



*Gulf Islands  
developer finds being  
environmentally minded  
is good business.*

Six years ago, David Sorensen, land developer, designer, & builder was introduced to 135 acres of mature second growth coastal rainforest on Bowen Island. As he made his first 'walkabout' and saw the western sun shine through towering firs, Sorensen realized he was looking at a priceless gem in the rough. Today completed, King Edward Bay is the thoughtful culmination of Sorensen's restrained and non-intrusive approach to sea-side development.

Had he followed conventional development approaches, the maximum permitted density could have been imposed, and in the process, destroy the existing treescape. Instead he reduced the number of lots available to what was appropriate for the land, narrowed roads





and shaped new lots and view corridors to fit with the natural contours of the land. Services were installed below ground. No unsightly overhead hydro lines to be seen.

King Edward Bay is one the last parcels of premium waterfront lots available for sale on Bowen Island. It faces southwest over the Strait of Georgia, the Paisley Islands and Collingwood Channel. These lots are as rare as they are valuable for their unique location, basking as they do in great afternoon exposure. The views are dramatic and the quality of neighbourhood life it is creating is truly unbeatable.

Defined building envelopes are intended to create privacy and protect view corridors, with construction guidelines carefully formulated to invite design excellence and building quality ( no vinyl, steel, or aluminum permitted, for example).

“A conventional housing development can





easily impose its will on a fragile landscape such as found in the Gulf Islands, and the destruction of the forest occurs quickly.

We chose to take a radically different approach to development at King Edward Bay by mapping all principal trees, passively ‘finding’ our roads and driveways through the forest, and permitting no blasting for house sites.

The end result will be a series of distinctive new homes fitted into a heritage ecology with minimal intrusion or long term damage. Our individually designed houses are intended to appear as organically rooted as the trees that frame them.

The objective of our paradigm is to both protect the land and benefit the community. It also ensures significant capital appreciation for our exclusive neighborhoods and gives





pride of place to our purchasers.” --David Sorensen

Sorensen Fine Homes has retained a team of the best design and construction professionals to help you build your dream home in the best possible island community.

Sorensen is also involved in developments on Saltspring Island and Vancouver Island. [www.sorensenfineshomes.com](http://www.sorensenfineshomes.com).

For more information, visit [www.kingedwardbay.com](http://www.kingedwardbay.com) or contact Elyse Mailhot via email at [elyse@sorensenfineshomes.com](mailto:elyse@sorensenfineshomes.com) or by phone at 604-947-2891 or 604-947-2601.

