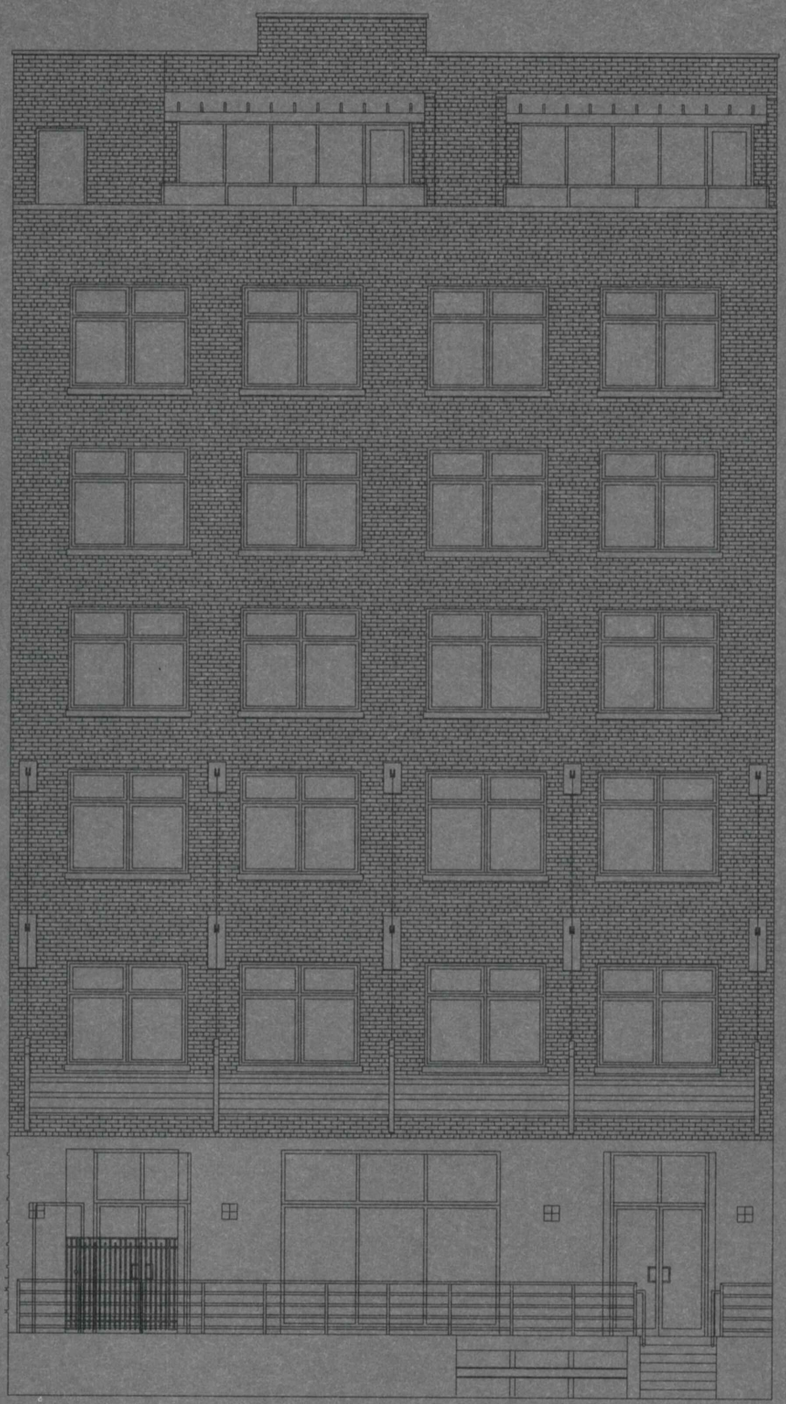


REFINED LIVING. LANDMARK LOCATION. 15 EXCLUSIVE RESIDENCES.

