

CAPITAL PARK
RESIDENCES

Inspired Living in Victoria's Inner Circle





Your Place in the Centre

Come home to Victoria's Inner Circle. To a premier location offering matchless access to nature, the waterfront and the urban vitality of downtown. Just steps from the Inner Harbour, Capital Park forms the new cornerstone of a celebrated neighbourhood. Completing the nearly six-acre master-plan, Capital Park Residences comprise a boutique collection of concrete condominium homes and townhomes offering the promise of inspired living.



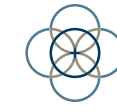


At the Centre of an Inspired Lifestyle

Discover an effortless connection to the very best Victoria has to offer. Whatever it is that inspires you, you'll find it nearby, more often within easy walking distance. You're as close to the natural splendour of rugged ocean beaches, amazing hiking and the scenic waterfront as you are to Victoria's most popular restaurants, the finest in urban shopping and an entertaining variety of diverse cultural activities. Living at Capital Park provides you with the choices and opportunities that define an inspired lifestyle.



530 Michigan (left) and 550 Michigan (right)



Urban Refinement in an Idyllic Setting

Capital Park is a vibrant yet intimate community with a distinct sense of place. The boutique offering of condominium homes in four and five-storey concrete buildings, along with a limited collection of distinctive, concrete-built townhomes are nestled within an expansively-landscaped setting. A rarity in buildings of this size, and virtually unheard of in townhomes, concrete construction ensures that these homes are built to last. Designed to blend seamlessly with the charming, historic James Bay neighbourhood along a beautiful tree-lined street, the master-plan's inviting courtyards, tranquil interconnected walkways and calming water features provide an idyllic setting.



550 Michigan and Central Plaza



530 Michigan, courtyard facing



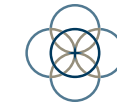
530 Michigan, courtyard facing

From large backyards, gated patios, spacious balconies or exclusive rooftop terraces, there are splendid outlooks to enjoy from every angle. South-facing homes look to the canopy of mature trees on Michigan Street, with select homes offering vistas of the Olympic Mountains. Views to the north showcase the historic Legislature, impressive central plaza as well as beautifully-landscaped courtyards and reflecting pools.

Enjoy central and well-appointed amenities that include a comfortable resident lounge opening onto an expansive terrace and a well-equipped fitness studio. Further enhancing your everyday convenience at Capital Park is an onsite Red Barn Market and Good Earth Coffeehouse, as well as a local branch of the Victoria Public Library.



550 Michigan rooftop terrace



Elegant and Exquisite Design

Step into your sophisticated and well-appointed residence. Where sleek, contemporary finishes epitomize urban refinement and open floorplans flow naturally. Where inspired design meets impeccable quality to elevate your daily life.



In form and function, contemporary kitchens set the stage for effortless entertaining. Flat-panel wood grain laminate and custom white cabinetry, complemented by quartz slab countertops and matching backsplashes, provide an elegant backdrop. Islands are a proud focal point with their marble-patterned, polished quartz countertops extending to waterfall gables. High-performance, fully-integrated Bosch appliances will inspire your inner gourmet.

With a deep soaker tub, frameless glass shower, large-format porcelain tiles and in-floor heating, these refined bathrooms provide a rejuvenating, private sanctuary. Take comfort in this luxurious attention to detail as you begin and wind down each day.





Townhomes as Unique as They Are Rare

Capital Park Residences' townhomes are a limited collection of seven, two to three Bedroom + Den plans. These spacious two and three-storey homes are concrete-built; a rarity in townhome construction. Arrive through private, gated two-car garages or individual front doors opening onto an established tree-lined street. Expand your living space outdoors with generous roof terraces, fenced backyards and front porches. Combined with an array of building amenities, and with no maintenance required, these townhomes blend the convenience of condominium living with the cachet of a single-family home.



Features and Finishes

Capital Park Residences comprises two boutique concrete buildings – four and five storeys – as well as a limited collection of two and three-storey townhomes. Located in charming and historic James Bay, just steps from the Inner Harbour and downtown Victoria, this extensively landscaped master-plan community is defined by superior design, quality and construction.

- Architecture by Endall Elliot Associates.
- Interiors by BBA Design Consultants Inc.
- Distinguished lobby.
- Well-equipped fitness studio.
- Private resident lounge opening onto a furnished landscaped terrace.

Sophisticated Homes

- Choose from two sophisticated colour palettes.
- Premium quarter-cut, solid-core walnut veneer entry door with Colombo Italian-made mortise lock set.
- Smartly designed great room spaces with lofty ceilings that range from 8'8" up to 9'8" and expansive windows overlooking landscaped courtyards, plazas or tree-lined Michigan Street.*
- Spacious balconies, patios or terraces for relaxed outdoor living and entertaining.*
- Engineered wide-plank brushed oak flooring throughout.
- Year-round comfort with in-suite controlled heating and ventilation system.
- Energy-efficient air-conditioning for penthouses in 550 Michigan and all townhomes.
- Solid-core bedroom and bathroom doors with brushed stainless steel lever handles.
- Full-height sliding glass doors for maximum space and flexibility in dens.*
- Closets throughout fitted with shelving. Master walk-in bedroom closets feature recessed lighting



as well as fully outfitted, functionally-designed closet organizers with shelving and drawers.

- Stacking, high-efficiency 24" Blomberg front-loading washer and dryer or side-by-side 27" Samsung washer and dryer.*
- Contemporary custom roller blinds on all exterior windows and patio doors.
- Smooth-finish ceilings and flat-profile door trims and baseboards throughout.
- Contemporary ceiling light fixtures included in dining room, den and all bedrooms.*

Elegant Kitchens

- Elegant flat-panel wood grain laminate lower cabinetry paired with custom white upper cabinetry featuring soft-close doors and drawers.
- Seamless polished quartz slab countertop and matching backsplash.
- Kitchen island features marble-patterned polished quartz slab countertop with waterfall gables and wood grain laminate cabinetry.*
- Single-basin under-mount stainless steel sink with Grohe polished chrome pull-down faucet.



- German-engineered, premium Bosch appliance package includes:
 - Integrated 24" or 30" refrigerator with freezer drawer.*
 - Integrated, ultra-quiet 24" dishwasher.
 - Built-in, touch-control 24" or 30" electric cooktop in black ceramic glass.
 - Built-in 24" or 30" convection wall oven.*
- Integrated, paneled low-profile slide-out hood fan for a clean, contemporary look.
- Built-in Panasonic microwave.*
- Full-height pantry for added storage.*

- Functional details include under-sink pull-out recycling compartments and recessed under-cabinet lighting.

Refined Bathrooms

- Elegantly designed vanity with contemporary cabinetry and under lighting.
- Custom mirrored upper cabinet with wood grain laminate frame and wall sconces.
- Seamless polished quartz slab countertop with under-mount sink and Grohe polished chrome single-lever faucet.
- Impressive, large-format 12" x 24" polished marble-patterned porcelain tile tub front and accent wall with matching matte tile flooring.*
- Matching marble-patterned porcelain mosaic tile shower flooring.*
- Elegant and efficient Toto toilet with soft-close lid.
- NuHeat in-floor heating in main bath or ensuite with programmable touchscreen control.*
- Frameless glass shower doors in main bath or ensuite.*
- Separate soaker tub and shower combination in ensuite.*

Sustainability-Minded Design

- Energy-efficient, sustainable and liveable building designed to LEED Gold standards.
- Situated in a pedestrian and cyclist-friendly location with easy access to public transit and car-sharing networks.
- Secured underground parkade complete with provisions for electric vehicle parking.
- Private bicycle parking.
- Extensive landscaping includes parkettes, courtyards and green roof systems.
- Engineered with systems for capturing and treating storm water.

- Smart sorting recycling lounge for easy on-site composting and recycling.
- High-performance, double-glazed, low-e, argon-filled thermal windows.
- Energy-efficient, motion-controlled lighting in common areas.
- Individually-controlled, programmable thermostat.
- Low-VOC products used in suites and common areas.

Peace of Mind: Security & Convenience

- Full-time, live-in resident caretaker.
- Encrypted security key fob building access system.
- In-suite TV monitored entry system.
- Restricted floor access via two elevators.
- Exterior power outlets on balconies, patios and terraces.*
- Wired for advanced telecommunications requirements and instant accessibility.
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors.

Concert "Commitment to You" Warranty

- Built-in assurance for you and your home:
 - Ten-year structural coverage.
 - Six-year water penetration coverage.
 - Two full years coverage on workmanship and materials.
- Backed and matched by Travelers Guarantee, BC's leading government-approved new home warranty provider.

Concert and Jawl reserve the right to make changes to floorplans, project design, specifications, finishes and features. Suite sizes, dimensions and floorplan layout may vary. Views and interior renderings shown are for general illustration purposes only and should not be relied upon to accurately represent the actual views that may be available or the actual interiors of the completed building. E.&O.E. September 2018



Concert & Jawl Properties: A Partnership in Excellence



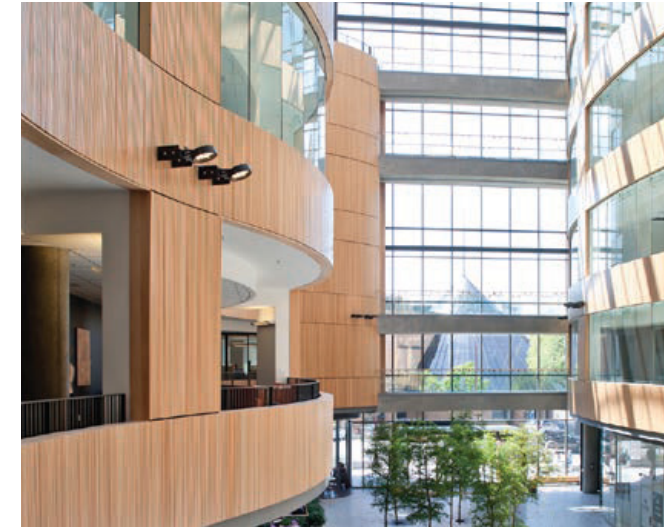
Established in 1989, Concert is a diversified real estate enterprise backed by the strength of more than 200,000 Canadians represented by the union and management pension plans that own our company. Across all lines of business, Concert is dedicated to exceeding the ordinary, and this philosophy has contributed to our award-winning reputation as one of the country's most respected and trusted developers.

Committed to building strong and sustainable communities, we have proudly built nearly 12,000 homes across British Columbia and Ontario that have been recognized with more than 100 significant local, provincial and national industry awards.

Concert is proud to have been recognized with nine Customer Choice Awards over the last decade. These awards, which are determined by customer feedback and through third-party, independent surveys, recognize our commitment to outstanding quality and service excellence.

We are a *developer with a difference* that firmly stands behind our promise to deliver homes that meet superior standards of design and construction, backed by an industry-leading and uncompromising commitment to service.

CONCERT®



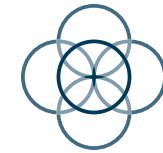
Jawl Properties Ltd. is a leading real estate developer focused on commercial, residential and mixed-use developments in Victoria. With over 35 years of experience, Jawl is known for its underlying commitment to quality and the creation of environmentally sustainable developments that contribute to the vitality of their surrounding neighbourhoods.

With a portfolio that includes The Atrium, 1515 Douglas, the Selkirk Waterfront Community and now Capital Park; Jawl Properties Ltd.

is the largest investor, developer and manager of commercial office space in Victoria.

Jawl also has extensive experience in residential real estate development including Sayward Hill, Selkirk Waterfront, Mattick's Wood and Mattick's Green.

 **Jawl Properties Ltd.**



530 Michigan Street

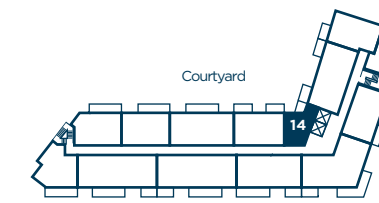
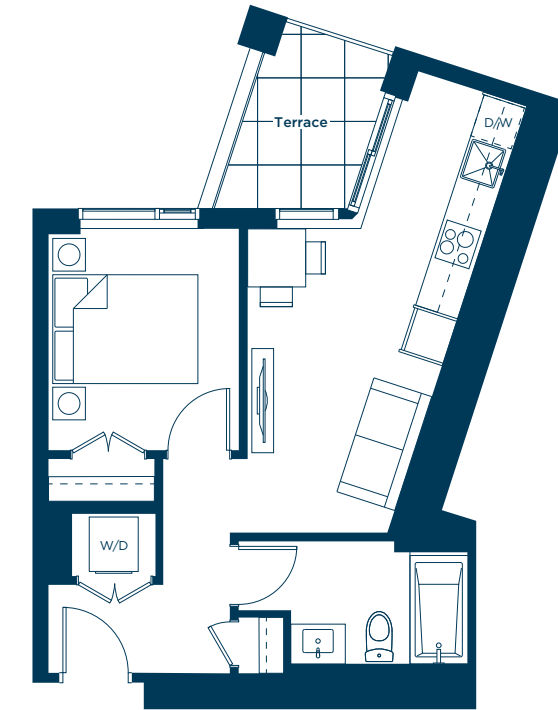
530 MICHIGAN

Plan A1

One Bedroom

INTERIOR | 473 SQ.FT.

