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THE BUZZBUZZ

Executive Group Development launches Epic at West as the final phase of their successful West False Creek community

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After selling out the initial two phases, [Executive Group Development](#) has officially launched Epic at West, the third and final tower in its successful West False Creek development.

Located in the heart of Vancouver's Olympic Village, the master-planned community has been a popular choice for homebuyers, including local residents looking for resort-style amenities, exquisite features and finishes and a superb location.

"We have sold out phases one and two and we're very proud that the vast majority of buyers are local to Vancouver," said Ann Lok, Project Launch Manager at Epic at West in an interview with the Vancouver Sun. "The wide range of plans on offer means that we'll have lots of diversity among the people living there, as well. It's going to be a great community of local people."

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Designed by Vancouver-based [Franci Architecture](#), the modern 16-storey tower will house 120 units ranging from 469 square feet junior one-bedrooms to 1,971 square feet three bedrooms with flex spaces, floor-to-ceiling windows and a stacked washer and dryer.

The Executive Group also partnered with Caroline Boisvert from [Atmosphere Interiors](#) to create luxurious living spaces reminiscent of the finest hotels and resorts.

"Executive Group Development has a lot of experience in the hotel industry so they really understand what luxury is and what discerning customers are looking for," said Lok. "They've also developed more than 3,000 homes. When you combine these two things, you get results that exceed buyers' highest expectations."

All homes come equipped with top quality finishes and high end appliances like imported quartz countertops, Blomberg fridges, chimney-style hood fans and energy-efficient Fulgor Milano induction cooktops. The spa-like bathrooms are just as impressive with illuminated mirrors, Italian porcelain floor tiles and vanity feature walls, relaxing soaker tubs and eco-friendly Kohler toilets.

Spanning an entire city block, the community will offer residents a long list of local amenities including an 18,000-square-foot daycare, and a brand new 43,000-square-foot retail centre.



3

Restaurants like the Flying Pig Restaurant, Wild Tale Seafood and Bao Down Gastropub are just steps away, along with local conveniences like a BMO branch, Olympic Village Dental and Focus Physio + Wellness. Other amenities and attractions include Science World, Urban Fare, Craft Beer Market & Tap House, Creekside Community Centre and the Coast Medical Clinic. The Village's very own 1.1 kilometre seawall is also right at your doorstep providing convenient access to Vancouver's 22 kilometres of continuous seaside pedestrian and bicycle trails.

Inside, residents will have access to modern lifestyle amenities including a fully-equipped fitness centre, pet spa and concierge. There's no shortage of entertainment options either thanks to an 8,500-square-foot rooftop patio with barbecues, clubhouse with kitchen and a media and dining lounge.

Sales at Epic at West start from \$349,900. To learn more about the development, be sure to register online or visit the sales centre at 121 West 2nd Avenue, open daily from 10am to 5pm.

For more information call 604 707 9378, or visit the website [here](#).

Epic At West Executive Group Development Olympic Village Vancouver



Homes featured in this article



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Finding a new vibe at the Village on False Creek

by [Gail Johnson](#) on Oct 22, 2014 at 11:31 am



When Vancouver native Emily McLean had the chance to work and live in London, England, more than a decade ago, she jumped at it. She initially planned on staying just a year but found it hard to resist the lure of such a vibrant place, with its galleries, museums, and markets. After 13 years overseas, she returned and began researching different areas of the city to call home. She decided on the Village on False Creek.

"After living in the U.K., to have access to the water and yet still be really central really appealed to me," McLean tells the *Georgia Straight*. "It seemed like there were lots of exciting things happening. You can walk along the seawall; you can take the little boat across the water to downtown; you can walk across Cambie [Bridge] and be at B.C. Place in 15 minutes. Then there's Main Street close by and lots of stuff popping up just south of 2nd [Avenue], on 3rd up to 7th."

"I walk to work," adds McLean, the manager of World Mosaic Tiles, a business she runs with her mom. "I see the mountains every day and have the seawall on my doorstep. About once a week, I see seal pups from the seawall. You don't get that in London."

What was known as Athlete's Village during the 2010 Olympic and Paralympic Games—and before that was an industrial area that started out as a shipyard—has lately become a thriving community in its own right. The neighbourhood has come to life with green space, public art, outdoor play structures, dog parks, craft breweries, cafés, restaurants, shops, services, condos, and nonmarket rental housing. The Creekside Community Recreation Centre offers a fitness centre, dance studio, and boating centre for dragon boating and kayaking, among other amenities, and the thriving 'hood also has bike and walking trails. It's close to public transit and it's kid-friendly.

The village has finally gotten over its Olympics hangover.

Not that long ago, the area's future didn't seem so promising. Named False Creek by Capt. George Richards, who, in 1859, discovered a dead end instead of a passage to Burrard Inlet, the former industrial site (once also home to sawmills, a salt refinery, and a steel-fabrication plant) hit a low point around the time of the Games.

