



KING EDWARD BAY

BOWEN ISLAND

King Edward Bay: An Interview with David Sorensen

What initially attracted you to King Edward Bay?

The attraction was the still, silent beauty of the land in its variety, complexity, and vibrant relationship to the sea. The property had last been logged just after the 2nd World War, but has grown to the towering, richly enveloping canopy I encountered in my first 'walkabout'.

The further attraction for me, and a profoundly moving experience, was to be permitted to see the deep love of the property and its history expressed so eloquently by the original Owner. This land was in the 'marrow', even though for the family it was time to make a change.

In an extraordinary gesture, and a proud sellers prerogative, he made it plain that we would be the chosen buyer of the property, because, as we were informed, we were seen to be engaging with the land as he had hoped. We were responding to its contours, its individual trees, mosses, meadow, sea-views, and speckled lightscapes first. Thoughts of development details could come later for both of us, after our companionable deer-trail walks.

Bowen Island seems to be a very special place. What gives it that "feel"?

Like all of the Canadian Gulf Islands, Bowen is a magical place on the West Coast. Its geographical setting, ecology, history, and preservation mindset, provide for a charming 'sea-side' lifestyle, one that has long been a weekend and summer retreat for Vancouver families.

It continues to be sought after as it grows into an ever more vibrant and diverse community.

Bowen is also unique as a Gulf Island in that it is minutes away from Vancouver and easily accessible. It has all the romance of the Gulf Island lifestyle, and yet it is in close proximity to a world class city and international airport.

Bowen Island residents are very protective of their island. What has been the community reaction to your King Edward Bay development?

It is positive, and it is gracious and it is in the little things. The community can see where we've taken the initiatives to protect this property and integrate with our neighbours.

A couple of weeks ago we put in piping to connect our new water system to the neighbours along Windjammer Road. We had to delay traffic; it was a messy job with trenches and dirt piles everywhere. But after we laid the pipe, we proceeded to tidy up and replant the roadside with almost 700 forest ferns and native plants from other parts of our property.

Our neighbours, observant of this work and its intent, have made their kind comments known to those best deserving of the accolades: the gardeners themselves. They couldn't believe the degree of effort and detail by our staff to feather all the new plantings into the existing road treescape.

It makes me proud when islanders, people I don't know, come up to me and say how good the island "buzz" is on King Edward Bay. I am pleased to say it happens quite regularly.

continued



What are you most proud of when it comes to King Edward Bay?

I'm most proud of our team, and their intuitive understanding and support for the original development vision. It is an extraordinary group of talented individuals like Allard Ockeloen, the Project Manager, Scott Andrews, Marketing & Sales Director for all of the Sorensen projects, and the many sub-contractors who have understood the reason to do things 'right'. They have done so honestly and professionally.

This land, now established with its new house sites and underground services, still contains its pre-development beauty, just like it was when I first walked it with the former owner (by the way, I am proud to add he still lives on the property).

We did not have to compromise on what we set out to do. Together as a team, we've managed to retain the integrity of this property.

What makes King Edward Bay an outstanding real estate investment?

The pieces of this beautiful package just add up.

Obviously, waterfront and water view properties like these are practically non-existent on the market. As a Development parcel, we can't find anything comparable to King Edward Bay in the Pacific Northwest. And we've tried.

The sheer beauty is overwhelming. The southwest exposure across the Strait of Georgia, including the Paisley Islands in Collingwood Channel, is breathtaking. King Edward Bay is the envy of other parts of the island largely due to all the afternoon sun. In the winter months the extra sunlight hours are a real bonus.

King Edward Bay enjoys a slightly different micro-climate than the rest of the island. Here it's cooler in the summer, warmer in winter, and with less rainfall than on the north and east sides of the island.

Even being on the west side of Mount Gardner, it is still only minutes from the ferry dock.

So, coupled with mature second growth forest, a southwestern exposure, the charm of Gulf Island living, a colourful community spirit, King Edward Bay's unique Coastal Bluff micro-climate, and all within reach of a world-class city like Vancouver, the combination can only confirm an outstanding real estate and lifestyle investment.

The environmental covenants for King Edward Bay are distinct.

From our initial planning through to site preparation and installation of the invisible infrastructure, we have diligently worked to protect, enhance and, where necessary, to restore the surrounding environment. We are committed to being stewards of this land.