EXTERIOR | 44 SQ.FT.



Michigan Street

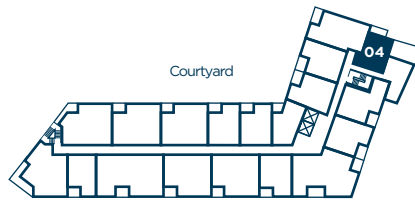
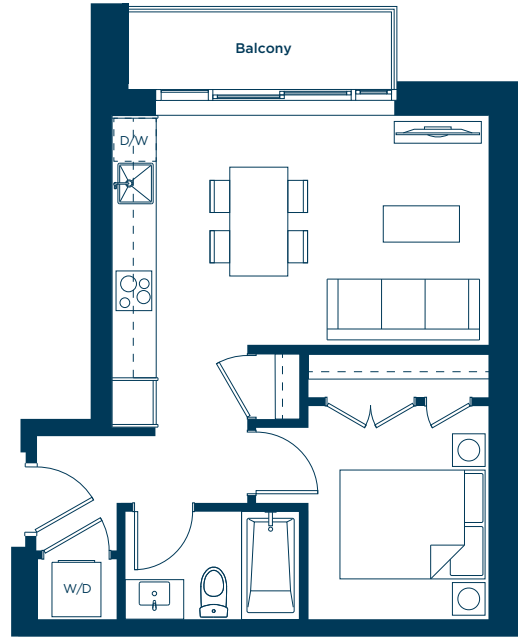
FLOOR 4

530 MICHIGAN

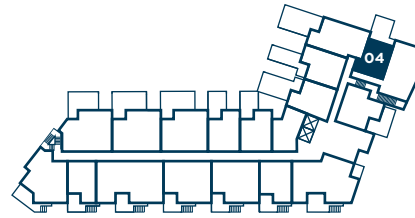
Plan A2

One Bedroom

INTERIOR | 485 SQ.FT.
EXTERIOR | 52 - 269 SQ.FT.



FLOOR 2



FLOOR 1

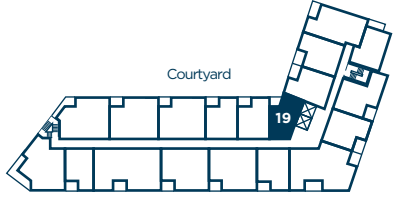
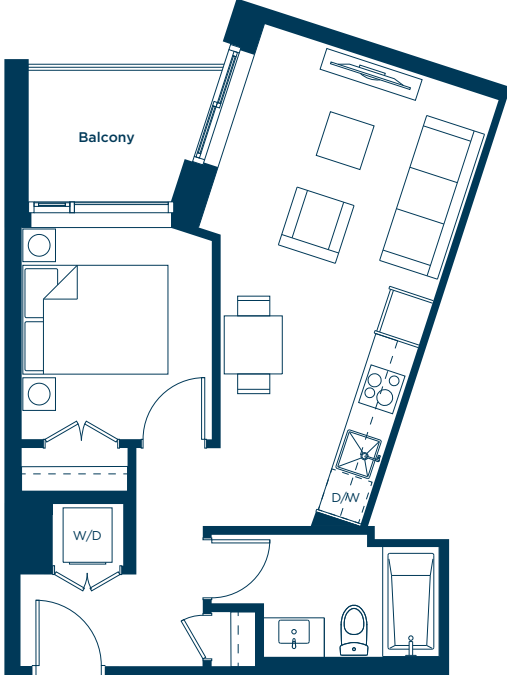


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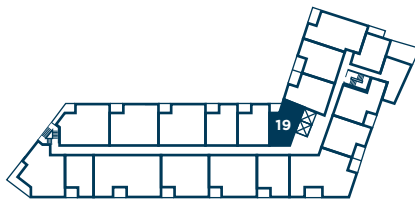
Plan B1

One Bedroom

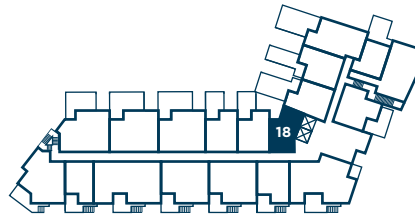
INTERIOR | 525 SQ.FT.
EXTERIOR | 55 - 108 SQ.FT.



FLOOR 3



FLOOR 2



FLOOR 1



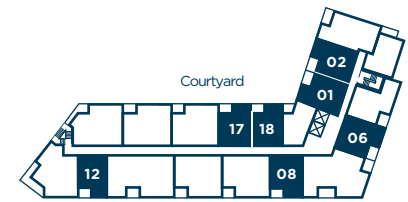
530 MICHIGAN

Plan B2

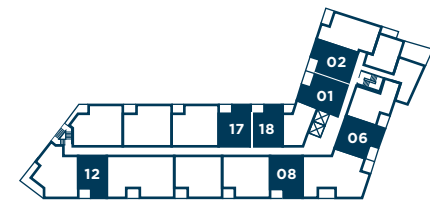
One Bedroom

INTERIOR | 547 - 558 SQ.FT.

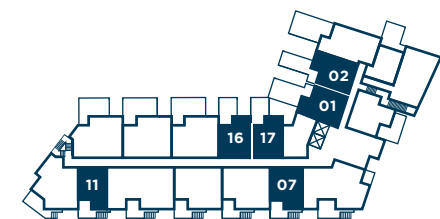
EXTERIOR | 67 - 388 SQ.FT.



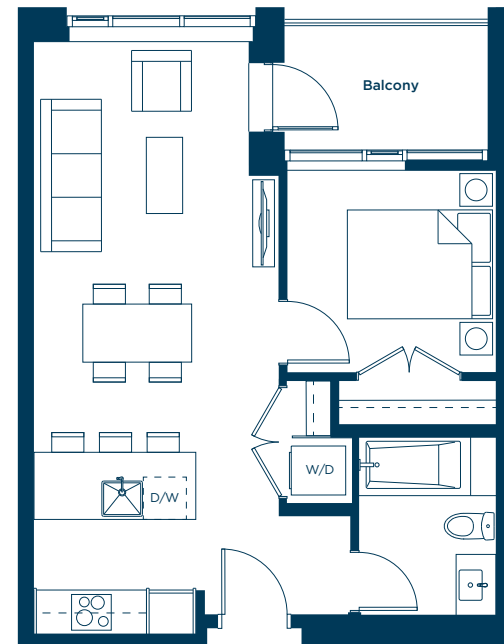
FLOOR 3



FLOOR 2



FLOOR 1



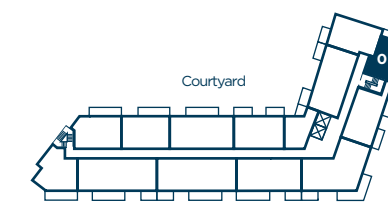
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Plan B3

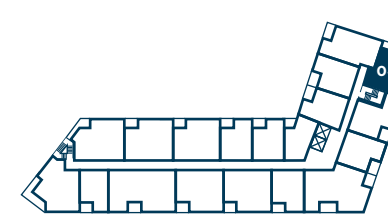
One Bedroom

INTERIOR | 583 - 589 SQ.FT.

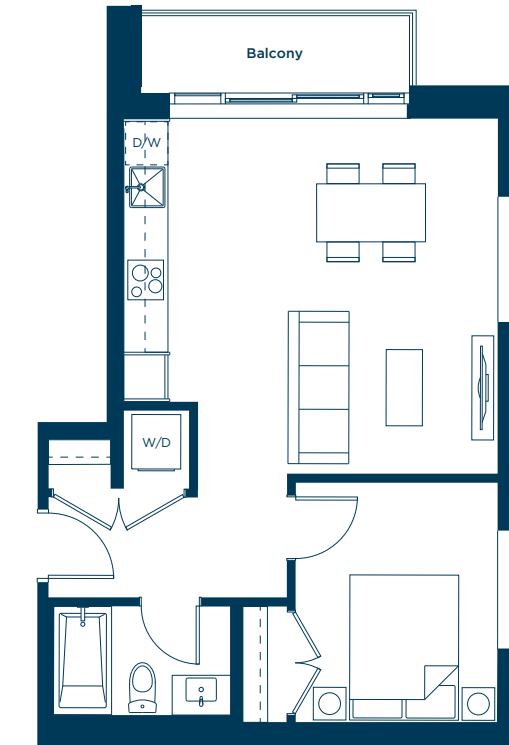
EXTERIOR | 52 SQ.FT.



FLOOR 4



FLOOR 3

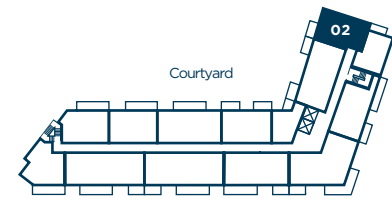
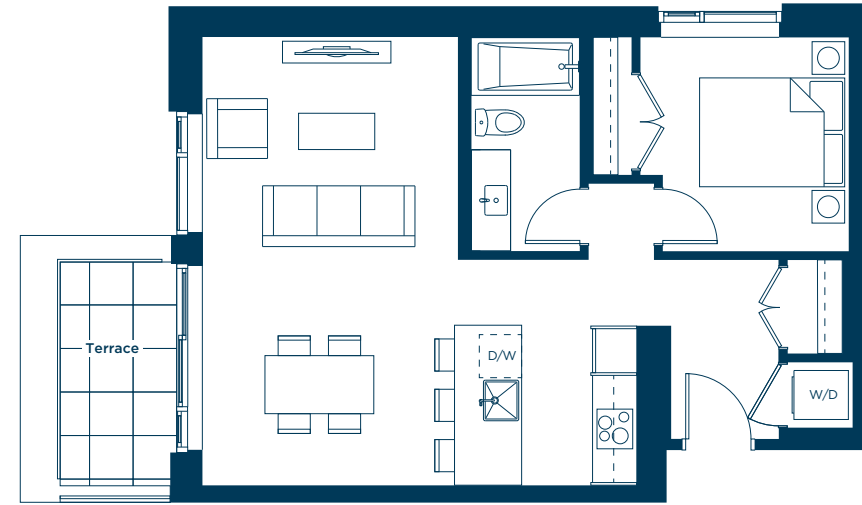


530 MICHIGAN

Plan B4

One Bedroom

INTERIOR | 657 SQ.FT.
EXTERIOR | 68 SQ.FT.



Michigan Street

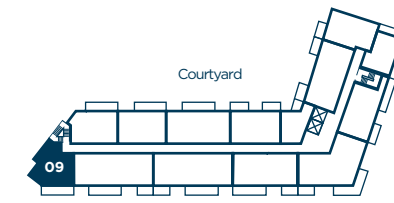
FLOOR 4

530 MICHIGAN

Plan B5

One Bedroom

INTERIOR | 676 SQ.FT.
EXTERIOR | 137 SQ.FT.



Michigan Street

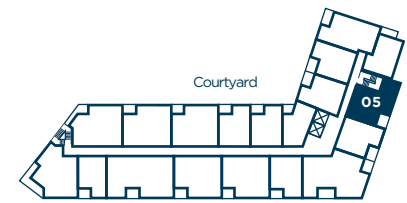
FLOOR 4

530 MICHIGAN

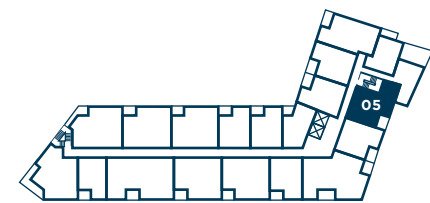
Plan C1

One Bedroom + Den

INTERIOR | 696 - 698 SQ.FT.
EXTERIOR | 67 SQ.FT.