People worried the community would never take off after the City of Vancouver placed the project in receivership in November 2010, coming to a "negotiated settlement" with developer Millennium Southeast False Creek Properties Ltd.



Tower Green at West in False Creek is one of the many new condo developments in the neighbourhood that benefits from a relaxed community feel and easy access to recreation, transit, shops, and restaurants.

The Aquilini Group bought the project's remaining 67 condo units for \$91 million this past April, when Mayor Gregor Robertson announced the city had paid off its \$630-million debt. Aquilini has gone on to sell or continue renting the units, with 30 remaining, according to Kevin Hoffman, vice-president of development and construction.

"We see it as an excellent neighbourhood. Olympic Village is the hub of that area," Hoffman says. "The condos were exceptional quality in a great location. We felt we'd take the risk, and it's been quite successful."

"You've got grocery shopping and restaurants and coffee shops at your doorstep," he adds. "It's

Vancouver living at its finest. You've got a waterfront seawall location on the edge of the downtown core. You've got water views and you're close to the SkyTrain, Canada Line, and the Millennium Line. It's got so much going for it."

Count the striking public art as a distinguishing feature. American artist Jonathan Borofsky picked the village for the latest sculpture in his "Human Structure" series. The Vancouver Biennale piece features brightly coloured figures hoisting each other up in a vision of humankind working. Then there's Vancouver artist Myfanwy MacLeod's The Birds, which consists of two larger-than-life sparrows, a male and a female, in the neighbourhood's now-buzzing central plaza.

Soon, the village will also have a new 18,000-square-foot, 69-spot indoor-outdoor daycare in Tower Green at West in False Creek, as well as a new school and new restaurants.

The City of Vancouver describes the Village on False Creek as one of the "greenest communities in the world", designed with solar heating, green roofs, and other sustainability-driven systems. The community centre, for instance, is a LEED-platinum building that harvests rainwater for irrigation and toilet-flushing.

Southeast False Creek's parks and waterfront even landed an Urban Land Institute award last year that recognizes "outstanding examples of transformative and vibrant public open space... that have spurred economic and social regeneration of their adjacent communities".



With anchors like Urban Fare, the Craft Beer Market (in the restored 1930s Salt Building), Tap and Barrel, the summertime food-truck festival just west of the village itself, and more condominiums and other residential units coming onboard—Bosa Properties has opened a rental building—the area surrounding the Village on False Creek is enlivening too.

Artist Sandra Forzani and her daughter, Lauren, run Vinci's Caffe and aRT Gallery just south of the village on West 3rd Avenue. The two opened the coffee shop and gallery, which recently began offering live music on Thursday nights, three years ago, and they say they've seen the neighbourhood evolve. There are other coffee shops nearby, as well as a sushi restaurant and an organic-juice bar. Passersby are becoming more commonplace.

"More and more people are wandering off from the seawall, coming from the village, and discovering places in this area," Sandra says in her café, which is adorned with her large, colourful paintings. "We have a real mix of customers. There are a lot of people from the film industry here; there's car dealerships and acting studios. There are photographers and mechanics and IT people and business owners. We get construction workers and artists. There's a lot of curiosity about the area."

When buildings first started going up, many purchasers were from the West Side, says Grace Kwok, vice president of Anson Realty, which is marketing Pinnacle Living False Creek and The One—Pinnacle Living at False Creek. That's changed.

"People from other locations around the Lower Mainland are starting to notice this area," Kwok says. "We've seen people from West and North Vancouver, Richmond, Surrey, and Coquitlam. It's like when Yaletown was discovered several years ago. But this is a well-planned community; it's a bit more organized than Yaletown."

Plus, it won't have any downtown-style towers, because of height restrictions.

"There's a real vibrancy here; it's become a gathering place," Kwok says.

Resident Michelle Lloyd has noticed that the place really does have a village feel. In a city that has a reputation as being a hard place to meet people, she says, the community feels different.

"Some of the buildings I've lived in in Vancouver, everybody kept to themselves," says Lloyd, who moved to the city from Penticton five years ago, first living in Yaletown. "Here I'm finding everybody's friendly. Everybody's really happy. The stratas in a couple of buildings do a lot of events [for residents]; they'll put on barbecues once a month or they'll have Christmas parties. It's just a really chilled, laid-back neighbourhood."

The area's proximity to the Canada Line also appealed to Lloyd, who travels regularly for work. She began renting in the Village on False Creek nearly two years ago and has since purchased a condo.

"I love the village," she says. "It's so convenient for me to get to the airport. But I also love the diversity of the neighbourhood. It feels like such a great mix of ethnicities and age groups. It doesn't really feel like a party neighbourhood or neighbourhood where your grandparents are living. It's so close to downtown but it's quieter."

