and along Commercial Drive.

In addition to a pedestrian-friendly environment and several blocks of continuous retail, the neighbourhood's vision included building more dense housing around the retail area to support...

The city rezoned the site to help create the neighbourhood that residents said they wanted when they went through their CityPlan "visioning" process several years ago.

After that process, the city entertained proposals — and that's when Tri Power Developments stepped up to the plate with its King Edward Village plan.

Roberts said Kensington-Cedar Cottage is a very active community that got involved from the beginning on the King Edward Village plan.

She said the developer understood that an expanded public library — which will occupy much of the project's street-level space — was central to the residents' needs and that the community was not opposed to more density.

"That would give us more amenities and street improvements, with more retail," said Roberts. "And from the beginning, (the developer) was very respectful of the community. It worked out very well."

She said a laneway through the King Edward site helped "pull it away from the traffic and made it a more pedestrian-oriented site. And the central lane is open to the public. It definitely can never be a gated community."

She said the area is still a "little depressed," but that King Edward Village should entice new investment and prompt other landlords to work together to improve the area. "It'll be an increasingly desirable location."

Burnaby resident Brad O'Connell, the 39-year-old owner of Beyond The Grape, an on-site beer and wine making shop, recently purchased a two-bedroom, 871-square-foot condo at King Edward Village for \$295,000.

"I've looked at other buildings and this was one of the best I've seen," said O'Connell. "And I own a small business in the area, so I wanted to be closer to work. I think this (project) will have a positive impact on the area, which is changing."

O'Connell said the price was a big factor in his decision — King Edward Vil-

lage is about \$100 per square foot cheaper than a comparable West End condo, according to the sales agent — and he's looking forward to a view of downtown Vancouver and the North Shore.

"I walked in here and said I found a place I wanted to buy. This is my first purchase."

Another attraction for the six-foot-tall O'Connell was a ceiling height of eight-and-one-half feet — six inches higher than the standard eight-foot ceiling. "The taller ceilings certainly caught my eye. Other condos felt small and this felt larger."

He said noise from Kingsway and Knight — both are six-lane highways — was a concern at first, but not anymore. "It's got double-pane windows."

A walk around the area reveals a neighbourhood that needs some sprucing up. There's a small department store at the intersection and several smaller restaurants nearby. Many shops have metal bars on windows and doorways, and there's a tiny library and a discount burglar alarm supply store.

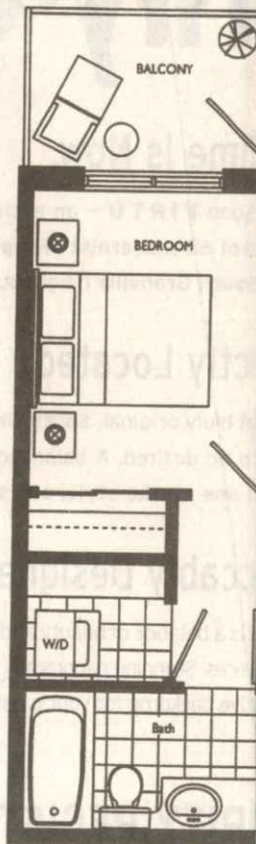
King Edward sales agent Gail Lepore says the King Edward project, which will be ready for occupancy in the summer of 2006, will be a catalyst for the area and that new business will set up shop in the neighbourhood. Buyers recognize that, she added.

"This will definitely bring up property values," she said. "When you put up something beautiful, it will force others to change. Landlords will definitely have to pick up their socks."

Lepore noted that 35 per cent of the units are now sold and that there are no other apartment buildings in the immediate area.

She said there are plenty of buyers from Kensington-Cedar Cottage, but also others from elsewhere in the Lower Mainland, including New Westminster, Coquitlam, Richmond and downtown Vancouver. "This is the hub (of the Lower Mainland). It's only eight minutes to downtown."

Lepore said the project is close to Trout Lake, the Kensington Community Centre and shopping and restaurants on Main Street and Commercial Drive.



Project layouts bring mod

foot, two-bedroom unit, with room on each side of the area. There's a storage area, substitute as an office; a balcony with glass cabinets; washer/dryer, wall carpeting and tile (in kitchen, bath and ensuite), six-foot, six-inch ceilings. Granite cabinets and marble vanity standard.