FLOOR 3



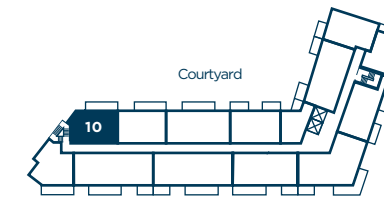
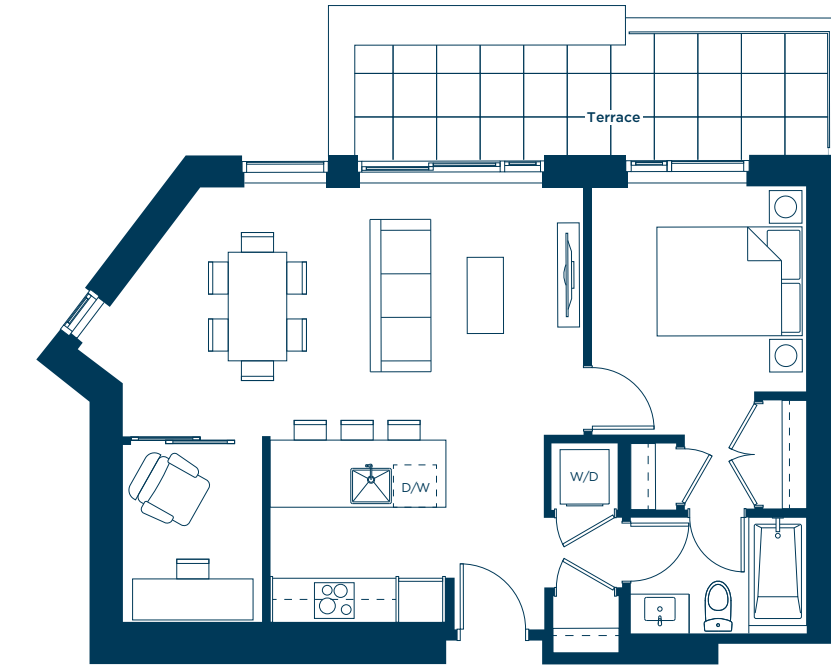
FLOOR 2

530 MICHIGAN

Plan C2

One Bedroom + Den

INTERIOR | 718 SQ.FT.
EXTERIOR | 137 SQ.FT.



FLOOR 4

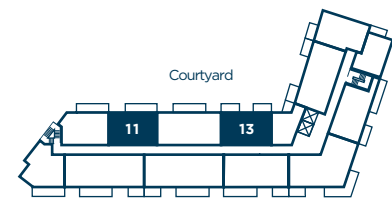
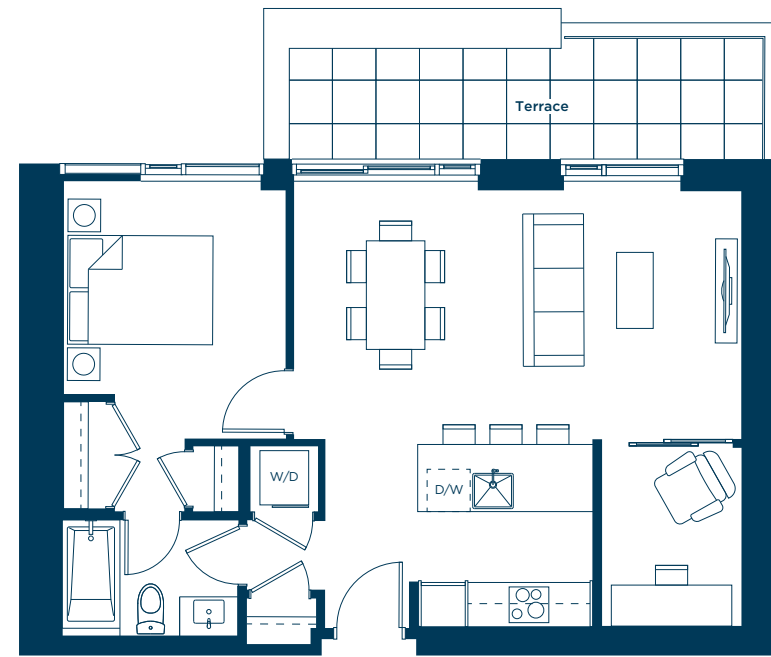
530 MICHIGAN

Plan C3

One Bedroom + Den

INTERIOR | 719 - 721 SQ.FT.

EXTERIOR | 136 - 137 SQ.FT.



Michigan Street

FLOOR 4



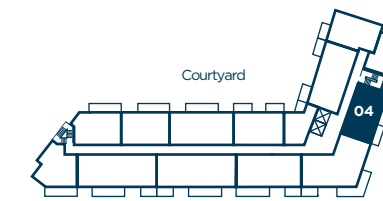
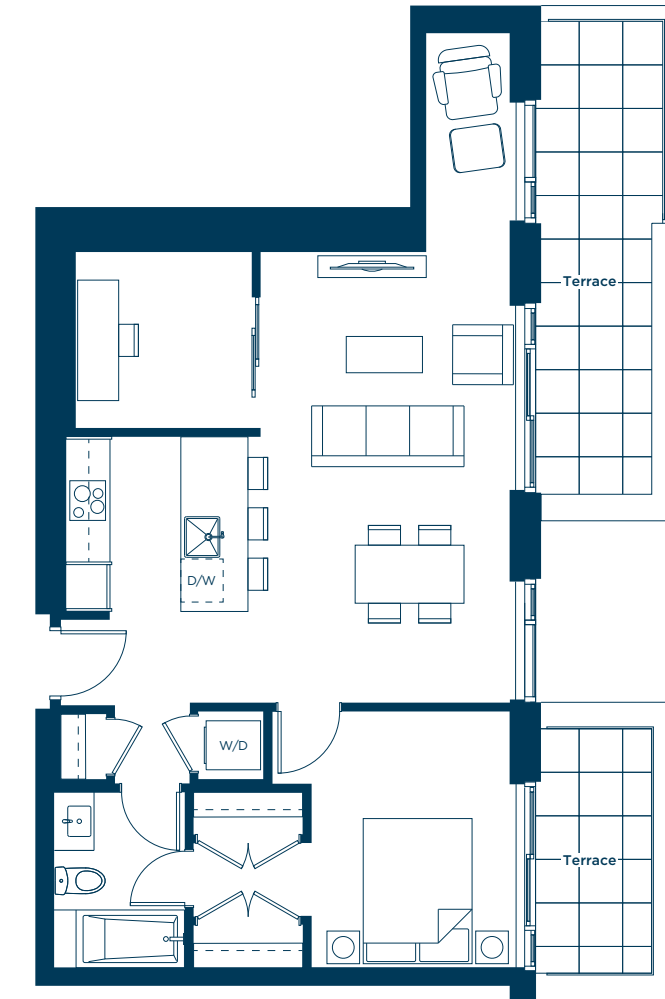
530 MICHIGAN

Plan C4

One Bedroom + Den

INTERIOR | 800 SQ.FT.

EXTERIOR | 214 SQ.FT.



Michigan Street

FLOOR 4



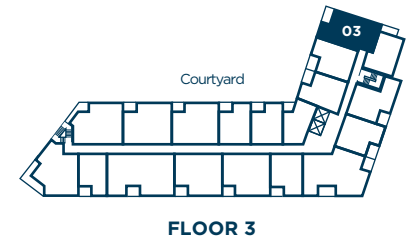
530 MICHIGAN

Plan D1

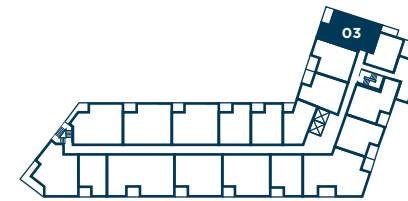
Two Bedroom

INTERIOR | 723 SQ.FT.

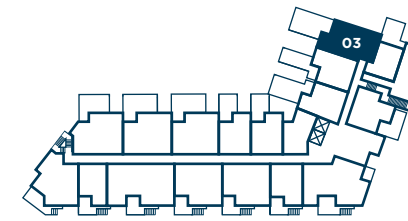
EXTERIOR | 66 - 431 SQ.FT.



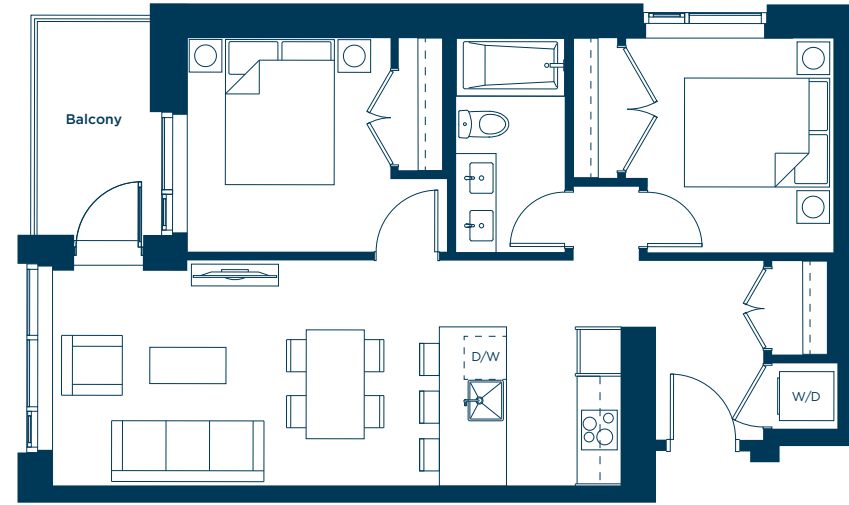
FLOOR 3



FLOOR 2



FLOOR 1



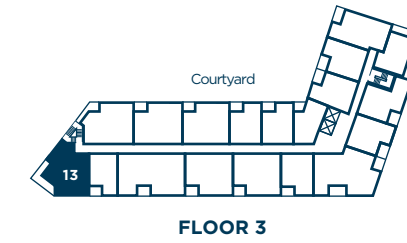
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Plan D2

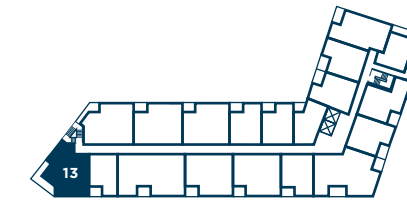
Two Bedroom

INTERIOR | 812 SQ.FT.

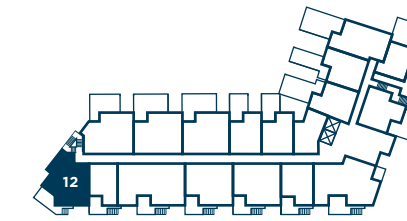
EXTERIOR | 128 - 215 SQ.FT.



FLOOR 3



FLOOR 2



FLOOR 1



530 MICHIGAN

Plan D3

Two Bedroom

INTERIOR | 856 SQ.FT.

EXTERIOR | 82 - 323 SQ.FT.



530 MICHIGAN

Plan D4

Two Bedroom

INTERIOR | 858 - 861 SQ.FT.

EXTERIOR | 67 - 398 SQ.FT.

