





5

MIN DRIVE TO
ST ALBERT
PUBLIC LIBRARY

7

MIN DRIVE TO
FOUNTAIN PARK
RECREATION
CENTRE

VILLE GIROUX
NEW pop. 1,500

MISSION
pop. 2,450

DOWNTOWN
pop. 502
NEW pop. 3,000

FOREST LAWN
pop. 2,776

RIVERSIDE
pop. 175
NEW pop.
10,000

STURGEON
HEIGHTS
pop. 1,829

AKINSDALE
pop. 4,889

GRANDIN
pop. 7,444

RIEL
RECREATION
PARK

HERITAGE
LAKES
pop. 3,835

SOUTH RIEL
NEW pop. 2,500

TWIN
WILLOWS
GOLF CLUB

STARLING
pop. 654

GLENDALE
GOLF &
COUNTRY
CLUB

10

MIN DRIVE TO
CINEPLEX ODEON
NORTH EDMONTON
CINEMAS

22

MIN DRIVE TO
ROGERS PLACE

24

MIN DRIVE TO
DOWNTOWN
EDMONTON



By the numbers

- 13.5 Acre Master-Planned Community
- 300 + Upscale Residential Rentals
Lakeview (Phase 1) 150 units | 6 stories |
1 – 2.5 bedrooms | 646 – 928 Sq. Ft
- 150,000 square feet of retail space
Lakeview Retail (Phase 1): From 1,427 – 37,000 square feet
- Average Household Income
\$153,694
- Local Population
66,000+

St. Albert, Alberta voted '#1 Best Small City to Live in Canada' by MoneySense Magazine in 2016



