

Say hello to

Popolo

ADVANCED
PREVIEW KIT
FALL 2020

Experience
timeless
familiarity
in a connected
community



Popolo

Steps from the Drive, Popolo is crafted with convenience and connection to the neighbourhood in mind. Popolo features innovative, European-inspired design and delivers style and high functionality not normally seen in 1, 2 and 3 bedroom homes in the Grandview-Woodlands area.



Rediscover
the things that
matters most

Popolo

Popolo's lively location is contrasted with its private terraces that allow you to relax and unwind. Whether working from home or the office, these extensive outdoor spaces offer ample room to retreat from the hustle and bustle of daily life. Make use of a serene space planned for entertaining, cooking, and enjoying the sunsets.

Expectations Elevated



The neighbourhood surrounding Popolo feels like a village within the city, with local farm-to-table shopping and vibrant artistic inspiration. It combines old-world charm with unparalleled culinary experiences that can only be found on the Drive. Popolo is within walking distance to Queen Victoria Annex, across the street from Laura Secord Elementary school and an 8 minute walk to Vancouver Technical Secondary, making this a sought-after community.



Popolo

WHERE TO GO FROM Popolo

RESTAURANTS & CAFES

- 1 BANDIDASTAQUERIA
- 2 JAMJAR CANTEEN
- 3 JJ BEAN COFFEE ROASTERS
- 4 HARAMBE ETHIOPIAN
- 5 PRADO CAFE
- 6 RED BURRITO
- 7 LA MEZCALERIA
- 8 SOPRA SOTTA
- 9 LIVIA
- 10 MARCELLO RISTORANTE
- 11 VIA TEVERE
- 12 TURKS COFFEE BAR
- 13 HAVANA
- 14 MOJA COFFEE
- 15 BIER CRAFT
- 16 LUNCH LADY
- 17 PEPINO'S SPAGHETTI HOUSE
- 18 YOLKS
- 19 THE WALDORF
- 20 THE RED WAGON
- 21 SAL Y LIMÓN

