

SKYWAY TOWER by THIND

THIND Properties Ltd. is proud to present Skyway Tower, a landmark development in the heart of Vancouver's vibrant new Norquay Community. Skyway Tower is THIND's premier "Signature Gold Development", which includes some of the finest environmentally progressive features within a concrete 12 storey hi-rise and 4 storey mid-rise. Skyway Tower is built on THIND's primary goal of providing quality and affordability in one elegant package. As our valued customer, we invite you to discover all that Skyway Tower has to offer. Contact us today for more info.

THIND a THIND Signature Gold Development

SKYWAY features

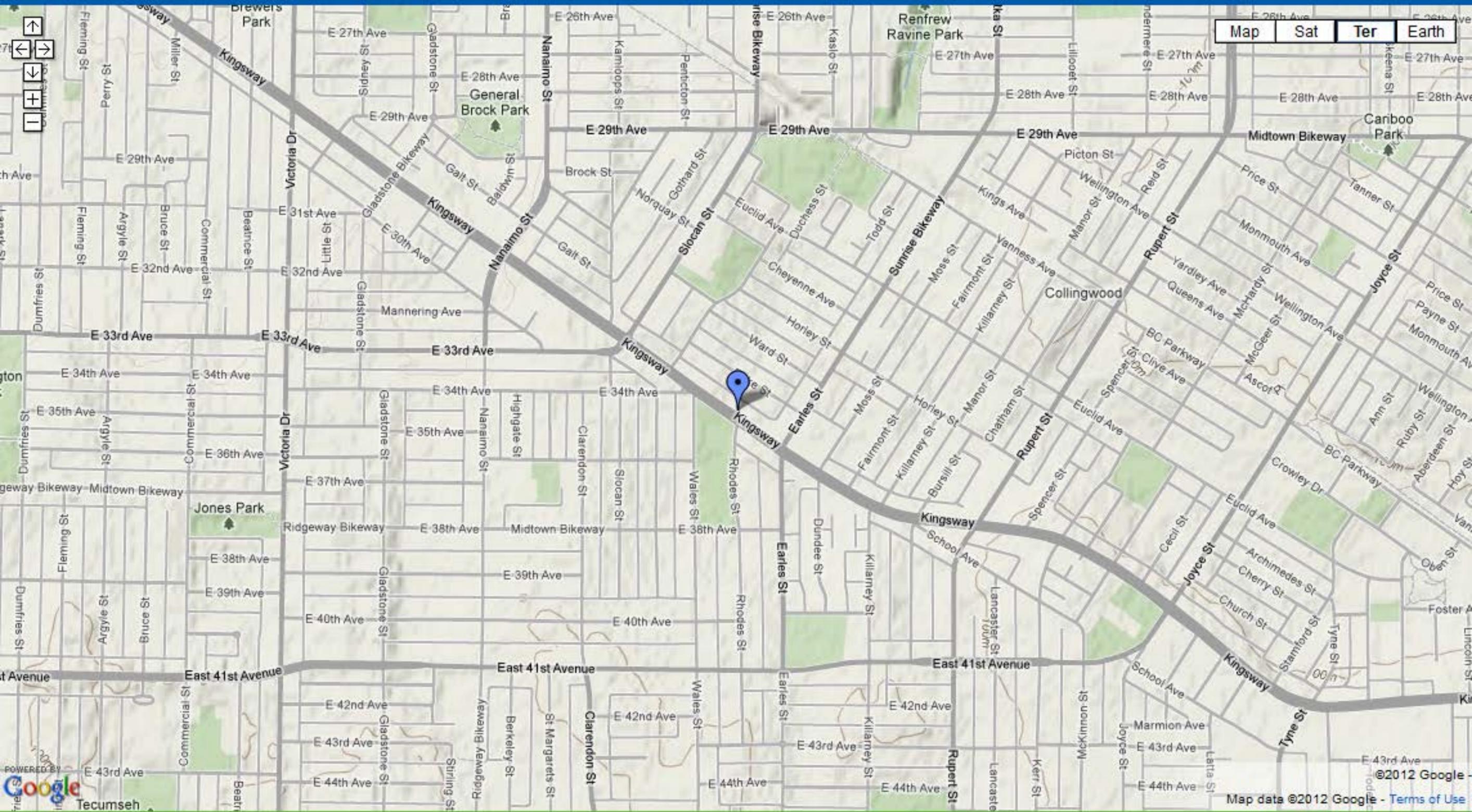
Skyway Tower is simply the best combination of quality, form, function and affordability, with the added luxury of being located right here in the heart of Vancouver! Quality concrete construction is highlighted with our carefully selected choice of finishes and materials which include high-end laminate flooring, durable ceramic tiles, textured carpeting, designer lighting and fixtures, as well as modern stainless steel appliances. Add the protection of the 2-5-10 Home Warranty Plan and you now have a great investment... as well as a home.

