An aerial photograph of a riverbank. On the right, a stone wall made of grey and tan rocks runs along the water's edge. To the left of the wall is a sandy area with some green vegetation and a pile of driftwood. Further left is a dirt path and more greenery. The water is a deep teal color.

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KITSILANO

BLOCK

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Streets of emerald-green leaves that turn the most brilliant shades of gold. The soothing sounds of cerulean waves lapping on the sandy shore.



^ Gravity Pope



^ Au Comptoir



^ Kitsilano Beach  
< Formula Fig Kitsilano

The smell of fresh coffee and the warm hello you receive at your local café. The energy you feel from a bike ride or a fitness class. The ease and flow you find in your day-to-day. The dusky pink and purple sunsets that draw your day to a close. Find beauty in life, in Kitsilano.



Find yourself here. Steps to the waterfront and world class beaches and parks. Immersed in a welcoming culture of global and organic cuisine, boutique stores, and effortless convenience.



### RESTAURANTS + CAFÉS

- |                           |                            |                   |
|---------------------------|----------------------------|-------------------|
| 01 Annalena               | 09 Kokomo                  | 17 The Boathouse  |
| 02 Au Comptoir            | 10 La Quercia              | 18 The Naam       |
| 03 Bishops                | 11 Little Bird Dim Sum     | 19 Thomas Haas    |
| 04 Brock House Restaurant | 12 LOCAL Kitsilano         | 20 Tractor Foods  |
| 05 Darby's Public House   | 13 Nook                    | 21 Trattoria      |
| 06 Fable Kitchen          | 14 Nuba Kitsilano          | 22 TurF Kitsilano |
| 07 Gramercy Grill         | 15 Oddfish Restaurant      |                   |
| 08 Jam Café               | 16 Rain or Shine Ice Cream |                   |

### GROCERY + LIQUOR

- |                                 |                          |                |
|---------------------------------|--------------------------|----------------|
| 23 Kitsilano Wine Cellar        | 25 Safeway               | 27 Whole Foods |
| 24 On Site Retail (Coming Soon) | 26 Safeway West Broadway |                |

### SHOPPING

- |                        |                    |              |
|------------------------|--------------------|--------------|
| 28 Aesop               | 30 Gravity Pope    | 32 Patagonia |
| 29 Arc'teryx Kitsilano | 31 Hills Dry Goods | 33 Plenty    |

### LIFESTYLE + FITNESS

- |                           |                            |                               |
|---------------------------|----------------------------|-------------------------------|
| 34 Dona Lucia Esthetics   | 38 Kitsilano Yacht Club    | 42 Ride Cycle Club            |
| 35 Jericho Sailing Centre | 39 Lagree West Kitsilano   | 43 Royal Vancouver Yacht Club |
| 36 Jericho Tennis Club    | 40 Meridian Pilates Studio |                               |
| 37 Kitsilano Pool         | 41 Myodetox Kitsilano      |                               |

### LANDMARKS

- |                          |                          |                         |
|--------------------------|--------------------------|-------------------------|
| 44 Camosun Park          | 51 Kitsilano Beach       | 58 Tatlow Park          |
| 45 Carnarvon Park        | 52 Locarno Beach         | 59 Third Beach          |
| 46 Connaught Park        | 53 Marina/Hastings Mills | 60 Trafalgar Park       |
| 47 English Bay Beach     | 54 McBride Park          | 61 Vanier Park          |
| 48 Jericho Beach         | 55 Second Beach          | 62 West Point Grey Park |
| 49 Jericho Beach Park    | 56 Spanish Banks Beach   |                         |
| 50 Jericho Hills Grounds | 57 Stanley Park          |                         |

### SCHOOL + COMMUNITY

- |                                     |                                   |                            |
|-------------------------------------|-----------------------------------|----------------------------|
| 63 General Gordon Elementary School | 66 Mosaic Montessori Preschool    | 69 West Point Grey Academy |
| 64 Kitsilano Community Centre       | 67 Pear Tree Elementary (Private) |                            |
| 65 Kitsilano Secondary School       | 68 St. John's School (Private)    |                            |

### TRANSPORTATION

- |              |            |                         |
|--------------|------------|-------------------------|
| Buses to UBC | Bike Lanes | Future Skytrain Station |
|--------------|------------|-------------------------|





Grounded by place and purpose.  
Connected to community and nature.  
Elevated through design and quality.  
Every aspect of KITSILANO BLOCK has been informed by these three intentions, to offer an unprecedented beach lifestyle in this extraordinary community.