AMENITIES

- 1 TROUT LAKE COMMUNITY CENTRE
- 2 RIO THEATRE
- 3 GRANDVIEW LANES

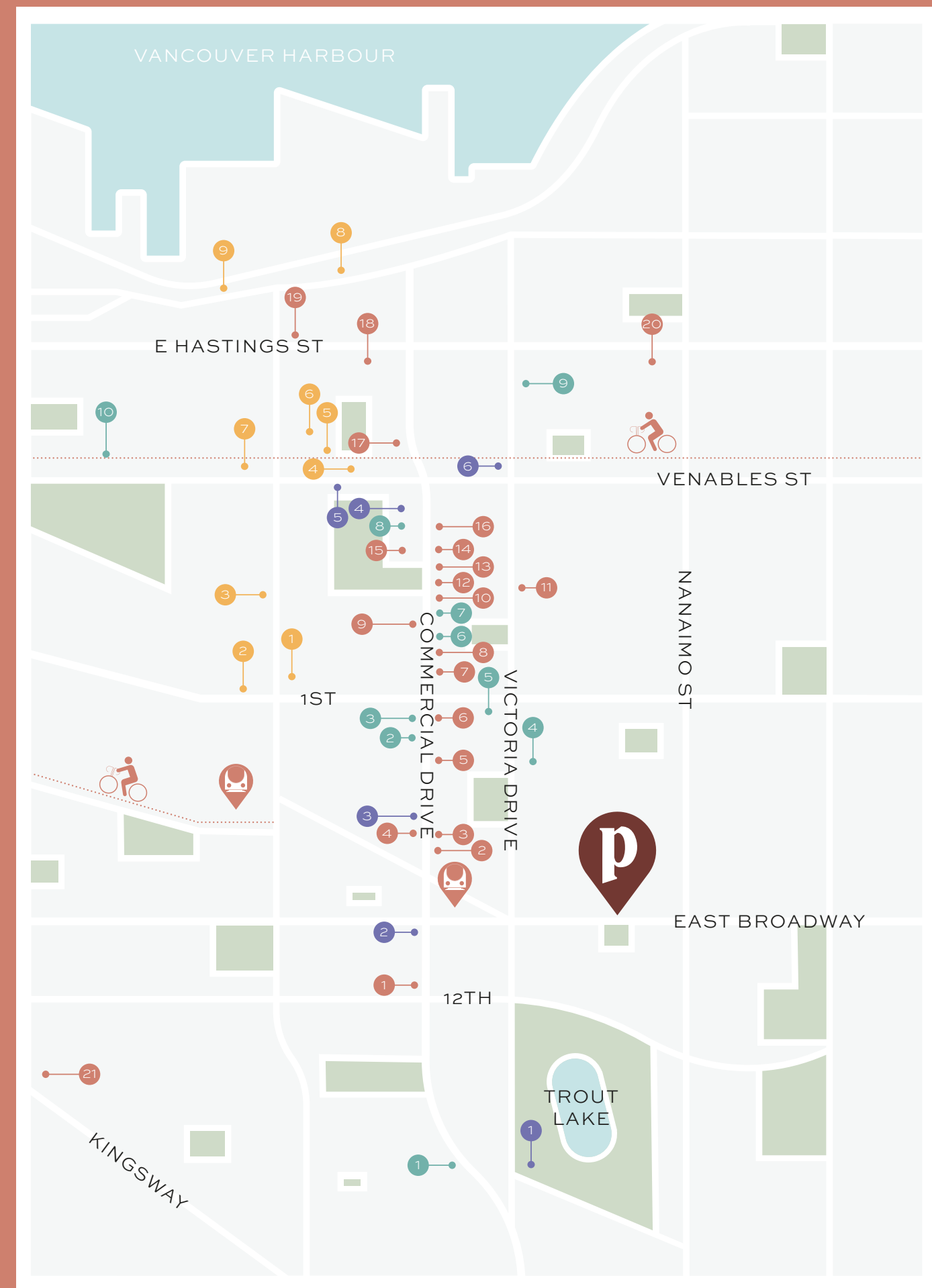
INDEPENDENT STORES

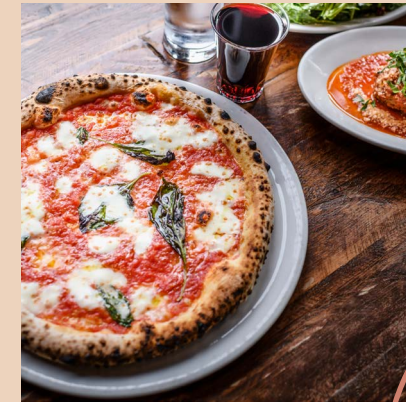
- 1 FLOURIST
- 2 FRATELLI AUTHENTIC BAKING
- 3 J,N & Z DELI
- 4 FIGARO'S GARDEN
- 5 OH SWEET DAY BAKERY
- 6 THE DAILY CATCH
- 7 PASTURE TO PLATE
- 8 CHOICES MARKET
- 9 BOSA FOODS
- 10 UNION MARKET

BREWERIES

- 1 TERMINAL CITY BREWING
- 2 CRAFT COLLECTIVE BEERWORKS
- 3 STRANGE FELLOWS BREWING
- 4 EAST VAN BREWING COMPANY
- 5 BOMBERBREWING
- 6 OFF THE RAIL BREWING
- 7 LUPPOLO BREWING
- 8 ANDINA BREWING COMPANY
- 9 POWELL BREWERY

- 4 BRITANIA RINK
- 5 SLICE OF LIFE GALLERY & STUDIO
- 6 THE CULTCH THEATRE



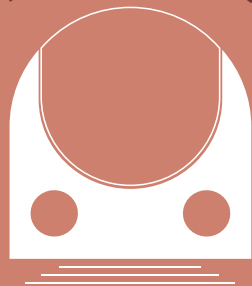


Connected to Culture

Popolo raises the bar in one of Vancouver's original and most cultured neighbourhoods. This vibrant residential atmosphere fosters a community of iconic street festivals, and an annual event dedicated to their strong roots. Popolo combines the best of the old-world Italian charm with today's desired contemporary functionality that is only 10 minutes from downtown. Commercial Drive's Italian roots and influences have promoted the iconic Vancouver neighbourhood's growth. Popolo combines the best of that old-world Italian charm with today's desired contemporary functionality.

Popolo

TRANSIT



5MINS WALK
COMMERICAL & BROADWAY STATION

**99
B-LINE**
TAKE THE 99 BUS
STRAIGHT TO UBC

5 BUS ROUTES
CONNECTING
YOU TO THE
ENTIRE
CITY



LOOK FORWARD TO THE FUTURE
BROADWAY SKYTRAIN ROUTE

BY CAR



TAKE A TRIP

**15
MINS**

IRON
WORKER'S
BRIDGE

**30
MINS**

VANCOUVER
INTERNATIONAL
AIRPORT

**20
MINS**

BURNABY
LAKE

**25
MINS**

DEEP
COVE

WHERE TO GO FROM Popolo



CYCLING



Popolo Ride Times

**5
MINS**

TROUT LAKE

THE DRIVE

**20
MINS**

MAIN STREET

DOWNTOWN
VANCOUVER

**30
MINS**

GRANVILLE
ISLAND

KITSILANO
BEACH

WITHIN
23
PARKS
TO MINS

LESS THAN 10 MINS

ADANAC
BIKEWAY

GREAT
NORTHERN
WAY

WALK



19

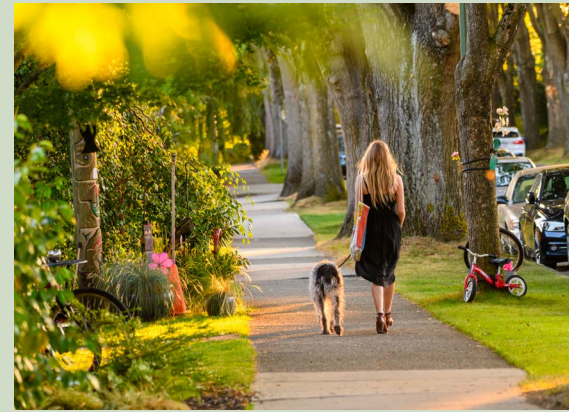
COFFEE
SHOPS

93

BARS &
RESTAURANTS

**SUPPORT
LOCAL**

+300
INDEPENDENT
LOCAL
MERCHANTS



Core Community



Explore endless numbers of restaurants, cafes, and bars. Take a stroll on the Drive and enjoy some of the best pizza and pasta in the city. The area has a wide variety of independently-owned stores, craft breweries, and galleries. Popolo is conveniently located close to Trout Lake and its community centre, as well as numerous parks within walking distance. Enjoy this incredible community that has something for everyone.

Popolo





Inspired design to keep you connected

Free-flowing floor plans create spaces that inspire creativity and connection. Innovative design and function pair with Italian-inspired finishes and appliances that raise the bar while complementing your lifestyle.



Artist interpretation and concept only. Specifications, layout, and materials are subject to change without notice. E&O.E.