30

MIN DRIVE TO
EDMONTON
INTERNATIONAL
AIRPORT

33

MIN DRIVE TO
RABBIT HILL
SKI RESORT



LAKEVIEW

AT BELLEVUE VILLAGE

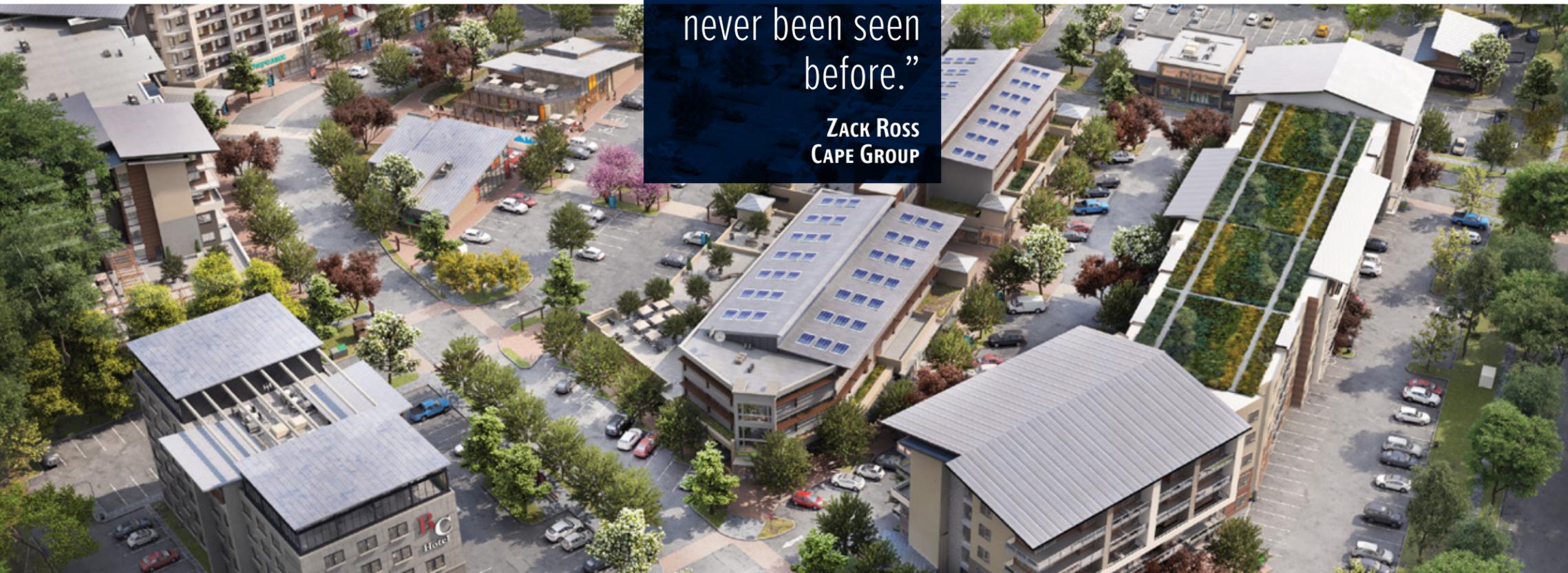
COME HOME TO THE VILLAGE

“Lakeview at Bellevue Village provides something very unique to St. Albert that’s never been seen before.”

ZACK ROSS
CAPE GROUP

Being at the forefront of development and priding themselves on the uniqueness of each of their projects, Cape Group continues to develop real estate into innovative residential, condo and commercial properties throughout British Columbia and Alberta. Lakeview at Bellevue Village is one of the Cape Group jewels in the community skyline with an innovative 13.5 acre master planned community in St. Albert, Alberta. “We always look for great locations first and foremost and then we develop a philosophy and design. We asked ourselves ‘What does St. Albert need?, and what can we do with this site?’”

Bellevue Village welcomes a mix of residential rentals, a lifestyle mall, while providing 150,000 square feet of retail and commercial space. Cape Group has a very distinct approach when it comes to building projects. Their philosophy is based on the principles of creating lifestyle for enjoyment while including practical living and working spaces that are built with unparalleled personal preferences. This ideology is rooted in the concept that each community should be an authentic representation of the resident and tenant, designed to complement their unique present and future lifestyle needs. “Bellevue Village

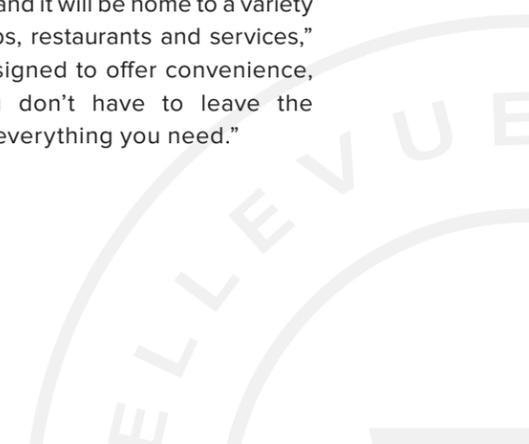


When you look at Lakeview at Bellevue Village, it becomes clear that the vision of the development was to create a residence that exudes serenity, comfort, and convenience. When you speak with Vancouver based developer Cape Group’s Chief Operating Officer Zack Ross, that vision becomes even clearer. From his words and tone, it is evident that he has a passion for creating and developing the best possible upscale living options where

community comes together. “Our goal is to always create projects with excellence while serving and leading the community with integrity,” he states. “Our founder, my grandfather, Ralph Schwartzman, based our company on trust, respect, innovation and lots of hard work. When he was 16, he planned and built a water tower in a summer camp at Winnipeg Beach, Manitoba. His knowledge and passion for building is naturally ingrained into what we do today.”

Ross says. “We saw a growing need to provide a hybrid combination of residential rentals units and retail space that would create an inclusive and well-connected community. Master planned communities are more vibrant when you can integrate everything seamlessly and Lakeview at Bellevue Village provides something very unique to St. Albert that’s never been seen before.”

is a great destination for anyone looking for a great quality of life, and it will be home to a variety of businesses, shops, restaurants and services,” says Ross. “It’s designed to offer convenience, ensuring that you don’t have to leave the community to find everything you need.”





