

# THE WINDSOR

Elevated Vision

ADVANCED PREVIEW PACKAGE

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EXCLUSIVE PREVIEW

# Congratulations,

You are the first to receive the exclusive **Advanced Preview Package** for The Windsor. As a Key Marketing VIP Realtor, we offer you the early opportunity to learn more about this exciting project and receive the following benefits:

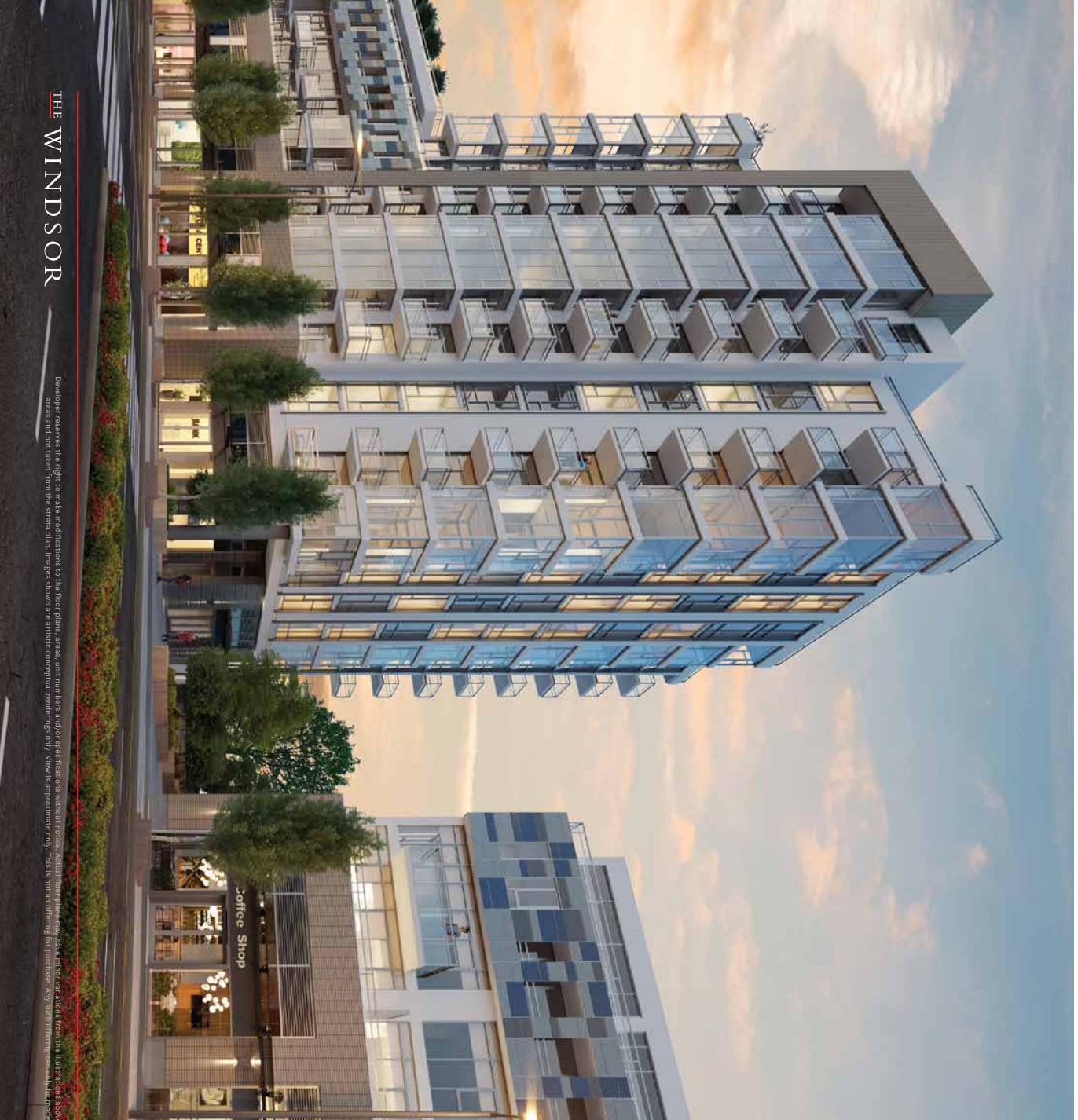
- Priority access for your clients
- Private preview at the Presentation Centre before the public opening
- Priority pricing
- Priority inventory selection

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THE WINDSOR VIP OFFERING

# The Windsor Offering

- 126 meticulously crafted 1, 2 and 3 bedroom residences
- Concrete construction
- Parking with every home
- Air-conditioning
- Estimated completion: Late 2019
- Deposit Structure: Total 20%
  - First: \$20,000 at writing
  - Second: 10% less the first deposit within 7 days
  - Third: 10% after filing of amendment to disclosure statement (Approx 6 to 9 months)



# Coming Soon to The Heart of Vancouver

- 126 residences with Elevated Vision
  - Central Vancouver location in the master-planned neighbourhood of Norquay Village
  - Located on a high point that offers unobstructed views of downtown and the North Shore Mountains
  - Located across the street from the future Norquay Village Neighbourhood Centre
- Short walk to 2 SkyTrain Stations: 29th Avenue and Nanaimo
- Mere minutes from the green open spaces of Norquay Park and Slocan Park
- Situated in excellent school catchment area for all levels of education

