



# SEEING THE WORLD IN OUR SHOW HOMES

A DESIGNER LOOKS AT SIX OF THE BEST | G2



## WESTCOAST HOMES

SECTION  
G



PETER SIMPSON EXPECTS ...

THE VANCOUVER SUN

... ANOTHER GOOD YEAR | G4

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SATURDAY, JANUARY 6, 2007

E-mail homes@png.canwest.com

### HOME THOUGHTS

#### A Properties first next weekend

British Pacific Properties has announced it will break a 75-year tradition this year with a townhouse development. The company is calling the first multi-family development in the history of British Properties The Aerie (artist's rendering, BELOW). Look for a full project profile in next weekend's Westcoast Homes.



#### Believe it for not!

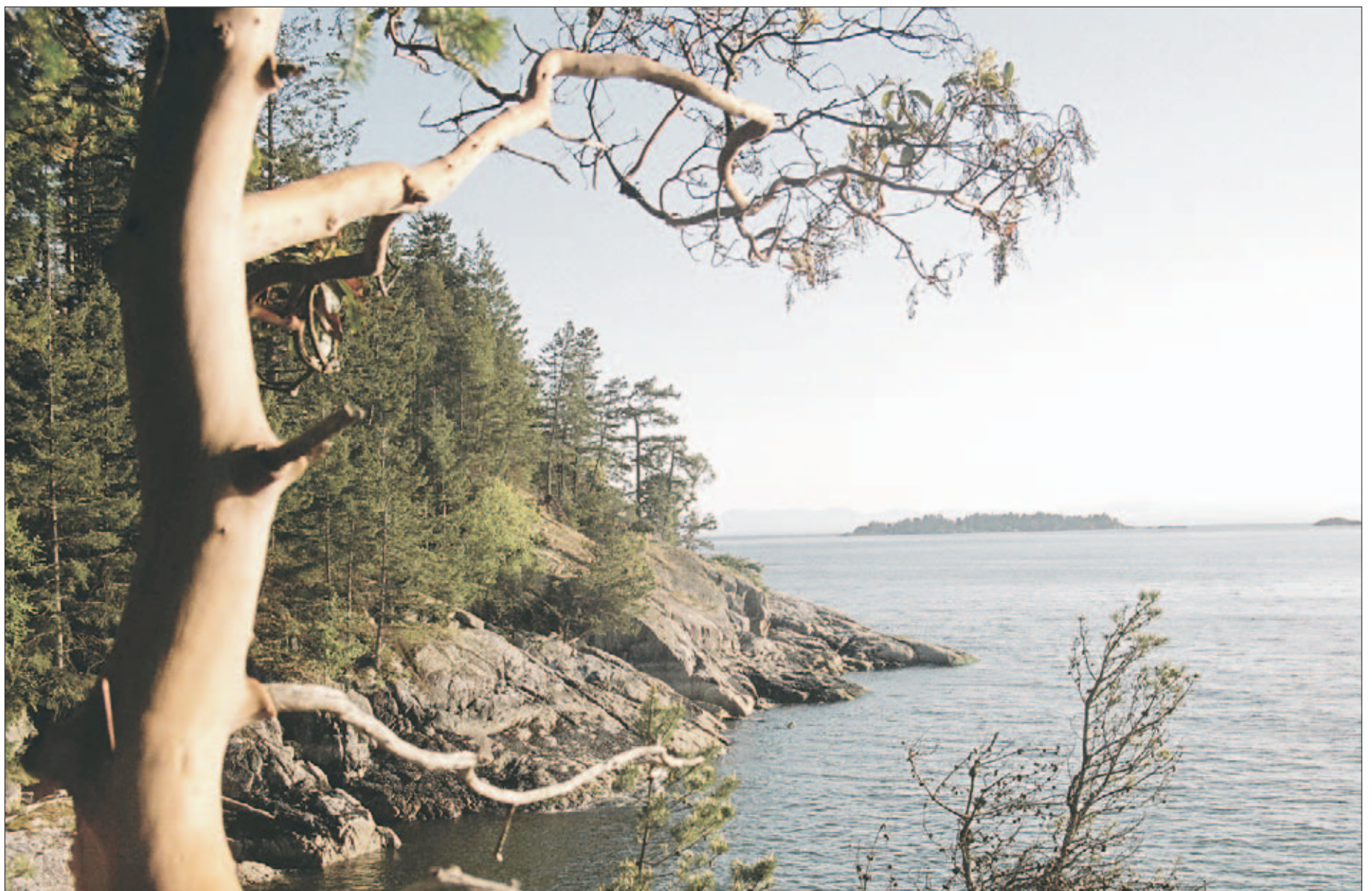
Coming soon to a show home near you (and, maybe, your front parlour) is pink, if the Glidden paint company is any good at predicting North American acceptance of colours and hues and tones.