 [Click here to download Skyway's Green Features](#)

SKYWAY floor plans

Understanding that people have different needs and requirements, Skyway Tower has a wide selection of floor plans to choose from. From studio style to spacious three bedroom penthouse homes, Skyway Tower is designed to maximize every square inch of useable space. Now, if that were not enough, the Skyway Tower offers panoramic views from the North to the South, depending on whether you like the rays of the sun, or the glimmer of the mountains! With 12 floors to choose from, the visual dynamics only get better as you move on up the building.

 [Click here to download all floor plans](#)




VMG Project Marketing
Marketing & Sales Solutions

Fred Moy (中文熱線) 604.808.6038 | John Skender 604.436.1100


THIND
BUILDING QUALITY. CREATING VALUE.

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



Skyway at 2700 block Kingsway a 12-storey 130 unit tower

New 12-storey tower in Norquay neighbourhood part of
density plan

Brian Morton

Sun

Tuesday, July, 03, 2012



Glenn Baglo John Skender (left), Daljit Thind (centre), and Fred Moy visit
the Skyway Tower site on Kingsway Avenue in Vancouver on Friday. Most units
will be priced between \$245,000 and \$475,000. Photograph by: Glenn Baglo,
PNG , Vancouver Sun



East Vancouver's Kingsway Avenue has long been known for its steady stream of auto dealerships, strip malls, fast-food restaurants, cut-rate motels and as a quick route to somewhere else.

That's changing. In what's regarded by many as part of the area's renaissance, a 12-storey condominium tower in the 2700-block of Kingsway is now being marketed as part of a city plan to take advantage of the Norquay neighbourhood's central location and turn it into a more people-friendly place emphasizing higher densities, newer shops and services, wider sidewalks and other public amenities.

Skyway Towers, the first high-rise development under the Norquay Village Neighbourhood Centre Plan, is a 130-unit project that includes nine commercial units to be built on the site of the old Wally's Burgers.

But Skyway is just one of many new buildings anticipated for the area.

It includes two buildings - the 12-storey tower and a four-storey building - with a 13-metre-wide breezeway between them.

"We've sold about 50 per cent [of the units] in pre-sales," says John Skender, head of marketing for Thind Properties Ltd., Skyway's developer. "Construction should start as soon as we have a building permit, within the next two months. We're looking at early 2014 for occupancy.

"I think it fits in beautifully [with the Norquay plan]."

"Some major tracts have been purchased and there will be some huge developments going up," said Skender, whose Skyway project is aimed at affordability with most units priced between \$245,000 and \$475,000. "Change is always a little difficult, but there are sections of the city where densification will improve the neighbourhood. This is one of them. Nothing much has changed there in the last 30 years. I see [Norquay] doing a 180-degree turn."

Under the Norquay plan - which was approved in 2010 despite opposition from many residents critical of highrises in their neighbourhood - King-sway will experience more housing variety, including towers with a maximum 12 storeys in the plan area, and low-rises, townhomes and duplexes behind them.

It aims to maintain a single-family residential character in key areas, a concern of critics.



Daljit Thind (left), president and CEO of Thind Properties Ltd. is joined by John Skender (centre), head of marketing, and Fred Moy, head of sales. Photograph by: Glenn Baglo, PNG, Vancouver Sun



The plan for the east Vancouver neighbourhood - between Gladstone in the west to Killarney in the east and 41st in the south to 29th in the north - also includes greater affordability, safer pedestrian amenities and good transit and bicycling connections.

However, the plan also encountered opposition from residents opposed to the densification.

Hubert Culham, for example, wrote in The Vancouver Sun in November 2010 that council's approval of the plan "sealed the fate" of his neighbourhood.

"At that moment Norquay ceased to exist as a cohesive, liveable, medium-density and very 'green' neighbourhood," Culham wrote. "This gave the city planning department the right to chop Norquay up, level it and festoon it with highrises, effectively a mass rezoning to much higher density."

