

A lifestyle to treasure



Kingfisher reflects Salt Spring lifestyles

Seagulls swirl in welcoming circles overhead, sea breezes softly blow from the ocean shore, sailboats serenely anchor in the harbour. Sound like heaven?

Salt Spring Island, nestled protectively against Vancouver Island in British Columbia has often been called a bit of heaven. Its ocean views, pastoral meadows, magnificent trees and slower-paced lifestyle have made it one of the best places to live in Canada and indeed North America.

A reflection of that lifestyle is the new Kingfisher Cove townhouse development in downtown Ganges.

Kingfisher Cove provides luxury living at non-luxurious prices.

Each of the five completed units offer an assortment of architectural features and unique interior designs, such as sand blasted glass at the front entrances, atrium courtyards off the en suites and ceramic tiles at all entrances. Spectacular views of Ganges Harbour are a common feature of each of five completed units. While they are all different in some way, each has a colour scheme chosen by interior designer Frank Miki and perfected by artist and house painter Kirstie Shoolbraid.

The colour scheme favours earth tones: peaches, beiges, creams and dusted pastels. The bathrooms have been completed in soft tones, with generous use of ceramic tile surrounding the sunken bathtubs. Glass block and etched glass allows an abundance of natural light without losing privacy. This unique use of glass is a designer feature throughout the homes.

Wood burning fireplaces with marble or brass trim are the centrepieces of the spacious living rooms. European vinyl cusheon flooring covers kitchen, utility and bathroom floors. Other floors are



Throughout the year the Belted Kingfisher visits Salt Spring Island. Approximately 50 to 70 are spotted annually. The Kingfisher is known for its vibrant colours, distinctive flight style, unusual call and its exceptional fishing skills.

The Kingfisher in its uniqueness and beauty represent the special lifestyle found at Kingfisher Cove and on Salt Spring Island.

covered with 48 ounce luxurious carpeting with high density underlay.

All windows are double glazed.

Kitchen cabinetry is European style with high gloss or satin laminate cupboards, and counter tops. Each kitchen includes a built-in dishwasher, stove and refrigerator. The addition of lazy susans and a cabinet designed to store serving and baking trays ensures no space is wasted space in corners.

Deep cupboards will assure the new owners do not have to throw away a lifetime's worth of sundry items, when they move from a full size home to the townhouse.

Most Kingfisher master bedrooms are large and feature walk-in closets. All have

their own courtyards with landscaped gardens and some overlook a common garden area and putting green. A computerized underground sprinkling system will water the grass and gardens during the evenings in the summer months, thus minimizing water wastage from evaporation. Landscaping falls under the direction and green thumb of Foxglove's Chris Schmah.

While each unit will have its own garage and automatic door, plans include an additional 15-space parking area on the 4.3 acre property. Private deep-water moorage will be available to homeowners in Kingfisher Cove complex who own boats.

The 1,390 square foot Kingfisher Cove

showroom home is decorated with furnishings chosen by interior designer Frank Miki and townhouse owner, Jacqueline Knopp.

Sharon's of Ganges has added the finishing touches to the four-poster bed, and linens for the bathrooms and kitchen.

Decorative pieces have been added by Orcas Gallery of Ganges. The front door opens onto the main floor. An open plan living/dining/kitchen area leads to the view side of the townhouse, while the master bedroom and its en suite, second bathroom, den, utility room and garage are at the garden end of the townhouse.

Four of the homes have their front door at ground floor level where a closet/powder room and light ceramic tile give a spacious feeling on entry. Oak and glass staircases lead into a bright, warm living area consisting of a living room with formal dining area, views of the harbour and glass doors opening on to a private balcony.

The second unit type is 1,526 square feet with two bedrooms, two bathrooms, and a powder room. Glass block in the en suite makes day time lighting unnecessary.

One unit has an unique feature wall, where glass block separates the living/formal dining area from the kitchen and breakfast nook area. Double doors open into a den that has its own glass door into the courtyard. Wrap around decks give additional square footage for the summer season.

The last two homes have a square footage of 1,890 feet and boast entrance on to the main living area.

