

# Island project respects environment



**KIM DAVIS**  
SPECIAL TO WESTCOAST HOMES  
**LIVING GREEN**

## David Sorensen treads lightly in the forest with his King Edward Bay project on Bowen

forested 'Coastal Bluff' ecosystem, which dominates the site."

### Siting 'passively'

From planning to site prep, the King Edward Bay project has protected, and where necessary, restored the property's natural environment.

Sorensen spent eight months with his laptop and laser measure, mapping all the principal trees on the 135 acres.

"I reached the point where I could visualize the views and trees from anywhere I might stand on the property," says Sorensen.

Eschewing convention, Sorensen plotted the lots and "passively found" the development's narrow roads only after he had carefully outlined all of the building sites.

"A four-foot [in diameter] fir is 200 years old," he says, "you are not just going to take it out to put a road in."

Instead, topography and vegetation guided where he would

place homes, garages and driveways.

"There are very few controls on how you treat private land in B.C.," he says. "The councillors on Bowen Island are passionate and committed, but it is near impossible to enact environmental controls on private land itself. A remnant of Old English common law."

For example, by current bylaw, he could have offered the market 48 building sites on 48 acres in the first phase of the project. To avoid irreparable change, he decided to bring 41 sites to market and to set aside the most delicate 10 acres for a park.

### No stucco, please

To ensure that all homes built on the property respect and complement the environment, as well as to protect the views, privacy, and investment of homeowners, Sorensen's company established itself as the sole contractor for the project and created comprehensive

design and landscaping guidelines to govern all development.

"People we are looking for [as clients] don't want to have lawns," he says. "Allard Ockeloen, project director of King Edward's Bay."

"There are registered covenants that protect the existing landscaping. If a resident wants to have a tomato plant, it will need to be on their deck or inside."

Comments Sorensen: "We are not imposing a particular architectural style. However [we are] imposing a constraint on lower value construction materials."

"Copper, stone and wood," for example, are wanted; "steel and concrete, vinyl, stucco, or aluminum" are not.

Homes are expected to range from 2,500 square feet to 3,500 square feet

And while by no means small, this range is more conservative than the 4,000 square

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# GVHBA Spring Parade of New Homes

Final Weekend • Saturday and Sunday: Noon - 5 pm

## Spring Parade of New Homes features 27 showhomes

This is the final weekend for the Greater Vancouver Home Builders' Association's (GVHBA) fifth annual Spring Parade of New Homes, showcasing the latest in construction technology, building products and services, interior design, and more.

Fourteen builders are showcasing 27 showhomes and/or presentation centres at 16 homesites in eight Lower Mainland municipalities - Burnaby, Langley, Maple Ridge, New Westminster, Pitt Meadows, Port Coquitlam, Surrey and Vancouver. Parade hours are Saturday and Sunday noon to 5 p.m. Admission is free.

GVHBA President Dale Barron, a prominent builder of single-family homes, believes the homes on this popular spring event represent a sampling of the best this region's builders have to offer.

"House prices have increased since last year's parade due to the high cost of land, labour, and various taxes and transaction costs from

all levels of government. Builders responded to the challenge by entering a variety of well-designed homes and condos that are priced to accommodate a range of buyers, whether they are just starting out or moving up to the next level," said Barron.

Included are single-family detached homes, townhomes, and low- and highrise condominiums. Prices range from \$216,900 for a space-efficient lowrise condo located in the newly revitalized downtown area of Port Coquitlam, to more than \$629,000 for a luxurious single-family home featuring a covered deck with an outdoor gas fireplace in Langley. Watch for the prominent red "We're on the Parade" signage at each participating builder's homesite.

Parade details - including photos and descriptions - can be viewed at [www.paradeofhomes.ca](http://www.paradeofhomes.ca).

Coporate sponsors include the Homeowner Protection Office, Shaw Cablesystems and Canada Home Guide.