Glidden expects "Movie Star," its new shade of pink, to radiate "character and sophistication" (in the eye of the beholder, of course).

The news release nominates three items from the Todd Oldham by La-Z-Boy collection for "best supporting accent piece," one of them the "Dots" rug (BELOW). Its dark and light pink circles offset by a neutral background make "it easy to add a splash of color to any room."



# A 'tree-hugger' offer



## Bowen Island building sites minimize disruption of forest cover, maximize views, privacy: developer

BY CHANTAL EUSTACE  
WESTCOAST HOMES

### NEW HOMES PROJECT PROFILE

#### King Edward Bay

**Location:** Bowen Island  
**Project size:** 41 building lots, 48 acres  
**Prices:** \$349,000 — \$1.49 million  
**Sales centre:** 1760 King Edward Road, Bowen Island  
**Hours:** 10 a.m. — 5 p.m. weekdays; weekends, by appointment  
**Phone:** 604-947-2891  
**Web:** kingedwardbay.com  
**Developer:** Sorensen Fine Homes

**T**he priciest waterfront development in Bowen Island's history aims to hug as many trees as possible, developer David Sorensen says.

Nature is a key selling point for King Edward Bay, a building-lot project located on 48 acres of second-growth forest on the west side of Bowen Island. Collingwood Channel and Paisley and Keats islands are off shore.

Sorensen says the quiet atmosphere will appeal to people who appreciate fresh air and nature, not to mention sweeping views of beaches and forests.

It's also ideal for buyers who want a higher level of privacy or for urban dwellers who want a quick escape, the veteran Gulf Island developer says, a reference to the 20-minute ferry commute from Snug Cove, on the eastern side of the island.

There isn't a box store in sight. No traffic jams — well, the ferry terminal excepted — or road rage. No sirens.

"It's very romantic, dreamy and special," says Sorensen of the property. The

See **THE NATURAL** G10



#### Seeing where the trees are

To position the building lots in existing clearings, David Sorensen (left) walked and studied the King Edward Bay property (above) for months.

#### 'Laser gun' at his side

"I spent eight months on the property by myself — my trestle table, my laptop computer and a laser gun — trekking through every inch of it," he reports.

Access to the homes will be on narrow driveways, their widths to be determined by surrounding trees.



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**What's in a name? Sea battles and races and cottages . . .**

**Like so many Howe Sound geographical features, Bowen Island is named after a man associated with a fighting English admiral, Earl Howe.**

You can look it up, in Walbran! (John Walbran, British Columbia Coast Names, 1909, reprinted 1971). Capt. George Henry Richards, RN, named Bowen Island in 1860, after Admiral James Bowen, commander of Earl Howe's flagship in the "Glorious First of June," a British pounding of a French fleet during the Napoleonic Wars.

There's little martial about Bowen Island, however. Since the Edwardian era, Vancouverites have been holidaying there, either on day trips or in their own cottages and cabins.

"The Printers Picnic, 1917" (above) must have been a

moment of joyful respite from wartime realities.

In 1931, Union Steamships carried more than 57,000 passengers to Bowen Island at \$1.25 return, according to Bowen Island: 1872-1972, by Irene Howard (1973). Homesteaders working at Bowen's logging camps could earn \$1.75 a day as a "swamper, barker, sawfiler or cook," wrote Howard.

At Tunstall Bay, south of King Edward Bay, the base of a brick fireplace on the beach is a reminder of one martial pursuit on the island, a First World War explosives plant.

Across the island, at Deep Bay, the blue clay there, when baked into bricks, clad Vancouver's old city hall. The first industry on Bowen, as elsewhere on this coast, was logging (right), with the loggers arriving in the 1870s.



# smart

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## The natural setting is King Edward Bay's amenity

From G1

development plans don't include any fancy recreational centres — no swimming pools, gyms or coffee shops — but Sorensen says, this doesn't matter: "The land is the amenity."

And there is plenty of land for sale. The 41 empty lots range in size from about a half-acre to 1.29 acres, priced from \$349,000 to \$1.49 million. Since going on-sale last month, six of the fully-serviced lots have already sold.

Sorensen, who co-owns Sorensen Fine Homes, will also offer home-building services, priced from about \$350 per square foot.

It's a first for the 12,997-acre island of about 3,500 residents.

"We're getting the highest pricing for waterfront that Bowen Island has ever seen," Sorensen says. He doesn't expect the market to slow down either.

"Pricing will go up, simply because [land] is so rare," he says.

In order to maintain the value of the land, he says, it was important to avoid changing the property too much when preparing it for the new homes.