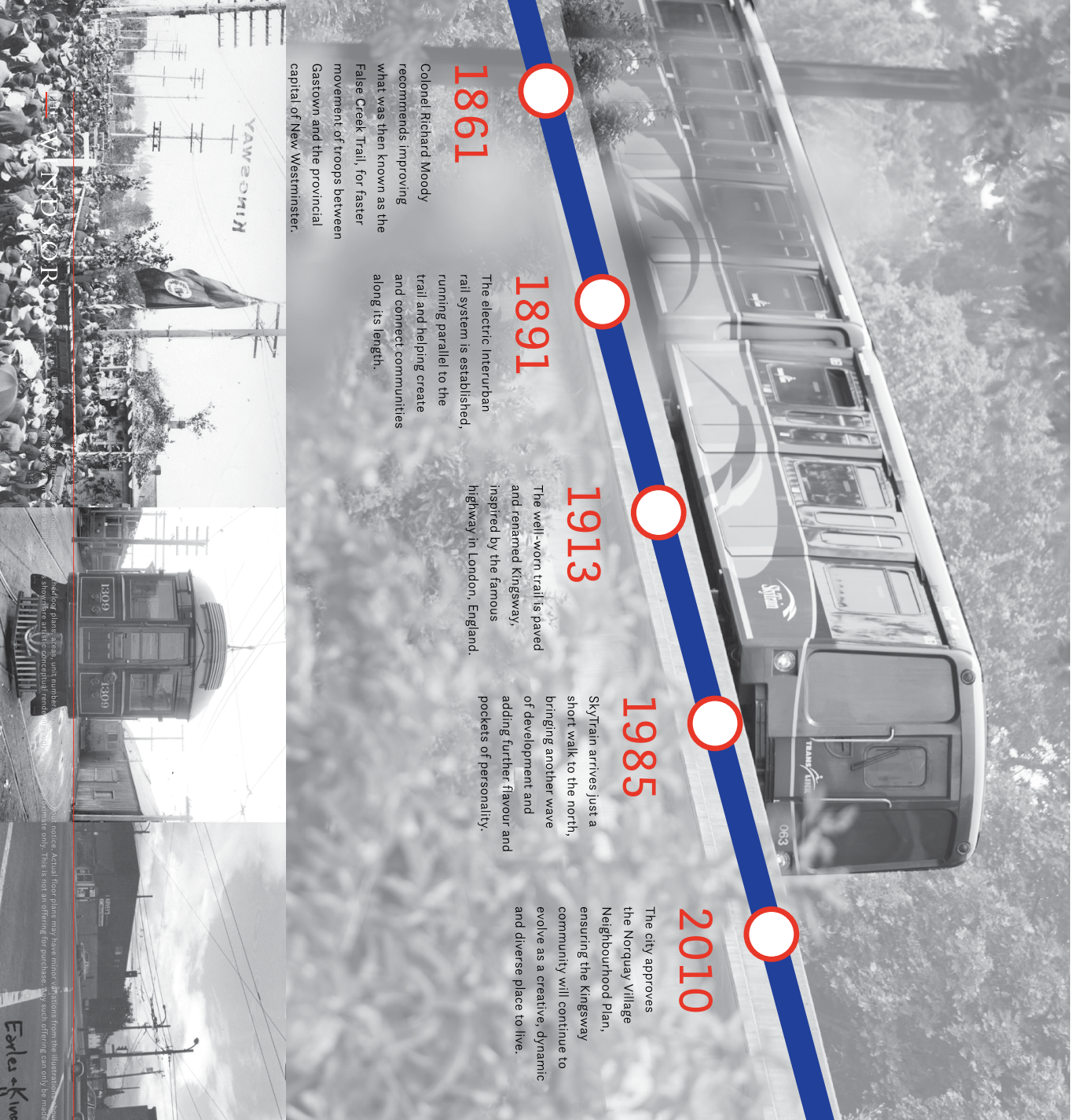
## THE WINDSOR

Developer reserves the right to make modifications to the floor plans, areas, unit numbers and/or specifications without notice. Please refer to the master plan for more details. All illustrations are conceptual and not to be taken from the sales plan. Images shown are a simulated computer-generated image. View is approximate only. Price is not an offering for purchase. Any sales or leasing is subject to the applicable law.

Drawings are based on architectural information provided by the City of Vancouver in a Disclosure Statement, S.01.2.

DRAFT





**2010**

The city approves the Norquay Village Neighbourhood Plan, ensuring the Kingsway community will continue to evolve as a creative, dynamic and diverse place to live.

**1985**

SkyTrain arrives just a short walk to the north, bringing another wave of development and adding further flavour and pockets of personality.

**1913**

The well-worn trail is paved and renamed Kingsway, inspired by the famous highway in London, England.

**1891**

The electric Interurban rail system is established, running parallel to the trail and helping create and connect communities along its length.

**1861**

Colonel Richard Moody recommends improving what was then known as the False Creek Trail, for faster movement of troops between Gastown and the provincial capital of New Westminster.



# Kingsway: A Treasured History Rooted in Transportation

## A VISION OF CONNECTIONS

Kingsway is a vital artery that pulses through the city. It was designed on an angle, creating the fastest route between Vancouver and New Westminster. As a central path through the region, Kingsway connected several communities, becoming home to countless families, markets and businesses, and creating unique and diverse neighbourhoods with characters all their own.

DRAFT

Developments are based on architectural  
plans from the City of Vancouver, 2011, and  
the 2011 Development Study, 2011.

WORLD  
CORPORATION





CENTRAL TO EVERYWHERE

DOWNTOWN  
15 MINUTES

NANAIMO SKYTRAIN STATION  
7 MINUTE WALK

29TH AVE SKYTRAIN STATION  
7 MINUTE WALK

BRENTWOOD TOWN CENTRE  
15 MINUTES

METROTOWN/BURNABY  
10 MINUTES

THE WINDSOR  
(DEVELOPMENT SITE)



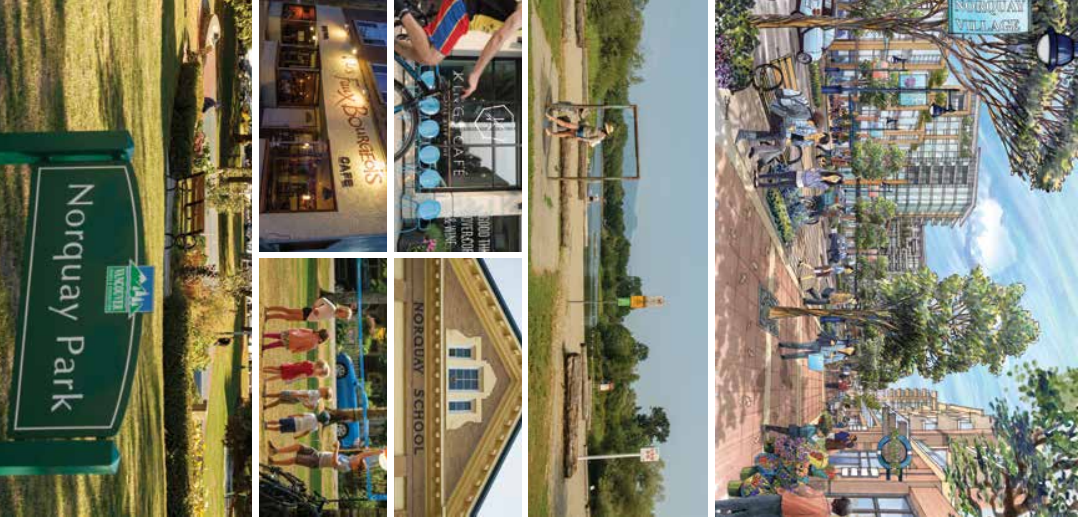
FUTURE  
NORQUAY VILLAGE  
TOWN CENTRE

THE WINDSOR

Developers have been able to make these commitments to the future of the site. A number of factors have influenced this, including the location of the site, the proximity to transit, and the potential for a high-quality development. View is approximately 15 minutes from the site. The site is located in a prime location for a high-quality development. The site is located in a prime location for a high-quality development. The site is located in a prime location for a high-quality development.

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NEIGHBOURHOOD WITH VISION





# Features

## W

### DESIGNED WITH VISION

#### SET IN THE HEART OF NORQUAY VILLAGE

- Central Vancouver location in the master-planned neighbourhood Norquay Village
- Located on a high point that offers unobstructed views of downtown and the North Shore Mountains
- Located across the street from the future Norquay Village Town Centre
- Short walk to two SkyTrain stations: 29<sup>th</sup> Avenue and Nanaimo
- Mere minutes from the green open spaces of Norquay Park and Sloccan Park
- Situated in excellent school catchment area for all levels of education

#### DESIGNED WITH DETAIL

- Beautifully designed concrete mixed-use building by award-winning Ankenman Marchand Architects
- Homes are optimized for a picturesque view of the North Shore Mountains and downtown
- Double-pane window system provides a quiet living experience
- Spacious patios, balconies, terraces and solariums expand your living space
- Expansive windows draw light and fresh air inside

#### ENVIALE INTERIORS

- Bright and modern interior design by award-winning i3 Design Group
- Customize your home with one of two colour palettes: Oxford (light) or Cambridge (dark)
- Convenient air-conditioning provides year-round climate control and fresh air throughout the home
- Warm wide-plank laminate wood flooring in the living, dining and kitchen areas
- Soft high quality carpeting in bedrooms
- Sleek roller-style shades on all windows
- Custom MDF shelf with hang rod in all closets ensures plenty of storage
- Sturdy solid-core suite entry doors, polished chrome lever and privacy lock for peace of mind
- Overheight 8'10" ceilings add to the generous sense of space
- Distinctive modern flat-stock baseboards and door trims
- Energy efficient front-loading Whirlpool washer and dryer
- Recessed LED lighting ensures just the right ambiance in your home

