



YU MODERN GREEN LIVING AT UBC

FEATURES

LOCATION

- Centrally situated in the heart of Wesbrook Village, Vancouver, BC
- Steps from the new University Hill Secondary School (U-Hill) and University of British Columbia (UBC)
- Surrounded by walking and cycling trails, forests and beaches of Pacific Spirit Park

DESIGN + CONSTRUCTION

- Modern design by international award-winning architects Perkins + Will
- Built to stringent Residential Environmental Assessment Program (REAP) gold standards
- Low impact green roof at courtyard levels with native species landscaping
- Low VOC construction and finishing materials for healthier living environments
- Balcony surrounds feature natural wood detailing with contrasting glass guard rails
- High-performance glazing system for year-round energy efficiency and comfort
- Superior soundproofing between floors and walls to minimize sound transmission
- Operable windows on both sides of homes for natural cross-ventilation, day-lighting and architectural shading

ENTRY + COURTYARD

- Dramatic bridge over a rainwater filtration pond leads to the main entry
- Beyond the lobby, a three-level jade-inspired courtyard defines the heart of the property
- Landscaped grounds feature an abundance of natural vegetation and tall trees
- Upper courtyards are accessed via a glass elevator and open-air walkways

INTERIORS

- Architecturally designed by Perkins + Will
- Entry doors feature transom glass to enhance day-lighting
- 8'6" ceilings (9'6" on PH level) create spacious living areas
- Interior finishes, equipment and appliances selected for healthier, sustainable and more comfortable living spaces
- Choice of two designer colour schemes
- Quiet and efficient hydronic baseboard heating system
- Custom mesh roller blinds provide privacy and shading while allowing views out
- Large-format porcelain tiled entry
- Premium, wide-plank engineered hardwood floors throughout living areas and kitchen
- Soft, 100% wool carpet in bedrooms
- Convenient and spacious walk-in closets (in most homes)
- Recessed downlights in kitchen and bathrooms
- Practical in-suite storage/den with operable window (in most homes)
- Pre-wired connections for high-speed cable and internet with outlets throughout
- Water- and energy-efficient Whirlpool front-loading washer and stackable dryer
- Generous covered balconies and private roof decks for penthouse-level homes (most homes)

KITCHENS

- Custom designed horizontal grain, engineered wood veneer cabinets in Dark Oak or Walnut with brushed nickel pulls; soft-close technology for drawers and doors
- Clever storage solutions include built-in floor-to-ceiling pantry wine rack and shelving
- Durable and contemporary engineered quartz countertops
- Polished full-height back-painted glass backsplash
- Recessed under-cabinet lighting provides warm task lighting
- Convenient under-counter kitchen recycling system
- Extra deep stainless steel modern sink
- Modern and elegant European inspired dual spray/pull-down faucet
- Premium stainless steel appliance package:
 - 30" Liebherr fully integrated wood paneled refrigerator
 - Bosch fully integrated quiet dishwasher
 - 30" Bosch 4-burner gas cooktop with 14,000 BTU Power Burner
 - Panasonic microwave with advanced Genius® inverter power system
 - 30" Bosch self-cleaning, convection wall oven
 - 30" High capacity stainless steel hood fan by Broan
- High speed in-sink garbage disposal

BATHROOMS

- Wall-hung floating wood veneer vanities in either Dark Oak or Walnut with brushed nickel pulls
- Porcelain modern sinks with marble countertops
- Modern and Elegant European inspired faucets and fixtures
- Frameless glass walk-in showers in master ensuite (only in 2 & 3 bedroom homes)
- Oversized limestone flooring in master ensuite
- Modern dual flush toilet by Toto
- Soaker tubs in standard bathrooms by Acritec

PENTHOUSES

- In-suite access to private landscaped roof decks outfitted with water supply and gas connection for convenient outdoor entertaining

AMENITIES + STORAGE

- Inviting residential lounge includes an entertaining area with bar, enclosed study room and pool table with views to the courtyard
- Secured underground parking
- Storage lockers for most homes
- Bike storage facilities at ground level

SAFETY + SECURITY

- State-of-the-art building technologies include key fob access at main entry points, lobbies and amenity room
- Security system pre-wiring for each home; townhomes include home security system
- Fully secured underground parkade with occupancy sensor lighting and emergency alert buttons
- State-of-the-art fire protection system with centrally monitored sprinklers and smoke detectors in every home and common areas
- Elevators equipped with monitored emergency phone

WARRANTY

Travelers Home Warranty Insurance 2-5-10 coverage:

- 2 years materials and labour warranty
- 5 years building envelope warranty
- 10 years structural warranty

Standard disclaimer: To ensure the high quality of this development, the developer reserves the right to make modifications and changes of equal or greater value should they be necessary. E.&O.E.



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yu

PRESTIGE
LEGACY
LEARNING



Refreshingly modern, YU is inviting and warm with an aesthetic expression that sets it apart from neighbouring residences. Living at YU is at once engaging, ecologically sensitive and sophisticated.

At YU, contemporary townhouses line the north and south street levels, creating a lively and safe neighbourhood block atmosphere around YU's perimeter. The articulated lobby entrance leads over a bridge and water garden, through to the dramatic courtyard with open tiered corridors providing direct and private entry to each luxurious home.

ModernGreen



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CALL 604 827 3488



PRESTIGE
LEGACY
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Gold has value. Jade is beyond value. ~ Ancient Proverb

The heart of YU Modern Green Living at UBC is a dramatic jade-inspired courtyard. This three-level tiered landscaped jewel is encircled by the residences and features a dramatic entry passage with rainwater filtration garden and exposed walkways, flanked by a stunning glass elevator, low impact green roof, mature trees and native plantings. A natural indoor-outdoor balance is achieved, enhancing living spaces with ample daylight, acoustic buffering, privacy and cross-ventilation.