### Development

1. Galleria at UBC
2. The Grove at Victoria Hill
3. Altaire
4. Centrepointe
5. Rivers Edge
6. Silver Ridge
7. Silver Ridge
8. The Meadows at Verigin's Ridge
9. Escada
10. Springfield Court
11. Veranda
12. The Woods at Provincetown
13. Two Blue
14. Parkside
15. Yorkson Village
16. Pepperwood

### Address

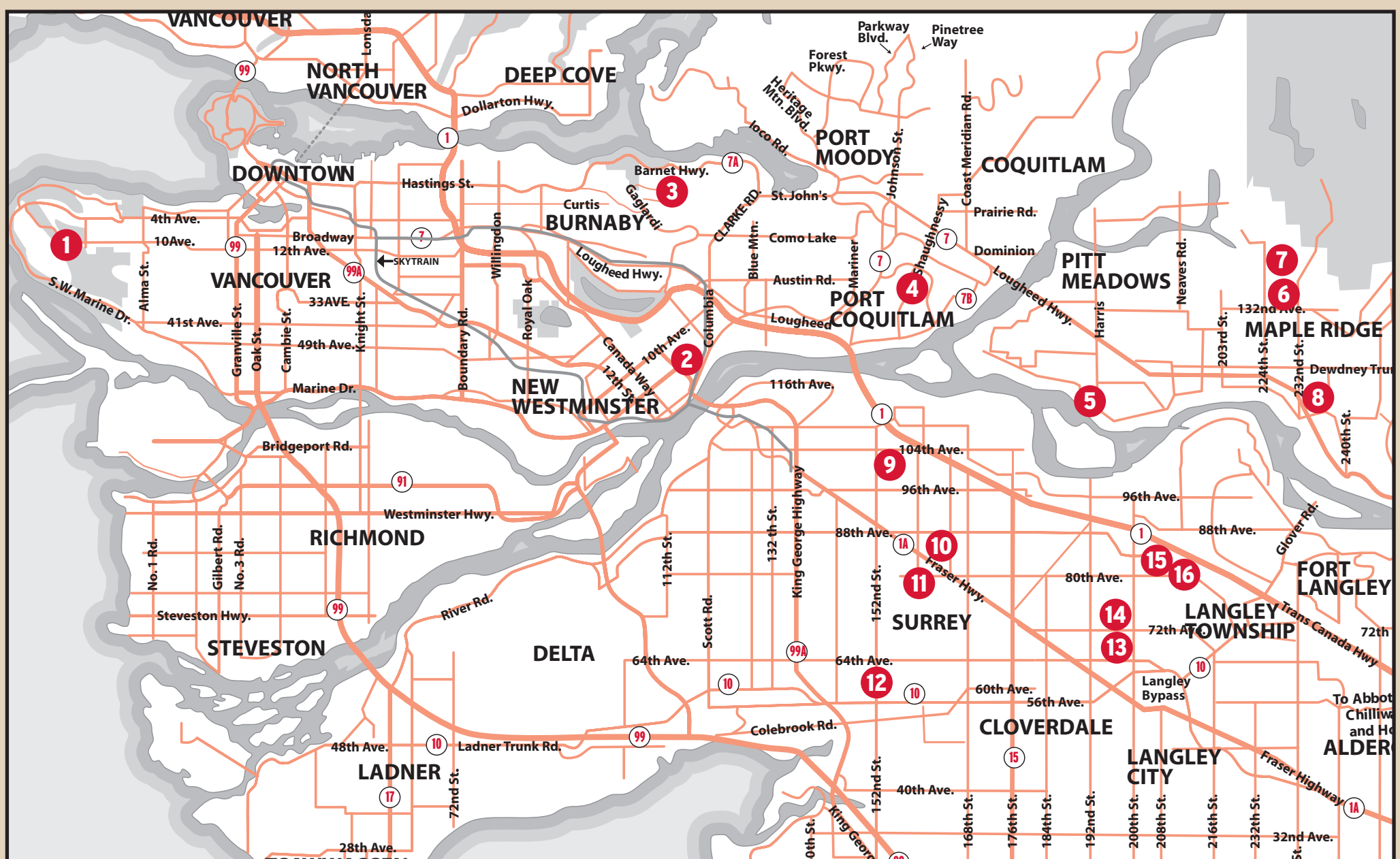
- #101, 5689 Kings Road, Vancouver
- Royal Ave. & McBride Blvd, New West
- 9222 University Crescent, Burnaby (SFU)
- 2276 Elgin Avenue, Port Coquitlam
- 11156 Callaghan Close, Pitt Meadows
- 22852 Foreman Drive, Maple Ridge
- 22875 Docksteader Circle, Maple Ridge
- 11282 Cottonwood Drive, Maple Ridge
- #107, 15380 - 102A Avenue, Surrey
- 8655 - 159 Street, Surrey
- 16233 - 83 Avenue, Surrey
- 18167 - 70 Avenue, Surrey
- #27, 19455 - 65 Avenue, Surrey
- 19635 - 72A Avenue, Langley
- 20845 - 84 Avenue, Langley
- #2, 20875 - 80 Avenue, Langley