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Design finishes
with carefully
curated details



Italian-inspired colour schemes, Lumino and Ombra, bring a clean and sleek look to storage-focused ensuites and bathrooms. Matte black framed showers and fixtures are combined with large-format floor tiles, while distinctive herringbone tiles adorn the shower wall.

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Features

SENSE OF COMMUNITY

- The Popolo Lounge featuring a full chef's kitchen, courtyard access with wraparound balcony, outdoor gas grill and large dining area for private gatherings
- Makerspace outfitted with 400sf hobby room for your creative inspiration or science fair projects
- Secure underground parking, pre-wired for a Level 2 EV adapter at all stalls
- Cyclists have access to secure electric bike charging stations, as well as space for bike repairs
- Post-walk outdoor-access dog wash station
- Dedicated underground carwash station with year-round access

KITCHENS THAT INSPIRE

- Integrated European Stainless Steel Appliance Package;
 - 30" Fulgor Milano Integrated Refrigerator*
 - Fulgor Milano 30" Stainless Steel Wall Oven
 - Fulgor Milano 5 Burner 30" Stainless Steel Gas Cooktop
 - Faber Integrated 30" Pull-Out Hood Fan
 - Blomberg Integrated Full-Size Dishwasher
 - Panasonic Microwave Stainless Steel with Trim Kit
- Polished quartz countertops and backsplashes
- Sleek Italian-inspired cabinetry with soft close hardware, antimicrobial finish and well-designed storage space
- Extra-large stainless steel undermount sink with single extra-large tub
- Modern matte black pull-down spray faucet fixture
- Convenient large island with under-seating* with standard matte black linear pendant lighting

*Included in select homes, inquire for availability

REFRESH AND RELAX

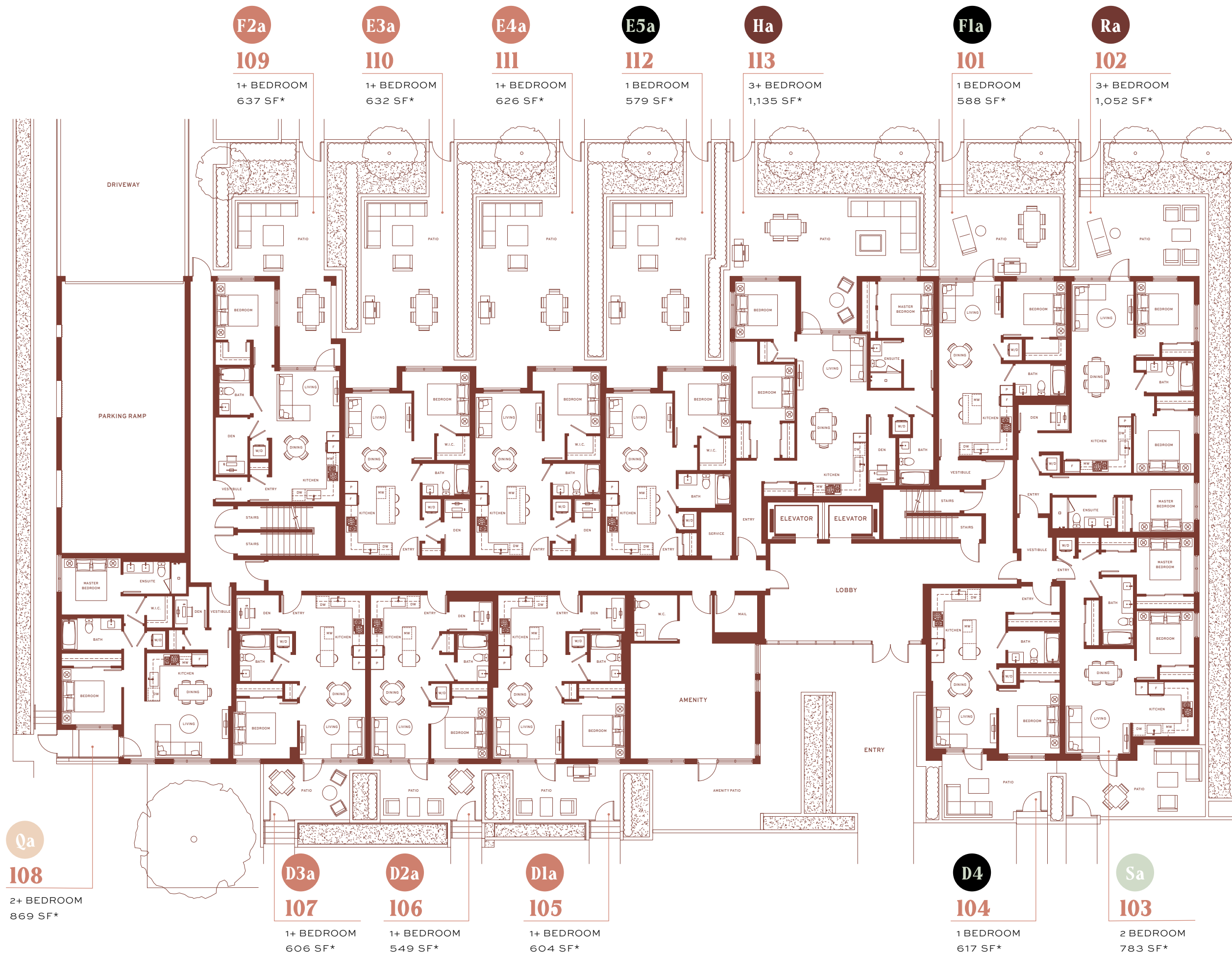
- Polished quartz countertops with porcelain undermount bathroom sink
- Storage-focused ensuites and bathrooms provide enough space to always keep counters looking clean and organized
- Modern matte black faucets, showerheads and shower controls fixtures
- Large-format tiled floor complements a chic herringbone-tiled feature wall with matte-black framed curbless glass shower