Today, Culham said, his concerns remain and he's not keen on towers such as Skyway in his neighbourhood. "The situation hasn't changed. It shouldn't be there. It doesn't fit with the community, which to me is important. I don't want the city to look like Manhattan."

However, East Vancouver resident and city councillor Kerry Jang said the Skyway Tower provides "a real need" and fits well with the plan.

"We're trying to bring life, liveability and vibrancy to the area," he said. "Now, it's a provincial highway [and] it's a bit run down. It can take a lot more density, but we want to be sensitive to single family dwellings. So we've limited [towers] to 12 storeys."

Jeff Hancock, senior manager for real estate market intelligence company MPC Intelligence, believes east Vancouver and the Kingsway area particularly, is a great opportunity for developers as the area changes.

"The land is cheaper, relatively speaking, and there's great access to the city and Burnaby. There's well-established Vietnamese and Chinese communities and they're big buyers."

Matt Shillito, the city of Vancouver's assistant director of planning, said the Norquay plan will feature a "transition" of housing types starting with highrises on Kingsway, four-storey apartment buildings behind them, and row homes, townhouses and duplexes behind them.

He noted while the Skyway plan had considerable support, there was also concern about its height. "But people recognize it's an area in need of revitalization [and] it's very much in conformity with the plan."

He said although the plan stipulates a maximum of 10-12 storeys on Kingsway, there are a couple of areas within the plan where towers could go 14 stories and that the city has received one such application on the Canadian Tire site at Gladstone and Kingsway.



"We want to encourage the redevelopment of blocks on Kingsway to improve the retail environment, the streetscape and the public realm," said Shillito, who said it will take up to 25 years to complete the plan.

"Right now, it's very hostile to pedestrians."

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Skyway Tower Vancouver

By [THIND Properties Ltd.](#)

2711 Kingsway [Vancouver](#)

From CAD\$269,900 To over CAD\$448,900



Skyway Tower Vancouver is a new condo and townhouse project by [THIND Properties Ltd.](#) currently in preconstruction at 2711 Kingsway in [Vancouver](#). Available condos/townhouses range in price from CAD\$269,900 to over CAD\$448,900. The project has a total of 160 units.

Project Details

DEVELOPMENT NAME Skyway Tower Vancouver

DEVELOPER(S) [THIND Properties Ltd.](#)

PROJECT TYPE Condominium, Townhouse

ADDRESS 2711 Kingsway

NEIGHBOURHOOD/CITY Vancouver

STATE/PROVINCE British Columbia

POSTAL CODE V5R 5H4

SALES CENTRE PHONE # 604-435-9477

SALES CENTRE ADDRESS 2711 Kingsway, Vancouver, BC V5R 5H4, Canada

SALES CENTRE HOURS Coming soon! Pre-register today for exclusive information

CONSTRUCTION STATUS Preconstruction

SELLING STATUS Registration Phase

TOTAL NUMBER OF UNITS 160 units

NUMBER OF STOREYS 12 storeys

SALES COMPANY VMG Project Marketing

\$ Prices

PRICES (AVAILABLE UNITS) From CAD\$269,900 To over CAD\$448,900

Project Summary

From Skyway Tower:

THIND Properties Ltd. is proud to present Skyway Tower, a landmark development in the heart of Vancouver's vibrant new Norquay Community. Skyway Tower is THIND's premier "Signature Gold Development", which includes some of the finest environmentally progressive features within a concrete 12 storey hi-rise and 4 storey mid-rise. Skyway Tower is built on THIND's primary goal of providing quality and affordability in one elegant package. As our valued customer, we invite you to discover all that Skyway Tower has to offer.

Project Amenities

Full concrete building | LEED Gold Environmental Design | Green Roof | Exterior Window Wall Systems | Energy Saving Appliances | Energy Efficient Hot Water Baseboards | Water Saving Plumbing Fixtures | Garden Floor Community Deck

Features & Finishes

High-end laminate flooring, Durable ceramic tiles, Textured carpeting, Designer lighting and fixtures, Modern Stainless steel appliances



OWN in Vancouver for < \$270k! Introducing the
Skyway Tower Vancouver Condos by THIND
Properties (with 1 to 3 Bedroom Floor Plans) >
Affordable Vancouver Skyway Condos in Norquay
Community