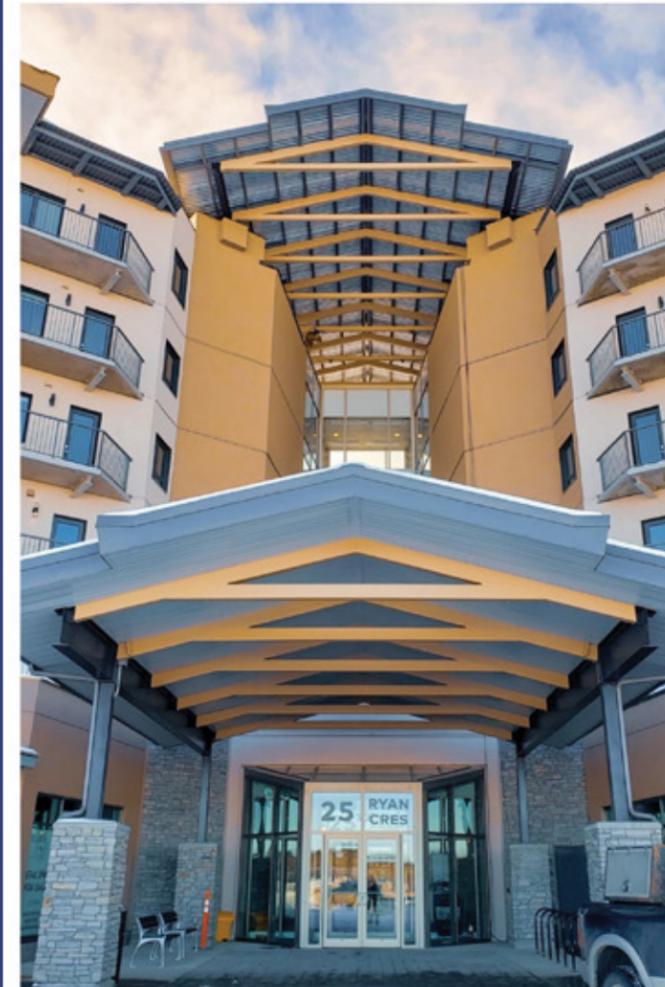
A FLOURISHING COMMUNITY

Bellevue Village sits in a prime location off Anthony Henday Drive on the southeast corner of LeClair Way at Riel Drive and Ray Gibbon Drive, where its scale will make it a major addition to the area. The development offers the convenience and vibrancy of urban living with all the character and charm this community has to offer. With a strong commitment to arts and culture, the Outdoor Farmers Market and the multi-use facility The Enjoy Centre, people with a multitude of interests can enjoy the easy accessibility to all aspects that are located near Bellevue Village. “St. Albert is a nestled community and a wonderful place to live, so it’s a perfect setting for our development,” Ross says. “It has a lively arts scene so we plan on having some art installations and pieces in place, pulling in that aspect of St. Albert to our neighbourhood.”

Here, residents and tenants can live and work adjacent to Lois Hole Centennial Provincial Park and Big Lake, an 1800 hectare park that’s a favourite for walkers, hikers, and bird watchers who want to escape to a world of scenic wonder. Not only is nature close at hand – you can enjoy all that St. Albert has to offer with its blend of urban amenities and rural flavour. Voted ‘#1 Best Small City to Live in Canada’ by MoneySense Magazine in 2016, St. Albert’s unique identity, and community focus have contributed to the high quality of life, making it a great place to live and raise a family. Bellevue Village will become a destination not only for the people who live and work there, but for all Albertans at large. It will become the heart of Riel and Ray Gibbon drive and an icon on St. Albert’s identity.



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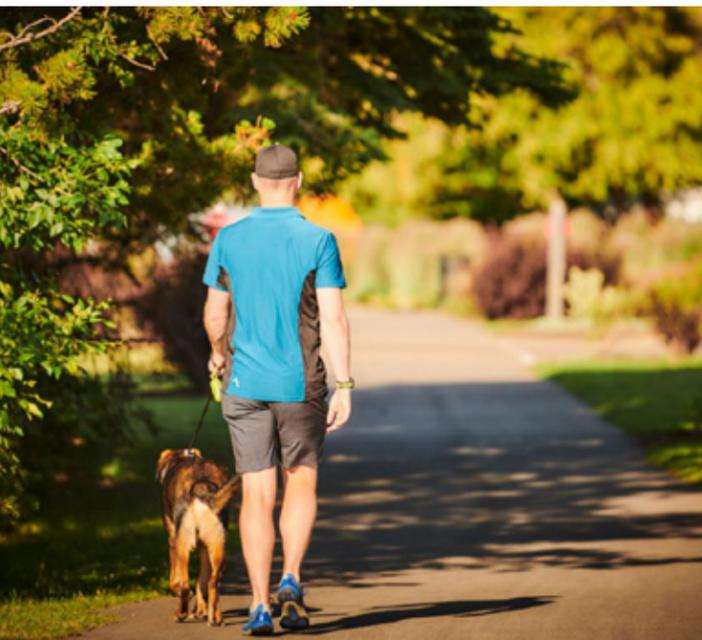
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A FULLY DESIGNED DESTINATION