LIVING IN STYLE

- Spacious layouts invite natural light and connect rooms creating a free-flowing environment
- Award-winning Kleen Design team has selected two palette options that reflect a warm and inviting ambiance
- Forced-Air Heating and Air Conditioning are standard in all homes
- SafeHome™ antimicrobial finish and Soundbuster® Thermo-Acoustic Underpad complete with a lifetime wear warranty
- Modern and energy-efficient lighting throughout main living areas with LED pot lights
- Elevated penthouse ceiling heights of 10'8," with standard 8'6" in all other homes
- Frontloading Blomberg washer and dryer appliance package
- Expansive outdoor terrace homes on select 4th floor and ground level units

TIMELESS APPEAL

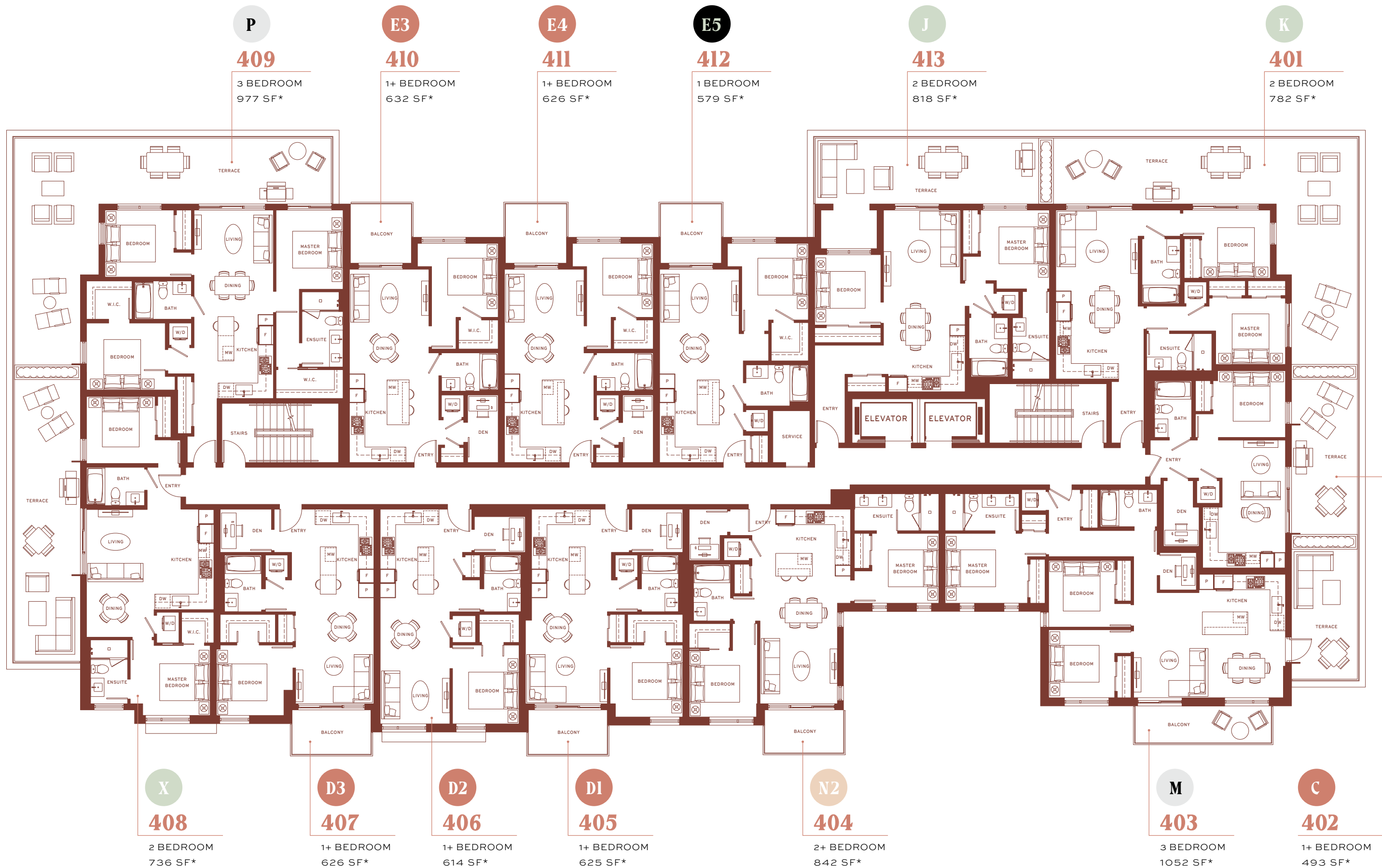
- Distinct exterior featuring a contrasting blend of classic and contemporary elements
- A 6-storey greenwall displays the significance of sustainability included at Popolo
- Double-glazed and low-E thermal-efficient window systems
- Integrated Sunshade UV protection promotes passive cooling of exterior facades



