

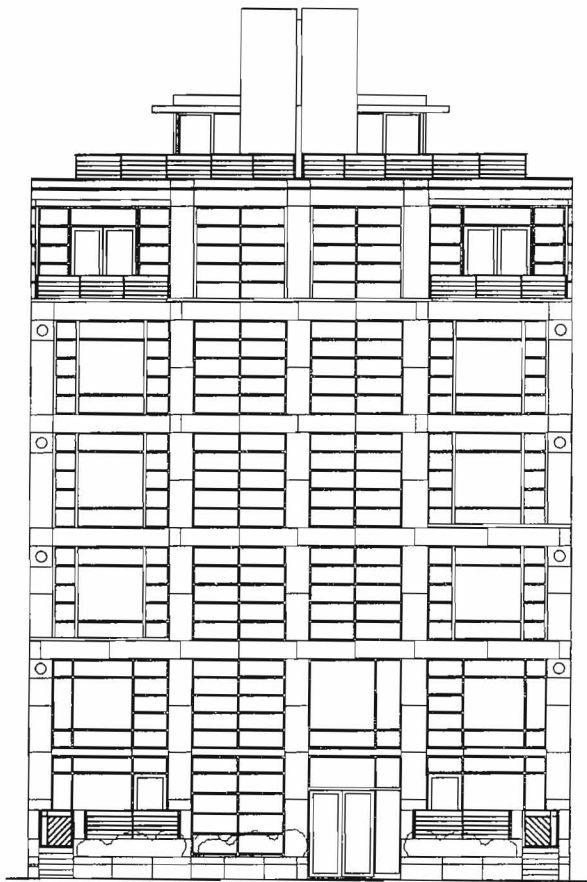
1168 RICHARDS

1168 Richards is a remarkably limited edition of only 12 homes in a 6 storey concrete building. In a prime downtown address across from the new Emery Barnes Park, these are modernist, open-concept residences that speak of airiness, minimalism and refinement.

All new construction, this intimate building is tucked into the streetscape. Its architecture is both striking and appropriate for the neighbourhood, and is a rare approach to downtown living where the norm is an anonymous glass tower.

Spacious balconies with garage-style overhead doors, private roof terraces and ground level patios that make Emery Barnes Park feel like your front yard.

Architecturally distinctive, 1168 offers the luxury of a lifetime parkside outlook, intimate scale, and premium interior fixtures and finishings that could make it your place to call 'home'.



1168 RICHARDS



METROLIVING



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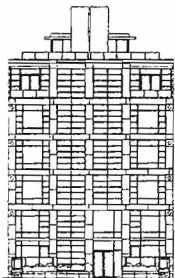


HIGHLIGHTS OF 1168 RICHARDS

Architecture by LDA with Richard Henry
Interior design by award winning Alda Pereira Design
Air conditioned for year-round comfort
Private outdoor space through roof top decks, patios
Overhead garage doors on enclosed balconies
Penthouses have spiral staircases to private roof decks
Double height lobby
Secured underground parking for each home
Bicycle storage facilities
Loft style Townhomes
Floor to ceiling windows
Overheight ceiling height on floors

INTERIORS

Solid core 7 foot high entry doors
Euro-door fold away glazing system option for enclosed balconies
Overhead garage doors that open to provide wide open
access between indoor and outdoor spaces
100% wool carpet in bedrooms
24" x 24" imported Italian seamless porcelain tile throughout
with radiant heat in bathrooms
Convenient in-suite storage
Bosch full capacity, front loading washer and dryer
Electric or gas fireplace option



1168 RICHARDS

The developer reserves the right to make minor modifications or substitutions to building design, specifications and floor plans should they be necessary to maintain the high standards of this development. Square footage and room sizes are based on architectural drawings and measurements. Sizes are approximate and actual square footage and room sizes may vary from the preliminary and final survey. F & O E.

KITCHENS

Gourmet appliance package:
Sub-zero 20.6 Cu. Ft, stainless steel, bottom mount refrigerator
Optional built-in Miele espresso maker
Miele 5 burner gas cooktop
Miele convection wall oven with flush to cabinet design
Miele stainless steel four-speed hood fan
Miele stainless steel dishwasher with concealed
electronic controls
LG stainless steel microwave
Solid white quartzite countertops with stainless steel
tile backsplash
7'6" high custom cherry wood cabinetry with
aluminum frame detail
Custom kitchen island with flip table for casual dining
Blumotion stainless steel silent self-operating door and
drawer hardware
Blanco gourmet commercial faucet with high arc spout
Elkay stainless steel double-bowl undermount apron front sink

BATHROOMS

Custom cherry cabinetry
Blumotion stainless steel silent self-operating door and
drawer hardware
Custom marble countertops with Liano undermount or
above mount sink
Bette soaker tub with 12x24" Italian porcelain tile apron
and marble platform
Frameless Glass shower enclosure with Imported tile and
recessed shampoo dish by Wetstyle
Steam Shower option in master bathroom
Flaminia porcelain shelves
Polished chrome Italian faucets by Painsi
In floor radiant heat

