GENERAL FEATURES

- Steel reinforced cast-in-place concrete construction and primary building envelope
- Extensive sound-deadening demising wall systems
- High-efficiency geothermal heating system
- Biometric fingerprint security and access system
- Rainwater recovery irrigation system
- Lush garden space with sculptural forms and water feature
- Comprehensive built-in video surveillance and recording system
- Full fire suppression sprinkler system
- Lavish meeting gallery
- Concierge
- Secure rooftop childrens' play area
- Spectacular indoor/outdoor lap pool
- Spa
- Sauna
- Fitness area opening onto rooftop sundeck
- Comprehensive third-party warranty coverage

GENERAL SUITE FEATURES

- 1 & 2 level plans
- Private balconies and terraces
- Ceilings typically near 10' height in living space
- Imported 16x16 limestone floors in living, dining, kitchen areas and bathrooms
- Integrated high-efficiency air conditioning with forced-air ventilation
- Multi-function programmable digital climate control
- High-efficiency gas fireplace(s)
- Ornate carved mahogany fireplace surround(s)
- Over-height solid core recessed panel door
- Comprehensive security system
- Designer electrical fixtures including recessed halogen lighting
- Large ornamental l baseboards, casings and crown details
- Ornate carved mahogany fireplace surrounds

- **KITCHEN AND APPLIANCES**
- Custom hardwood veneer kitchen cabinets with ornamental crown mouldings
- Architectural tile countertop detail
- Double Kindred under-mount kitchen sink
- La Torre Tower Tech mixer with lifetime warranty
- Stainless steel housing high-performance garburator
- Subzero stainless steel built-in refrigerator
- Fisher Paykel 36"stainless steel recessed gas cooktop with five burners
- Stainless steel commercial style ventilation hood
- Fisher Paykel Aeroflow stainless steel convection wall oven
- LG high-power stainless steel microwave oven
- Fisher Paykel double DishDrawer stainless steel dishwasher
- Samsung front loading washing machine and dryer

BATHROOMS

- Nuheat heated floor system with digital programmable digital controllers in main bathrooms
- Round Bathtub applications - Huge six foot diameter deck-mounted soaker tub in master ensuite
- Freestanding applications - Ornate roll-top freestanding iron bathtub
- Custom furniture vanities
- Ubatuba granite vanity countertops
- Kohler Caxton undermount and Caroma Inset bathroom basins
- Tebisa York f

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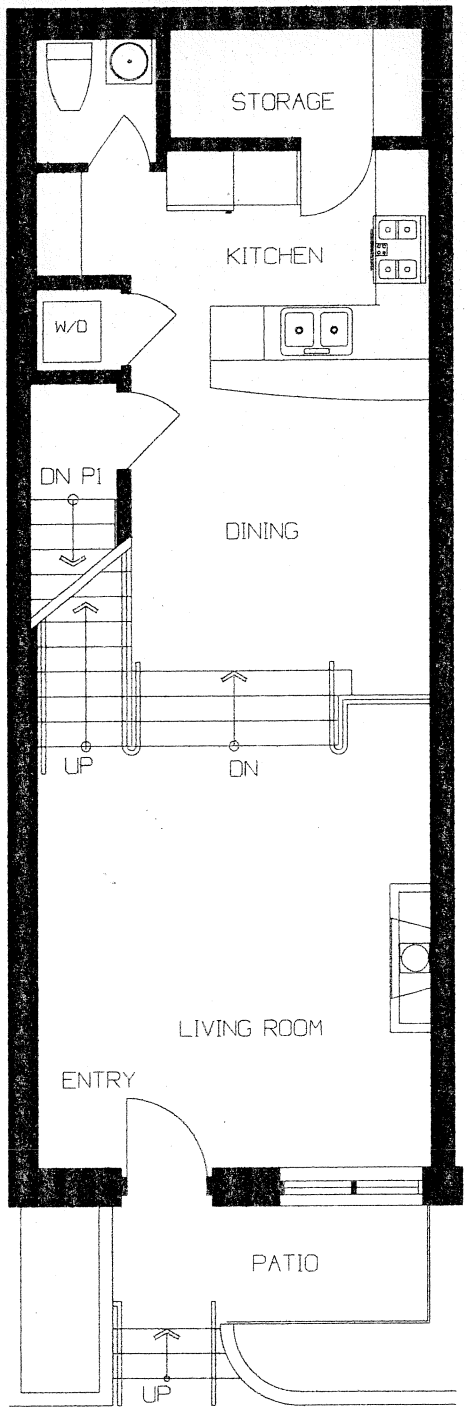

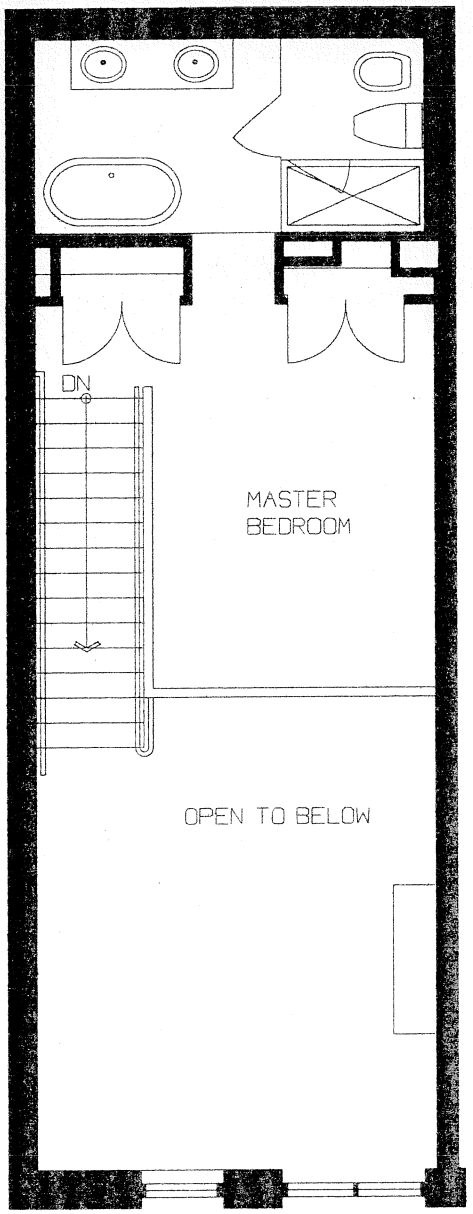

GRACE.
1250 RICHARDS ST.
2 LEVELS 1142 sq.ft.

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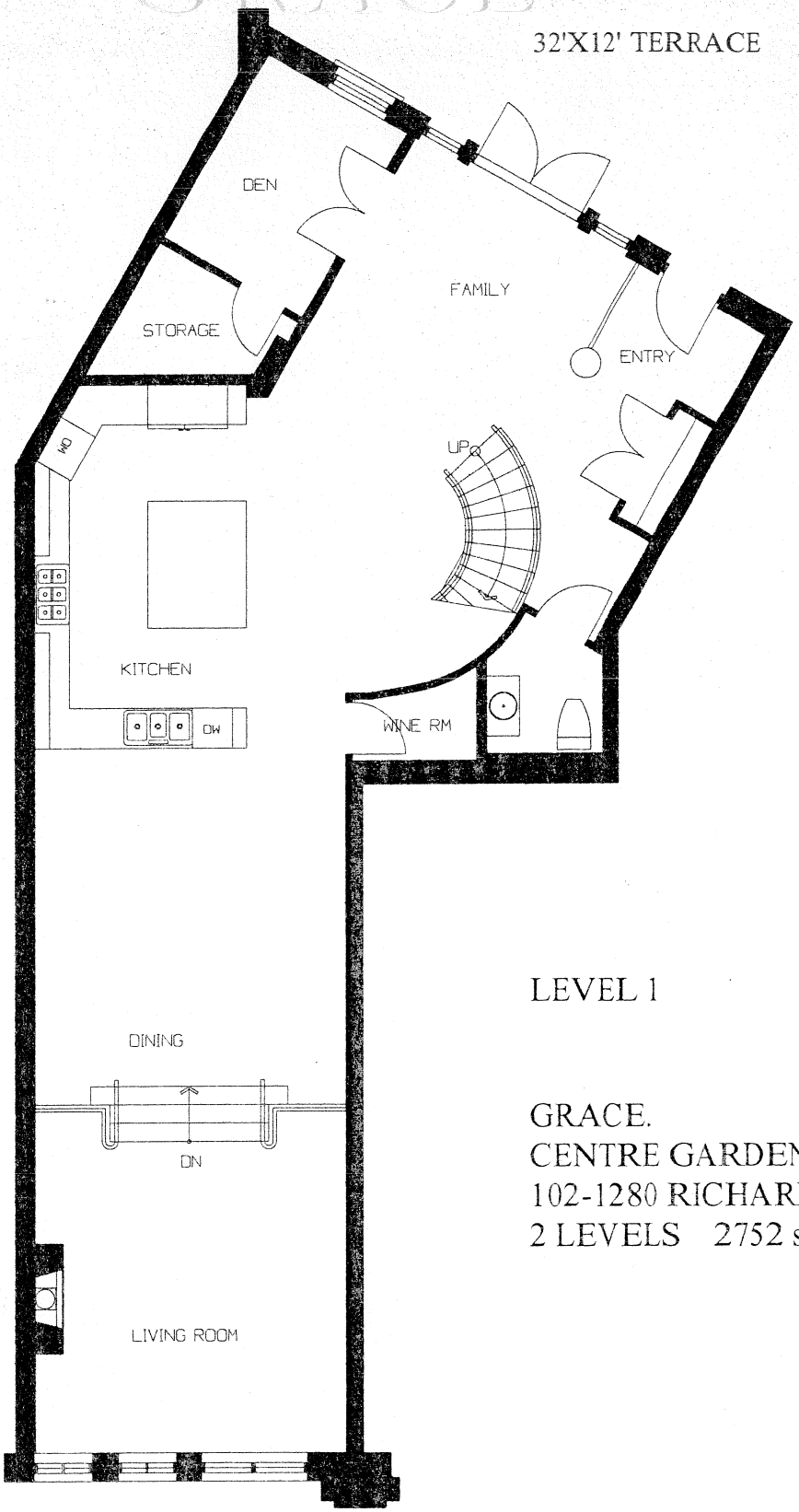
GRACE
JAMES SCHOUW & ASSOCIATES

32'X12' TERRACE



LEVEL 1

GRACE.
CENTRE GARDEN
102-1280 RICHARDS ST.
2 LEVELS 2752 sq.ft.