"I'm on the seawall every day. I'll grab a tea at Terra Breads and go for a walk. I have everything I need: a grocery store, a bank, London Drugs. I can walk downtown. And we have the best liquor store in the city [Legacy Liquor Store]," she adds with a laugh. "It's quite convenient living right upstairs."

It's also handy for people who work downtown, and a UBC bus goes right by. As well, the village is close to hospitals and several schools.

"About 50 percent of the demographics here are families," says Ann Lok, project manager of Tower Green at West in False Creek. "It offers a quality of life for all ages; it encourages recreation and a healthy lifestyle."

Aside from the Flying Pig and a new Thai restaurant opening soon, another as-yet-undisclosed big-name restaurant will be launching in the area as well.

“It’s the ultimate in convenience,” Lok says. “It really is its own little independent village.”

Source URL: <http://www.straight.com/life/753886/finding-new-vibe-village-false-creek>

Getting that hotel feel at Tower Green

Tower Green At West: Touches of luxury added to practical design for everyday living

THE PROVINCE OCTOBER 9, 2014



Designer Caroline Boisvert used grey, white and a natural wood stain as her three dominant shades.

Photograph by: Wayne Leidenfrost, Vancouver Sun

There are some perks of hotel stays that everyday home life can't compete with. A fine hotel room offers a sense of privacy, seclusion and anonymity; they're practically always pristine, the finishes and furnishings are often luxurious, and there will always be someone to pick up behind you.

Caroline Boisvert, principal designer at Atmosphere Interiors, kept the hotel experience at the front of her mind when she designed the display suite for Tower Green at West, the final phase of a large development on West 2nd Avenue in Vancouver.

Tower Green's developers, The Executive Group, is known for its hotel development as much for its residential work. Boisvert, who has worked for the company for a few years, says she uses the luxurious influence of a hotel stay in the direction of her design.

"We always try to bring unique hospitality concepts into the design of our homes. The large bathrooms, natural stone finishes, high-end appliances and lighting and plumbing fixtures, are a testament to that," she says.

"Overall, I would say that the goal is to create a space that feels like home, while offering some perks that one would enjoy while staying at a nice hotel."

Boisvert uses grey, white and natural wood stain as her three dominant shades, and throws in green accents to create "a relaxing and sophisticated space."

The separate vanity areas in the ensuite bathroom are large and fashioned for a busy couple: his shaving cream will never touch her hairspray. The space is reminiscent, again, of that offered in a fine hotel.

"It's a large and functional space with lots of storage where a couple could get ready for a day at work at the same time, and in harmony," says Boisvert.

As much as the suite is influenced by the luxury hotel feel, Boisvert and Executive Group add touches that are practical and designed for everyday living. For instance, she installed a narrow marble backsplash that stretches from the stovetop up to the ceiling behind the fan. She also placed a cabinet in the corner of the kitchen island, facing the open-concept living space, and a small wine cubby hanging above the island.

"The cabinet is a great way of using the corner space, which would have been restricted in its access from the other side of the counter, and the wine storage area adds visual interest and provides accessible storage to an area that would have been difficult to reach."

Project: Tower Green at West

What: second phase of a three-tower development containing 177 new homes

Where: 195 West 2nd Ave., Vancouver

Residence sizes and prices: ranging from 471 — 1,971 sq. ft; 1-bedrooms from \$309,900 — \$547,900; 2-bedrooms from \$465,900 — \$765,900; (townhomes) \$639,900 — \$689,900; sub-penthouse \$1,049,900; penthouse \$1,679,900 — \$1,899,900

Builder and developer: Executive Group Development

Sales centre: 195 West 2nd Ave.

Hours: noon — 5 p.m. daily (now open for previews)

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Designer Caroline Boisvert used grey, white and a natural wood stain as her three dominant shades.

Photograph by: Wayne Leidenfrost, Vancouver Sun





TOWER GREEN AT WEST IN FALSE CREEK

A new adventure in every direction

// BY SUSAN M BOYCE

Psssst. Something really cool is happening in one of Vancouver's hottest new neighbourhoods. Want to know more? Well here's the inside scoop. Tower Green at West is getting ready to begin sales, and on launch day, every buyer will receive a custom, Tower Green bike completely free as a thank you. And make no mistake — these are very fun, very funky two-wheelers.

"People are so excited about these bikes — especially because they'll be able to pick up their bikes as soon as their sale is firm after the seven-day rescission period," says sales manager Ann Lok. "So you can be cruising around the seawall or exploring your neighbourhood even before you've moved into your new home."

Enticing Homes

Today, though, I'm here for a sneak peek at Tower Green at West's brand new, two-bedroom display suite. Like the bike, it's an attention grabber — starting right at the kitchen.