#### STATE-OF-THE-ART KITCHENS

- Rich and refined solid quartz countertop
- Classic matte tile backsplash in a herringbone pattern
- Reverse Shaker cabinets with brushed nickel hardware and soft-close drawers
- Thoughtful under-cabinet lighting for well-lit kitchen prep
- Premium stainless steel appliance package, including:
  - 30" Blomberg Fridge/freezer in all 2 and 3 bedroom homes
  - 24" Blomberg Fridge/freezer in all 1 bedroom homes
  - 30" Bosch 5-burner gas cooktop
  - 30" Bosch convection wall oven
  - 24" fully integrated Bosch dishwasher to match cabinetry
- Stainless steel microwave by Panasonic with built-in trim kit
- Sleek and slim slide-out hood fan by Bosch
- Undermount stainless steel single-bowl sink
- Champagne bronze dual-spray pull-down faucet by Delta for a sleek look and easy clean up

#### SPA-LIKE BATHROOMS

- Smooth and solid quartz countertop
- Relaxing deep soaker bathtub in main bathroom
- Custom frameless glass surround and pivot door for all showers
- Carrara white porcelain floor tile in ensuite and 1 bedroom homes
- Glossy white tile surround with marble mosaic corner detailing in ensuite and 1 bedroom homes
- Modern matte grey hexagonal floor tile pattern in second bathroom
- Matte white tile surround in second bathroom
- Contemporary Grohe single-lever fixtures throughout
- Undermount rectangular sink creates a sleek modern look for all bathrooms
- Rainshower head in all bathtubs
- Handshower with two adjustable spray options in all showers

- Modern flat-panel cabinets with soft-close hardware
- Custom medicine cabinet with glass shelves
- High efficiency dual-flush soft-close toilet

#### EXEMPLARY EXTRAS

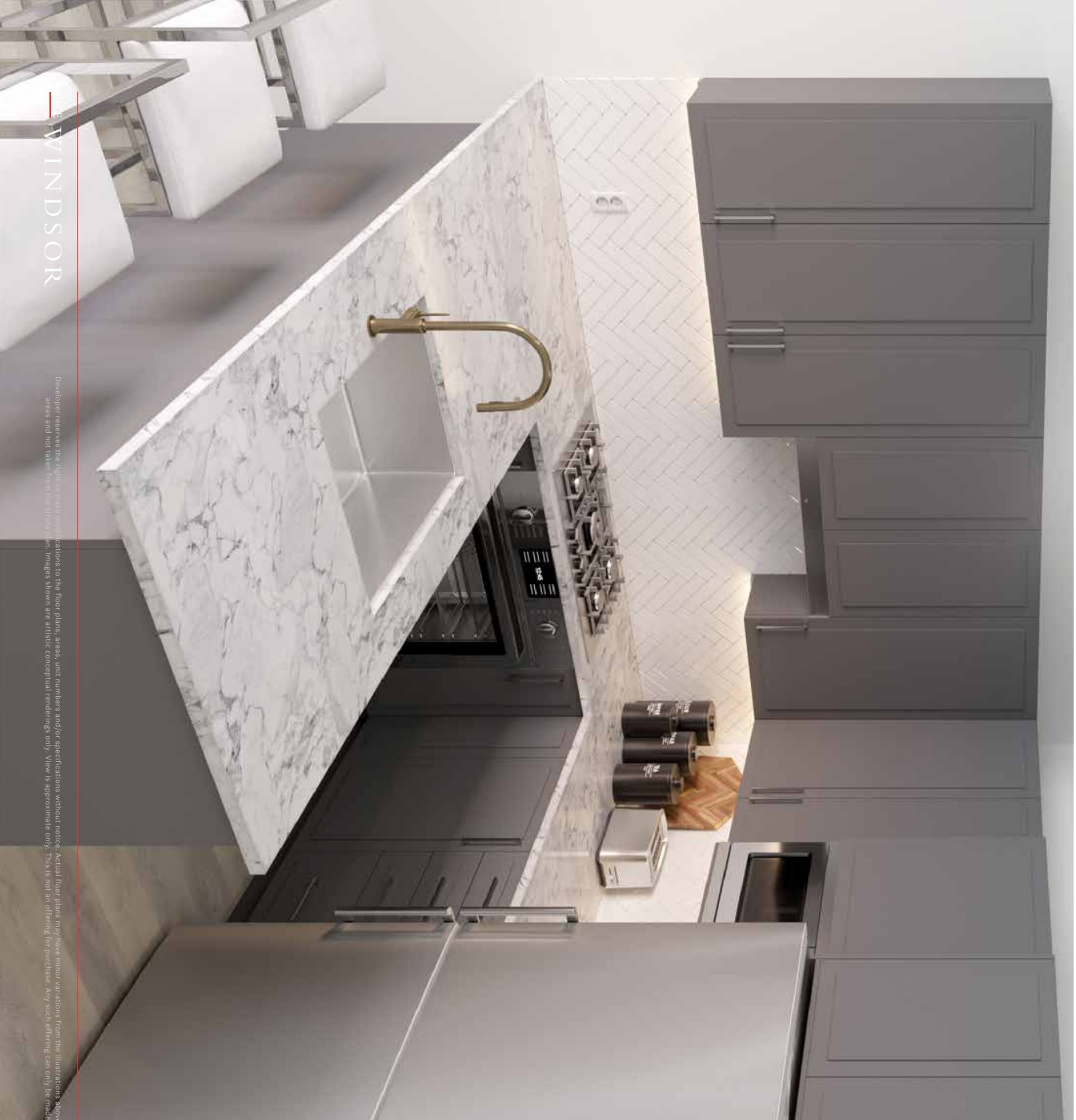
- Gated and secure underground parkade provides peace of mind
- Security camera system in parkade
- Access to electric vehicle charging stations
- Enterphone access to lobby with secure electronic fob control system
- Fob-operated elevator controls access to each floor
- Hardwired smoke detectors in all homes and common areas
- Fully sprinklered, fire-protected building with annunciator panel and stand pipes
- Comprehensive 2/5/10 Home Warranty by Aviva
- 2-year materials and workmanship protection
- 5-year building envelope protection
- 10-year structural protection

#### LEED GOLD CERTIFIED

- The Windsor has been built in a sustainable manner to be energy and water efficient, increasing the comfort and durability of your home while reducing operating costs and environmental footprint

#### AMENITIES

- Fully landscaped breezeway offers easy access to Kingsway and residential neighbourhood
- Spacious 6<sup>th</sup> floor rooftop courtyard provides a place to gather, BBQ, garden and socialize in the open air
- Party room with kitchen, dining, couches and games table is perfect for entertaining guests
- Fully equipped gym for a healthy lifestyle without leaving the building
- Convenient recycling and garbage disposal room
- Easily accessible and secure bike storage room



## WINDSOR

Details represent the design and construction of the floor plans, areas, and numbers and/or specifications without notice. Actual floor plans may vary from variations from the illustrations. Please refer to the floor plan for more information. Images shown are a visual representation only. View is representative only. This is not an offering or purchase. Any such offering can only be made