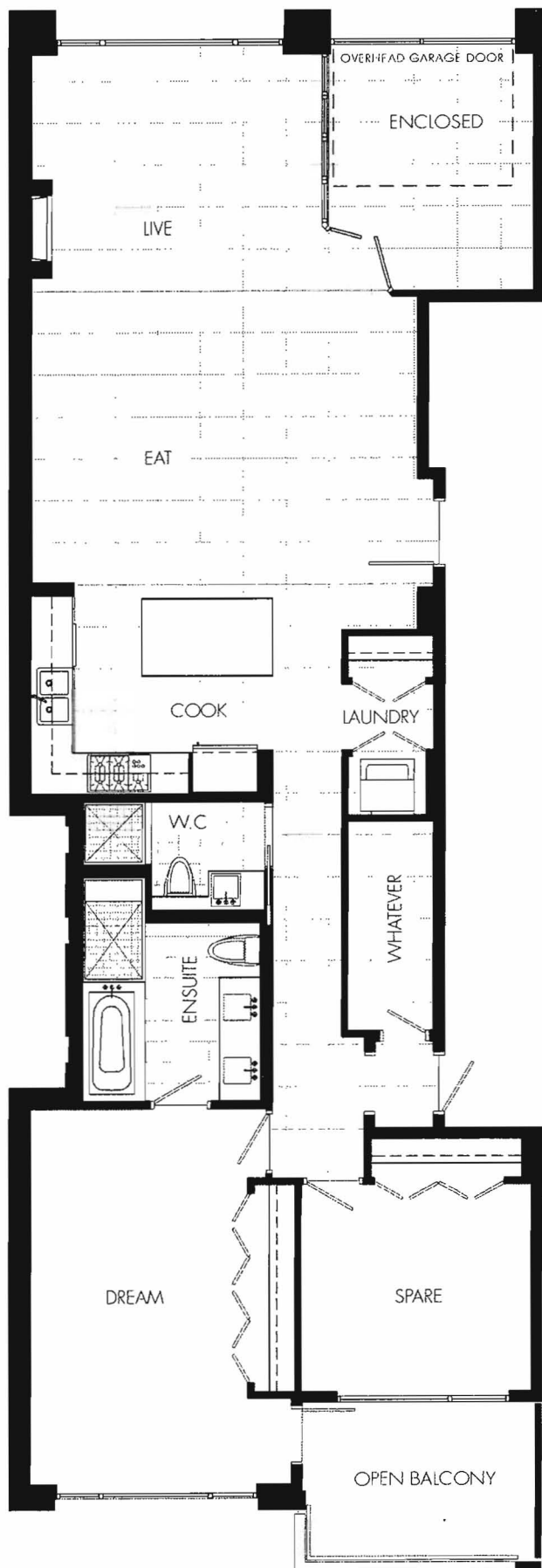


METRO LIVING



BC CONDOS.NET



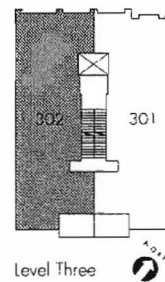


1168 RICHARDS

PLAN A

2 BEDROOMS

1,506 SQUARE FEET



Level Three



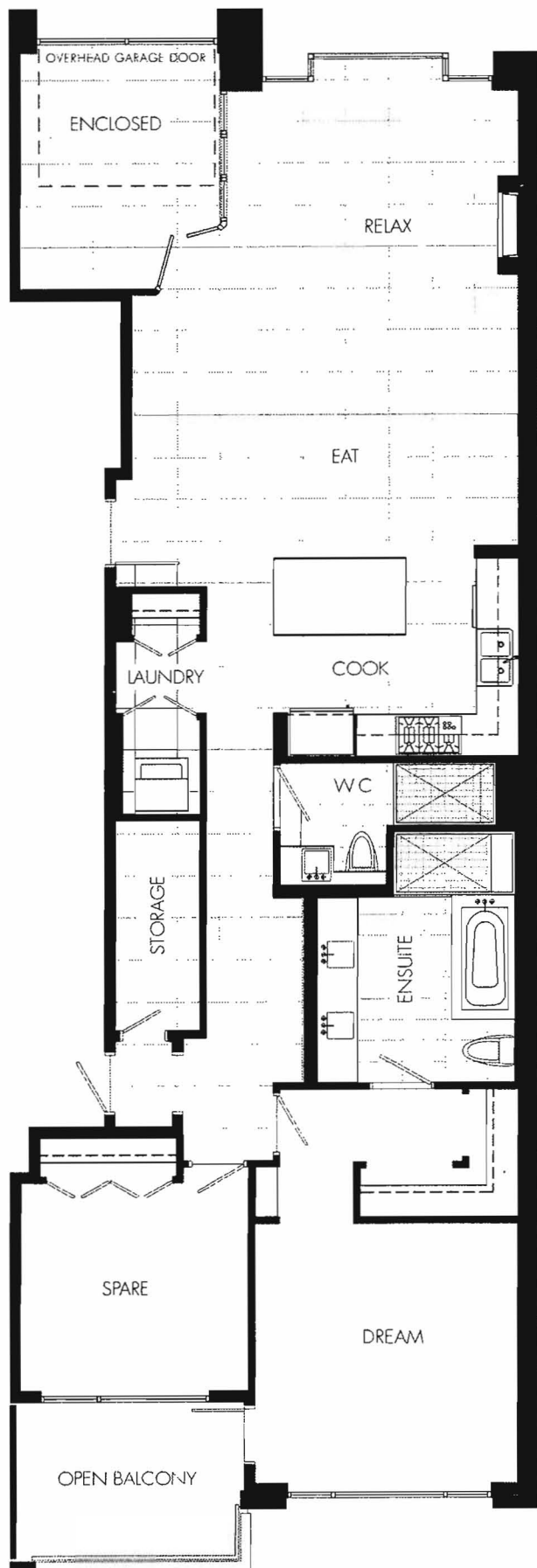
METROLIVING

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. T & C



BC CONDOS.NET



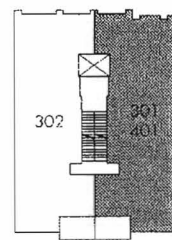


1168 RICHARDS

PLAN B

2 BEDROOMS

1,511 SQUARE FEET



Levels 3 & 4



METROLIVING

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. 1/201



BCCONDOS.NET



1168 Richards new-home project is a diminutive addition to its street

Saturday, April 15th, 2006

Townline's inaugural completion a big opportunity in a small building for neighbourly, bright residency

Michael Sasges

Sun

1168 RICHARDS

Location: 1168 Richards, Vancouver

Telephone: 604-682-1050

Web: metroliving.ca

Presentation centre: 100 – 1050 Homer

Hours: Noon – 5 p.m. Saturday to

Thursday

Telephone: 604-682-1050

Web: metroliving.ca

Project size: 12 homes, 6-storey concrete building

Residence size: 1- and 2-bedroom homes +study, from 1,216 sq. ft. – penthouses, from 1,493 sq. ft., with roof deck from 1,350 sq. ft.)

Prices: From \$749,900

Developer: Townline/Metroliving

Architect: LDA with Richard Henry

Interior Design: Alda Pereira Design

Warranty: St Paul Guarantee

Tentative occupancy: May

Flanked by a 17-floor tower at Richards and Helmcken, to the north, and by a 24-floor tower at Richards and Davie, to the



A Moroccan fantasy from designer Alda Pereira the enclosed balcony in the 1168 Richards show home in which Yvonne Drinovz is sitting, the Metroliving representative and the “garage” door above and behind her are three floors above the street and Emery Barnes Park. Metroliving has sold four of the 1168 homes and is currently taking reservations on the remaining eight. Yes, there is a glass safety-barrier across the opening. Photograph by : Glenn Baglo, Vancouver Sun



south, the six-floor 1168 Richards new-home project is a diminutive addition to its street.

But it's a substantial addition to downtown Vancouver.

1168 Richards, simply put, is a rare opportunity for residency in a relatively large downtown apartment suffused with light and in a relatively small downtown building imbued with neighbourly promise.