The turret formation on the largest of

TURN TO PAGE 2

Gulf Islands Driftwood

Section C

Wednesday, October 18, 1989

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Davies designs Kingfisher

Award winning architect Vic Davies of Victoria designed the townhouses at Kingfisher Cove. The Welsh-born Davies studied at the University of Manchester and graduated in 1968 with an honours Degree in Architecture.

Before moving to British Columbia in 1974, Davies worked at various practices in South Wales, England and Bermuda. He is best known for his work on recreation facilities, which has taken him to Portugal and the Caribbean.

Davies has also designed numerous shopping, office and apartment complexes.

In Victoria, his work can be seen at the Shelbourne Village Square shopping

centre, the View Royal Medical building, and the Cedar Hill Commercial Centre.

Davies also designed the 107 townhouse complex called "Resthaven" in Sidney, the Ramada Inn, and the Sidney Centre.

Davies was awarded the much coveted American "Athletic Business Magazine Facility" Award for merit in 1987 for his design of the W.C. Blair Recreation Centre in Langley (the first wave pool facility in B.C.).

Upon completion, the Kingfisher Cove complex will consist of 36 units with a putting green and docking facilities included in the residential package.

Individual townhouses provide spacious living and sea views

From Page 1

the units houses a spacious breakfast nook overlooking the constantly changing view of Ganges Harbour. A curved glass and oak staircase to the lower floor leads to a large family room with its own fireplace and private deck with view. This lower living floor also has an en suite decorated in mist green.

The main floor has a large bedroom, with an en suite that features a jacuzzi tub, brass fixtures and rose tones. A etched glass window allows the bather natural light from an atrium that overlooks the front door. A spacious dressing room and walk-in closet enhance the master bedroom.

The five units represent phase one of a

complex that will consist of 35 homes upon completion.

Visitors to the townhomes have expressed surprise and delight with the layout which takes advantage of the ocean views at every opportunity. Keith and Teri Williams from Vancouver, who have been searching for a retirement home for nearly a year, said the Kingfisher townhouses are some of the best they have seen.

"The units are so individual and unique", said Williams. "There's no boxed in feeling as in the case of units that are built side by side."

All five completed homes are open for viewing daily from 1 p.m. to 4 p.m. Tours are conducted by Kerry and Arvid Chalmers, exclusive agents from Pemberton Holmes (Gulf Islands) Ltd.