Lepore said the only optional feature is a fireplace — an amenity that he would have liked.

Each suite has a parking storage locker. Other features include wiring for high-speed Internet and halogen lighting in the kitchen.

KING EDWARD VILLAGE

Address: 1432 Kingsway, Vancouver

Developer: Tri Power Developments Inc.

Architect: Rostitch Hemphill and Associates

Size of project: 206 units, including nine townhomes

Price and size: One-bedroom, 561 square feet for \$173,900 (\$310/sq. ft.) to a 1,113-square-foot penthouse for

\$399,900 (\$359/sq. ft.)

Strata fees: About 20 cents/sq. ft.

Rentable: Yes

Construction: Concrete

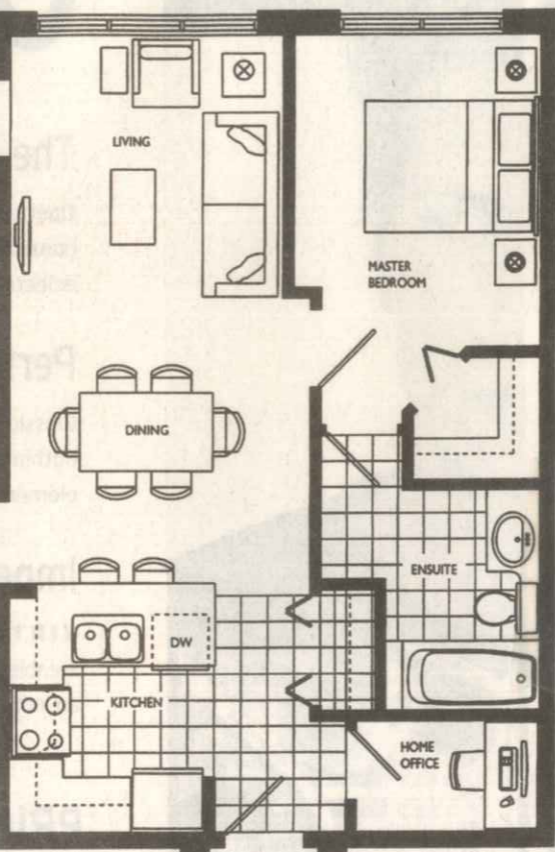
Warranty: 2-5-10 years, from St. Paul Guarantee

Telephone: 604-873-8137

Website: www.kingedwardvillage.com

Presentation centre: 1432 Kingsway, Vancouver; open daily 12 - 6 p.m., except Fridays

ghbourhood



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with each bed-
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that can sub-
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Of the traffic noise on Kingsway and Knight, Lepore said it's not a factor with most buyers. She noted the building's concrete construction — “they're more sound proof” — and that noise is not a problem for buyers on Georgia Street.

Meanwhile, Roberts said there are plans to encourage row housing and townhomes in Kensington-Cedar Cottage, an area that's primarily single-family residential now.

As well, she said, the city's looking at ways of enhancing Kingsway and Knight with more trees and possibly dampening noise from traffic and trucks along Knight by using a different type of paving material. “What can we do to make it safer, less polluting and more livable?”

BUILDING WITH NEW ARRIVALS IN MIND



MARK VAN MANEN/VANCOUVER SUN

Chantel Zhang looks over the three towers in the new King Edward Village complex — a large residential project that is expected to appeal to Chinese and Vietnamese buyers.

Immigrants opt for real estate

MORTGAGE SURVEY | New Canadians prefer buying a home to investing in the stock market

BY WYNG CHOW
VANCOUVER SUN

Immigrants are more likely to purchase their own residence within the next year than their Canadian-born counterparts, according to a national home-ownership and mortgage survey released Wednesday by CIBC.

And more immigrants say they would rather put their money into real estate than investing it in the stock market.

Meanwhile, immigrants are more apt to take out riskier but lower-rate

they were born outside Canada, compared to 15 per cent in the rest of Canada.

"The dream of home ownership has become a reality sooner for new Canadians who currently own a home," said Paul Mims, CIBC vice-president of mortgages and lending.

"We also found that the older immigrants are when they arrive, the sooner they are able to purchase their first home."

CIBC's poll indicates that immigrants who arrive between the ages of 18 and 34 are more likely to buy their first home. By

REAL ESTATE BUYING TRENDS

Immigrants are more apt to take out riskier, but lower-rate and shorter-term mortgages than would Canadian-born home buyers.