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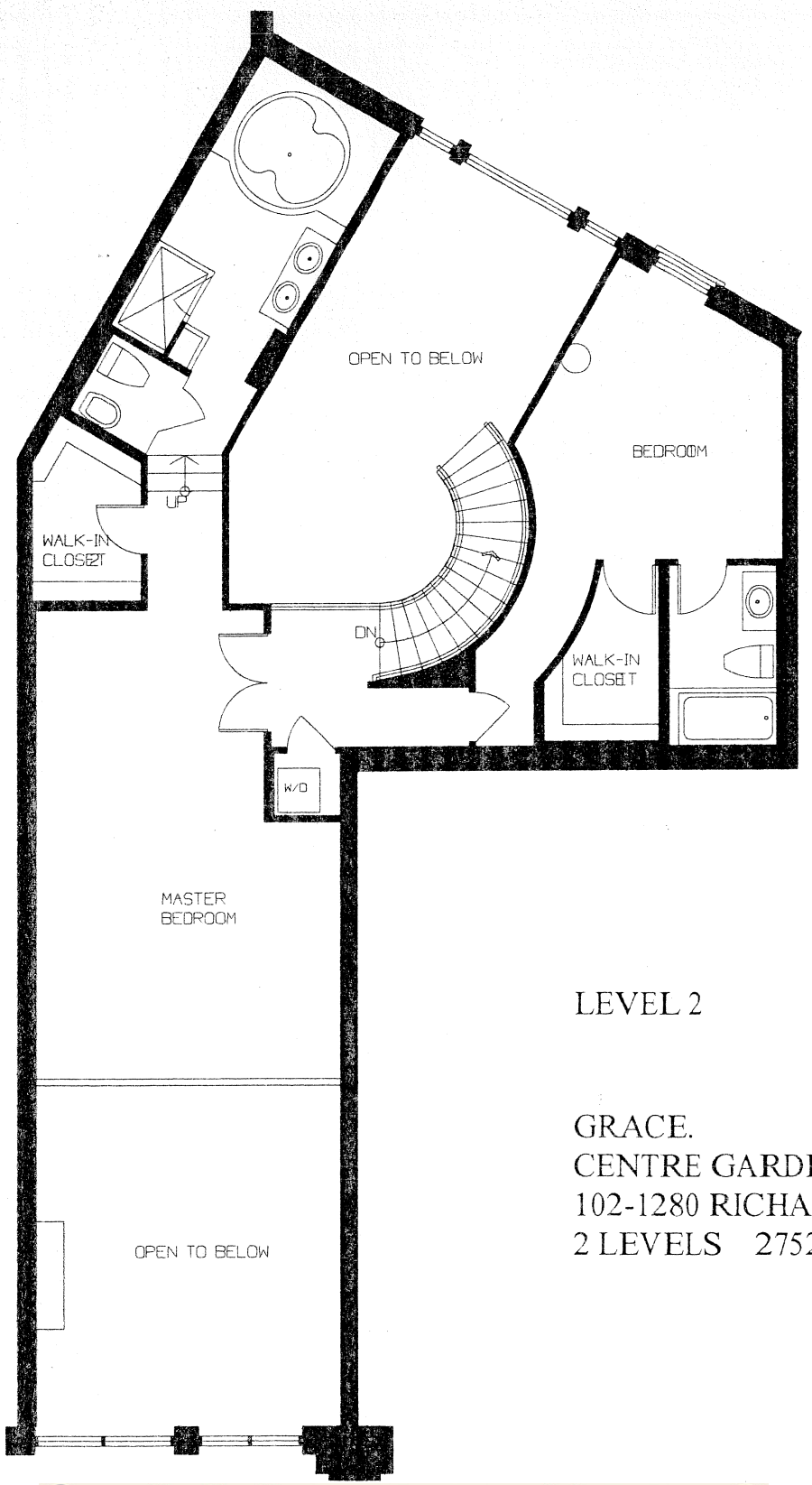
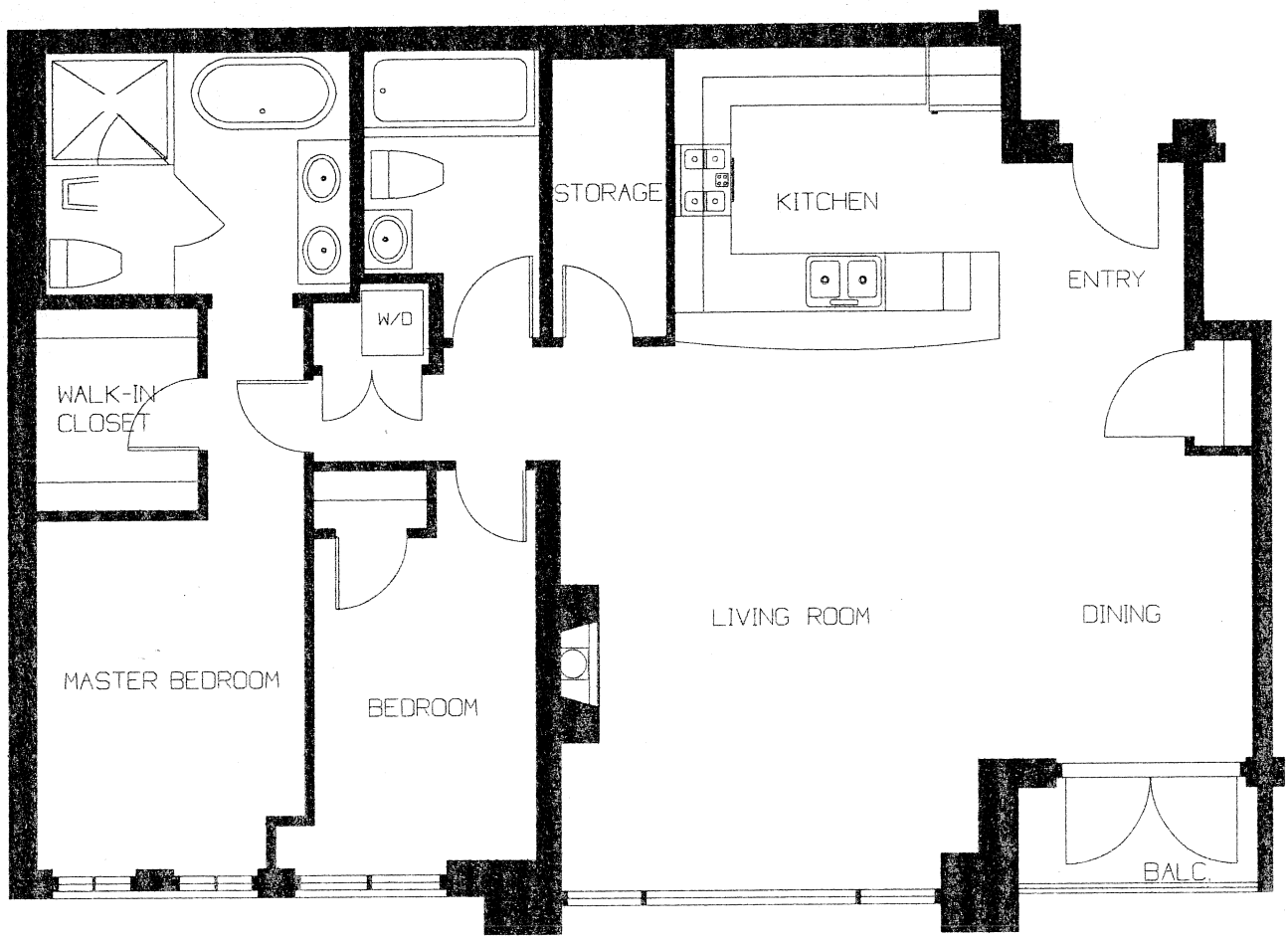


LEVEL 2

GRACE.
CENTRE GARDEN
102-1280 RICHARDS ST.
2 LEVELS 2752 sq.ft.

BCCONDOS.NET



3RD FLOOR
GRACE.
3 NORTH 303-1280 RICHARDS ST.
1 LEVEL 1252 sq.ft.

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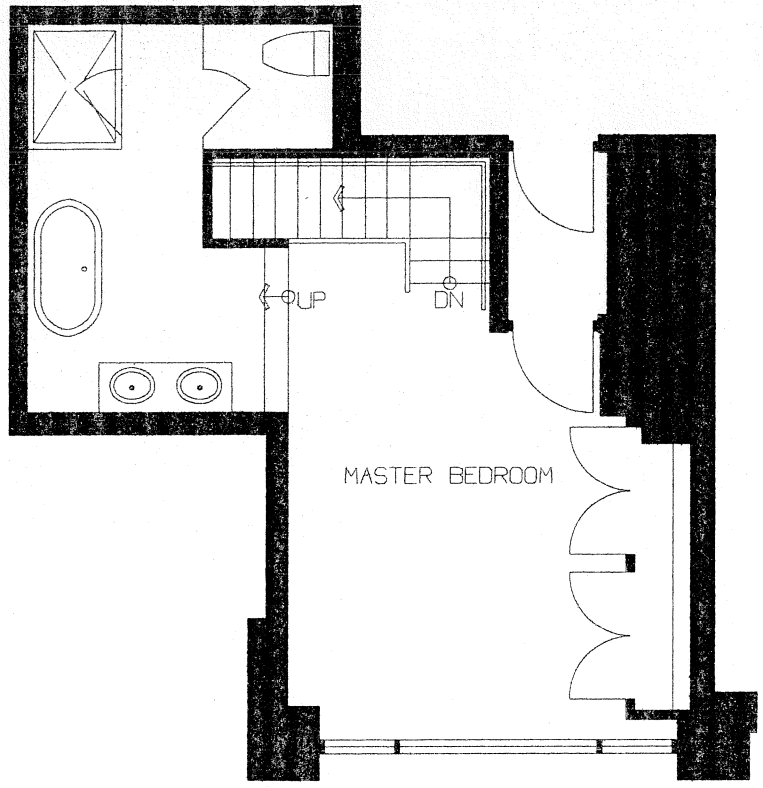

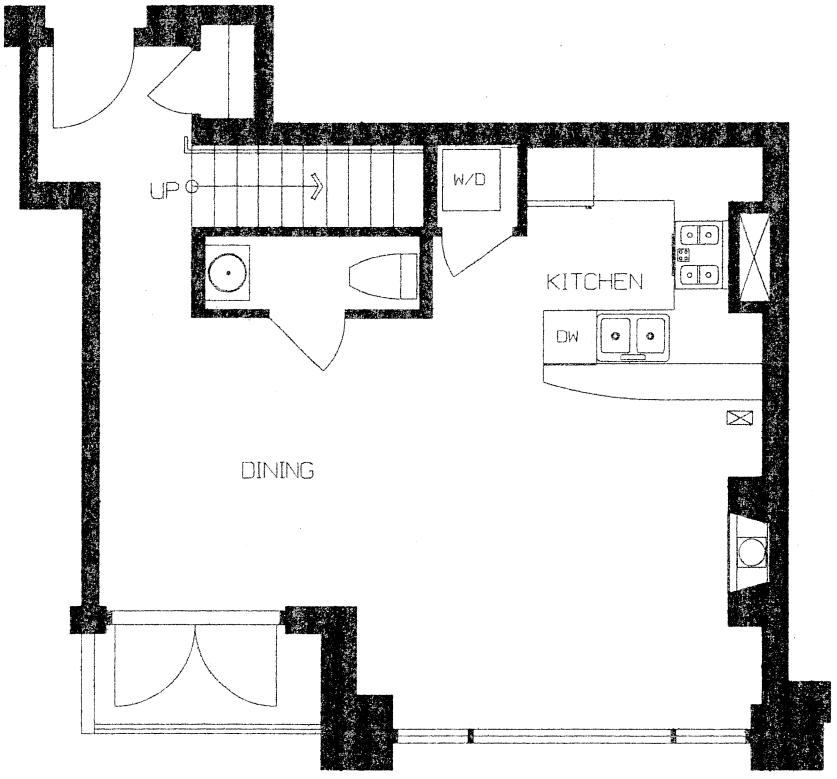

3RD FLOOR
GRACE.
3 WEST 302-1280 RICHARDS ST
2 LEVELS 1117 sq.ft.

