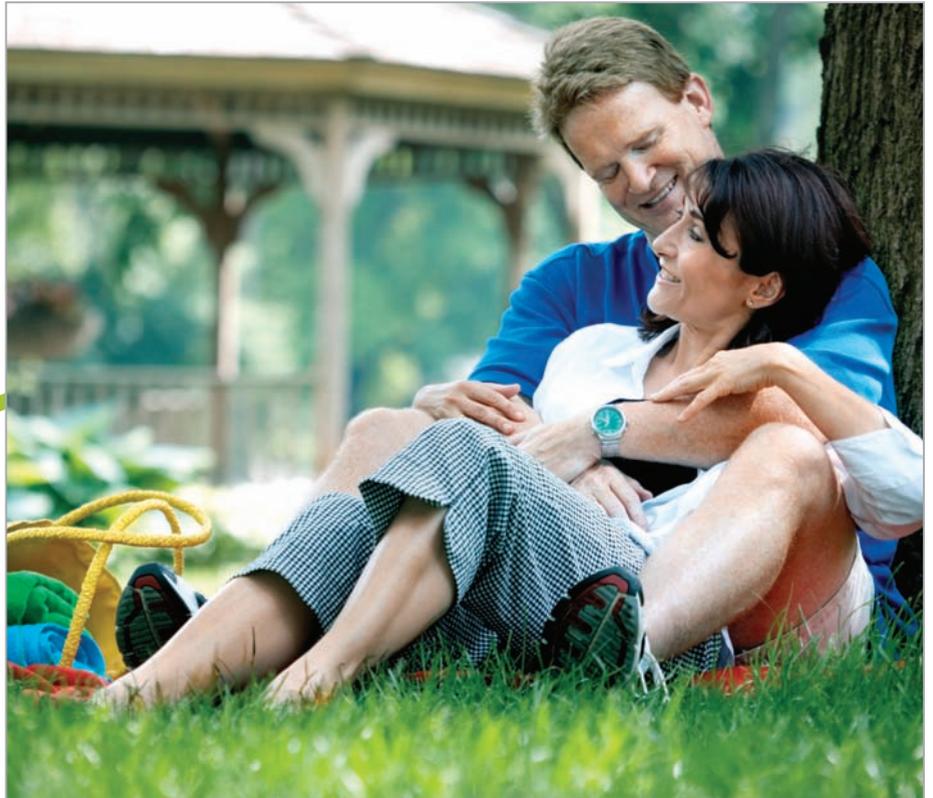
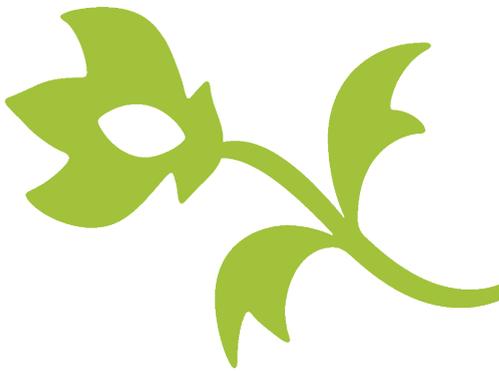


# Black Swan

## Kitsilano Savvy and Tradition

By Susan M Boyce



It was a Kitsilano landmark for years, a favourite hangout for music lovers and artists, a place where you never quite knew what treasure you might discover or what fascinating person might befriend you. Its exterior wall mural became a symbol of the eclectic vibrancy that has always been a cornerstone of the Kitsilano lifestyle. I suspect I'm not the only person who has fond memories of browsing the endless racks of LPs at Black Swan Records after a date or afternoon latté.

So I can't suppress a whoop of excitement when I learn there's a new Black Swan coming to Kits. Utterly contemporary in outlook, this

boutique-style condominium residence offers only 27 homes in an astonishing array of floor plans. "We have everything from studio suites to two-bedroom garden homes," says Michael Sikich of TRG Realty's project marketing division. "And the outdoor spaces are going to be incredible."

He shows me one floor plan with spectacular, multi-level garden terrace and another with a balcony that, at 800 square feet, is larger than my entire condo on the other side of Kits. "And can't you just imagine sitting on your deck watching the Festival of Lights?" he asks, adding that upper floor suites will have unobstructed views of this annual celebration

—along with some magnificent sunsets in every season.

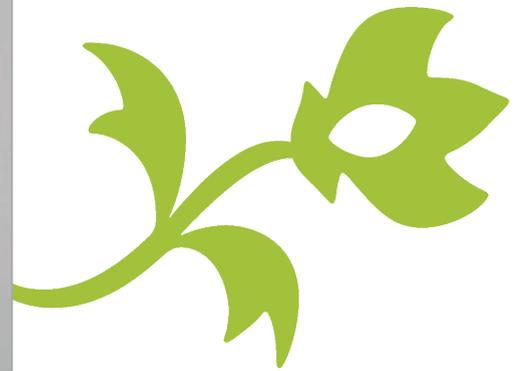
### Where Design Meets Art

Inside and out, Black Swan's attention to detail is apparent. West Coast contemporary architecture blends traditional brick with sophisticated glass and concrete for an eye-catching yet welcoming streetscape. Ceilings are high, windows large, the ambiance distinctly Kitsilano.

Inside, kitchens are ready to sizzle: spacious counters and eating bars, stainless steel appliances, and a choice of cutting edge, two-tone cabinetry or the more traditional look



Bathrooms are sleek and contemporary with a touch of Zen tranquility.



of a single colour palette for both upper and lower cupboards. Bathrooms have an almost Zen-like tranquility with white tiling plus the soothing, minimalist lines of above-counter vessel sinks and slim-profile toilets. And for the perfect marriage between elegance and durability, there's hardwood laminate throughout the main living areas.

### **A Proud Heritage**

Respecting the site's historical and social significance is another unique—if as yet relatively unknown—aspect of the new Black Swan. “Working with the City of Vancouver's heritage preservation department, we were able

to form an alliance with a developer who will incorporate the mural and parts of the original façade in another building at 10th Avenue and Highbury,” says an obviously delighted Kal Bachra, president of Orca West Developments. While he's almost reticent when discussing the amount of extra time, effort, and coordination involved in turning this vision into reality, his smile suggests the result will be worth every second.

“With virtually no land available for development, opportunities to purchase a brand new condominium residence in Kitsilano are rare,” Kal says. “The interest this project is generating is amazing—hundreds of people are

already calling to find out more. People simply love living in this neighbourhood.” I suppress a grin. I couldn't agree more—there really is nowhere else quite like Kits.

Black Swan offers a total of only 27 residences ranging from studios to spacious, 2-bedroom garden suites located at 2008 Bayswater (at Fourth Avenue). Prices start in the \$300,000s. Black Swan's Grand opening to the public happens on Saturday, December 2nd at 5689 Kings Road at UBC (in The Galleria). But why wait? To ensure you're one of the lucky few who get in ahead of the crowd, priority register today by visiting [www.orcawestdevelopments.com](http://www.orcawestdevelopments.com) or call 604-225-2220.

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