

EBB & FLOW

LIONS GATE VILLAGE

An aerial photograph of a river flowing over dark, jagged rocks. The water is a vibrant turquoise color, and the rapids create a thick, white foam. The surrounding forest is dense and dark green. The image is framed by a white border with rounded corners on the left side.

LIFE BETWEEN THE RIVER & THE VILLAGE

Ebb & Flow—A place where the quiet serenity of the Capilano River meets the vibrancy of the new Lions Gate Village. A place that allows you to enjoy limitless outdoor recreation while still being in close proximity to urban amenities at Park Royal and Downtown Vancouver. A perfect place to call home.

LIONS GATE VILLAGE: A VIBRANT NORTH VANCOUVER COMMUNITY IS EMERGING

A new master-planned community is emerging, located beside the beautiful Capilano River. This ideal location between Lions Gate Bridge and Lonsdale provides convenient access to Park Royal, Ambleside Park, Edgemont Village, the North Shore's most beloved parks and natural areas, and Downtown Vancouver.

This vibrant new neighbourhood will bring new retail shops, cafés, a community centre, park space, and a planned daycare centre, all in the near future. A perfect place to call home.

EBB & FLOW

OWN MORE & LIVE MORE

A HOME FOR EVERYONE

Offering a wide range of home sizes and floor plans with one- to four-bedroom Garden Homes, City Homes, and Townhomes.

MODERN VILLAGE LIFESTYLE

Lions Gate Village offers a new way to live. The village is designed around walkability and interconnectivity. The community centre, shopping plaza, new park, and planned daycare centre will be at your doorstep.

CLOSE TO IT ALL

The central location of Ebb & Flow allows convenient access to West Vancouver, the rest of the North Shore, Downtown Vancouver, and Highway 1, taking you wherever you want to go in the Lower Mainland.

ENJOY THE OUTDOORS

Ebb & Flow offers an outdoor escape right at your doorstep. Immersed in nature beside the Capilano River—hiking, skiing, trail running, and kayaking is all possible here on the North Shore.





THE BEST OF THE NORTH SHORE IN ALL DIRECTIONS

LIONS GATE VILLAGE

- Belle Isle Park and connected trails
- New retail and restaurants
- Boutique grocer
- Central plaza
- Community centre
- Planned daycare centre

EDGEMONT VILLAGE

- Capilano Public Library
- Delbrook Recreation Centre
- Thrifty Foods
- Pharmasave
- Delany's Coffee House
- BjornBar Bakery
- Royal Bank

MARINE DRIVE

- Capilano Mall
- Steve Nash Fitness World
- Save-On-Foods
- Hearthstone Brewery
- Meridian Farm Market

PARK ROYAL

- Whole Foods
- City Market
- HomeSense
- Cineplex VIP
- Village Taphouse
- Cactus Club
- Trattoria
- The Keg
- Urban Barn
- YYOGA

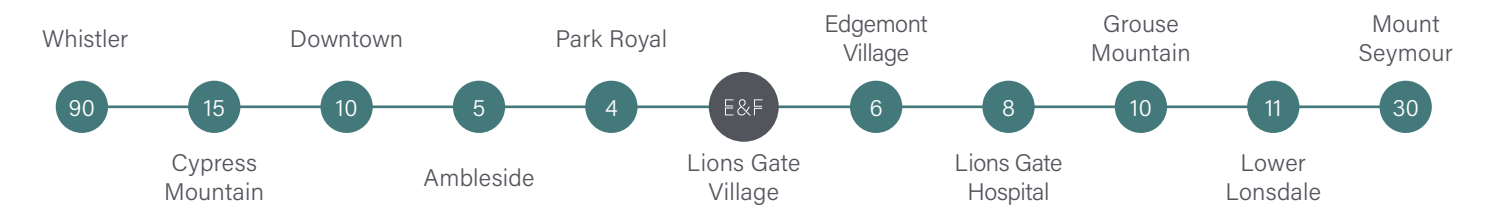
NEARBY SCHOOLS

- Braemar Elementary
- Carson Graham Secondary (IB)
- Capilano Elementary (IB)
- Vancouver Waldorf School (private)
- Westview Elementary

NEARBY PARKS

- Belle Isle Park
- Klahanie Park
- Hugo Ray Park
- Capilano River Park
- Ambleside Park
- Stanley Park

DRIVING TIMES (MINUTES)



HOMES THAT GIVE YOU THE FREEDOM TO GROW & THRIVE

Ebb & Flow's architecture is modern North Shore, with lines, materials, and colours inspired by the surrounding nature. The homes were designed to meet the needs of every homeowner. Choose between one-level Garden Homes, two-level City Homes or three-level Townhomes.