This environmental paradigm is important in very practical terms. The root systems of the trees serve as slope stabilizers. Further, the



various groupings of trees support each other in numerous ways including mutual protection against wind throw. This, in turn, minimizes risk for the homeowner, and ensures privacy for each property.

The environmental covenants we have applied to King Edward Bay are a distillation of our planning ethic. We want to ensure that the forest setting of this new neighbourhood is protected, maintained, and enhanced for our Buyers. They will apply to the King Edward Bay Strata Corporation as well as to the individual property owners. They are in favour of the Municipality of Bowen Island.

Looking at your site plan, the lots certainly don't follow a standard grid. Could you comment on how your site plan was developed?

No, they don't follow a standard grid. We were fortunate enough to be able to work closely with the Bowen Municipality to place houses and driveways where they would be least intrusive and to break free of the conventional development model. Happily, here we are five years later with all of our roads and services complete and the greatest portion of the forest landscape still intact.

Custom homes at King Edward Bay are subject to placement, design, and square footage parameters. Would you share these parameters with us?

Because of the sensitivity of the present treescape and understory, site conditions have dictated where the building envelopes, garages, driveways and turnarounds can be located. There is significant variety in size and design possibilities for homes within the Design Guidelines, but the placements are understandingly fixed.

We look to these parameters as an invitation to inspired design within the site conditions.

It is attractive to us to think King Edward Bay will be a visually distinctive neighbourhood of quality homes with a high standard of design and construction.

In essence, a new Shaughnessy-by-the-sea.

The forest and ocean views make King Edward Bay exclusive, and the quality of the buildings will compliment this. But we are not imposing a particular architectural style; we are, however, imposing a constraint on lower valued construction materials.

The building envelopes are generous, and vary in size from 2,800 square feet to 3,500 square feet permitting the houses to be either double or possibly three times larger.

In exclusive, coastal neighbourhoods such as West Vancouver, you will see homes built right to the high water mark. How will that be different at King Edward Bay?

Every municipality dictates setback requirements. The present by-law on Bowen Island requires a 100-foot setback for all structures.

The team at Sorensen was able to present a proposal that argued that the current by-law would, in effect, ruin the forested landscape, as view corridors would require clear cutting of the land. The municipality agreed with our rationale. Today, home sites at King Edward Bay enjoy ocean views, an unprecedented 50-foot set back, and the enjoyment of a protected pristine landscape, the best of all worlds.

The roadways leading to home sites are less than standard width. Why is this? And why do some require an easement on neighbouring lots?

Our roadways are, in fact, driveways. We have not taken a conventional approach to mapping roadways through the community. We have worked to reduce internal roads at King Edward Bay and purposefully designed driveways with easements to minimize intrusion.

A conventional zoning approach permits one density per acre, so this would have permitted 48 houses on 48 acres. If we had planned 48 houses using a conventional development model, the property would have been altered beyond repair. We decided on 41 houses with almost 10 acres of common land, and the physical approach to the houses is driveways not roadways. The easements allow for minimal lengths, the shortest approach to each house.

What guidelines are in place regarding landscaping, recreational amenities and private docks?

If you want to live in King Edward Bay and in this kind of pristine setting it's important to understand that our building envelopes simply won't allow for additional infrastructure such as pools or even tennis courts; unless of course you want to incorporate them into your home building envelope, but this may not be feasible. These one-acre lots are reasonably treed and the natural landscape and rock outcroppings must remain untouched for privacy and safety.

Our arborist has created the view corridors for all of our lots. We are closely following the judicious advice of the arborist on issues like wind throw and other environmental considerations. Together, we've created view corridors that make the most sense for each home site and the community at large. Each site will be photographed, and a "view record" will be filed for homeowners to maintain.

For the long term health and integrity of the ecosystem, we are only permitting native plantings in landscaping plans.

Fencing is discouraged as well. Your spectacular home will enjoy the forest privacy created by mature trees and natural vegetation. That's our vision.

The Department of Fisheries and Oceans seldom permit private docks. Bowen provides year round and seasonal moorage in Snug Cove.

Facing southwesterly, what kind of sun exposure do these lots receive throughout the day?

In the morning King Edward Bay enjoys the east light through the trees, and as that moves, the full western exposure begins to appear about 1:00 PM, and that will continue in the summer as late as 9:30 PM.





What are the Fire and Safety standards at King Edward Bay?