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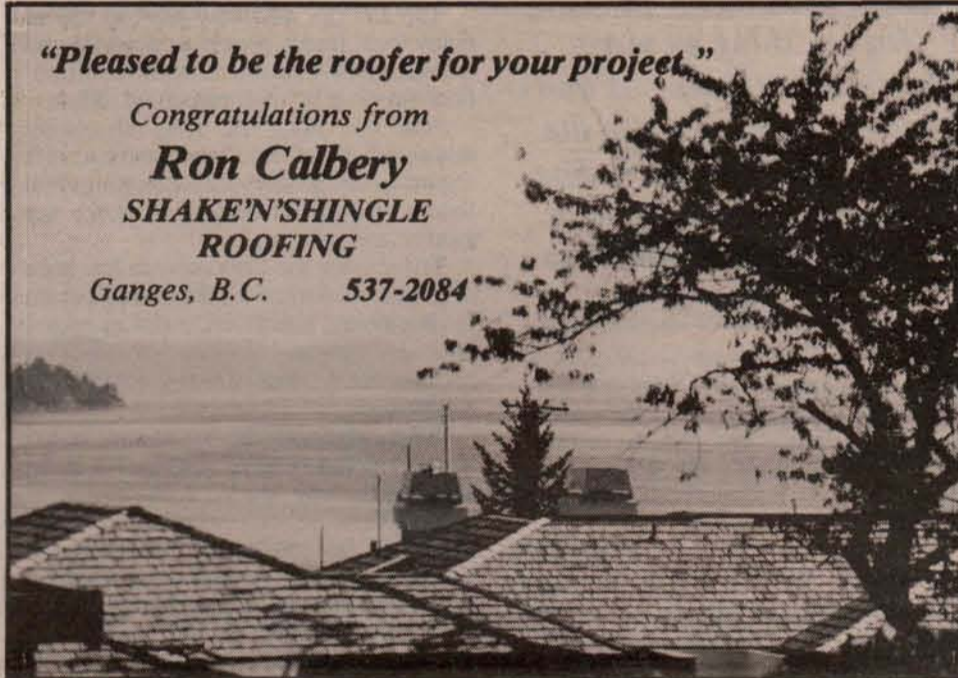
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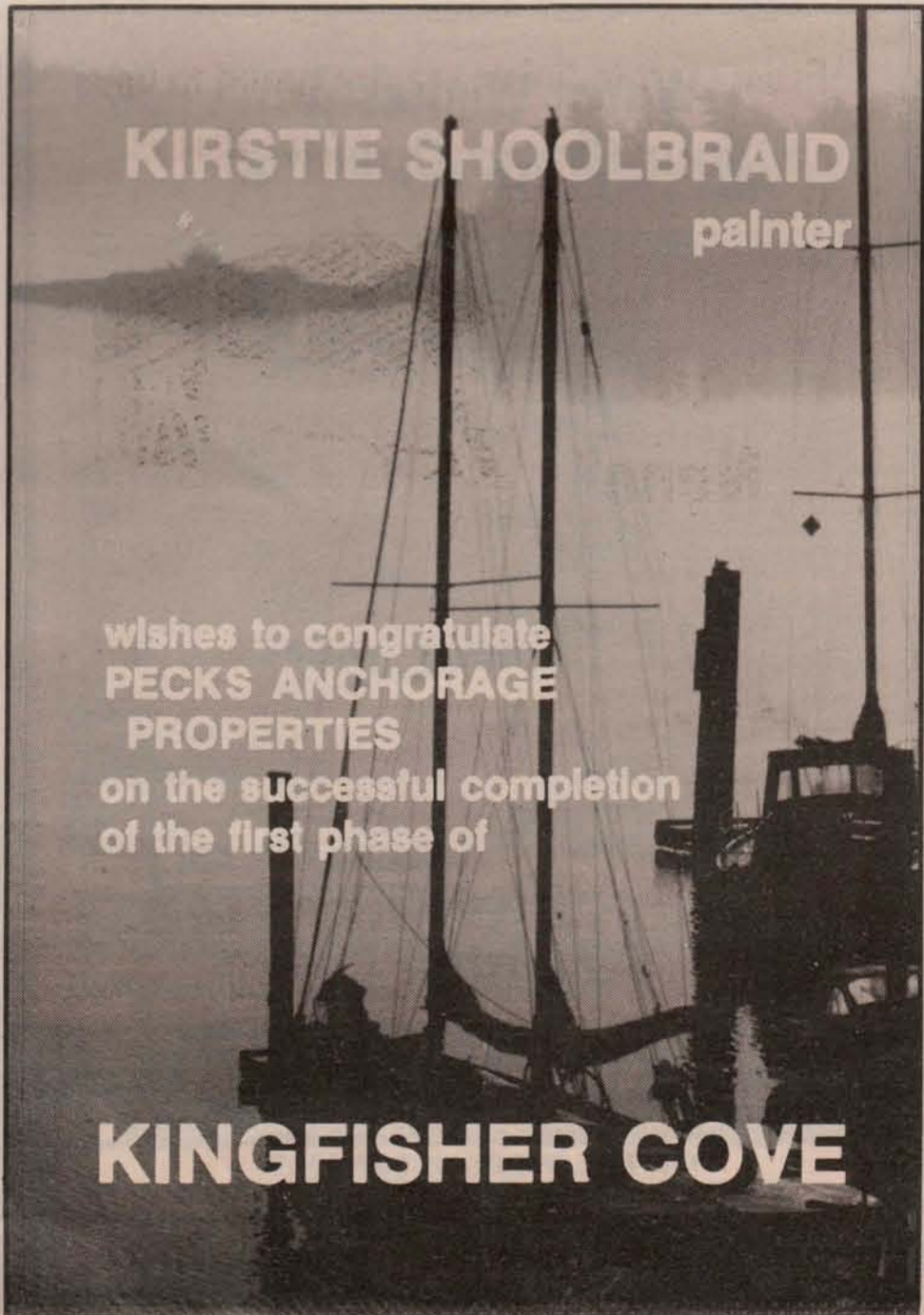
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Jacqueline and Ollie Knopp

Built townhouses with own home in mind

Kingfisher Cove townhouse development is very much a reflection of the Knopps' own home on Salt Spring Island.