The counter is a trendsetting Italian Vicostone that looks like Carrara marble — just without the maintenance. Translation: red wine stains are a thing of the past and even a pot of boiling spaghetti won't damage the surface. My heart skips a beat when I spot the Bloomberg fridge and dishwasher plus a Fulgor Milano shallow profile cooktop. But the best part? The built-in convection oven is full-sized — meaning yes, I could fit in a turkey large enough to satisfy my hungriest relatives.

Then there's the myriad subtle but oh-so-intelligent features: a pony wall that defines the living room while preserving a sense of airy connectivity, ensuite with double sinks and sconce lighting that replicates natural sunshine, even a built-in wine rack. "These homes are all about living well, and are oh-so affordable too," Ann says.

Celebrate Your 'Hood

"Such a fresh spot with a vibrancy all its own," says one participant in an online survey about the neighbourhood. "Restaurants with some of the best views in the city," says another. Yet a third considers the village plaza a great place to "stop, hang out, and usually meet some cute puppies too."

"Tower Green is poised to become an integral part of the heartbeat of False Creek," Ann agrees. "You're quite literally steps to the best of the neighbourhood's amenities — Urban Fare, London Drugs, False Creek Community Centre, an AquaBus connection to downtown, plus the newly opened Craft Beer Market Restaurant and Bar."

Which isn't even counting the 43,000 square feet of upscale, boutique retail coming to Tower Green's street level commercial spaces. Hint: after an afternoon cycling, dinner out at the new Flying Pig Restaurant sounds totally in order. Santé and here's to your good taste.

The Tower Green at West presentation centre and display suite is open noon to 5 pm at 195 West 2nd Avenue in Vancouver. Priced from \$309,900 with 177 units ranging from junior one-bedrooms to dazzling penthouse homes boasting almost 2,000 square feet. For more information visit TowerGreenLiving.com or call 604.707.9378.




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Executive Group


April 17, 2012 13:41 ET

Vancouver Based Executive Group Set to Launch False Creek's Largest Retail Development; Set to Become the Gateway to the False Creek Village Area

VANCOUVER, BRITISH COLUMBIA--(Marketwire - April 17, 2012) - The Executive Group of Vancouver announced today a launch date of Spring 2012, for The Residences & Shops at WEST; set to become Vancouver's most vibrant retail and residential project at the gateway to False Creek. Phase 1 will feature 190 Residential units and 20,000 square feet of street level shopping and retail. With the completion of Phase 2, the entire project will add a total of 43,000 square feet of retail space and 488 residential units to the burgeoning neighborhood.

Approximately two years after having teamed up with Argo Ventures Inc on the acquisition and rezoning of the 75,000 square foot landmark site in the heart of Vancouver's new False Creek waterfront neighborhood, the design of The Residences and Shops at WEST is now complete.

In response to the construction of close to 3000 residential units in the False Creek area, the Shops at WEST will fill the needs for lifestyle oriented service, shopping and retail to the thousands of residents preparing to move into the area over the next two years. On the heels of the projected opening of London Drugs and Urban Fare this spring, and the already opened Terra Breads, TD Bank, Legacy Liquor Store and more, the Shops at WEST is the next and possibly last component of retail approved for the area.

Executive Group has an additional 20,000 square feet of retail and over 200 residential units scheduled for Phase 2 on its adjacent site. The combined Phases of WEST will occupy a full city block on W 2nd at the entrance gateway to the Village at False Creek; quickly making the Shops and Residences at West the epicenter of the emerging neighborhood.

Salim Sayani, President of the Executive Group, stated, "This project is taking place on one of Vancouver's landmark sites - the City of Vancouver let us know that with its immense size and location on W 2nd, the architectural design will need to set the standards for the entire False creek waterfront neighborhood. Our combination of architecture, public art, activated street-front retail and unique tower designs lives up to the gateway landmark status of the site."

Sayani further added, "With the thousands of units and square feet of retail already pre-sold and pre-leased in combination with the unprecedented amount of construction underway in the area, one only has to look forward 12 - 18 months to envision how lively and energetic this sought after neighborhood will be. Our roster of interested brand name tenants for the Shops at West is growing every day."

Craig Anderson, Director of Real Estate Sales at Executive, commented, "Judging by the immense interest we are receiving for the residential homes at WEST, it is evident how important buyers judge the convenience of a combined residential and retail offering. Potential purchasers see our site as a completing factor for the area and that it is set to become the natural heart of the waterfront False Creek neighborhood. The recent success of sold-out projects such as Marine Gateway and Telus Garden prove that buyers will embrace developments that offer not only good value but also the lifestyle factor of service retail within the building."

About The EXECUTIVE GROUP OF COMPANIES

Established in 1984, the Executive Group of Companies develops quality projects that stand the test of time in North America. The company has been fulfilling the need for exceptional residential, commercial,

industrial and hotel development throughout its history. Known for quality workmanship, excellent customer service and attention to detail, the Executive Group of Companies maintains its reputation by fulfilling the needs of the end user of its projects. Developing strong services and amenities as a component of its residential projects has been a landmark of Executive's developments. With over 2500 residential, hotel or single-family home lots developed and sold over the past 25 years, Executive has established itself and its reputation for successful housing projects within the marketplace. Workmanship, quality materials and customer satisfaction are what to expect from the Executive Group of Companies. www.executivegroupdevelopment.com.

