

BILBOON

2
YUKON
3

THE BELFORD
WELLSIDE
COLLECTION



Welcome to the Wellside Collection, an artful, uncommon approach to community living. There is a singular beauty in pursuing a balanced life, and the balance of each and every day begins and ends with home.

Home. Home is the place that calls us back from our adventures around the world, our endeavours in the boardroom, and the chaos and cadence of our daily lives. Home centres us. Home calms us. Home supports our life in its best and most elevated state.

Wellside is more than an intelligent display of architecture in the Cambie Corridor. Wellside is a modern answer to the timeless question: "Where is it that I feel most connected and alive?"

Wellness Flourishes Here



EXTERIOR



State-of-the-Art Air Purification

Staying home at Wellside just got even better. Clean, pure air is vital for the quality time homeowners spend indoors. Our high-end heat recovery and ventilation systems will effortlessly deliver fresh air in each space at Bloom, excelling with its energy-efficiency along the way.



Steel Framed with Sustainability

The exterior envelope of Bloom doesn't skimp on sustainable materials. Our homes will be uniquely framed with Cold-Formed Steel, a strong, durable, 100% recyclable material that provides a stable structure with a low impact on the natural environment.



Impeccable Water Purification

Fresh water will flow freely at Wellside with every home possessing both an upscale whole house water filter and a drinking water filter. The water filters at Bloom are designed to reduce sediment in our homeowners' tap water, pouring you better-tasting, feeling and smelling water straight from the faucet.



Comfortable Climate Control

Create your ideal climate to rejuvenate. Each home at Bloom will be outfitted with a seamless, easily accessible air conditioning and heating VRF system. Residents can keep their space cool during beach season, and stay cozy during the colder Vancouver months.



Illuminating Lightwells

Let the light in. Bloom's modern floor plans are thoughtfully designed with sleek, generous lightwells, filling homes with natural light and a bright ambiance from above.

LOCATION

A location is more than a pairing of coordinates on a map. A good location has purpose. Layers. Life. Wellside is anchored in the centre of the Cambie Corridor enriching our homes with a source of vibrancy and strength.

Situated on the corner of Yukon and 23rd, Bloom thrives in the centre of the vibrant and rapidly diversifying Cambie Corridor community. Surrounded by iconic green spaces like Queen Elizabeth Park and the VanDusen Botanical Gardens and just a short walk from Vancouver's buzzing and gastronomic Cambie Street, Bloom's location is optimal for indoor and outdoor escapes of every kind.

Beyond its spectacular surroundings, Bloom's development marks the second addition to the exclusive community Belford is bringing to life with the Wellside Collection. Following its predecessor Revive, Bloom provides homeowners with the luxury of belonging and connecting to one another within its generous courtyards and rooftop patios.



This coveted corridor boasts a rare combination of natural wonders and commercial amenities like none other on the West Side. At Bloom, you'll live next to nature while remaining effortlessly connected to the heartbeat of the city.

Bloom's proximity to exclusive boutiques, bakeries, and restaurants, along with its access to international shopping destinations like Oakridge Centre, make it a magnet for avid foodies and savvy shoppers alike. The fabric of Cambie's community is diverse and dynamic, peppered with buzz-worthy small businesses and plenty of places to eat and shop local.



Cambie Village Community

THE BEST OF VANCOUVER'S WEST SIDE

Restaurants

- 1 Viji's
- 2 iDen & Quan Ju De Beijing Duck House
- 3 Seasons in the Park
- 4 Cactus Club Cafe
- 5 Starbucks
- 6 JJ Bean
- 7 Rain or Shine Ice Cream
- 8 Landmark Hotpot House
- 9 Sushi TonTon

Community

- 10 Hillcrest Community & Aquatics Centre
- 11 Mount Pleasant Community Centre
- 12 Vancouver Racquets Club
- 13 Douglas Park Community Centre
- 14 Queen Elizabeth Park Public Tennis & Pickleball Courts

Shopping

- 15 Choices
- 16 Safeway
- 17 Whole Foods
- 18 Save-On-Foods
- 19 Oakridge Centre
- 20 City Square Shopping Centre
- 21 BC Liquor Store
- 22 BC Liquor Store
- 23 Home Depot
- 24 Canadian Tire
- 25 Winners & HomeSense
- 26 Shoppers Drug Mart

Education

- 27 Edith Cavell Elementary School
- 28 Sir Winston Churchill Secondary School
- 29 Eric Hamber Secondary School
- 30 Langara College

Entertainment

- 31 The Park Theatre
- 32 Evolve Virtual Reality

Services

- 33 TD Bank
- 34 Scotiabank
- 35 RBC Royal Bank

Services

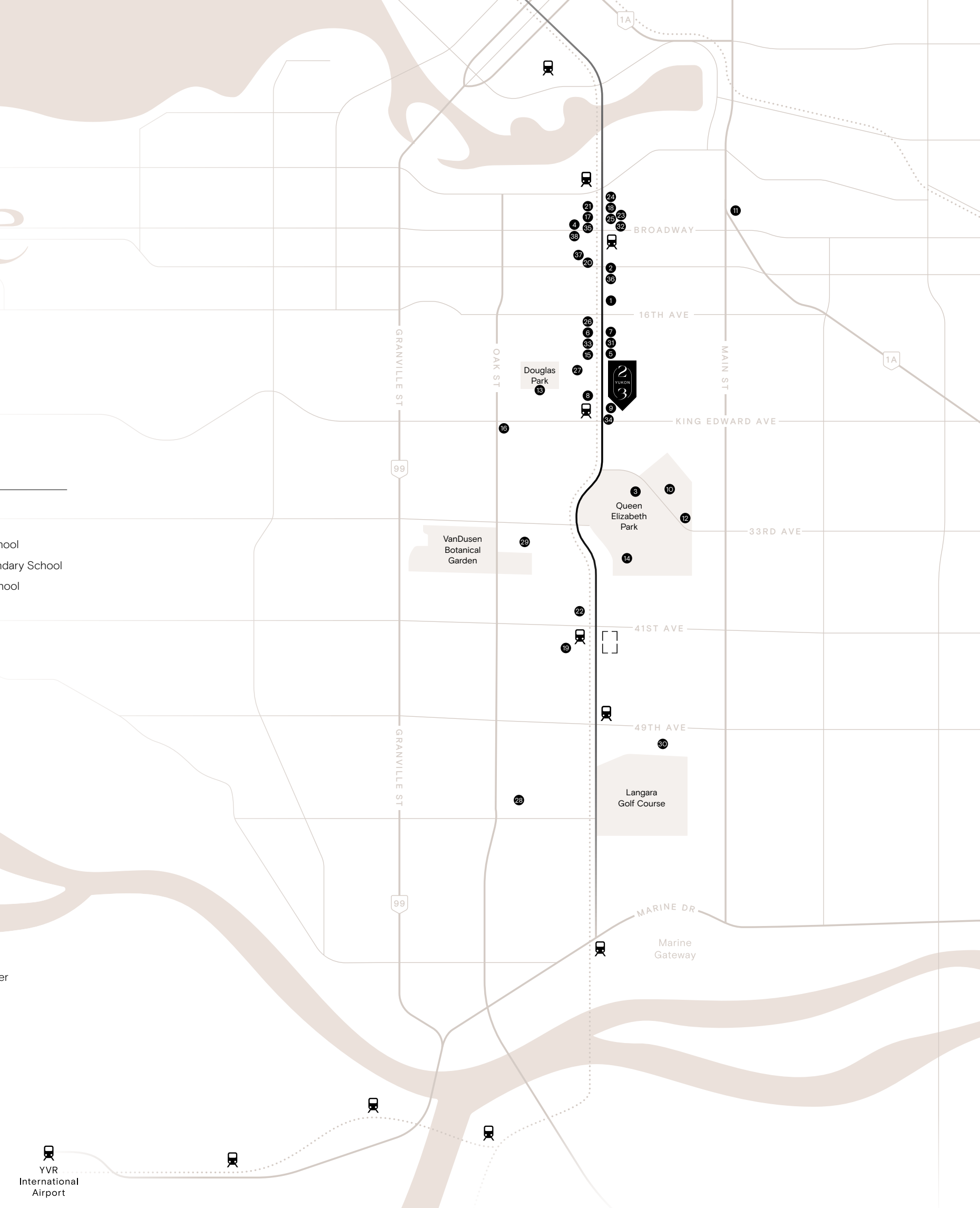
- 36 Orangetheory Fitness
- 37 Fitness World
- 38 Oxygen Yoga and Fitness

BLOOM

 **PRESENTATION CENTRE**
5898 Cambie St, Vancouver

 SkyTrain Stations

 YVR International Airport





INTERIORS

Bloom's remarkable interiors are an ode to the wisdom that true wellness begins within. Our philosophy of living well shapes each high end feature, finish, and focal point. Uncomplicated. Creative. Calm. Essential.

EVERY DETAIL TIED TO A CHOICE.
EVERY CHOICE MADE WITH YOU IN MIND.

Bloom's simple and luxurious interiors are an ode to the wisdom that true wellness begins within. Our philosophy of living well lends itself to every exquisite detail, high end finish, and focal point. Natural. Minimalist. Elevated. Effortless.

Overhead lightwells fill living spaces with ample natural light, state of the art air filtration systems and cold-formed steel construction ensure air quality goes uncompromised, and a universal water filtration system provides filtered drinking water from every faucet in the home.

MICHELIN-INSPIRED KITCHENS

Inspired by a Michelin-level of quality, our kitchens are constructed to elevate your culinary experience to new heights.