"It isn't all about density — densification and the bottom line — but I don't think we can be negligent about our response to land," he says. "If we'd wanted to clear-cut the property, there would have been no legislation to stop us."

This isn't what he had in mind, he says. Instead, when he purchased the property more than two years ago, he took time to plan out the best way to lay out the subdivision.

"I spent eight months on the property by myself — my trestle table, my laptop computer and a laser gun — trekking through every inch of it," Sorensen says.

The result situates building envelopes into existing clearings where they naturally fit, says Sorensen, and there is no blasting permitted for new home sites.

Homes have to be built according to a flexible style guide, he says. Vinyl, aluminum or steel is prohibited.

Land use will also be regulated for home owners: there is no commercial logging allowed on the property and driveways are narrow, determined by surrounding trees.

"The end result will be a series of distinctive new homes fitted into a heritage ecology with minimal intrusion and long-term damage," he says.

Roadways were kept to a minimum by building on existing logging roads and paths whenever possible. And vegetation, including reindeer lichen and mosses, were stored and re-planted once the site preparation was completed. About 90 per cent of the second-growth trees remain on-site.

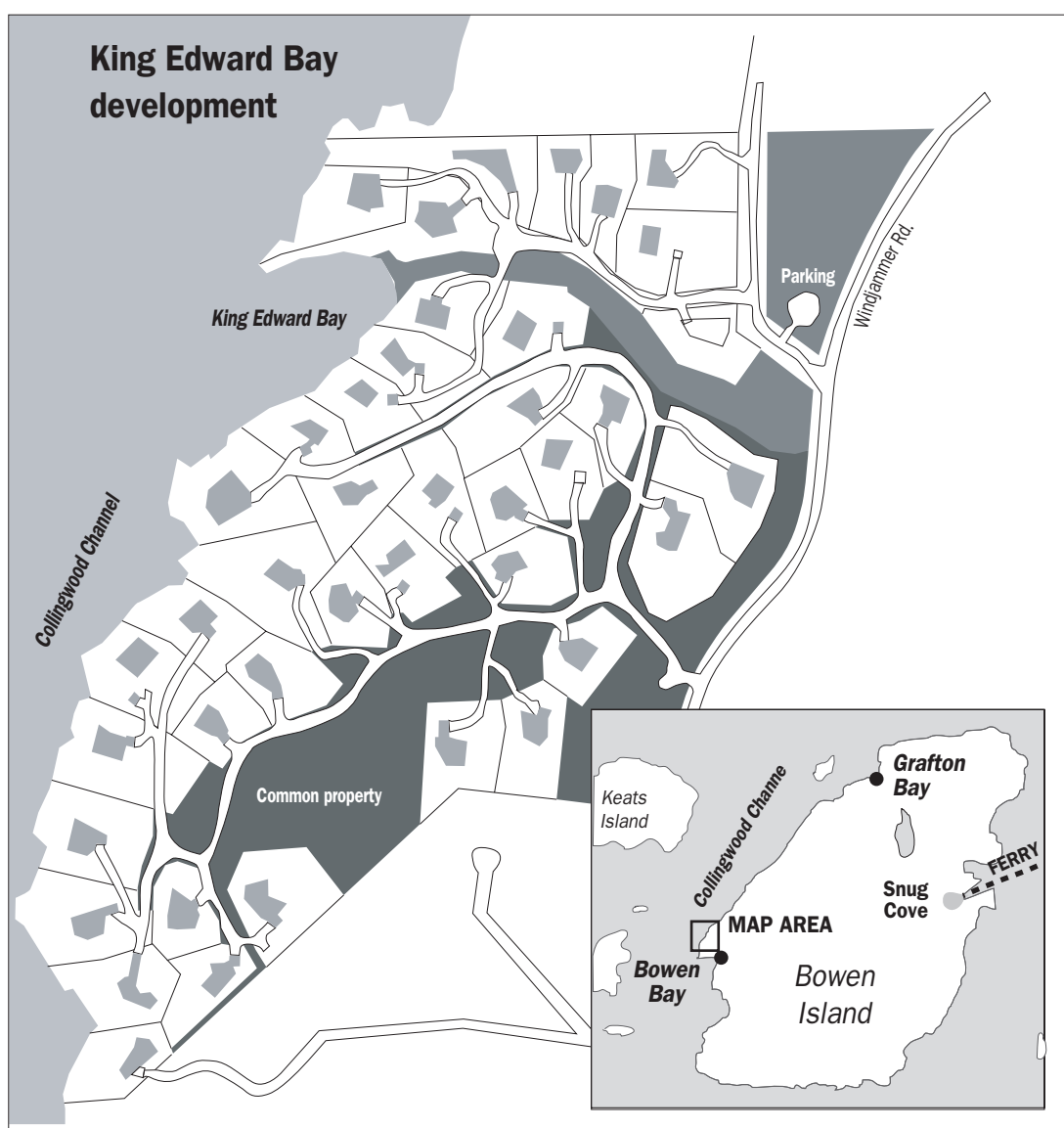
Sorensen really "took the lead" on maintaining the environment, says Jason Smith, planner for the Bowen Island municipality. This meant plans for the property met with very little opposition in the community, says Smith: "Environmental concerns are a huge issue here on the island."