1180 HOMER ST.

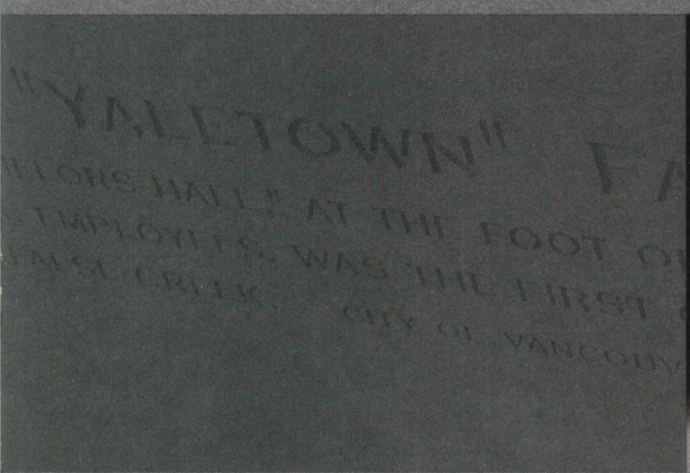
YALETOWN REDEFINED

BCCONDOS.NET

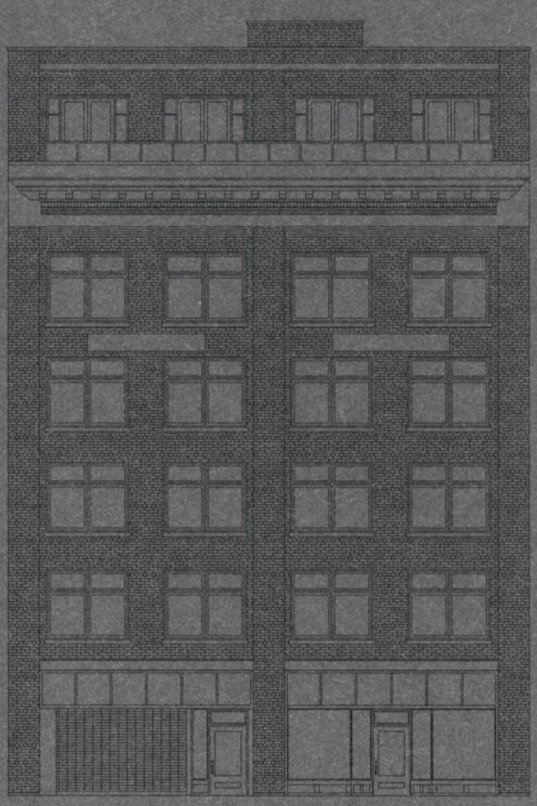
REFINED LIVING

Here in the heart of Vancouver's historic Yaletown neighbourhood, a landmark warehouse building from the turn of the last century is being transformed into an exclusive collection of only 15 spacious two and three bedroom residences.

The residences at 1180 Homer St. combine the heritage character of exposed brick and fir floors and beams with the spacious, open floor plans of urban loft spaces and the timeless style of the fine modern finishes. No amenity has been overlooked. This is city living at its finest – with style, convenience, and a rare urban luxury: space. This is Yaletown redefined.



LANDMARK LOCATION



15 EXCLUSIVE RESIDENCES

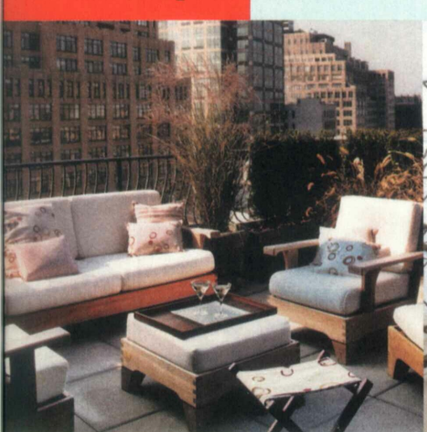
BCCONDOS.NET

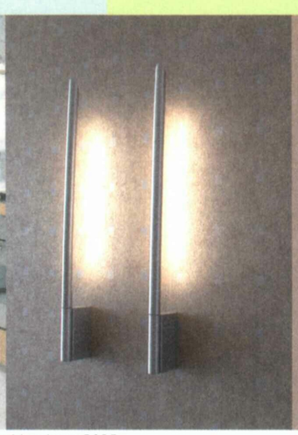
Originally constructed in 1910 as a warehouse/office building, 1180 Homer St. (also known as the McMaster Building) was part of the first wave of development in Yaletown and today holds a place on the Vancouver Heritage Register. This historic gem will soon be restored with many of its original "Edwardian Industrial" architectural details including the white-glazed brick façade, historic dockside and wood awning. Other significant improvements outlined by The Heritage Revitalization Agreement for 1180 Homer St. include:

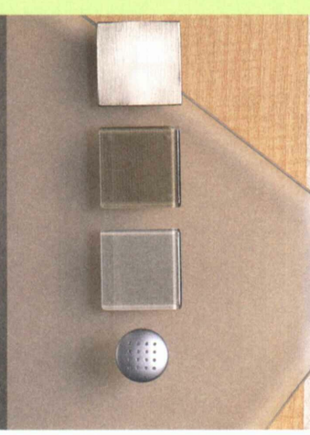
- Replicating a portion of the original storefront on Homer St.
- Replicating the original cornice on Homer St.
- Restoring or replicating the original wood windows.
- Restoring or replicating the sandstone sills.
- Replicating the building's historic colour palette on all exterior painted finishes.

1180 HOMER ST.

YALETOWN REDEFINED







The Developer reserves the right to make changes and modifications to maintain the high standards of these homes. E.&O.E.

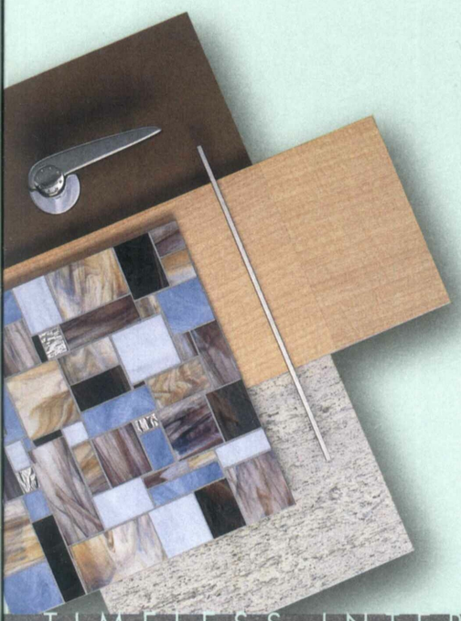
Soon, behind its original white-glazed brick facade will stand a structurally modern building. Maintaining much of its original "Edwardian Industrial" architectural details including fir floors and exposed wood beams, 1180 Homer St. will enjoy all the benefits of solid concrete construction including enhanced privacy, sound proofing, and fire protection.