Capitalize on everything Cambie Village has to offer home and homeowner:

- *Fresh-pressed is best with JJ Bean's rich espresso and tea blends just minutes away and waiting for your Bodem*
- *Stop by favourite Walrus Design Inc to add artisanal and one-of-a-kind touches to your interior, curated by local makers*
- *Celebrate with a rare and recommended bottle of wine at Seasons in the Park*

Each kitchen is outfitted with premium Miele and Bertazzoni appliances, polished Quartz countertops, and sleek black matte hardware and with soft-close mechanisms and smart storage solutions add function and finesse to one of the best places to connect in your home.

Custom cabinetry



SPA-INSPIRED BATHROOMS AND ENSUITES

Two Curated Colour Schemes

Your bathroom is your private oasis. At Bloom, no detail was spared when it came to bringing the most elevated elements of the spa to your personal ensuite. Floating vanities, sleek under cabinet lighting, matte black finishings, and large porcelain tiles form a landscape for ultimate relaxation and luxury.

Dark

A profound calming experience, our dark scheme suggests an atmosphere of relaxation and quiet with the use of deep greys, warm wood tones and saturated stone-quartz surfaces.

Light

Inspired by the morning sun, our light scheme evokes clarity, calm and abundance with soft whites, natural wood textures, and warm soft greys.



BELFORD
PROPERTIES

The Belford philosophy, “Be Well,” forms the foundation of the dedicated effort and attention we pay to our homeowners’ wellness. The magnificence of a residence is often showcased by its appliance brand or countertop finish, but the importance of creating a healthy indoor environment is just as paramount.

The health of our homeowners is at the heart of the conception, design, creation and redevelopment of our homes and neighbourhoods, which is why take a holistic approach to your indoor environment.

Whenever we undertake a project, our team is proactive in supporting the health of residents and put every design detail to work towards the goal of total wellness.

Our vision is to continue to put the health and wellness of the residents who call our communities “home” first. Belford invites you to “Be Well” with us now and in the future.



CAMBIE COLLECTION
Revive



METROTOWN
Sun Towers and future projects

SHAPE
Architecture Inc.

ARCHITECT

Bloom was designed and developed by internationally award-winning firm, SHAPE Architecture. Led by Partner Dwayne Smith, SHAPE focused on creating shared outdoor environments that foster a natural connection between individual residences. The central courtyard is the heart of the project, providing homeowners with an informal living room and gathering space. The principles of passive design inform the way in which water, air and light interplay and frame Bloom’s envelope.

34F DESIGN

INTERIOR DESIGNER

34F Design Inc. is a multi service interior design studio located within the heart of Vancouver, BC. Our firm specializes in designing interiors for a variety of sectors and boasts a portfolio of award winning projects across Canada. At 34F we are dedicated to creating intentional spaces that are innovative, functional, attractive and authentic to the intentions of our clients.

Line follows form and form follows function were the guiding design principles for the development of the Bloom Townhouse project. The clean and sophisticated line work featured throughout was strategically designed to bridge and connect the exterior architecture to the interior environment. The mindfully curated colour/finish palette and premium hardware/products utilized perform in partnership to create an environment which is timeless and a true retreat anyone would be proud to call home.

rennie

SALES & MARKETING

Rennie & Associates Realty Ltd. For more than 40 years, rennie’s full-service brokerage, developer services, and dedicated intelligence divisions have combined to help buyers, sellers, developers, and institutions achieve their goals. A family-run and owned company founded on considered collaboration, rennie offers a depth of experience and a level of service that sets them apart.



WELLSIDE PHASES

5^{ASH} 2

REVIVE

2
YUKON
3

BLOOM

2
HEATHER
8

UNISON

3
HEATHER
1

VERDURE

W 23RD AVENUE



W 23RD AVENUE



YUKON STREET

YUKON STREET



Plan	Type	Indoor Area	Outdoor Area
A1/A2/A3	1 BEDROOM	447-545 SF	53-200 SF
B1	2 BEDROOM+FLEX	932 SF	419 SF
B2	2 BEDROOM	709 SF	158 SF
B3	2 BEDROOM+STORAGE	1018-1020 SF	280 SF
C1a/C1b	3 BEDROOM+BULK STORAGE+PG	1595-1663 SF	507-517 SF
C2a	3 BEDROOM+BULK STORAGE+PG	1524 SF	528 SF
C2b	3 BEDROOM+BULK STORAGE+PG	1636 SF	538 SF
C3/C4	3 BEDROOM+FLEX	1194-1262 SF	339-363 SF
C5	3 BEDROOM+FLEX+STORAGE	1753 SF	383 SF
D1	4 BEDROOM+FLEX+STORAGE	1733 SF	457 SF



32 Steel Frame Townhomes & Garden Flats

THE BELFORD
WELLSIDE
COLLECTION

PLAN

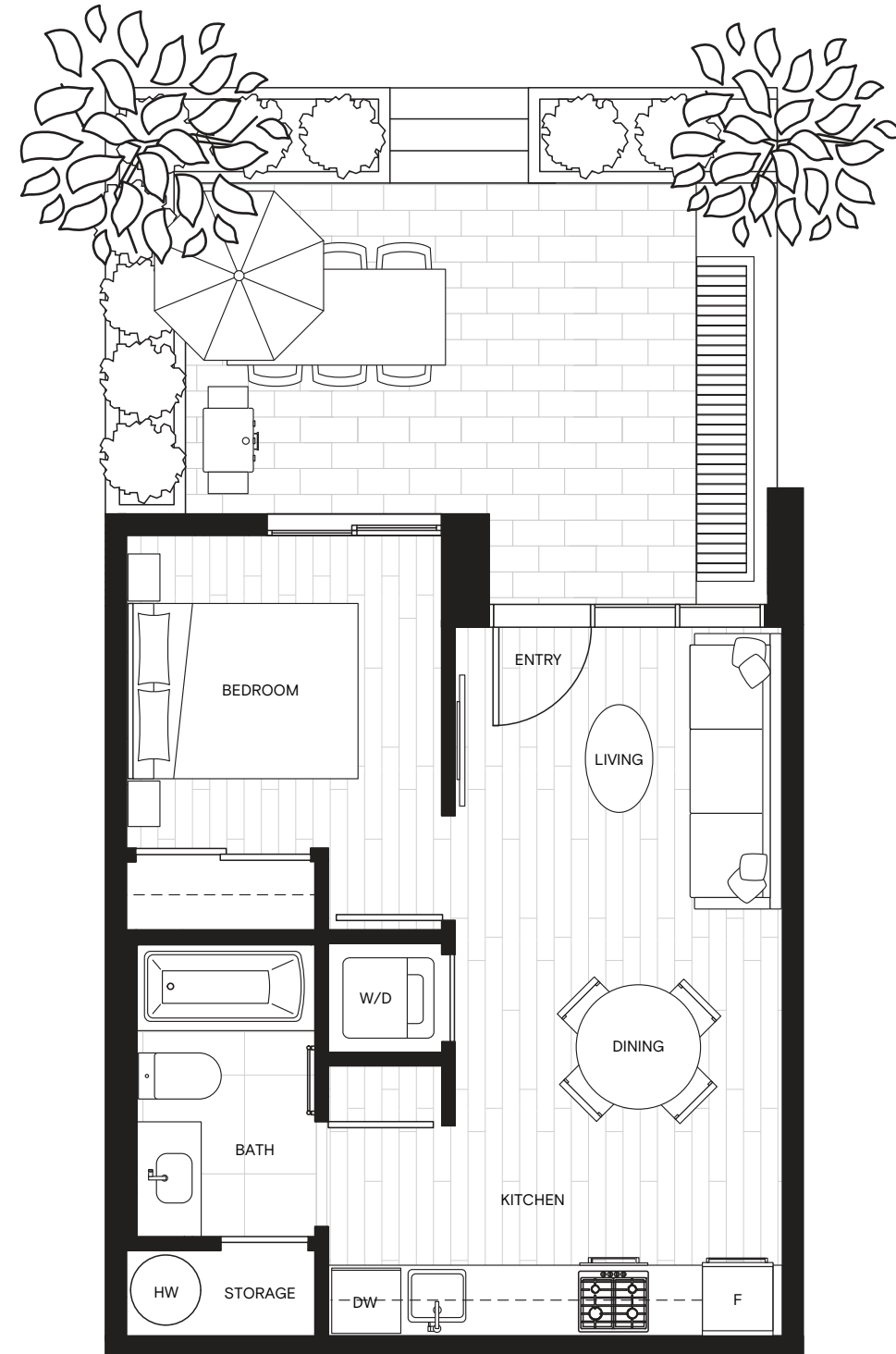
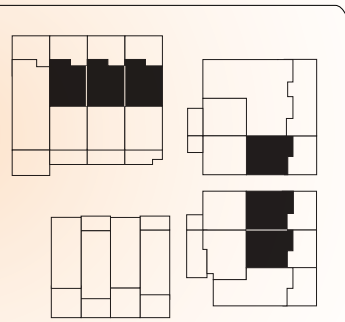
A1

1 BEDROOM + 1 BATH

Indoor:
452-474 Sq. Ft.

Outdoor:
157-159 Sq. Ft.