# Interiors with Vision

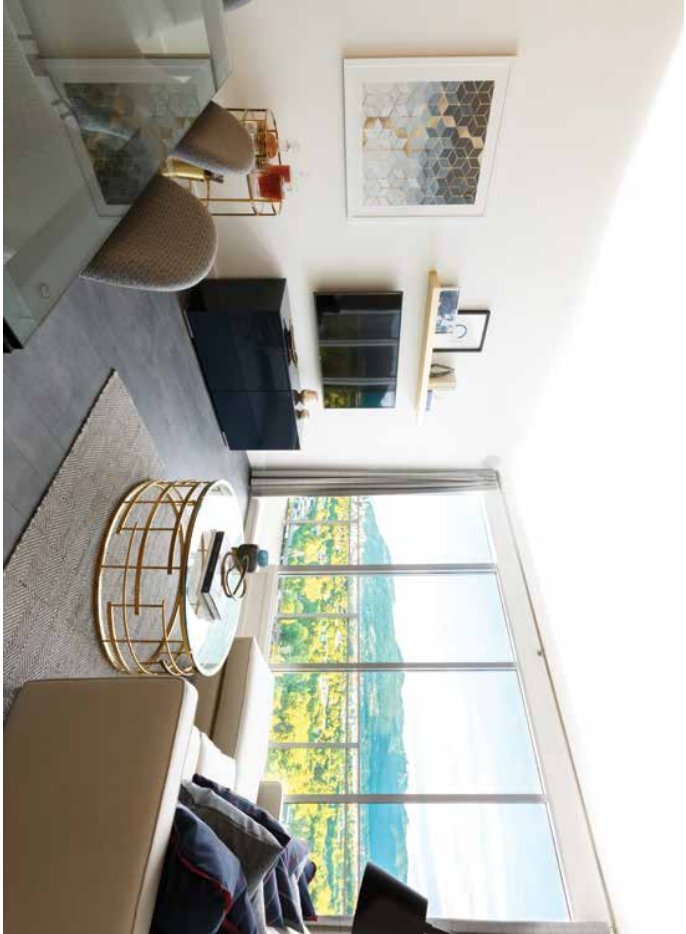
### A FEELING OF FLOW

Homes at The Windsor have been designed to make the most of every square foot. Open layouts contribute to the generous sense of space, while smart planning makes each home ideal for entertaining at special occasions and all the delights of daily life. Kitchens are defined by sleek and durable cabinetry, quartz countertops and contemporary fixtures. Gas ranges and high-efficiency appliances make meal prep a pleasure and clean-up a breeze.

Measurements are based on architectural drawings and are subject to change without notice. See a Disclosure Statement, E.O.D.

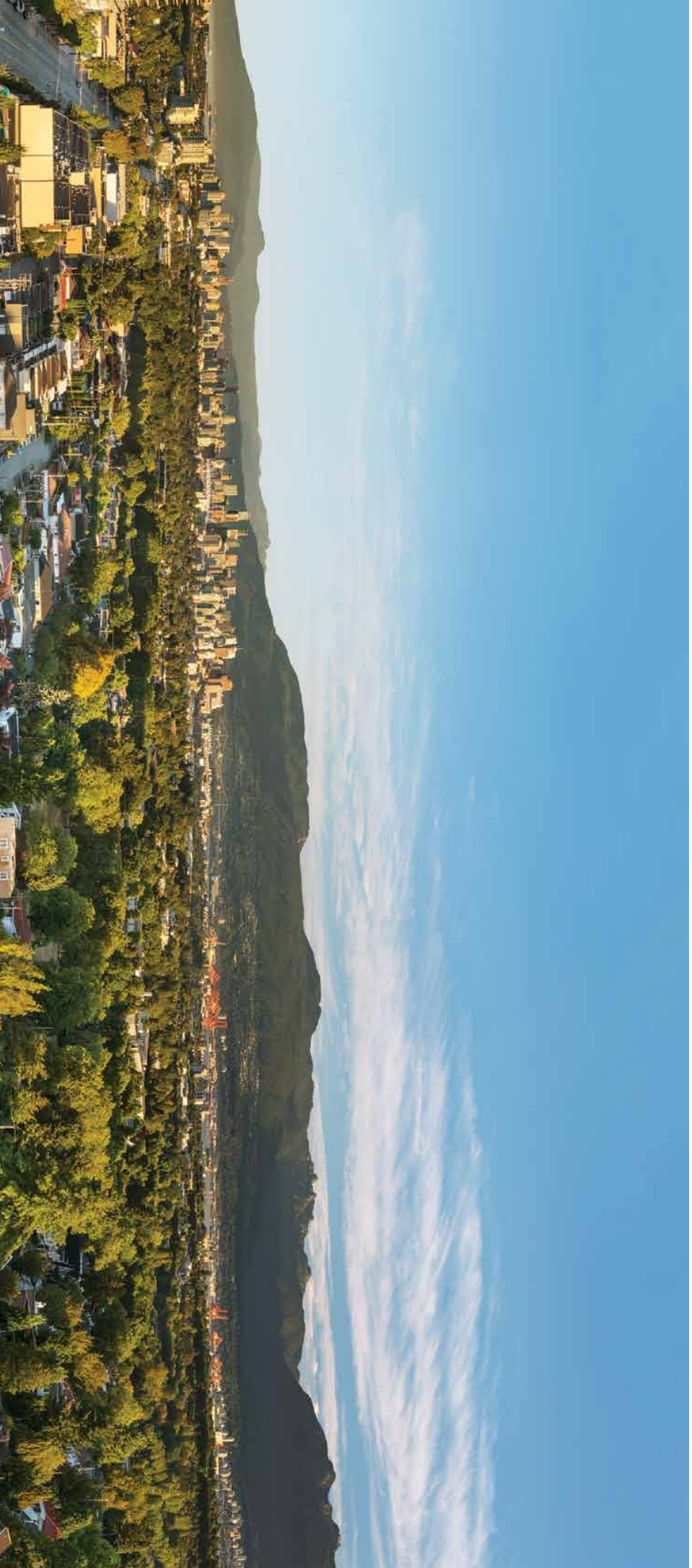
## DRAFT





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SURROUNDED BY VISION



THE WINDSOR

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A TEAM WITH VISION

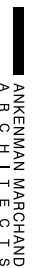


The Windsor is the fourth project in Imani's East Vancouver Collection. Imani believes in the future of our city, in the unique opportunities of Norquay Village and the entire Kingsway community — they are truly a developer with vision.



### ITC Construction Group

**ITC CONSTRUCTION GROUP**  
ITC Construction Group is a reputable industry leader in the construction of concrete residential high-rise developments. In 34 years, ITC has built over 185 towers consisting of 22,000 homes through 3 regional offices in Vancouver, Calgary and Edmonton. Their experienced team works with developers from the design phase right through to the completion of construction.



### ANKENMAN MARCHAND ARCHITECTS

Ankenman Marchand Architects is an award-winning architecture firm that follows a holistic approach when it comes to the aesthetic of a building. AMA designs site-specific architecture, bringing interiors and exteriors seamlessly together and strengthening the relationship of form and function.



### i3 DESIGN

i3 design is a multi-disciplinary, full service design firm equipped to assist with projects from the initial design stage through to marketing. Their diverse client list has provided opportunities to work across the Lower Mainland as well as the Fraser Valley, the Sunshine Coast, Whistler, Calgary and the surrounding areas.