Complementing the restored materials discovered in the original building are new additions like forged wrought iron entries, a curved artisan-styled mosaic tile wall, car elevator and an over-height garage capable of accomodating stacked parking.

Inside your spacious residence, you'll find this Canadian classic has been updated with sleek luxurious finishes such as granite, glass and stainless steel as well as modern amenities like ultra-quiet air conditioning with an air filtration system and wireless high-speed Internet. You'll also discover that when you tuck away the windows, you create a true indoor/outdoor living space – one that offers a host of possibilities from barbecuing and entertaining to reading and relaxing.

BCCONDOS.NET

CITY LIVING YOUR WAY



- Urban loft inspired floor plans.
- High ceilings with open living, dining and kitchen areas.
- Size and space uncommon in Yaletown.
- Solid concrete construction.
- Secure over-height parking – capable of accommodating stacked cars.
- Yaletown's first residential car elevator.
- Restricted elevator access to residences and parking.
- Convenient central Yaletown location.

LOBBY

- Ivory raw silk granite floor tile.
- Curved custom mosaic tile wall.
- Exposed wood beams.
- Sophisticated lighting scheme.

TIMELESS INTERIORS WITH A MODERN SENSIBILITY

SOPHISTICATED YET SIMPLE. MODERN YET WELCOMING. THE INTERIORS AT 1180 HOMER ST. ARE DESIGNED WITH AN EMPHASIS ON CLEAN LINES AND LUXURIOUS FINISHES.

The Developer reserves the right to make changes and modifications to maintain the high standards of these homes. E.&O.E.

BATHROOMS

- Porcelain satin tile floor with thermostatically controlled in-floor heating.
- Spanish wall tile.
- Yellow Dream marble slab countertops with anigre veneer casework.
- Elegant wall sconces.

MASTER BATH

- Portuguese limestone tile walls.
- Twin Kohler "Ladena" undermount basins.
- Kohler "Tea for Two" cast iron soaker tub.
- Steam shower enclosure.
- Rubinet "LaSalle" showerhead and handheld with dual temperature controls.
- Rubinet "LaSalle" polished chrome accessories.

KITCHENS

- Five-burner Bosch stainless steel gas cook top.
- Bosch convection oven.
- Miele stainless steel Incognito series dishwasher with internal controls.
- Sleek and minimal Bosch range hood.
- 36" Jenn-Air stainless steel refrigerator.
- Glass backsplash.
- Perlato Royale marble slab countertops.
- Anigre veneer cabinets with Richelieu cabinet hardware and halogen lighting.
- Built in microwave.
- Double stainless steel undermount sinks with waste disposal.

LIVING ROOM

- Polished concrete fireplace surround.
- Exposed wood beams.
- Areas of exposed brick and concrete in walls and ceilings.

COMFORTS AND CONVENIENCES

- Ultra quiet, front loading washer and dryer with pull out shelf.
- Ultra quiet air conditioning and ventilation system with air scrubbing technology that removes 97% of allergens, dust, and germs.
- Wireless high speed Internet.
- Pre-wired security system with touch screen control panel that can be armed from any phone and monitored from your home television or the Internet.

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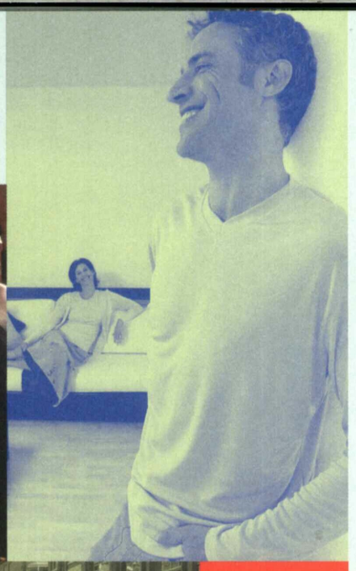
REDISCOVERED. REVITALIZED. REBOOTED.



Now recognized as Vancouver's epicentre for fashion, art and design, Yaletown buzzes with the energy of its many restaurants, galleries and shops.

The city's finest gourmet grocers, cafés, spas, restaurants and boutiques are all right at your doorstep.

The city is yours. 1180 Homer St. not only places you in the very heart of historic Yaletown, but also puts you close to everywhere you want to be and everything you want to do: morning runs along the Seawall, shopping at Granville Island, strolling through the galleries of South Granville, long walks in Stanley Park, games at GM Place or a weekend on the slopes up at Whistler.