Sprinkler systems in all homes are mandatory. We encourage the installation of cisterns for backup and landscape watering.

If a buyer wants to buy more than one lot, what concessions can they expect?

If you want to buy two or more lots, you will need to fuse them to count as a parcel purchase. We will work with you to modify the building envelope with an optimum living design for you, but only within the spirit of our King Edward Bay vision and community agreement. Everyone will enjoy the same parameters.

Tell me about the Beach Park dedication at King Edward Bay?

Bowen Island residents can now enjoy a new beautifully protected beach park. We created a public parking lot at the intersection of Windjammer Rd. and Captain's Way. You may walk along the creek with your picnic basket and arrive at this stunning beach with breathtaking views. It's the sweetest, most charming beach you'll ever see.

I understand that homebuyers at King Edward Bay can't expect city infrastructure. Could you share with us what a purchaser could expect in relation to everyday essentials like: electric, high speed internet, water and sewage?

Shaw Cable or Telus easily provide Internet access to the island. Both companies provide high-speed Internet service and respective cable and telephone service. Our site office is fully connected with high-speed Internet access.

Sewage and water at King Edward Bay is provided by a

dedicated community system. A 150,000-gallon water tank at the highest elevation of our property provides water and fire fighting capabilities for King Edward Bay and the neighbouring Blue Water and Bowen Bay communities. Adjoining our upper property is crown land and the protected woods of Mount Gardner. The geology of the area allows us to effectively harness rainwater and mountain run off into our reservoirs.

The sewage from all our homes is pumped by a state-of-the-art system to a common field on a remote part of the property.

A huge commitment to our King Edward Bay vision is that all community infrastructures, including hydro, are underground. There are no overhead hydro wires anywhere in King Edward Bay. This means forest trees are not intruded on by overhead wires and country lanes retain their aesthetic quality.

Is there enough well water available to support the increasing number of residences on the island?

On Bowen every neighbourhood has its own water system. Our infrastructure is recently installed, and can not only fulfill and fully support King Edward Bay requirements, but is now providing water support and fire fighting capabilities to two adjoining neighbourhoods: Blue Water and Bowen Bay. Our wells have significant capacity, and our new systems have been well designed.

Is drainage a problem?

We have been so environmentally frugal in creating these lots; we have not in any way upset the natural drainage patterns. So there is no storm drainage required in this community. The rainwater follows its natural course out to sea. We have kept three heavily forested gullies and those will do what they've always done, channel the rain to the ocean.

Could you offer some general overview of the infrastructure of the island: i.e. Police, fire department, medical, schools?

On Bowen Island we enjoy much the same infrastructure of any small community. We have 911 emergency services, a Bowen Island police detachment, and volunteer fire department with dedicated Fire Marshall, doctors, and community services. There is emergency helicopter evacuation to downtown Vancouver hospitals. We can provide you with all the information you need about Bowen Island and it's services, activities and marinas.

Why is Sorensen Fine Homes Inc. the exclusive builder at King Edward Bay?

Excellent trades people are very difficult to secure due to the present construction boom in Southwestern British Columbia. In order to facilitate proceeding systematically to construction for our Buyers once their designs are complete, we have decided to re-organize and expand our Construction arm to

be able to efficiently and cost-effectively build all houses on the site.

Sorensen Fine Homes with its high standard of quality and streamlined processes, is well positioned, as the exclusive Builder at King Edward Bay, to provide this vital service, and the accompanying warranties to our Purchasers.

Sorensen will hire the most skilled project managers; superintendents, suppliers; carpenters and other trades who will commit to a five-year program here. Presently, I'm in the process of co-coordinating temporary housing for this team on Bowen.

Our outstanding reputation for custom home and community developments was established in the Gulf Islands. We are aware of the challenges and how best to manage the most effective use of construction budgets. Our fee is fully disclosed on a cost plus basis.

*David Sorensen,
Bowen Island, BC*



S O R E N S E N

*Marketing and Sales
#56 – 107 Atkins Road*

*Salt Spring Island, BC Canada V8K 2X6
phone: (250) 537-4220 fax: (250) 537-5691*

info@SorensenFineHomes.com

*Business and Administration
105-2250 Oak Bay Avenue*

*Victoria, BC Canada V8R 1G5
tel: (250) 370-9707 fax: (250) 370-9708*

www.SorensenFineHomes.com