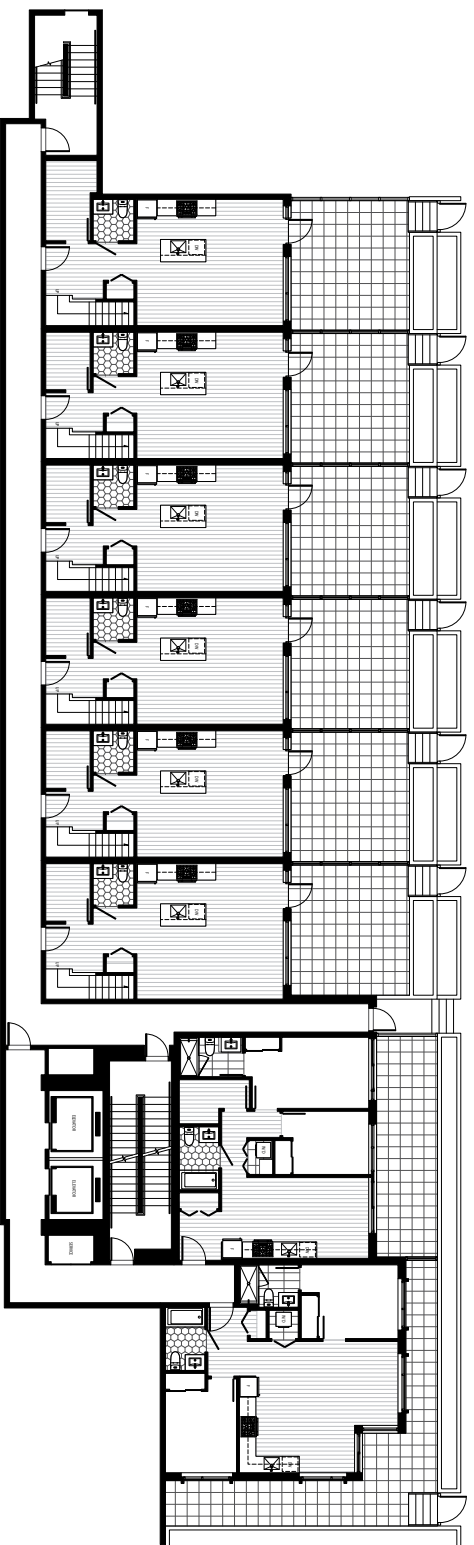
### KEY MARKETING

Key Marketing is a full service project marketing and sales firm who specializes in multi-family communities. Key has had the privilege of working with some of Western Canada's top developers to acquire, envision, market and sell projects throughout the Lower Mainland, BC Interior, Calgary and Toronto. The result has been billions in sales and a proven track record of success and happy customers.

# Level 1



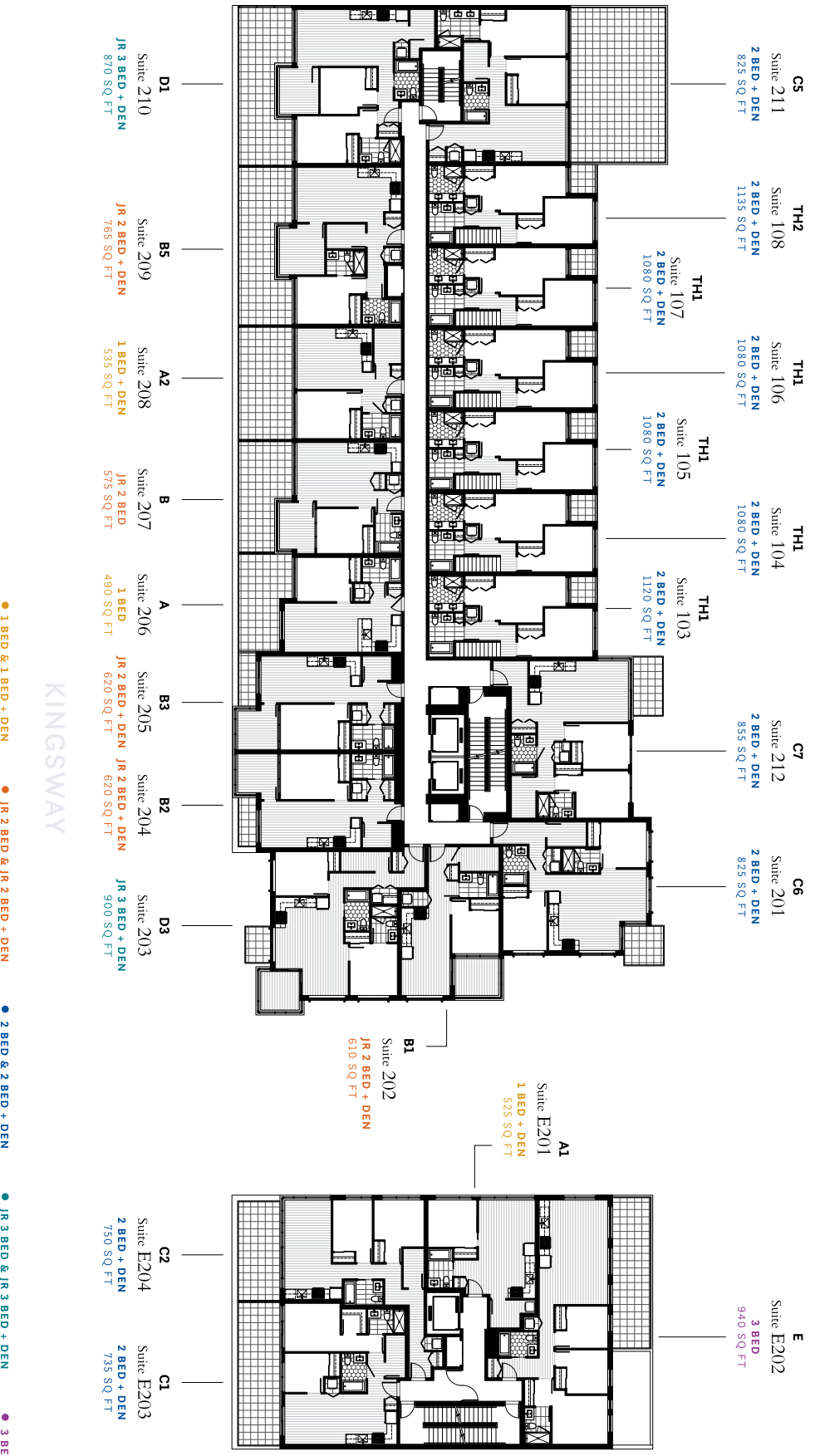
TH2 Suite 108 2 BED + DEN 1135 SQ. FT.	TH1 Suite 107 2 BED + DEN 1080 SQ. FT.	TH1 Suite 106 2 BED + DEN 1080 SQ. FT.	TH1 Suite 105 2 BED + DEN 1080 SQ. FT.	TH1 Suite 104 2 BED + DEN 1080 SQ. FT.	TH1 Suite 103 2 BED + DEN 1120 SQ. FT.	C Suite 101 2 BED + DEN 725 SQ. FT.	C3 Suite 102 2 BED 775 SQ. FT.
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KINGSWAY