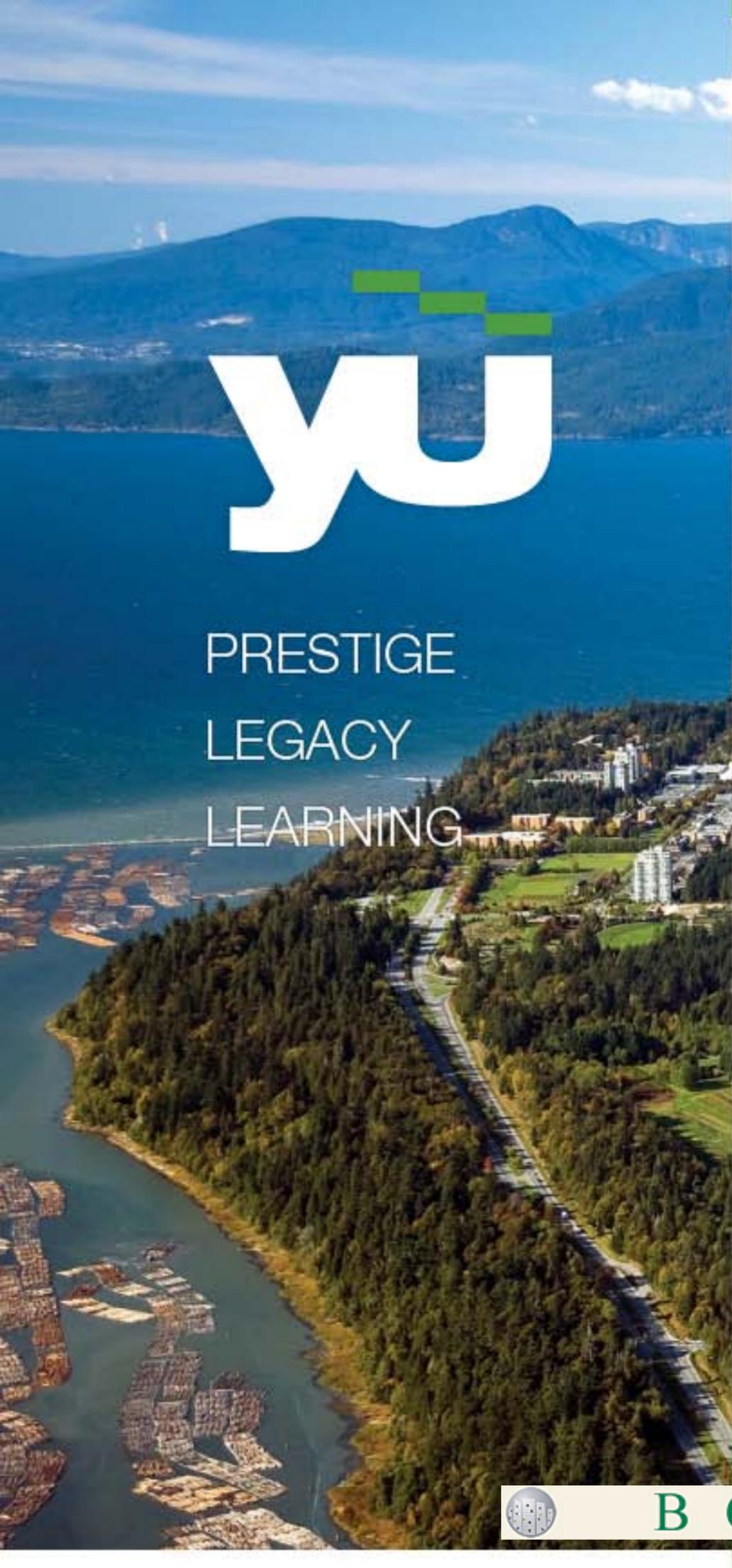
Sustainability

- Site-specific design
- Emphasis on proven green technologies
- Supporting principles of Smart Growth
- High-performance energy efficient building systems
- Following Gold REAP guidelines
- Low maintenance landscape with natural vegetation, green roof
- Rainwater harvesting and retention pond
- Open-air circulation corridors



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EDUCATION

UBC is a highly ranked institution of higher learning, among the best 20 public universities internationally and a global leader in developing innovative campus neighbourhoods. The Vancouver campus serves 37,000 undergraduates and 9,000 graduate students and features the landmark Walter C. Koerner Library. Also onsite, University Hill Secondary is the top rated public school in Vancouver. The UBC community includes eight master planned University Town Neighbourhoods designed to integrate and enhance residents' ability to live, work, study and play throughout the 14 + square kilometre grounds

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WESBROOK VILLAGE UBC

Wesbrook Village is ideally situated on the prestigious south gateway to the University of British Columbia campus, adjacent to Pacific Spirit Park. While fully integrated into the UBC lifestyle, Wesbrook Village is also designed to be a self-contained fully sustainable community and village hub, with markets, restaurants, cafes, services and amenities all within steps from YU. Key cultural and wellness amenities such as hospital, stadium, museum, gym, theatres etc. are also in very close proximity.



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KITCHEN / LIVING

Your home is beautiful - light-filled, elegant, simplified and practical. With an emphasis on healthy spaces, daylight, ease of circulation and natural ventilation, homes at YU are above all, comfortable. High quality sustainable finishes, energy efficient fixtures and appliances provide functionality while the generous spaces feel opulent and inviting.

BEDROOM / BATHROOM

High ceilings, generous glazing and the choice of two natural-hued colour schemes lend a restful air to living, sleeping and bathing spaces. Discreet custom mesh roller blinds offer privacy and protection, without blocking views to the outdoors. Convenient in-suite storage/den features operable windows for fresh ventilation.

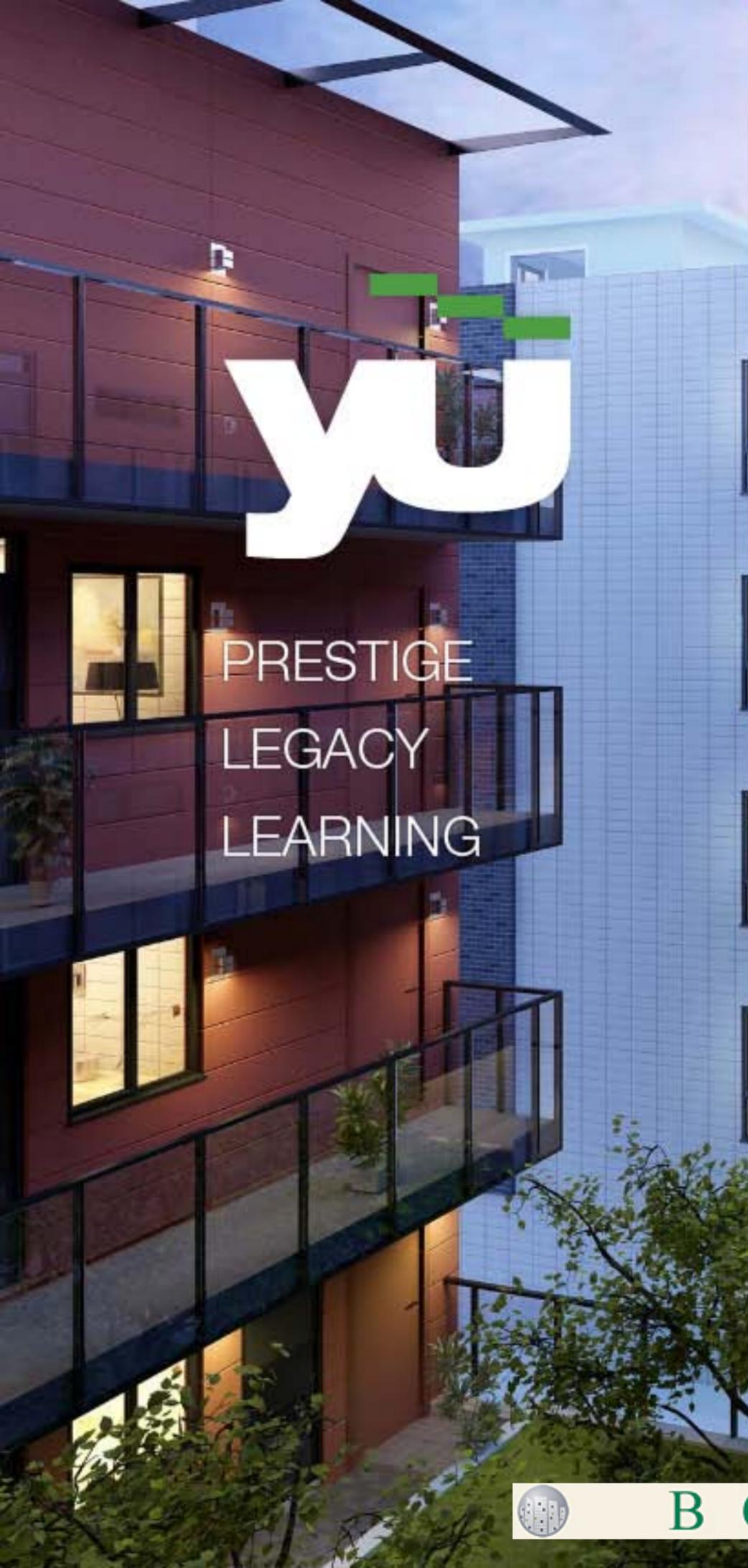
Baths offer soaker tubs, streamlined floating vanities with modern recessed sinks, frameless glass walk-in showers (in two- and three-bedroom homes) and cozy warm floors in the master en suite.