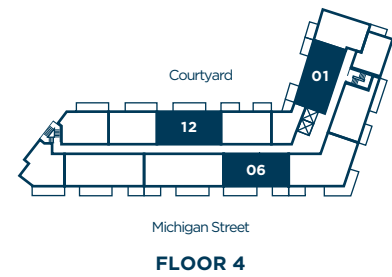
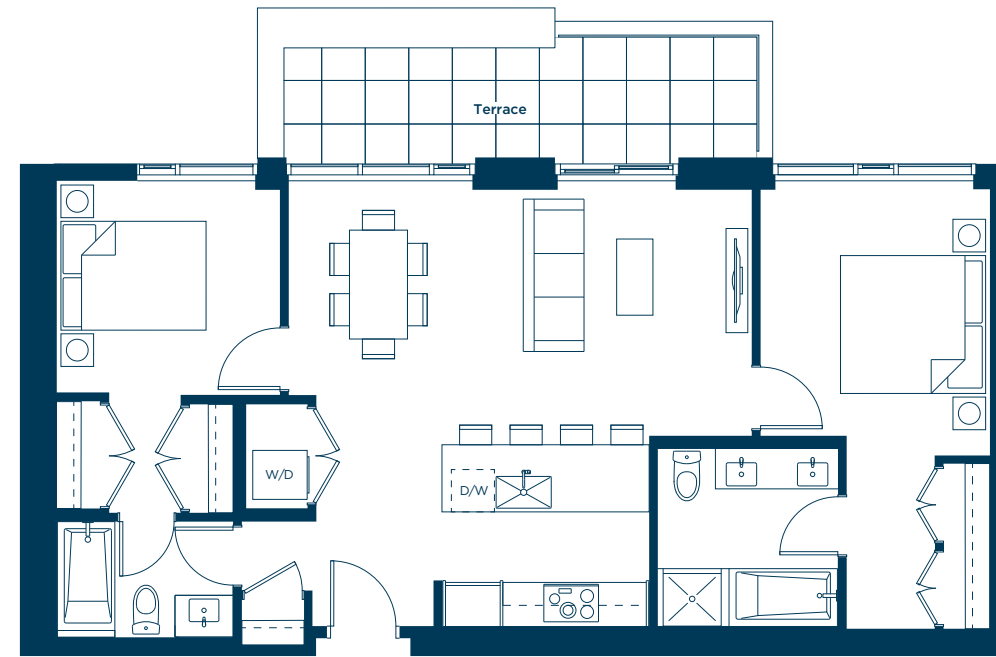


530 MICHIGAN

Plan D5

Two Bedroom

INTERIOR | 964 - 970 SQ.FT.
EXTERIOR | 136 - 205 SQ.FT.

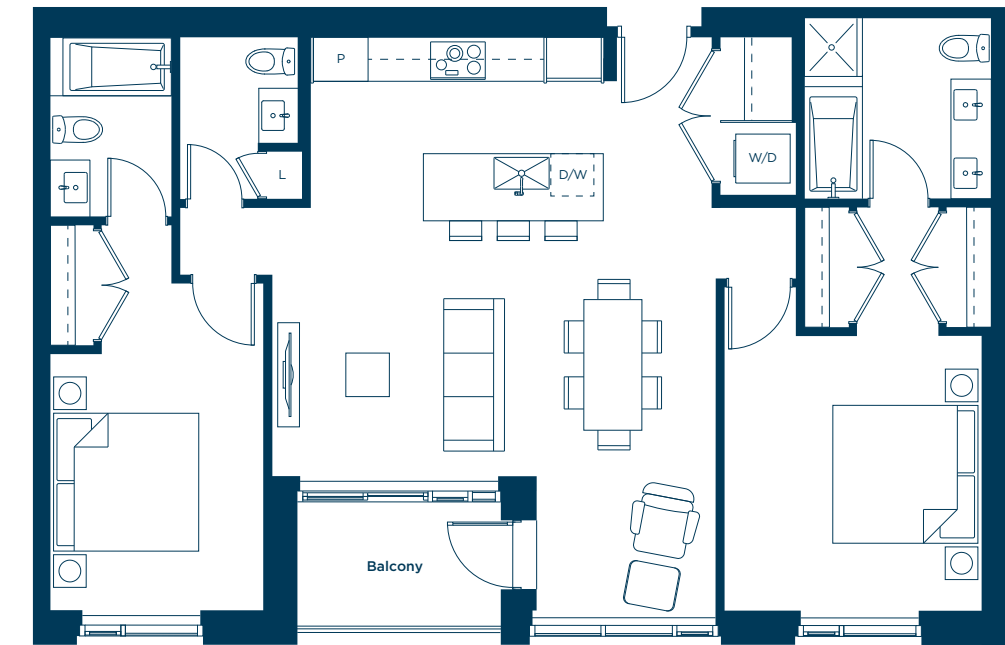
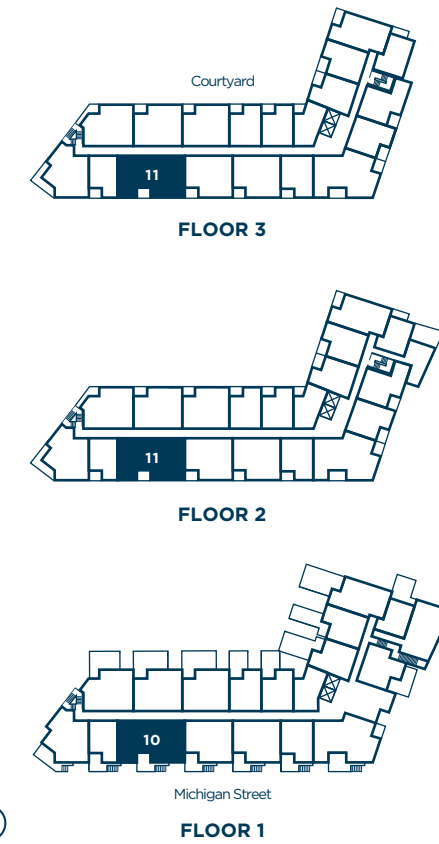


530 MICHIGAN

Plan D6

Two Bedroom

INTERIOR | 1,172 SQ.FT.
EXTERIOR | 67 - 215 SQ.FT.



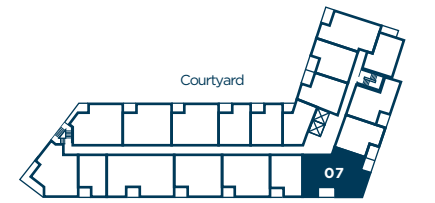
530 MICHIGAN

Plan D7

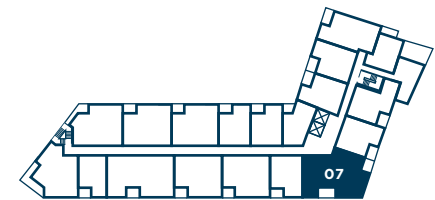
Two Bedroom

INTERIOR | 1,181 - 1,183 SQ.FT.

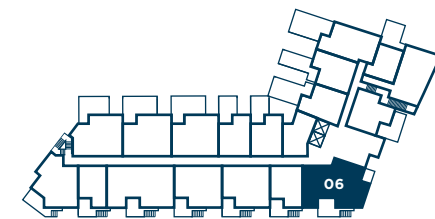
EXTERIOR | 150 - 312 SQ.FT.



FLOOR 3



FLOOR 2



FLOOR 1



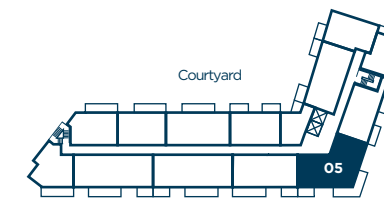
530 MICHIGAN

Plan E1

Two Bedroom + Den

INTERIOR | 1,190 SQ.FT.

EXTERIOR | 239 SQ.FT.



FLOOR 4



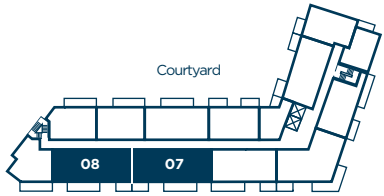
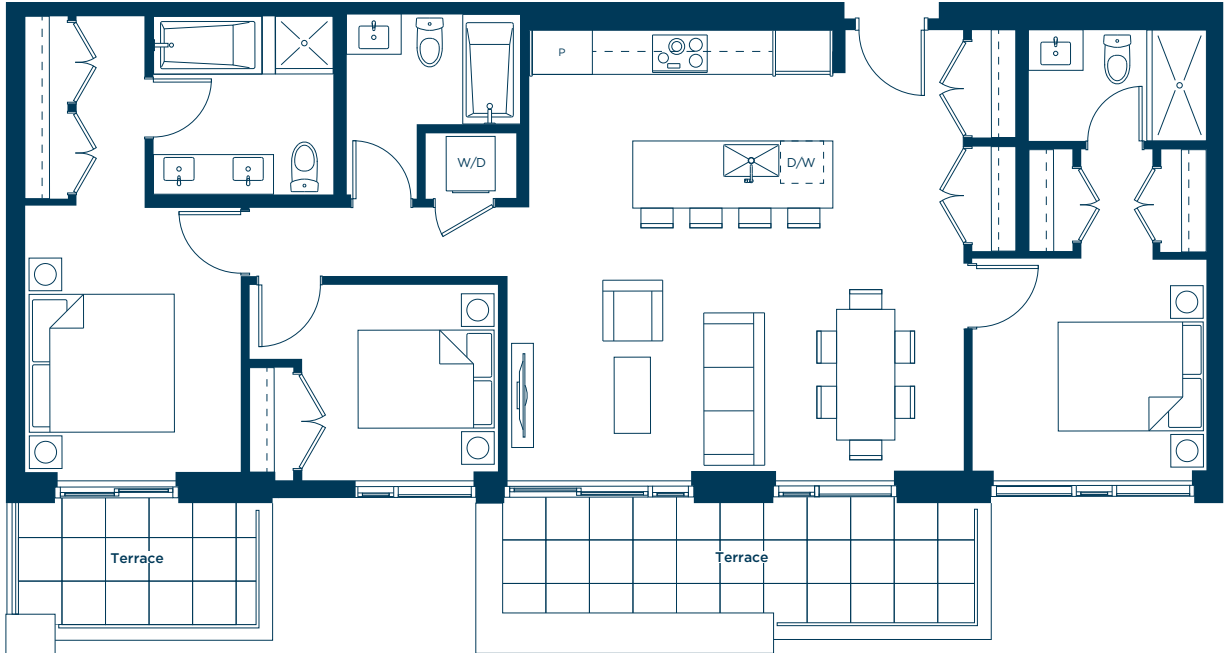
530 MICHIGAN

Plan F1

Three Bedroom

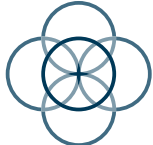
INTERIOR | 1,213 SQ.FT.

EXTERIOR | 205 SQ.FT.



Michigan Street

FLOOR 4



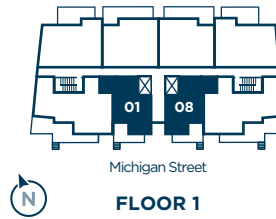
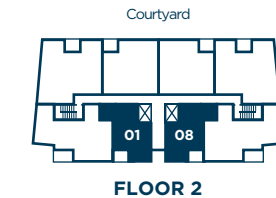
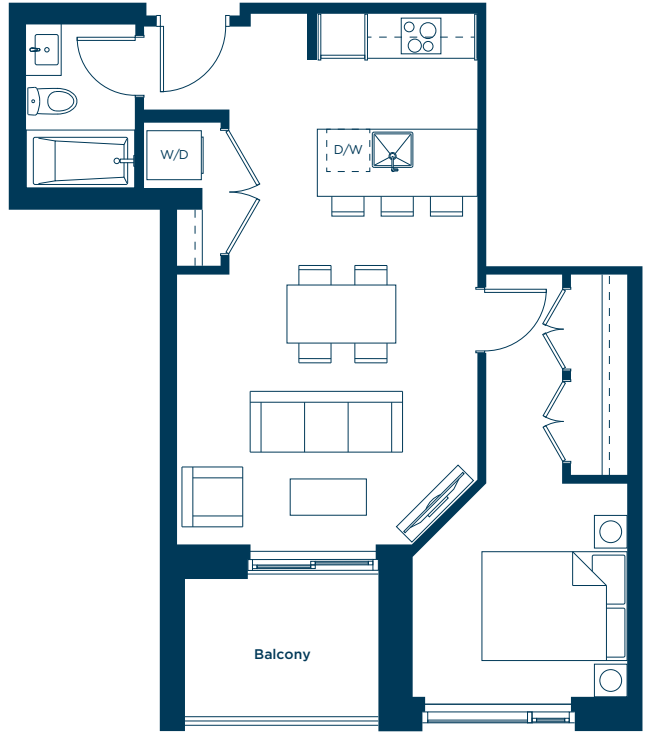
550 Michigan Street

550 MICHIGAN

Plan B6

One Bedroom

INTERIOR | 609 - 611 SQ.FT.
EXTERIOR | 79 - 172 SQ.FT.

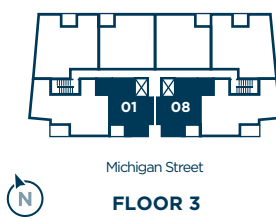
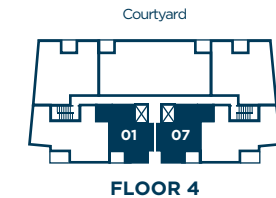


550 MICHIGAN

Plan C5

One Bedroom + Den

INTERIOR | 687 - 689 SQ.FT.
EXTERIOR | 79 SQ.FT.

