



A FRESH, INVITING COASTAL ISLAND

Just a short sail from Vancouver, Bowen is exceptionally easy to reach. It is well known to Vancouverites as a pleasant daytrip from the city. But this peaceful, rural island feels a million miles away.

On these emerald shores, The Cape On Bowen is an incredibly rare island community. At 618 acres, the property is more than 2/3 the size of Stanley Park, and encompasses the entire southwest tip of Bowen Island. Its beaches, trails, shorelines, and dense woods have been at peace, virtually untouched, for more than 50 years. Presiding over it all, the iconic Cape Roger Curtis Lighthouse stands proudly.

Here, a limited number of island estate properties are available for the very first time. These 10-acre homesites are exceptionally private, and enjoy transcendent views of the southern Gulf, Pasley Island, Keates Island, and the Sunshine Coast. The southwest-facing orientation means they enjoy more sunshine, for more of the year, and an extensive network of trails leads all throughout this unforgettable coastal property. The Cape On Bowen is a rare chance to own an enviable island estate. There is truly nothing else like it.



ONE OF THE WORLD'S MOST LIVEABLE CITIES



Vancouver, British Columbia

A backdrop of unforgettable natural and architectural beauty

For those who visit Vancouver from around the world, its wide-open oceanfront, shining glass towers, and staggering coastal mountains leave a lasting impression. For those who live here, the story goes much deeper: Vancouver is a city with a progressive urban lifestyle, a rich multicultural profile, and a thriving economy. And it all unfolds against a backdrop of unforgettable natural and architectural beauty.

Vancouver is consistently ranked as one of the most livable cities on the planet. This is in large part thanks to careful, intelligent urban planning. The city boasts innovative urban design, breathtaking parks and gardens, and public spaces that rival the best on earth. Although it is one of the most densely populated urban areas in North America, it retains a freshness, a life, and a peace that few large city centres can claim. For these reasons and more, Vancouver has enjoyed a robust real estate market for decades, and was largely insulated from the recent global financial crisis.

The 2010 Winter Olympics was a watershed event for Vancouver. It was a chance for the city to present itself on the world stage, and it shone brilliantly. But for those who have lived here for years, Vancouver's position as a world-class city has long been secure.



BOWEN: AN ISLAND UNTO ITSELF.





A Day Trip to Perfect Solitude

Bowen has always been an island unto itself.

Even in its first days of human use by Coast Salish peoples, this ocean landmass was a seasonal hunting and fishing ground, with no permanent settlement. The first European settlers arrived in 1871, and began quiet logging and farming operations on Bowen. But even then, settlers were in the mere dozens. Thus, even as Vancouver began to take shape as Pacific Canada's iconic bustling port city, Bowen remained an almost untouched natural island, just minutes from the shores of the mainland.

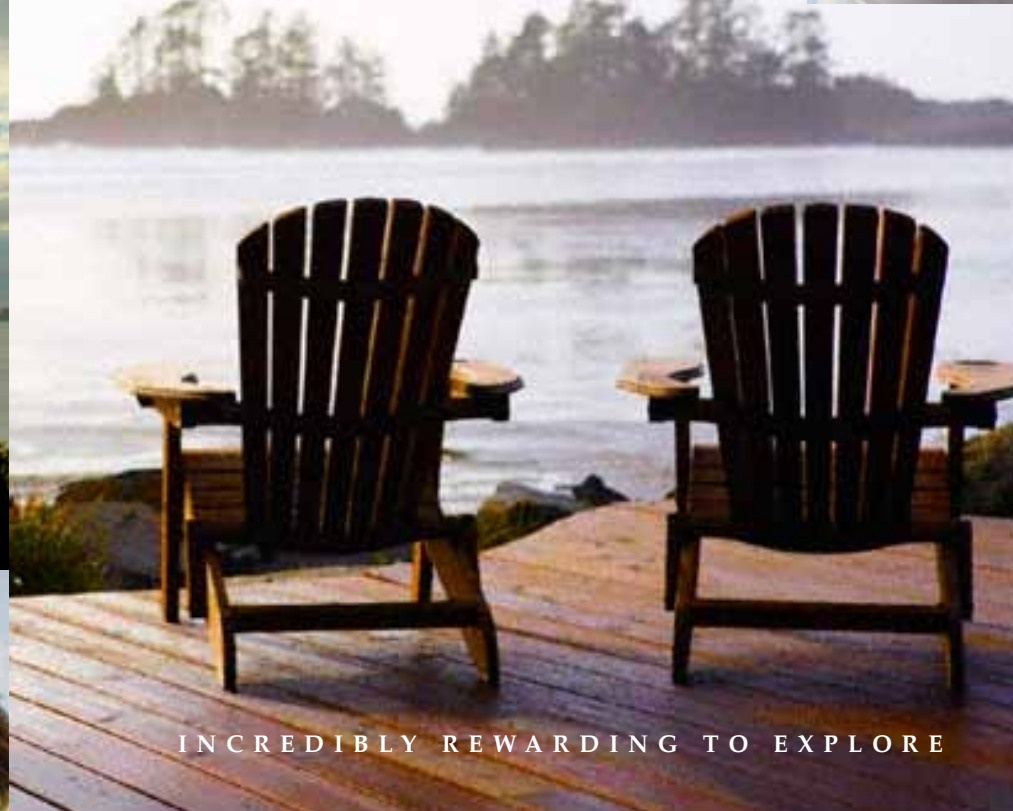
Regular steamer service to the island was established at the turn of the 20th century. Soon afterwards, the Terminal Steamship Company developed a resort lodge, recreational complex, and a series of cottages along Snug Cove. Bowen quickly became a popular holiday destination for city-dwellers. The island was now well established as a peaceful counterpoint to the crowding of Vancouver – separate from the city, yet close enough for frequent day-crossings by steamship.