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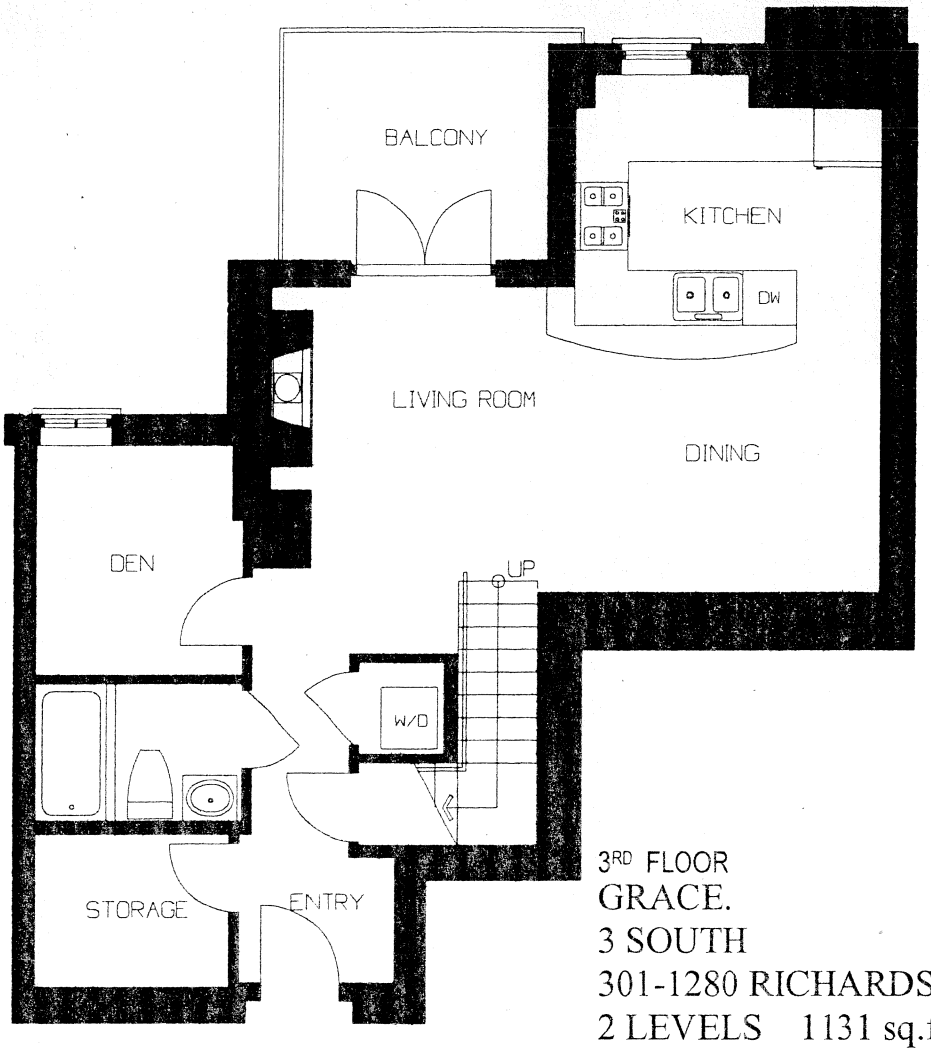
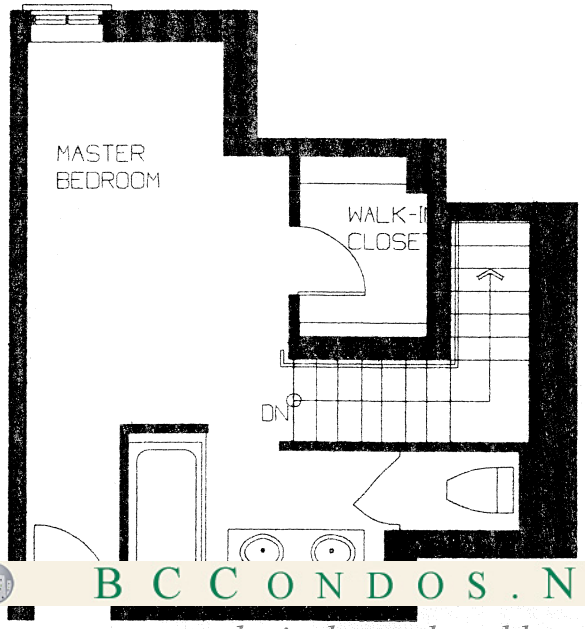


3RD FLOOR
GRACE.
3 SOUTH
301-1280 RICHARDS ST.
2 LEVELS 1131 sq.ft.



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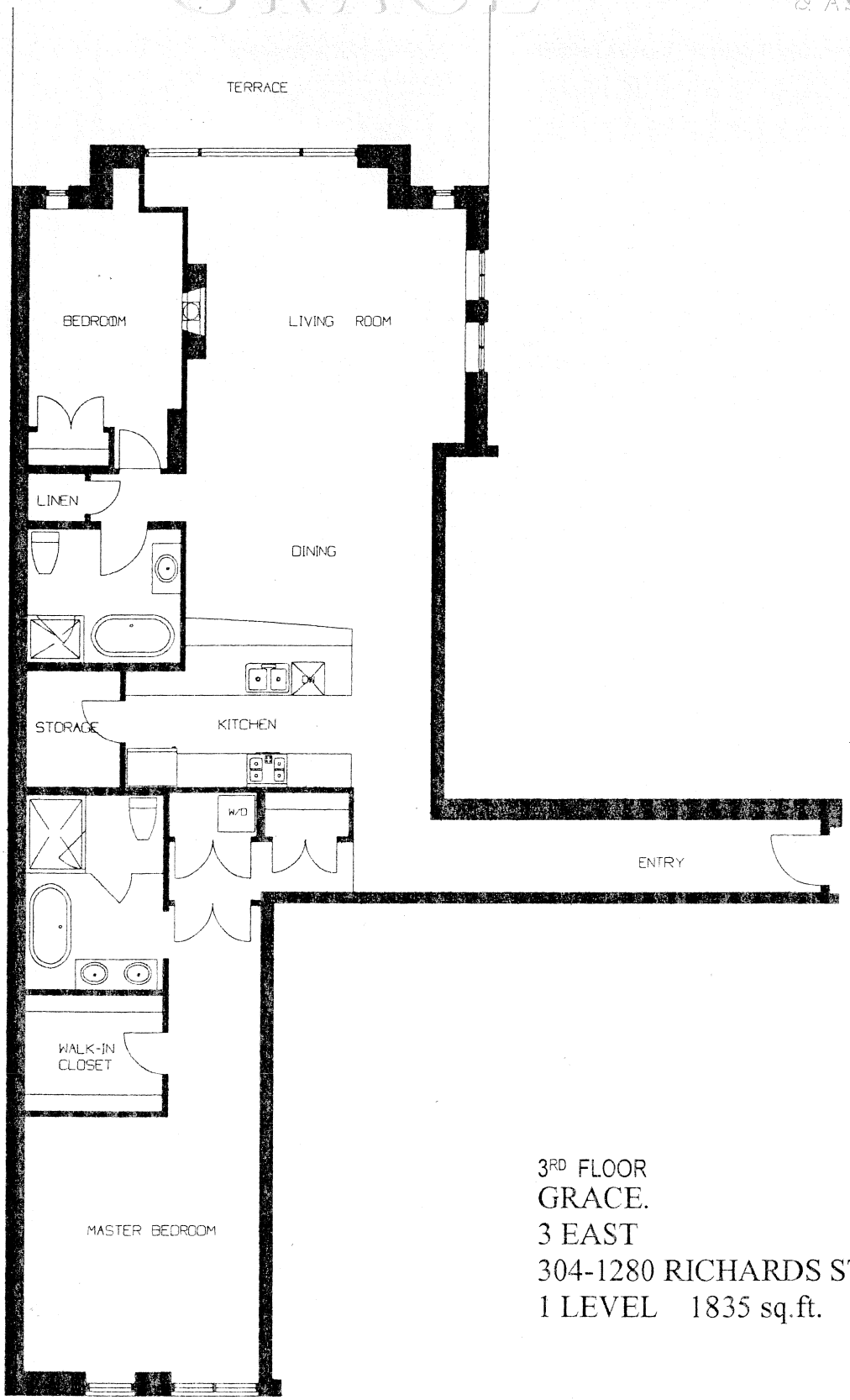
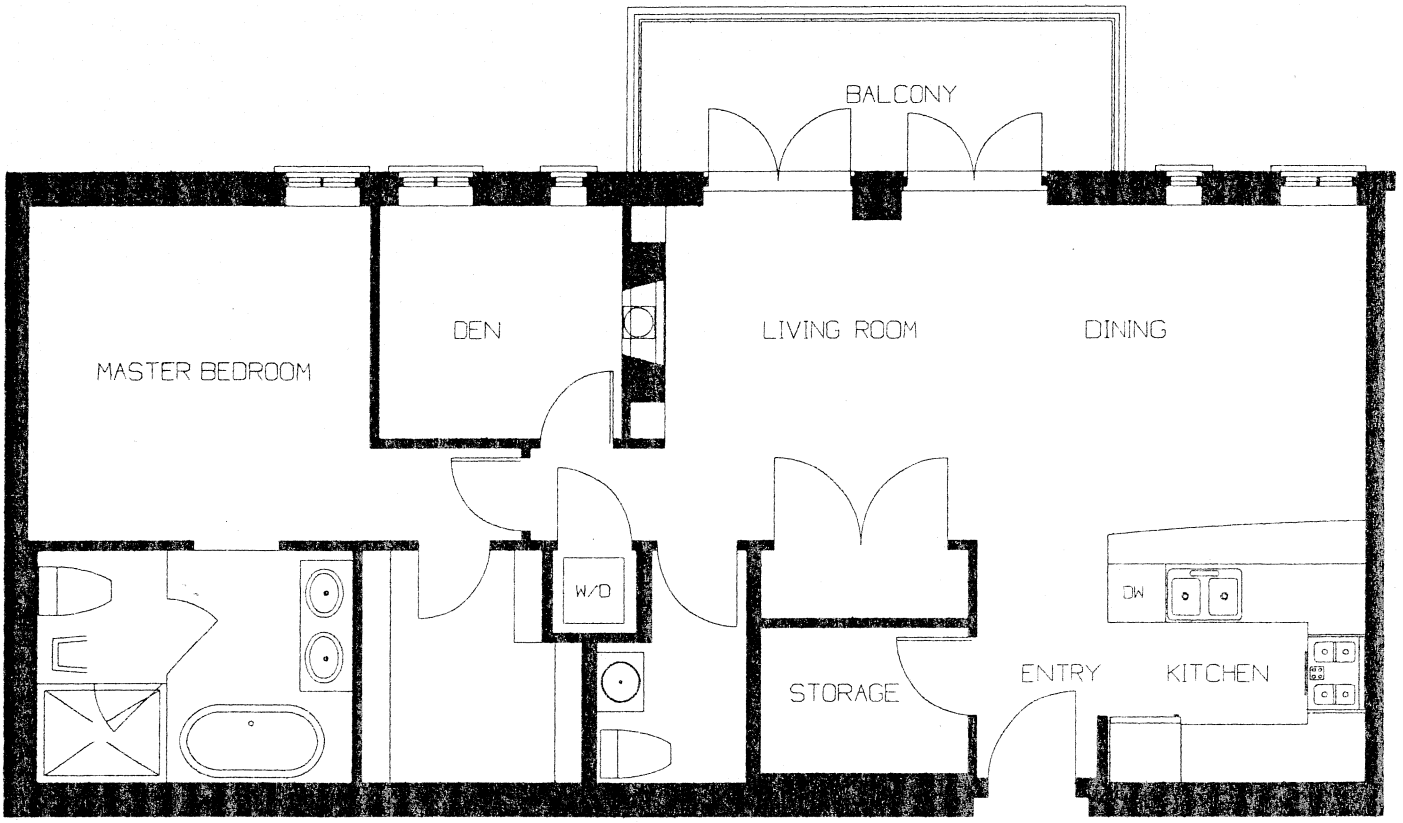