Located at the very heart of Kitsilano, on the bustling corner of Macdonald and Fourth, KITSILANO BLOCK has been designed to seamlessly integrate into this energetic community while also contributing to the style and enjoyment of the area.

Designed by renowned MCM Architects, the sleek modern architecture features expansive windows to accentuate the breathtaking Burrard Inlet views. The extensive patios and rooftop patios are just made for entertaining and bring both a literal and figurative breath of fresh air as you go about your day. This is fluid West Coast living at its finest.

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ALL RENDERINGS ARE ARTISTS REPRESENTATION  
AND ARE SUBJECT TO CHANGES



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A location made for living.  
A home made for luxury.  
A lifestyle made for pleasure.

Effortlessness and beauty combine in our amenities offering. For absolute convenience, you'll find an extensive assortment of daily needs and local goods, steps from the building. And to complement your magnificent private residences, you'll enjoy beautifully designed shared spaces including an indoor lounge with soft seating and workstations, perfect for working from home, and an outdoor lounge, perfect for whiling away the day. There's also the stunning roof terrace complete with an outdoor kitchen, and ocean and sunset views that will take your breath away.

ALL RENDERINGS ARE ARTISTS REPRESENTATION  
AND ARE SUBJECT TO CHANGES



^  
*Scenic sunset views from the rooftop terrace*



^  
*Rooftop lounge + dining*  
<  
*Co-working space*





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Every facet of the KITSILANO BLOCK interiors have been considered. From integrated dining areas to the thoughtful storage details in the kitchen, to the movable wall systems that allow for flexible and multifunctional spaces that adapt to your needs, from day to night,

^ *Elegantly designed kitchen*

and from work to play. Complete with the highest levels of quality and finesse, including quartz counter tops, MIELE appliances and floor to ceiling tiling in the master bathrooms, this is elegant everyday living at the highest level.

> *Scenic dining and living space*



INTERIORS

KITSILANO BLOCK



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Since H.Y. Louie opened his general store on the corner of Georgia and Main Street in 1903, generations of the Louie family have gone on to create many of Western Canada's most beloved brands. These include Georgia Main Food Group, IGA, Marketplace IGA, Fresh Street Market, London Drugs, and now, HATHSTAUWK HOLDINGS. Just like the brands you know and love, HATHSTAUWK HOLDINGS is founded on community values and a desire to make a lasting positive contribution. It's these principles that have made the Louie family a trusted name for over 100 years, and we're committed to building on that for years to come.







MCM ARCHITECTS

50+ years. 400+ projects. One of British Columbia's most respected architectural practices, the Musson Cattell Mackey Partnership has done much to shape the city of Vancouver. The current downtown skyline includes notable examples of the firm's own work and also demonstrates its influence on others. As a full service architectural and interior design practice with more than 100 architects, technicians, and designers, MCM brings a level of experience offered by few others. Through their work, the partnership is committed to creating a solid and elegant foundation for the future of this remarkable city.

MCM

CHIL INTERIORS

A global operation with the heart and soul of a boutique firm, CHIL marries big picture vision with exacting execution. With expertise in both boutique hotels and residential projects, they bring an elevated aesthetic to both private and common space design. Their experience in large residential projects began with the 2010 Olympic Village in Vancouver, and since then they have completed hundreds of premium projects across North America. "We believe insightful residential design is a backdrop to life by contributing to comfort and connection for individuals and communities."