It manifests this opportunity because the 1168 developer, Rick Ilich, wanted his 25-year-old company's inaugural downtown project to offer distinctive homes.

"I've encountered so many people who don't want just a unit in an anonymous glass tower, but really desired something unique within the city community."

He very much expects their singularity will mean the 1168 homes will be occupied by their owners. That's who he designed them for, he says.

"Downtown, the majority of the 200-unit buildings are investor-driven and bought. This boutique collection of 12 homes is designed to be lived in by 12 homeowners."

The two-homes-to-a-floor composition of floors three through six is a key component of a light-filled, neighbourly residency.

It means neighbours must go out of their way to avoid each other, by not taking the elevator to enter and leave their homes or by not using it when they think members of the other neighbouring home will be using it.

It means natural light will illuminate the interiors of upper-floor homes through glazing on two exterior walls and not the more typical one exterior wall.

As the floor plans for the third-floor showhome and the next-door apartment. on the next page, demonstrate, their eventual occupants can see from southeast-facing spare bedrooms and balconys to northwest-facing living rooms or from lane to street and, of course, vice versa. This is townhouse residency without on-the-street townhouse residency.

Those two walls of glazing is one of developer Rick Ilich's favourite features at 1168. The other is the overhead doors of glass that he installed in six of the apartments, a new-construction, multi-residential first in Vancouver (until someone comes forward and says 'tis not).

For Ilich, the most memorable construction moment at 1168 was opening and closing, for the first time, an overhead door installed in one of the homes – "seeing the realization of the concept of overhead garage doors."

One of her millwork additions is located to the right of the electric fireplace in the photo at the left a cabinet for a flat-screen TV. The front panel slides up and down. The dining and living rooms are located at Point D in the floorplan on I-13. Photograph by : Glenn Baglo, Vancouver Sun



The master bedroom below and Point E in the floorplan on I-13 is one of two carpeted rooms in the showhome. Tile is underfoot everywhere else. Photograph by : Glenn Baglo, Vancouver Sun



The storage room bottom is located at Point F in the I-13 floorplan. Designer Pereira's imaginary buyers are passionate about literature art and wine. Photograph by : Glenn Baglo, Vancouver Sun



Overhead doors connecting interior and exterior is a signature component of Townline's downtown foray, a six-building venture initiated after almost 25 years of suburban development and construction.

The 1168 building will be the first of the six to be occupied. Two of the buildings are warehouse conversions; the other four are new-construction undertakings. Ilich expects occupancy to occur in the last building at the end of 2008. He started work on Townline's Metroliving division in 2003.

"I'm especially pleased with the unique overhead garage doors," he comments. "I also like the openness of the suites, the high ceilings and windows at the front and back of the home."

The building's location very much influenced the homes' design, Ilich reports. "1168 Richards is in a great downtown location across from Emery Barnes Park. The 'indoor/outdoor space' was a key element of the project from the start and something that we wanted to incorporate within the building."

From top to bottom, 1168 homes will put their occupants outside, on decks and landscaped patios.

The main-floor homes have patios; the two penthouses, rooftop decks connected by spiral staircases. The six homes in between all have open balconies at the back and enclosed balconies, behind "garage" doors, at the front.

"There has been a great response to this distinctive feature of 1168," Ilich says of the overhead doors. "Our visitors can see the airiness, the blending of outdoors within the home, and the relationship with the park. Where else can you open up a wall and feel like you're sitting on your balcony?"

The modernist sensibility of the 1168 homes, their expansiveness and high ceilings and big windows on two walls, generated all the appropriate responses from the project's interior designer, Alda Pererira.

"We selected materials to complement these features, quarter sawn cherry and stainless-steel bricked-tile in the kitchens, for example, and a tailored 24 inch by 24 inch tile on the floors for a clean, modern look and . . . easy maintenance," she reports.

"We carried the tile throughout the living and dining area, enclosed balcony, kitchen, hallways and bathrooms to provide a sense of continuity and increase the sense of scale."

Tile throughout or almost throughout – the bedrooms at 1168 are carpeted – is an unusual new-home-project finish locally. "We were looking at all the other specs downtown and kept seeing a sameness of hardwood everywhere," developer Ilich responds to the question, where's the hardwood?

"This was another opportunity to create a unique home and be different from the rest. Others have now caught on to this."

Her assignment in the 1168 showhome "to tell a story, to plant some seeds and to cultivate some dreams" and, consequently, help transform visiting prospects into owners, designer Pereira decided she could best do this "by encouraging potential buyers to romanticize the possibilities and potential of the space and to fire up the buyer's imagination and passion for the project."

She then created a fictitious couple, an older, professional couple "passionate about literature, art and wine."

"Their quiet, quotidian lifestyle pays careful homage to simple details, while they often enjoy entertaining a conversational crowd for cocktails and wine tasting in the evenings," Pereira writes.



”Although they are dedicated urbanites, they want their home to feel like a retreat. For travel, although any culturally diverse ethnic locale appeals, their favourite country to explore has been Morocco.”

” . . . The space must work, must feel comfortable and must look outstanding, never overwhelming.

”We worked hard to imagine and illustrate a pattern of life, an art to living over lifestyle.

”We combined a few iconic furniture-pieces that are recognized as art over status, boutique items, a mixed bag of Internet catalogue-pieces, and blended it all together with several in-house custom-designed millwork and furniture pieces.

”This building is a project designed with strong bones and elegant functional features, starting with its floor plans. We felt it important to showcase these elements by selecting strong personalities with a history to inhabit the suite. Thus we demonstrate the potential to exercise individual ownership without losing the character or identity of the building.”

Westcoast Homes editor Michael Sasges and his wife will make their next home behind a Metroliving “garage” door.

NATURAL LIGHT, BACK AND FRONT

The 1168 Richards show home and its sole neighbour on the building’s third floor are mirrors of each other.

Both homes offer almost 1,500 square feet of two-bedroom, two-bath living space, under overheight ceilings and behind two exterior walls of glazing. Of the two, the show home is the lefthand home.

BALCONIES ABOUND

The enclosed balconies and their overhead doors face Richards Street, Point A at the top of the show-home floor plan; the open balconies face the lane, Point B at the bottom of the plan.

PRODUCT PLACEMENT

For the 1168 kitchens, below left and Point C in the show-home floor plan, developer Rick Ilich selected Miele for the gas cooktops and convection ovens, the hood fans and dishwashers. He selected Sub-Zero for the refrigerators and LG for the microwaves.