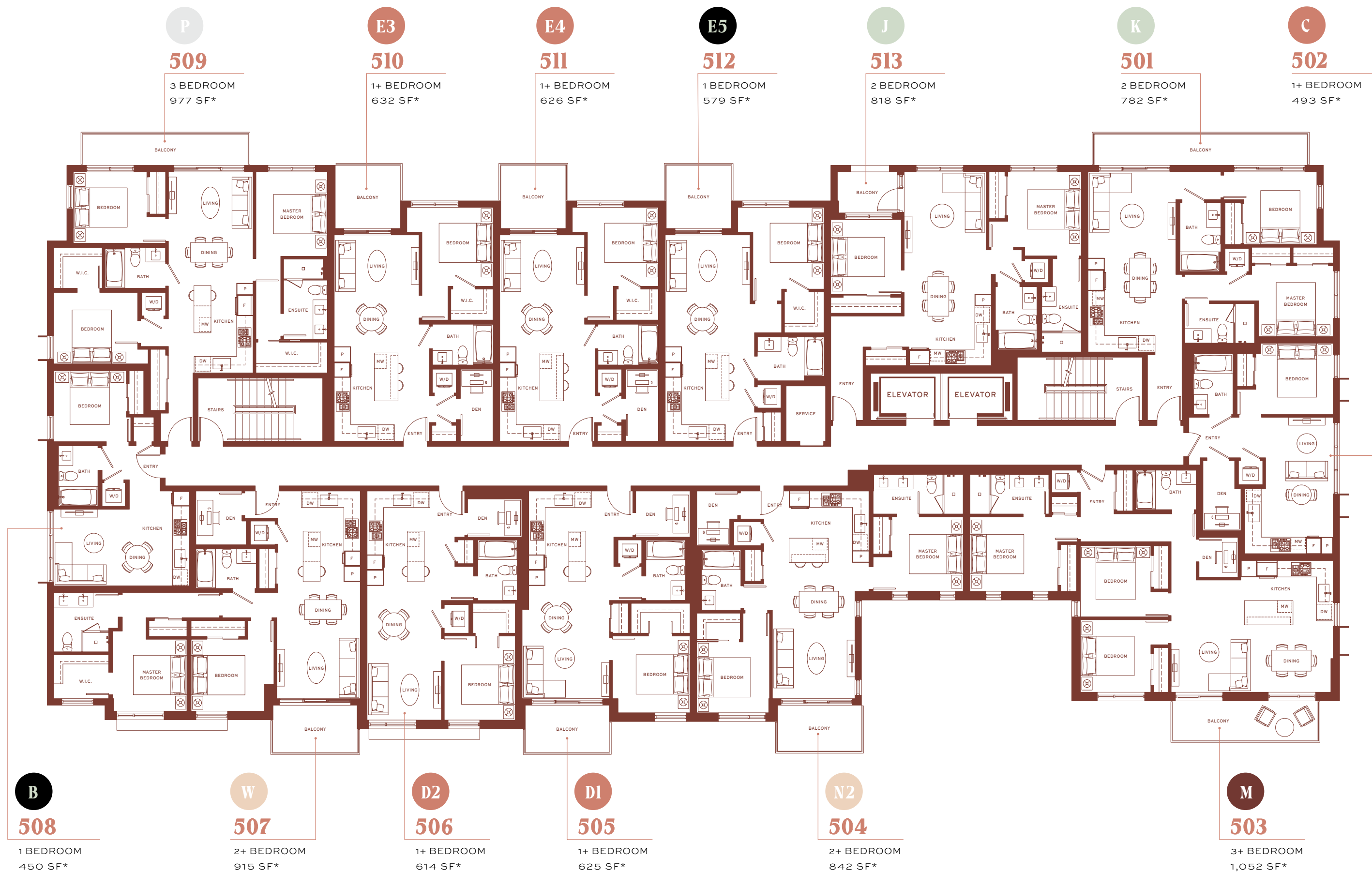
* INTERIOR SF ONLY



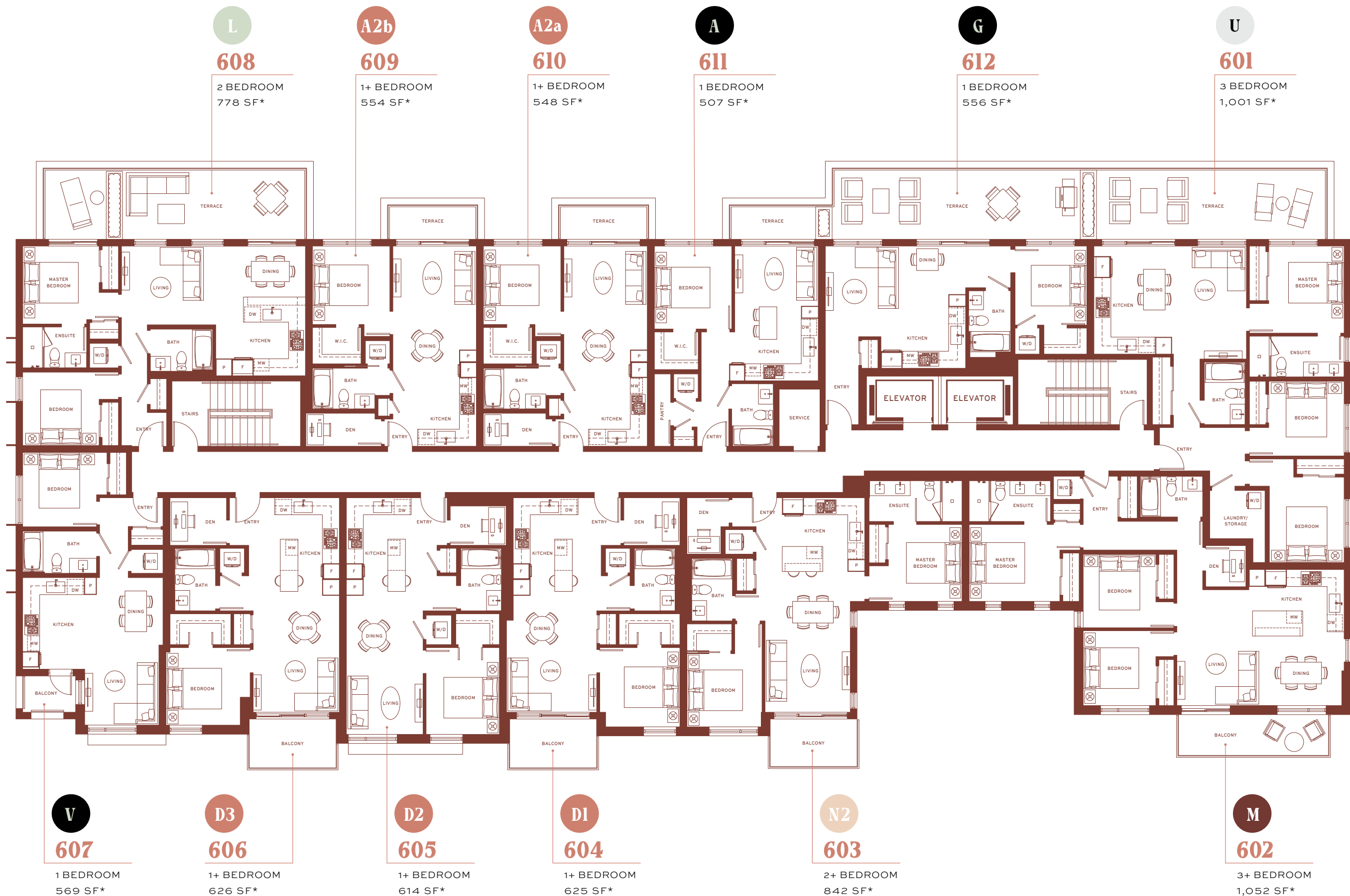
* INTERIOR SF ONLY



* INTERIOR SF ONLY



* INTERIOR SF ONLY



D1

1 BEDROOM + DEN
LEVEL 2-6

