

A large, stylized white leaf graphic is positioned on the left side of the page, extending from the top to the bottom. The leaf is composed of several pointed, overlapping shapes that radiate from a central point on the left. The background is a solid, muted green color. In the lower right quadrant, there is a small, solid white circle.

kira

WELCOME TO KIRA

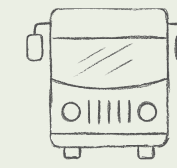
Where your home
finds its canvas.



Tucked into East Van's Victoria-Fraserview neighbourhood, **kira** brings 141 brand new pet-friendly studio, 1, 2 and 3 bedroom rental homes to a community known for its creativity and heart. The 3 bedroom homes are designed as three-storey townhomes, giving families and shared households room to spread out.



83
WALK SCORE



68
TRANSIT SCORE



77
BIKE SCORE



That East Van energy and ease.



East Van reveals its charm in the small things, from cafes buzzing with conversation to local shops run with heart. The neighbourhood balances quiet residential streets with strong everyday connectivity, while nearby parks offer open space to slow down, recharge, and spend time outdoors.

Naturally balanced.
Well connected.

Restaurants & Cafes

1. Border Burrito
2. Trees Organic Coffee
3. Kozak Ukrainian Eatery & Mill
4. Ngon Cafe Vancouver
5. Milk & Sugar Cafe
6. Le Marché St George
7. Tim Hortons
8. Mnimes Restaurant & Bar
9. Saint Germain Bakery
10. Banh Mi Saigon
11. Green Leaf Sushi
12. Love for Pho

Shopping & Convenience

13. Metrotown
14. Shoppers Drug Mart
15. RBC Royal Bank
16. Safeway
17. London Drugs
18. BC Liquor Store
19. Socotra Market
20. Evergreen Community Health Centre
21. Burnaby Hospital
22. Collingwood Physiotherapy

Parks & Recreation

23. Evolution Fitness & Lagree
24. GoodLife Fitness Burnaby Metrotown
25. Earles Park
26. Killarney Park
27. Norquay Park
28. Killarney Community Centre
29. Central Park
30. Central Park Outdoor Pool
31. Central Park Pitch & Putt
32. Fraserview Golf Course

Education

33. Cunningham Elementary School
34. John Norquay Elementary School
35. Killarney Secondary School
36. Gladstone Secondary School
37. British Columbia Institute of Technology
38. Vancouver Public Library



Spaces made for
convenience and
connection.

OUTSIDE ON THE PERCH, ENJOY BEAUTIFUL
VIEWS WITH GENEROUS ALFRESCO SEATING.



kira offers a collection of shared amenities designed to support real routines and community. From spaces to move, unwind, and work, to practical conveniences for bikes, pets, parcels, and cars, everything is considered to simplify daily life.



AT GROUND LEVEL, THE YARD FEATURES A TODDLER PLAY AREA, DOG RUN, AND THE PULSE FITNESS STUDIO.

INSIDE THE PERCH, A WELCOMING LOUNGE FEATURES A BILLIARDS TABLE, BIG-SCREEN TV, AND NESPRESSO MACHINE.

Built with intention.

Building Amenities



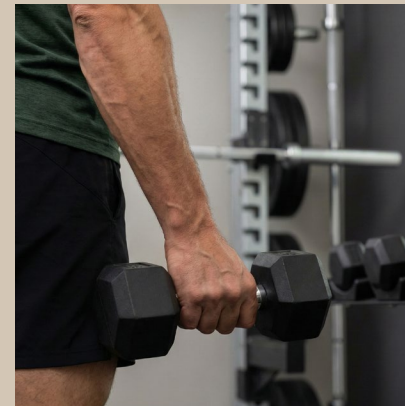
The Perch: An indoor-outdoor kitchen and lounge with alfresco seating, BBQ stations, community garden, billiards table, big-screen TV, and Nespresso machine.



The Yard: Features a toddler's play area and a dedicated dog run, offering a welcoming outdoor space for families and pets.



The Hive: Rooftop beekeeping by Alvéole provides a sweet perk for residents and a welcoming home for local pollinators.



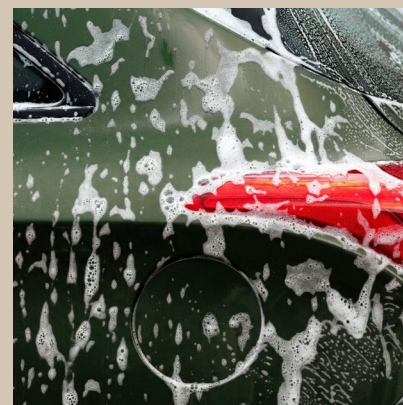
The Pulse: A fully equipped gym with cardio and weight training equipment to keep your workout routine close and convenient.



The Spaw: Pet wash facility for quick and easy grooming, keeping four-legged friends clean and fresh.



The Spoke: Repair and wash facility to keep your bike ready to go.