STEEL DOMINATES

Stainless steel dominates food-prep surfaces and equipment. Stainless clads fridges, fans, dishwashers and microwaves. Stainless tile fills the roll of backsplashes. The sinks, too, are in stainless, below right. Ilich went with Elkay for the sinks and Blanco for the faucets.

White quartzite tops the counters.

HIDDEN COUNTER

One of interior designer Alda Pereira’s artful contributions to the 1168 homes is located at the kitchen island. The lower counter folds away when not needed.

© The Vancouver Sun 2006



Garage doors open up the living room at the 6

Metroliving sites

Saturday, June 18th, 2005

Sun

There are two moving chapters in Townline's Metroliving/Six in the City new-home story. One of them is the transformation of the ubiquitous overhead garage door into a residential feature. By pushing a button, does the living room become an extension of the patio, deck or terrace or vice versa? Depends on the time of year might be the the answer from Townline's Kimberlee Robertson, in a Pappa Bear chair from Modernica in Metroliving's downtown presentation centre, on Homer Street (Telephone: 604-682-1050). 'We believe it will be a major selling point,' her boss, Rick Ilich, says in a news release. "As far as we know, there is nothing like it in any other residential development in Canada." Additionally, Townline plans to install car elevators — a first for Vancouver — in three of the six buildings. Story, K22.

Townline gives parking a lift in 3 buildings

Car elevators, popular in Beijing, Hong Kong, allow developers to increase the number of stalls on small sites

Westcoast Homes

Saturday, June 18, 2005

Small building sites in downtown Vancouver pose a number of challenges for developers, and one of particular concern for their eventual buyers is adequate parking space for their vehicles.

Townline Homes Inc. thinks it has found a solution for the residential buildings in its Metroliving/Six in the City project, featured earlier this month in Westcoast Homes.



CREDIT: Ian Smith, Vancouver Sun
Above, a presentation centre model shows the front (top) and rear (bottom) views of the warehouse conversion Townline has started at 1180 Homer. Garage doors will connect some of the rear homes and their enclosed decks. Below is a model (front view, top; rear view, bottom) of the new building Townline plans for 531 Beatty, across the street from the second warehouse-conversion in the six-building undertaking. Garage doors will front some of the penthouses.



In three of the six buildings, Townline plans to install car elevators — a first for Vancouver.

The addresses are 1241 Homer St., a new building; 1180 Homer St., a heritage warehouse; and 540 Beatty St., another heritage warehouse.

At 540 Beatty, the first two floors of the parking garage will be connected by a ramp but the third floor will have an elevator.

Townline Homes Inc. owner Rick Ilich noted the elevator will allow Townline to increase the number of stalls on the third floor to 20 from 12.

“City staff has been very wide-eyed and cooperative working with us. They recognize more and more [parking elevators] will be coming.

“Otherwise, not many people will want to build on these small properties. It’s complex and expensive.”

Ilich says the cost of creating a parking stall for a site of 120 feet by 120 feet is about \$30,000 per stall.

But with a site 50 feet by 70 feet the cost of an elevator parking stall is about \$65,000.

City hall urban designer Scott Hein says while the technology of elevator parking is new in North America it is already familiar in large metropolitan cities like Beijing and Hong Kong.

“We need to learn more about it,” says Hein, adding the city expects parking elevators will be used more frequently as more small infill sites are developed.

In anticipation of that Hein says the city is now in the process of developing a policy around parking elevators.

He says one of the concerns of neighbours of commercial properties wanting to install a parking elevator is the queuing issue that may happen in back lanes.

While a parking elevator was discussed for a boutique hotel, planned at 1380 Hornby, it was not approved because of the restaurant component of the hotel, where the frequency of use for the elevator would naturally increase at peak periods.

The elevator would only be able to take one car at a time to its parking stall.

Vancouver heritage planner Yardley McNeill says, while the kinks are not yet worked out for commercial use, parking elevators do make sense for narrow heritage sites being developed into smaller residential housing projects.



“I think it’s a fantastic idea myself,” says McNeill.

“It’s really progressive on how parking can be handled in a difficult site.”

“I saw the I, Robot movie and there’s a scene of someone getting out of a car left on a conveyor belt and it’s picked up and the car is stacked vertically.

“It’s that quickness and automation. I thought that’s where we are heading.”

In the three Metroliving buildings the homeowners will use a remote clicker after driving their car from street level into the elevator.

They would then ride to their assigned parking level and drive off the elevator to the stall.

Ilich noted the parking elevators provide additional security to prevent car theft.

The other three projects in Metroliving will be a six-storey building with 12 lofts at 1168 Richards St.; 63 condos at 999 Seymour and 38 condos at 531 Beatty St.

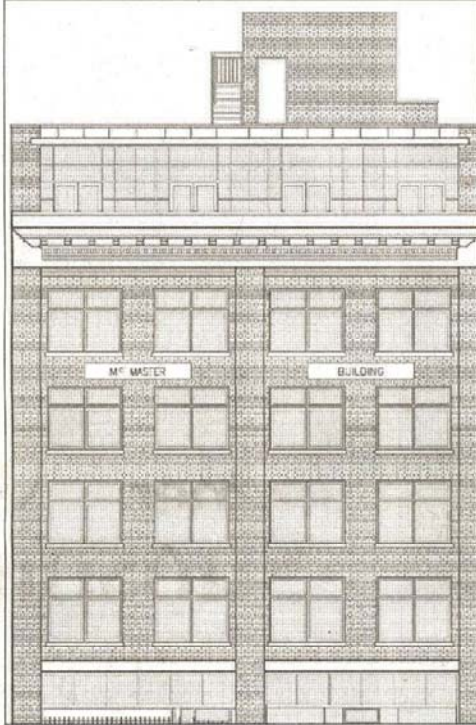
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Six and the city