THE VANCOUVER SUN



The Province



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feet and more homes increasingly typical of the custom home market. "Instead of requesting the 10,000-square-foot French and English style manors we did for years in Toronto," says Sorensen, "our clients are now talking about 2,800 square feet and rarely more than 3,300sq/ft."

**Tapping technology**

The company encourages property owners, whether they decide to participate in their optional design/build program or not, to apply best building practices in energy and resource efficiency, and environmental sustainability throughout the design and life of their homes. "To transition buyers to a new way of thinking, and how homes go together, is a delicate one," Sorensen says. "There is always an element of education." The company itself is continuously researching new materials and better construction methods to add to its own sustainability repertoire. Power outages in November and December of last year motivated it to

investigate backup systems that use biomass fuels — woodchips or nutshells, for example. These emergency systems could provide both electrical and thermal power in the event of a blackout.

SFH is also looking at incorporating modular-home production in the second phase of the development.

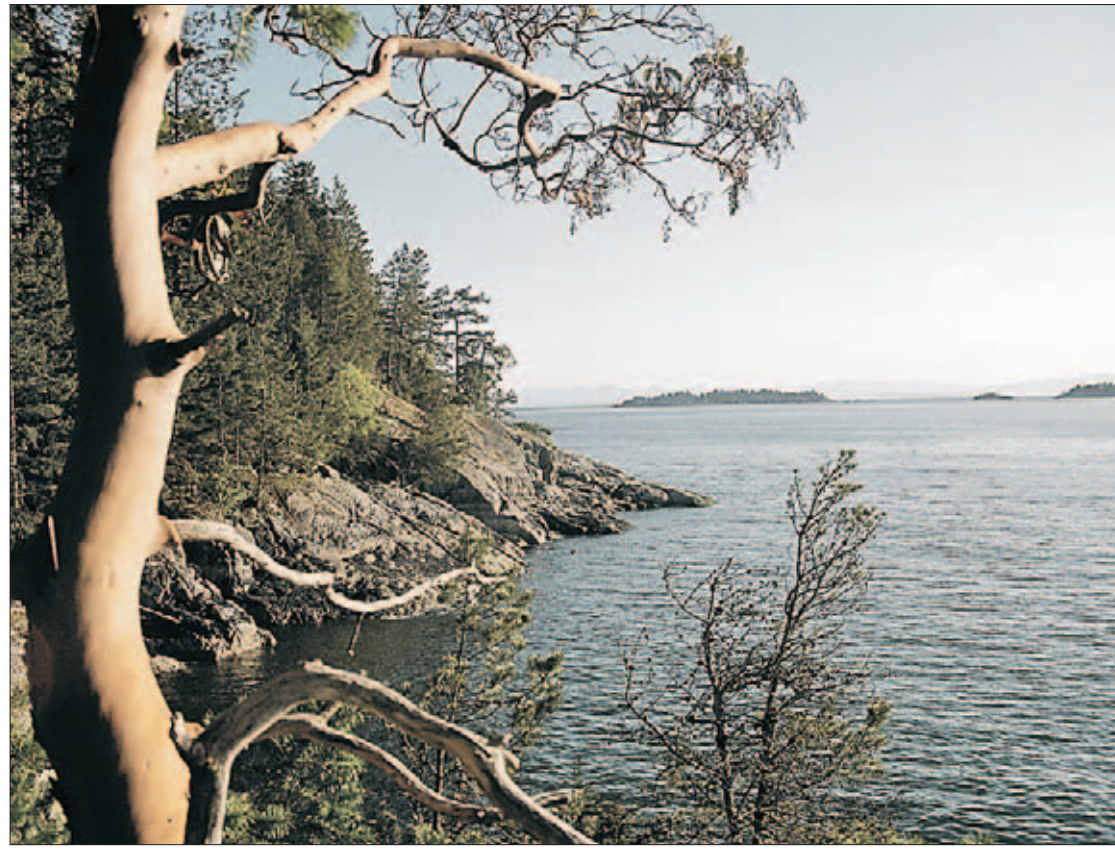
"Practically anything can be built better in a factory," says Sorensen. "There is better quality control, a more stable work force, etc."