LIVING	632 SF
BALCONY	64 SF
TOTAL	689 SF



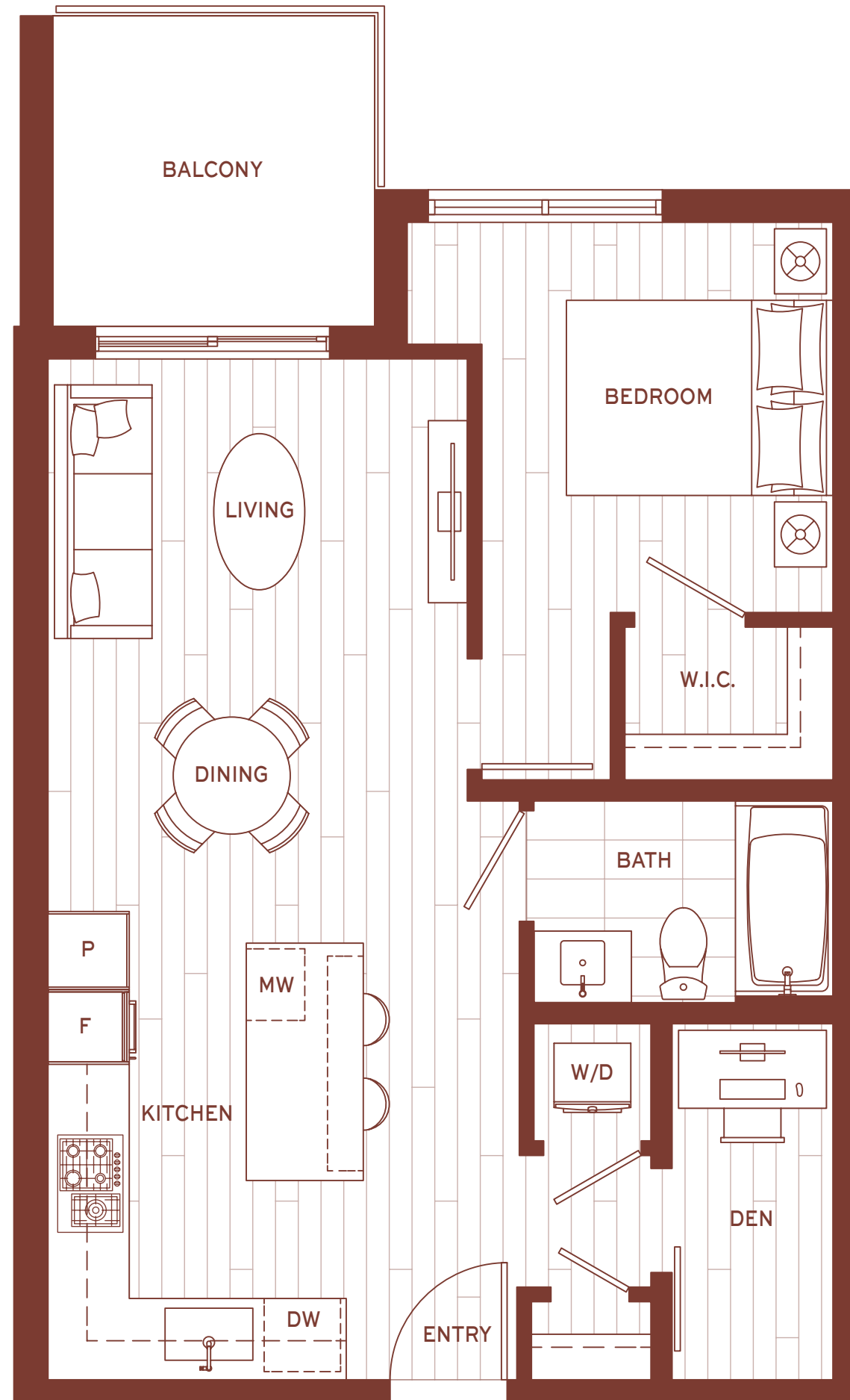
This is not an offering for sale as such an offering can only be made when accompanied by a Disclosure Statement E.&O.E.