Agree that one day they will own their own dream home

Canadian-born	67%
Immigrant	67%

Likelihood of homeowner being mortgage-free

Canadian-born	46%
Immigrant	42%

Planning to move or purchase a home in the next year

Canadian-born	14%
Immigrant	22%

Prefer a low-rate, short-term, adjustable rate mortgage

Canadian-born	27%
Immigrant	27%

BCCONDOS.NET

home buyers.

Among other key findings, immigrants who arrived in Canada later in life purchased their homes twice as fast as younger immigrants did.

In B.C., 26 per cent of homeowners and prospective pu

those who arrive between ages 35 and 49.

Veteran Vancouver realtor David Campbell concurred with the survey's findings.

Agree strongly that they would rather put their money into their home than in the stock market



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



CIBC



Kingsway & Knight

Neighbourhood Centre DELIVERY PROGRAM

The KCC Community Vision Implementation in Action

Newsletter No.5
October 2004



CITY OF VANCOUVER

LOOK INSIDE FOR CHINESE EDITION

內附有中文版本

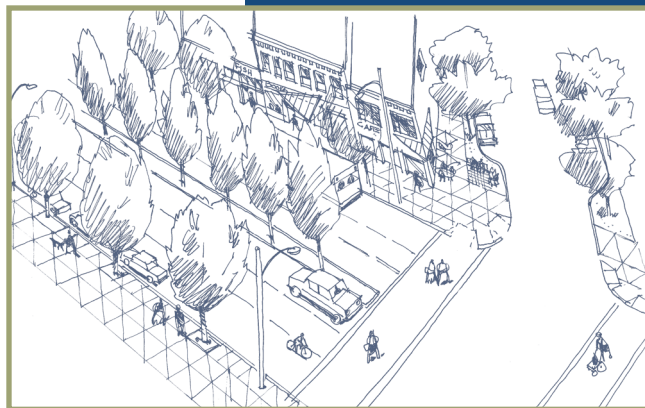
CITY COUNCIL APPROVES \$2.7 MILLION KINGSWAY PUBLIC REALM UPGRADE AND HOUSING AREA PLAN

PUBLIC REALM AND PEDESTRIAN/ TRAFFIC IMPROVEMENTS PLAN

In July 2004, City Council approved staff recommendations to spend \$2.7 million making the Kingsway and Knight shopping area more attractive, comfortable and safe. A previous newsletter (#3, January 2004) described the improvements and surveyed community opinion on options and priorities.

The approved improvement package includes:

- a landscaped median in the centre of Kingsway between Inverness and Dumfries;
- normalization of Clark at Kingsway to shorten pedestrian crossings and create landscaped "mini parks";
- changes to the Dumfries/Kingsway/King Edward intersection to provide shorter, safer crossings for pedestrians and bikes, and provide more landscaping;
- landscaped bulges at Inverness, Perry, and E 23rd Avenue at Kingsway;
- sidewalk improvements and new street trees;
- new street furniture;
- distinctive street lights; and
- public art such as banners, pole art, and/or story stones



- Housing Area Plan
- Working Groups
- Community Groups
- About the Program

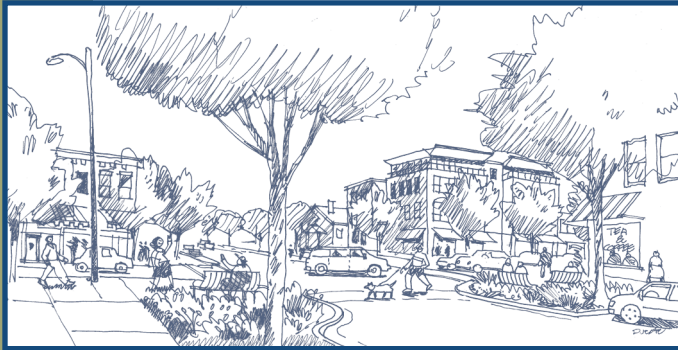
CONTENTS



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Project funding will come from the City Capital Plan, Translink cost sharing, city-wide Development Cost Levies, and funds provided by the King Edward Village project as a condition of its rezoning.