W 23RD AVENUE



THE BELFORD
WELLSIDE
COLLECTION

PLAN

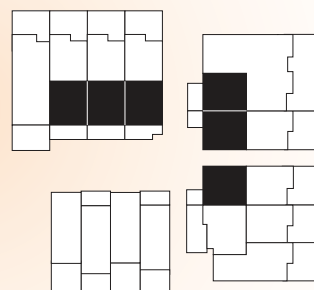
A2

1 BEDROOM + 1 BATH

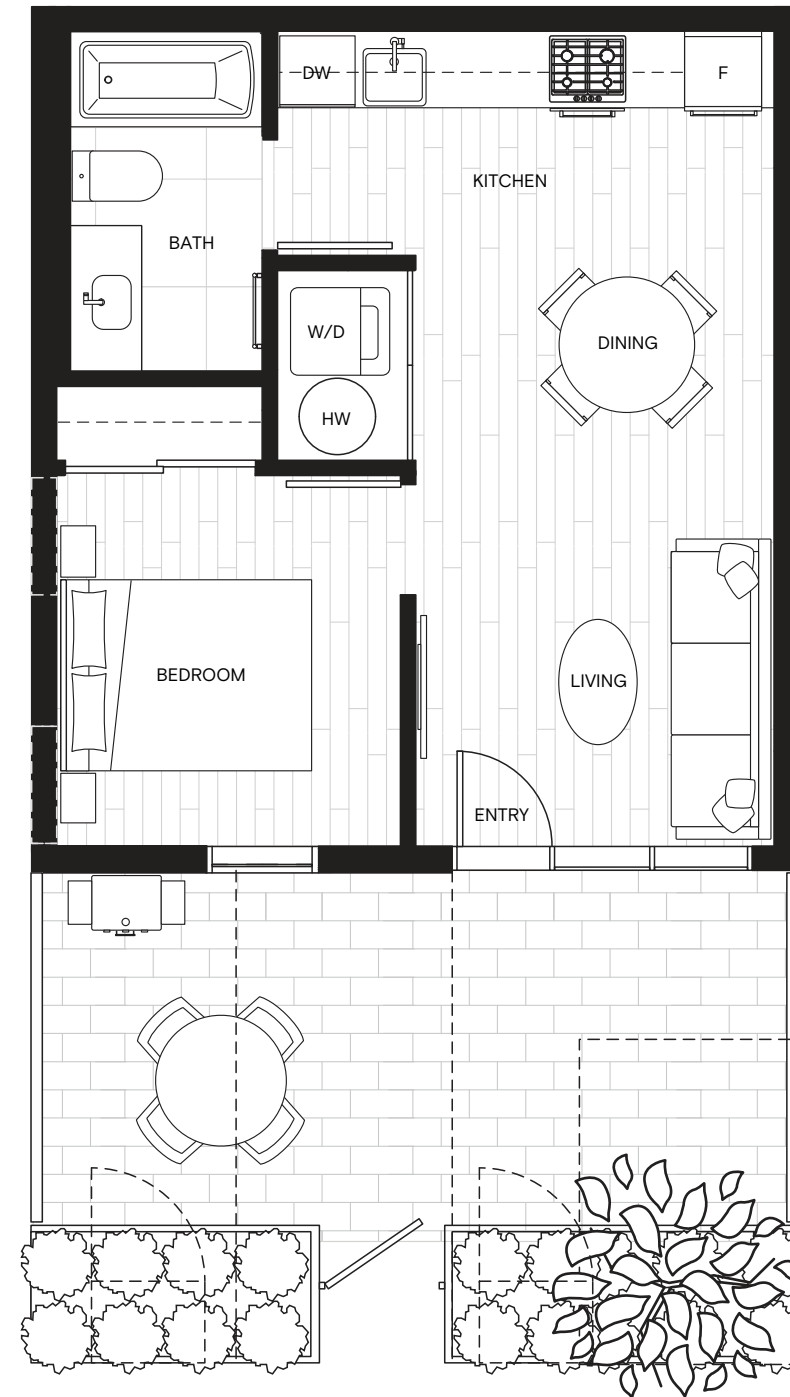
Indoor:
446-474 Sq. Ft.

Outdoor:
64-181 Sq. Ft.

W 23RD AVENUE



YUKON STREET



THE BELFORD
WELLSIDE
COLLECTION

PLAN

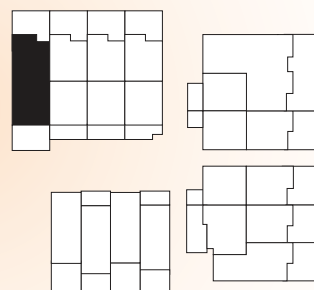
B1

2 BEDROOM + 2 BATH + FLEX

Indoor:
932 Sq. Ft.

Outdoor:
419 Sq. Ft.

W 23RD AVENUE



YUKON STREET



THE BELFORD
WELLSIDE
COLLECTION

PLAN

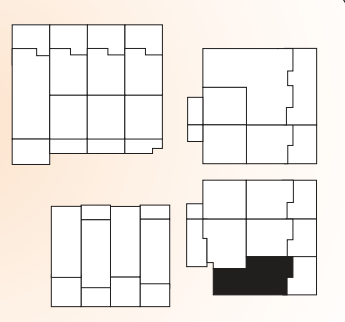
B2

2 BEDROOM + 2 BATH

Indoor:
709 Sq. Ft.

Outdoor:
158 Sq. Ft.

W 23RD AVENUE



YUKON STREET



This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. E.&O.E.

THE BELFORD
WELLSIDE
COLLECTION

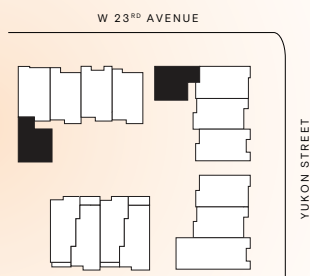
PLAN

B3

2 BEDROOM + 2.5 BATH
+ STORAGE

Indoor:
1018-1020 Sq. Ft.

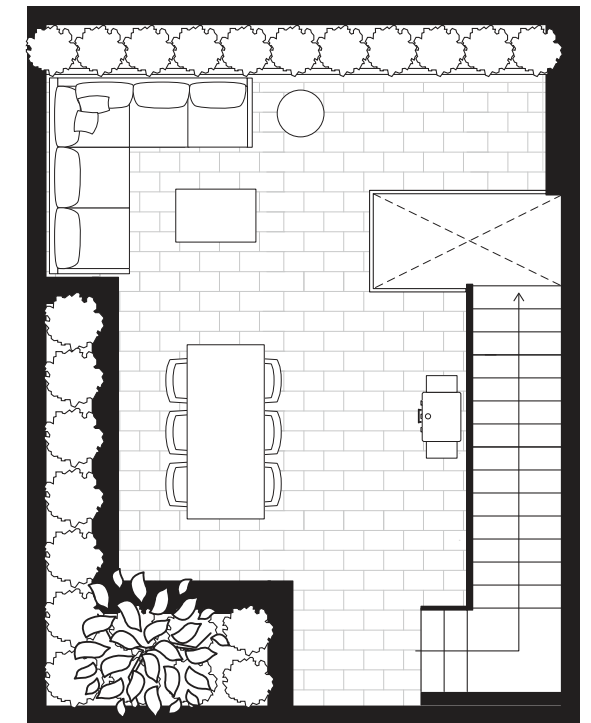
Outdoor:
280 Sq. Ft.



Level 2



Level 3



Rooftop

THE BELFORD
WELLSIDE
COLLECTION

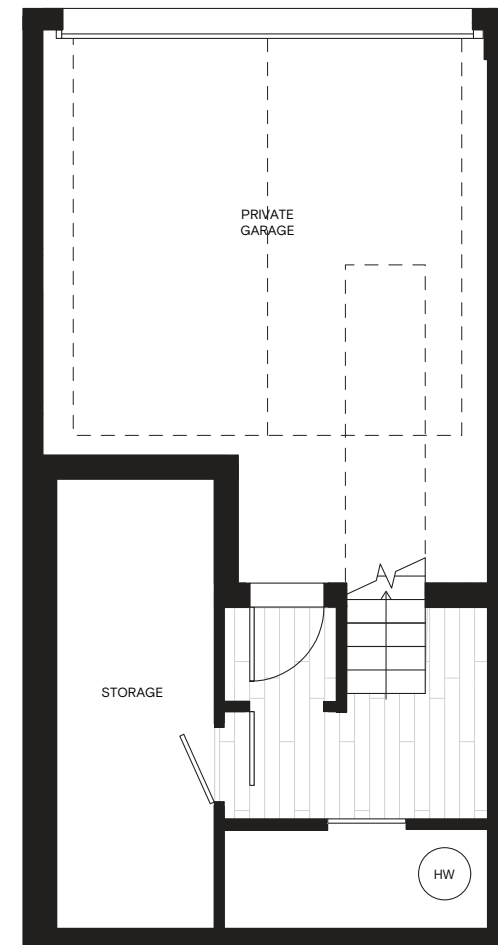
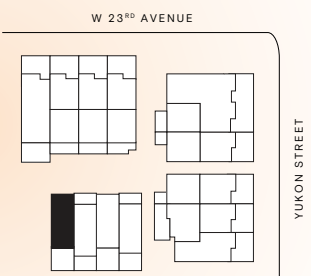
PLAN
C1a