● 2 BED & 2 BED + DEN

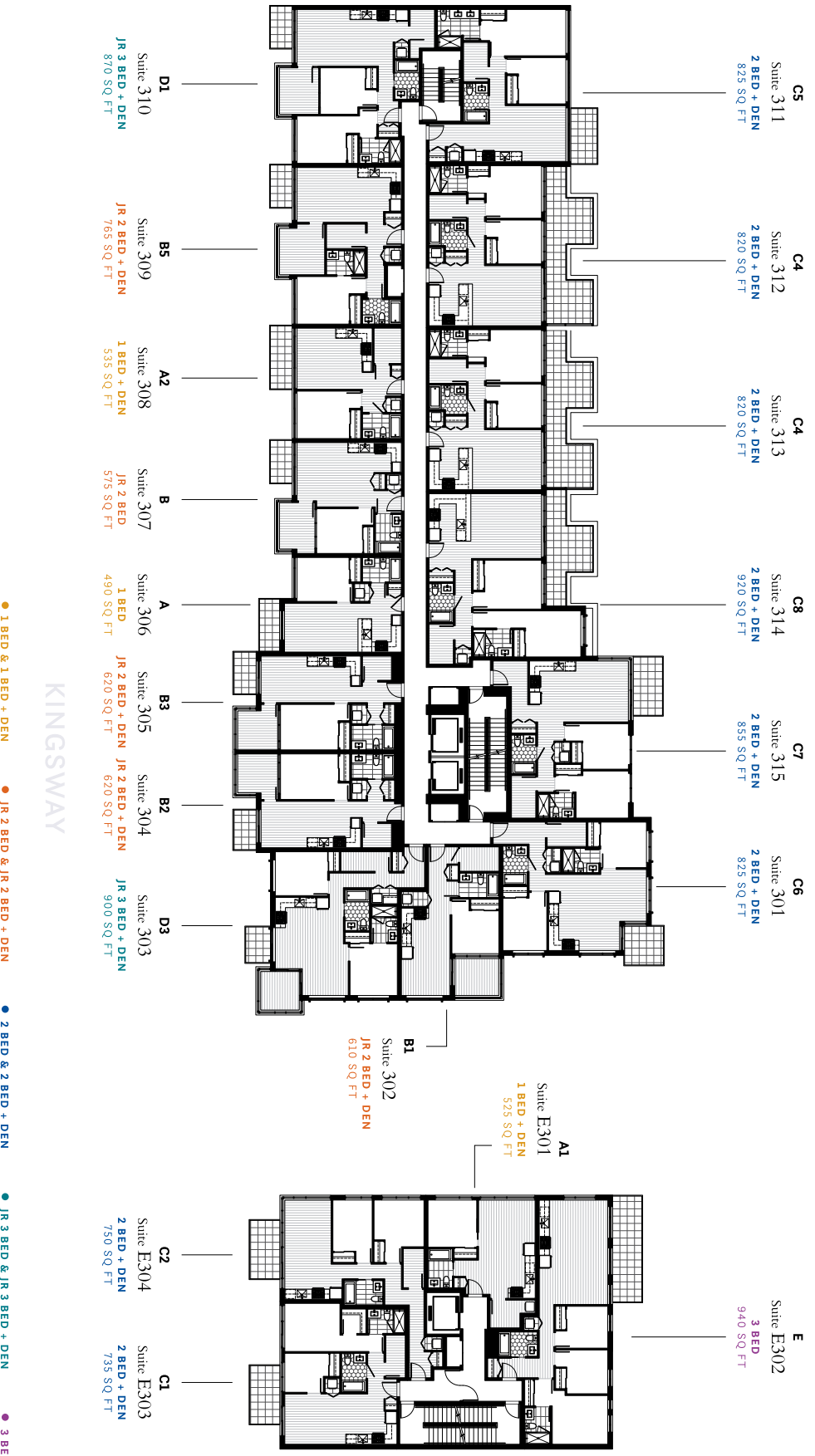
# Level 2



KINGSWAY

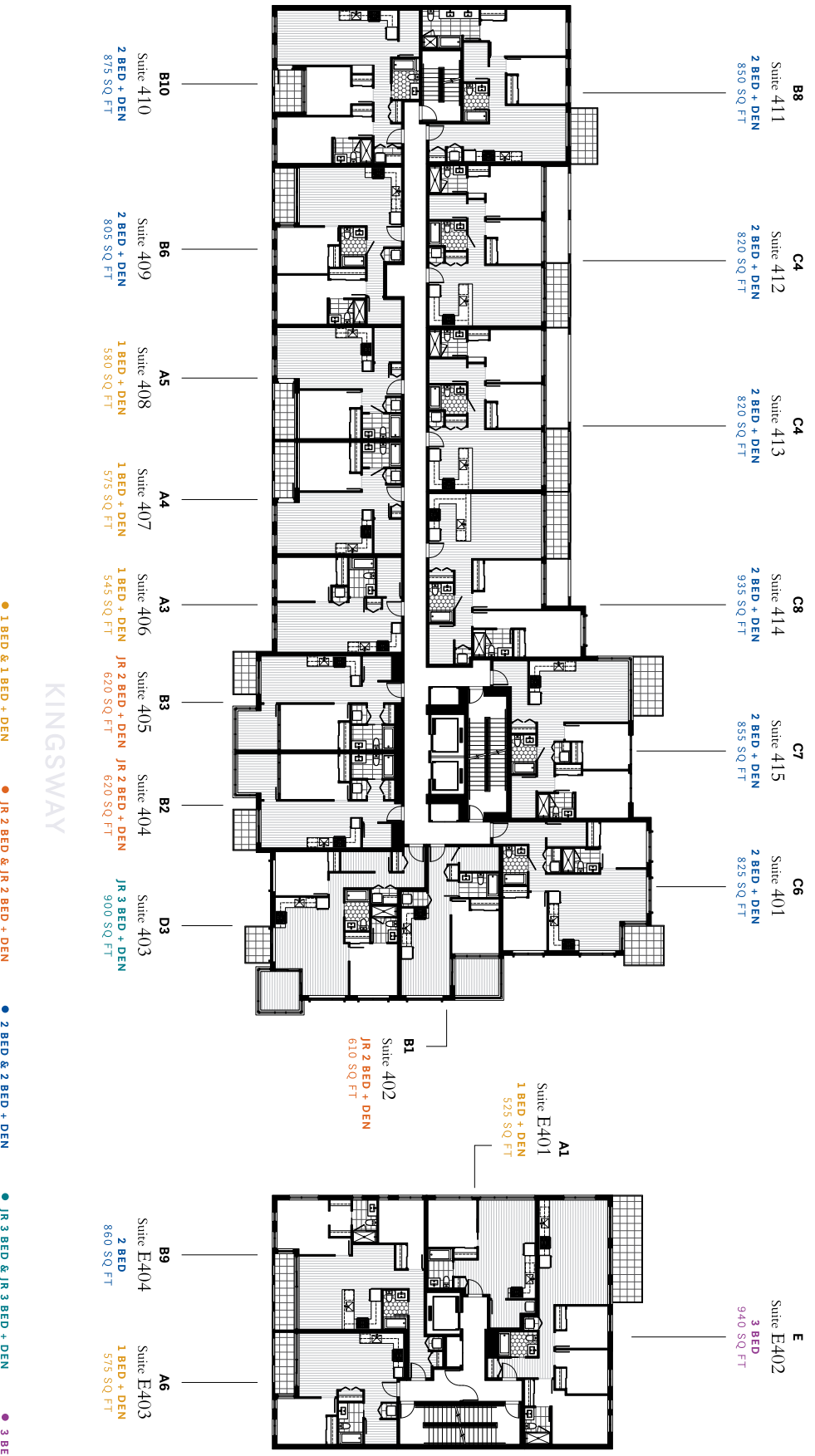
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# Level 3