- SHOPPING DISTRICT
- ENTERTAINMENT DISTRICT
- SPORTS/CONCERTS
- YALETOWN DISTRICT

THE CITY AT YOUR DOORSTEP

BCCONDOS.NET

1180 HOMER ST.

DEVELOPER Townline Homes

An award-winning industry leader recognized for innovation, quality and service, Townline is proud to be involved in the heritage revitalization of 1180 Homer St. – a landmark location now offering a unique perspective on Yaletown living.

Townline has built nearly 1,000 homes and over 1 million square feet of commercial space since 1980. To learn more about Townline visit www.townline.ca

1180 Homer St. is covered by St. Paul's 2-5-10 year warranty (2 years Material and Labour, 5 years Building and Envelope, and 10 years Structural Warranty).

ARCHITECTS Howard Bingham Hill

Leading the heritage revitalization of 1180 Homer St. is Howard Bingham Hill. As one of the West Coast's most respected architectural firms, Howard Bingham Hill has a long history of innovative and award winning residential and commercial designs.

INTERIOR STYLING Graham & deAraujo Design Studio Ltd.

Designed by Graham & deAraujo design studio ltd., the interiors at 1180 Homer St. are a blend of the building's original heritage style and crisp, modern design elements – a combination that creates refined living spaces that are as visually appealing as they are livable.

LUXURY, STYLE, SPACE – IT'S YALETOWN REDEFINED.

Call us today at 604.742.1292 or visit our web site

www.1180homer.com

TOWNLINE

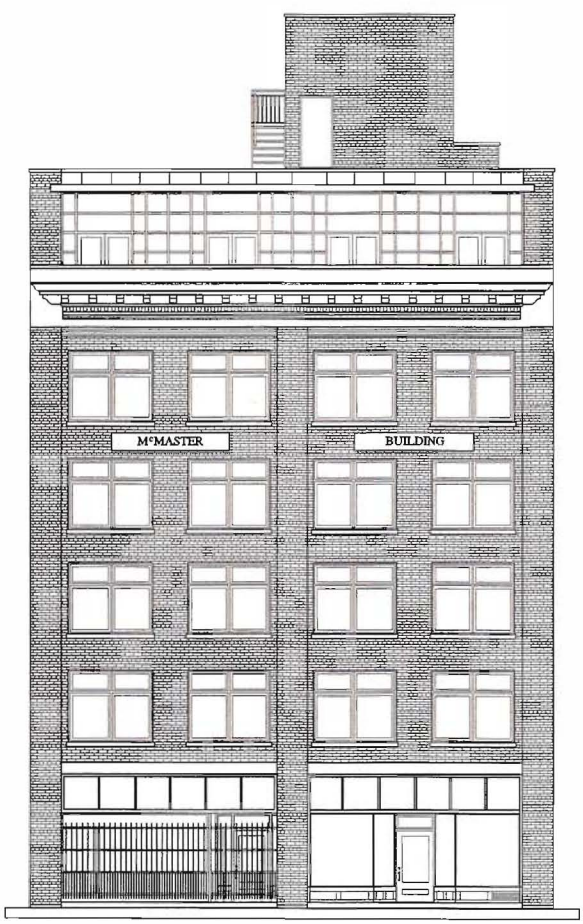
Townline reserves the right to make modifications and changes to floor plans, project design, specifications and features.
Floor plans and final suite sizes may vary.
The information contained herein is for general reference only. The development is subject to change without notice.

The St Paul
Consider it done
Property and Liability Insurance

YALETOWN REDEFINED

BCCONDOS.NET

1180 HOMER



1180 HOMER

Originally constructed in 1910 as o warehouse/office building, 1180 Homer St. (also known as the McMoster Building) was part of the first wave of development in Yaletown and today holds a place on the Vancouver Heritage Register. The façade of this historic gem will soon be restored with many of its original "Edwardian Industrial" architectural details including the white-glazed brick, dock side and wood awning.

In fact, while the shell of the McMaster Building is being retained, and the exterior returned to its former noble self, the rest of 1180 Homer is new construction. It's really a matter of fusion rather than conversion. All the desirable historic cues are there – exposed brick and concrete, reclaimed hardwood floors, high ceilings and exposed wood beams. But, they interface seamlessly with the features and finishes that one would expect in a one-of-a-kind luxury loft residence. All help 1180 Homer stand out from the pack in one of Vancouver's most desirable neighbourhoods – Yaletown.