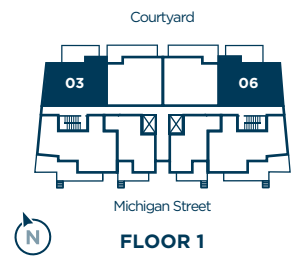
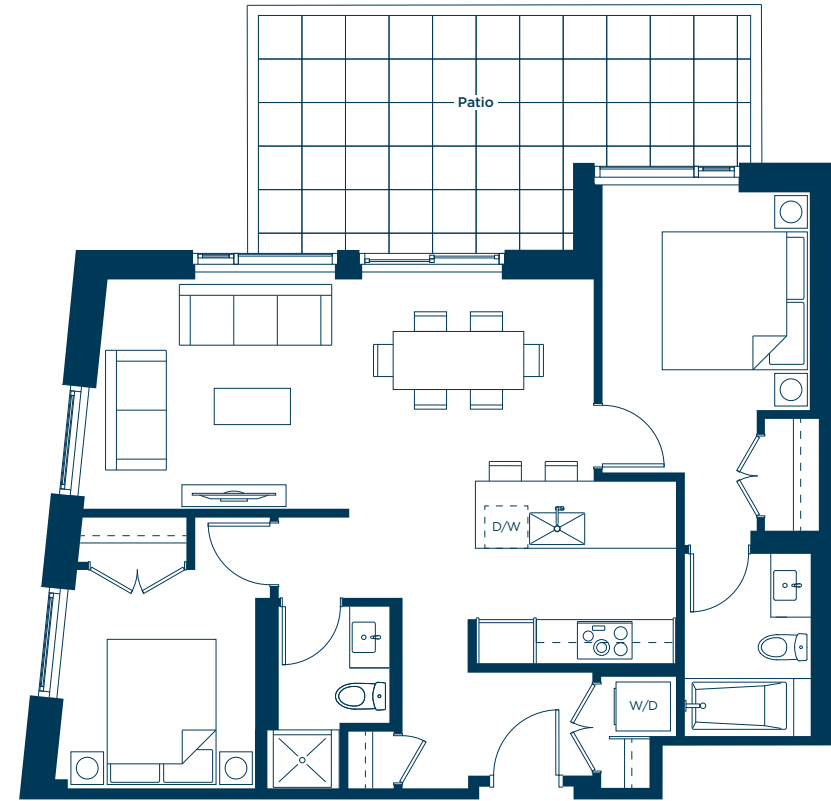


550 MICHIGAN

Plan D8

Two Bedroom

INTERIOR | 879 - 893 SQ.FT.
EXTERIOR | 215 SQ.FT.

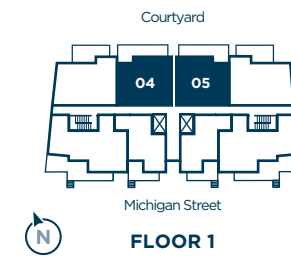
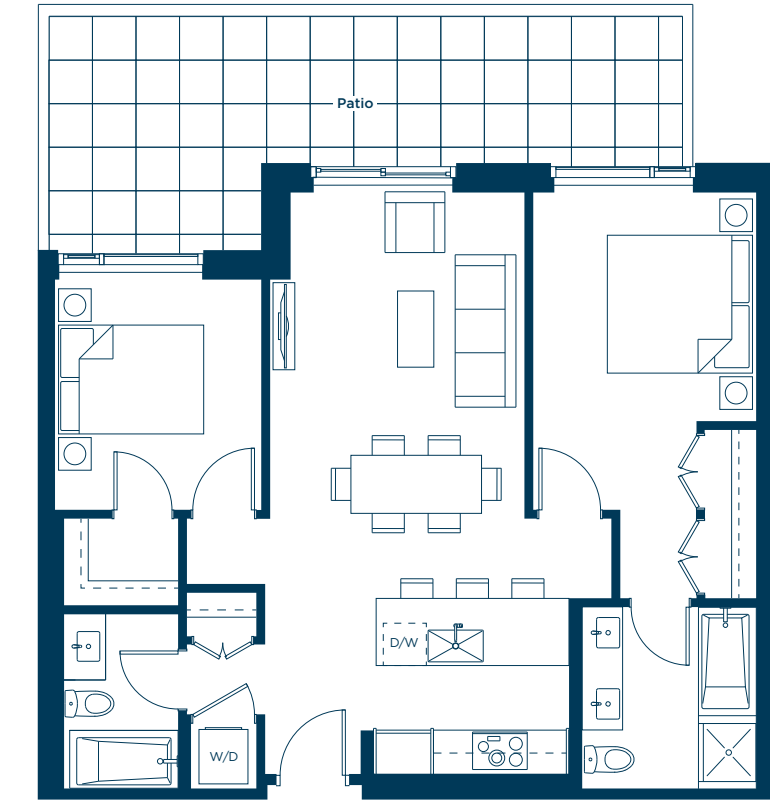


550 MICHIGAN

Plan D9

Two Bedroom

INTERIOR | 894 SQ.FT.
EXTERIOR | 248 SQ.FT.

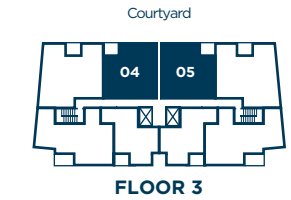
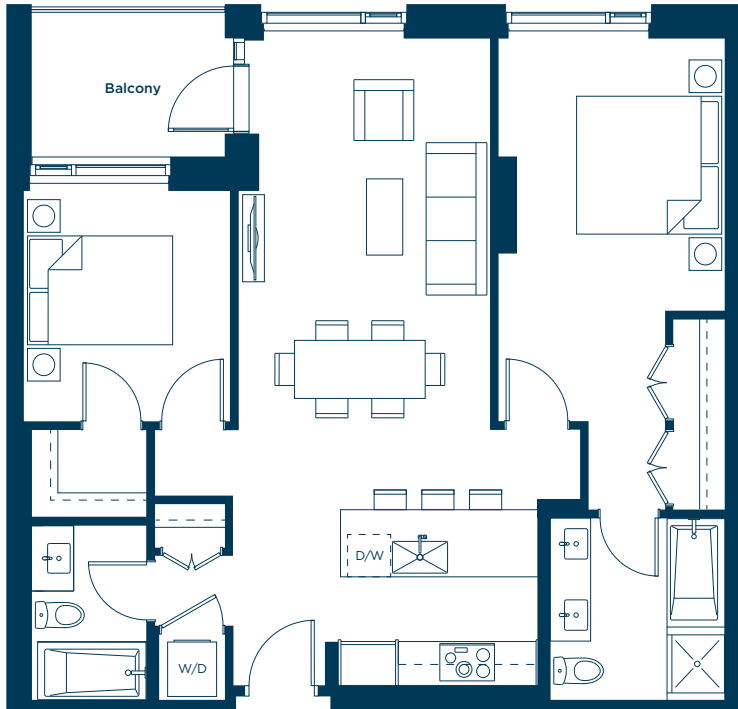


550 MICHIGAN

Plan D10

Two Bedroom

INTERIOR | 961 SQ.FT.
EXTERIOR | 78 SQ.FT.

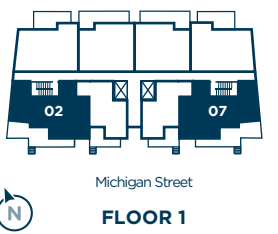
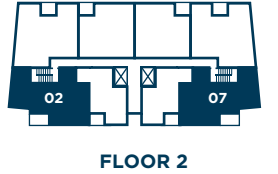
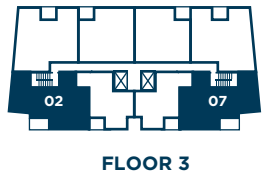
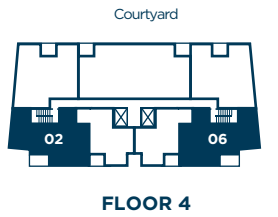


550 MICHIGAN

Plan D11

Two Bedroom

INTERIOR | 1,001 - 1,003 SQ.FT.
EXTERIOR | 93 - 355 SQ.FT.



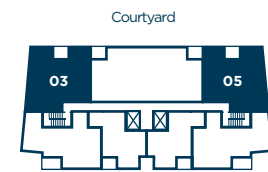
550 MICHIGAN

Plan E2

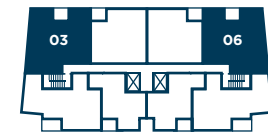
Two Bedroom + Den

INTERIOR | 1,123 - 1,137 SQ.FT.

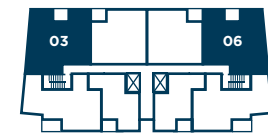
EXTERIOR | 78 SQ.FT.



FLOOR 4



FLOOR 3



FLOOR 2



Michigan Street

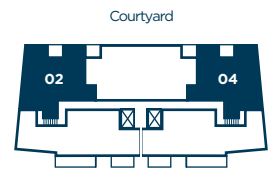
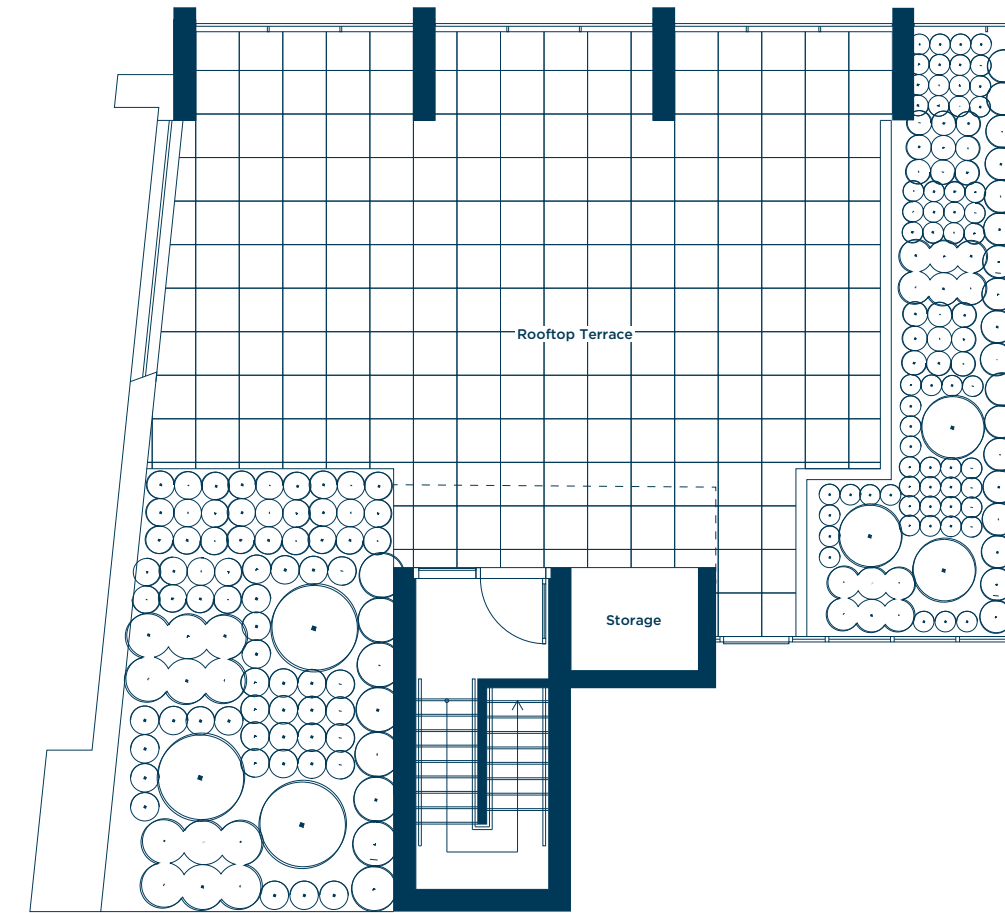
550 MICHIGAN

Plan D12

Two Bedroom

INTERIOR | 1,210 - 1,223 SQ.FT.

EXTERIOR | 736 - 745 SQ.FT.