3 BEDROOM + 2.5 BATH
+ PRIVATE GARAGE
+ BULK STORAGE

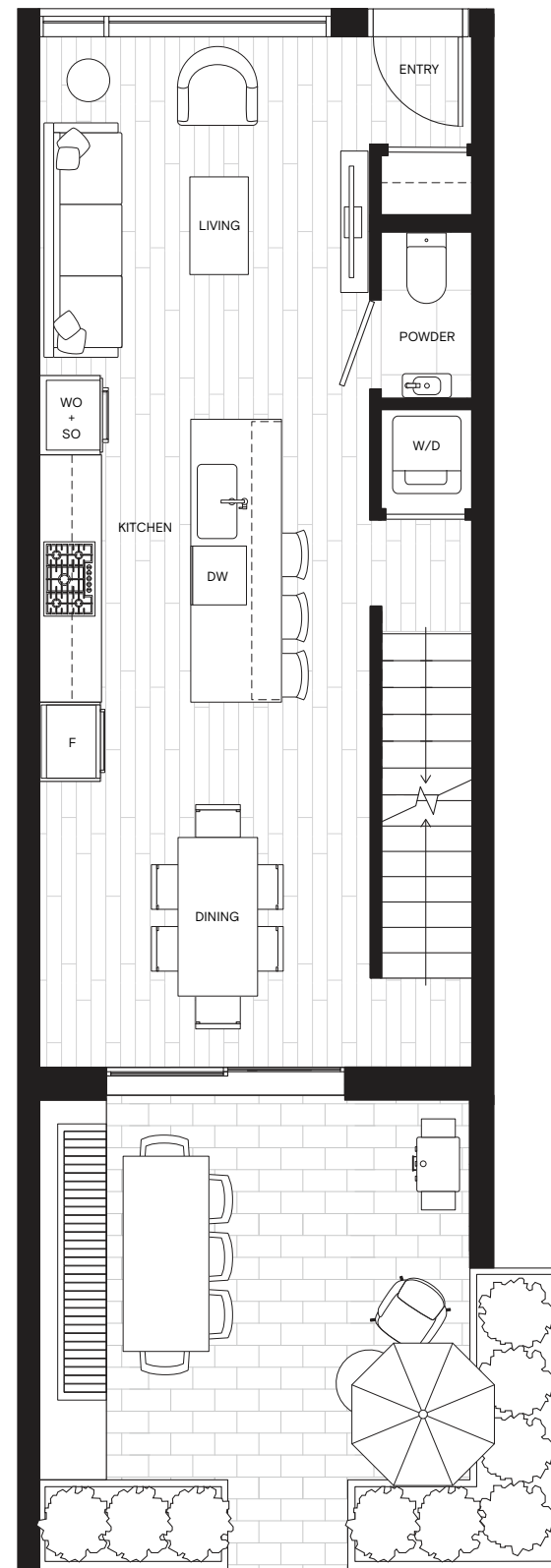
Indoor:
1663 Sq. Ft.

Outdoor:
518 Sq. Ft.

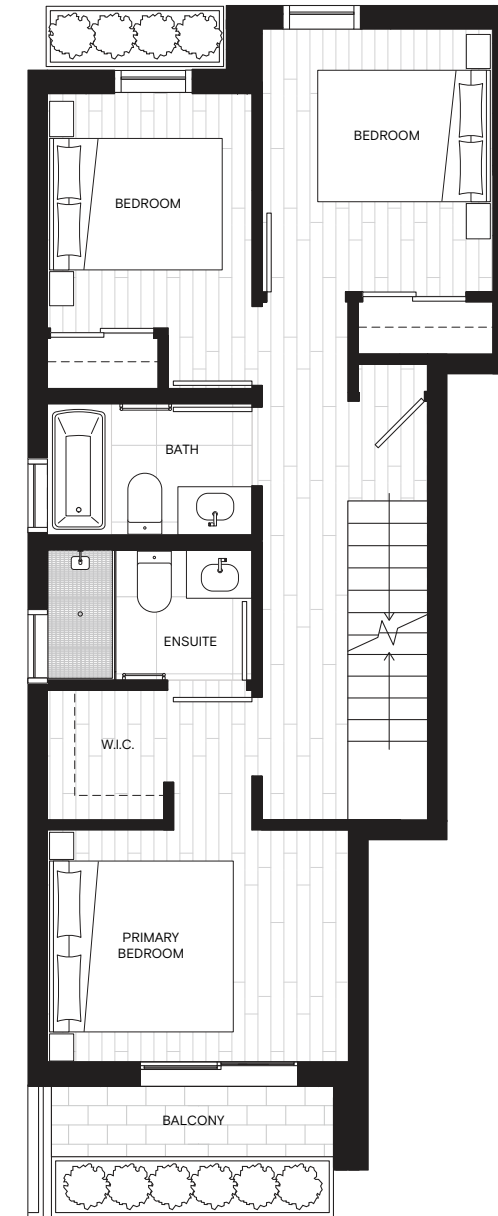
Private Garage:
327 Sq. Ft.



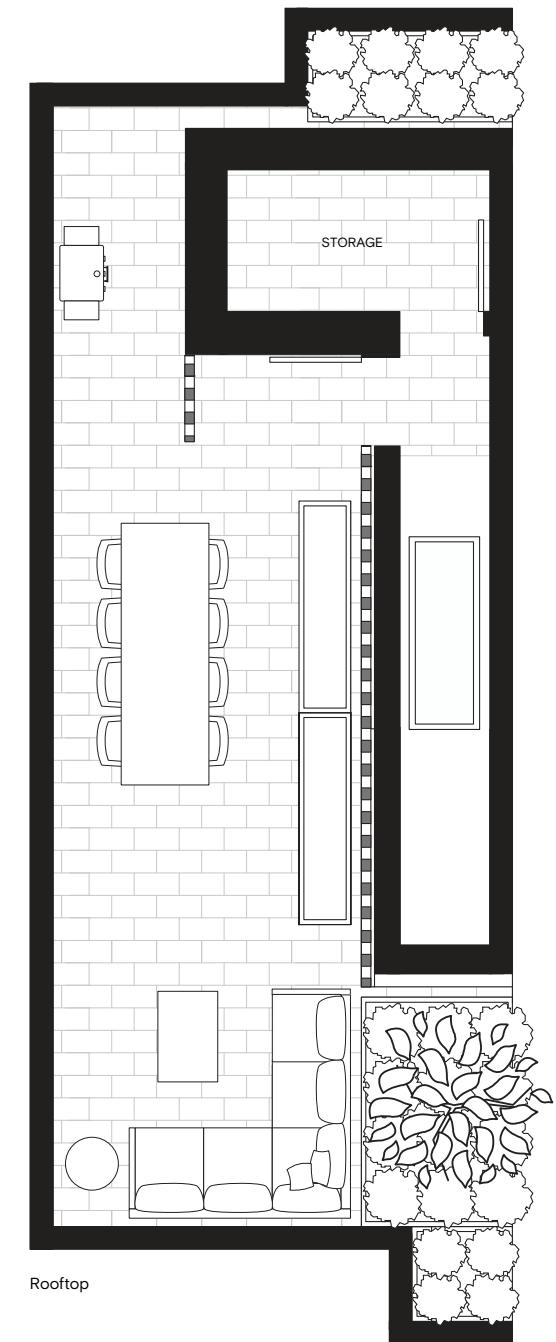
P1



Level 1



Level 2



Rooftop

This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. E.&O.E.

THE BELFORD
WELLSIDE
COLLECTION

PLAN

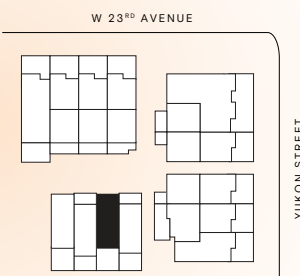
C1b

3 BEDROOM + 2.5 BATH
+ PRIVATE GARAGE
+ BULK STORAGE

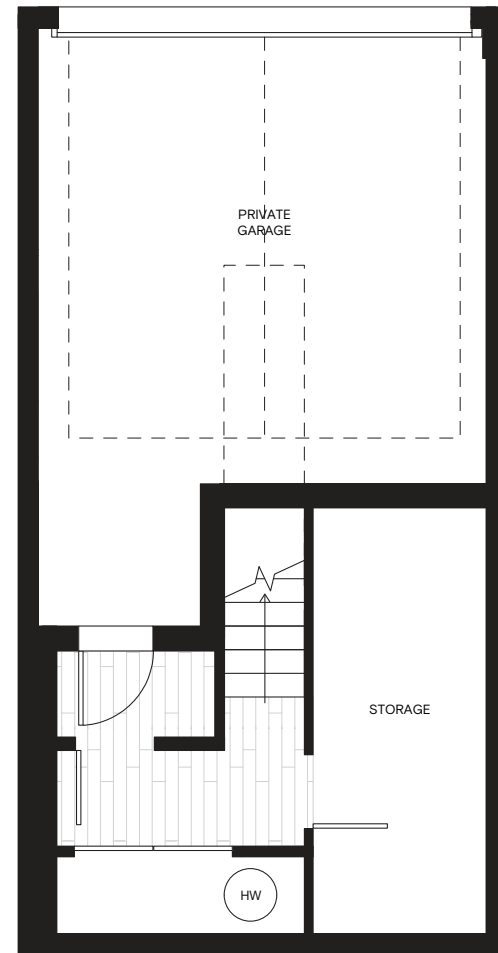
Indoor:
1595 Sq. Ft.

Outdoor:
507 Sq. Ft.