# Level 4

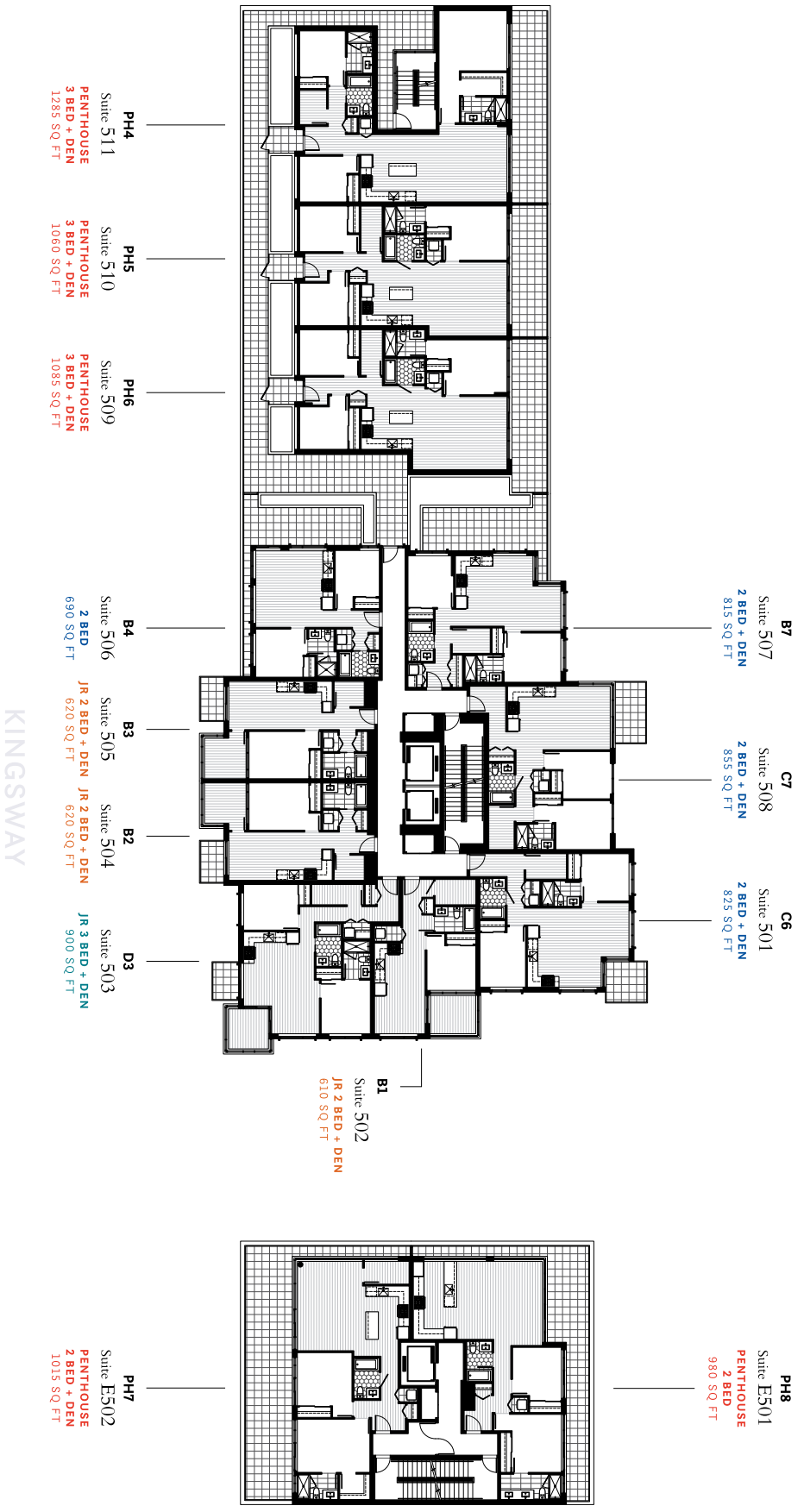


- B8 Suite 411 2 BED + DEN 850 SQ FT
- C4 Suite 412 2 BED + DEN 820 SQ FT
- C4 Suite 413 2 BED + DEN 820 SQ FT
- C8 Suite 414 2 BED + DEN 935 SQ FT
- C7 Suite 415 2 BED + DEN 855 SQ FT
- C6 Suite 401 2 BED + DEN 825 SQ FT
- E Suite E402 3 BED 940 SQ FT

- B10 Suite 410 2 BED + DEN 875 SQ FT
- B6 Suite 409 2 BED + DEN 805 SQ FT
- A5 Suite 408 1 BED + DEN 580 SQ FT
- A4 Suite 407 1 BED + DEN 575 SQ FT
- A3 Suite 406 1 BED + DEN 545 SQ FT
- B3 Suite 405 JR 2 BED + DEN 620 SQ FT
- B2 Suite 404 JR 2 BED + DEN 620 SQ FT
- D3 Suite 403 JR 3 BED + DEN 900 SQ FT
- B1 Suite 402 JR 2 BED + DEN 610 SQ FT
- A1 Suite E401 1 BED + DEN 525 SQ FT
- B9 Suite E404 2 BED 860 SQ FT
- A6 Suite E403 1 BED + DEN 575 SQ FT

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# Level 5



**B7**  
Suite 507  
2 BED + DEN  
815 SQ FT

**C7**  
Suite 508  
2 BED + DEN  
855 SQ FT

**C6**  
Suite 501  
2 BED + DEN  
825 SQ FT

**B1**  
Suite 502  
JR 2 BED + DEN  
610 SQ FT

**PH8**  
Suite E501  
PENTHOUSE  
2 BED  
980 SQ FT

**PH4**  
Suite 511  
PENTHOUSE  
3 BED + DEN  
1285 SQ FT

**PH5**  
Suite 510  
PENTHOUSE  
3 BED + DEN  
1060 SQ FT

**PH6**  
Suite 509  
PENTHOUSE  
3 BED + DEN  
1085 SQ FT

**B4**  
Suite 506  
2 BED  
690 SQ FT

**B3**  
Suite 505  
JR 2 BED + DEN  
620 SQ FT

**B2**  
Suite 504  
JR 2 BED + DEN  
620 SQ FT

**D3**  
Suite 503  
JR 3 BED + DEN  
900 SQ FT

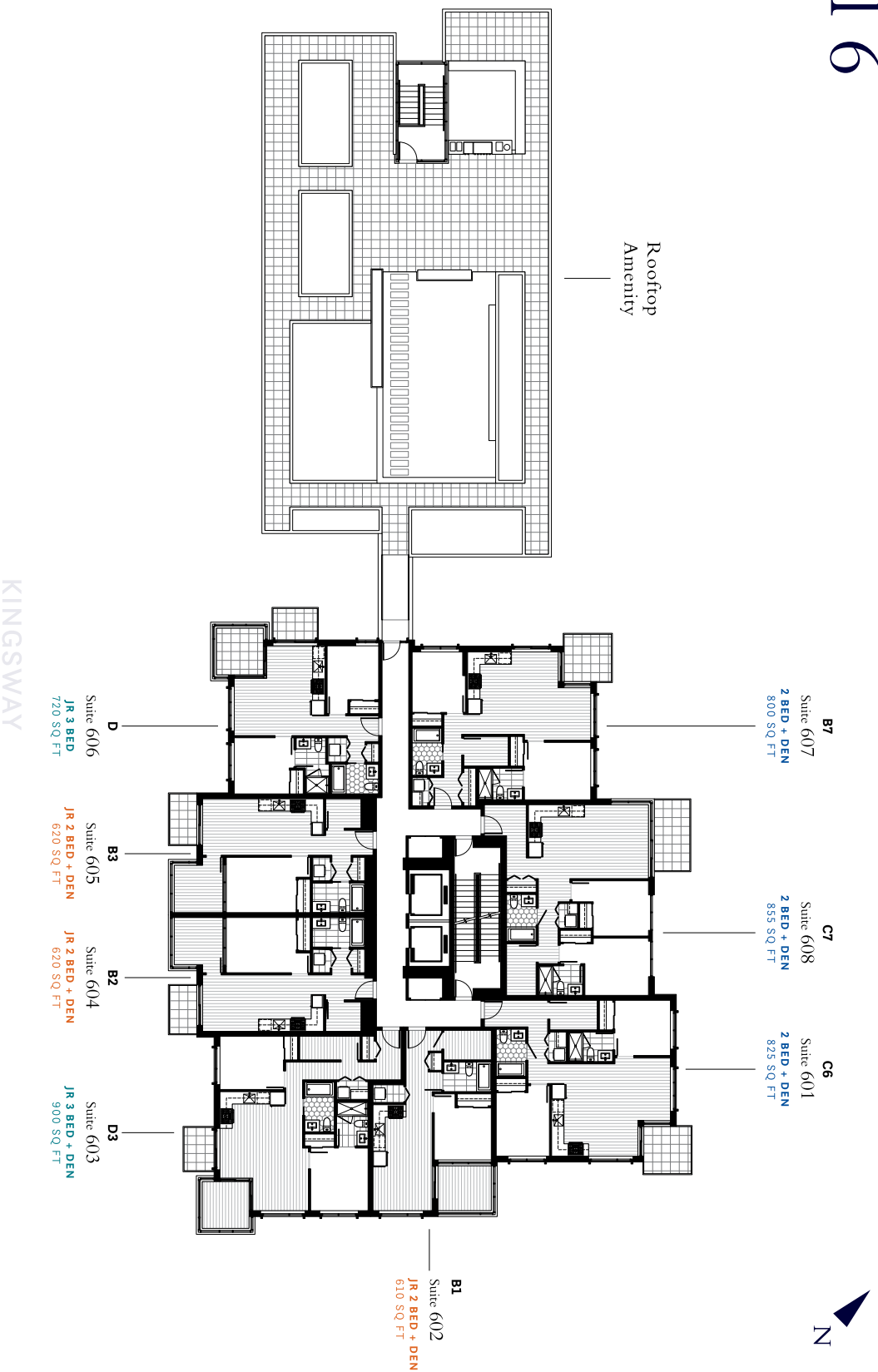
**PH7**  
Suite E502  
PENTHOUSE  
2 BED + DEN  
1015 SQ FT