CHIL

MAGNUM PROJECTS

Since 1991, the Magnum team led by George Wong and Lily Korstanje, has been at the forefront of Vancouver luxury property marketing. They have launched more than 300 projects and sold more than 20,000 homes, operating with a disciplined, market-driven approach that ensures every home in a development matches the needs and desires of today's most discriminating buyers. The Magnum team has the sales, service and support to make every transaction as simple as possible. From financing advice to ongoing personal communication and progress updates, the team maintains a strong connection with every buyer, from first deposit to final possession.

magnum  
projects Ltd.

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*Front Entrance of Kitsilano Block*



# A KITS FRAME OF MIND



ALL RENDERINGS ARE ARTISTS REPRESENTATION AND ARE SUBJECT TO CHANGES



# FEATURES

## IT'S A KITS FRAME OF MIND

- + Close to world class parks and beaches with steps to Tatlow Park, Kitsilano Beach, Jericho Beach and many serene waterfront parklets
- + The best outdoor lifestyle in the world
  - + Directly on the Macdonald bike route, and close to many major bikeways in the city.
  - + Waterfront strolls along the seawall
  - + Visit the Kitsilano Farmers Market
  - + Swimming at Kitsilano Pool
  - + Tennis, Volleyball and Basketball at Kitsilano Beach
  - + Close to some of Vancouver's most exclusive recreational institutions, the Royal Vancouver Yacht Club, the Jericho Tennis Club
- + World Class Shopping and Amenities - 10 minute walk to the West 4th Ave High Street with high end boutiques and retail
- + Short walk to the new Broadway Extension Skytrain Line

## INTERIORS

- + Luxurious Interior Design by CHIL Interior Design – inspired by the high end boutique hotels of Santa Monica and Malibu
- + Two timeless colour palettes to choose from – Stone and Sand
- + Hardwood styled laminate flooring throughout
- + Air Conditioning in all homes
- + Blomberg front load washer and dryer
- + Expansive windows and over-height ceilings up to 9'
- + Generous Rooftop patios in all Penthouse homes
- + Functional features such as moveable walls, integrated storage, and flex areas, in select homes

## BATHROOMS

- + Stunning European inspired cabinetry
- + Sleek Kohler undermount sink and Kohler chrome faucet in vanity
- + Luxurious and modern tub
- + Large format polished porcelain tiles on walls
- + Large format matte porcelain floor tiles
- + Frameless glass enclosure on all showers
- + Floating underlit vanities for night time comfort
- + Built-in modern medicine cabinets with open shelving detail

## AT YOUR FINGERTIPS

- + Ease of access to your daily errands – On site retail is at your front door
- + Two elegant residential lobbies to welcome you home
- + Secure underground parking
- + Well-appointed Indoor Amenity Lounge with:
  - + Catering kitchen
  - + Plush soft seating and fireplace
  - + Working stations
  - + Outdoor patio access
- + Stunning rooftop amenity space with outdoor kitchen and dining for entertaining al fresco