FLOOR 5



Michigan Street



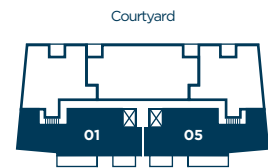
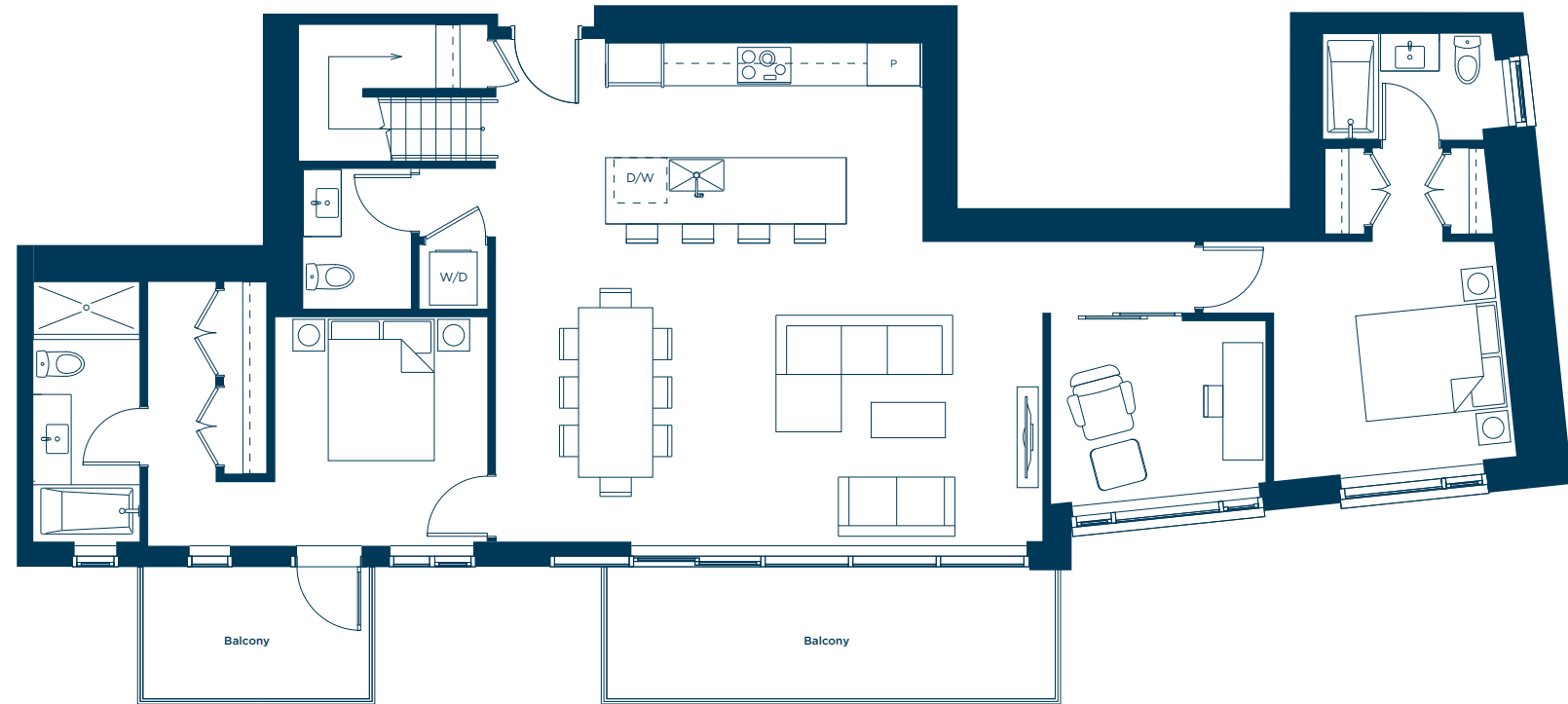
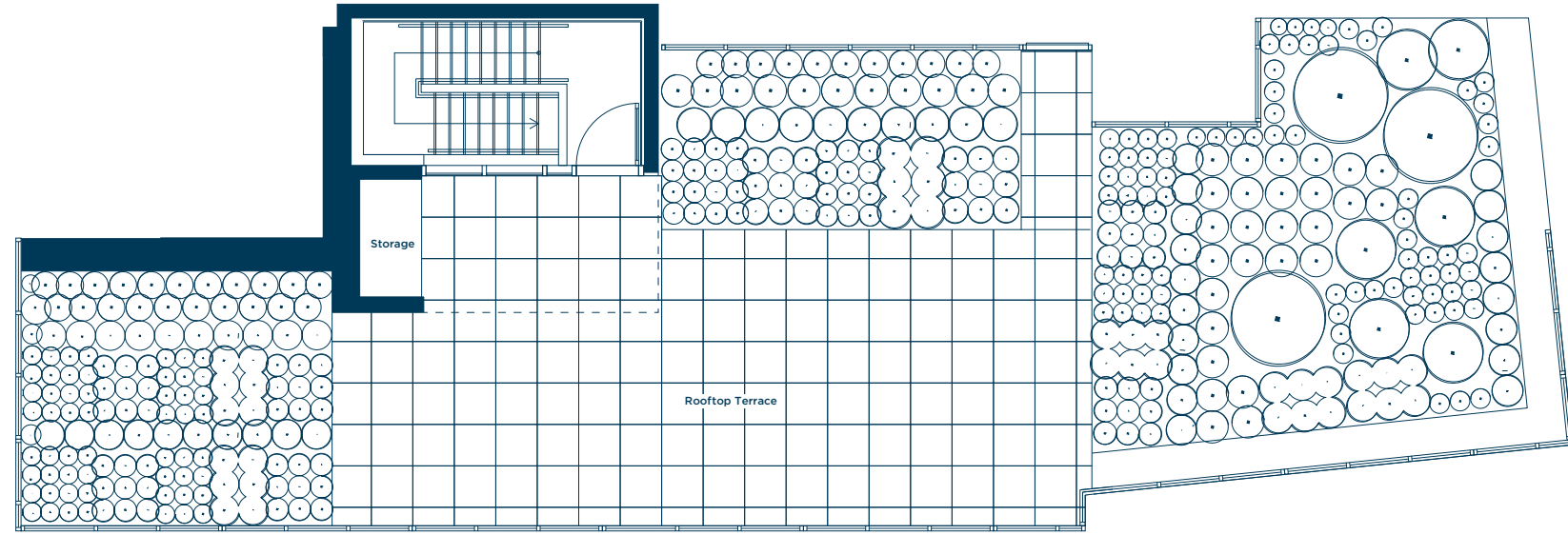
550 MICHIGAN

Plan E3

Two Bedroom + Den

INTERIOR | 1,434 SQ.FT.

EXTERIOR | 1,043 SQ.FT.



FLOOR 5

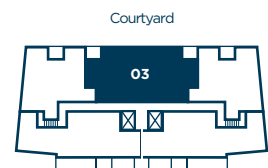
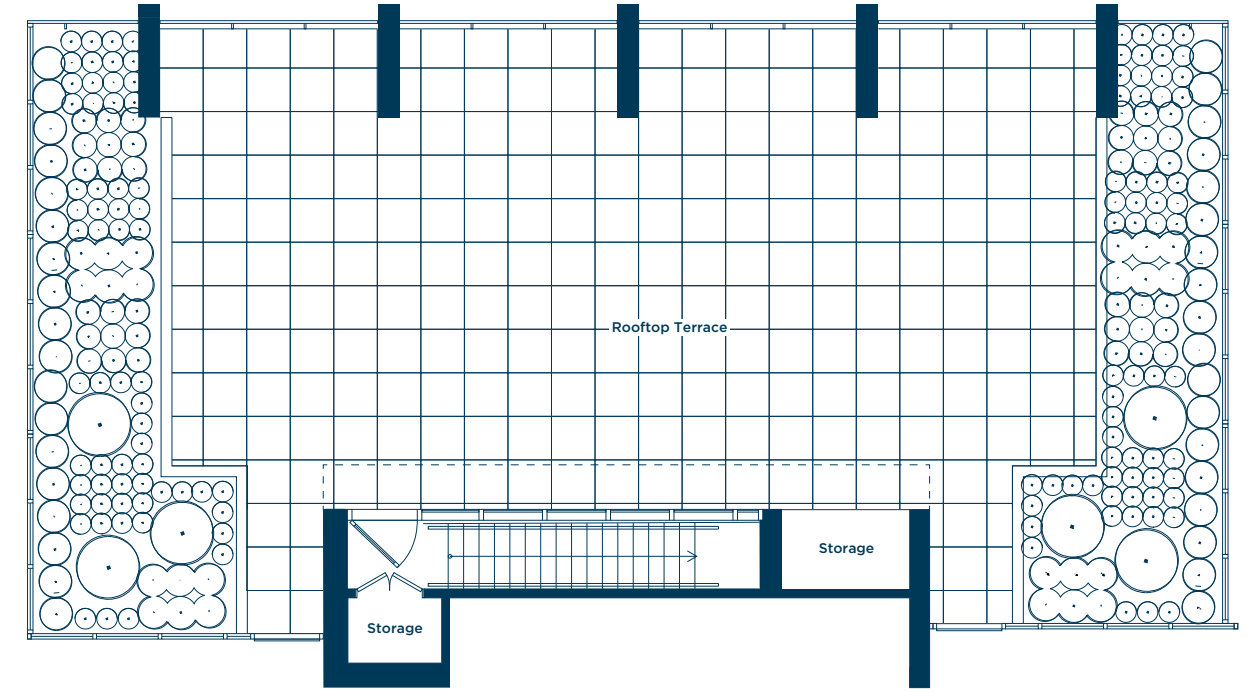
550 MICHIGAN

Plan F2

Three Bedroom

INTERIOR | 1,759 SQ.FT.

EXTERIOR | 981 SQ.FT.



FLOOR 5

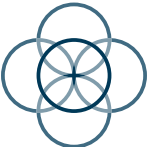
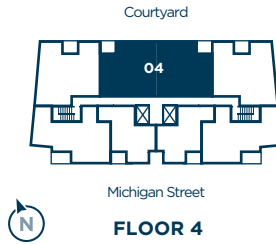
550 MICHIGAN

Plan G1

Three Bedroom + Den

INTERIOR | 1,927 SQ.FT.

EXTERIOR | 155 SQ.FT.



Townhomes

560 MICHIGAN

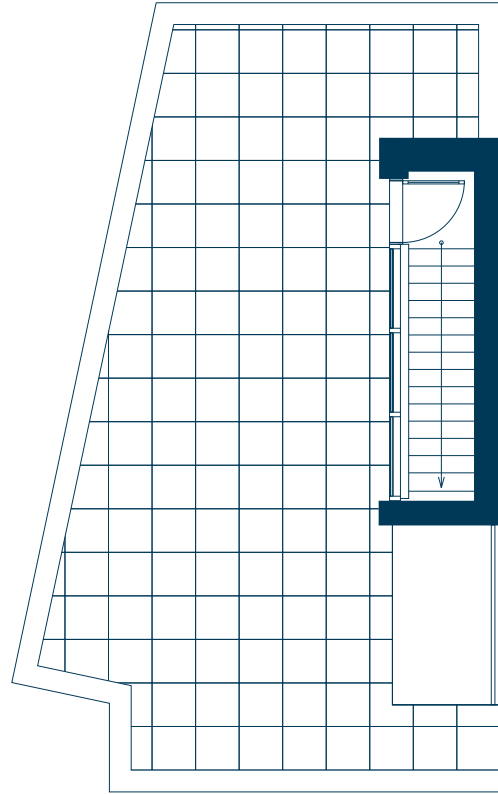
TH 01

Two Bedroom

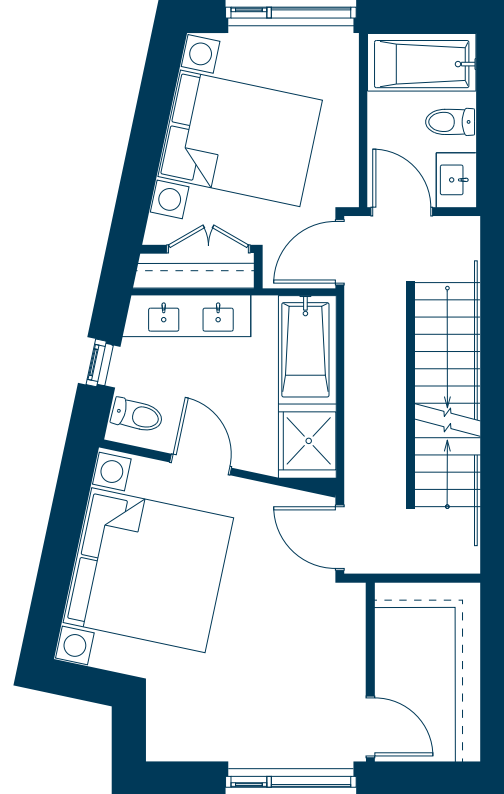
INTERIOR | 1,520 SQ.FT.