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A GIFT FOR THE FUTURE

Jade is a stone of prosperity and heritage, passed on through generations. It is beautiful and revered, just as your family home should be. Today, YU represents an investment in sustainable luxury, lifestyle and legacy.

 [English version](#) Download Features in PDF:



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In early China, the deep green stone called jade was treasured and known as YU. Today, YU Modern Green Living at Wesbrook Place, UBC is a rare and priceless opportunity. Symbolizing family, beauty and security, YU is a peaceful place and a perfect home in a university setting that is second to none. Innovative green living spaces evoke serenity, while outdoor courtyards provide sanctuary. Offering a spirited urban lifestyle, surrounded by ocean, trails and parks - YU is a legacy worth living and sharing.

[PRESENTATION CENTRE
OPEN](#)



Welcome to an all-inclusive community that is as good for the intellect as it is for body and soul. Whether your pleasure is art, music, literature or learning, athletics, cafe culture, or simply a daily stroll, you will find all this and more at YU and within the UBC neighbourhood.

Presentation Centre

5898 Gray Avenue Vancouver
Tel: 604 827 3488
Email: info@yuliving.com
Open daily noon-5pm (closed Fridays) or by appointment.

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[LATEST NEWS](#)



Chinese developer makes Canadian debut at UBC

The name Yu itself means "jade" in Chinese and the green gemstone is considered precious in Chinese culture. However, the new homes on the Wesbrook Village block won't be green in name only.

[LEARN MORE](#)



The logo for 'yu' is displayed in a large, white, lowercase font. Above the letters 'u' and 'ü', there are three horizontal green bars of varying lengths, stacked vertically.

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September 30, 2011

Beijing-based developer opens first BC project

By Kerry Gold, The Globe and Mail

One of China's biggest green developers is constructing its first project in Canada, and marketers are expecting a quick sale when units hit the market this weekend...

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September 30, 2011

Chinese developer makes Canadian debut at UBC

By Andrew Fleming, Vancouver Courier

Units at a new UBC residential complex called Yu designed to appeal to immigrant Chinese buyers who have both a green streak and deep pockets will be up for sale for the first time Saturday...

[Read more](#)

February 05, 2011

UBC, Chinese property developer join forces in strategic R&D deal

The Vancouver Sun

One of China's largest property developers is contributing at least \$3.5 million to advance green building research by the University of British Columbia....

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YU, 5955 Birney Ave., Vancouver

Constructed according to sustainable design, project doesn't skimp on comfort and luxury

Barbara Gunn

Sun

Saturday, October, 29, 2011



Modern Green's Robbie Zhang says that one of the reasons the developer was attracted to Vancouver was the city's stated goal to become the greenest in the world by 2020.

Photograph by: Arlen Redekop, PNG, Vancouver Sun

YU

Project location: 5955 Birney Ave., Vancouver

Project size: 106 one-to three-bedroom homes (90 condos and 16 town homes) in a six-storey building

Residence size: Condos: 605 - 1,477 sq. ft; Town homes: 1,182 - 1,233 sq. ft.

Price: From \$449,900

Developer: Modern Green

Architect: Perkins + Will

Interior design: Perkins + Will

Sales centre: 5898 Gray Ave.



This recessed balcony is lined with wood. Most penthouses have a private roof deck



Hours: noon - 5 p.m., daily

Website: www.yuliving.com

Telephone: 604-827-3488

Occupancy: Fall 2012

A few years back, Beijing-based developer Modern Green began a worldwide exploration. The objective: To settle on a place where the firm would establish its first residential undertaking outside China and Australia, where it had established some 10 million square metres of luxury "green" buildings.

Sixteen-year-old Modern Green, which includes in its resume the award-winning Grand MOMA - an eight-building, mixed-used development in Beijing - considered Europe and the United States. Eventually, however, the firm settled on Vancouver, and more specifically the Wesbrook Village neighbourhood at the University of B.C.

"We heard the mayor's 2020 target to make Vancouver one of the most green cities in the world," notes Robbie Zhang, managing director of Modern Green Development Canada, in citing one of the reasons why the developer opted to establish its first sustainably designed North American project in this city. Sealing the deal was the developer's introduction to UBC's Centre for Interactive Research on Sustainability.

The centre has a mission "to accelerate sustainability [and] to find solutions to the challenges of urban development faster and more effectively than ever before," according to its website.

The centre so impressed Modern Green that the developer handed it a \$3.5-million donation.

Within a year or so, Modern Green's first North American residential project arrives - a 106-unit building at the south end of the UBC campus called Yu.

Yu will be constructed according to the principles of sustainability in both materials and design. But it will also be constructed according to the principles of comfortable and luxurious living.

The building - which will house 90 condos and 16 two-level town homes, the latter on street level - will be built to target



The walk-in closet off the master bedroom in the 2 bedroom show suite



The children's bedroom in the 2 bedroom show suite



In the show suite the window can be seen in the study area

the gold standard in the university's stringent Residential Environmental Assessment Program, and will be noteworthy for a three-level interior courtyard, among other features.

That courtyard will be a private oasis of sorts for residents, and include indigenous vegetation and a rainwater collection pond. Its presence will also permit another noteworthy design feature of the Yu homes: Since each will face both the interior and exterior of the project, each will have enhanced glazing not commonly seen in apartment buildings.