VANCOUVER | Half-dozen downtown buildings, old and new, 200 homes

LONG-TIME SUBURBAN BUILDER ASSEMBLES 'INFILL' OPPORTUNITY IN YALETOWN, 'CROSSTOWN,' F2



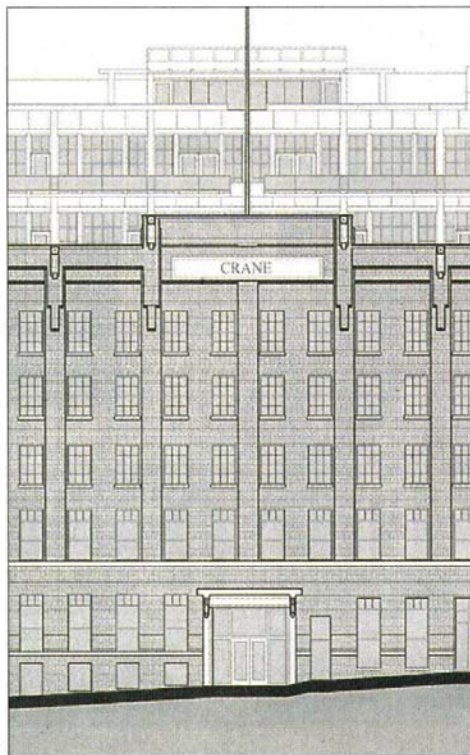
As an expression of buyer-seller aspirations, the developer is to do business with buyers unfettered by interest-rate movements, the buyer is to do business with a supplier of inimitable



homes, the Metroliving project by Townline is singular. The properties involved are located at (above, from the left) 1180 and 1241 Homer and 1168 Richards and (below, from the right) 531



and 540 Beatty and 999 Seymour, the last still awaiting city hall approval. The elevations show the two heritage-preservation components of the projects; the artist renderings, the new buildings.



B C CONDOS.NET



Monday, June 06, 2005 (2).max

Metroliving - Six buildings in Downtown for simplicity

Saturday, June 4th, 2005

DOWNTOWN I Developer branches out with a multi-building undertaking that will appeal to buyers looking for something unique

Michael Sasges

Sun

METROLIVING

Presentation centre address: 1 - 1060 Homer, Vancouver

Telephone: 604-682-1050

Web: www.metroliving.ca

Project size: 197 homes, six downtown buildings, four new, two heritage, 6 - 8 storeys

Residence size: 531 Beatty, 33 apartments, five penthouses;

540 Beatty, eight studios, 28 one-bedroom apartments, 12 two-bedroom, nine penthouses;

999 Seymour, 14 studios, 18 lofts, 22 one-bedroom, six two-bedroom; three penthouses; 1168 Richards, one one-bedroom; 11 two-bedroom, two penthouses;

1180 Homer, 15 apartments, of which six have been bought;

1241 Homer, 12 one and two-bedroom apartments.

Prices: 531 and 540 Beatty, starting at \$299,000 (tentatively) or about \$560/sq.ft.;

1180 and 1241 Homer, starting at more than \$700,000 (tentatively) or about \$600/sq.ft.

Warranty: St. Paul Guarantee

The Metroliving story is singular for its simultaneous simplicity and complexity. At almost 200 new homes in six downtown buildings, it definitely has many parts. But it has one only protagonist, Rick Ilich of the Townline group of companies.

If they could, the “Nine Maidens” on the old Sun Tower down the block from the Beatty Street properties would be cheering Ilich on, although probably with a blush at the red hoardings that announce his success in negotiating with city hall and his suppliers, material, professional and trades, six times over.

Townline’s downtown foray, after 25 years mostly in the suburbs, has at least two push-me, pull-me points of departure:



* A new-home product that would lessen the influence of interest rates on the company' s fortunes.

* A new-home product, accordingly, that would appeal to buyers who are less influenced by interest rates than most buyers.

These buyers are more likely than not to be passionate about unique, even unconventional, residences in smaller buildings that whisper singularity and exclusivity. They will be " mature" buyers and, further, " mature" buyers from around the world, Ilich expects.

He does not mean mature in years necessarily. He means mature in the strength of their conviction that their next home will be downtown and, further, that it will not be in a downtown tower, but in an " infill" building, either new construction or rehabilitation and conversion.

" This is, really, all about the maturity of the city and its growth. This city is a model internationally for urban redevelopment. We think that what we will produce is the next level, urban infill," he said in an interview.

" These little 50, 75, 100-foot lots take just as much work, if not more, than the 150, 175, 200-foot lots where you might be putting in 200 units in a tower. We decided to take on the extra level of brain damage for, perhaps, a smaller return, but we felt we were helping to identify a marketplace that hasn' t been tapped yet.

" That was our business plan, not trying to follow suit, but, perhaps to lead"

The pull motivation was the business cycle, the inevitability of a waning in demand for new-home product.

"We felt that we could have rolled into town and done the same thing everybody else was doing,"



CREDIT: Glenn Baglo, Vancouver Sun

531 Beatty
Ilich said.

"But . . . if and when there is that shift in the marketplace that happens in every cycle - [and] I certainly don' t foresee it any time soon - I did not want to be halfway through a 30-storey building and have the market shift on me.



“I felt we could do these smaller, more sophisticated buildings, that were not that affected by a quarter-point or half-point rate-rise. I wanted to focus more on people who were more independent financially, who are not relying on the banks entirely. So if and when there is a shift in the market I felt we would have a better chance of escaping through that. And I felt strongly about that.”

Developing the properties simultaneously is what makes Metroliving so exciting for him, Ilich says.

” We’ re re-creating everything. This is not your typical product, not your typical process, not your typical buyer. We’ re developing systems not just in our business, but in city hall that are all about innovation and uniqueness. [Other developers and municipalities] are all stepping back and taking note.”

Of the six properties, two of the structures are entries in city hall’ s List of Protected Heritage Properties.

540 BEATTY, THE CRANE BUILDING

Built in 1911 and used by the plumbing supplier as a warehouse until 1956, according to city hall records, this building of eight storeys, five of them on Beatty, will be converted by Townline into 57 new homes, with shops on Beatty and parking under.

The nine penthouses will be an addition “set back behind the Beatty Street facade so that it will not be seen from street level,” Ilich comments.

In a report to council recommending it approve Townline’ s Crane Building development application, city hall staff commented:

“The east side of the 500 block of Beatty Street is a fully intact, historically significant streetscape with all buildings exhibiting distinctive heritage character.

“The northerly end of this block is completed by the Sun Tower building. Staff believe selective increases in density accomplished through appropriately scaled rooftop additions can extend the building life while building upon the prevailing scale and character of the block.”

1180 HOMER, THE MCMASTER BUILDING

Another warehouse, but constructed one year before the Crane Building, the McMaster Building is clad on Homer with a rarely seen white glazed brick. Located on the east side of Homer and stepping down to Hamilton, the property’ s 15 homes will be located behind the heritage facade. Ilich expects the first owners to move in in the first quarter of next year.

Commented city hall staff in its recommendation to council that it approve the McMaster redevelopment: “The McMaster building . . . was part of the first wave of development of Yaletown.

“The building has an ‘Edwardian-Commercial’ style and is an excellent example of the architectural approach taken with buildings in the area.”





CREDIT: Glenn Baglo, Vancouver Sun

1241 Homer

“I can’t comprehend being downtown without a car, especially being downtown in a high-end residence, maybe something that costs a million dollars, and waiting at a bus stop. That’s the one part of the model that’s pretty conventional.”