Whether you are buying your first home, a home for your growing family, or downsizing into your next chapter, all homes at Ebb & Flow feature the same great design elements.





CELEBRATE OUTDOOR LIVING

City Homes and Townhomes at Ebb & Flow come with spacious rooftop decks that are perfect for entertaining family and friends on summer evenings. Complete with outdoor lighting and a gas barbecue outlet, gatherings will continue long after the sun sets.

ACCESSIBLE NATURAL SPACE

Ebb & Flow has a beautifully landscaped courtyard and play area for residents to enjoy—perfect for when you want to relax with a good book or spend some quality time with your kids.

Garden Homes have private landscaped patios on the ground level, meaning that you can savour your morning coffee just steps from your kitchen.





A HOME FOR EVERYONE

All homes at Ebb & Flow feature the same great design details, allowing every moment spent at home to be delightful. Our homes feature efficient use of space that maximizes livability, modern and durable interior finishes, plenty of natural light, and private outdoor spaces that allow you to spend as much time outside as inside.

THE HEART OF THE HOME

The kitchens at Ebb & Flow are designed to be the place where everyone gathers. Most homes feature large islands with breakfast bars that make it easy to prepare a quick bite on the go or entertain your guests.

A practical yet stylish kitchen offers a sleek Bosch appliance package including integrated fridge, gas cooktop, and wall oven. Under-cabinet lighting and quartz countertops allow cooking and clean up to be both enjoyable and easy.



SERENE SPACES

Ensuites at Ebb & Flow are soothing and contemporary, ensuring no detail is glossed over.

Appreciate floating vanities adorned with polished quartz countertops, medicine cabinets with accent lighting, and a frameless glass shower with herringbone pattern wall tile—all design details intended to create a space to relax in and feel refreshed.