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Location, green credentials, among the draws of Epic at West

SIMON BRIAULT, VANCOUVER SUN 03.24.2016 |



Floor-to-ceiling windows will maximize the outlooks on offer at Epic at West.

Sustainably built, luxuriously appointed and locally owned — these are some of the key selling points of Epic at West, the final phase of a new condo development at Vancouver's Olympic Village.

Epic at West is the last of three buildings by Executive Group Development called Residences at West. Together, they will consist of a total of 486 residential units and occupy an entire city block on West 2nd Avenue between Manitoba and Columbia streets.

Epic at West's 120-unit, 16-storey tower is a Silver LEED-equivalent building that offers high standards of green technology. It will be connected to the Neighbourhood Energy Utility — or NEU — which uses a sewage heat-recovery system to supply approximately 70 per cent of the Olympic

Village's annual heating and hot water energy demand. In the process, it produces 50 per cent less in greenhouse gas emissions, compared to conventional energy sources. Epic at West is also part of a community that the U.S. Green Building Council certified as the greenest, most energy efficient and sustainable neighbourhood on earth.

"We have sold out phases one and two and we're very proud that the vast majority of buyers are local to Vancouver," said Ann Lok, the project launch manager for Epic at West. "The wide range of plans on offer means that we'll have lots of diversity among the people living there, as well. It's going to be a great community of local people."

The development has 43,000 square feet of restaurant and retail space occupying the entire ground floor. Options for eating out include the Flying Pig Restaurant, Wild Tale Seafood Restaurant and Bao Down Gastropub. And with Epic at West being part of the Olympic Village, there is no shortage of shops, restaurants and amenities nearby: London Drugs, Urban Fare, Craft Beer Market & Tap House, Creekside Community Centre and Coast Medical Clinic, to name a few.

Advertisement



Lok also pointed out that Olympic Village has a high proportion of young families. To cater to that demographic, Epic at West residents will have access to an \$11-million daycare facility with 69 places that the developers donated to the city as part of the first phase of the project. Other amenities

include an 8,500-square-foot rooftop patio, a clubhouse with a kitchen, a media and dining area, and a fully equipped fitness centre.

The development was designed by Walter Franci. The homes on offer range from junior one-bedroom apartments of 469 square feet to three-bedroom units of 1,971 square feet.

"Executive Group Development has a lot of experience in the hotel industry so they really understand what luxury is and what discerning customers are looking for," Lok added. "They've also developed more than 3,000 homes. When you combine these two things, you get results that exceed buyers' highest expectations."

All homes will have flex spaces of approximately 40 square feet, floor-to-ceiling windows, stacking washer and dryers and controlled hot water baseboards throughout (which is where the NEU eco-friendly technology comes in).

Kitchens feature imported quartz countertops, soft-close drawer mechanisms, halogen under-cabinet lighting and in some suites, built-in wine cabinets. They also come with Blomberg fridges, built-in Panasonic microwaves, chimney-style hood fans and energy-efficient Italian Fulgor Milano induction cooktops.

Bathrooms feature illuminated mirrors, Italian porcelain floor tiles and vanity feature walls, deep profile soaker tubs and matte tiles with shelving niches finished in quartz. There are also eco-friendly Kohler toilets, custom medicine cabinets (in select suites) and deep drawers for optimal reach and storage.

The building will have an encrypted security key FOB access system, restricted floor access via computerized elevators, TV-monitored entry systems and state-of-the-art fire protection with in-suite sprinklers and smoke detectors.

But perhaps what is more of a draw than all of this is the location. Olympic Village has its own Canada Line station, of course, and the seawall, Science World and a wide range of parks and public spaces are all within a short walking distance.

"We're offering exceptional floor plans in this development," Lok said. "A lot of thought went into making sure we meet the demands of buyers. On top of

that, every convenience you can imagine is right on your doorstep. It's a vibrant, friendly and diverse community to come home to and a point of departure to go anywhere in Vancouver that takes your fancy."

Epic at West is due to be completed between July and October 2017, The sales centre is open from 10 a.m. to 5 p.m. every day. Prices start from \$349,900.

Epic at West

Project location: 1788 Columbia Street

Project size: 120 units of between 1 and 3 bedrooms

Residence size: 469 — 1,971 square feet

Price: from \$349,900

Developer: Executive Group Development

Architect: Walter Franci

Interior designer: Atmosphere Interiors (Caroline Boisvert)

Sales centre: 121 West 2nd Ave.