Detailed design work is now underway, with construction anticipated to occur in

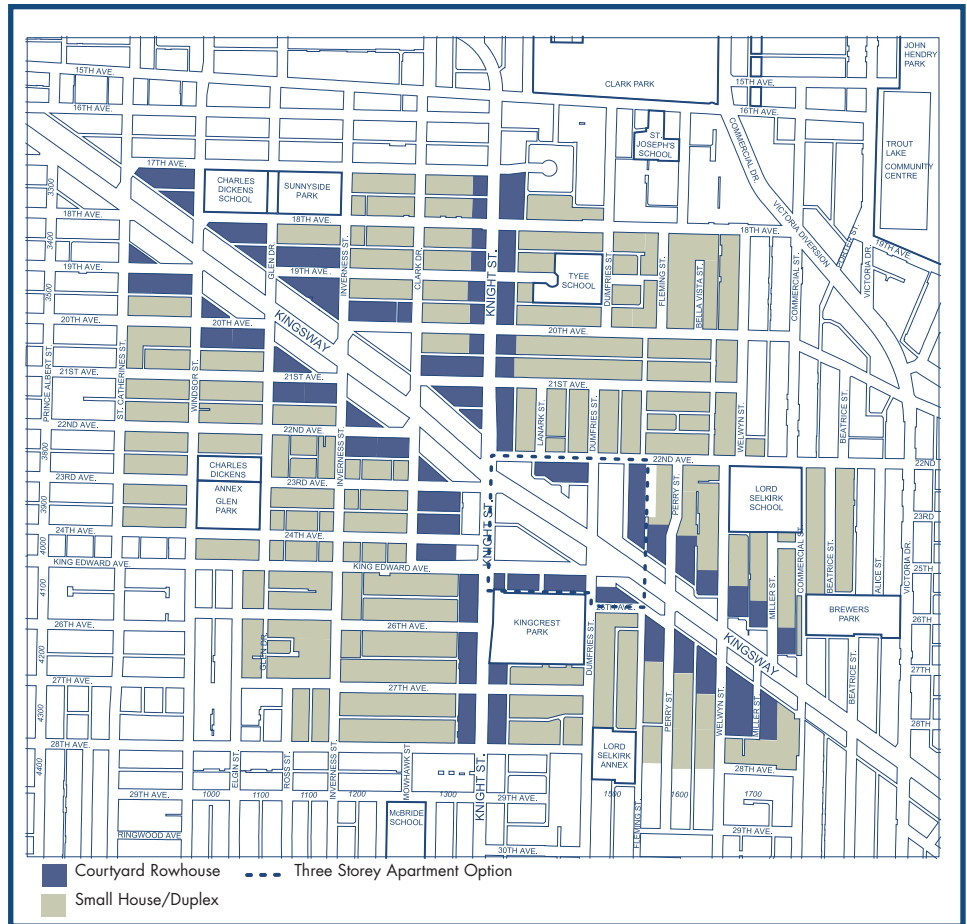


the summer of 2005, when traffic volumes are lower. City staff will keep in communication with merchants in the area about the project through the Shopping Area Working Group, as well as the Cedar Cottage Business Association.

The full Council report on the Kingsway and Knight Neighbourhood Centre Shopping Area: Public Realm Pedestrian/Traffic Improvement Plan can be seen at www.city.vancouver.bc.ca/ctyclerk/cclerk/20040706/tt5.htm.

For more information, call David Ramslie at **604 873 7408**.
david_ramslie@city.vancouver.bc.ca

Proposed Locations for New Housing Zones



HOUSING AREA PLAN

In July, City Council also unanimously approved the Kingsway and Knight Housing Area Plan, developed by City staff working with the community. The Plan outlines two new zones for the area that will create opportunities for new types of small scale housing in the neighbourhood. A previous newsletter (#4, March 2004) described the proposed new housing zones, and surveyed community opinion on location, design guidelines, linkages and greening.