"A typical building or apartment block has four sides, and inside the building is where they have the elevators and hallways," points out Cameron McNeill, founder of MAC Marketing Solutions, which has been tasked with selling the homes.

"But this building has an entire interior courtyard. What that means is that all these homes have light on both sides. They have windows that open on the outside, as in your traditional building, but also on the inside courtyard."

As such, those operable windows will permit the homes to have cross-ventilation, a feature that held great appeal for Juliana Qu, who purchased a two-bedroom unit on the building's fourth floor.

"The south-north cross-ventilation is my favourite [feature]," says Qu, who says the project's proximity to University Hill secondary school was a draw.

As an MBA graduate from the university's Sauder School of Business, Yu is also familiar with the area and its many amenities. "I love this neighbourhood," she says.

Not only is Wesbrook Village within steps from beaches, trails and Pacific Spirit Regional Park - along with the cultural and educational offerings at UBC - it is also taking shape as an increasingly vibrant town core. Locals do not have to stray far to fulfil their daily needs; a Save-On Foods is but a short stroll or bike ride away, as are coffee shops, banks, and other shops and services. Modern Green's Zhang says "yu" is the Chinese pronunciation for jade, and as such, has significance on numerous counts. "Jade is one of the most precious stones in Chinese history - and is also a very precious stone here in B.C.," he notes. "And No. 3, with this property at UBC, it is a kind of small piece of jade in Vancouver, in B.C., because it has a nice location - "But I think that the most important thing is that jade is green," Zhang says. "Going green is sustainable, and is always the key driver for the company's development."

At Yu, those green features will be ample.

The building will incorporate heightened insulation, efficient window systems, low VOC construction materials and a "green" roof, among other sustainable initiatives.



The master bedroom, opposite side of suite from the 2nd bedroom.



The Yu homes will surround a courtyard, and will have windows that open to both the interior and exterior of the project, allowing for cross ventilation. The building's exterior will incorporate stone and wood detailing.

Additionally, the building will include a 5,000-square-foot residential demonstration laboratory, the result of a partnership between the developer and UBC's Centre for Interactive Research on Sustainability to advance sustainable research and development.

"Its sole purpose is to be a living laboratory to measure, sustain and educate sustainable building practices," notes MAC Marketing's McNeill of the project.

Although green principles will be front and centre in the construction of the Yu building, it will also be built to ensure its occupants enjoy luxurious living.

The exterior facade will incorporate stone and wood detailing, and a bridge will lead to the main entry over a rainwater filtration pond.

The interiors, as demonstrated in Yu's smartly outfitted 897-squarefoot, two-bedroom show home, will feature wide-plank engineered hardwood floors, porcelain tiled entries and kitchens that include quartz countertops, stainless steel sinks and under-cabinet lighting.

Bathrooms will have wood veneer vanities in either dark oak or walnut, marble counters and dualflush toilets.

Homes will have recessed balconies lined with wood, and most penthouse units will have private roof decks.

A shared residential lounge will be fitted with a bar, an enclosed study room and a pool table.

The Yu homes went to market just weeks ago, and were singled out in a report by Colliers International as having one of Metro Vancouver's most recent high-profile launches.

Since then, McNeill reports, they have been selling robustly; of the 106 units, some 50 - almost half - have been snapped up by a diverse group of discerning buyers, he says.

"You have all the shops and amenities out here at Wesbrook Village," McNeill says.

"But it's also the kind of place where you could go for a walk in Pacific Spirit Regional Park or a jog through the park

"People are buying, first of all, location. They also want to know that they're buying from a really solid team.

"And we have an incredible team on this project."

© Copyright (c) The Vancouver Sun



Chinese developer makes Canadian debut at UBC

Yu complex aimed at immigrant buyers

Andrew Fleming

Van. Courier

Friday, September, 30, 2011

Units at a new UBC residential complex called Yu designed to appeal to immigrant Chinese buyers who have both a green streak and deep pockets will be up for sale for the first time Saturday,

Cameron McNeill, president of MAC Marketing Solutions, said he expects sales of the 106 sustainably designed, luxury condos and townhouses will be brisk.

"At the risk of sounding too sales-y, the UBC market is a fairly unique market," said McNeill. "A main attraction is all the natural amenities, but also the schools. That is important for all cultures, but the Chinese culture puts a particularly high value on that. There are a lot of Chinese immigrants living here and they seem to resonate well with Chinese developers who are trying to buy in locations that appeal to that consumer group."

The name Yu itself means "jade" in Chinese and the green gemstone is considered precious in Chinese culture. However, the new homes on the Wesbrook Village block won't be green in name only.

The housing complex is the first Canadian construction project by one of China's largest property developers, Modern Green, a company that has developed more than 10 million square feet of green buildings in China and Australia using geothermal heating, energy-saving technologies and other sustainable building techniques. Last February, it donated \$3.5 million to advance green building research by UBC's Centre for Interactive Research on Sustainability.

Built to conform to the principals of Feng shui as well as stringent REAP (Residential Environmental Assessment Program) gold standards, Yu was designed by Perkins and Will, an international firm whose other local projects include the Canada Line SkyTrain stations, the District of North Vancouver municipal hall and SFU's Blusson Hall. The innovative building, located on the university's south campus, will also feature a 5,000 square foot "living laboratory" and demonstration centre to showcase the most recent technologies in sustainable design.

"This partnership helps place UBC and Modern Green at the forefront of efforts to dramatically improve the sustainability of the buildings we work and live in by accelerating the development of sustainable urban infrastructure and green building practices," said UBC president Stephen Toope in a prepared statement. "I believe Yu will be a harbinger of successful change."



McNeill said this will likely be the first of many Modern Green projects in B.C.

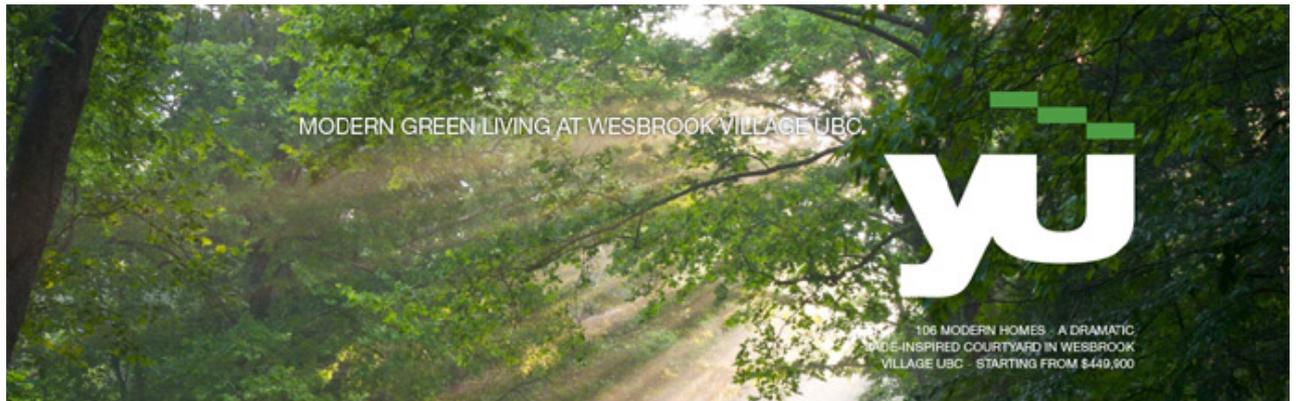
"This is a large Chinese group that was looking at where they wanted to continue to grow and develop their company and they chose Vancouver as a safe, growing city that was friendly to the developer and has a market they were comfortable to operate in," said McNeil. "They don't have anything that I can speak of openly yet, but they have their fingers in several other sites in the future."