Hours: 10 a.m. — 5 p.m., daily

Telephone: 604-707-9378

Website: [epicatwest.com](http://www.epicatwest.com) (<http://www.epicatwest.com>)

Occupancy: summer — fall 2017

Vancouver Flyers



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Closure Statement. E.O.E.

Vancouver-Based Executive Group Announces Gift of \$11,000,000 Olympic Village Daycare to City of Vancouver



Executive Group November 24, 2015 9:00 AM

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VANCOUVER, BRITISH COLUMBIA--(Marketwired - Nov 24, 2015) -

Editor's note: There is one picture associated with this news release.

The Executive Group, a Vancouver based real estate development and management company, confirmed today on behalf of the Executive Argo False Creek development the gifting to the City of Vancouver of a fully constructed 12,000 square foot indoor/outdoor daycare center the company constructed in the new False Creek Village. The WEST Village Children's Center will be operated by the Vancouver Society of Children's Centers and has already welcomed its first graduating class. With an amazing 7th floor view of the False Creek waterfront, planted with lush landscaping and furnished with state of the art play areas, the LEED Gold environmentally friendly daycare is a benchmark setting facility which has raised the bar in the Vancouver daycare industry. As part of Executive's Olympic Village neighborhood plan named WEST comprised of 485 homes and the Shops at West Retail Lifestyle center, the daycare facility plays an important role in the evolution of the thriving False Creek neighborhood.

Salim Sayani, President of the Executive Group, stated, "The Executive Group along is proud to continue its community building strategy by having the Executive Argo development build and gift this important community facility to the False Creek Village. Our community residents will now enjoy the luxury and convenience of seeing their children play and learn in this state of the art new childcare center."

The eagerly anticipated Final Phase 3 of the West project named EPIC at WEST has commenced construction and is set to announce home sales will begin as early as February 2016.

About The EXECUTIVE GROUP OF COMPANIES

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- Vancouver
- False Creek

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Asif Kara

604 642 5262



和鋰相比，鋰離子在電解液中的移動更加活潑，更適合在短時間內的充電及一次性釋放大量電流，輸出高功率。

高新科技

瑞典科學家研究防癌肉

瑞典科學家正在研究新的加工肉類的方法，希望預防癌症的發生。科學家覺得，可以從植物和漿果中提取抗氧化劑，然後注入肉類。抗氧化劑的健康功效不僅使肉類變得更安全，還能防癌。

科學家的設想是把水果和蔬菜的一些優點賦予肉類。隆德大學食品技術專業教授埃娃·托恩貝里說：「這種假設如果被證明是正確的，就說明可以通過平衡飲食結構來降低結腸癌風險。換句話說，除了吃肉以外，還要攝入大量富含抗氧化劑的食物，比如蔬菜。」美國石英財經網報道，該研究尚處在初級階段。研究人員還要通過動物實驗確認新加工方法可以產生預期效果。

皮鞋裝 GPS 可防長者走丟

為防止患有認知障礙症的長者走丟，日本一家經營老年人房屋租賃業務的公司近日推出了一款裝有衛星定位系統(GPS)的皮鞋。

這款皮鞋左腳腳跟處內置了採用手機網絡的小型GPS芯片，可以通過智能手機或電腦進行定位。共用私人網絡站的ID和密碼後，家人、熟人及看護人員就可追蹤到長者的位置信息。日本《產經新聞》報道，研發公司曾有過三次搜尋行蹤不明的認知障礙症用戶的經歷。即使為其配備帶有GPS的掛墜或手機，長者出門時也經常會忘記攜帶，後來發現長者出門時一定會穿鞋子，該公司於9月實現了GPS皮鞋的商品化。

輸出更大電力
可用於電動跑車
日本研鋰電池
充電速度提高十倍

本報訊

日本東京理科大學駒場慎一教授等人，在新一代鋰離子電池技術的研發中找到了突破口。使用新技術的新型電池有望比鋰離子電池的充放電速度提高十倍，並且可對應高強度電流，輸出更大電力，可應用於對暫態提速要求較高的電動跑車。

研究人員使用石墨電極在不降低性能的情況下成功實現了多次充放電。實驗中，研究人員等人將石墨作為電池的負極，進行了100多次的充放電試驗，確認電池的性能沒有下降。電池容量為每克244毫安培時，研究人員在利用樹脂加固石墨以及提高鋰離子電解液的純度等實驗中取得了成功。日本《日經新聞》報道，與鋰離子電池只使用銅電極不同，實驗中使用了固定在鋁膜上的石墨電極，有利於降低成本。

研發中找到突破口

此外，使用鋰離子的時候，電壓能降到負0.09伏特，而鋰離子等傳統電池的電壓無法降到負值。截至目前，要提高電池容量只有提高正極電壓一種方法。而鋰離子電池有望通過降低負極電壓使整體電壓超過鋰離子等電池。