EXTERIOR | 806 SQ.FT.

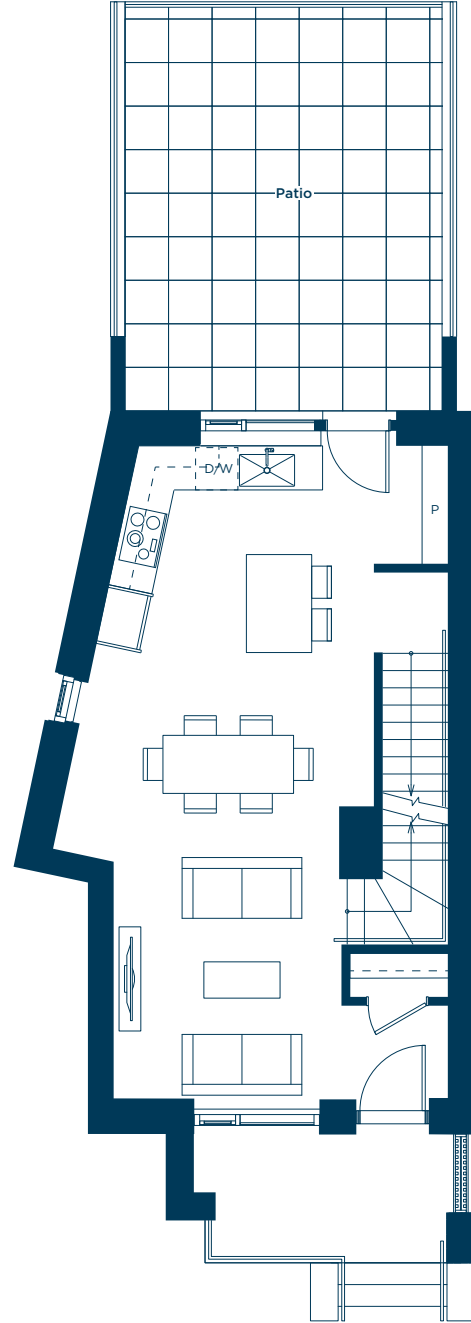
PRIVATE GARAGE | 676 SQ.FT.



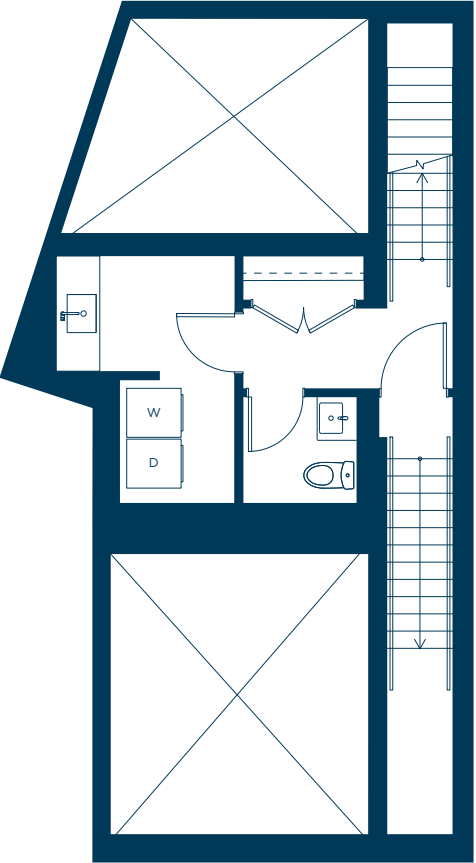
Rooftop Terrace



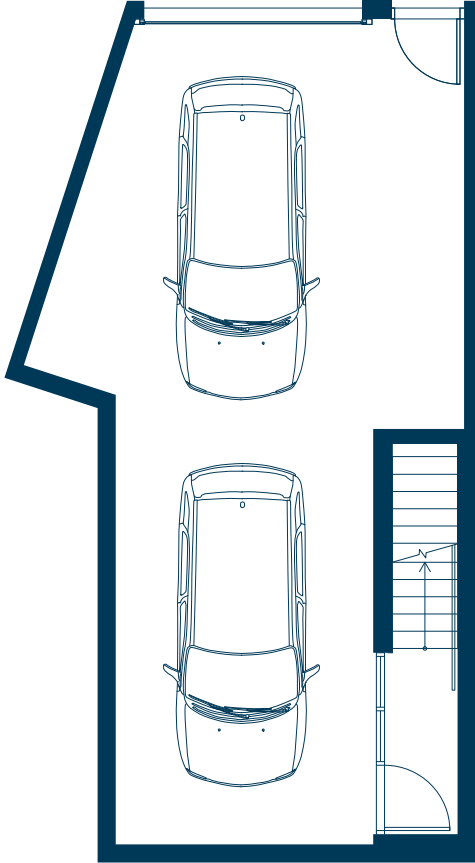
Floor 2



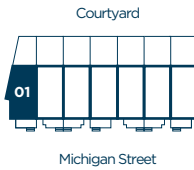
Floor 1



Mezzanine



Garage



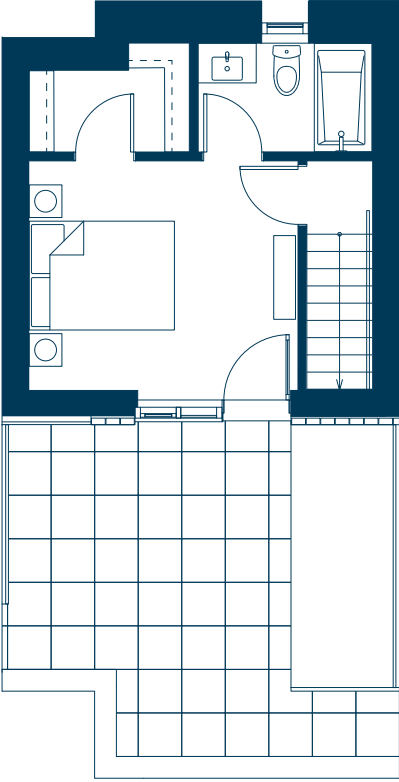
560 MICHIGAN
TH 02, 03, 05, 06

Three Bedroom + Den

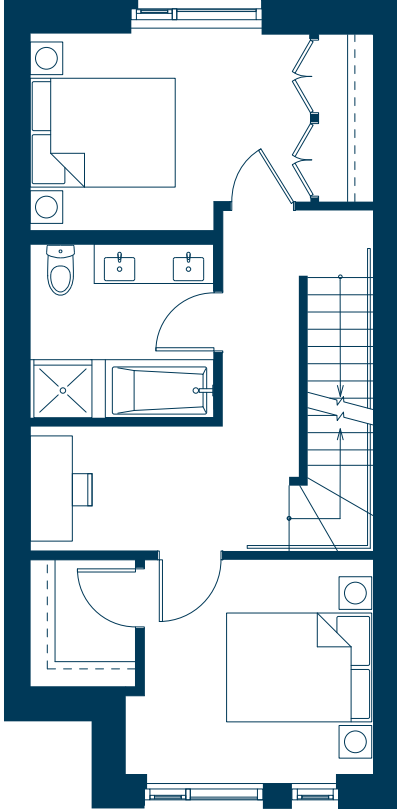
INTERIOR | 1,748 - 1,757 SQ.FT.

EXTERIOR | 649 SQ.FT.

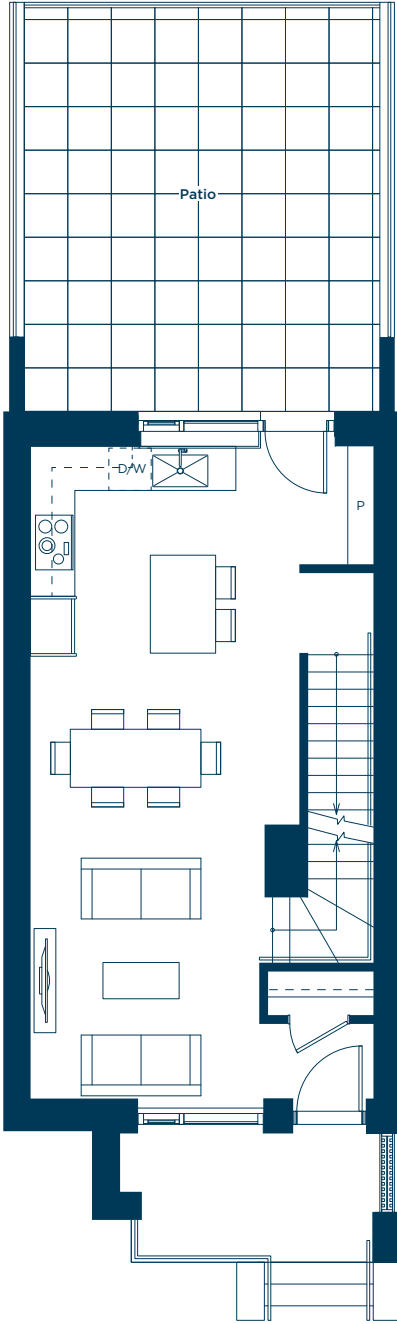
PRIVATE GARAGE | 651 - 661 SQ.FT.



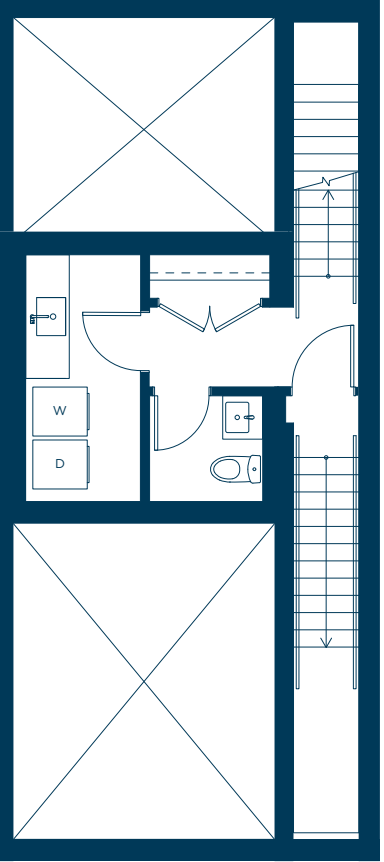
Floor 3 / Rooftop Terrace



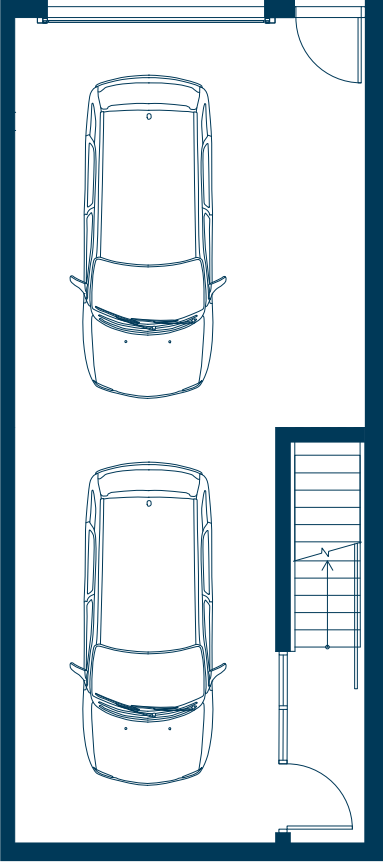
Floor 2



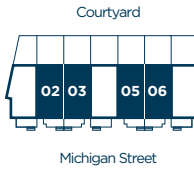
Floor 1



Mezzanine



Garage



560 MICHIGAN

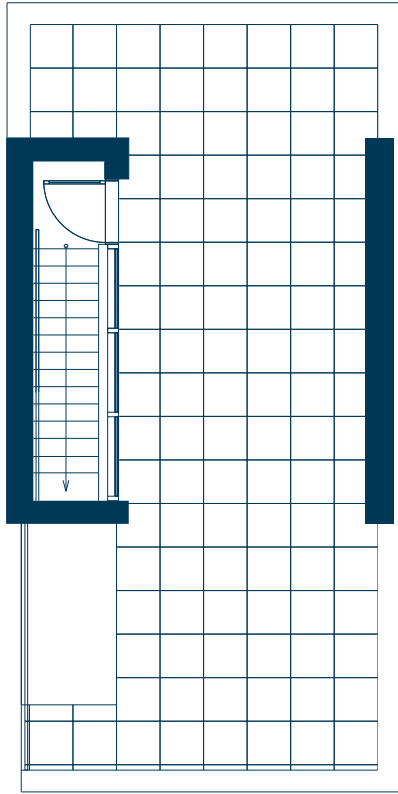
TH 04

Two Bedroom

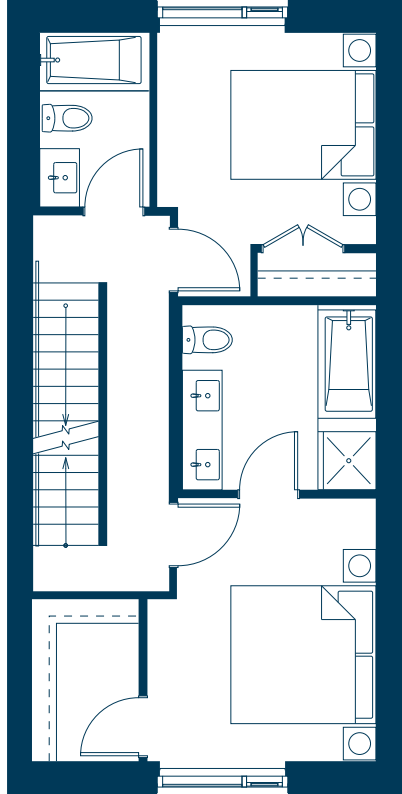
INTERIOR | 1,451 SQ.FT.