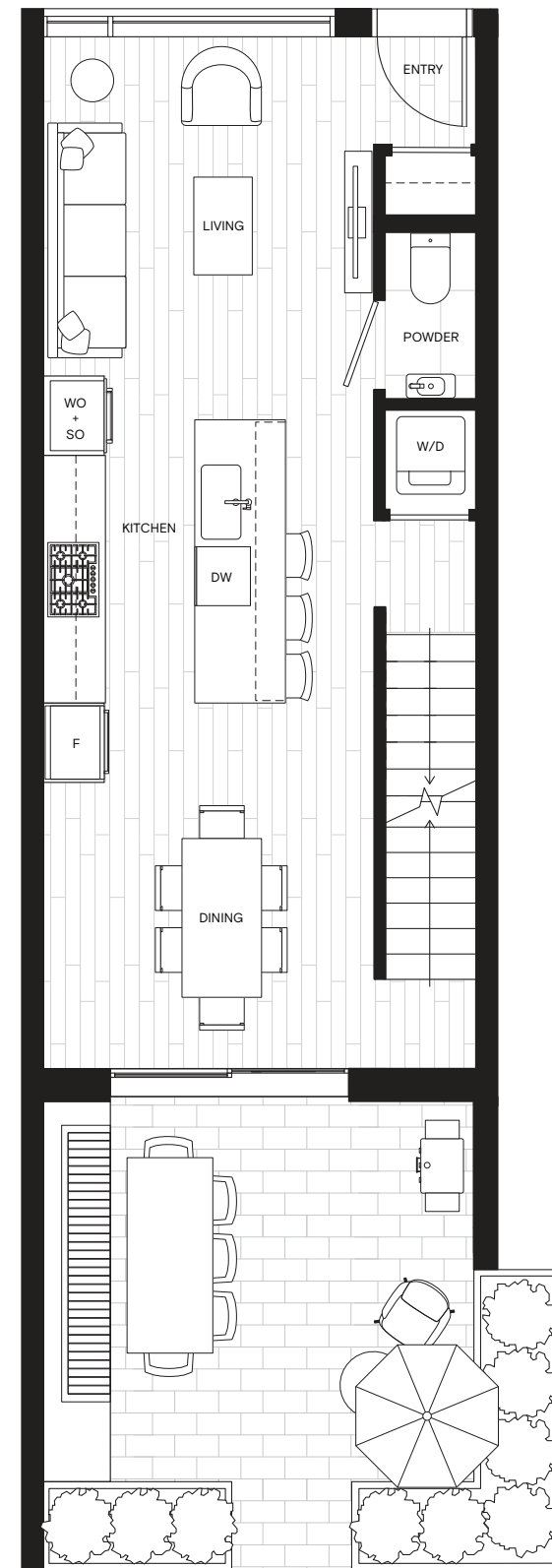
Private Garage:
332 Sq. Ft.



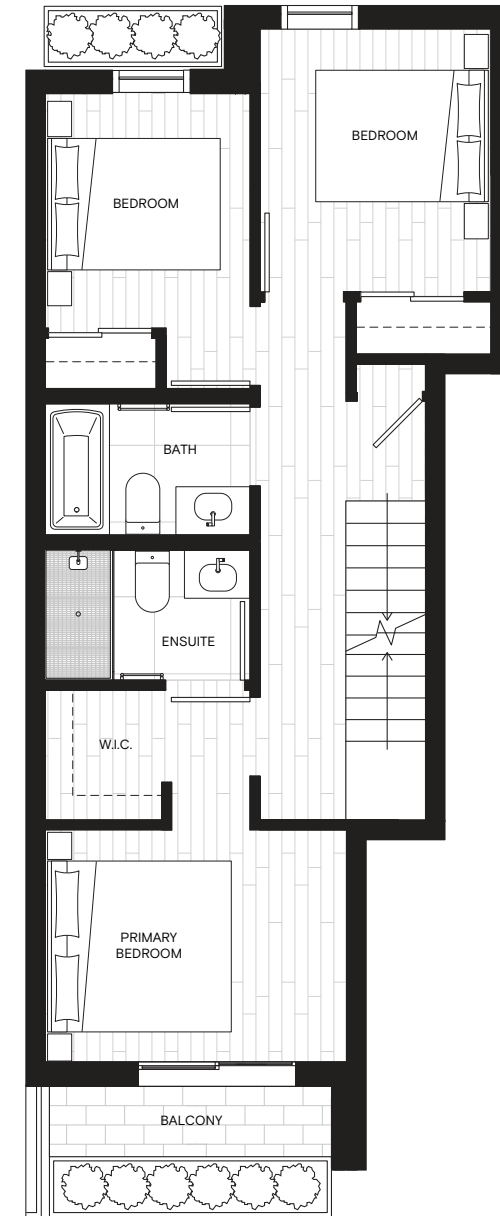
2
YUKON
3



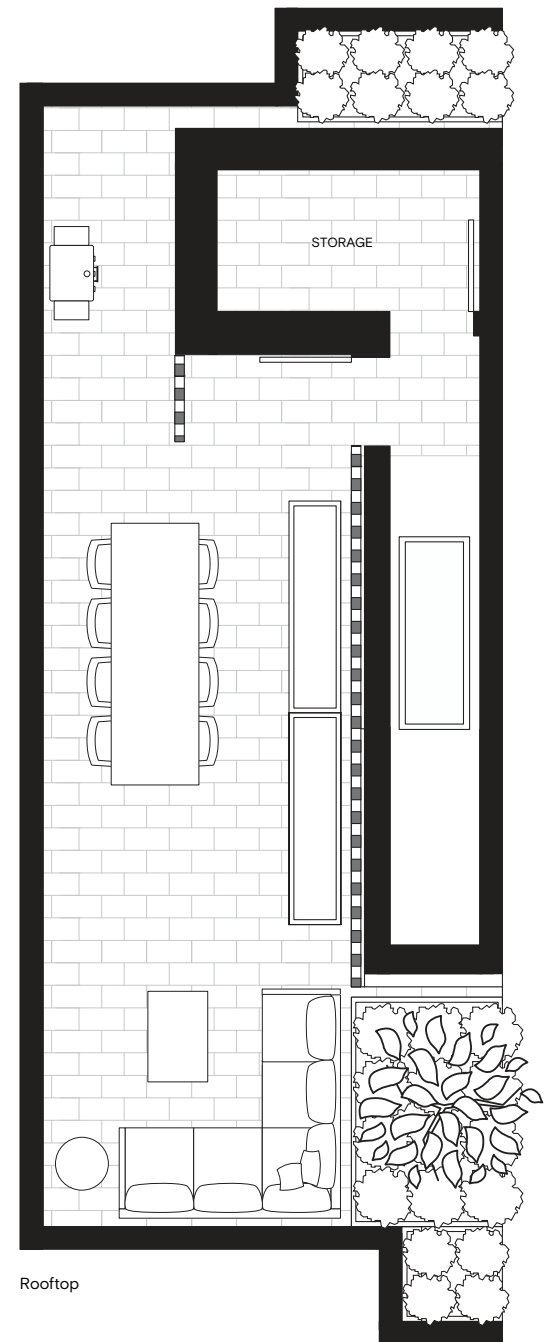
P1



Level 1



Level 2



Rooftop

This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. E.&O.E.

THE BELFORD
WELLSIDE
COLLECTION

PLAN

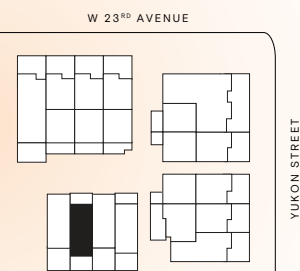
C2a

3 BEDROOM + 2.5 BATH
+ PRIVATE GARAGE
+ BULK STORAGE

Indoor:
1524 Sq. Ft.

Outdoor:
529 Sq. Ft.

Private Garage:
359 Sq. Ft.



THE BELFORD
WELLSIDE
COLLECTION

PLAN

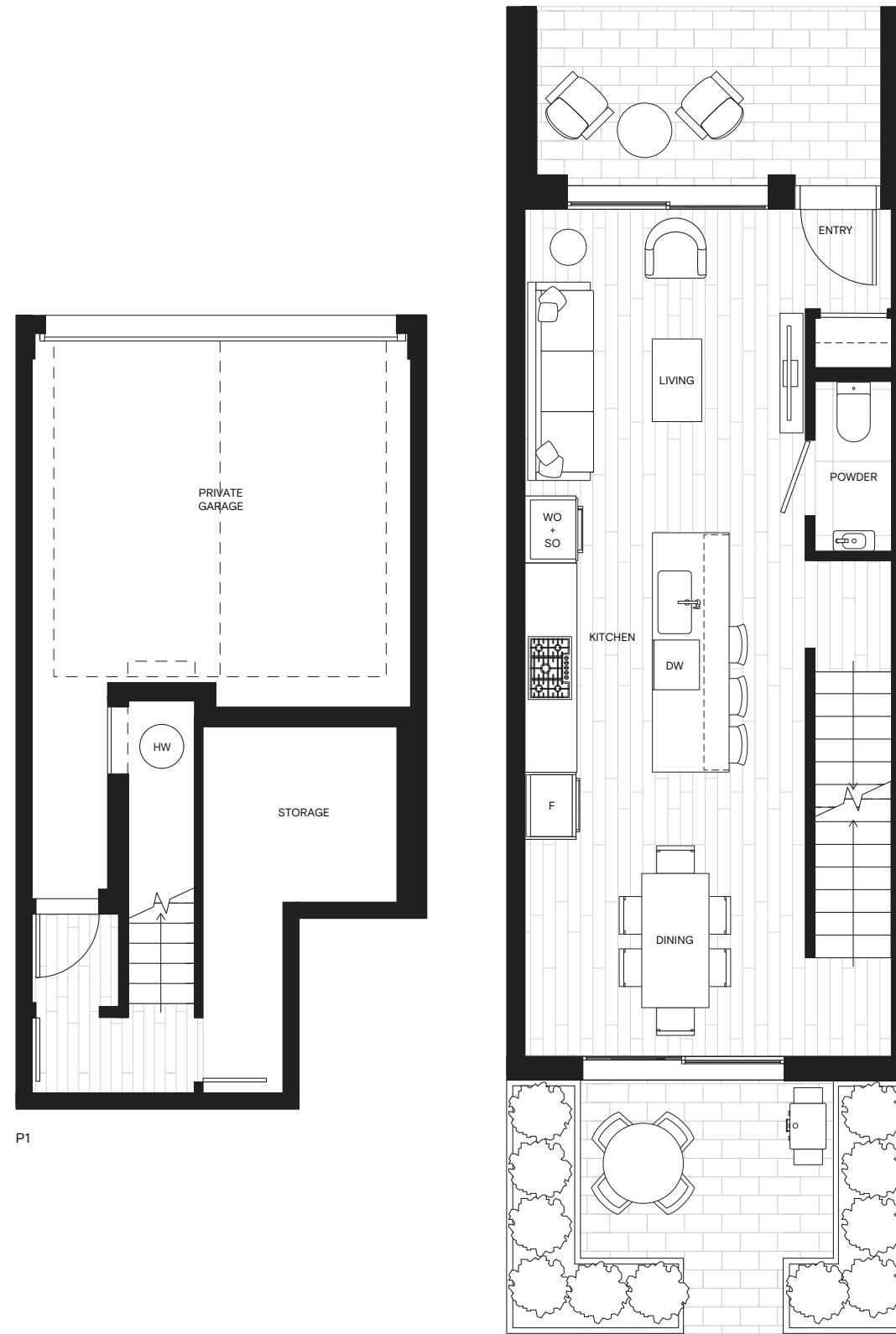
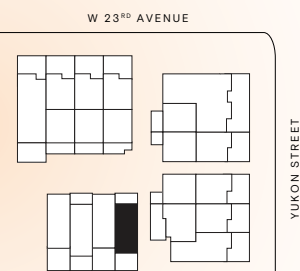
C2b

