

CopperStone

by Pointe of View

New Westminster, BC

October 2004

Executive Summary



In June 2004, Pointe of View Developments was selected by New Westminster City Council as the successful purchaser of the Lower Sherbrooke lands, immediately adjacent to Royal Columbian Hospital in the neighbourhood of Sapperton. During the ensuing months, Pointe of View and its project team met with the City of New Westminster, the Fraser Health Authority, and K.I.D.S. Daycare to develop a plan for the 4.22 acre site.

This plan entails 231 units in a medium-density four storey development, with a mixture of 1-bedroom, 2-bedroom, and 2-bedroom and den units. As a part of the development's Community Amenity Contributions, Pointe of View is committed to preserving a number of significant trees located in the northeast portion of the site. Pointe of View is also exploring options to donate approximately 1/3 acre to the existing K.I.D.S. Daycare, to allow them to remain on-site as another amenity contribution to the community. Pointe of View will also be constructing the Crosstown Greenway adjacent to the site. This will provide residents and the adjacent neighbourhoods with pedestrian access to the Sapperton Skytrain Station.

The development has been designed to maximize views to the Fraser River and Mount Baker and has been planned to be sensitive to the surrounding neighbourhood.

Pointe of View Developments and its project team, including Brook Development Planning, Paul Tarjan Architects, Eric Pattison Architect, and Perry and Associates Landscape Architects, has made a Development Permit application to the City of New Westminster. The site is already zoned for multiple dwelling residential uses. Pointe of View's proposed development is below the maximum density (70 units per acre) permitted in the zoning.

Project Data

Address: 280 Sherbrooke Street - located in the Sapperton Neighbourhood, New Westminster

Site Size: 4.22 Acres (1.71 Hectares)

Zoning: RM-5A Multiple Dwelling District.

Proposed Uses: Multiple dwelling units up to 4 storeys.

Density: Permitted: 70 units per net acre (28.33 units per hectare)

Proposed: 54.7 units per acre

231 total residential units

Development Benefits

The Copperstone development has been carefully and respectfully designed to enhance the Sapperton neighbourhood. It is anticipated that the development will:

- Assist in creating a critical threshold of population in the community to foster public transit use;
- Foster increased demand for commercial and retail uses on East Columbia Street;
- Preserve a number of significant trees on-site;
- Explore opportunities of an on-site childcare facility through a land donation to K.I.D.S. Daycare;
- Respect the Official Community Plan and Development Permit Area Guidelines;
- Provide a more "affordable" approach to development to assist first-time home buyers.

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Developer Background



New to the Vancouver area, but not to British Columbia, Pointe of View is one of the largest multi-family home developers in North America. The company has built its reputation since 1980.

Pointe of View provides value to their buyers through both efficient construction practices and land selection. The company is able to provide both cost-effective and quality housing, while understanding the needs of its homebuyers and the objectives of the adjacent neighbours.

Pointe of View pursues ways in which to improve the quality and affordability of its residential communities. The company aims to minimize cost through volume, design, innovation, and improved effectiveness while maintaining a high standard of quality in workmanship and materials. Pointe of View then passes these savings on to home buyers, many of them first-time home owners.

To date Pointe of View has built over 10,000 homes in a variety of marketplaces including Calgary, Edmonton, Red Deer, Phoenix, Toronto, San Diego, and Kelowna. The new Copperstone development in the Sapperton neighbourhood of New Westminister will be Pointe of View's first residential project of many in the Greater Vancouver area.

As with all of its projects, Pointe of View is excited about forging a long-term relationship with its future residents, its surrounding communities, and the City of New Westminister. Pointe of View looks forward to establishing a tradition of affordable, high quality projects in the Royal City.



The Pointe at Quail Ridge, Kelowna



Vantage Pointe, San Diego



Discovery Pointe Resort, Kelowna

Copperstone Preliminary Marketing Information

- Approximately 200 two bedroom units averaging 850 square feet in size.
- Prices starting in the mid \$160,000 range.

- Approximately 30 one bedroom units averaging 650 square feet in size
- Prices starting in the mid \$130,000 range.

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Context Aerial



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**The
Tarjan
Group**

ARCHITECTURE
INTERIOR DESIGN

Copperstone Residential Development
New Westminster British Columbia







CopperStone

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