3RD FLOOR
GRACE.
3 EAST
304-1280 RICHARDS ST.
1 LEVEL 1835 sq.ft.



4TH FLOOR
GRACE.
4 CENTRE 405-1280 RICHARDS ST.
1 LEVEL 1041 [illegible]

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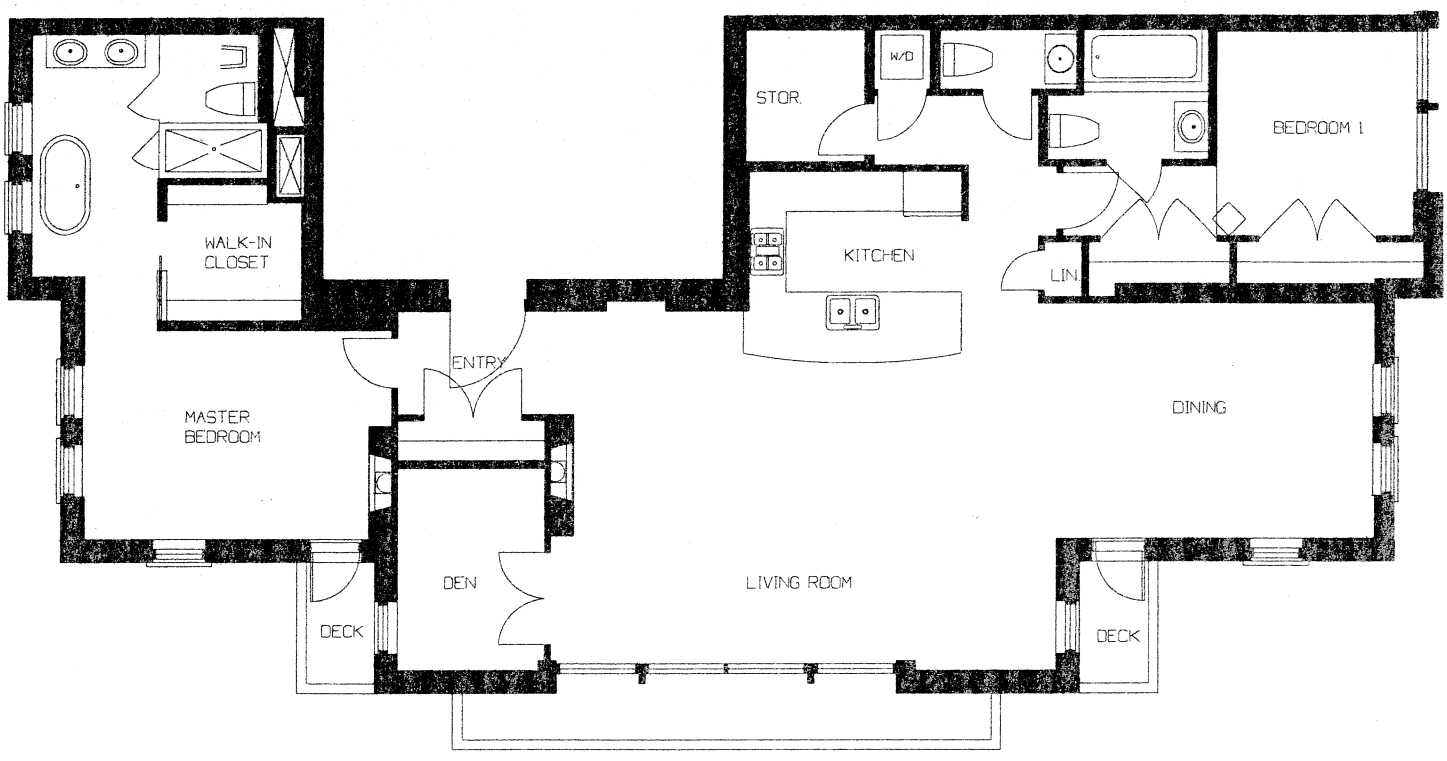

10th FLOOR
GRACE.
10 WEST 1002-1280 RICHARDS ST.
1 LEVEL 187

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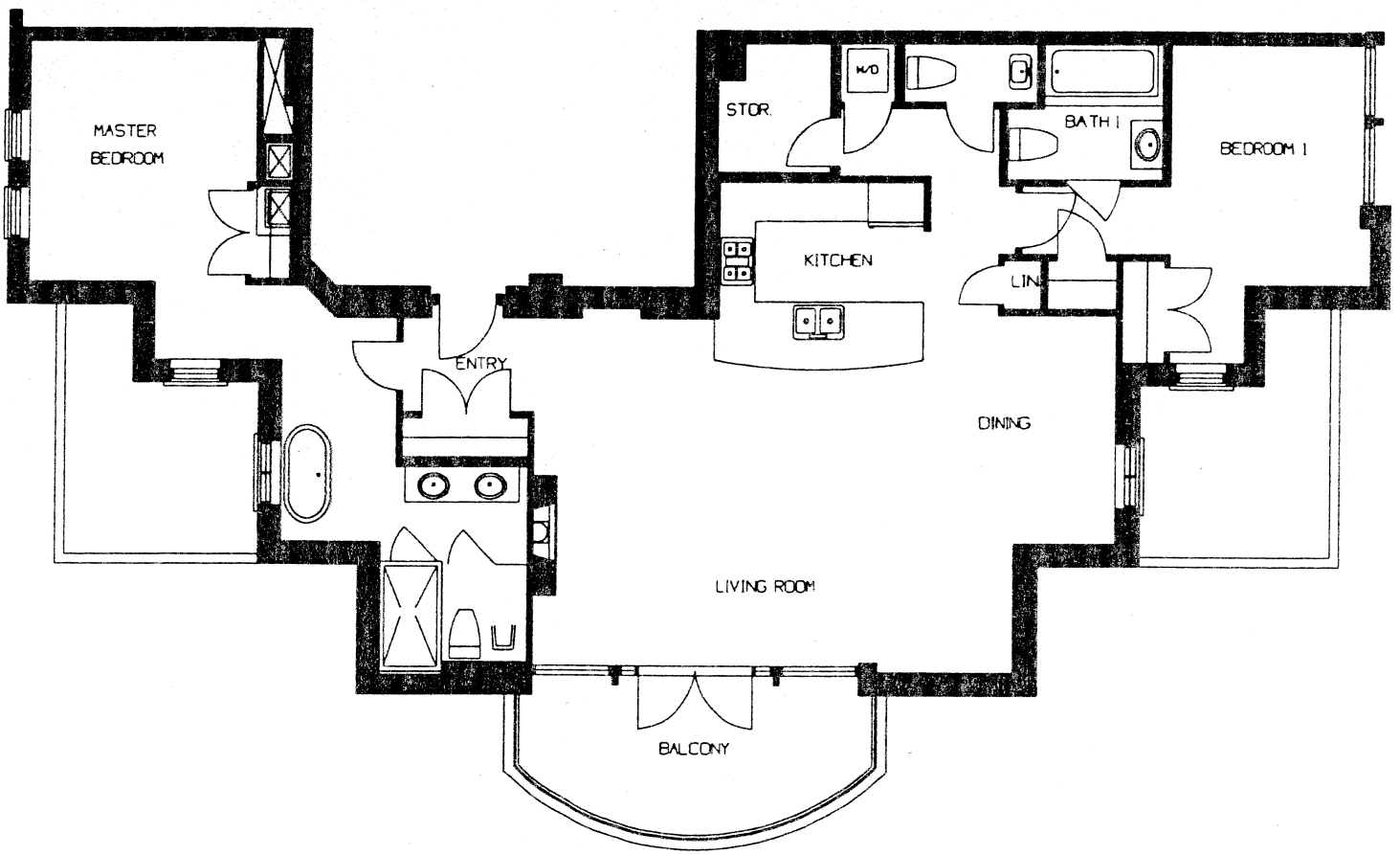