METROLIVING

BCCONDOS.NET

HIGHLIGHTS OF 1180 HOMER

Architecture by Howard Bingham Hill
A limited collection of 15 loft homes
Air conditioned for year-round comfort
Operable "garage door" window wall in most homes
Penthouses have private roof decks
Parking Elevator with restricted floor access
Over-height parking with stacking lift option for second car
Bicycle storage facilities

INTERIORS

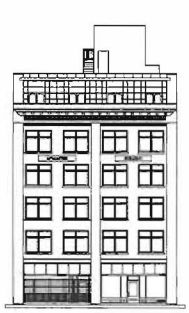
Solid core 7 foot high entry doors
Overheight ceilings with open living plan
Exposed wood beams
Euro-door fold away glazing system option for enclosed balconies
Overhead garage doors that open to provide wide open access between indoor and outdoor spaces
Wide plank reclaimed fir flooring in living & sleeping areas
Exposed concrete ceiling & original brick feature walls
Convenient in-suite storage
Bosch full capacity, front loading washer and dryer
Solus polished concrete fireplace surround

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
Granite countertops, backsplash and kitchen island with granite end gables
Custom-built cabinets made of exotic Mahogany from Africa
Blumotion stainless steel silent self-operating door and drawer hardware
Double stainless undermounted sinks with waste disposal
Blanco gourmet commercial faucet with high arc spout

BATHROOMS

Custom-built cabinets made of exotic Mahogany from Africa
Blumotion stainless steel silent self-operating door and drawer hardware
Marble countertop with undermount sinks
Kohler undermount cast iron soaker tub with marble surround
Kohler low profile toilet
Frameless glass shower enclosure with Imported tile and steam shower option
Polished chrome Italian faucets by Paini
In floor radiant heat



1180 HOMER

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METRO LIVING

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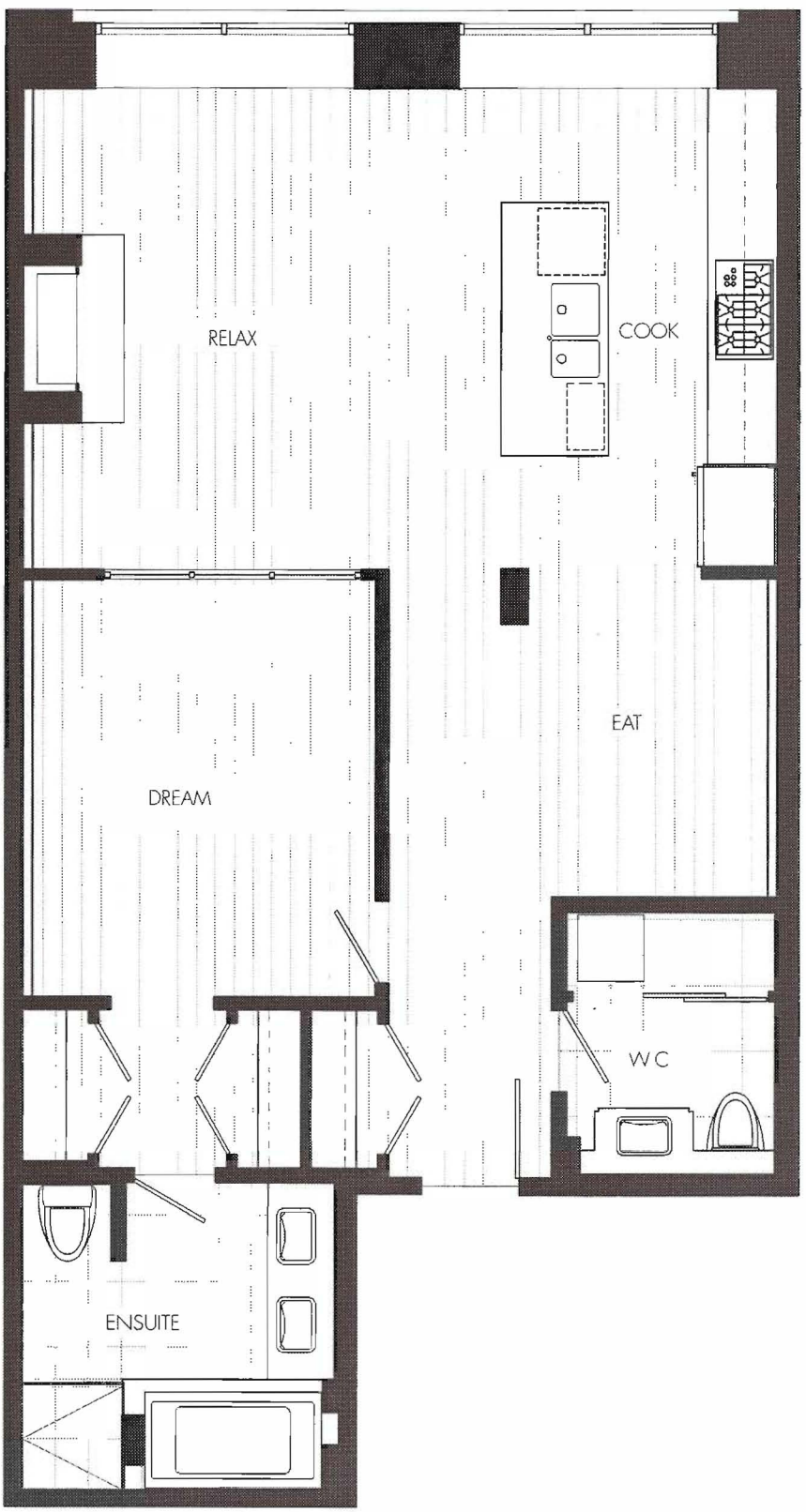
1180 HOMER