The first phase of the approximately \$6 million development, located at oceanside in downtown Ganges, is now complete.

Jacqueline and Ollie Knopp conceived the idea for the development shortly after moving to Salt Spring three years ago.

"We kept meeting people who were moving off island after living here for many years," Jacqueline Knopp said. "It was sad that they were leaving because they were no longer able or interested in maintaining their properties and there was no other type of accommodation for them."

On one thing we were absolutely adamant . . . and that was with regard to the quality of construction. The homes had to be second to none, top quality, and they are.

Changing lifestyles are a constant on Salt Spring. People move here and purchase large pieces of land. As their needs change, they move to a smaller section and then start looking for a retirement home which is relatively maintenance-free.

It is to meet this need that Kingfisher was created. Whether it is a long-time resident or newcomer to the island, this complex is built to accommodate them.

Homeowners at Kingfisher will not have to cut the grass or tend to the garden; they will be able to relax and enjoy their new homes.

Ollie Knopp said they viewed the townhouses they were building as if they would be living in one themselves. Jacqueline worked closely with interior designer Frank Miki of Victoria to create the special west coast look of the homes, taking advantage of the natural beauty of the surroundings.

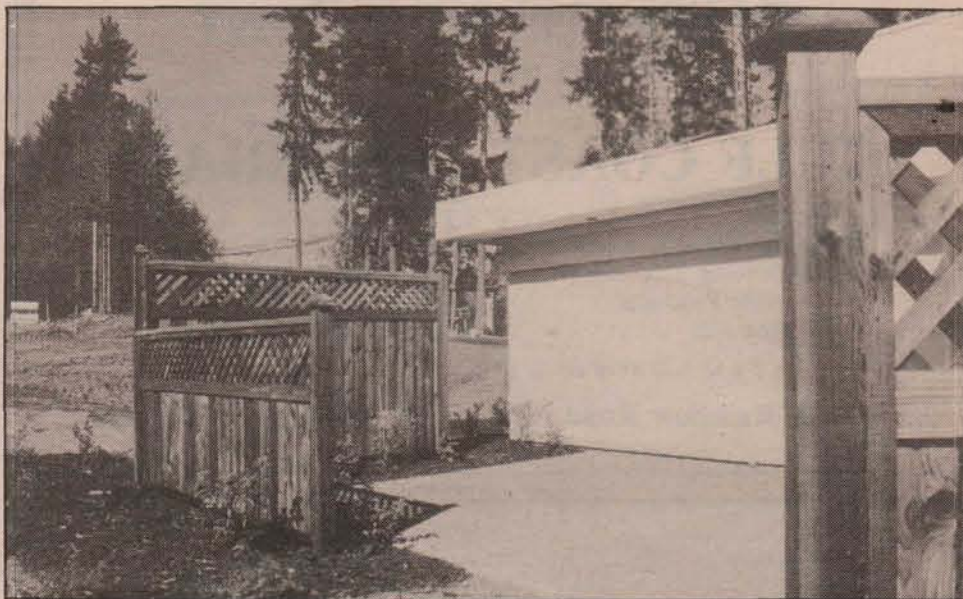
"I was there for the mixing of every gallon of paint, ensuring that it blended with the colour scheme and matched the carpets," said Jacqueline. "Every piece of tile had to be placed perfectly or it was redone."

The Knopps said they tried to use as many local trades people as possible and estimate that 80 per cent of the construction was done by residents of the island.

"On one thing we were absolutely adamant," said Ollie, "and that was with regard to the quality of construction. The homes had to be second to none, top quality, and they are."

Privacy for the homeowners has been of primary concern to the Knopps from the beginning. Entrances, landscaping and latticed screens around ground-level decks ensure that desired privacy is maintained.