17th FLOOR
GRACE.
17 WEST 1702-1280 RICHARDS ST.
1 LEVEL 1724 sq ft

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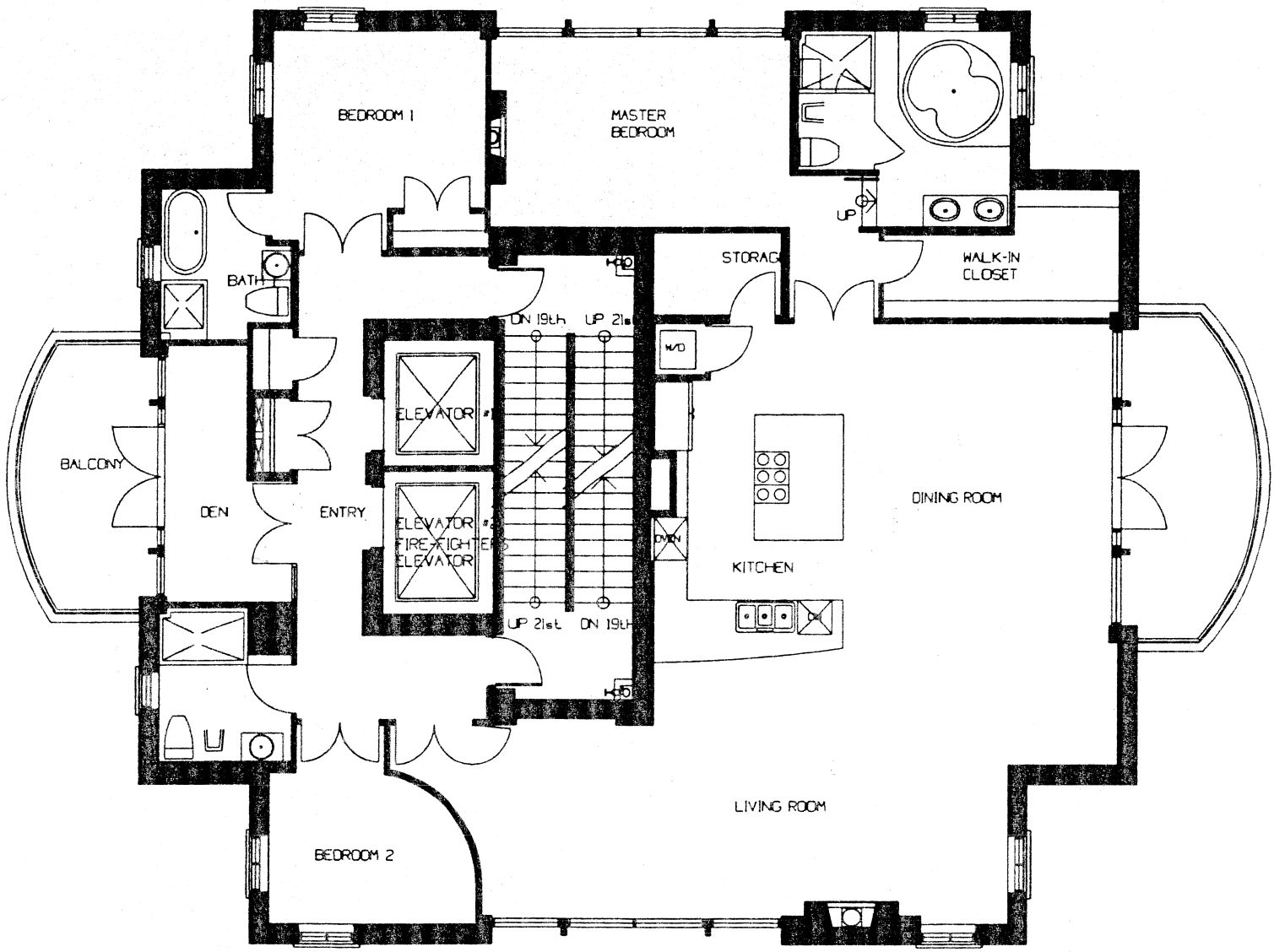

20th FLOOR
GRACE.
SUB PENTHOUSE 2000-1280 RICHARDS ST
1 LEVEL 2600 sq.ft.

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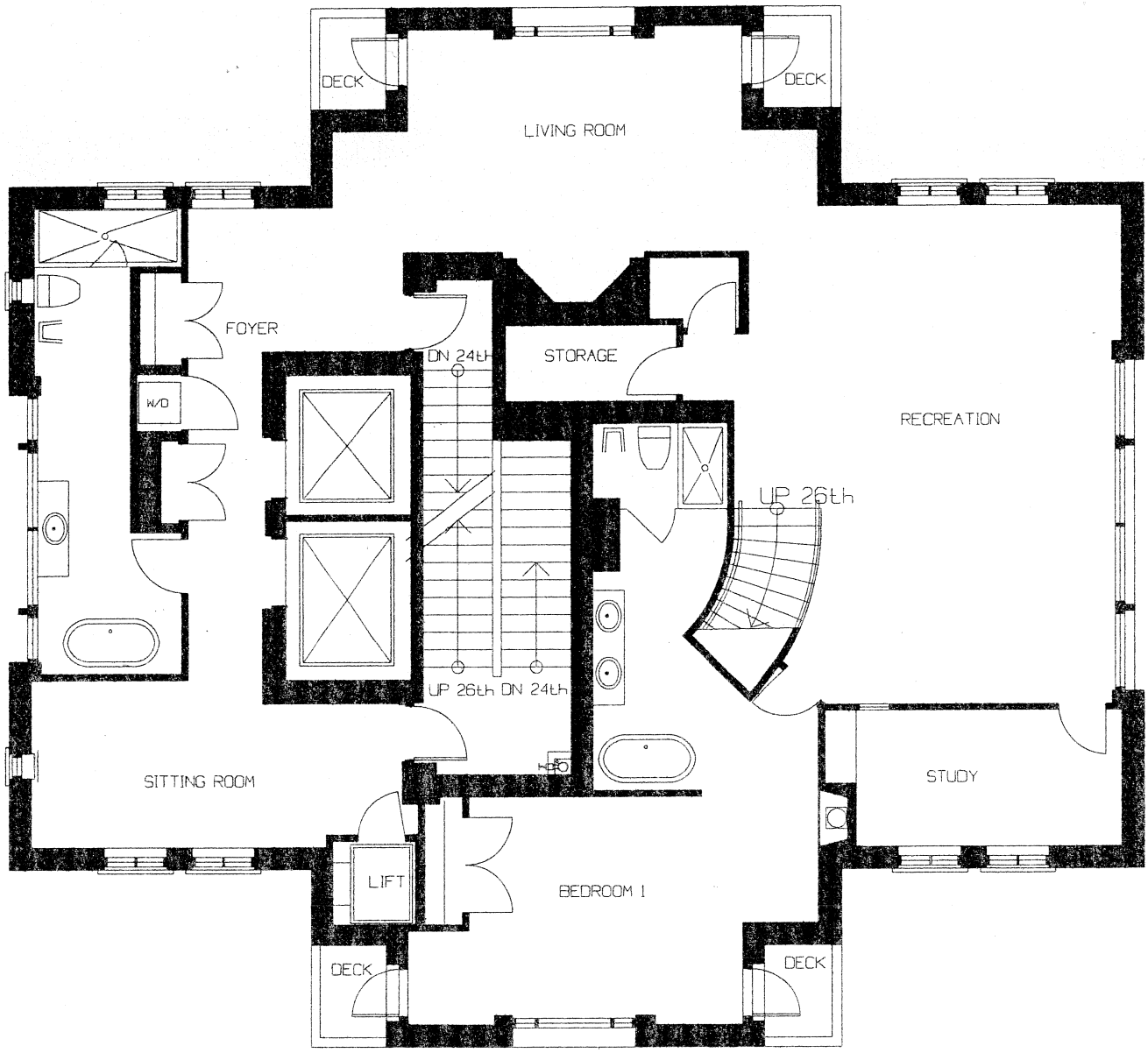
exclusively marketed by



25th FLOOR
GRACE.
PENTHOUSE 2500-1280 RICHARDS ST.
3 LEVELS 4675 sq.ft.

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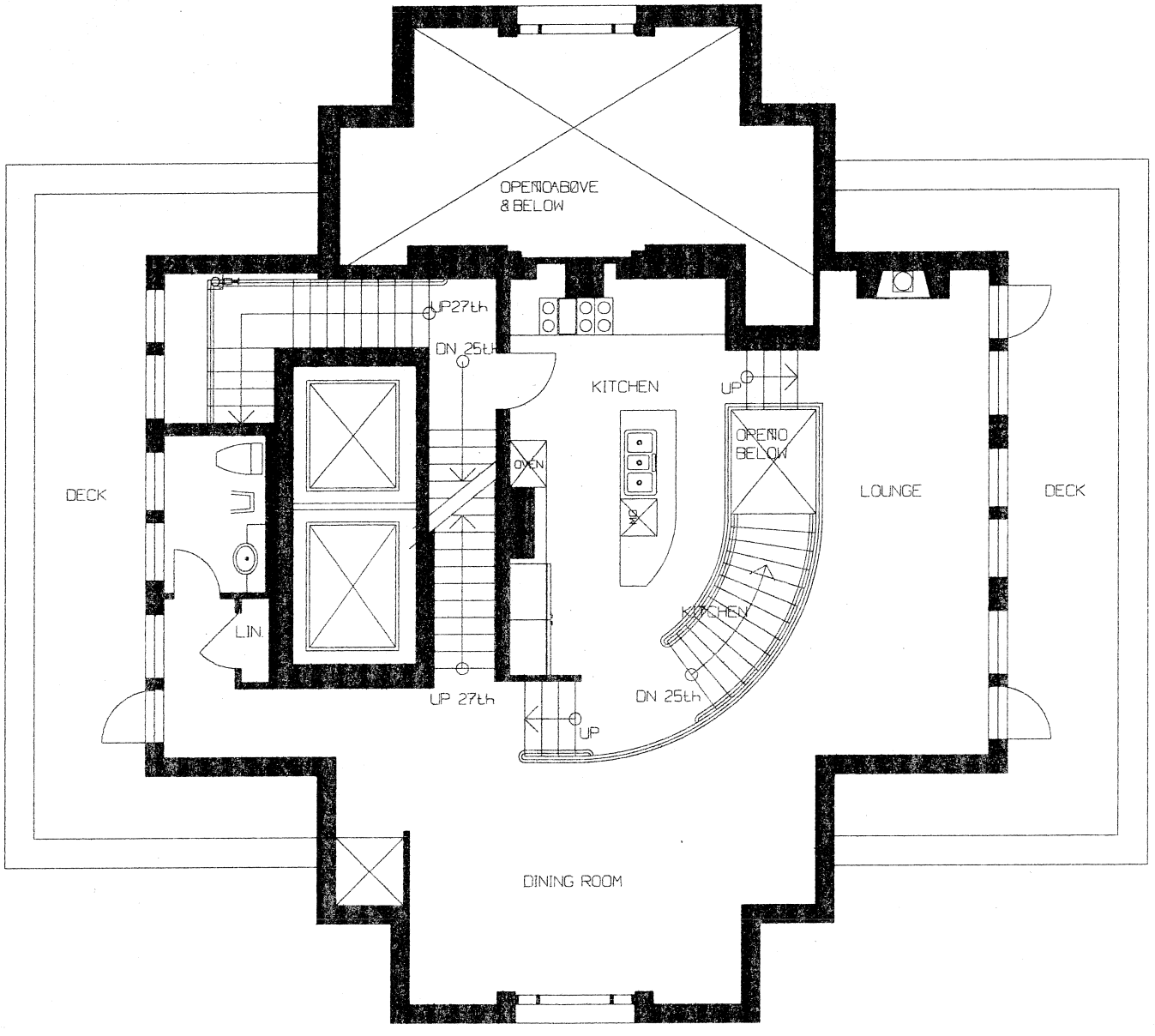