**Cottages in the future**

Not limited to environmental considerations, during the second phase of the project, the company hopes to coordinate with Habitat for Humanity to create 10 800-square-foot cottages.

While the proposal has yet to go through council, if approved, property would be donated to the non-profit, and the homes later sold for what Sorensen estimates could be from \$160,000 to \$170,000.

Respecting the land, people and the West Coast heritage, David Sorensen intends King Edward Bay to exemplify how developments can balance pragmatic requirements without compromising integrity.



The King Edward Bay building-lot development is located in second-growth forest on the west side of Bowen. Collingwood Channel and Paisley and Keats islands are off shore. King Edward Bay is the priciest waterfront development in the island's history, with the developer asking almost \$1.5 million for the waterfront lots.

WWW.PARADEOFHOMES.CA

**1. Galleria at UBC**

**#101, 5689 Kings Road Vancouver**

Dwelling type: Lowrise condo  
Bedrooms: 1 Bathrooms: 1  
Special features: Only 'freehold' site at UBC presently for sale. Move in now.  
Priced from: \$409,900  
Developed by Orca West Developments Ltd.  
Phone: 604-225-2220  
Display unit: One showsuite

**2. The Grove at Victoria Hill**

**Royal Avenue & McBride Boulevard New Westminster**

Dwelling type: Lowrise condo  
Bedrooms: 1 Bathrooms: 1  
Special features: Breathtaking river views, numerous species of old growth trees, granite countertops, stainless-steel appliances.  
Priced from: \$259,900  
Developed by Onni Group  
Phone: 604-523-9393  
Display unit: One showsuite

**3. Altaire**

**9222 University Crescent Burnaby**

Dwelling type: Highrise condo  
Bedrooms: 1 - 2 Bathrooms: 1 - 2  
Special features: Granite countertops and stainless-steel Whirlpool appliances, dramatic floor-to-ceiling windows, unparalleled views, fully equipped fitness center, landscaped terrace and feature fire-pit.  
Priced from: \$359,900  
Developed by Polygon Homes  
Phone: 604-298-1182  
Display unit: One showhome

**4. Centrepont**

**2276 Elgin Avenue Port Coquitlam**

Dwelling type: Lowrise condo  
Bedrooms: 1 - 2 + Den Bathrooms: 1 - 2  
Special features: Large spacious floorplans with exquisite finishings, quality local builder, centrally located near Port Coquitlam Village.  
Priced from: \$216,900  
Developed by Wallmark Homes Ltd. / Surelok Homes Ltd.  
Phone: 604-944-0446  
Display Unit: Presentation Centre

**5. Rivers Edge**

**11156 Callaghan Close Pitt Meadows**

Dwelling type: Single-family detached  
Bedrooms: 3 - 4 Bathrooms: 2-1/2  
Special features: New England-style homes on the river.  
Priced from: \$465,900  
Developed by Foxridge Homes  
A Qualico Company  
Phone: 604-460-7691  
Display unit: Presentation centre

**6. Silver Ridge**

**22852 Foreman Drive Maple Ridge**

Dwelling type: Single-family detached  
Bedrooms: 3 Bathrooms: 3  
Special features: Great-room layouts with mountain views.  
Priced from: \$525,900  
Developed by Portrait Homes  
Phone: 604-466-9278  
Display unit: One showhome