The development is expected to be ready to move into by the end of 2012, and asking prices start at \$449,900.

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LUXURY Vancouver YU at Wesbrook Village UBC
Condos for Sale > Boutique Vancouver Westside
Condos Featuring 106 Eco-Friendly Condominiums
from \$449,900



A Natural Choice - Vancouver YU at Wesbrook Village UBC Condos

Modern GREEN living at Wesbrook Village UBC Vancouver Westside real estate market is available at a truly affordable price now! Introducing YU Vancouver Condos located within the heart of the boutique and exclusive Wesbrook Village UBC district. Premium Vancouver Westside property at YU Condos will be launching Fall 2011 and will introduce an intimate collection of only 106 modern green homes with a dramatic jade inspired courtyard. Best of all is the pre-sales pricing for the new Vancouver YU Wesbrook Village condos for sale which is expected to start from just \$449,900, making them affordable for first time condo buyers as well as families and investors alike. The Wesbrook Village Yu Condos in Vancouver Westside property market are all about sustainable green condo living at a good price. Visit www.yuliving.com today to register your interest and to get more information about the pre-sales Vancouver Yu condo release. You can also call 604.827.3488 for more details. The eco-friendly Vancouver condos will be offered to VIP registrants first, and then to the general public later in the Fall. Be a part of this sustainable community that has been master planned from ground up. This is a rare



opportunity to own on the Vancouver Westside real estate market, at a great price!



An Introduction to the Luxury Vancouver Westside Condos

Wesbrook Village UBC is located in the westernmost corner of the Vancouver Westside real estate market. It represents one of the most prestigious as well as exclusive neighbourhoods on the West Side and the development of new housing at Wesbrook Village UBC has enables homebuyers to live in an affordable, master planned and new community on the Vancouver Westside. Here at the Wesbrook Village YU Vancouver Westside condos, home buyers of all lifestyles, including singles, couples, families, downsizers as well as upsizers will be able to purchase an affordable Westside Vancouver condo which start from the mid \$400' s. The Wesbrook Village UBC neighbourhood has been truly revitalized and now, you can find boutique retail stores, services, groceries, bike/walking trails, forests, beaches and recreational options just within a few minutes walk. The Westside Vancouver YU Wesbrook Village condos at UBC feature affordable luxury with high-end finishes, upscale and contemporary features, a great



façade, eco-friendly residences and a truly sustainable neighbourhood. Not only that, but the new YU Vancouver condos are very affordable and will allow many homebuyers to get into the market place, especially those who have children who attend the university. The YU Vancouver Westside condos is a smart investment for both short and long term. This is a rare opportunity to get into the Westside Vancouver real estate market at a good price point. Resembling family, legacy, love and heritage, jade embodies what the heart desires, and right now, for a select few homebuyers, the Westside Vancouver YU UBC condos is the ideal next step in your life. In addition, just like jade, the new YU Vancouver Westside condos for sale resembles family, safety, security as well as heritage; longevity, harmony, body and spirit. Experience this by living at YU Wesbrook Village UBC Vancouver condos. Coming Soon.

UBC Vancouver YU Condos Ribbon Cutting and Preview October 1st!

Please join us for a historical ribbon cutting and preview reception at Yu at Wesbrook Village Vancouver Westside condos for sale. As a YU Condo Priority Registrant, you are invited to attend a historical ribbon cutting and preview event to commemorate the opening of Wesbrook Village' s newest community - YU Vancouver Westside Condos. This will be a once-in-a-lifetime opportunity to meet Modern Green Developers, one of China' s largest builders of sustainable luxury communities, and learn more about their first North American partnership with UBC' s Centre for Interactive Research on Sustainability (CIRS) and their newest residential community - Westside Vancouver YU at Wesbrook Village. Distinguished speakers will include: Robbie Zhang of Modern Green; Bob Lee, Chairman of UBC Properties Trust; Stephen Toope, President of UBC; and Cameron McNeill, Principle of MAC Marketing Solutions. Following the Westside Vancouver YU Ribbon Cutting Ceremony will be a Preview Reception in the newly completed YU Wesbrook Village Condo Presentation Centre and Display Home.

YU RIBBON CUTTING AND PREVIEW CEREMONY

Saturday, October 1st, 2011

Ribbon Cutting Ceremony Start: 10:45am

Ribbon Cutting: 11:18am

Preview Reception: 12pm -5pm



Refreshments and light snacks to follow. The Presentation Centre is located at 5898 Gray Avenue UBC (Corner of Wesbrook Mall & Gray Avenue)