新型電池可用於電動汽車上。圖為日本橫濱一家汽車公司負責人給電動汽車充電。法新社

目前，電動汽車存在充電時間過長的問題，如果可以在短時間內能夠完成充電的話，將提高電動汽車的便利性。

此外，鋰離子電池的構造與鋰離子電池基本一樣，可以在相同的生產線上生產。據悉，鋰離子電池的溶解溫度為攝氏64度，相較鋰離子電池，自身起火的危險性也較低。

由於鋰的原子編號大於鋰和鈉，用於製造同

等容量的電池的話，鋰離子電池較重。並且離子體積變大，導致可用於正極的材料非常有限，這也成為鋰離子電池特有的問題之一。在全世界範圍，目前尚未研發出具備充分性能的正極。而對於實現鋰離子電池而言，僅有負極是不夠的，正極的研發也不可或缺。對此，負責該研究的駒場表示：「正極的研發也在不斷取得進展，我認為2016年內就能成功研發出鋰離子電池。」

手機程序可認癌識別皮膚癌

隨著一款新手機應用程序的出現，自拍不僅可以用來曬美，還能識別皮膚癌。該手機應用程序可以利用使用者的自拍照追蹤體表黑痣的大小和形態變化，分析判斷後作出是否發生癌變的風險評估，準確率達到83%。

體表的黑痣可千萬不能小看，因為黑痣，尤其是異常生長的黑

痣，是皮膚癌的早期信號，而皮膚中最致命的惡性黑色素瘤，更是由黑痣發展而來的。如果能在早期階段確診並接受及時治療，多達95%的皮膚癌患者能得到根治或長期存活；如果直到晚期才發現，那長期存活率就只有15%。英國《每日郵報》報道，上述應用程序是多位皮膚科醫學專家、數學家和電腦專家

跨界合作的結果，開發團隊利用分析幾何研發出一套演算法，利用使用者上傳的照片追蹤痣的顏色和形態變化，進而分析皮膚組織的生長狀況，從而偵測用戶的患病風險。

此外，這款應用程序還能檢測使用者的膚質，同時根據使用者所處的地理位置追蹤記錄其每日所接觸的紫外線輻射強度。如果用戶想

要諮詢醫生，它會提供一些醫院供用戶選擇，點擊「發送」按鈕，可以將信息直接發送到醫生的郵箱。研發公司負責人表示，這款程序並不能取代尋醫問診，「我們的設計初衷是為了在兩次專業就診之間為病患提供一種分析、追蹤痣的變化狀況的工具，幫助人們盡快接受恰當的治療」。



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In Vancouver's Olympic Village, good things come to those who wait

Kerry Gold

Special to The Globe and Mail

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It was just a matter of time before the controversy over the cost of Olympic Village became a distant memory and we'd settle into the fact that it is one of the most exciting new neighbourhoods in the city.

What wasn't so clear was how long the transition would take. It's been exactly five years since the Winter Olympics, and it's safe to say all is right in the world of what has to be Vancouver's fastest-growing community. I can't think of another neighbourhood with so many condo towers under development in such close proximity. There are about 4,000 more condo units to be added around the Olympic Village neighbourhood, bordered by Cambie Street, Main Street and 2nd Avenue.

The Olympic Village neighbourhood — part of Southeast False Creek — has emerged as one of the more scenic and central spots for a patio beverage or waterfront view, with a promenade that feels like New York's High Line. Myfanwy MacLeod's gigantic sparrow sculptures in the Plaza have become a favourite photo op. Small retailers are adding to the texture, with the popular Earnest Ice Cream now at 2nd and Quebec. And condo and retail development is nowhere near complete. Empty city-owned land to the west, another 15 acres, will add to the density and livability of the area once it's developed.

That's why real estate agent Bryan Yan considers it one of the best real estate purchases going, especially in the past couple of years. Mr. Yan says he found units that were selling for \$750 or \$800 a square foot in 2013, a big drop from the original asking prices of 2010. Today, he's still finding deals for his clients, including a 1,292-square-foot unit that recently sold for \$500,000 less than the original purchaser had paid in 2010. It's a particular hit because that purchaser would have paid HST.

"Most people have lost money if they purchased in the Olympic Village in 2010," he says. "They jumped in with this Olympic fever, and they lost. They're finding out everybody is losing money on it. A lot of them are losing 10 or 15 per cent, still."



He believes prices will continue to climb, so original buyers who don't sell will eventually see a return on their investment, probably over the next five years. The way things go in Vancouver, that's not an unlikely scenario. The Village is finally getting its due.

Former chief planner for the city, Brent Toderian, now an urban consultant for worldwide projects, regularly takes politicians, developers and designers on tours through the Village. He is proud of the Village as a model of leading-edge sustainable urban design, and a dense, mid-rise project that includes retail on the waterfront — a rare feat, he says. While there were setbacks in building something so ambitious in a short period of time, he says the model set the stage for the future. He regrets that so much of that innovation was lost in the controversy surrounding the financing over the former athletes village. The Village was dogged by stories of financial losses, construction deficiencies and short shrift given to affordable housing.