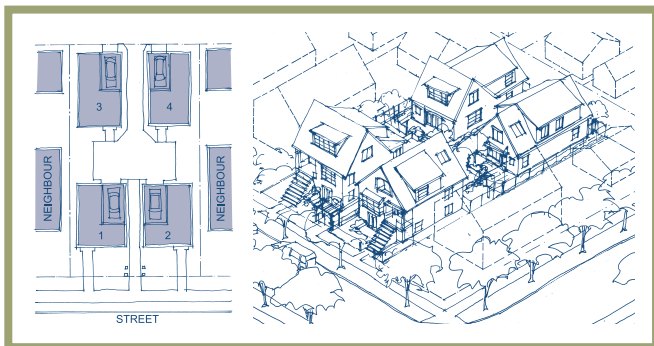
A Courtyard Rowhouse zone is proposed for the areas behind Kingsway and along Knight Street. A Small House/Duplex zone is proposed in a larger area: this will allow 'mini-houses' and/or duplexes in different combinations. The zoning will include incentives to retain pre-1940 character houses, and will require that all new housing, including single family houses, follow design guidelines.

Staff are now drafting detailed regulations and guidelines, and will review the draft with the Housing Area Working Group. There will also be another newsletter and open house prior to a Public Hearing in spring 2005. Any interested person will be able to address Council at the Public Hearing.

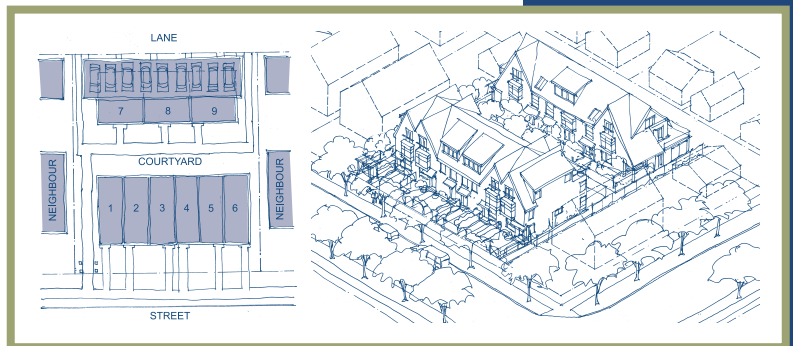
The full Council report on the Kingsway and Knight Neighbourhood Centre: Housing Area Plan can be seen at www.city.vancouver.bc.ca/ctyclerk/cclerk/20040708/pe3.htm

For more information, call Chris Robertson at **604 873 7684**.
chris_robertson@city.vancouver.bc.ca

Small Houses: Site Plan and Aerial View



Courtyard Rowhouse: Site Plan and Aerial View



Thank you.

The Kingsway and Knight Neighbourhood Centre Delivery Program

is a City program to deliver improvements to the shopping area on Kingsway near Knight, and to plan and zone for small scale housing around it. The Program follows up on key Directions in the Kensington Cedar Cottage Community Vision, an overall local area plan created with the community and adopted by City Council in 1998. You can see the KCC Community Vision at www.city.vancouver.bc.ca/commsvcs/planning/cityplan/visions/KCC_Vision.htm.

Over the past two years, City Planning and Engineering staff have worked with dedicated community residents and business owners on the Shopping Area Working Group and Housing Area Working Group. When City Council adopted the two Plans in July, they extended heartfelt thanks to these volunteers for their work.



Housing Area Working Group

From left to right:
Back row: Jeffrey Ma, Jeff Nulty, Colin Boyd, Kim Nulty, Gary Shilling, Peter Wohlwend, Kevin Kleparchuk, Ken Lee, Sheree Haydu, Jules Bodner
Front row: Howe Tong, Cristina Rucci, Charlotte Burke, Gerald Longson
Not in photo: Rob Gilfoyle, Mavis Dixon



Shopping Area Working Group

From left to right:
Back row: Aideen Clery, Sandy Lavigne, Ed Levinson, Gary Bell, Peter Kletas, Francis Lee
Front row: Angie Lee, Luby Estrad, Carol Mak, Gabe Muller
Not in photo: Jack Yong, Kerry Williams, Uli Rasehorn

Community groups involved in this work.

Cedar Cottage Business Association

Local merchants have formed a business association to work on this Plan, as well as other efforts to improve the shopping area. If you are a merchant or landlord, become a member!

Contact: Stephen Mikicich,
Planet Consulting Group
604 801 6890
stephen@planetgroup.bc.ca

KCC CityPlan Committee

Community residents have been working with City staff on many projects making the KCC Community Vision a reality. You could get involved with a volunteer safety group, community greening and gardens, festivals, improving Kingcrest Park—or just get on the Committee's list-serve.

Contact: Catherine Buckham,
Planner
604 873 7265
catherine_buckham@city.vancouver.bc.ca