26th FLOOR
GRACE.
PENTHOUSE 2500-1280 RICHARDS ST.
3 LEVELS 46

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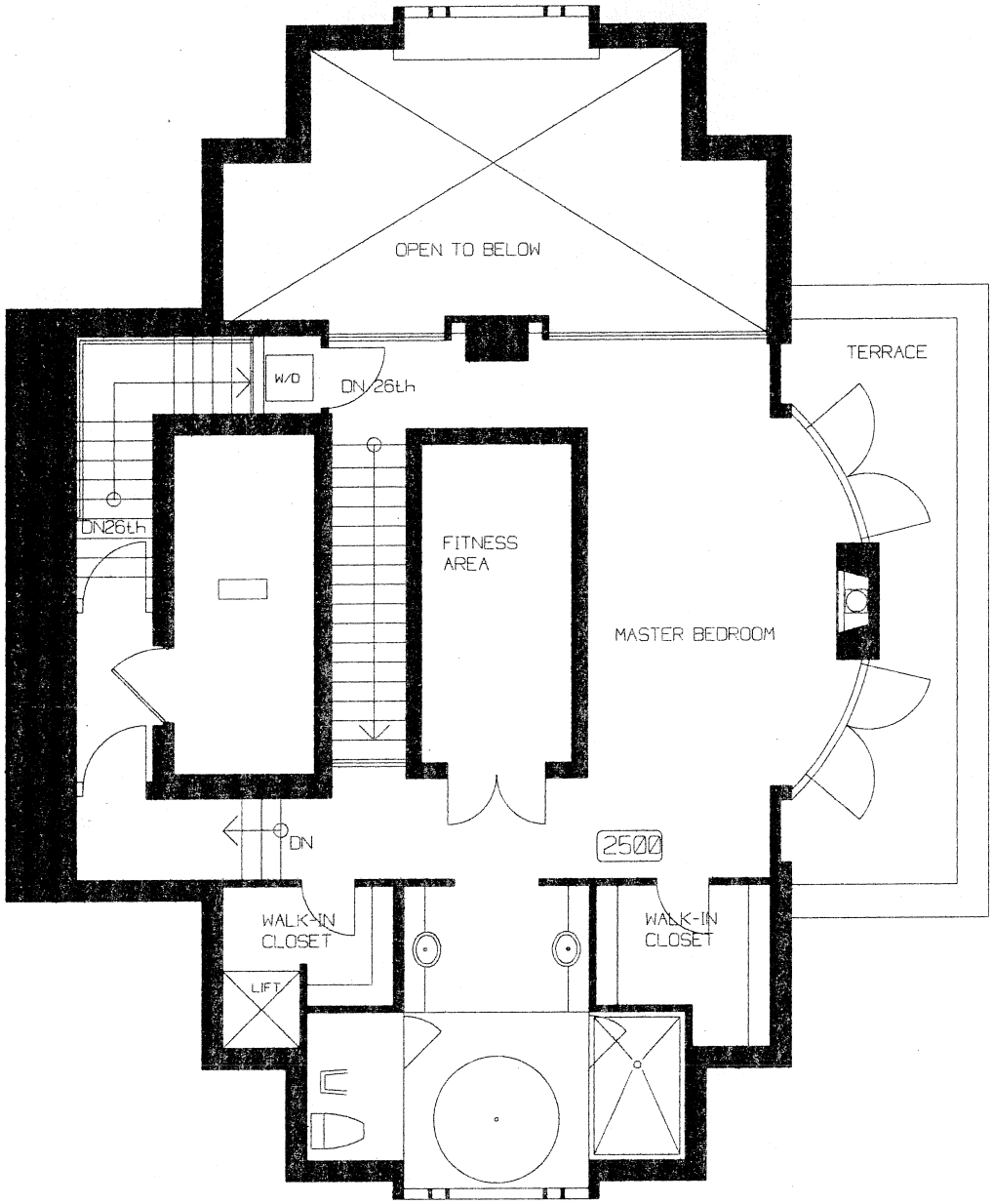

27th FLOOR
GRACE.
PENTHOUSE 2500-1280 RICHARDS ST.
3 LEVELS 4675 sq.ft.

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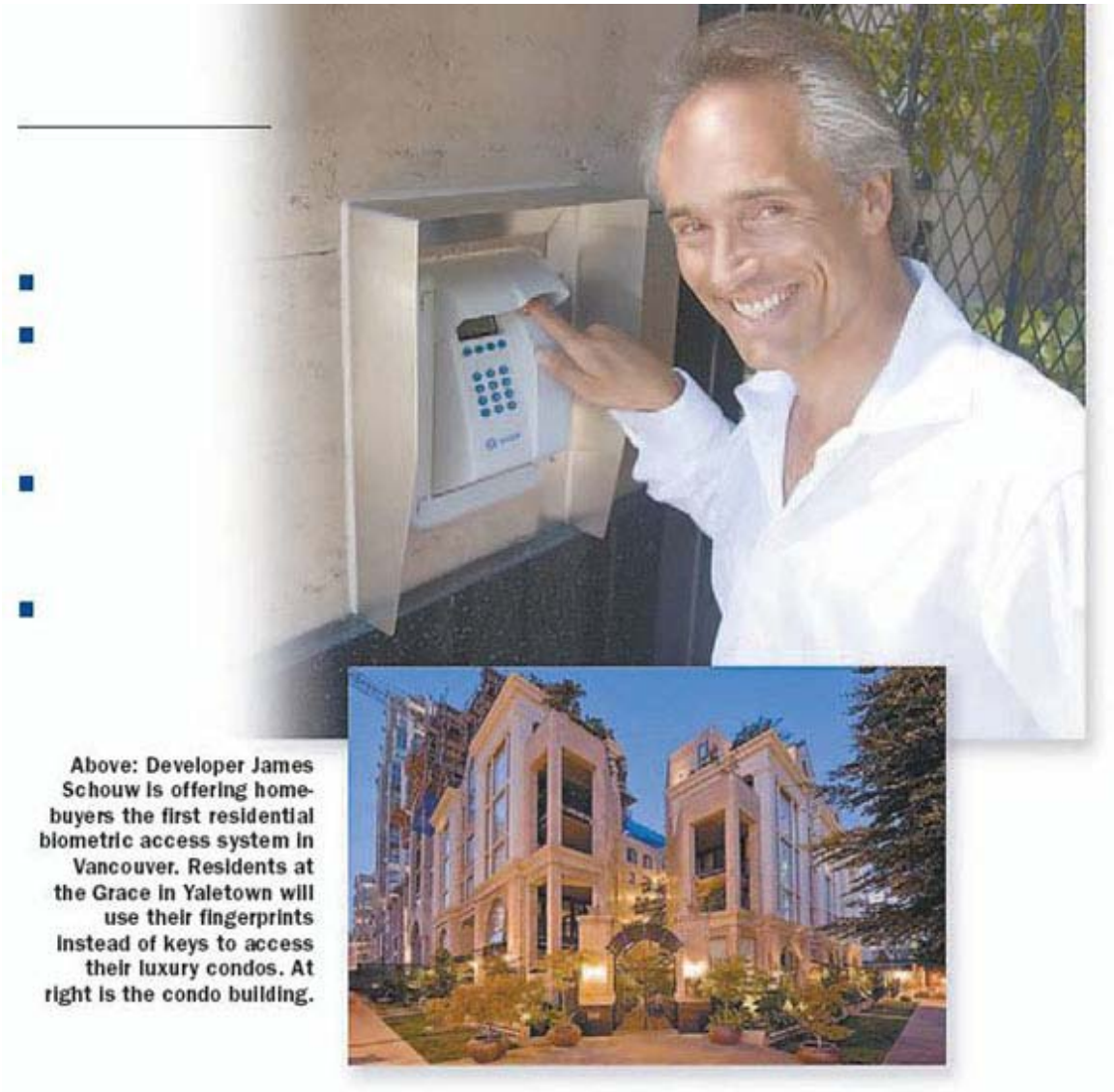
1280 Richards - Grace Tower offers finger print entry access

Friday, August 5th, 2005

Yaletown residences believed to have the first building-wide biometric access control system in Vancouver

Michael Kane
Sun



Above: Developer James Schouw is offering home-buyers the first residential biometric access system in Vancouver. Residents at the Grace in Yaletown will use their fingerprints instead of keys to access their luxury condos. At right is the condo building.

True luxury living means never having to lift a finger, except to get into your ultra-exclusive condo.

Developer James Schouw is raising the quality bar to a new threshold for these security-conscious times by offering fingerprint-only access at his high-end Grace project in Yaletown.

Buyers don't have to worry about keys or remote control entry devices which can be lost, forgotten or stolen. Instead they pass a finger over a palm-sized reader and, open sesame, they are in.

It is believed to be the first residential building-wide biometric access control system in Vancouver.

The Grace also has a conventional front door lock, but the only key, in case of an emergency, is held by the fire department. Letter carriers, cleaners and other service providers need their prints scanned to get limited access to certain parts of the building at certain times.

The system keeps a record of who entered the building and when, and security is further enhanced by video surveillance, motion sensors and alarms.

Schouw says he chose the system because he wants "only the best" at the Grace, and other systems are vulnerable if keys or remote control entry devices fall into the wrong hands.

"You can't loan out or lose your fingerprints," he said. "And there is a huge convenience factor as well because people no longer have to worry about safeguarding their keys or being locked out late at night."

Schouw most recently developed the Iliad, a luxury boutique residential project on Homer Street, and he says nobody in his buildings should ever have their car broken into, which is Vancouver's most familiar security threat.

However, terrorism is on the mind of Warren Kimmel, the system's installer and CEO of Vancouver-based Fingerprint-IT, the North American headquarters of a family-owned company based in crime-plagued Capetown, South Africa, one of the toughest security markets in the world.

Kimmel, 35, immigrated to Canada two years ago and says Canadians are becoming more relaxed about biometrics since 9/11 and with the recent London terror attacks, although there are lingering "Big Brother" concerns that he describes as a perception problem.

The system does not store fingerprints but rather a mathematical algorithm based on each finger's unique loops and swirls. "All that is stored in the computer is a string of numbers. If you hacked it, you could take the numbers but you couldn't replicate the fingerprint."

His firm uses hardware developed by government contractors in Israel and France and tested to defeat TV-style capers such as photographs of prints moulded onto wax fingers. Fingerprint-IT provides the scanning and software support.

Users record details from one or two fingers on each hand, in case they are wearing a Band-Aid one day, or don't want to switch packages from one hand to another. Guests who need independent access can be added to the system for the duration of their stay.