KINGSWAY

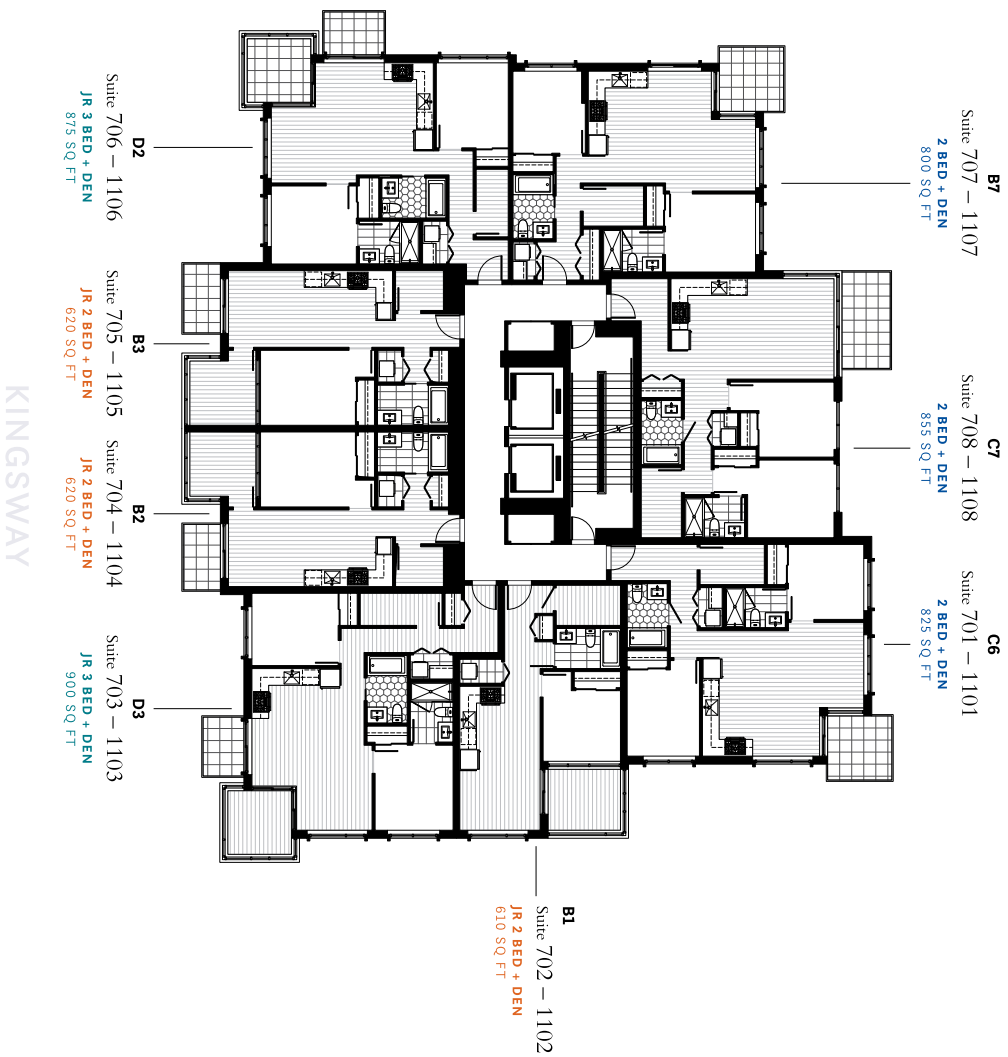
- JR 2 BED & JR 2 BED + DEN
- 2 BED & 2 BED + DEN
- JR 3 BED & JR 3 BED + DEN
- PENTHOUSE

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# Level 6



# Level 7 to 11

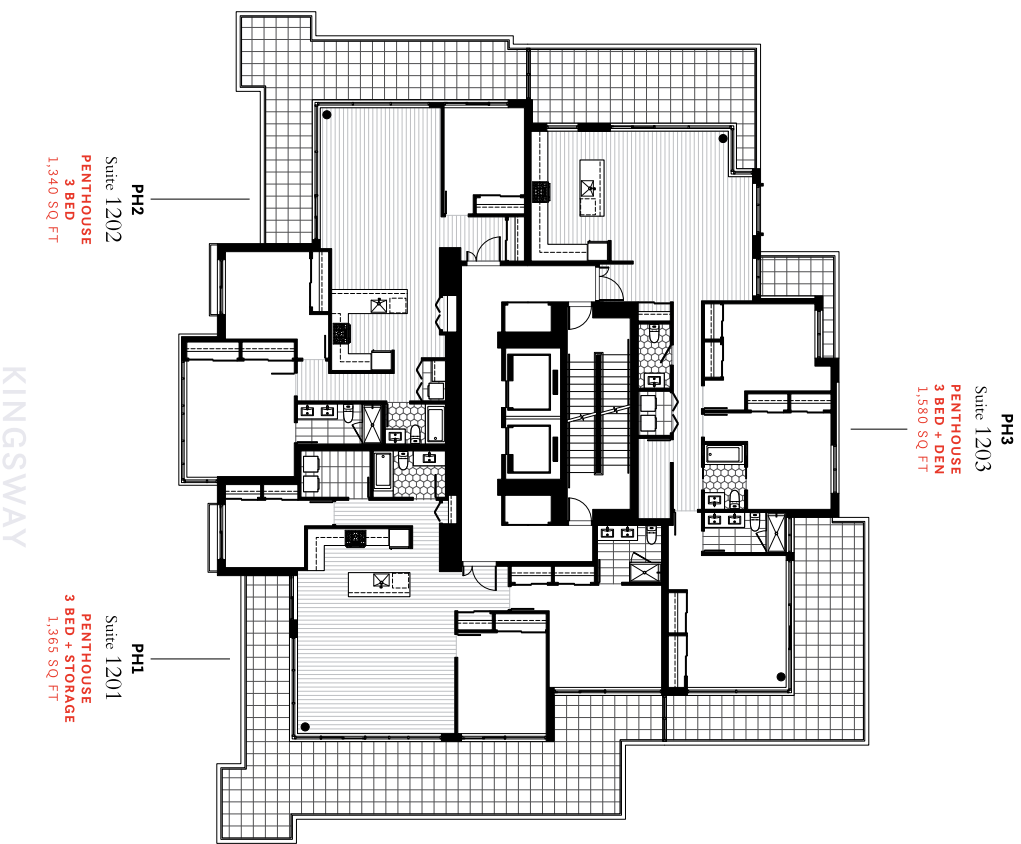


● JR 2 BED & JR 2 BED + DEN

● 2 BED & 2 BED + DEN

● JR 3 BED & JR 3 BED + DEN

# Level 12



● PENTHOUSE