At the Crane Building the three floors below Beatty will be used for parking, with entry and exit from the lane that parallels the street. City hall staff’s discussion of the parking floors illustrates its expectations that the 500 block of Beatty is prime residential redevelopment country.

“ . . . lanes are generally the required location for site access to preserve pedestrian ambiance and safety along the sidewalk, and any parking entry from Beatty Street would compromise the heritage character of the building and streetscape.

“By converting to residential use, this project will generate less traffic from larger trucks, and this should help limit traffic in the lane. In future when development occurs at the north end of the lane, special attention will be paid to the design at the lane and especially how it interfaces with the street.”

HERE’ S LOOKING AT YOU, VANCOUVER

With so many gin joints available around the world, why would an overseas buyer buy a Vancouver home and not, say, a Casablanca home?

Ashley Lang, an 1180 Homer buyer with his wife, and currently the owner of homes, not in Casablanca, but close (in southern Spain and Gibraltar) reported his motivation this way (in an email to the developer):

” Vancouver has one of the most sophisticated, livable city centres I have had the opportunity to experience. The safe and easy access to urban parks and the seawall are fabulous attractions for pet owners like us.

” The quality of restaurants and social spots within walking distance are amazing, and of course the opportunity to plunk such a cool home right in the centre of it all is amazing. We are both still blown away by our good fortune.

” We travel a lot, so the security associated with the underground parking and the boutique nature of this building was a big factor in our decision. And to get that wrapped in to a heritage style with brick, reclaimed wood floors and beams in this location, that’s just good luck.”



About himself, Lang reports he is a 33-year-old marketing executive with an Internet entertainment company and a resident of Spain. He and his wife have no children.

HOW HISTORY RESONATES THROUGH TWO RESIDENCES

In 1910, the year construction started on the McMaster Building:

The main post office, incorporated in today' s Sinclair Centre, opened;

The first Pacific National Exhibition predecessor opened, Prime Minister Wilfrid Laurier presiding over the official proceedings;

Glen Brae, today' s Canuck Place, was built in Shaughnessy;

The first B.C. Federation of Labour was formed, the 26 delegates committing themselves to the pursuit of the eight-hour day and socialism;

Woodward' s held its first \$1.49 Day, only it was Quarter Day;

The Dominion Building was erected at the northwest corner of Hastings and Cambie.

In 1911, the year the Crane Building was constructed:



CREDIT: Glenn Baglo, Vancouver Sun
1180 Homer



CREDIT: Glenn Baglo, Vancouver Sun
999 Seymour





CREDIT: Glenn Baglo, Vancouver Sun

1168 Richards

Vancouver 's population of 120,847 had doubled in five years;

Commercial Drive was created from Park Drive, the former apparently signaling the hopes of real estate promoters for a grand commercial thoroughfare, the latter its journey' s end at Clark Park;

The provincial courthouse, today' s Vancouver Art Gallery, opened on Georgia Street in a Francis Rattenbury building;

Construction also started on the World Building, today' s old Sun Tower; Vancouver Rowing Club in Stanley Park; Point Atkinson Lighthouse; the Sylvia Hotel; Brock House on Point Grey Road; and the Rogers Building, Granville and Pender.

History of Metropolitan Vancouver, www.vancouverhistory.ca

© The Vancouver Sun 2005



Metroliving – Six in the City

Sunday, July 10th, 2005

Jeani Read

Province



A flick of a switch raises the garage door-like windows to bring the outside in at Metroliving's new development. WAYNE LEIDENFROST — THE PROVINCE

And now for something completely different.

They're calling it Six in the City, after Sex and the City, and sexy is definitely a very good word to describe this whole venture.

So is sweet. So is dreamy. Suffice to say the buzz on the street about the new Metroliving development(s) is very hot so far, with lots of sales right off the bat to a diverse group from the edgy-art-crowd buyers to internationally based marketing execs.

What's so different and seductive? Townline, usually a suburban developer, is making a big splash downtown doing the opposite of what most downtown developers do. It's creating six small-scale complexes with separate esthetics, from funky-cool to haute-exclusive. These are about as far from the typical urban-tower concept as can be. Comparative low-rises (tallest is eight storeys), they are planned to be intimate and boutique-y. They range from totally refitted Vancouver classic heritage buildings to brand-new structures that take up small



CREDIT: Wayne Leidenfrost, The Province Metroliving has a sexy city feel to it with stainless subway tiles in the kitchen (above left), a spot for the cappuccino machine (right) and a brick wall that lends a trendy touch to the living room (below).



infill lots in the city.

This lends a special cachet to the addresses. The idea is to create spaces that counter the anonymous, impersonal high-rise mentality with designs that encourage interaction and a sense of community. It's a sophisticated lifestyle for sophisticated city dwellers.

And the toys — oh, my. Six in the City has the hottest stuff. Just imagine sitting in your living room, pressing a button and having your whole window wall lift off the floor and into the ceiling like an automatic garage door, opening the room directly onto your terrace, deck or patio. Not all suites will have this cooler-than-cool item, but the specially designed and developed Metroliving Zap 800 Garage Door will be available in select homes in each building. And the parking concept is just inspired — kind of New York- inspired, actually. Some complexes will have car elevators to lift you and your vehicle to your secure parking spot, as these great little buildings are standing in some tight spots.

The great finishings are all on display in the presentation centre. Premier among them, if you had to pick, would probably be the McMaster Building, the white-bricked warehouse/office building at 1180 Homer, built in 1910. In its reincarnated form it will feature the (gorgeous) reclaimed and refinished hardwood fir planking throughout, original brick walls, and high ceilings and beams. In the kitchens, Meile and SubZero appliances, mahogany cabinetry, granite counters and backsplashes are to die for and, in the bathroom, marble counters with sharp-looking square undermount sinks, undermount cast-iron soaker tubs with marble surrounds and frameless glass showers. It goes on, and rumours swirl about who may have bought that \$2 million-plus penthouse with the private roof deck — was it Diana Krall or was that just gossip?

Meantime, if this style is not exactly yours, you could pick from a lot of others. That cool kitchen with the stainless-steel backsplash in what looks like mini-subway tiles, double stainless sink and the spectacular high arc of the Blanco commercial faucet of 1168 Richards. Or the pick-your-colour glass backsplash, Bosch appliances and clean white quartz counters of 531 Beatty.

Three addresses have been released, the rest likely by September, with all kinds of events planned to lure already-eager buyers. They're doing a brisk business here with people who love being in the heart of the city but won't settle for less than the best when it comes to their homes.