## KITCHENS

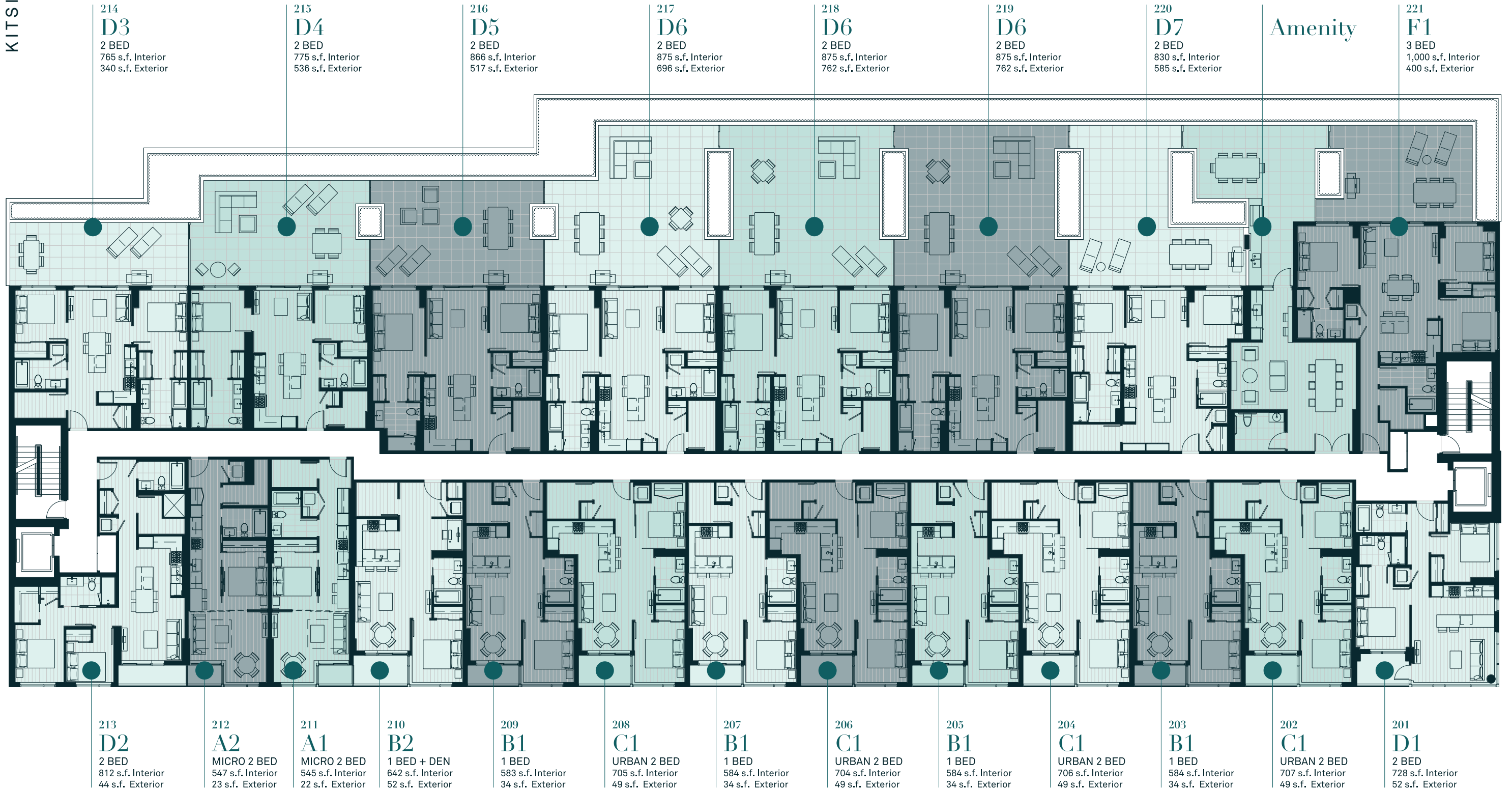
- + Stylish European inspired cabinetry
- + Modern Kitchen package
  - + 30" MIELE fully integrated refrigerator with sleek stainless steel interior (24" in select homes)
  - + 30" MIELE gas cooktop with stainless steel finishes (24" in select homes)
  - + 30" MIELE convection Wall oven with self clean for easy care (24" in select homes)
  - + 30" MIELE hood fan with LED lighting (24" in select homes)
  - + 24" MIELE fully integrated dishwasher
  - + Built in microwave
  - + Sleek stainless steel undermount sink with pull-down kitchen faucet
- + Quartz countertops and backsplash for effortless style and durability
- + Kitchen islands in select homes feature built-in quartz dining area
- + Integrated LED lighting

## PEACE OF MIND

- + Secure Residential underground parking
- + Secure bike storage
- + Comprehensive warranty protection:
  - + 2 year material warranty
  - + 5 year building envelope warranty
  - + 10 year structural defects warranty