Bowen still retains a lush, natural character.

Although the population of the island has grown slowly since then (it is currently home to about 3,500 year-round residents), a day trip by ferry or water taxi reveals a quiet cove, beautiful trails that trace past inland lakes, protected harbours, and a peaceful, close-knit community.

And living here, the story gets so much richer. This is a landscape of forest, mountain, sea and stone. It is incredibly rewarding to explore. A sailors' paradise, with sheltered coves around every lighthouse. Deep forests and inland lakes. A thriving, inspired arts community. Charming restaurants. Endless secret places for your children to play.

And everything else you will discover here over the years.



INCREDIBLY REWARDING TO EXPLORE



A Singular Island Community

The Cape On Bowen is an expansive coastal wilderness.

The 618-acre property slopes upward from untouched coastlines to reach a dense forest above. Along the water, the property traces 3.7 km of untouched beaches, coastal bluffs, and profound forest and oceanside views. And it all lies in a microclimate that enjoys much more sun, for more of the year, than most of the surrounding region.

A rich ecosystem thrives on these lands. Arbutus, Seaside Juniper and wildflower meadows bloom. Deer move silently through the woods. Birdcalls can be heard everywhere. Seals, bald eagles, sea lions, and – once in a while – whales can be spotted off the many viewpoints of this ancient coastal bluff.

The trail system that interlaces all of this natural wonder is impressive. Many have compared The Cape trails to the world-famous West Coast Trail, for sheer variety of terrain and picturesque views of the ocean and neighbouring islands.

In this setting, The Cape On Bowen's extensive, private 10-acre lots present a very unique opportunity. Entering the site along Cape Drive, one has a sense of a gradual reveal, a slow unveiling of the mystery of this place. The estates are large, and the long winding roads and driveways ensure that homes are protected from view. Owners will have the option to place their homes as close to the edge of the roadways and trails – or as far away – as they desire. This is a supremely private, truly special island estate property, to define as you wish.

The Stories of Bowen Island



1 | SO CLOSE. YET A WORLD AWAY.

The trip across the water is so brief (just 20 minutes from West Vancouver) but something happens along the way. Before you even step onto these shores, the strain of the city fades into the distance. And once you’ve settled in, enjoyed a meal, and walked along this fresh green coastline, you are a million miles from home. All in less than an hour.



2 | THIS IS WHAT FAMILIES LIVE FOR

Truly special locations like this are what family memories are built on. Your grandkids playing in the oceanside air, building a tree fort, learning to fish. Watching a deer walk along the mossy shoreline as you drink your morning coffee. It is moments like these that families remember forever.





3 | AN ISLAND DREAMSCAPE

Even though it is just 12 kilometres long by 6 wide, this island is a world unto itself. Biking, walking, fishing, kayaking – or just taking time to breathe in the freshness of the woods and ocean air: this island adventure is all yours to define. And you will.

4 | ACHIEVING SOMETHING REAL

You will feel deeply proud of what you have built here. As well you should. A private island estate is something very few people achieve in their lifetime. It is something real – something your family will look to with pride for generations. Having a place like this makes it all worth it.