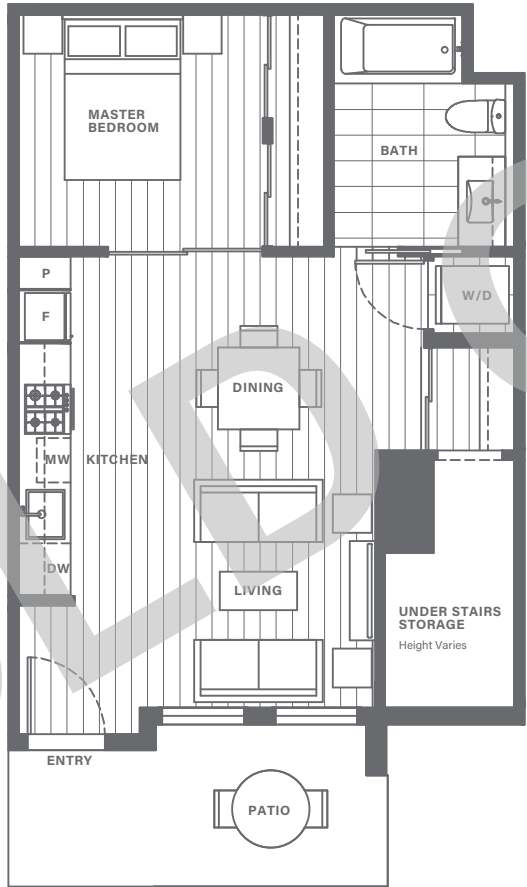


GARDEN HOME A

JUNIOR 1 BEDROOM, 1 BATH

INTERIOR 506 SQFT | UNDER STAIRS STORAGE 48 SQFT

PATIO 51-86 SQFT



EBB & FLOW

LIONS GATE VILLAGE



LEVEL 1

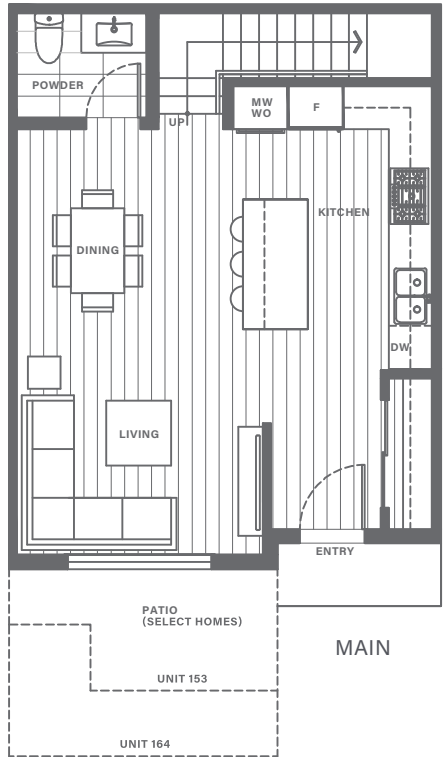


TOWNHOME D

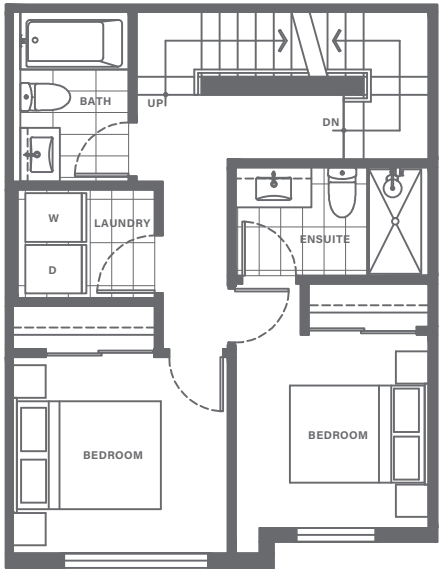
4 BEDROOM, 3.5 BATH + ROOF DECK

INTERIOR 1,581 SQFT

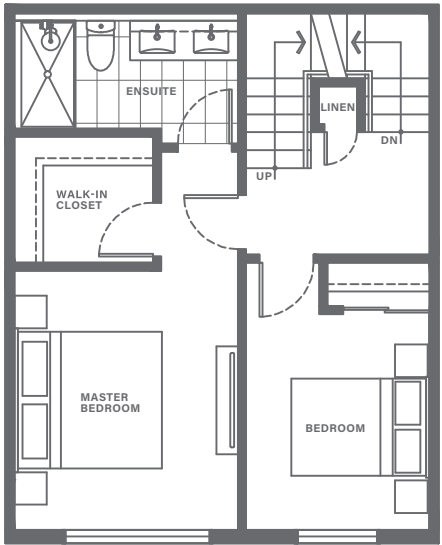
PATIO 59-142 SQFT | ROOF DECK 418 SQFT



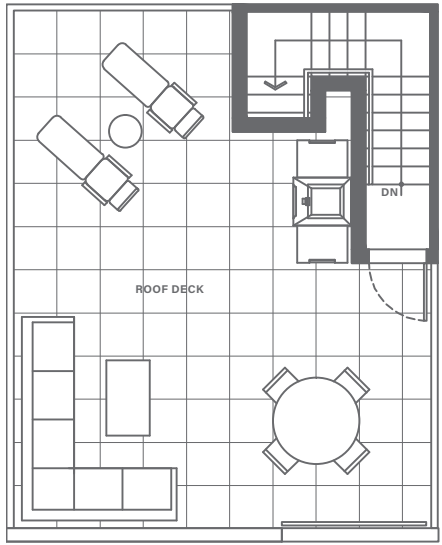
MAIN



SECOND



UPPER



ROOF DECK



LEVEL 1



Architectural Plan: G/G-Ad

The developer reserves the right to make changes to the information contained herein, including floor plans, sizes, layouts and interior and exterior finishes. Height restrictions for under stair storage. All maps, views, photography, digital renderings of architecture and interiors as produced by or on behalf of the developer are representational only and may not accurately reflect the final, finished development. E&OE. Height restrictions for under stair storage.