Is that you?

jread@png.canwest.com

Quick Facts



CREDIT: Wayne Leidenfrost, The Province Metroliving has a sexy city feel to it with stainless subway tiles in the kitchen (above left), a spot for the cappuccino machine (right) and a brick wall that lends a trendy touch to the living room (below).



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WHAT: Metroliving is 197 homes in six buildings in downtown Vancouver.

WHERE: 1241 Homer, 1168 Richards, 999 Seymour, 540 Beatty, 531 Beatty, 1180 Homer.

DEVELOPED BY: Townline Homes.

SIZES: One-bedroom suites to three-bedroom-plus-solarium penthouses, 540 sq. ft. — 2,827 sq. ft.

PRICES: \$272,900 – \$2.3 million

OPEN: Suite 100 – 1050 Homer St., daily except Fridays, 604 682-1050.

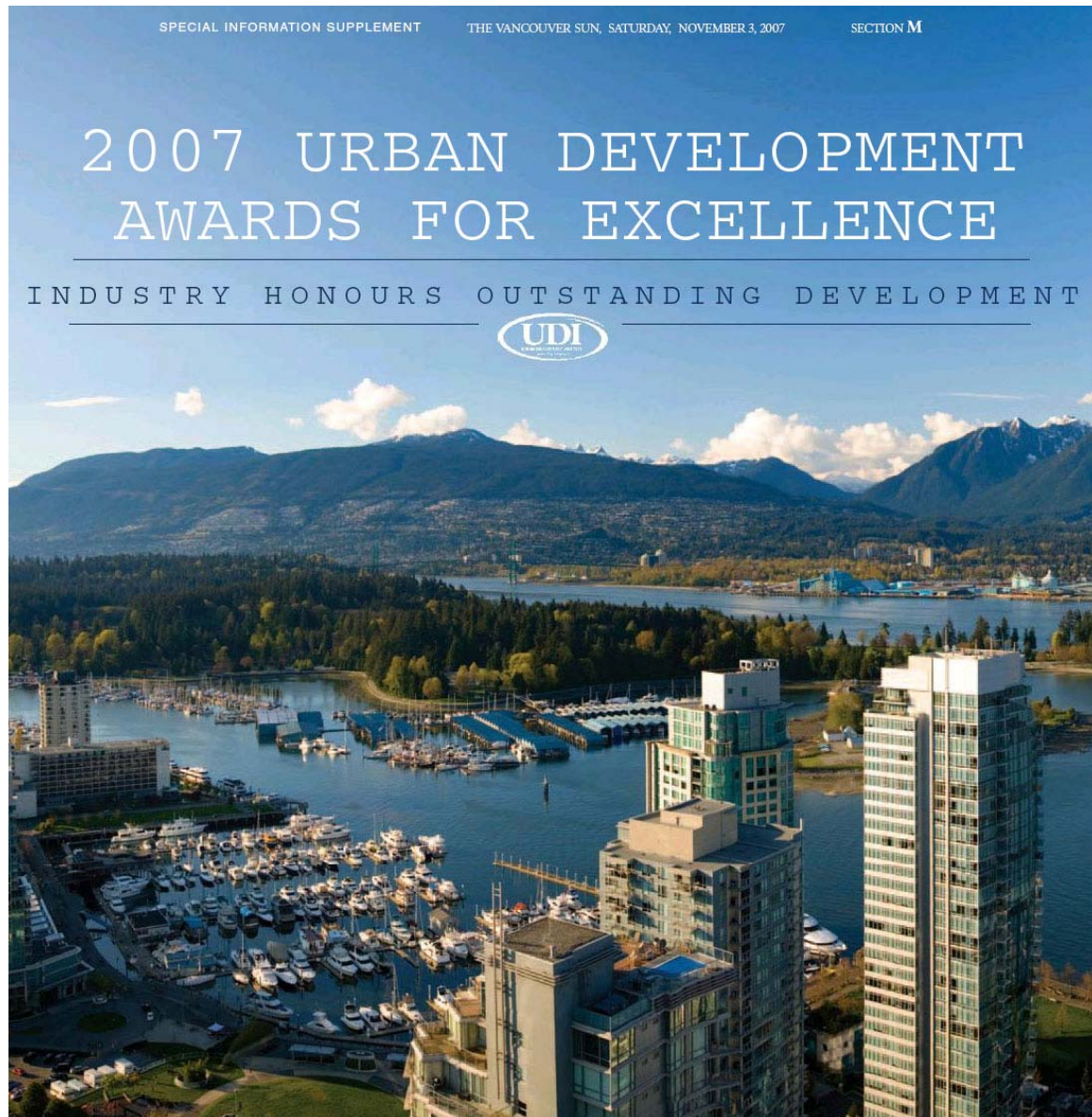
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Partners in Innovation and Community Building

Saturday, November 3rd, 2007

Sun



The Urban Development Institute (UDI) is an association of the real estate development industry and related professions. It has a mandate to promote wise and efficient land use, good planning and progressive development practices that lead to sustainable communities.

Established 35 years ago in 1972 with what UDI Executive Director Maureen Enser says was a “handful of individuals”, the Institute now boasts over 480 corporate members responsible for 250,000 jobs



1168 Richards, MetroLiving



B C C O N D O S . N E T



throughout BC and the injection of \$23 billion into the provincial economy annually.

UDI acts in three main areas: government relations, professional development and research. It promotes leading edge land development and housing policies and outlines it's goals as improving communication between the public, development industry and levels of government, while enhancing housing and job opportunities for all British Columbians.

UDI also plays a role for the consumer, serving as a resource for research, professional information and all questions relating to housing, commercial, industrial and institutional development.

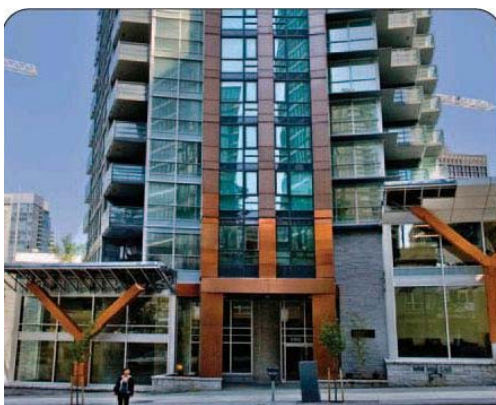
As partners in community building and on the forefront of the discussion of how to best create sustainable communities, UDI's membership includes experts in urban planning, architecture and engineering, finance, government agencies as well as investors and developers.