All illustrations and renderings reflect the artist's interpretation only and are not an accurate representation of the actual project. Actual suite interiors, exteriors and views may be different than what is depicted in photographs and renderings. The developer reserves the right to make modifications, substitutions, change brands, sizes, colours, layouts, materials, ceiling heights, features, finishes and other specifications without prior notice. Such details are governed by the applicable offer to purchase and agreement for sale and disclosure statement. E. & O. E





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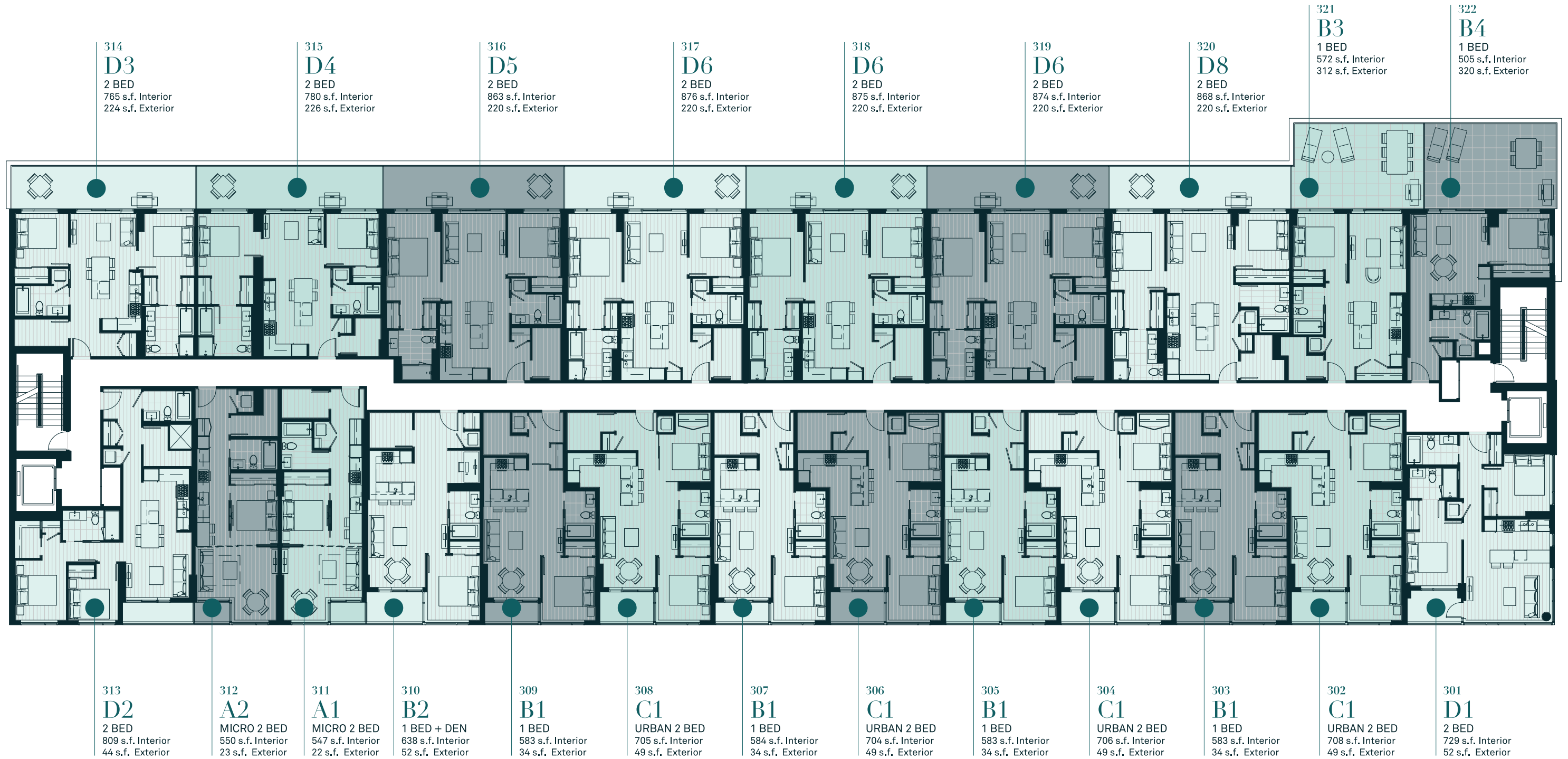