When planning the townhouse units, an early decision about the number to be built also was made with the new homeowners' privacy in mind. Only 35 units will be constructed, although the zoning density for the just under five acre property calls for a maximum of 67. Eighty-five percent of the homes will



Privacy for owners of Kingfisher units has been assured by a number of features, including latticed screens around the ground level decks. Phase One of the development is now complete.

have a panoramic view of Ganges Harbour.

"Our decision to build fewer homes allowed us to take full advantage of every view opportunity for each one and, indeed, from each individual room," said Jacqueline. "Abundant available light from our open plans gives the homes a spacious feeling that brings the outdoor beauty indoors."

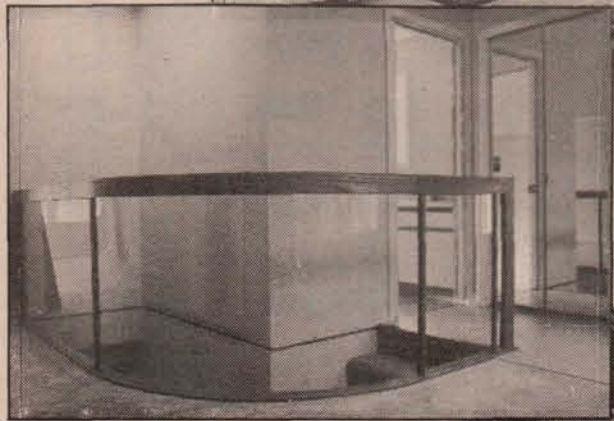
Ollie, a heavy-duty engineer by profession, had not been involved in any type of development prior to Kingfisher Cove. So he and Jacqueline searched for a partner with development experience who could

offer assistance. They found the partner they needed in Kin Pacific Investments Ltd. of Victoria whose principals are represented by company president Don Quinn.

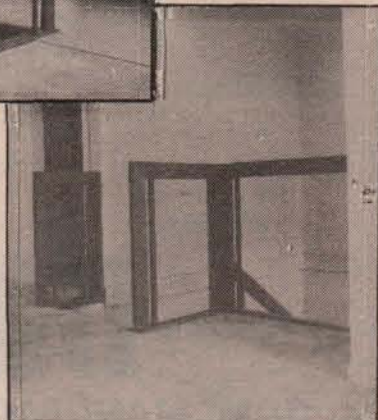
Much hard work, long hours and not a little stress have accompanied this project thus far, but none of that shows now. All that can be seen is the beauty of the townhouses situated at oceanside next to Ganges Harbour.

"We are more than pleased to have been a part of this wonderful addition to the island community and look forward to the next phase," said Ollie Knopp.