3 BEDROOM + 2.5 BATH
+ PRIVATE GARAGE
+ BULK STORAGE

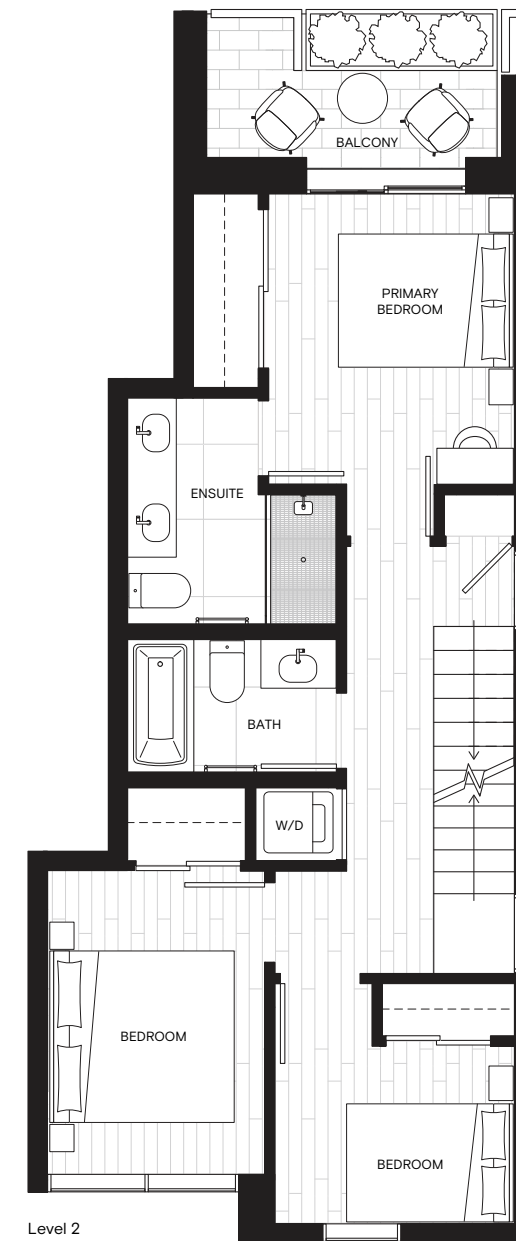
Indoor:
1636 Sq. Ft.

Outdoor:
539 Sq. Ft.

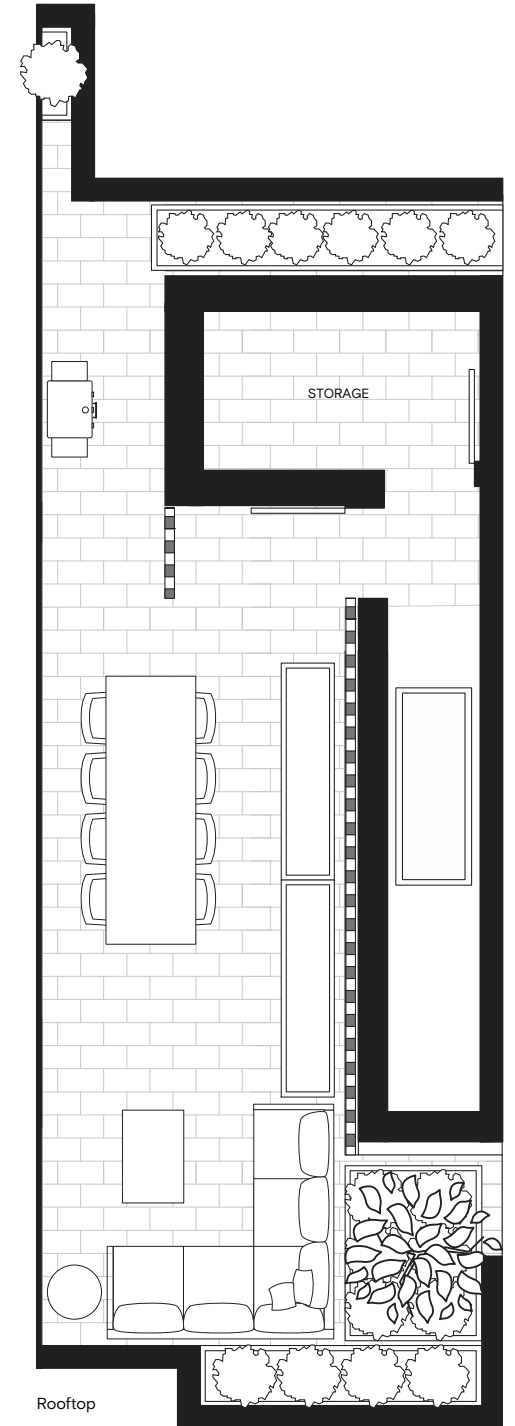
Private Garage:
337 Sq. Ft.



Level 1



Level 2



Rooftop

THE BELFORD
WELLSIDE
COLLECTION

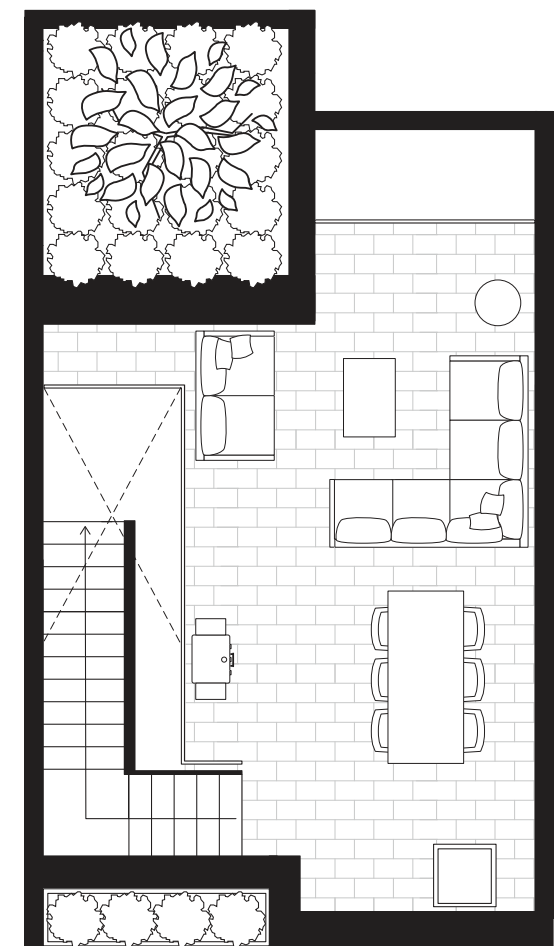
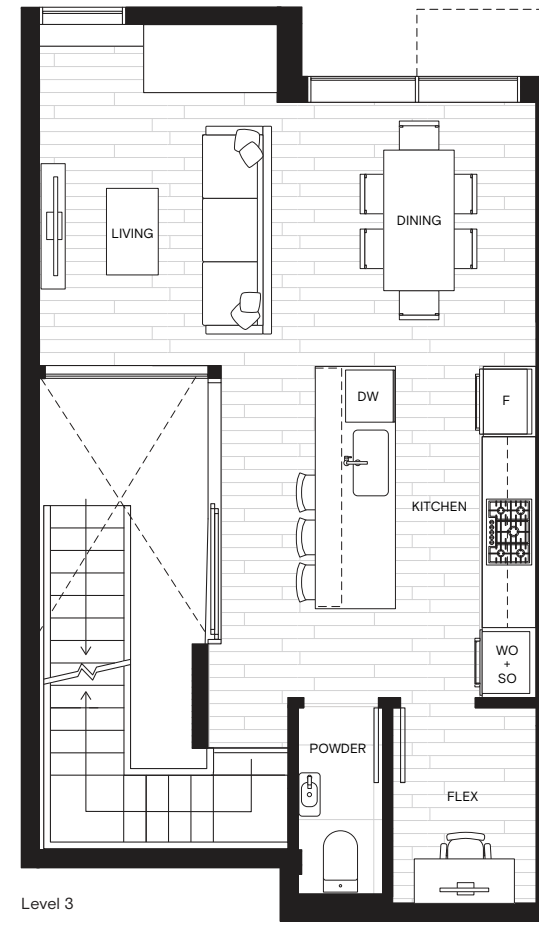
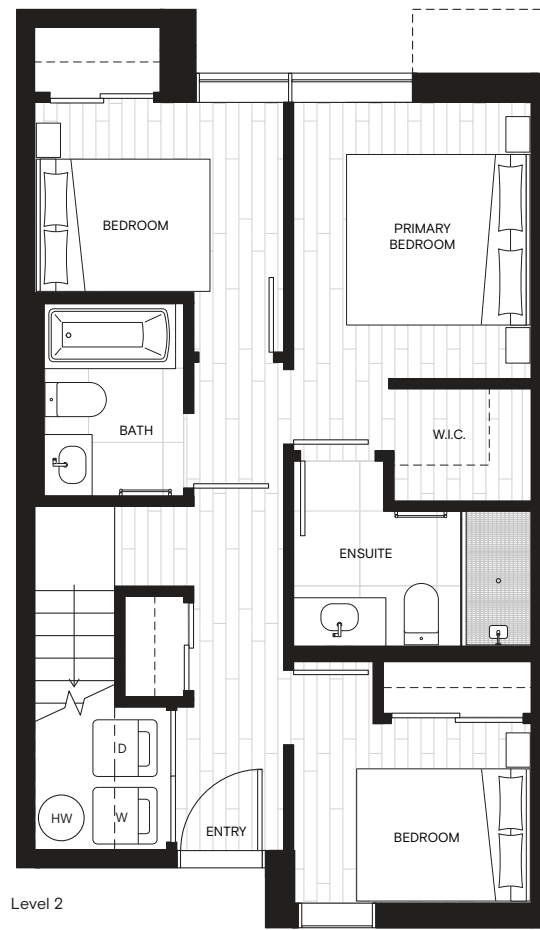
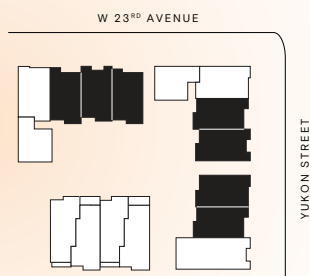
PLAN