In an effort to enhance activity-friendly communities, improving walkability is a vital part of creating a sustainable future for St. Albert. People of all ages want to live in communities that provide easy access to amenities, employment, and to each other. Well-connected walkable communities are not only beneficial to citizens, but can also deliver real economic rewards to businesses and local municipalities. “We encourage the lifestyle of walking and biking and Bellevue Village incorporates walkable access to connect residents with local amenities. By placing walking paths from one side of the community to the other, we can create a community that is healthy



for people, for the environment, and for businesses,” Ross says. “St. Albert is well known for its beautiful parks and green spaces, so it was important in the design to integrate accessibility and connectivity into the project itself.”

Ross recognizes that building successful communities takes more than just constructing well-designed buildings, it also means understanding local dynamics and establishing a community that taps into the best features of the surrounding neighbourhood.

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ALL IN THE DETAILS

Thoughtfully designed with a keen eye on detail, Lakeview will surround you with comfort and convenience in a style that is both contemporary and timeless. Apartments in this first phase feature 150 suites with stunning lake, park, or village views and range from \$1,325.00 to over \$1,905.00 for 1 and 2 bedroom floorplans with dens and range from 645 to 928 square feet. Over 150 residential units are planned for future phases. The upscale suites offer attractive interiors, spacious floor plans, 9'-10' ceilings throughout living spaces, luxury vinyl plank flooring, in-suite laundry, and expansive windows that help to capture natural light and make for bright and airy interiors. According to Ross, the design team was determined to create something that would truly set the building apart from others. "A lot of developers are interested in what the exterior of the building looks like first, and then the units just fall into place," he says. "We take a different approach. One of our design procedures is that we design the suites even before we design the actual building. Once we know how the space functions, we can thoughtfully design practical and liveable suites that are original and unique. Our suites have the same high quality as you would see in one of our condo projects, and no expensive was spared."



"Once we know how the space functions, we can thoughtfully design practical and liveable suites that are original and unique."