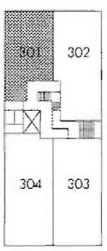
PLAN A

1 BEDROOM

1,000 SQUARE FEET



HOMER



Level Three

METRO LIVING

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

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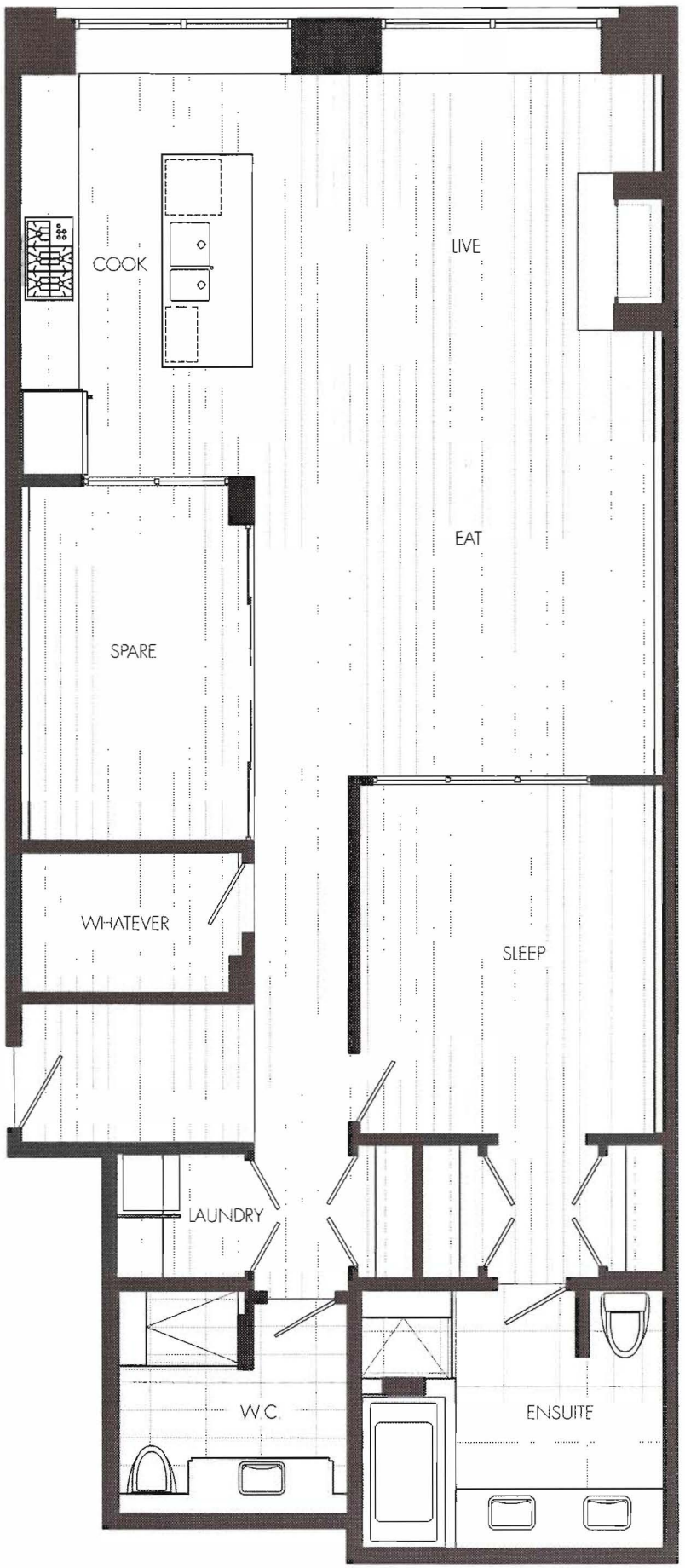


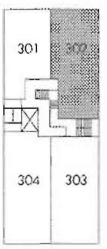
1180 HOMER

PLAN B

2 BEDROOMS

1,335 SQUARE FEET

HOMER



Level Three

METRO LIVING

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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.

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.

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.

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 Bejiing 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.

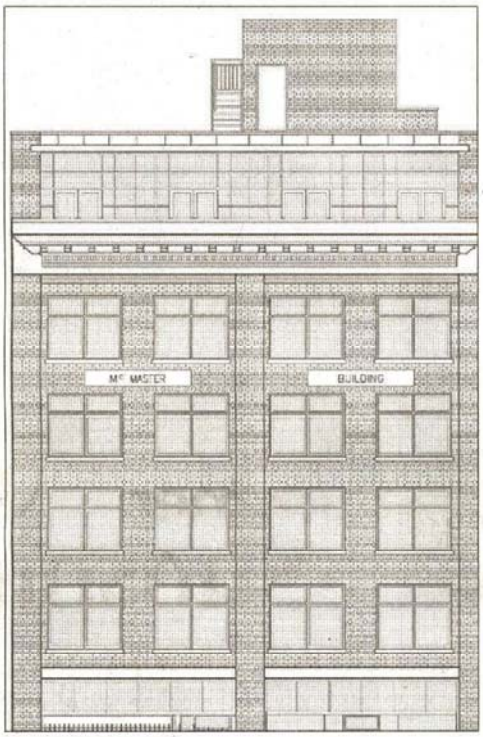
The other three projects in Metroliving will be a six-storey building with 12 lofts at 1168 Richards St.; 63 condos at 999 Seymour and 38 condos at 531 Beatty St.

