

Circa

YOUR TIME,
YOUR PLACE

by Susan M Boyce

Spring has definitely arrived at Collingwood Village. Trees are bursting into bloom, joggers forsake fleece-lined track pants for shorts, neighbours gather on park benches to share stories. And Circa, the final concrete tower in this vibrant, friendly master planned community, is almost sold out.

"This is the last chance people will have to buy a new home in one of Collingwood Village's concrete towers. It's been 11 years, and now we're almost finished," says Bill Szeto, general manager of sales, with just a trace of wistfulness in his voice. No wonder. After selling homes here from day one, Bill has become very much one of the locals himself.

DESIGNED FOR LIVING

"Over the years, Collingwood Village has received numerous awards including the Most Livable Region Award from the Urban Development Institute," Bill says as we head into the first showhome, a 2-bedroom with generous balcony and a tranquil ambiance that speaks of easy living in any season. Designer colours bring a trace of the outdoors in, creating an airy feeling and increasing the apparent size of this already generous suite. The kitchen features ample storage with a sleek, contemporary look that says: grab your apron and let's get sizzling. Both bedrooms are comfortable, but I confess I'm already staking out the one with two windows for my office.

"People told us they wanted more space," Bill tells me on our way to the second suite. "So we made many of the Circa homes larger than in earlier buildings. We're definitely seeing buyers who are downsizing, but there are also a lot of people who bought in previous phases and are now ready to move up."

This second suite is a 1-bedroom and features a trendy, urban-chic style that would feel right at home in Manhattan or uptown San Francisco. There's a comfortable flow to the design, and I can visualize a party for ten just as easily as an intimate dinner for two. Oversized windows allow plenty of natural light, and Bill and I can't help pausing for a couple of minutes just to admire the view of this thriving community and the North Shore Mountains in the background.



COMMUNITY SPIRIT AND PRIDE

From previous visits, I know Bill isn't exaggerating when he says Collingwood Village enjoys a huge sense of community pride. I've seen the way people here wave hello as they pass and actually take the two or three minutes to help someone unload their vehicle. "I've always said this is a neighbourhood you grow into, not one you grow out of," Bill adds.

With parks, a community centre, tennis courts, and even an on-site elementary school, it's no wonder Circa, like previous phases, is attracting a broad range of homeowners, from young families and urban professionals to retired folks ready to downsize in luxury. "You'd be surprised how many people tell me: I've done the downtown party scene and it was great, but now I'm ready for a quiet home where there are parks and schools and where getting places is easy," Bill says. On all

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counts, Circa is a fit — naturally.

Circa still has a limited selection of 1-bedroom with den and 2-bedroom homes available starting at \$181,900. Better hurry, because they're going fast. For more information, call 604-438-8580 or stop by the Circa presentation centre and display homes open noon to 5:00 pm daily except Fridays at 1502 - 3588 Crowley Drive in Vancouver. You can also visit on the web any time at www.CircaVancouver.com.

CONCERT takes top honours at SAM & Georgie Awards!

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Vancouver, BC Concert Properties Ltd. has once again taken top honours at the Canadian Home Builders Associations National SAM Awards, announced at the CHBAs 62nd National Conference in St. Johns, Newfoundland on March 5, 2005.

For the second year in a row, an independent panel of judges selected from across the country has awarded Concert the Canadian home building industry's highest honour; the coveted Grand SAM Award. The Award was presented to Concert for outstanding performance in both the building and marketing of "StoneCliff", Concert's landmark luxury condominium development on the slopes of West Vancouver.

Concert's "StoneCliff" project also won the Marketing Excellence Award, presented to the CHBA builder member whose single project combines the best overall aspects of professional marketing, advertising, promotion, site-merchandising and sales presentation. This award was presented in addition to that for best project signage and logo.

Yet a fourth award was presented to Concert in the multi-family housing project category, as "StoneCliff" was named best project over four storeys.

These SAM Awards add to what has already been another award-winning year for Concert, as just last month, the Company was awarded the coveted Gold Georgie for "Best Residential Development in BC" at the 13th annual Georgie Awards.

"StoneCliff" also took top honours for "Best Brochure".

The Georgie Awards, named after Capt. George Vancouver and organized by the BC chapter of the Canadian Home Builders' Association, recognize the best in British Columbia's housing industry.

In addition to the pair of "StoneCliff" honours, Concert won a third award for "Best Print Advertising" for "Urba", Concert's Collingwood Village development scheduled for completion in 2006.

"We are extremely proud to have once again been honoured with the Canadian home building industry's top award and to have won a total of four SAM and three Georgie Awards this year," said Concert Properties President and CEO David Podmore. "The calibre of the entries from all over the province and across the nation was exceedingly high, so being named 'the best' in seven different categories is a tremendous achievement."

"We at Concert are dedicated to continuously pursuing excellence in all that we do. Such honours only serve to reinforce our reputation as one of the top real estate development companies in Canada," said Podmore.

ABOUT STONECLIFF

"StoneCliff" is a landmark development by Concert Properties designed for those with impeccable taste and a zest for life. The exceptionally large, single-level residences, situated within three spectacular, 15-storey towers, range from 1,600 to 2,400 square feet, grace and elegance woven seamlessly into every detail. Most feature two bedrooms, a den and home entertainment room. All take full advantage of the sweeping panoramic views that encompass English Bay, the Gulf Islands and downtown Vancouver.

The three towers of "StoneCliff" are set amidst almost 10 acres of tall West Coast forest, nature trails, meandering creeks and wide-open spaces. The lush landscape, winding drive and striking Porte-Cochere entrances evoke a sense of arrival. Embraced by scenic silence, with spectacular views that will forever remain protected, these luxurious, concrete built towers are truly a home of visionary design.

ABOUT URBA

A 27-storey signature tower with a four-storey base, "Urba" is located in Concert's Collingwood Village community. Collingwood Village is a 28-acre master planned Vancouver community that is an affordable, people-friendly neighbourhood with tree-lined streets, parks and all kinds of community amenities. Suites range from studios to three-bedroom homes.

The building is ideally situated immediately adjacent the future Aberdeen Park, near Gaston and Melbourne Parks, Collingwood Neighbourhood House and within a short walk to the Joyce SkyTrain Station and buses providing connections to virtually anywhere in the Lower Mainland. Upper floors afford terrific views of the North Shore Mountains, the City of Vancouver and even Mount Baker.

ABOUT CONCERT PROPERTIES LTD.

Concert Properties is an award-winning diversified real estate development company with assets in excess of \$800 million. Established in 1989 and owned exclusively by BC union and management pension funds, Concert is involved in rental housing, multi-family condominium housing, resort developments and commercial and industrial projects in British Columbia, Ontario and Alberta.

Concert also provides project management services to institutional investors, government and non-profit societies. Concert was awarded the Canadian home building industry's highest honour – the Grand SAM Award – in 2003 and 2004 by the Canadian Home Builders' Association. Concert was also named Best Home Builder in British Columbia by the Canadian Home Builders' Association of BC in 2000 and 2002.