E3

1 BEDROOM + DEN
LEVEL 2-5

LIVING	632 SF
BALCONY	66 SF
TOTAL	698 SF

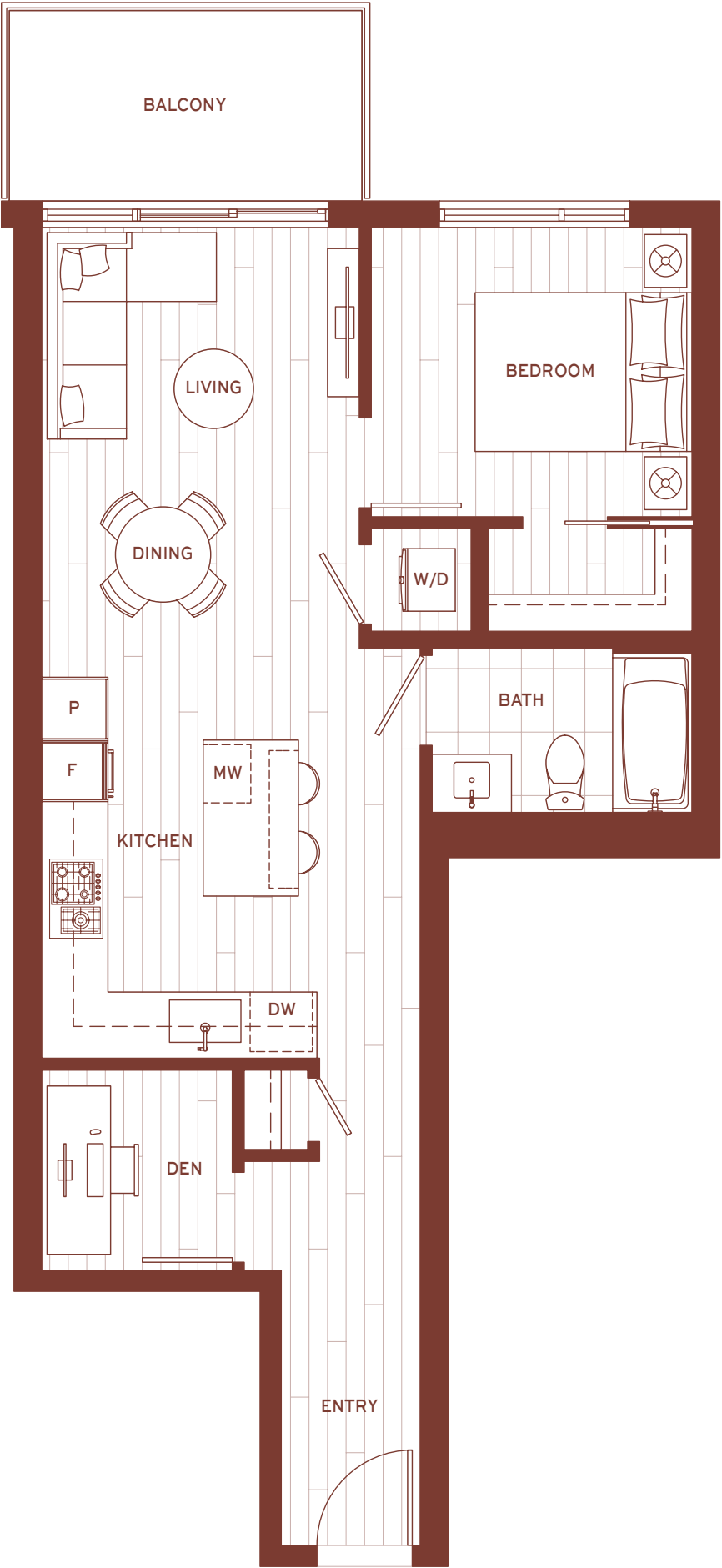
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F1

1 BEDROOM + DEN
LEVEL 2-3

LIVING	659 SF
BALCONY	67 SF
TOTAL	726 SF



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H

3 BEDROOM
LEVEL 2-3

LIVING	1,123 SF
BALCONY	143 SF
TOTAL	1,266 SF



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K

2 BEDROOM
LEVEL 5

LIVING	782 SF
BALCONY	107 SF
TOTAL	889 SF



This is not an offering for sale as such an offering can only be made when accompanied by a Disclosure Statement E.&O.E.

N2

2 BEDROOM
LEVEL 2-6

LIVING	842 SF
BALCONY	62 SF
TOTAL	904 SF



This is not an offering for sale as such an offering can only be made when accompanied by a Disclosure Statement E.&O.E.