# LEVEL 3

LEVEL 3

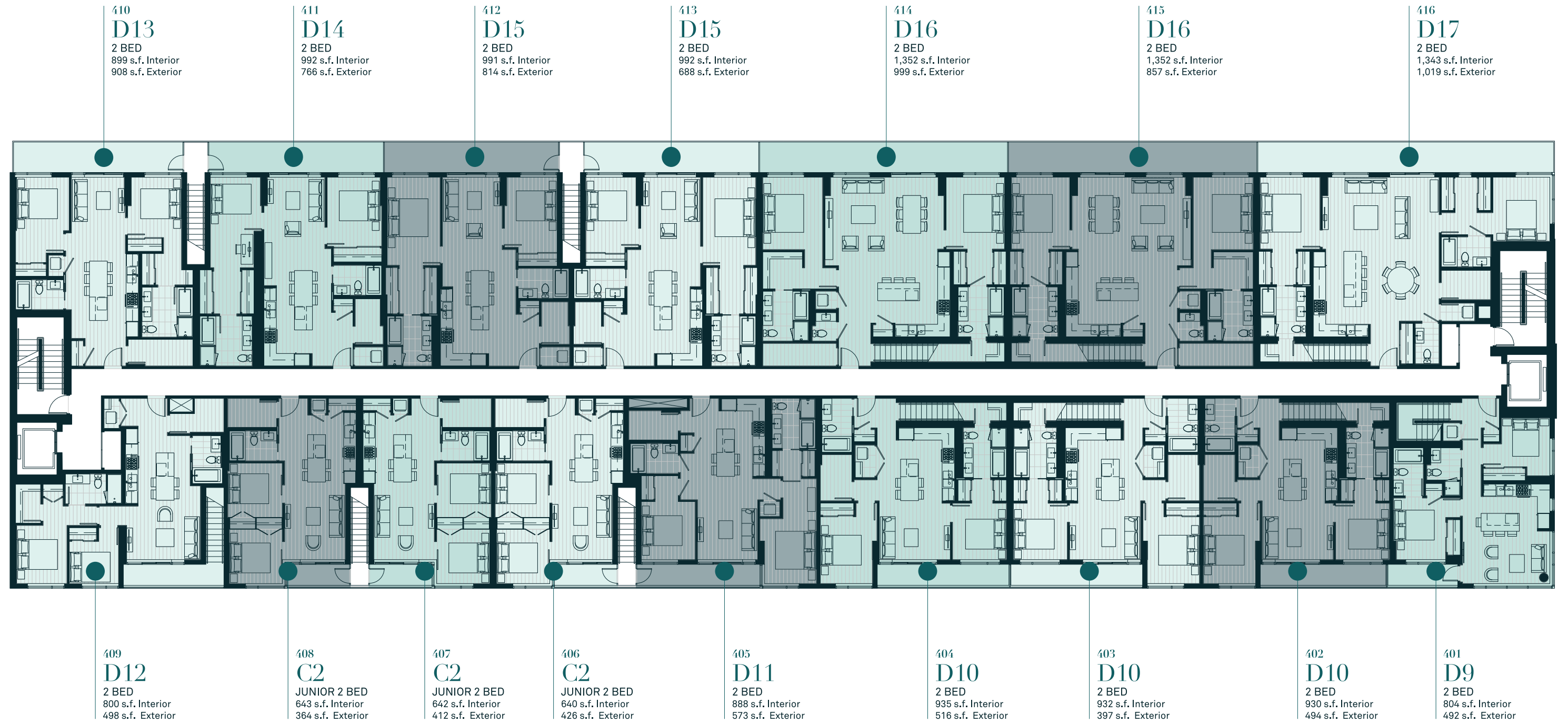
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