© The Vancouver Sun 2005

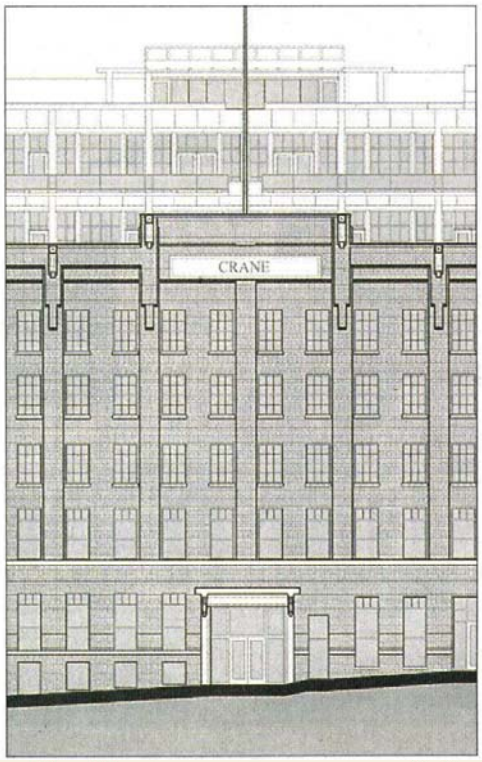
Six and the city

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.



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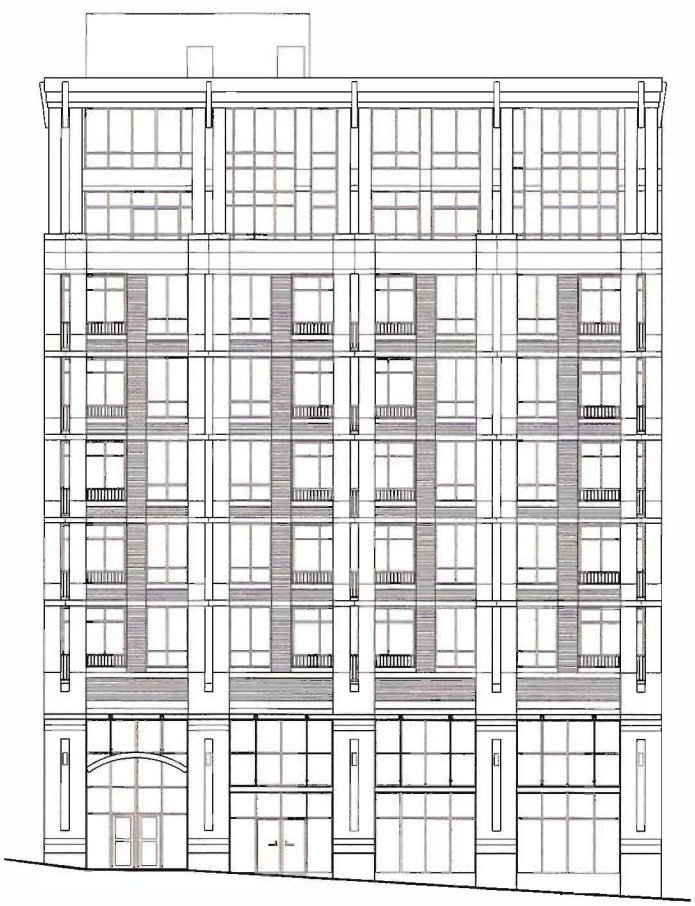
531 BEATTY



531 BEATTY

Foot steps to Chambar, Wild Rice, the new Costco, Yaletown and future new shops and restaurants in the area, 531 Beatty is 38 Heritage Style Lofts. 531 will be a new concrete construction building finished with a brick façade to echo the historic buildings along Beatty Street. Located in the heart of Crosstown – the area that bridges Gastown ond Yaletown – with select views of the Sun Tower, which when it was built in 1912 was the tallest building in Canada.

Architectural design is by Rafii Architects, who also designed Alda in Yaletown. So, if you want to see how well a modern building references its 100 year old environment, check it out.

Many of the homes will have a patio, balcony, terrace and/or a private deck. Operable "garage door" window walls ond outdoor fireplaces avoilable in most of the double story penthouse lofts.