P

3 BEDROOM
LEVEL 5
LIVING 977 SF
BALCONY 83 SF
TOTAL 1,060 SF



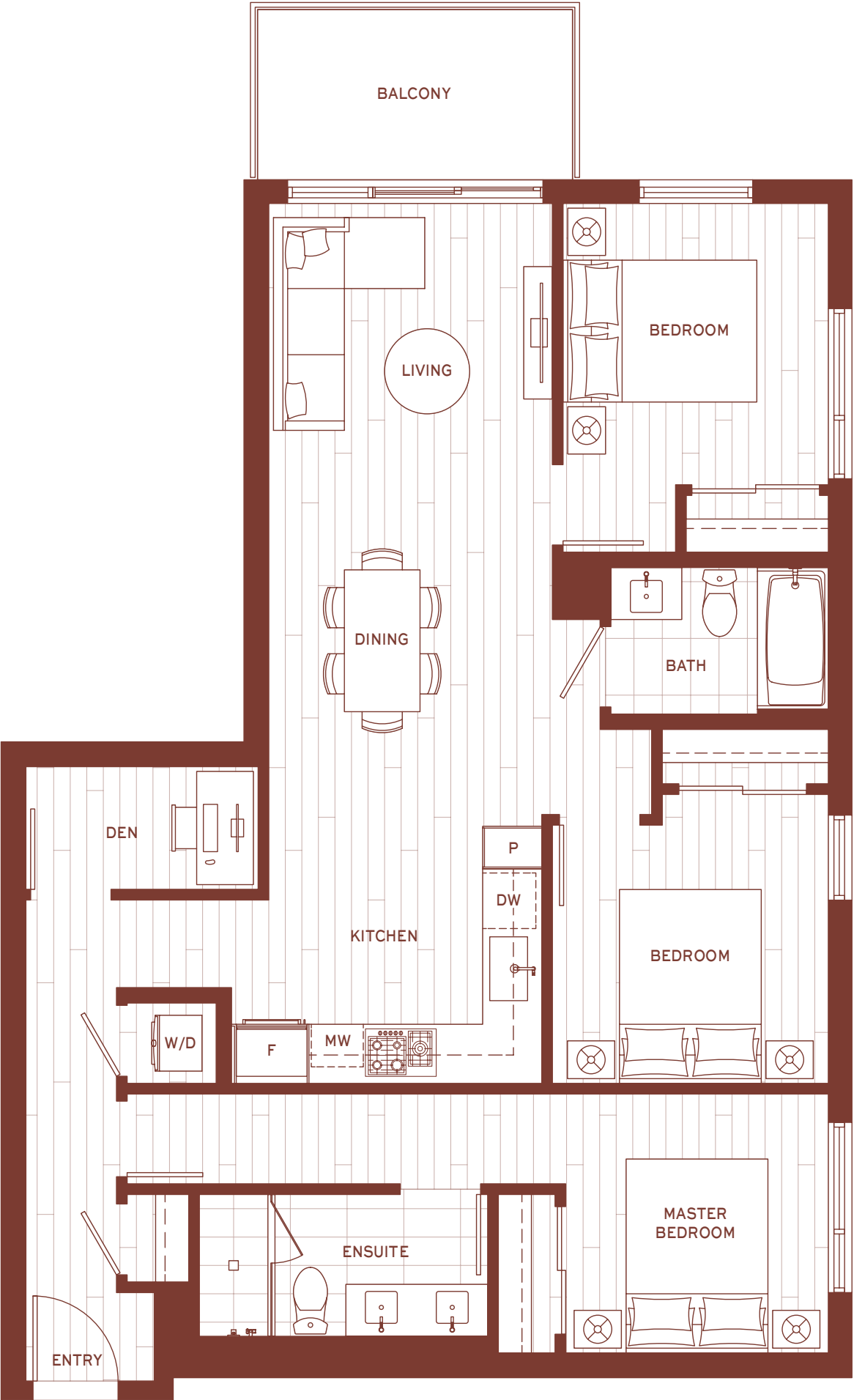
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R

3 BEDROOM
LEVEL 2+3

LIVING	1,069 SF
BALCONY	67 SF
TOTAL	1,136 SF

This is not an offering for sale as such an offering can only be made when accompanied by a Disclosure Statement E.&O.E.





MAXIMIZING LIFESTYLE & LIVABILITY

Epix Developments was founded with a vision of building unique, long-lasting family homes that are distinctively tied to thriving communities in Vancouver and the Lower Mainland.

Over the past few decades, Epix has created impactful multi-family projects. Epix continues to keep an honoured commitment to its homeowners by delivering quality, innovative design and builder integrity.

Epix maintains a progressive approach in all that they do, whether it is their company structure, response to market conditions, or planning with a forward-thinking capacity. Epix works with the very best local design talent, architects, and construction trades, to ensure that their residential and multi-use urban developments positively impact their neighbourhoods with highly livable homes for families of all shapes and sizes.

VANTAGE, SQUAMISH



THE BROWNSTONES, VANCOUVER



DWELL 24, COQUITLAM



THE OXLEY, VANCOUVER



626 ALEXANDER, VANCOUVER



TKA+D

ARCHITECT

TKA+D Architecture + Design Inc. is a Vancouver-based firm established in 2008, composed of thirty-five talented Architects, Interior Designers, Technologists and Design Professionals drawing from a wide range of diverse backgrounds and areas of expertise. TKA+D's successful portfolio reflects their ethical and balanced approach to the practice of architecture, demonstrating technical expertise in construction and detailing while emphasizing a commitment to delivering functional, balanced and pleasing designs to meet the programmatic needs of their clients, as well as applicable regulatory authority.



TKAD.CA

KLEEN

INTERIOR DESIGN

Kleen Design is an award-winning interior design practice known for creativity, design and attention to detail.

Since 2008, Kleen has earned a reputation as a boutique-style interior design firm that delivers finished results that are unique, beautiful and timeless. For development clients, they provide exterior finishes, floor-plan layouts and permit-specification packages concerning all interior details on a project.



KLEENDESIGN.CA

PROPEL

SALES

Propel is a fully integrated specialty project marketing firm providing a specific focus on planning, marketing, and sales solutions for discerning developers in Metro Vancouver.

Backed by over 15 years of high-performance real estate sales experience, Propel's market knowledge and expertise has resulted in the success of Vancouver's most notably distinct communities.



PROPELMARKETING.CA