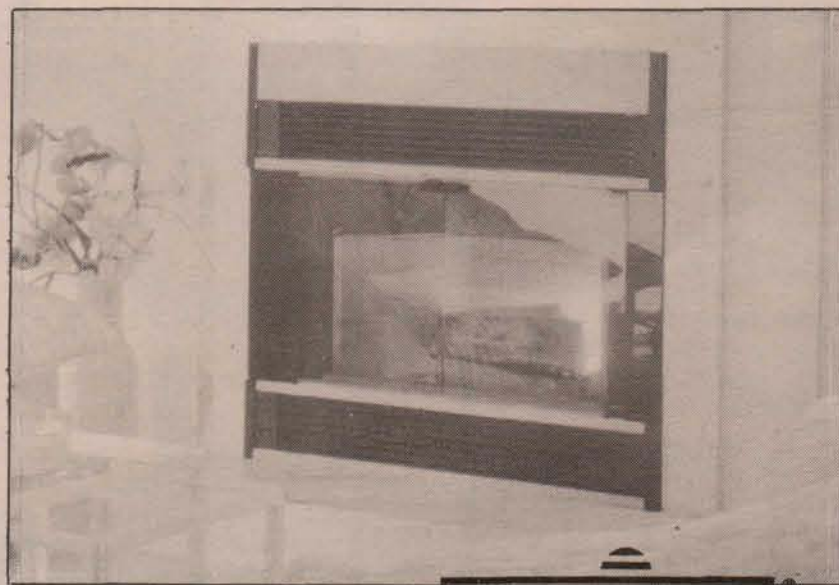
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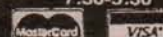
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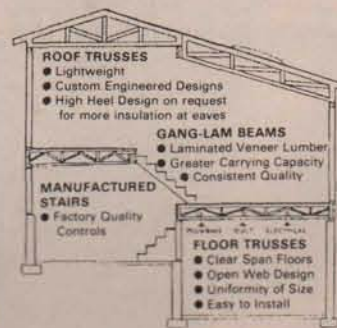
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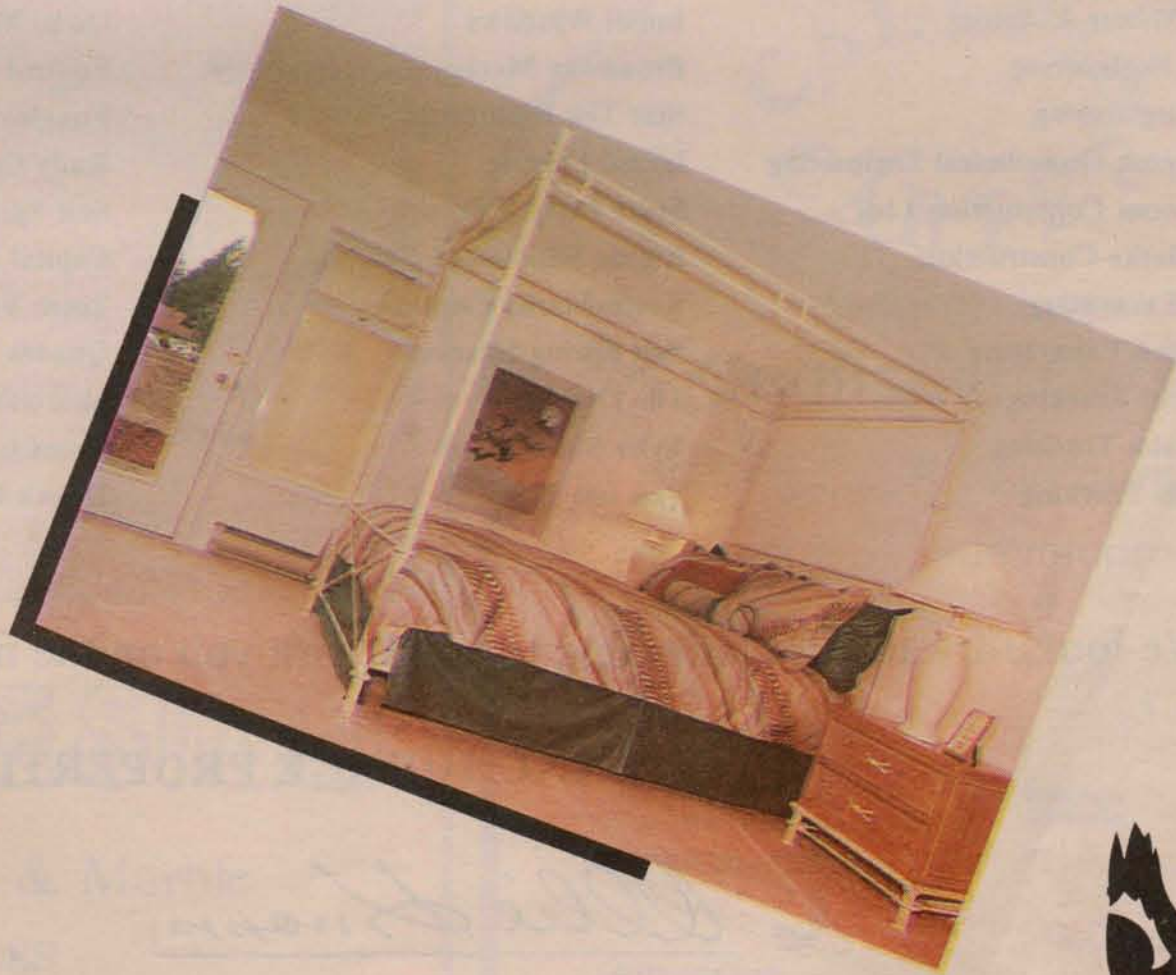
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Ocean Island



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Inside Living



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The management and owners of Kingfisher Cove wish to express our sincere thanks and appreciation for a job well done.