The Interior Features at YU Vancouver UBC Condos

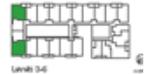
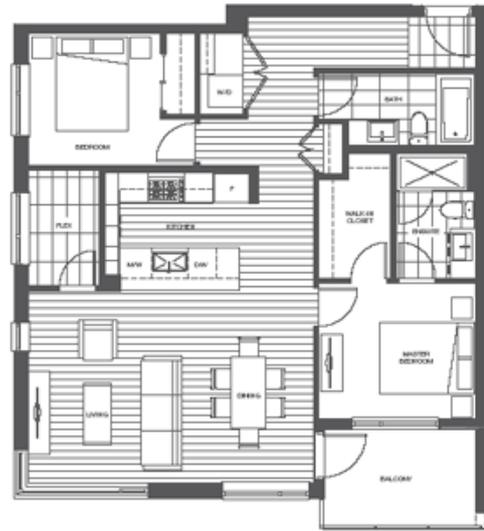
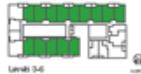
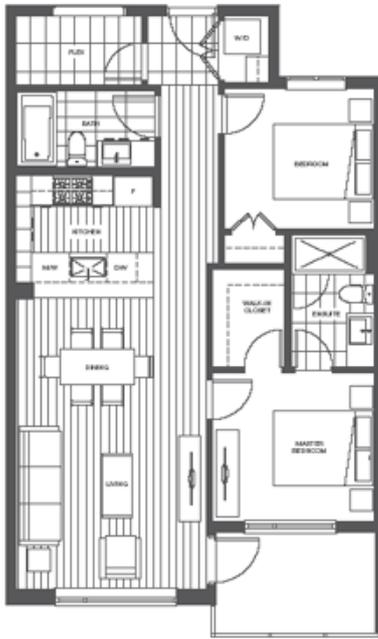
The Perkins + Will architecturally designed Westside Vancouver condos for sale at YU Wesbrook Village will include entry doors that feature transom glass to enhance daylight in addition to eight foot six inch ceiling heights and two professionally selected colour schemes. There is a quiet and efficient hydronic baseboard heating system in addition to mesh roller blinds and large format porcelain entry tile work. The YU Vancouver UBC Condos for sale will also include covered balconies, water and energy efficient Whirlpool front loading washer and stacked dryer in addition to pre wiring and practical in suite storage space. The UBC Vancouver Condos at YU Wesbrook Village will also come with soft 100% wool carpets in the bedrooms, convenient walk in closets in most homes, recessed downlights in the bathrooms and kitchens and premium wide plank engineered hardwood floors in the kitchen, dining and living room. The bathrooms at YU Vancouver Westside condos have wall hung floating wood veneer vanities in either Dark Oak or Walnut in addition to modern sinks and marble counters. The baths also have soaker tubs by Acritec and Toto dual flush toilets in addition to oversized limestone flooring and frameless glass walk in showers in master ensembles of 2 and 3 bedroom units. The kitchens at the UBC Vancouver Condos at YU by Modern Green include high speed in sink disposal, Broan hood fan, Bosch wall oven and 4 burner gas cooktop as well as a dishwasher and Liebherr full integrated wood paneled fridge. There are elegant euro inspired dual spray pull down faucet, stainless steel sink under counter recycling, recessed lighting, full height porcelain backsplash as well as engineered quartz counters. Also available at the YU Vancouver UBC Condos are storage solutions that include built in floor to ceiling pantry wine rack and shelving in addition to horizontal grain, engineered wood veneer cabinetry with modern pulls.



PLAN A
2 Bedroom | 897 - 946 SF



PLAN B
2 Bedroom | 1030 - 1032 SF



The Preconstruction Vancouver YU Condo Floor Plans

Here is a list of the spectacular and newly released YU Floor Plans at Vancouver Westside's UBC Wesbrook Village. Please note that all preconstruction Vancouver YU Condo floor plans have in suite laundry and most have outdoor living and walk in closets:

- > YU Vancouver Floor Plan A > 2 Bedroom/2 Bath at 897 to 946 SF
- > YU at Wesbrook Village Floorplan B > 2 Bed/2 Bath at 1030 to 1032 SF
- > Layout C at YU by Modern Green > 1 Bedroom/1 Bathroom at 605 to 607 square feet
- > Layout D at YU Living > 1 Bed and 1 Bath at mid six hundred square footage
- > Floor Plan E is 607 square feet in size with small balcony and 1 bathroom/1 bed
- > Westside Vancouver YU 3 Bedroom Suite with 2 Baths and Flex Space is 1,166 SF
- > Floor Plan G at YU Wesbrook Village is a 2 Bedroom + 2 Bath layout in



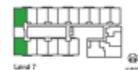
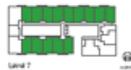
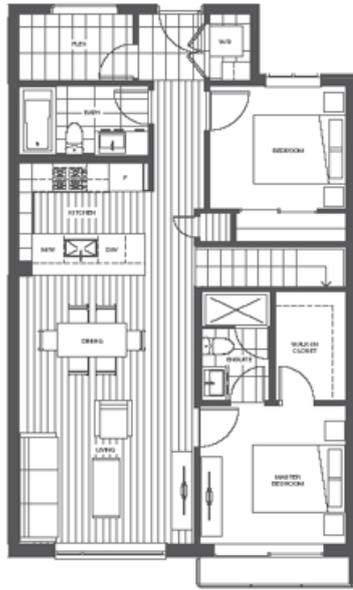
addition to flex

> Plan H at Westside Vancouver YU Condos > 1 Bedroom at 639 sf with flex and 1 Bath

PENTHOUSE A
2 Bedroom + Roof Deck | 1099 - 1123 SF



PENTHOUSE B
3 Bedroom + Roof Deck | 1477 SF



The **UBC YU Penthouse** suites will have in suite access to private landscaped roof decks outfitted with water supply and gas connection for convenient outdoor entertainment. In addition, the ceiling heights for the Westside Vancouver YU Penthouse suites is 9.5 feet.

> YU Penthouse Floor Plan A > 2 Bed + Roof Deck at 1,069 to 1,123 SF w/ 2 Baths + Flex

> Vancouver YU Penthouse B > 3 Bed + Rooftop Deck at 1,477 sqft w/ 2 Full Baths + Flex

> Penthouse at YU Vancouver Layout C > 1 Bed and 1 Bathroom at 706 square feet



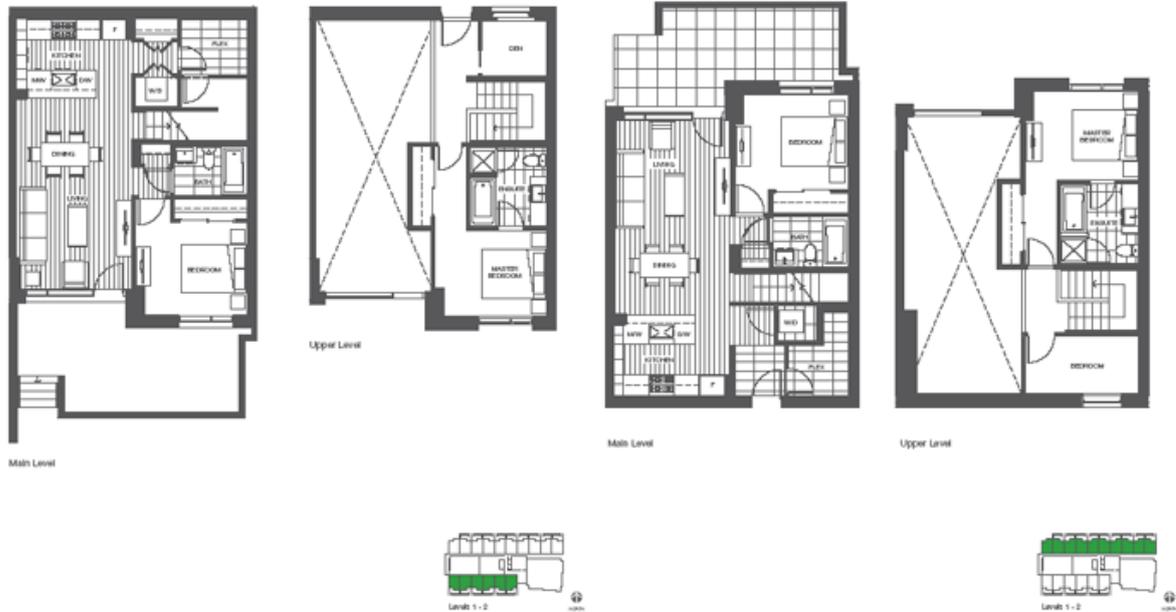
TOWNHOUSE A

2 Bedroom + Den | 1182 - 1216 SF



TOWNHOUSE B

3 Bedroom | 1193 - 1233 SF



The **Vancouver YU Townhouses** come in 2 different layouts. Townhouse A at YU Wesbrook UBC is a 2 bedroom and den suite at 1,182 to 1,216 square feet over 2 floors. The master bedroom is on the upper level and features a den and large ensuite bathroom with separate tub from shower. The second bedroom is on the main level along with a flex room and second bathroom. The Westside Vancouver YU Townhouse B floor plan is even larger at 1,193 to 1,233 square feet and with 3 bedrooms and 2 Bathrooms. There are 2 beds on top and 1 on the main in addition to a large patio and flex space.