Vancouver Skyway Tower

A landmark development by THIND Properties Ltd is coming soon to the Vancouver Central real estate community. Offering amazing views and affordable Vancouver condos, the Skyway Tower condominiums will feature concrete construction and affordable luxury starting from the mid-\$200' s. Engineered with the highest standards of environmentally progressive features, Skyway Tower Vancouver condos includes a green roof, energy and water efficiency throughout the homes and improved indoor living quality for a healthier lifestyle. Introducing the THING Signature Gold Development at Vancouver Skyway Tower condos, where you will find the 12 storey high-rise tower and a 4 storey low-rise boutique residence. Both quality and affordability are met at the new Vancouver Skyway Tower condos which are located in the Norquay Community right at 2711 Kingsway



Vancouver. The wait is over ... concrete living, panoramic views, Vancouver Central real estate, affordability & value. Here are the starting price points:

- > 1 Bedroom from \$269,900
- > 2 Bedroom from \$319,900
- > 3 Bedroom from \$448,900



The Boutique Skyway Vancouver Condo Tower Features

As a CAGBC (Canadian Green Building Council) Member, THIND Properties is proud to join the City of Vancouver's environmental initiatives by developing its own "THIND Signature Gold" building standard to achieve the highest environmentally progressive standards right here at the boutique Skyway Vancouver condo tower. Here are some of the green features at the THIND Signature Gold Skyway Tower Vancouver Central real estate development at the Norquay community. Exterior window wall systems incorporates thermal properties to minimize heat loss in the winter as well as to maximize cooling in the summer. The appliances, hood fans and dehumidifiers are selected to meet the highest standards of energy savings without sacrificing quality here at the new Vancouver Skyway Tower residences. Skyway Tower condos has been carefully engineered to reduce energy use and provide a healthy living standard for many generations to come. This is achieved by THIND Properties by utilizing select building materials and green building ideas to help use less water and energy as well as to produce much less waste. The electric baseboard heating at the boutique Vancouver Skyway Tower condo residences is replaced with energy efficient hot water baseboards providing quality heat and energy efficiency throughout the year. All plumbing fixtures at the Skyway



Vancouver condo tower will feature better utilization of water in the most efficient ways possible including dual flush toilets and water conserving fixtures. Enjoy the garden floor community deck which is designed for all the owners at Skyway Tower. As well, the landscaping will feature a signature ‘green roof’ as part of the THIND Signature Gold Vancouver development with drought resistant plant species which will all help in reducing potable water for irrigation by up to fifty per cent.



More Information About the Vancouver Skyway Tower Condos

THIND Properties provides a 2-5-10 Home Warranty Plan on all new home purchases at Skyway Tower Vancouver condos, which makes it an incredible

investment for you. From modern stainless steel appliances to designer fixtures and lighting and from concrete construction with rainscreen technology to high end laminate flooring, the new Vancouver Skyway Tower condos are an exceptional opportunity for homebuyers of all lifestyles and ages. The Central Vancouver Skyway Tower condos will also feature textured comfortable carpeting as well as durable ceramic tile work which add to the balance of form, functionality and affordability of your new home. One of the best features of the new Skyway Tower Vancouver Central real estate development is that there is a great range of studios to 3 bedroom floor plans, which is ideal for homebuyers in various stages of their life. Because of its location, the towers will provide panoramic views out over the city both north to south and you can even choose between the low-rise or the high-rise tower residences. The Skyway Tower Vancouver condos are split into the regular suites, garden floor 6, sub-penthouse and penthouse floors. The 6th floor Garden level is where the residential garden rooftop is located. The Vancouver Skyway penthouse level will feature 4 suites that include Penthouse 1 (2 bed and 2 bathroom at 814 sqft and 585 sqft exterior), Penthouse 2 (3 bedroom and 2.5 baths at 1630 sqft and 1108 sqft exterior), Skyway Penthouse 3 (1 bed and 1 bath at 635 sf with 155sf outdoor space) and Penthouse 5 (2 bed and 2 full bath at 839 sqft with 573 sf outdoor space). The Vancouver Skyway Tower sub-penthouse level will have a total of 9 suites for sale (5 facing south and 4 facing north) with the majority being 2 bedroom and 2 bathroom layouts with some 1 bed and 1 bath layouts. Floors 7 through 9 floorplates also has 9 suites per floor. The lower floors have the junior 1 bedroom or studio floorplans. Please note that floor plans and sizes are subject to change at any time.





Please note that the Skyway Tower is located at 2711 Kingsway Vancouver. You can visit www.skywaytower.com for more details right now. There is also commercial space available on the ground floor of the buildings.

Floor 5/Penthouse



Penthouse

Spectacular panoramic penthouse views