The city took over the development in 2009 when Millennium, developer for the project, got hit by the 2008 economic crisis. The city took on massive debt to finish the project and Millennium went into voluntary receivership. Receiver Ernst & Young and Rennie Marketing Systems took over and recovered costs, ending the city's precarious part.

"I'm very comfortable saying the Village is a success from a planning and urban design and sustainability perspective — that's different from saying that people didn't overpay," says Mr. Toderian.

He recalls when prices went beyond \$2,000 a square foot in 2010.

"The prices were ridiculous, initially ... the problem was, they were overpriced. If anyone has had to sell their units for a loss, that has nothing to do with the planning, and everything to do with speculation, and overassessment of what the units were actually worth.

"It was a shame to me, because when the U.S. Green Building Council proclaimed it the greenest community in North America, and global urbanists were saying it was one of best new communities on the planet, at the same time that was happening, the politicians were beating it like a pinata.

"I think that did a lot of damage to the perception and marketability of the community initially, and it jeopardized the ability of the city to recoup its money."

But that was then, this is now. And now that the controversy has blown over, as far as communities go, the place is a sleeper hit.

Bob Rennie, who only has 27 condos left to sell at the Village, says it was a matter of distracting the media. Mr. Rennie is a masterful spin doctor, so he was part of the effort to re-brand the area as The Village on False Creek. Of course, that name has never stuck.

"We wanted to cleanse it of the storm cloud of the word 'Olympics,'" he explains. "But you could rename it Rockefeller Center, and they would still call it Olympic Village."

His game plan included referring to the place as a "ghost town" in interviews.

"I wanted to take media's eye off the exaggeration of deficiencies and its focus on finances, and get it to look at occupancy," he says.

He felt if he could change the conversation, he'd easily sell the place off. After all, he was dealing with rare waterfront residential property that was not a presale.

These days, his interest in the area extends well beyond the former athletes village. Mr. Rennie has also marketed the nearby Wall Centre False Creek, and he has other interests in the area, including The Independent for Rize Alliance, which is in presales.

"It's like the new west end," he says of the emerging community.

Charles Montgomery, the urbanist who wrote about healthy urban design in his 2013 book *Happy City*, is mostly pleased with the outcome. He would have preferred, however, to see more social housing and smaller scale retail, including a public market.

"The Olympic Village is a great place. Could it have been even better? Yes," he says. "But like every emerging neighbourhood, it is the victim of circumstance, compromise, politics and luck.

"For a neighbourhood to thrive, you need people. Why were people so slow to move to Olympic Village? The price points were too high. Why were they too high? Again, trace those price points back to the decision made more than a decade ago when city council decided to try to maximize revenues on the land, as opposed to maximizing social value. I think that's an important point to make."

Mr. Toderian is quick to point out there is 20 per cent social housing and 11 per cent rental at the Olympic Village. Considering that it is one of the most central and scenic locations in the city, he considers those numbers a success. The former "ghost town" is not only walkable for inhabitants, but it's drawing people from all around the city. The rapid condo development on surrounding private land is also a symptom of its success.

He says it was always a matter of strategic planning.

"My line has always been, 'Keep waiting, keep watching.' Because every community needs to finish, and then it needs to mature."

Follow Kerry Gold on Twitter: [@goldiein60](https://twitter.com/@goldiein60) [<https://twitter.com/@goldiein60>]

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VANCOUVER, BRITISH COLUMBIA--(Marketwired - Nov 24, 2015) -

Editor's note: There is one picture associated with this news release.

The Executive Group, a Vancouver based real estate development and management company, confirmed today on behalf of the Executive Argo False Creek development the gifting to the City of Vancouver of a fully constructed 12,000 square foot indoor/outdoor daycare center the company constructed in the new False Creek Village. The WEST Village Children's Center will be operated by the Vancouver Society of Children's Centers and has already welcomed its first graduating class. With an amazing 7th floor view of the False Creek waterfront, planted with lush landscaping and furnished with state of the art play areas, the LEED Gold environmentally friendly daycare is a benchmark setting facility which has raised the bar in the Vancouver daycare industry. As part of Executive's Olympic Village neighborhood plan named WEST comprised of 485 homes and the Shops at West Retail Lifestyle center, the daycare facility plays an important role in the evolution of the thriving False Creek neighborhood.

Salim Sayani, President of the Executive Group, stated, "The Executive Group along is proud to continue its community building strategy by having the Executive Argo development build and gift this important community facility to the False Creek Village. Our community residents will now enjoy the luxury and convenience of seeing their children play and learn in this state of the art new childcare center."

The eagerly anticipated Final Phase 3 of the West project named EPIC at WEST has commenced construction and is set to announce home sales will begin as early as February 2016.

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