C3

3 BEDROOM + 2.5 BATH + FLEX

Indoor:
1194-1251 Sq. Ft.

Outdoor:
339-352 Sq. Ft.



THE BELFORD
WELLSIDE
COLLECTION

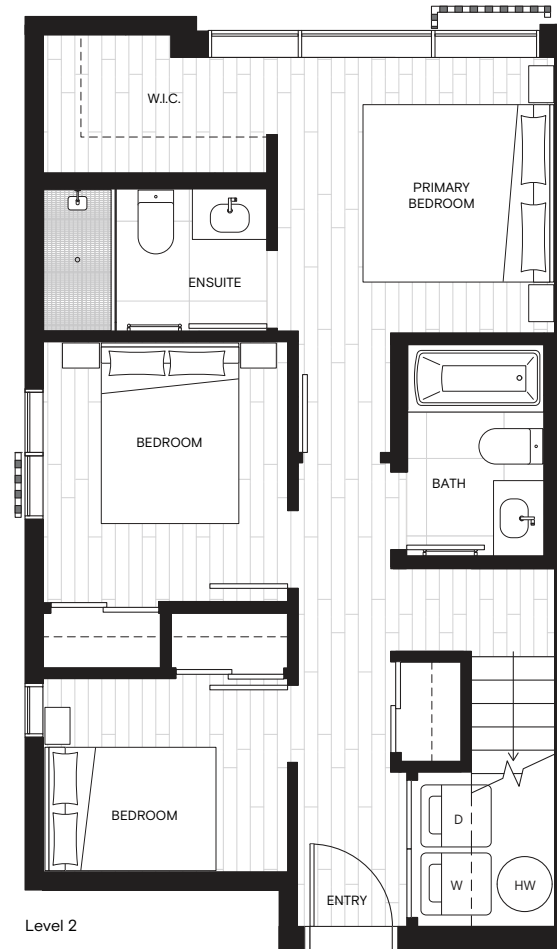
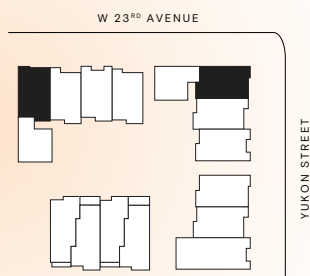
PLAN

C4

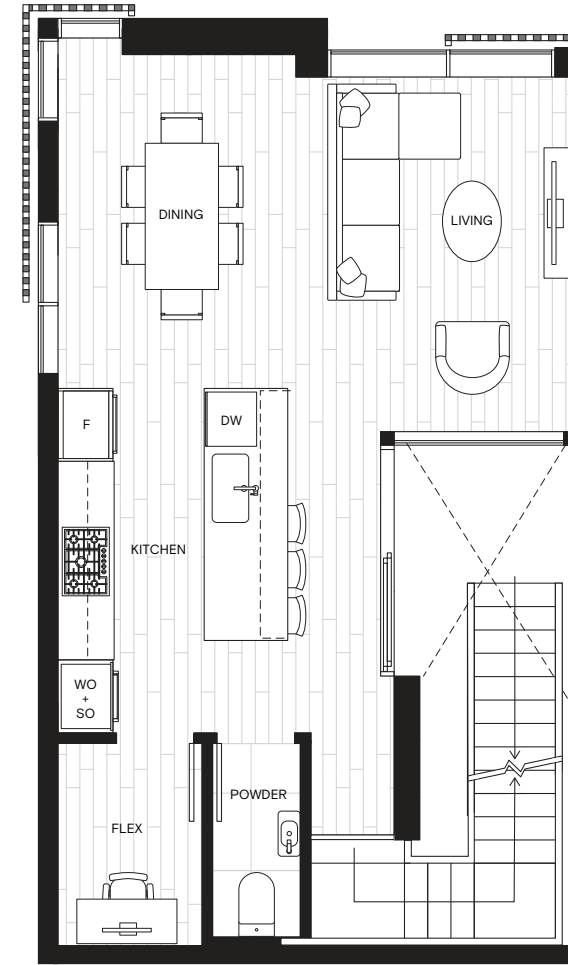
3 BEDROOM + 2.5 BATH + FLEX

Indoor:
1256-1262 Sq. Ft.

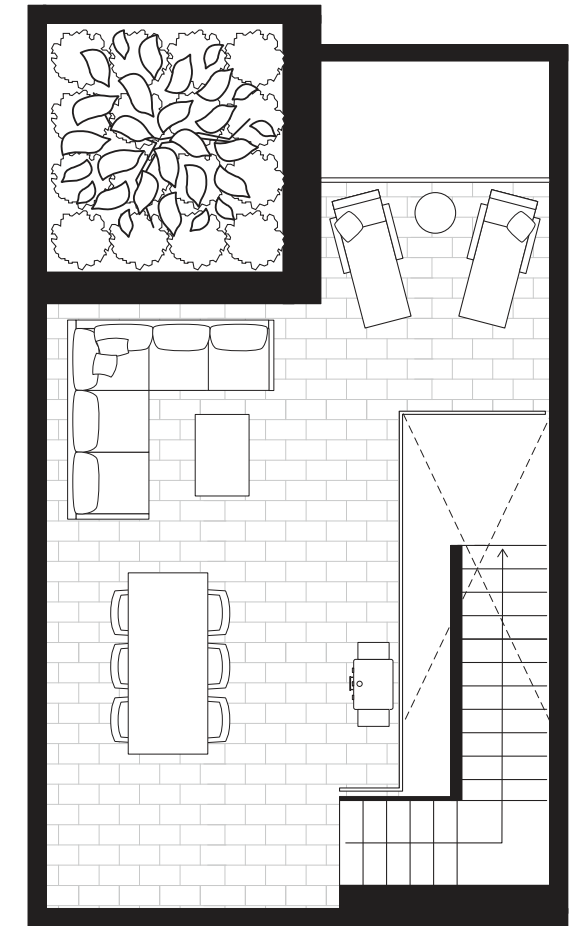
Outdoor:
362-363 Sq. Ft.



Level 2



Level 3



Rooftop

THE BELFORD
WELLSIDE
COLLECTION

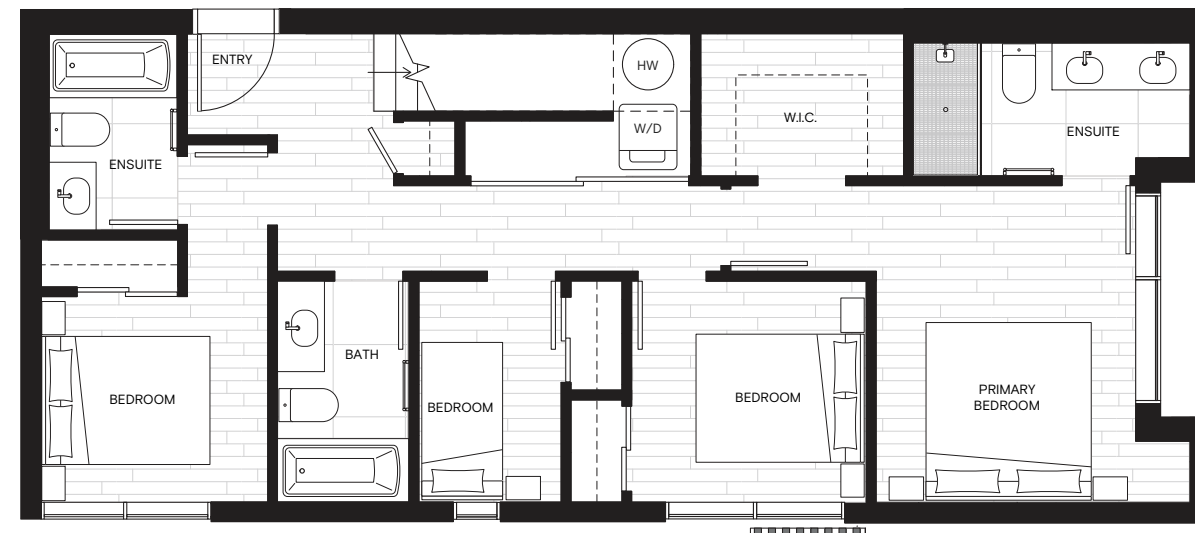
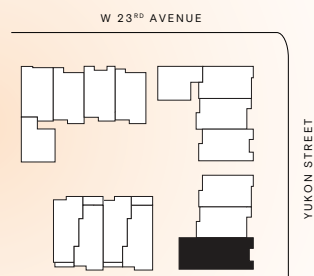
PLAN