So are issues surrounding densification and transportation, says Smith, like long ferry line-ups and traffic.

Smith's main critique of the project relates to affordability.

"As a planner you'd like to see more of

See ISLAND PLANNER G11



### Paddling their way upstairs in Esquimalt

In an imaginative reference to their passion, canoeing, and the location of their home, afloat in Westbay Marina in Esquimalt, Doug and Cathy Hull created the balusters of their staircase from child-sized paddles.

Beyond the staircase is the principal living quarters in the 980-square-foot float home, featuring wood floors, high ceilings and a fireplace.

The Hulls say the maritime quality of their residence fits their active lifestyle.

"We can just get into our canoe and paddle downtown or up the Gorge any time," Cathy told the *Victoria Times Colonist* newspaper.

The retired couple loves to travel. "We considered a condo initially, but most places did not have a place where we could store our canoe."



### Island planner praises developer for 'sense' of what's acceptable

From G10

an effort to provide some alternative forms of houses."

Overall, he says, King Edward Bay is an impressive project, especially from an environmental perspective.

"[Sorensen] had a good sense of what the community would accept and what they would be looking for," says Smith, adding Bowen residents are conscious about keeping the island's "feel."

And keeping the feel of the land makes good financial and ethical sense, Sorensen explains.

"What people are buying is the ethic of the place — the ethic that this is a mature, second-growth forest — and the privacy," Sorensen says. "If you're going to do development in a rainforest — you might as well be a tree-hugger."

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## Survey of Mortgage Rates

SOURCE	CLOSED 1st MORTGAGES							OPEN 1st MTGS		
	6 MTH	1 YR	2 YR	3 YR	4 YR	5 YR	7 YR	10 YR	6 MTH	1 YR
BANK OF MONTREAL	6.35	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
CANADIAN WESTERN TRUST	6.30	6.30	6.40	6.40	6.40	6.45			8.15	
CIBC	6.35	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
CITIZENS BANK	5.31	5.31	5.20	5.15	5.15	5.09	5.35		6.40	6.40
COAST CAPITAL SAVINGS	5.40	5.40	5.35	5.35	5.30	5.20	5.55	5.75	6.40	6.40
COMMUNITY SAVINGS	6.30	6.30	6.40	6.40	6.40	6.45	6.85		8.15	8.45
CONCENTRA FINANCIAL	6.30	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
ENVIS ON CREDIT UNION	6.45	6.30	6.40	6.40	6.40	6.45	6.80	7.20	8.20	8.55
FIRST NATIONAL FIN. CORP.	5.75	4.99	4.99	5.15	5.15	5.09	5.45	5.60		
FIRSTLINE MORTGAGES			5.72	5.54	5.5	5.39	5.73	5.64		
G&F FINANCIAL GROUP	6.35	6.30	6.40	6.40	6.40	6.45	6.85		8.15	8.45
HSBC BANK CANADA	6.40	6.40	6.40	6.40	6.40	6.45	7.00	7.35	8.20	8.55
ING DIRECT		4.99	4.99	5.15	5.15	5.09	5.45	5.60		
INVESTORS GROUP	6.35	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
LAURENTIAN BANK	6.30	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
MCAP Mortgage Corp.	6.30	6.30	6.40	6.40	6.40	6.45	6.85	7.20		8.45
NATIONAL BANK	6.35	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
NORTHSHORE CRED.U.	6.35	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
PROSPERA CREDIT UNION	6.35	6.30	6.40	6.40	6.40	6.45	6.85		8.15	8.45
ROYAL BANK	6.35	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
SCOTIABANK		6.35	6.40	6.40	6.40	6.45	6.80		8.15	8.40
TD CANADA TRUST	6.20	6.40	6.40	6.40	6.40	6.45	6.80	7.05		8.55
VAN CITY CRED. J.	6.35	6.30	6.40	6.40	6.40	6.45	6.85	7.20	8.15	8.45
WESTMINSTER SAVINGS		5.13	5.13	5.27	5.27	5.19	5.60	5.65	8.15	8.45
<b>AMBRO &amp; ASSOCIATES MORTGAGE</b>	5.40	4.99	4.99	5.15	5.15	5.09	5.45	5.60		

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