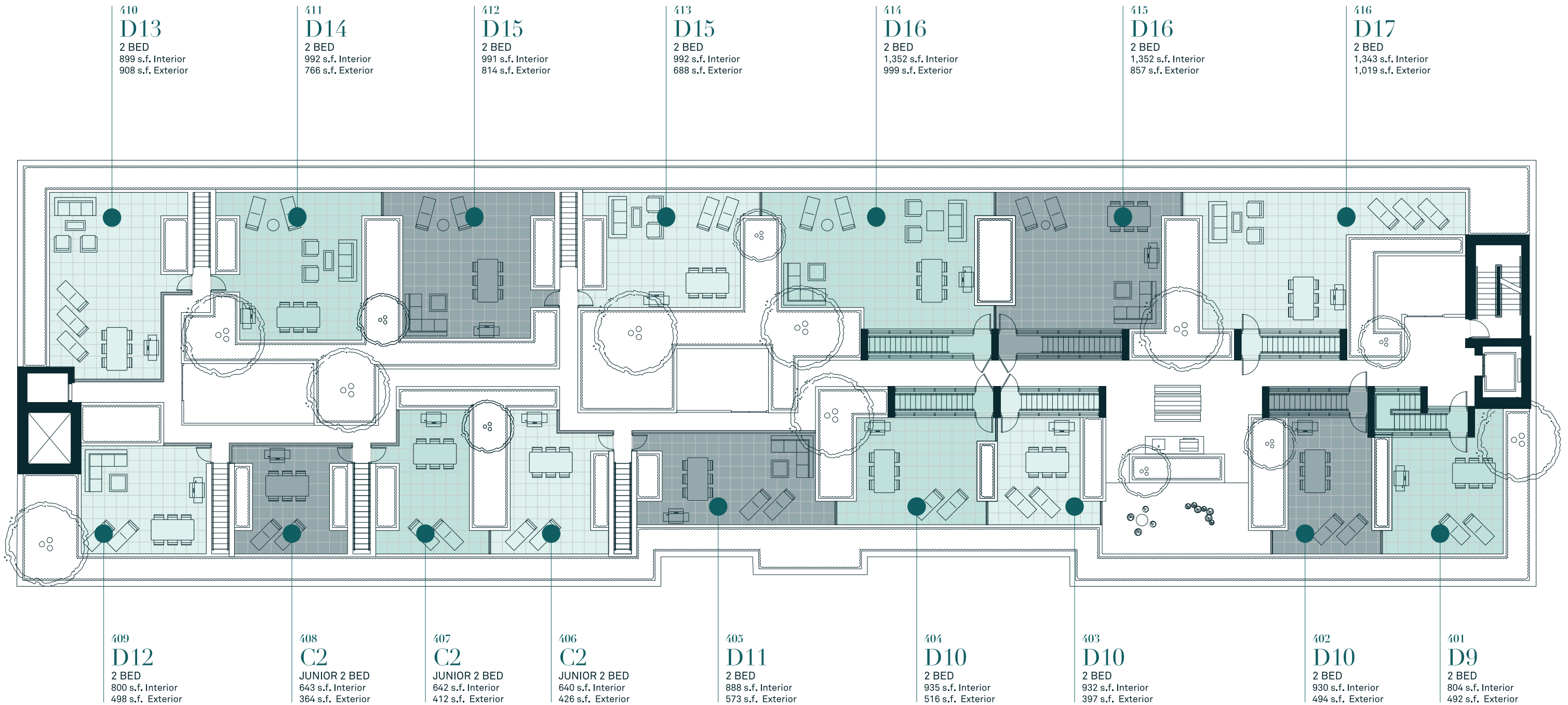




# ROOFTOP

ROOFTOP PLATE

KITSILANO BLOCK



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