D1

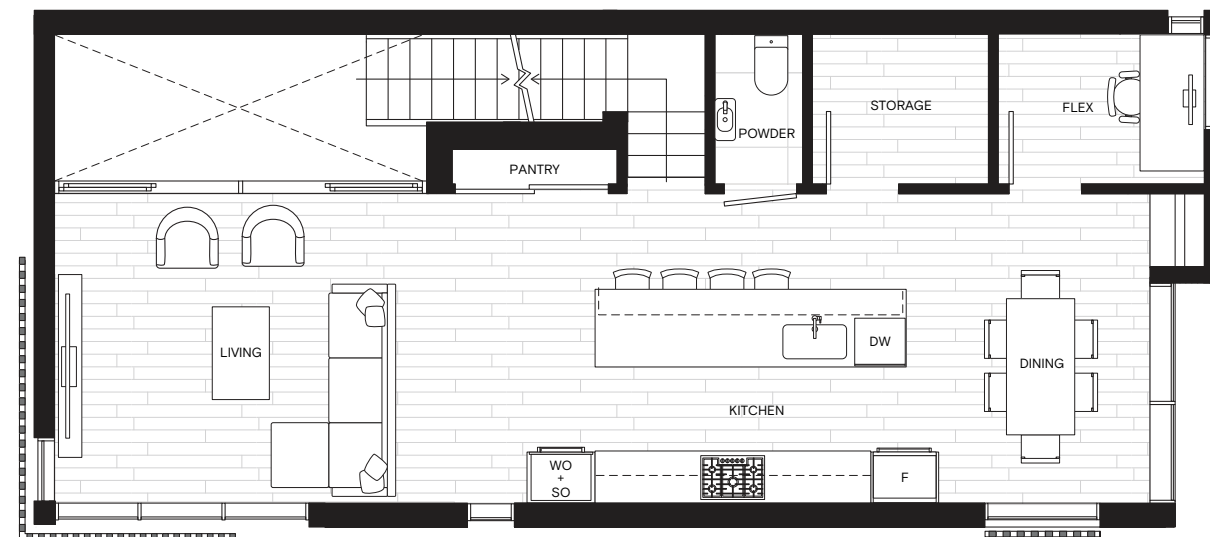
4 BEDROOM + 3.5 BATH + FLEX
+ STORAGE

Indoor:
1733 Sq. Ft.

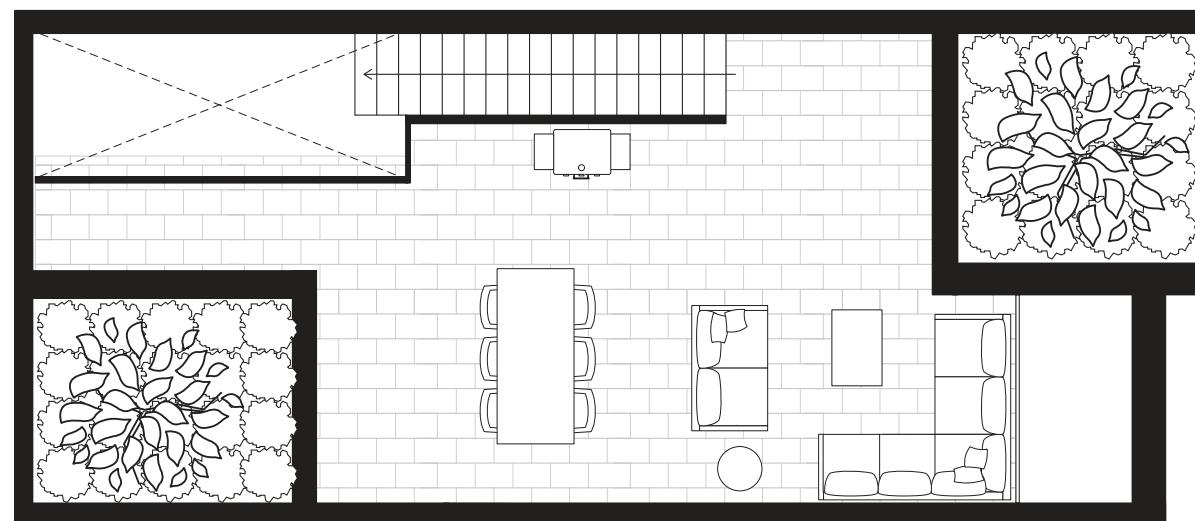
Outdoor:
457 Sq. Ft.



Level 2



Level 3



Rooftop

Intelligent Craftsmanship

- Beautifully designed by award-winning SHAPE Architecture Inc.
- Intimate, double-level community with serene landscaped courtyard
- Private rooftop terrace for select homes
- Perforated cladding provides privacy while allowing natural light to spill through

Elevated Interiors

- Thoughtful interiors by 34F Design Inc. designed to create a seamless connection from the modern exteriors
- Two sophisticated colour palettes to select from: Dark and Light
- Expansive lightwells allow for ample natural light and energy to flow throughout select homes
- Nine-foot ceilings throughout most homes
- Engineered hardwood flooring throughout main living spaces and bedrooms
- Custom closets to maximize storage
- Roller blinds on windows for added privacy with blackout fabric at 99% opacity for all bedrooms
- Front-loading Samsung washer and dryer

Chef-Inspired Kitchens

- Premium Miele & Bertazzoni appliance package for all 1-bedroom homes including:
 - 24" Miele bottom mount fridge-freezer
 - 24" 4 burner Bertazzoni gas range
 - 24" Miele fully integrated dishwasher
 - 24" Bertazzoni visor hood

- Premium Miele & Bertazzoni appliance package for all 2-bedroom, 3-bedroom, 3-bedroom and flex, and 4-bedroom homes including:
 - 30" Miele bottom mount fridge-freezer
 - 30" 5 burner Bertazzoni gas cooktop
 - 30" electric convection oven and 30" convection steam oven
 - 24" Miele fully integrated dishwasher
 - 30" Bertazzoni visor hood
- Polished quartz countertops and backsplash with luxurious waterfall edge in most homes
- Design forward custom cabinetry with a soft close mechanism
- Smart storage solutions placed within select cabinets for organization and easy access
- Single bowl Blanco undermount sink (heat, scratch, and stain resistant)
- Sleek matte black Delta pull-down faucet
- Recessed pot lighting accompanied with LED under cabinet lighting

Spa-inspired Bathrooms and Ensuites

- Polished quartz countertops
- Fixtures in sleek matte black finishing
- Large format porcelain tiles on floors and tub surrounds
- German Duravit sinks and toilets with soft close lid
- Ensuites
 - Built-in vanities with deep drawers
 - Frameless glass shower enclosure complete with hand shower and an oversized showerhead
 - LED mirrored medicine cabinets for additional storage
- Luxurious towel warmer in sleek matte black finish

Residents Only Outdoor Amenities

- Communal dining tables and barbeque for entertaining
- Lounge area with bench seating nestled between lush landscaping
- Musical themed children's play area

Convenience and Peace of Mind

- Private garage parking with direct access for select homes
- Secure underground parkade with video surveillance and key fob access
- Bicycle storage locker in the underground parkade
- Wifi connectivity and internet access, CAT5e wiring, and multiple pre-wired connections for high-speed internet and cable
- Commitment to quality: 2-5-10 home warranty included in every home

Rooted in Wellness

- State of the art heat recovery and ventilation system featuring a MERV 13 filter effortlessly delivers purified air in each space, improving homeowners breathing comfort
- A dual filtration system for cleaner drinking water throughout each home designed to reduce sediment in homeowners' tap water, delivering pristine water quality
- 100% EV ready parking stalls
- Bicycle storage rooms with electrical outlets available for electric bicycle charging
- Conserving water through low-flow toilets and showerheads
- Sophisticated energy-saving heating and cooling systems



Benefits of Steel

The exterior envelope of Bloom doesn't skimp on sustainable materials. Our homes will be uniquely framed with Cold-Formed Steel, a strong, durable, 100% recyclable material that provides a stable structure with a low impact on the natural environment.

• Healthier – not vulnerable to any type of fungi or organism, including mold/mildew and doesn't off gas

• High strength results in safer structures, less maintenance and slower aging of structure

• Fire safety – does not burn or add fuel to the spread of a house fire

• Durable – not vulnerable to termites and will not rot

• Less probability of damage in an earthquake

• Homeowner insurance premiums are reduced

• 99% waste free Cold-Formed Steel Frame construction



Illuminating Lightwells

Let the light in. Bloom's modern floor plans are thoughtfully designed with sleek, generous lightwells, filling homes with natural light and a bright ambiance from above.

• Direct access to kitchen and living room from rooftop patio via lightwell staircase

THE BELFORD
WELLSIDE
COLLECTION



WellsideCollection.com
@BelfordProperties | BelfordProperties.com
604-569-6668

BELFORD
PROPERTIES