Architectural Plan: H3

The developer reserves the right to make changes to the information contained herein, including floor plans, sizes, layouts and interior and exterior finishes. Patio sizes may vary. Units 170, 171, 172, 173, 174, and 175 do not include patio space. Height restrictions for under stair storage. All maps, views, photography, digital renderings of architecture and interiors as produced by or on behalf of the developer are representational only and may not accurately reflect the final, finished development. E&OE.

CITY HOME B-B

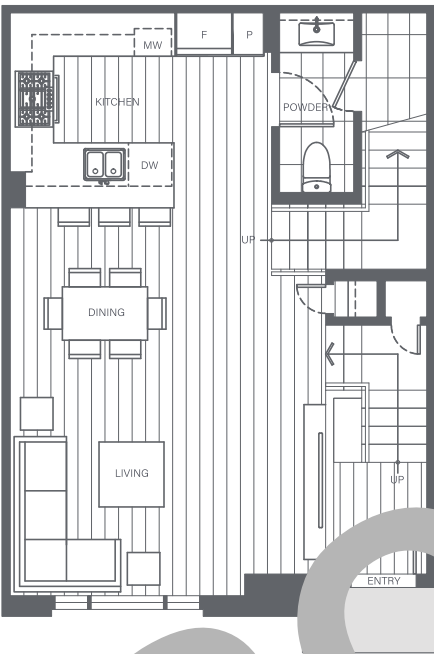
2 BEDROOM, 2.5 BATH + ROOF DECK

INTERIOR 1,156 SQFT

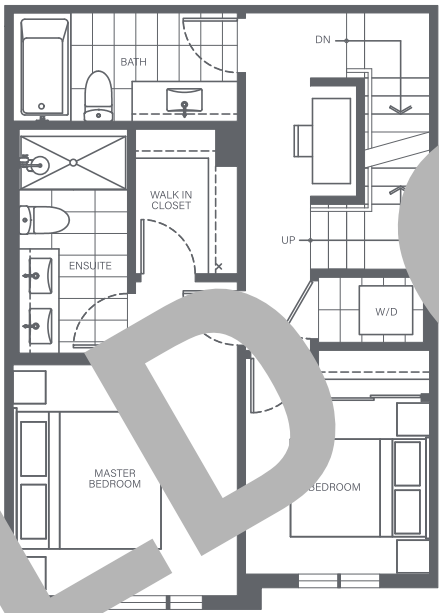
ROOF DECK 474 SQFT

EBB & FLOW

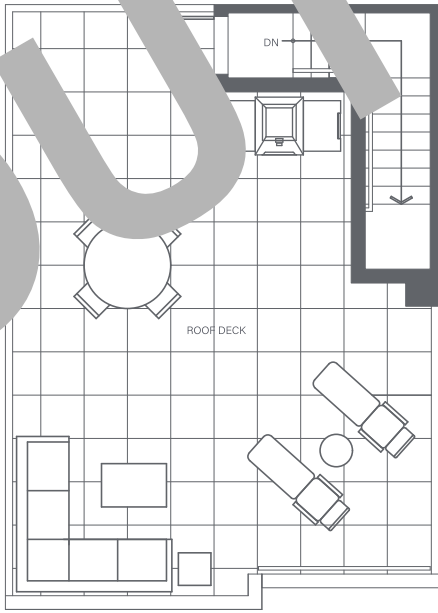
LIONS GATE VILLAGE



MAIN



UPPER



ROOF DECK



LEVEL 2



Architectural Plan: B - B
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CITY HOME B-C

URBAN 3 (2 BEDROOM + FLEX, 2 BATH + ROOF DECK)