EXTERIOR | 888 SQ.FT.

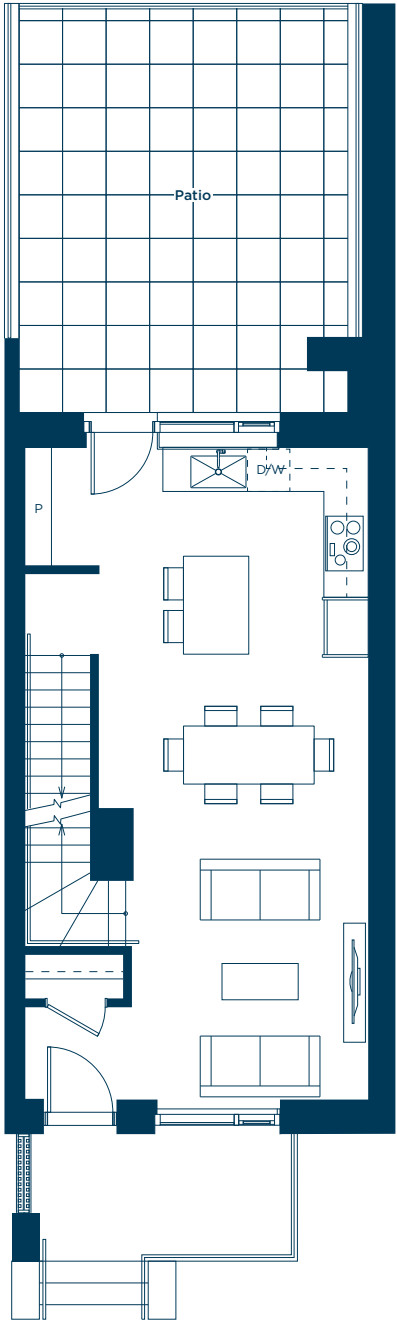
PRIVATE GARAGE | 661 SQ.FT.



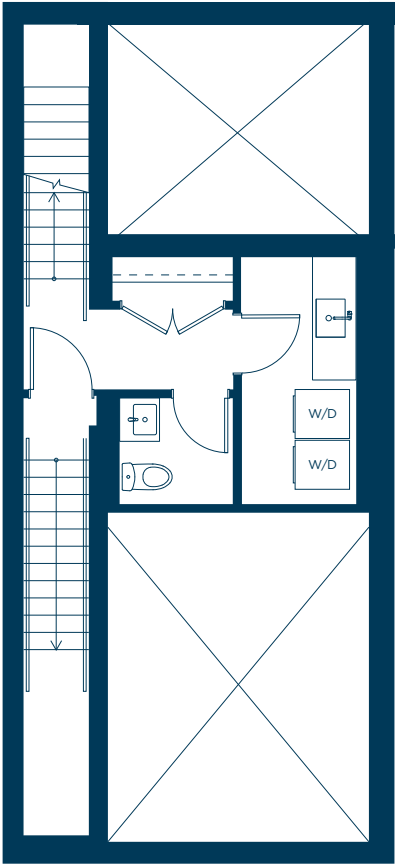
Rooftop Terrace



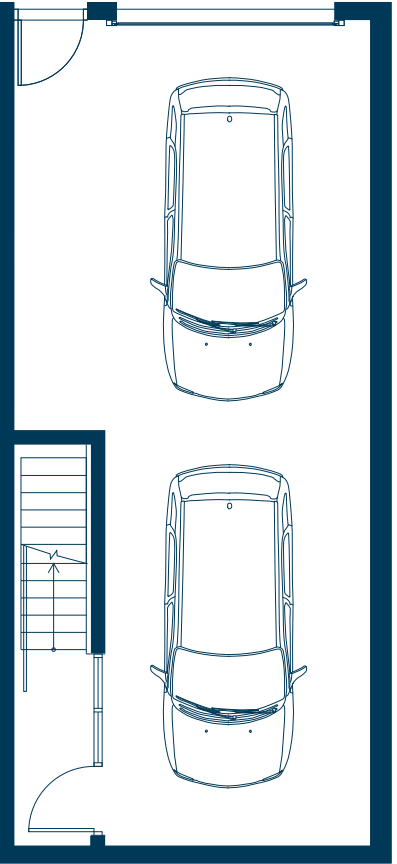
Floor 2



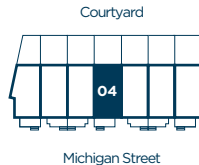
Floor 1



Mezzanine



Garage

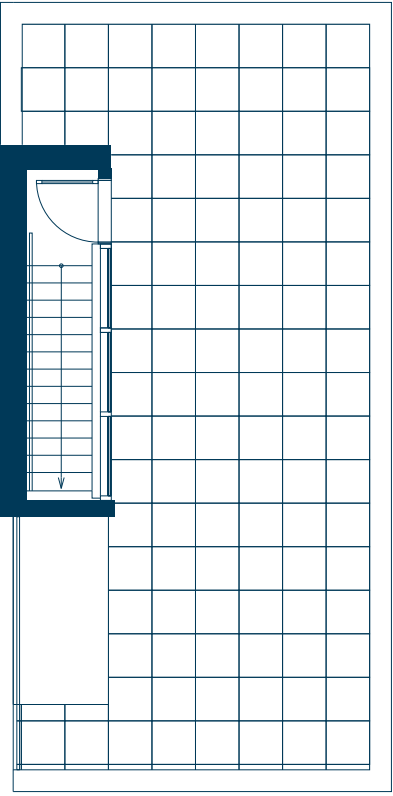


560 MICHIGAN

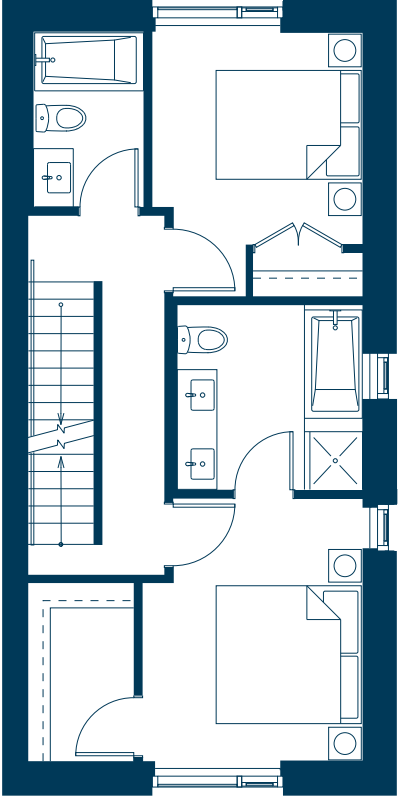
TH 07

Two Bedroom

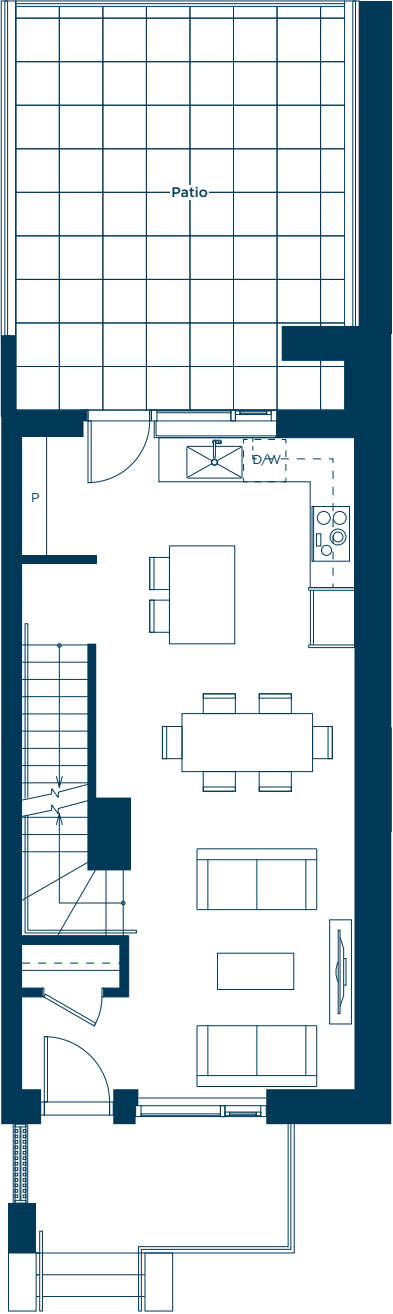
INTERIOR | 1,443 SQ.FT.
EXTERIOR | 837 SQ.FT.
PRIVATE GARAGE | 648 SQ.FT.



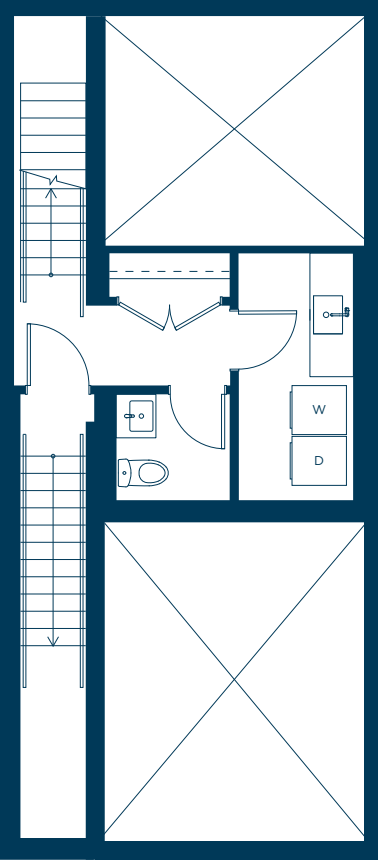
Rooftop Terrace



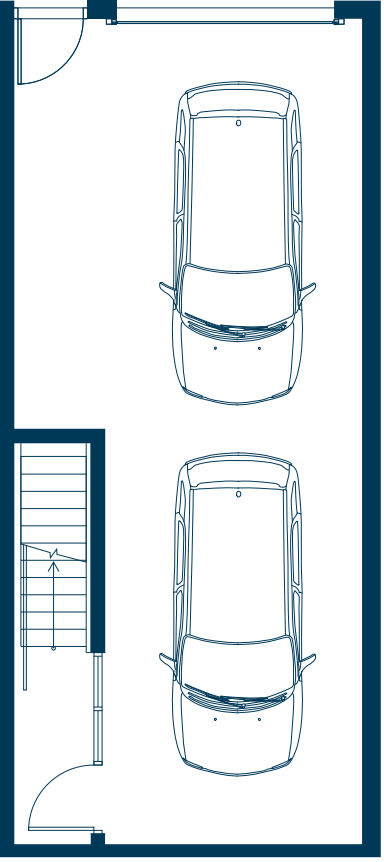
Floor 2



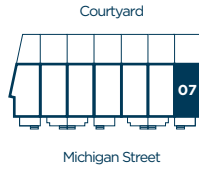
Floor 1



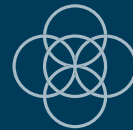
Mezzanine



Garage







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RESIDENCES

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