Living at YU UBC Condominiums

Home owners at the newest Wesbrook UBC real estate community on the Vancouver Westside can look forward to a central locale that is steps away from the University Hill Secondary School as well as the University of British Columbia higher learning opportunities. In addition, the Vancouver YU at Wesbrook Village condos are very close to walking and biking trails in addition to the Pacific Spirit Park beaches and forests. As far as the design and construction are concerned, the YU Vancouver Westside Condos for sale will be designed by award winning Perkins + Will



Architects and will be built to REAP Gold Standards for eco-friendly condominium design. There will be a low impact green roof at courtyard level in addition to the use of low VOC construction and finishing materials and paints throughout. There is superior soundproofing and high performance window glazing for extreme comfort. There are operable windows and large outdoor living areas for the home owners at Westside Vancouver YU at Wesbrook Village. There is also a dramatic YU Bridge over a rainwater filtration pond in addition to a fabulous entrance lobby, three level jade inspired courtyard and landscaped grounds. Other amenities at the YU Vancouver Westside condos include a residential lounge with pool table, views, enclosed study room, lounge and wet bar in addition to bike and underground parking available. The state of the art security technology is unique in addition to the state of the art fire protection system. The Westside Vancouver YU condos will also come with the standard home warranty by Travelers.

Notable Westside Vancouver YU Condos at Wesbrook Village UBC features

YU Condos is located in prestigious Wesbrook Village UBC Vancouver Westside real estate district, just steps from restaurants, shopping and the soon-to-be-completed new University Hill Secondary - Vancouver's #1 ranked public school. The YU Vancouver Westside Condo building is designed by Modern Green developer of the multi-award winning Linked Hybrid community in Beijing. The modern and contemporary architecture and interior design at the YU Westside Vancouver Condos is by Perkins+Will, widely considered to be a worldwide leader in the design of high quality sustainable buildings. Inside, Westside Vancouver condo buyers will find top-of-the-line finishings and features that include a chef inspired kitchen with Bosch appliances, Liebherr fridge, built in pantry and stone countertops with undermount sink.

Go Green > Live at the Sustainable Wesbrook Village UBC Yu Vancouver Condos

Yu Vancouver Condos offer affordable luxury living in Wesbrook Village UBC, the best new sustainable and built green community, amid the best educational opportunities in BC. It's all here and it's all yours, right here at the new pre-construction Vancouver Yu Wesbrook Village condos for



sale. The VIP Previews are now starting and the Westside Vancouver real estate project features only 106 modern homes for sale with a dramatic and very unique jade inspired courtyard. Brought to you by Modern Green Developers, the ultimately BuiltGreen and sustainable Westside Vancouver condos at Yu Westbrook Village UBC will feature a great location, amazing water and energy conservation features and an infrastructure and building practise that follows the most stringent guidelines ever put forth. Yu Vancouver condos at UBC is located at Westbrook Village, just seconds away from educational facilities, local services and amenities and the 90 Westbrook Village Yu condos between 605 and 1477 square feet will be sold along with 16 exclusive Westside Vancouver Yu Townhomes. The condos start from the \$400,000s.

Some of the interior finishes at the Yu Vancouver Westside condos include Liebherr fridge, Bosch four burner gas cooktop with a self cleaning oven as well as limestone floors and wall hung floating wood veneer vanities in the master ensuite bathrooms. Other luxurious features at the new Westbrook Village Vancouver Yu Condos at UBC include wide plank engineered hardwood flooring throughout the main level living areas as well as a lineal and minimalist style that is clean and contemporary. A three tiered jade inspired courtyard in the middle of the community is also another unique feature that homeowners at Yu Westbrook Village UBC can look forward to. Natural light and energy efficient living are keys to the beautiful area and with prices starting in the \$400,000' s this price point allows homebuyers of all ranges to get into this great opportunity.



The History of the YU Vancouver Westside Condos and What it Means



A brief description was launched on the Westside Vancouver Yu Westbrook UBC condo website that describes why the project is named as it is. Here is our brief summary of the history of the YU Vancouver Westside condo name and description: YU actually means Jade and this term was used in early China. As most of you know already, jade is the most precious and most revered/valued gem in the Chinese culture even to this day and owning Jade or YU is a rare and priceless opportunity during your lifetime. In addition, Jade is the official gemstone of British Columbia, which is a significant cross cultural fact. As you can see, it is quite evident why the new Westside Vancouver YU at Westbrook Village UBC condos are named after jade as it cools and relaxes the mind, while evoking contemplation, deep thought, serenity as well as wisdom. In addition, Jade or YU suggest sureness of intelligence where you as a homebuyer at the new Westbrook YU Vancouver Westside condos will make the best choice of your lifetime as this royal gem is characterized by luxury, sophistication and elegance. Just like much of the deep forests at UBC, the luxury Westside Vancouver YU condos at Westbrook Village resembles jade, which in turn resembles sustainability and eco-friendly residences surrounded by lush forests, courtyard gardens and perfectly manicured grounds. As jade is a gift from nature, the natural surroundings complement a balanced lifestyle, which you as a homeowner at the luxury Vancouver Westside Condos at YU Westbrook Village UBC will get when you move in. Also, just as a living space should be jade is strong by nature, the quality homes at the Westbrook Village UBC YU Vancouver condos are meant to last generations and offer low maintenance living.



UBC, Chinese property developer join forces in strategic R&D deal

One of China's largest property developers is contributing at least \$3.5 million to advance green building research by the University of British Columbia.

BY VANCOUVER SUN FEBRUARY 5, 2011

One of China's largest property developers is contributing at least \$3.5 million to advance green building research by the University of British Columbia.

UBC announced Friday that China's Modern Green Development has entered into a strategic partnership involving the university's Centre for Interactive Research on Sustainability (CIRS), which is expected to be the greenest building in North America when it opens later this year.

It is Modern Green's first North American partnership on green building research and development said John Robinson, director of UBC's sustainability initiative.

The CIRS building is scheduled to open this spring.