INTERIOR 1,156 SQFT

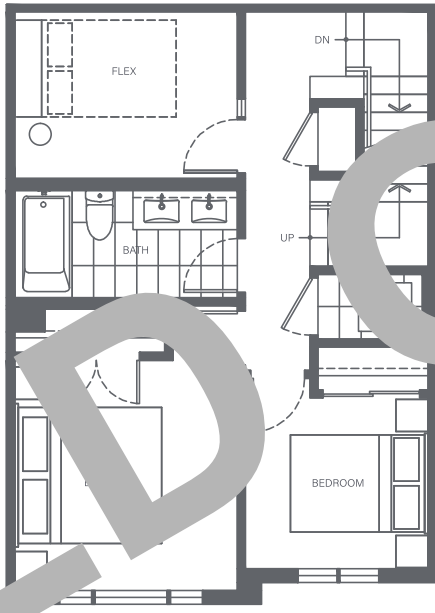
ROOF DECK 474 SQFT

EBB & FLOW

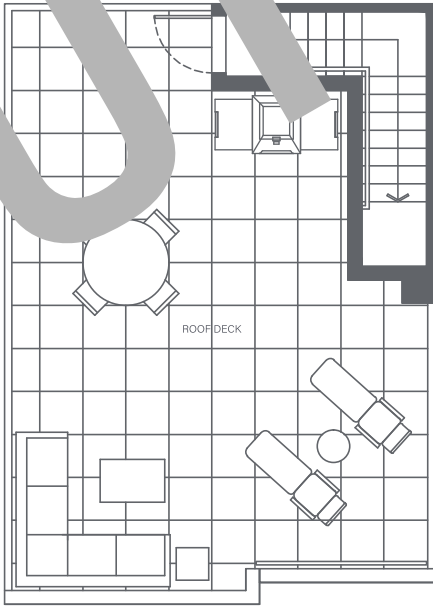
LIONS GATE VILLAGE



MAIN



UPPER



ROOF DECK



LEVEL 2



Architectural Plan: B - C
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SITE PLAN

LEVEL 1



- 1-3 BEDROOM GARDEN HOMES
- 2-4 BEDROOM CITY HOMES
- 3-4 BEDROOM TOWNHOMES

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LIONS GATE VILLAGE

SITE PLAN

LEVELS 2 & 3



- 1-3 BEDROOM GARDEN HOMES
- 2-4 BEDROOM CITY HOMES
- 3-4 BEDROOM TOWNHOMES

Architectural Plan: B - C
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LIONS GATE VILLAGE

DOUBLE THE TRUST: BROUGHT TO YOU BY WOODBIDGE HOMES & CITIMARK



FEEL RIGHT AT HOME

For 25 years, creating spaces that lead to superior living has been our way of life. We're dedicated to the details that matter to you, to plans with a purpose, and to consistency of vision from concept to execution. You could say that building quality homes that fit your needs isn't just what we do, it's who we are...and who we intend to be for another 25 years.

DEVELOPMENT PARTNER

Peterson

Peterson believes in forging long-lasting relationships to create positive change in communities. Peterson attributes its growth to its values-driven culture of fostering relationships, integrity, entrepreneurial spirit and gratitude. This collaborative approach has brought to life iconic developments from Fairmont Pacific Rim in Vancouver, to the Shangri-La in Toronto.



OUR COMMITMENT. YOUR HOME.

With decades of experience, the Citimark team delivers thoughtful, community-driven developments throughout Metro Vancouver and beyond. Citimark is committed to the creation of highly livable and functional homes designed to meet the needs of families now and in the future. A wealth of knowledge and expertise goes into every project, with each home built with the same care and attention as if it were their own.

Sylvia, Surrey by Woodbridge Homes

Modena, Burnaby by Citimark





WELCOME HOME TO **EBB & FLOW**

EBBANDFLOWLIVING.CA

The developer reserves the right to make changes, modifications or substitutes to the building design and specifications. Renderings, views, and layouts are for illustration purposes only. E &O.E.
Developed by Lions Gate Village Limited Partnership.

DEVELOPED BY



DEVELOPMENT PARTNER

Peterson

SALES & MARKETING BY



PRESENTATION CENTRE

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Open daily 12–5PM (Closed Friday)

EBBANDFLOWLIVING.CA

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