We began this project seeking absolute perfection in both design and construction. We now know that we have realized our goals in Phase I. We are confident that the same standards will be met for the subsequent phases.

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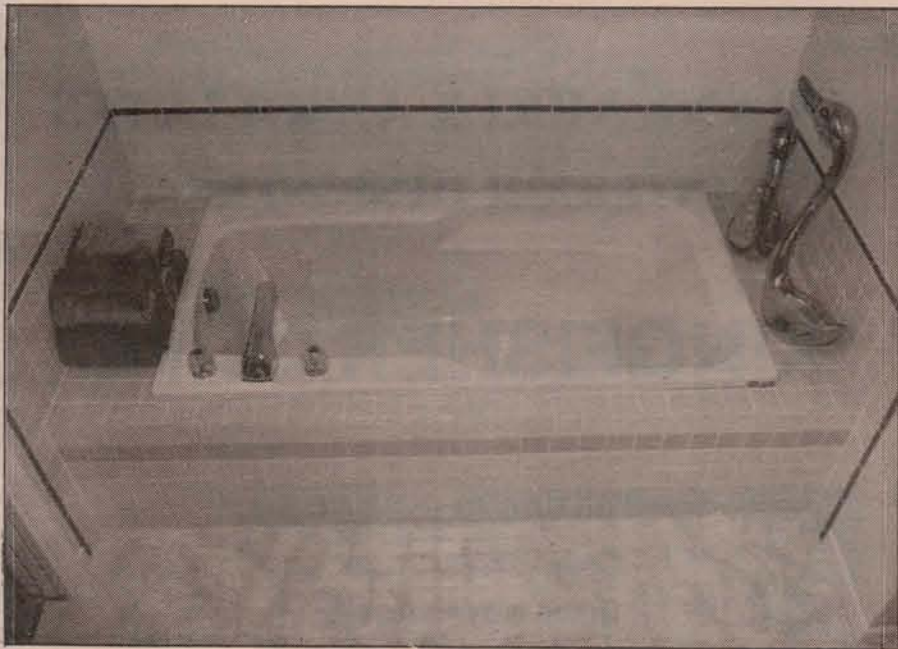
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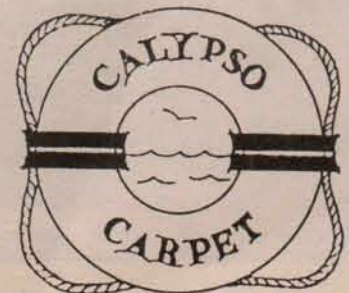
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Kingfisher Cove on Salt Spring Island is one of Miki's recent projects — an oceanside townhouse complex in downtown Ganges.

He has also designed interiors at the Rockland highrise condominium, Seascape, cliff-hanging townhouses; AETNA Canada financial and insurance corporation, and Harbour Haven, all located in the Greater Victoria area.

Miki, born in B.C. and a graduate of Richmond High School, studied architecture and design at University of British Columbia and abroad.

As he talks about the innovative Kingfisher development, you can tell Miki is excited and pleased about his designs. He worked with architect Vic Davies and townhouse owner Jacqueline Knopp to create a look especially suited to the island lifestyle.

The homes have panoramic views of Ganges Harbour with Mount Baker in the distance. Interior design and space planning take full advantage of the breathtaking scenery, creating maximum visual excitement and living area.

Miki takes advantage of the natural beauty of the area, giving each unit a look of its own.



Frank Miki



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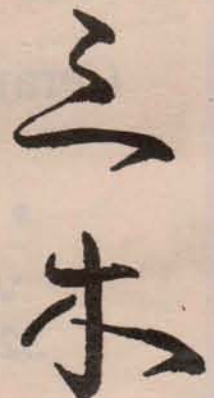
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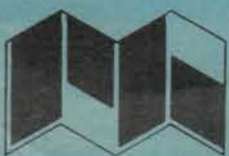


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