5 | GET TO KNOW THIS PLACE

It won't take long to know this community. The staff learns your name at that Italian restaurant (the one with the incredible wood oven pizza.) The lady at the grocery store calls when your favorite cod is in. The artist whose work hangs above your mantle shares a coffee with you on a Saturday morning. The kids are making fast friends. Welcome home.



ALIVE WITH THE SPIRIT OF THIS COAST.

Our Vision for This Place

The Cape On Bowen is a truly special property.

The Cape On Bowen is a truly special community. It is a serene island dreamscape, but offers close access to the vibrant urban centre of Vancouver. Here, we sought to create a truly iconic Pacific Northwestern island property.

This is a vision that respects the community of Bowen Island, and reflects the very best values of the whole region: it is progressive, highly sustainable, and very much at home in this breathtaking natural landscape. It will offer homeowners an exceedingly rare experience of coastal island living.

This eternal natural landscape provides the frame. The rest is up to you.





Location Overview - Just offshore from West Vancouver, Bowen sits serenely in the Strait of Georgia. It is the closest and most noticeable offshore landmass. When you need to drive over, the ferry from Horseshoe Bay takes 15 minutes, and runs frequently. For quick walk-on trips, the Granville Island Water Taxi offers frequent sailings from both Granville Island and Coal Harbour. All of these options arrive at Snug Cove.

Just a few minutes' drive from Snug Cove, The Cape On Bowen occupies the entire southwest tip of the island. It is 618 acres – a full 2/3 the size of Stanley Park – and offers some of the most untouched natural coastal lands in the entire region.



MASTERPLAN







Straight of Georgia

Arbutus Point

Pebble Beach

Cape Roger Curtis
Lighthouse

LEGEND

-  Future Phases
-  Recreational Areas
-  The Cape on Bowen Land
-  Existing Trail Network
-  Roads and Bitways
-  Public Access Point



THIS RENDERING IS FOR POSITIONING ONLY.
WILL BE REPLACED WITH FINAL APPROVED
RENDERING ONCE COMPLETED.

CROWN LAND

THE CAPE ON BOWEN LAND

FUTURE PHASES

THE CAPE ON BOWEN LAND

CROWN LAND



LOT 11

9.909 acres / 431,636 sq. ft.

N - 1486 ft

E - 247 ft

S - 1803 ft

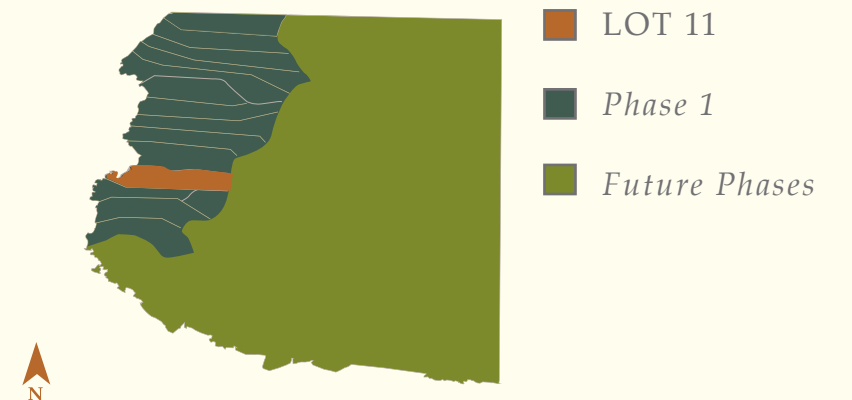
W - 428 ft

— Natural Boundary Frontage 819 ft

■ Recommended Homesite

LOT FEATURES

- Clear views to both the north and southwest
- Prime waterfront, all of it walk-on: ideal for swimming and exploring the coastline
- Adjacent to Pebbly Beach (see Lot 10)
- Protected moorage: perfect for building a dock, launching a kayak, and swimming
- Lots on both sides have natural separation for maximum privacy
- Very wide lot with mostly useable land





AN ETERNAL NATURAL LANDSCAPE.



A Longer View on the Years to Come

Sustainability at The Cape

This is an impossibly beautiful coastal site. Its untouched shores, whispering brooks, and deep woods are a Pacific Northwestern gem. We are determined to tread upon this land lightly.

We have taken extensive measures to preserve the natural and ecological integrity of the property. Substantial planning and infrastructure work has been carried out, guided by some of the region's most respected environmental consultants. The vast majority of The Cape's 618-acre property will remain a protected natural green space. The site plan allows for maximum natural drainage of stormwater, for minimal impact on the water table. Burke and Huszar Creeks – crucial wildlife habitats on the property – have been protected, with generous buffer zones. All in the name of preserving The Cape's pristine natural state, for generations.