The whole package for a building costs between $10,000 and $20,000, comparable to the cost of a good key fob system, depending on the number of scanners required, Kimmel said.

LET YOUR FINGERS DO THE UNLOCKING:

Vancouver-based Fingerprint-IT's biometric access system means never having to fumble for your keys.

- System tracks who entered the building and when.

- Fingerprints are not stored, instead a mathematical algorithm based on each finger's unique loops and swirls is used. Hackers thus cannot replicate the print.

- Users record details from one or two fingers on each hand, in case they're wearing a Band-Aid or carrying parcels.

- Guests who need independent access can be added to the system for the duration of their stay.

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Downtown tower, Interior homes generate Georgie news

Saturday, February 7th, 2009

Sun

The receipt of a gold medal by a smaller and newer competitor in the multi-residence categories of the annual Georgie competition organized by the Canadian Home Builders' Association of B.C. is a rarity.

This year, however, a tower by a relatively new and little known developer was named high-rise of the year. It is the Grace (left) in Vancouver 's Yaletown neighbourhood and it was a new-home project from James Schouw & Associates.

Comments by Schouw (above) on Grace's success in the competition included two lovely reminders. One was about the contribution of site to design, that compelling architecture takes its cues from its surroundings.

The other was about those aspirations for Vancouver that so many of us hold and, more likely than not, have had to park as we negotiate an international recession.

”As downtown Vancouver matures into a leading global example of what an urban environment can represent, it’s important to reflect that richness and intensity in the quality and character of its buildings,” he said in an interview.

The Grace was competing against Tapestry (Concert Real Estate); Dockside Green (Dockside Green Partnership); Aria 1 (Onni); and Elan (Cressey).

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Grace - latest in condo life: fingerprint readers

Tuesday, August 16th, 2005

BIOMETRICS: Scanners replace keys, locks

JOHN BERMINGHAM
Province

Kyrani Kanavaros of James Schouw and Associates demonstrates the new device. WAYNE LEIDENFROST — THE PROVINCE

Yaletown developer James Schouw has his fingerprints all over his latest project, B.C.'s first biometric condo. Residents in the Grace project at 499 Drake can enter only by passing their finger over a palm-sized reader. The system records who's entering through the front door, elevators, parking garage and bike storage. A concierge scans visitors' fingerprints for temporary access. "We don't worry that someone came home in the middle of the night and lost their key somewhere," Schouw said yesterday. "It's pretty darn difficult to lose your fingerprint," he said. Warren Kimmel, who installed the system through his Vancouver company Fingerprint-IT, said biometric accesscontrol came out of the U.S. and Israeli military but is now being used by companies to clock workers in and out. And instead of sending fingerprints of criminals off to the lab, police cars carry print-readers that can instantly match prints against most-wanted lists. "You don't want to carry your keys around with you everywhere," said Kimmel, 35.

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Jason Gratl, president of the B.C. Civil Liberties Association, said condo residents are giving their consent for mutual security.

“There might be a residual concern . . . that the biometric information not fall into the wrong hands,” he said. “Is this is a big deal, though? It’s not huge.”

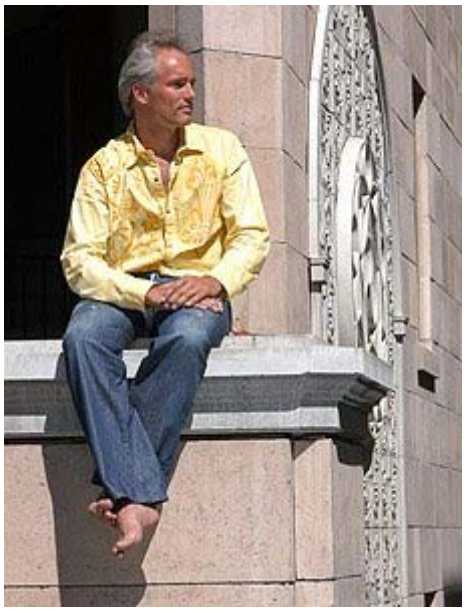
Kimmel said only police and building managers can access the biometric records, stored as lists of numbers.

“The police are just getting a more accurate record of what they could get before,” he said. “There are no civil-liberties concerns.”

Grace - Yaletown living at it's best

Monday, August 1st, 2005

Sabrina Wei
Other



In today's Vancouver condo scene of shini glass towers piercing the skyline, there a some amazing properties to be had. Each development has a grandiose and stately na trying to evoke a lifestyle sense of elega and exclusivity. In this hyper marketed environment of Vancouver condos, it's hard imagine a development company that doesn't up a showroom for their projects or buy sp in the weekend newspaper, but sells predominantly though word of mouth. Yet that exactly what has happened on every project that's been built by James Schouw and Associates.

I was privileged to meet James Schouw at the penthouse suite of Grace (Phase 1) which was recently featured in Dream House Magazine as Vancouver's most distinctive, luxury penthouse residence. Sitting on the corner of Richards and Drake, the suite is more like a house measuring close to 5,000 square feet over two floors. As I walked through, I felt like I was in a movie scene in a New York penthouse overlooking Central Park. Amazing vistas of the city spread out before me as I stood out on the terraces. Slowly I turned around and walked back inside where mosaics, limestone floors and rich wood abound. If you've ever seen Meet Joe Black (2001) with Brad Pitt & Sir Anthony Hopkins, you know what I'm talking about, the luxurious space and comfort of a grand house that just happens to be situated on top of a high rise. Even the pool was in the scene!

There is a sense of purpose behind James Schouw in the way he builds. He has a sense of responsibility to enhance the community and give back to society. In talking to him you get the sense that he sees a bigger picture, integrating the new with the old and preserving the heritage of our buildings because the area's history needs to be remembered. Even the project name of Grace is influenced by the fact that the project is situated on the site of the old nightclub, Graceland, while at the same time, ties into his last project, Iliad, on Homer.

When the second phase of Grace completes in Spring 2006, it will redefine luxurious living in Yaletown. With 10 foot ceilings as the standard, each suite will feel roomier than your average house. The quality of materials and craftsmanship that James has chosen to use in his development is unprecedented. It pleases the eye of even the most discerning buyers. Empty nesters from West Vancouver and Vancouver's West Side are selecting Grace as their home of choice. Young professionals and entrepreneurs see Grace as a home they can build a family in as opposed to a stop gap on the way to buying a house down the road - it's a niche that James set out to fulfill from the very beginning. The benefits of his creations extend beyond his project as it increases the values of surrounding developments. For James it is about being creative, he is an artist within his industry and what gives him the greatest sense of accomplishment is when he hears people say that this is their favorite building in the city.

Phase 2 of Grace will be the first high density residential building in Vancouver to use geothermal energy for heating and cooling. Engineers bored hundreds of feet beneath the surface to access stored heat energy, lowering residents' dependency on conventional heating and cooling methods. The system is environmentally responsible and benefits the residents in both reduced heating costs as well as providing an unlimited source of energy. Unlike most developers who base their choices on how it affects their bottom line, for James it is a labour of love where he makes a conscious effort to do what is best for the project and the future residents.
When Phase 1 of Grace was completed, they received the surprise honour of being awarded Best Garden in Downtown Vancouver by the Vancouver Parks Board in conjunction with the Vancouver Garden Club which bases its decision on visible garden space to the public. In keeping with being environmentally responsible, rainwater is collected in special reservoirs for use on the extensive gardens that abound throughout the development.

For the convenience and security of the residents, access to all areas of the complex is through the use of biometric fingerprint scanners.

Formerly reserved for high security government and financial applications, residents no longer have the ability to lose their access cards or key fobs. This along with an array of video surveillance and motion sensors are all constantly analyzed through computerized security algorithms to keep residents and their property safe and secure.

The exterior of the project can be seen as a beautiful blend of modern construction methods with old world charm. James derives a great deal of inspiration for his projects both locally in Vancouver and from places abroad. In the landscaping, you can identify certain influences from the gardens of the World in particular those in California, the Mediterranean and the Orient. Grace is constructed to feel that craftsmanship was paramount in the eyes of the builder while finding perfection in the imperfection of that same craftsmanship. Even the walls have got character where every nook and cranny is randomly deliberate.
As a 10 year resident of Yaletown, James saw early on the potential of our vibrant community. What was once defined as an eight square block area, Yaletown is pushing further out and growing with the public's desire to become a part of this community. He sees the amenities of Yaletown living to be second to none. James walks the talk as he is a prime example of the livability of his developments. He is constantly taking advantage of all there is to offer—he can be seen walking his 3 dogs (Chutney, Hershey and Paprika) in the abundant green space, rollerblading on the seawall or patio dining at Cioppinos.

When you hear him talk about the community, you once again realize that James Schouw is still looking at the bigger picture. He sees the changes in attitude as the neighborhood gentrifies into what could be considered one of the most vibrant communities in all of North America. James can also see that the end is near for high density projects in the downtown area as almost all the available locations have already been utilized. This will further increase the demand of Yaletown condos to the benefit of current owners. He sees further development of Yaletown through cozier, low density, boutique projects that will sit side by side with the high density buildings, heritage sites, parks and commercial ventures. He would attribute this great mix to the vision of city planners going back over the past 20 years or more. It is with this same vision in mind that has brought him to live and work here as well.

What plans does James Schouw have on the horizon? He would like to develop at least one more unique project nearby so as to create a neighborhood within a neighborhood. Perhaps it would be called "Thalia", named after one of Homer's 3 Graces referenced in the Iliad. Then, from a development perspective, he will have accomplished what he set out to do. What then? On a personal level, he wants to pursue

humanitarian projects and devote time and resources to those in other parts of the world who are less fortunate. On the fun side, James would like to able to spend any time he can get kite boarding!

As I now walk through our fine city, I view buildings in a very different light and to be quite honest about it, there is the odd building that feels like it was put up just for the sake of selling square footage. It's comforting to know that nobody will ever look at a James Schouw building that way. His attention to detail and hands on approach extends to all aspects of his development including his Web site at www.graceresidences.com. For in this world of glass enclosed modern skyscrapers, his buildings stand out in their ability to enhance the community with style, character and yes, with GRACE.

James Schouw development Grace Tower at 499 Drake - 1280 Richards

Saturday, July 2nd, 2005

Malcolm Parry
Sun

James Schouw and Nazanin Afshin-Jam will leave their penthouse for one he's building 200 feet higher. JAMES SCHOUW and former Miss World runner-up Nazanin Afshin-Jam have just about got their 5,000-square-foot Yaletown penthouse how they like it. Now they've recruited star realtor Malcolm Hasman to flog it for them.

The residence is atop the 19-unit, seemingly stone-walled building Schouw developed at Richards and Drake Street to architect-father Paul's design.

