

A BOSA FAMILY COMPANY

When you think of home, what do you think of? Is it the space? The place? The feeling, maybe?

For the team at BlueSky, home is all of the above. It's more than four walls and a door, it's more than even a roof over your head. For BlueSky, home is a starting off point for your day and for your life. It's the place you feel safest. It's where you get energized. And it's where you plan your future.

So, when BlueSky starts planning their homes, they think well beyond just the floorplans and look to all the elements and inspirations that can lead to a brighter future. Their practice is far from static — it constantly evolves with people's changing needs and wants — but there are a few questions they always ask themselves, to ensure they stay true to their vision.

1. What makes this place amazing?

Before BlueSky starts thinking about *what* to build, they need to ask themselves *where* to build.

As a rule, part of BlueSky's acquisitions strategy focuses around emerging markets, or places of opportunity. Not only do those places tend to offer the most possibility and growth, but they also offer the best values for first-time buyers and individuals looking to

move up, or even size down. The key for BlueSky, though is to find communities without compromise.

"People aren't just choosing to live outside of the city core because of price," says Dale Bosa, CEO, "there are other lifestyle factors at play."

Whether it's peace and quiet, open spaces, a sense of community, or schools that people are looking for — there's no shortage of awesome neighbourhoods. The trick is to find those special places that tick all of those boxes, *and* cover the bases for things like walkability, entertainment options, and access to employment.

And BlueSky has found those special places. Whether it's condos in Central Surrey, apartments in Victoria, or townhomes in Squamish — their upcoming portfolio of homes has something for everyone, no matter what their future looks like.



Above: Squamish

2. What can we add to make it more amazing?

Once they've decided what's amazing about a spot, the next thing BlueSky turns their attention to is how they can add to the community.

Take 183 E. Georgia for example. When the company was planning their purpose-built rental building in Chinatown, they thought long and hard about the retail tenants they'd welcome into the building and looked to the community for cues on ways to complement and connect with what was already there.

"The reality is we had a big-name coffee company wanting to take the space," reminisces Dale, "but it just didn't feel right. We looked at the neighbourhood and asked ourselves what our tenants needed — what the community needed — and we knew we needed something more."

So, instead of opening up another [insert standard coffee brand here] on the corner of Main & Georgia, BlueSky opted to open up their own offering: DALINA.

The boutique micro-grocer, coffee shop and kitchen doesn't just offer tenants and the surrounding community healthy groceries, grab-and-go options, healthy meals, and yes, coffee — but it offers a space to connect and serves as a meeting place for friends and neighbours alike. And it's a pretty special thing.



Above: DALINA

3. How do we bring it all home?

An awesome place and amazing possibilities are a great foundation for building brighter futures, but at the end of the day — it all comes back to where *you* start your day,

So, when BlueSky designs homes, they consider the needs and personalities of the people that are going to live there — taking cues from the surrounding community and all it has to offer.

Whether they be individuals moving out on their own for the first time. Or families, looking for a leaping off point as they head into their next chapter. Or downsizers, excited about the possibility of a different kind of freedom. There's no cookie-cutter solution or one-size-fits-all space to fit everyone's needs. And so, BlueSky builds to celebrate them all.

Whether it's their signature BOSASpace™ home design, that allows spaces to transform to meet the evolving needs of daily life, or industry-leading robotic furniture systems that maximize the flexibility of their floorplans, or quite simply, a smart new floorplan design — innovation is at the heart of all BlueSky homes.

So, whether it's about the space, the place, or the way it makes you feel, BlueSky thinks about the things, that make you think of home.

To learn more about BlueSky's current portfolio of homes, visit blueskyproperties.ca



Above: BOSASpace™