Meanwhile, we encourage owners to create a home that respects this pristine coastal landscape, and provide you with every opportunity to do so. From environmentally sensitive design to awareness of sensitive habitats, from intelligent landscaping to the use of local materials, we offer a comprehensive plan for building an island estate that protects the fragile natural beauty of this land.





Resource Guide

ENVISION YOUR IDEAL ISLAND ESTATE. NOW, MAKE IT REAL.

The following guide is meant to get you started choosing your property, designing your oceanfront home, and building your estate at The Cape On Bowen. If you have any questions at all, we are always available to provide you with more information.

1 | CHOOSE THE PERFECT LOT

The lot you choose is crucial to your experience here, of course. It is the first in a series of important decisions, and should be a very personal choice. At The Cape On Bowen, the first phase of lots offers a variety of different features and orientations. Walk-on sites, dramatic perched building sites with infinite views, or rugged coastlines are all available.

A few factors to consider as you make your choice:

- Views
- Sun Exposure
- Slope
- Waterfrontage
- Tree Coverage
- Proximity to Roads and Entrance
- Unique Features (access to trails, roads, brooks, etc.)
- Homesite Position
- Privacy
- Access by Land and Water

Prioritize what is most important to you and your family, and choose accordingly. Would you prefer a walk-on site, or a dramatic rugged coastline? Do you want to feel enshrouded by trees for privacy, or do you prefer a high-perched building site, with infinite views? When you have a very focused vision of what you are looking for, the decision becomes easy.

2 | DESIGN YOUR HOME

You’ve decided on the lot that speaks to you. Now it’s time to begin designing your home. You probably have a good idea already of the style and scale of the home you want to create. Here is where you start to truly make it come alive.

First, you will need to hire a home designer. If you don’t have one in mind already, ask around for recommendations. Do you have any friends who have undergone this process recently? If so, they probably know some names (and would have a lot of other insights, as well.) Whoever you decide on, be sure that they are willing to work closely with you, and will listen to your ideas. Also, know that we have alliances with many trusted architects, builders, landscape architects, and contractors, and would be happy to make an introduction.

Before any design work begins, a few things you should do:

- Walk the site with your designer. Discuss the natural features of the site in detail.
- Strive to design a home that integrates into the site in a way that will optimize your experience here (orientation, placement, windows, access to waterfront and trails, etc.)
- If adjacent lots have begun the design process, try to get information on the kinds of homes that they have designed, and where on the property they will stand.
- Hire a geotechnical consultant to examine your soil conditions (rocks, ground conditions, bearing capacity.)
- Think about the sustainable features of your home. Are they in line with what you originally envisioned? Do they mesh with the sustainable tone of this community?

3 | BUILD YOUR HOME

- Be certain to hire a reputable builder. If you cannot find a direct referral from a friend, ask around, and ask for references. Trust is critical in this process.
- Consider consulting with a sustainability specialist, if sustainable features are a priority for you.
- Naturally, check in on the building process regularly, to be sure that things are unfolding as you have envisioned. Where possible, bring your designer along.
- As your home takes shape, actively plan for the furniture, appliances, and other larger items you will bring into the home. Have a clear vision of your interiors. With these fundamentals in place, your new home will become more livable right away.
- **Everything is finished. Enjoy your home!**



Team

THE PEOPLE BRINGING YOU THIS VISION



Trans City Group

The Trans City Group are celebrated pioneers and leaders in the BC development industry. The company was the first to erect a high-rise in Yaletown, and worked closely with Vancouver's city planners at a crucial turning point in the evolution of the city. The company has completed numerous innovative, creative communities across BC, including the first Continuum of Care retirement community in Canada. They have a reputation for delivering exactly what they promise. The Trans City group is proud to present this landmark property to the world.



Leeda Developments Group

Leeda Developments Group is a leading development authority in the Vancouver region. The group has a number of exemplary communities in their portfolio, including a full single-family subdivision in Richmond, and a range of low-rise and high-rise developments across the Lower Mainland. Leeda Developments Group brings a wealth of investment and development expertise to The Cape On Bowen team.



THIS IS ONLY THE BEGINNING.

A true island estate. A vast oceanfront playground, where you and your family can spread out and breathe. A lush dreamscape, protected from the cares of the city by a soft-rolling ocean, yet minutes from a global centre of commerce and culture.

It is a dream that few people in this life achieve. And now, it is within your reach.

NOTES

the CAPE ON BOWEN