ZACK ROSS
CAPE GROUP



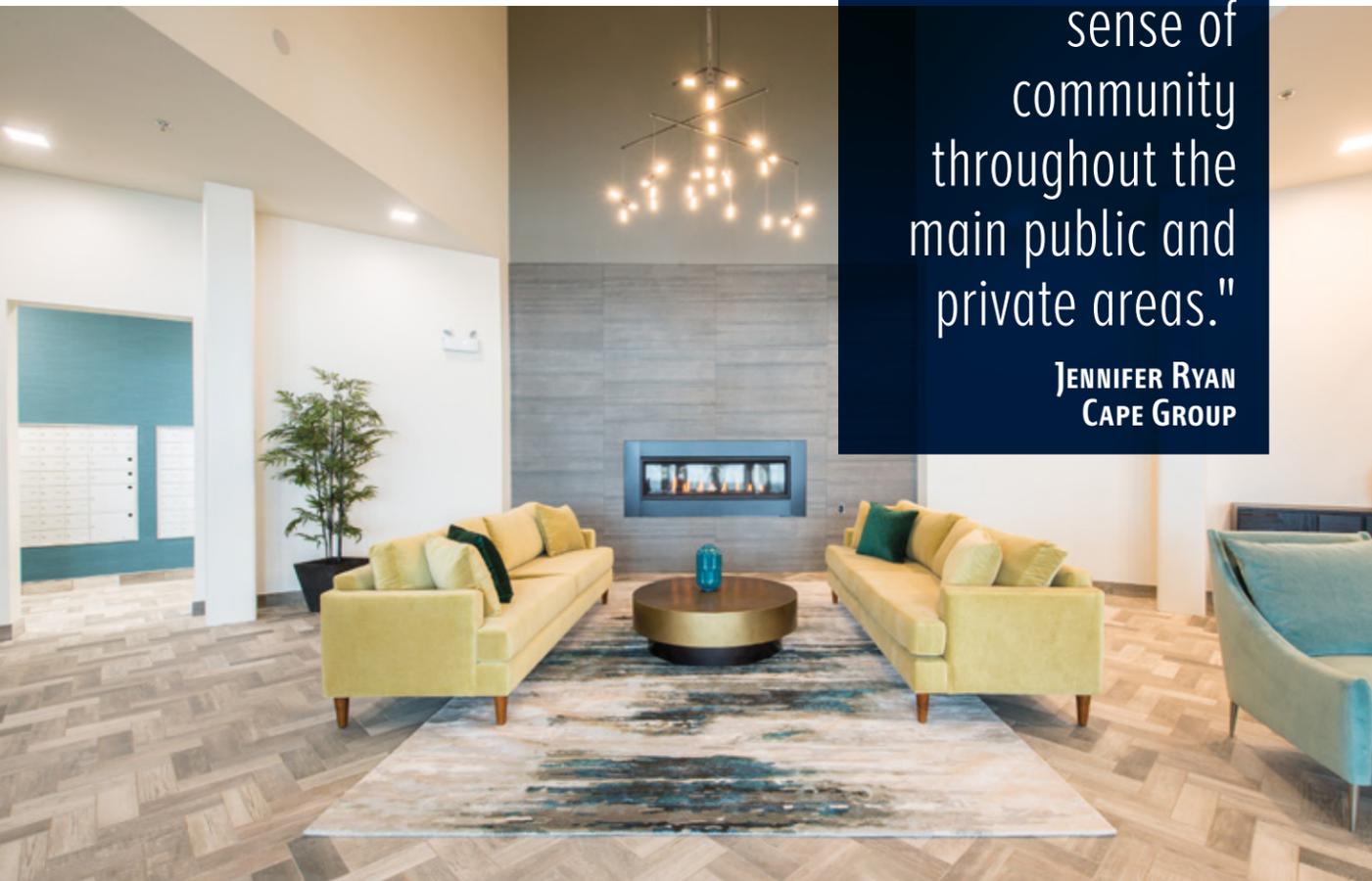
The Lakeview Grand Lobby provides the perfect balance between form and function as it strives to offer a show-stopping space that will create the best possible awe-inspiring impression. "The lobby encourages the community to be social with a spacious lounge area, a fireplace, and a striking glass bridge that connects the two building wings," says Cape Group's Director of Marketing Jennifer Ryan. "We added a library where residents can grab a book and relax. It's a comforting public space meant to encourage collaboration and offer residents a sense of community throughout the main public and private areas," she adds.

Social spaces are also a feature Lakeview offers to help residents make the most of their time outdoors with building amenities that are certain to strike the right cord with their guests. Featuring three shared terraces, a fire pit lounge, landscaped gardens, a bocce court, and sun deck ideal for relaxing and entertaining guests. "We definitely consider ever corner of space when we

design a building. With rental buildings, tenants can view these amenity areas as an extension of their own personal spaces," Ryan says. "Although Edmonton can get cold in the winter and people may stay inside more, it was important for us to design all the outside spaces to maximize that outdoor time. There are places where people can relax and chat, host collective parties or BBQ's, creating a connected community among tenants."

"It's a comforting public space meant to encourage collaboration and offer residents a sense of community throughout the main public and private areas."

JENNIFER RYAN
CAPE GROUP



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THE ROAD AHEAD

As Cape Group celebrates over 60 years in business, they pause from their workday to extend a note of gratitude to all the business partners, homeowners, suppliers, tradespeople and employees who have contributed to their success; they couldn't have achieved this milestone without that support. "Bellevue Village has been created by a team of like-minded experts that is not afraid to push the envelope to bring a new level of design innovation to the residential and retail markets," says Ross. "We're truly excited to bring this development to life in St. Albert and provide the assurance that those who choose to live and work here can feel confident that they have chosen an exceptional community."



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ZACK ROSS
CAPE GROUP





Lakeview at Bellevue Village

25 Ryan Crescent
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www.liveatbellevuevillage.ca

Show Suite Hours

Monday - Thursday: 3:00pm - 7:00pm
Friday & Holidays: Closed
Saturday - Sunday: 12:00pm - 5:00pm

Residential Rentals

Brenda Lanthier
780.875.1711
rent@bellevuevillage.ca