Modern Green has already been internationally recognized for its sustainable building designs in China, including Grand MOMA, an eight-building, 213,000-square-metre mixed-use residential, school and hotel development in Beijing which has grabbed global attention for innovation.

Grand MOMA received the American Institute of Architects' Award for Sustainable Development and was named an "architectural miracle" by U.S. magazines Popular Science and Time, according to UBC. Discussions leading to the funding announcement began a year and a half ago when Robinson met with Modern Green chairman Zhang Lei.

"We are really excited by the opportunity to work in one of the fastest growing markets in the world, where the need for sustainability is even more urgent because it is moving so fast -- and every building that's built and isn't sustainable is like a 50-year mistake," Robinson said in a telephone interview.

He said Modern Green has developed more than 10 million square feet of green buildings in China and Australia, using geothermal heating, energy-saving technologies and other sustainable building practices.

"Over the next 20 years, the world's urban population is projected to increase by two billion people, so it is crucial that we dramatically improve the sustainability of the buildings we work and live in," UBC president Stephen Toope said in a UBC news release.

UBC and Modern Green will conduct applied research in sustainability policies and processes, and the deal provides UBC with a partner to help test and deploy building technologies "in an effort to provide market-based solutions to global sustainability challenges."

UBC and Modern Green researchers will collaborate "worldwide," including Modern Green's first North American development, a mixed-use green residential development planned in Wesbrook Village on UBC's south campus.

That development will include a sustainability research and development demonstration centre. Construction is planned to begin this summer.

"Modern Green, a leader in creating highly comfortable and energy-saving housing solutions, is looking forward to working with UBC researchers," Modern Green chairman Zhang Lei said in the news release.

Lei added that the partnership will include opportunities for knowledge transfer, personnel and student exchanges, and experiential learning and research.

"In collaboration with CIRS, Modern Green's mixed-use residential building and demonstration centre at UBC will be a precedent-setting sustainable development for comfort and energy performance."

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Chinese developer makes Canadian debut at UBC

Yu complex aimed at immigrant buyers

By Andrew Fleming, Vancouver Courier September 30, 2011

Units at a new UBC residential complex called Yu designed to appeal to immigrant Chinese buyers who have both a green streak and deep pockets will be up for sale for the first time Saturday,

Cameron McNeill, president of MAC Marketing Solutions, said he expects sales of the 106 sustainably designed, luxury condos and townhouses will be brisk.

"At the risk of sounding too sales-y, the UBC market is a fairly unique market," said McNeill. "A main attraction is all the natural amenities, but also the schools. That is important for all cultures, but the Chinese culture puts a particularly high value on that. There are a lot of Chinese immigrants living here and they seem to resonate well with Chinese developers who are trying to buy in locations that appeal to that consumer group."

The name Yu itself means "jade" in Chinese and the green gemstone is considered precious in Chinese culture. However, the new homes on the Wesbrook Village block won't be green in name only.

The housing complex is the first Canadian construction project by one of China's largest property developers, Modern Green, a company that has developed more than 10 million square feet of green buildings in China and Australia using geothermal heating, energy-saving technologies and other sustainable building techniques. Last February, it donated \$3.5 million to advance green building research by UBC's Centre for Interactive Research on Sustainability.

Built to conform to the principals of Feng shui as well as stringent REAP (Residential Environmental Assessment Program) gold standards, Yu was designed by Perkins and Will, an international firm whose other local projects include the Canada Line SkyTrain stations, the District of North Vancouver municipal hall and SFU's Blusson Hall. The innovative building, located on the university's south campus, will also feature a 5,000 square foot "living laboratory" and demonstration centre to showcase the most recent technologies in sustainable design.



"This partnership helps place UBC and Modern Green at the forefront of efforts to dramatically improve the sustainability of the buildings we work and live in by accelerating the development of sustainable urban infrastructure and green building practices," said UBC president Stephen Toope in a prepared statement. "I believe Yu will be a harbinger of successful change."

McNeill said this will likely be the first of many Modern Green projects in B. C.

"This is a large Chinese group that was looking at where they wanted to continue to grow and develop their company and they chose Vancouver as a safe, growing city that was friendly to the developer and has a market they were comfortable to operate in," said McNeil. "They don't have anything that I can speak of openly yet, but they have their fingers in several other sites in the future."

The development is expected to be ready to move into by the end of 2012, and asking prices start at \$449,900.

Twitter: @flematic

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Yu condominium, by Beijing-based Modern Green.

Modern Green

Beijing-based developer opens first BC project

kerry gold

Vancouver— Globe and Mail Update

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One of China's biggest green developers is constructing its first project in Canada, and marketers are expecting a quick sale when units hit the market this weekend.

The University of B.C. residential project, called Yu, is a Canadian first for Beijing-based Modern Green. The company has so far specialized in sustainable residential development in China and Australia, and is now looking to tap into the North American market.

In partnership with UBC Properties Trust, Modern Green is constructing 110 condo and townhouse units on the 99-year leasehold land at UBC's Wesbrook Village. Prices start at \$449,900.

Developer Robbie Zhang has been based out of Vancouver for more than two years, and he says plans are under way to set up a permanent research and development headquarters in Vancouver. The company has donated \$3.5-million to UBC's Centre for Interactive Research on Sustainability.

Further residential projects would also be part of the plan for Modern Green, says Mr. Zhang.

"It's good timing for us," he says. "I would say we are pretty lucky to find this site. This could be a great opportunity and good timing for everybody. "As long as the Canadian government policy stays the same, I see more and more Mainland Chinese doing direct investments in B.C. There will be more opportunities

coming.”

Marketer Cameron McNeill says the luxury project has already generated major interest by Chinese buyers who are looking to settle down in Vancouver. They are not buyers interested in speculative investment, he says.

“I would go out on a limb and say we are going to be half sold out this weekend - this is the Mercedes Benz of real estate,” says Mr. McNeill. “The majority of buyers would be of Chinese descent. What’s happening in Vancouver right now is that...a high percentage of people who come from China are making homes here. They have businesses. They have kids in school. And they are buying homes.

“They are becoming a part of the melting pot of our city. It’s important that people understand this is not offshore money.”

Modern Green may be China’s largest green developer in terms of volume. The company has developed about 10 million square feet of green projects in China and Australia, and as a result, Mr. Zhang says they have established themselves as pioneers in the sustainable building industry.

“We are pretty special,” said Mr. Zhang. “Green sustainability is key for us.

We are the first developer in China to import German and Swedish technologies to Beijing and Shanghai. We are the largest in terms of scale.

“We want to boost the whole industry. We want everybody to copy us. We are the model for other developers, so they can see that yes, your cost is higher [for sustainable development], but you can still make good returns.”

The Yu project is designed by well-known sustainable design architects Will + Perkins and follows the Chinese principles of Feng Shui.

Some of the sustainability features include an Asian style interior courtyard that allows for easy flow-through ventilation and natural light. It will use solar energy for hot water and captured storm water for toilet flushing and to water gardens.

Special to The Globe and Mail

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