The building is named Grace for the Graceland nightclub that once occupied a neighbouring site, and its penthouse possesses more decks than most Yaletowners do 10-year-old wines. There's also a blue-tiled, 40-foot indoor lap pool with a thermostat Schouw keeps turning down and Afshin-Jam keeps turning up. Stacked beside the pool — which has no wave generator — are several surfboards painted by rock guitarist-singer Jim Cummins, aka I Braineater.

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At a sale-hyping party the other night, Hasman called the joint "well-priced" at $3.5 million — i.e., $700 per square foot in a market where some touch $1,200.

"This stands alone in my professional opinion as the most spectacular penthouse in the city, although it doesn't offer the view of your buddy Bob Rennie's Shangri-La," said Hasman, waving toward Ferrari and Maserati cars he'd parked beside the complex's locking gate six floors below.

The vendors should enjoy a more expansive view next spring. That's when they'll move to the top of Grace Phase II, a 300-foot tower Schouw pere et fils are building next door. That project was to have been completed by now, but builders and buyers of the nearby Metropolis tower complained it would impede their views. A resulting micturational tournament took 18 months to resolve.

There'll be no lap pool in the new building's three-floor penthouse. But its living room will feature 40-foot-high windows and a 10-foot-higher ceiling.

Let's see how Hasman describes that when the time comes.

- - -

JOHN KOERNER, the 92-year-old painter, will vacate his low-rise penthouse this fall. He and bride Lisa Hobbs Birnie, the former Vancouver Sun scribe, will move close to the West End waterfront.

Koerner's autobiography, A Brush With Life, will appear at the same time. It will include stories of his student-and-artist doings in 1930s Paris. Given the Czech-born Koerner's innate courtliness, though, there may be less about 1938, when Britain and France betrayed his democratic homeland to futilely appease German dictator Adolf Hitler's perverse ambitions.

One year later, Koerner and his estimable, long-lived clan began setting examples of energetic perseverance in Vancouver.

That Koerner still has his nose to the canvas was clear when his Celebration exhibition opened at the Diane Farris gallery Thursday.

Asked what land was represented in the smashing floral still-lifes, Koerner tapped his hair-covered head, smilingly flashed even teeth and, with clear eyes twinkling, said: "The one up here."

BCCONDOS.NET

“He’s adorable isn’t he?” said Birnie, who seldom showed such sentiment in her reportorial days.

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JURGEN GOTHE, the CBC-Radio DiscDrive show host and sometime Vancouver Sun reviewer-columnist, scored a hat-trick in Manhattan this week.

He received his third gold medal from the International Radio Festival of New York. It was his second time to be named as best network/syndicated personality. DiscDrive snagged another gold medal there in 1988 for best regularly scheduled network music program.

As well as radio, Gothe is getting encouraging news on the radiation front. Another batch of treatment appears to be keeping his cancer at bay.

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RED ROBINSON, the half-century disc jockey, says sales continue to rock and roll along for his and Greg Potter’s Backstage Vancouver: A Century of Entertainment Legends. Unsurprisingly, the book’s success has spurred others to volunteer photographs — so many that Robinson says a second edition is inevitable.

Of course, the inveterate collector — deejayred@shaw.ca — will always welcome more.

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BIF NAKED, the New Delhi-born, Winnipeg-raised rocker, is criss-crossing Canada to release her first-in-three-years album, Superbeautifulmonster.

The successor to her Purge and I Bificus albums was launched this week at the Yaletown waterfront’s Quay eatery-drinkery, where Naked — formerly Beth Torbert — displayed her extensive gallery of real tattoos. She was flanked by Fit For Women gym manager Alissa Martin and Simon Fraser University third-year philosophy student Vanessa St. Arnaud, whose similar skin embroidery was fake.

Wearing wigs with red devil horns, the latter two echoed my youngest brother Doug Parry, whose Doctor Doug and The Damned band wore Viking horns protruding from uber-englische bowler hats.

Naked’s 13 songs include some devilishly cheeky lines.

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From I Wait, co-written with producer Peter Karroll: “Hey! What’s your name? / Hey! Where ya from? / Hey! Where have you been all my life? / You look like a red-hot lover / Do I look like your future wife?”

In Funeral of A Good Girl, Naked sings the rock-reasonable lines: “You be the kid and I’ll be the candy store / Take me down, Baby / Do it to me now / Do it to me now.”

Then comes the unexpectedly demure: “I can’t believe I just said it out loud.”

Tattoos or no, Naked’s a rare one.

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NORAH ASHMORE, the jazz singer turned Kamloops schoolteacher, completed a three-year labour of love for Canada Day. It is the play Over My Mountain, on which she conspired with professional dancer Desiree Dunbar.

The show is based on characters who lived in B.C.’s Bridge River Valley - Ashmore and Dunbar ‘s birthplace — between 1900 and 1928. It ally premieres today. The locale will be a town that also came back to life: Bralorne.

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MORRIS PANYCH, the hotshot writer-actor-director, is expected to make a trapdoor appearance at Performance Works July 7. That’s the night Chris Tyrell will host a $20-ticket party to benefit Performing Arts Lodge, the Coal Harbour retirement community for theatrical folk.

It’ll be a two-on-Granville Island night for Panych. His and longtime partner Ken MacDonald’s 1982 Last Call . . . A Post-Nuclear Cabaret will preview at the Waterfront Theatre, with David Adams and Marguerite Witvoet singing and drinking after an H-bomb apocalypse.

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The suites of Grace condominium at Richards and Drake

Saturday, January 3rd, 2009

James Schouw prefers a low profile

KIM PEMBERTON
Sun

Developers and builders of new-home projects typically pull out all the stops to move their products, with artfully done up sales centres and brochures and print advertising campaigns to get media and buyer attention for their projects.

Not so with 42-year-old developer James Schouw — a Westcoast Homes unknown despite working as a developer for the past seven years in Vancouver's Yaletown neighbourhood.

Schouw has always sold his apartments by word of mouth.

But with two homes in a 71-residence development, at Richards and Drake, unsold, the doors were finally opened to The Vancouver Sun to see exactly what this young developer has been offering his high-end customers.

Behind the massive wrought iron gates, past the fingerprint recognition security — believed to be the first of its kind in a North American multi-residence building — and into the inner sanctum of Grace the answer is quickly apparent: These are unique homes for the very wealthy which offer voluminous space, light and a high level

James Schouw prefers to get involved in every aspect of his developments. He is shown in the hallway of one of the suites of Grace condominium at Richards and Drake. The project has a fingerprint recognition security system. 'It's important for me to be involved throughout the process . . . because it is my own home,' he says. — PHOTOS BY JOERN ROHDE

of craftsmanship.

These are undeniably dream homes and they were conceived by Schouw, who prides himself in being involved in every aspect of the project from the design conception to final construction. So who is Schouw? His first-ever media release describes him as “ an artist, green-minded builder, philanthropist and community visionary.”

Born in Winnipeg to an artist mother and architect father, Schouw grew up appreciating both occupational paths of his parents. His life now reflects both of their influences by creating buildings that are artistic residential landmarks for the city.

“My motivation when I got into multi-family residences was creating exclusive, character-specific custom homes that would have the same feel and amenities as a (detached) custom home,” says Schouw, who lives in Grace with his girlfriend and three dogs — a golden retriever, a cocker spaniel and a pomeranian.

“It’s important for me to be involved throughout the process and to see what I’m building because it is my own home.”

Before moving into his two bedroom, he lived at the nearby Iliad. With only 11 suites and known locally as the “gargoyle building,’’ Illiad Schouw’s his first multi-family residence for Vancouver.

Plans are already under way for his company to build two more buildings in Yaletown. No doubt they too will stand

out in dramatic contrast to the glass towers one typically sees in downtown Vancouver.

The last two suites available at Grace, a 3 0 - storey tower in Yaletown, offer city views and a rare opportunity to own in this unique multi-family residence.

The 71-unit condo has sold entirely by word of mouth, with only two suites remaining in the second and final phase.

They are a sixth-floor suite for $1.849 million and a 16th-floor suite at $2.165 million.

Not yet on the market, the final offering at Grace by the developer, James Schouw and Associates, will be a three-level penthouse. This home will likely be marketed for nearly $15 million upon completion in 2009.

Schouw, who lives in the project himself, says building a oneofa kind residence to the highest standards possible, was the driving force behind Grace.

“I didn’t want to come off that we skimped anywhere,” he says, pointing out a high quality went not only to what is visible in the suites but what isn’t seen as well.

For instance, the Grace was the first high-rise in Vancouver to have an energy efficient geothermal heating and cooling system.

And it is believed to be the first condominium in North America with a fingerprint recognition security system, also known as biometric

The living room of a 16th-floor suite at Grace. The high-density drywall on both sides of the suite virtually eliminates noise carrying over from the neighbours. — PHOTOS BY MARK VAN MANEN/ VANCOUVER SUN

The ensuite pairs an old-fashioned slaw foot tub with a contemporary frameless glass shower

The Grace is the first North American condominium with a fingerprint recognition security system.

security.

There’s also high density drywall on both sides of the suites making it virtually impossible to hear the neighbours.

The architecture, designed by Schouw, is not one typically seen in Vancouver which he describes as “robust.”

Adding to the unique exterior detailing are four larger than life female forms, described as the “four winds” created by artist Derek Rowe.
The entrances, both front and back, are grand with wrought iron gates and winding paths that lead you past landscaped courtyards.

The front entrance has a dramatic 30-foot gate and threestorey arched breezeway. There’s also a series of terraced gardens. The gardens, created in the first phase, were awarded Best Garden in Downtown Vancouver by the Vancouver park board and the Vancouver Garden Club.

The breakfast nook in the kitchen of a sixth-floor suite.

Developer James Schouw says a wide-open 2,000 square-foot studio apartment is his ideal.

The interiors are also different from the norm with a blending of modern and traditional design. For instance in the ensuites an old-fashioned claw foot tub is paired with a contemporary frameless glass shower and subway tiling. There’s also a handbuilt teak wooden vanity evoking old-world charm.

“I like to do a modern interpretation of classical materials,” says Schouw. “Character is really key in what we do. It has to be distinctive.”

Known for being willing to take risks and innovative design, Schouw has taken a new approach to the bathrooms. There is no door between the washroom and the bedroom. Instead, for privacy a partially frosted glass door conceals the toilet.

Schouw explains the idea behind this design was creating a sense of openness in the ensuite.

“I like to push the openness to the next level. We’re already used to open concept rooms (in the kitchen/ dining/ living area) so why not make that space (in the bathroom) as spacious as possible.”

Schouw believes this idea will catch on in the future with other condo developers, most of whom have embraced open concept design in the kitchen / living areas.

“In my perfect world I’d live in a wide-open 2,000 sq. ft. studio apartment,” he says.

The Grace has recently been nominated for three Georgie awards, including Innovative Community Design.

“We feel we are breaking new ground (with the Grace). We faced our challenges and proved we could follow through and provide the level of quality and character initially envisioned.”