The Shine Shop: Skip the drive-through lineup and use the on-site car wash bay instead



The Parcel Room: Secure storage to keep packages safe.

Building Highlights

- Professionally managed by Devon Properties with white-glove move-in service and thoughtfully hosted resident appreciation events
- On-site building manager
- Public art by local artist Spencer Purdy
- LEED Gold certified building

Technology, Security & Convenience

- Free Modo carshare membership, with a vehicle available on-site
- Two level 2 electric vehicle charging stations available to residents, with the flexibility to add more as renter demand grows
- Two shared e-bikes available for resident bookings, offering a convenient way to run errands
- Enhanced security features, including FOB-restricted floor access, monitored surveillance and double-gated entry to the parkade
- Minimum 7-foot clear-height parkade, for overheight vehicles
- Stay connected with Wi-Fi in common areas
- Exclusive Telus Wi-Fi offering for residents
- Bike storage throughout the parkade
- Smart home features powered by the Grata app, putting everything at your fingertips, including:
 - Keyless suite entry with Alfred Smart Lock and building access
 - Amenity bookings
 - Service requests
 - Building bulletin board

Interiors

Designed for Living

- Durable luxury vinyl flooring throughout each home, balancing style and practicality
- Roller blinds in living areas control natural light & provide UV protection with matching blackout blinds in each bedroom
- Every home features a private balcony or terrace
- Energy-efficient Samsung front-load washer and dryer in every suite
- Primary bedrooms have built-in closet organizers and ceiling fans
- For extra privacy and quiet, each home has solid-core doors

Kitchen

- Soft-close cabinetry and drawers pair with a clean white subway-style kitchen backsplash and Vicostone milky white countertops
- Modern cabinetry with under-cabinet LED lighting brings an elevated design while also providing function
- KOHLER pull-down kitchen faucet with stainless steel single bowl undermount sink
- A complete Samsung stainless steel appliance package:
 - 30" smart 3-door French door fridge (*24" in studio and 1 bedroom homes*)
 - 30" electric range
 - Dishwasher with integrated digital touch controls
 - Over-the-range microwave with flat handle
- Select homes feature kitchen islands, offering added counterspace and storage

Bathrooms

- Floating vanities with soft-close cabinetry and drawers
- Vicostone milky white countertops
- Mirror medicine cabinets for easy storage in the main baths and en-suites
- KOHLER faucet, sink, showerhead and dual-flush toilet for an elevated experience
- Relax, unwind and recharge in your 60" bathtub
- Select homes feature a double vanity

Homes with style and function.



[TOUR A STUDIO](#)

[TOUR A 1 BEDROOM](#)

[TOUR A 2 BEDROOM](#)

kira's interiors blend functional layouts with modern design for a home you'll want to show off. Durable finishes from floor to ceiling, efficient appliances, and private outdoor space in every home create a setting that feels balanced and easy. In the kitchen, a bright and stylish atmosphere sets the backdrop for slow Sunday mornings and quick weeknight dinners alike.

Thoughtful design carries through each space. Primary bedrooms include built-in closet storage to keep everything neatly in place. Main bathrooms and en-suites pair discreet mirrored storage with a generous 60-inch bathtub to sink into.



Imagined, built and delivered by Urban Flats.

Powered by PC Urban.

As a division of PC Urban, Urban Flats has access to the vast range of experience and industry know-how that comes with being supported by a well-established developer with a proven track record. Founded in 2009, PC Urban builds elevated urban spaces that enrich communities and deliver lasting value. We pride ourselves on exceeding expectations and setting new standards for quality and excellence on every project.

Five ways we keep it people-first.



KOVO
Kelowna, BC

COMPLETED



Uptown West
New Westminster, BC

COMPLETED



The Gorge
Victoria, BC

COMPLETED



The Gateway
Esquimalt, BC

COMPLETED

We design and build with today's renters in mind. Thoughtful homes, enriching amenities, and spaces built for connection come together to create authentic, liveable communities with lasting value for residents and the neighbourhood.



Forward Thinking

Good design makes life flow with style. Decades of experience and fresh thinking shape every floorplan, feature, and finish.



Neighbourhood Energy

We build where life's already happening. Walkability, parks, transit, and all the other go-tos woven into daily routines.



Outdoor Spaces

Green space isn't a bonus, it's a must. Each building offers outdoor retreats for play, pause, or time spent together.



Social Connections

Community takes shape in shared spaces. Thoughtfully designed hangouts make it effortless to meet, mingle, and connect.



Everyday Convenience

It's the little things that make a difference. Carefully considered details support how you move through the day.

rentkira.ca

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Potential.Created.

URBAN — FLATS
RENTAL COMMUNITIES

 **FIERA
REAL ESTATE**

Devon
PROPERTIES

Prices are subject to change without notice. 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. Artist's renderings and maps are representations only and may not be accurate. E.&O.E.