About the Awards

The Urban Development Institute's Awards for Excellence honour projects representing superior and innovative forms of development by members of the Institute. The Institute's own values and principles are the standards against which all projects are measured.



Pomaria



The Melville



Bowman Lofts

“We respect the land, acknowledging it to be distinct and irreplaceable, recognizing that the impact of our developments will last for generations. We strive to create a wider understanding of sound land use and development principles and practices. We value heritage, the power of a place to grow in significance over time. We value development which recognizes economic stability in the larger framework of sustaining the human environment”.

This year's Awards program recognizes and celebrates innovations in community building by members of the Institute and our partner organizations.



Metro Living, 1168 Richards St.: Developer: The Townline Group of Companies

Mid-Rise Multi-Family Development

Five to nine storeys with a central entrance.

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The objective was to create architecturally distinctive and modern, yet intimate boutique residences. Six storeys high, the lofts are nestled between buildings in Yaletown, designed to complement rather than overpower neighbouring buildings. As an urban-infill development, the project was born from an underutilized property - a 50-foot parking lot — and helped to catalyse revitalization in the neighbourhood.

One of their most innovative features are the enclosed balconies' garage-door window walls, the first of their kind to pass B.C.'s stringent residential building-envelope restrictions, a collaboration between Townline and Creative Doors. At the push of a button, the doors slide rapidly and virtually silently upward, blurring indoor/outdoor boundaries. The balconies appear to meld with the shrubs and lawns of Emery Barnes Park across the street.

Concern for the environment has been shown through the use of energy-efficient appliances, Low-E windows and natural-gas fireplaces to reduce the strain on natural resources. Extensive use of custom millwork allows all multi-media wiring to be concealed while creating artistic-display niches and gives an enhanced sense of flow between different areas.

The jury called the project "gutsy and innovative." And added that "it demonstrates that mid-rise developments are now a viable alternative to a more conventional high-rise tower for people wanting to live in the downtown and elsewhere in the region."

"We at Townline are very proud to have our 1168 Richards development recognized by UDI at its recent awards ceremony," said Rick Illich, president, The Townline Group of Companies.

"1168 Richards is one of those special buildings that would not have been possible without the vision and dedicated efforts of the Townline team and its group of outstanding consultants."

Pomaria: Developer: Qualex Landmark Group

High-Rise Multi-Family Development

10 storeys or more with a central entrance.

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Located in False Creek between the Burrard and Granville Street bridges, Pomaria is one of the last full-block sites in downtown Vancouver. As such, it was felt that it should serve as an example and a benchmark of original architecture and sustainable living.



The objective was to create a distinctive structure with larger, more livable homes in a building that used LEED Silver guidelines to be energy-efficient and environmentally responsible.

Pomaria's most notable feature was the creation of "sky gardens" - a pair of architecturally unique, three-storey gardens, the inspiration for its name, which means "a treed area." An imposing structure at 300 feet, the building was designed so that each home would have an outside corner, offering better views, more natural light and improved air circulation.

The jury found that "Pomaria radiates with edginess and urbanism." Chris Colbeck, vice-president, sales and marketing for Qualex said: "We are thrilled to have had Pomaria recognized by the UDI as the Best High-Rise Development for the 2007 awards. We are a small dedicated group of professionals who seek out and place our trust in Vancouver's highly talented resource pool to help achieve our vision; without this exceptional group of allies Pomaria would not have been possible.

"This level of excellence is what we at Qualex-Landmark aim to achieve with every residential project we undertake. For those of you who have helped us develop and build our homes, and for those of you who have placed their trust in us and purchased a home, we thank you for your continued support."

The Melville: Developer: Amacon

Mixed Use

A development consisting of a residential component with one or more of the following uses: retail, office, hotel or industrial.

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Developed by Amacon, designed as a landmark residential tower which would be instantly recognizable on the downtown skyline, The Melville integrates a unique residential tower with hotel, retail and office space.

One of Vancouver's tallest buildings, its 400-foot height was earned under a special design-panel review which determined it achieved "architectural excellence in world terms" by virtue of its unique architecture featuring copper cladding, a distinctive lit-glass sail and a rooftop sky garden, pool and hot tub. Architects were flown in from out of town to assist in the special planning required.

Adding to its luxury and prestige is the Loden Hotel, available to tower residents.

Due to its location one block from the heart of the Central Business District and SkyTrain, the Melville was able to further the city's goal of densification in the downtown area, while its mixed-use nature encourages street activity in the surrounding areas throughout the day.

The development also provided a home for Volunteer Vancouver, a non-profit organization and supported the restoration of heritage sites through the acquisition of a significant quantity of heritage density.



The jury noted that “The Melville was a tremendous undertaking,” and that it “seamlessly integrates a unique residential tower with the hotel, retail and office space.”

Amacon vice-president, development Richard Wittstock said his company was “very proud of the award and very proud of the project. It really brings together a lot of different elements in terms of residential, hotel, retail, office and social-amenity space dedicated to the city of Vancouver.”

Bowman Lofts: Developer: The Salient Group

Revitalization, Renovation or Heritage

An existing project (residential, commercial, office or industrial) which has been renovated for new uses; or the reuse of a heritage building.

Project objectives were to recapture and celebrate the original grace and style of a significant, yet under-utilized deteriorating heritage building, the first brick structure built in this block in Vancouver’s historic Victory Square neighbourhood, formerly a warehouse for paint and industrial products such as tires and rubber.

Rehabilitation of the 1906 building in the 500 block of Beatty Street included the reconstruction of structural, seismic and building systems in this nine-storey masonry and timber building. Original wooden double-hung windows were refurbished, the original upper tin and timber cornice restored and brick work repointed and repainted. Timber beams and columns that were removed were re-milled to serve as stair treads or recycled into other projects.

Bowman Lofts’ 38 homes represent a diverse mix, including open-plan heritage flats and two-storey lofts, contemporary penthouses, sub-penthouses and below street-level suites.

Salient and the Bowman team worked in partnership with the city to modify existing neighbourhood and heritage policies that would facilitate the rehabilitation and change of use from historic to residential in Victory Square. Extensive work with the building department was also required to reconcile the demands of the current building code with the realities of adding two steel, glass and zinc storeys.

The jury commented: “Bowman Lofts was the hardest project to do successfully due to the unique target market.”

Project architect Gair Williamson noted that “the portfolio of Robert Fung and his teams challenges the orthodoxies of current development practice with a responsible vision of community that is deserving of this recognition. I am therefore delighted that UDI has once more recognized the Salient Group for their inspiring dedication to excellence in urban design.”

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