**7. Silver Ridge**

**22875 Docksteader Circle Maple Ridge**

Dwelling type: Single-family detached  
Bedrooms: 4 Bathrooms: 3  
Special features: Luxurious family home featuring nine-foot ceilings on main, cultured stone fireplace, master bedroom retreat.  
Priced from: \$519,900  
Developed by Summit Ridge Homes Ltd.  
Phone: 604-762-4663  
Display unit: One showhome

**8. The Meadows at Verigin's Ridge**

**11282 Cottonwood Drive Maple Ridge**

Dwelling type: Townhouse  
Bedrooms: 3 Bathrooms: 3 - 4  
Special features: Gorgeous maple shaker-style cabinets, stainless-steel appliances, nine-foot ceilings, cozy fireplace, finished basement with flex room and extra bathroom.  
Priced from: \$359,900  
Developed by Wallmark Homes Ltd.  
Phone: 604-476-9852  
Display unit: Presentation centre

**9. Escada**

**#107, 15380 - 102A Avenue Surrey**

Dwelling type: Townhome & Lowrise condo  
Bedrooms: 2 Bathrooms: 2  
Special features: Landscaped interior courtyard, spacious units, granite countertops, stainless-steel appliances.  
Priced from: \$277,900  
Developed by Onni Group  
Phone: 604-583-3343  
Display unit: Presentation centre

**10. Springfield Court**

**8655 - 159 Street Surrey**

Dwelling type: Townhome  
Bedrooms: 3 Bathrooms: 2-1/2  
Special features: Very central location on quiet street, 71 units and six layouts, quality construction, granite countertops and stainless-steel appliances.  
Priced from: \$315,900  
Developed by Ambros Constructors  
Phone: 604-644-5641  
Display unit: One showsuite

**11. Veranda**

**16233 - 83 Avenue Surrey**

Dwelling type: Townhome  
Bedrooms: 2 - 3 Bathrooms: 2 - 2-1/2  
Special features: BuiltGreen townhouses reduce environmental footprint by using energy-efficient products, resource-conserving products and low-emission paints and carpets.  
Priced from: \$264,900  
Developed by Adera Development Corp.  
Phone: 604-574-5888  
Display unit: Five showsuites

**12. The Woods at Provincetown**

**18167 - 70 Avenue Surrey**

Dwelling type: Single-family detached  
Bedrooms: 3 - 4 Bathrooms: 2-1/2  
Special features: Scenic master-planned community, spacious great-room and traditional plans, vaulted ceilings and gourmet kitchens.  
Priced from: \$509,000  
Developed by Vesta Properties Ltd.  
Phone: 604-574-7820  
Display unit: One showhome

**13. Two Blue**

**#27, 19455 - 65 Avenue Surrey**

Dwelling type: Townhome  
Bedrooms: 3 Bathrooms: 3  
Special features: Private backyard, nine-foot ceilings on main, two full bathrooms upstairs plus powder room on kitchen level (most plans)  
Priced from: \$284,000  
Developed by Lakewood Group Developments Ltd.  
Phone: 604-575-4710  
Display unit: Three showhomes

**14. Parkside**

**19635 - 72A Avenue Langley**

Dwelling type: Single-family detached  
Bedrooms: 4 Bathrooms: 3  
Special features: Covered deck, outdoor stainless-steel gas fireplace, metallic faux-finished ceilings, teak floors.  
Priced from: \$629,000  
Developed by Clay Construction Inc.  
Phone: 604-767-8584  
Display unit: Two showhomes

**15. Yorkson Village**

**20845 - 84 Avenue Langley**

Dwelling type: Single-family detached  
Bedrooms: 3 - 4 Bathrooms: 3 - 4  
Special features: Canada's first BuiltGreen community, great-room plans, walkways, greenbelts, fish habitat.  
Priced from: \$509,900  
Developed by Morningstar Homes Ltd.  
Phone: 604-513-4377  
Display unit: Three showhomes

**16. Pepperwood**

**#2, 20875 - 80 Avenue Langley**

Dwelling type: Townhome  
Bedrooms: 2 - 4 Bathrooms: 2 - 3  
Special features: Laminated wood flooring, village greens with children's play area, exclusive membership to resort-style residents' club with pool and more.  
Priced from: \$299,900  
Developed by Polygon Homes  
Phone: 604-881-1000  
Display unit: Three showhomes