METROLIVING

BCCONDOS.NET

HIGHLIGHTS OF 531 BEATTY

Memorable lobby with an interpretation of the historic glass block areaway, and a glowing lavender glass in the entry.
Secured underground parking for each suite
Common bicycle storage in underground parkade
Dog/bike Wash with warm water
Equipped exercise studio with separate yoga/meditation room
Outdoor Zen garden with fireplace and seating
All homes are pre-wired for high-speed connections and for security
Secured building with enterphone and security cameras

INTERIORS

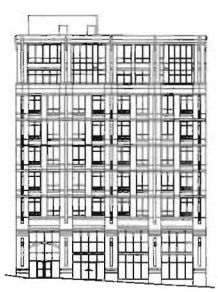
Overheight ceilings throughout your home
Choice of two very cool colour palettes
Edge-set natural Maple engineered (refinishable) hardwood flooring in living areas
Cozy carpeting in bedrooms
7' high solid-core, wood suite entry doors for additional security and soundproofing
Adaptable flex space for home office, pantry or additional storage
Oversized windows create transparent walls of light
Overhead garage doors in some homes that open to provide wide open access between indoor and outdoor spaces

KITCHENS

Stainless steel appliance package:
LG refrigerator/freezer
Bosch 4 burner gas cooktop
Undercounter Bosch convection wall oven
Bosch microwave & hood fan
Bosch energy efficient, built-in dishwasher
Solid glass backsplash to underside of cabinets
Custom designed flat panel wood and white kitchen cabinets
Quartz composite kitchen counter-tops
Blanco single bowl undermount stainless steel sink
In-sink waste disposal unit
La Torre single lever chrome faucet

BATHROOMS

Imported porcelain floor tiles (9"x18")
Ceramic tiled shower and tub
Walk in ceramic tiled separate shower in many of the homes
Single lever polished chrome lavatory faucet by La Torre
Polished chrome pressure and temperature balanced shower control by La Torre
Unique vanity mirror and illuminated storage shelf with glass sliding doors
Marble countertops with undermount sinks
Dual button, low flow toilet by Caroma
Custom designed wood veneered cabinets



531 BEATTY

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METRO LIVING

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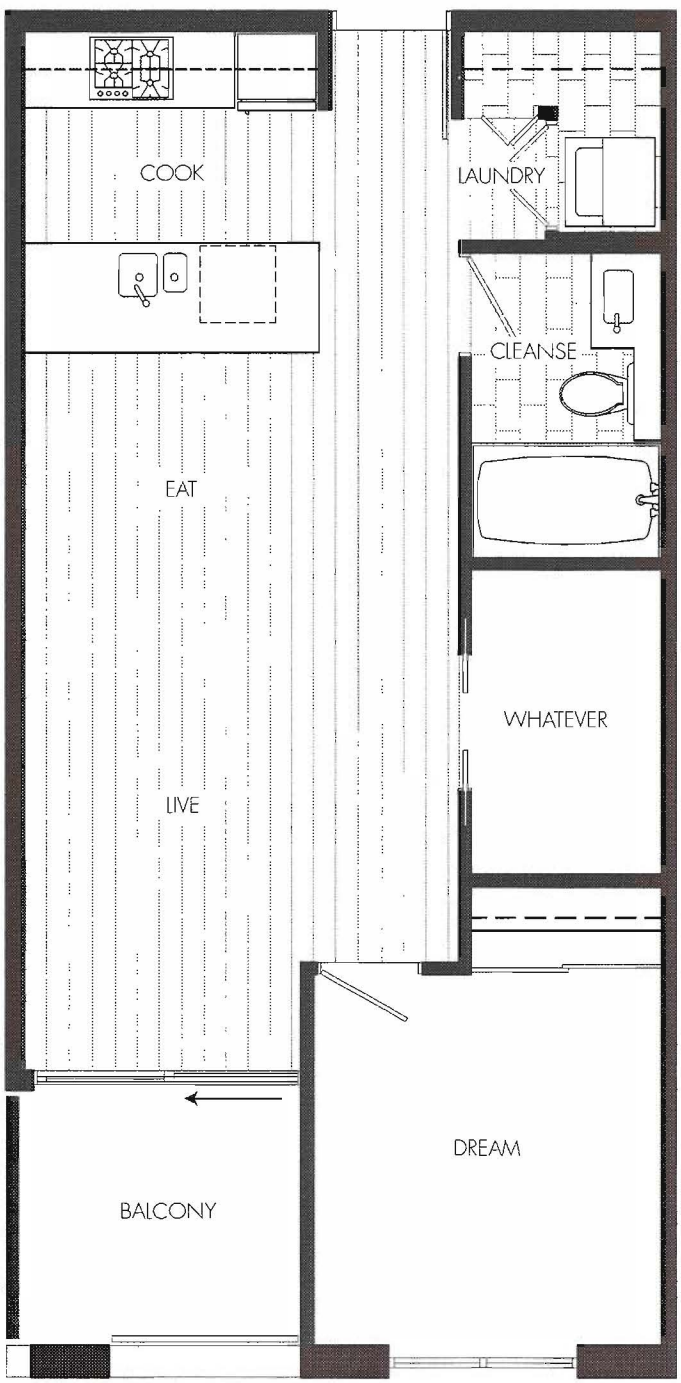
531 BEATTY

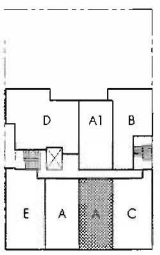
PLAN A NORTH

1 BEDROOM

558 SQUARE FEET



Level Two



Levels Three to Six

METROLIVING

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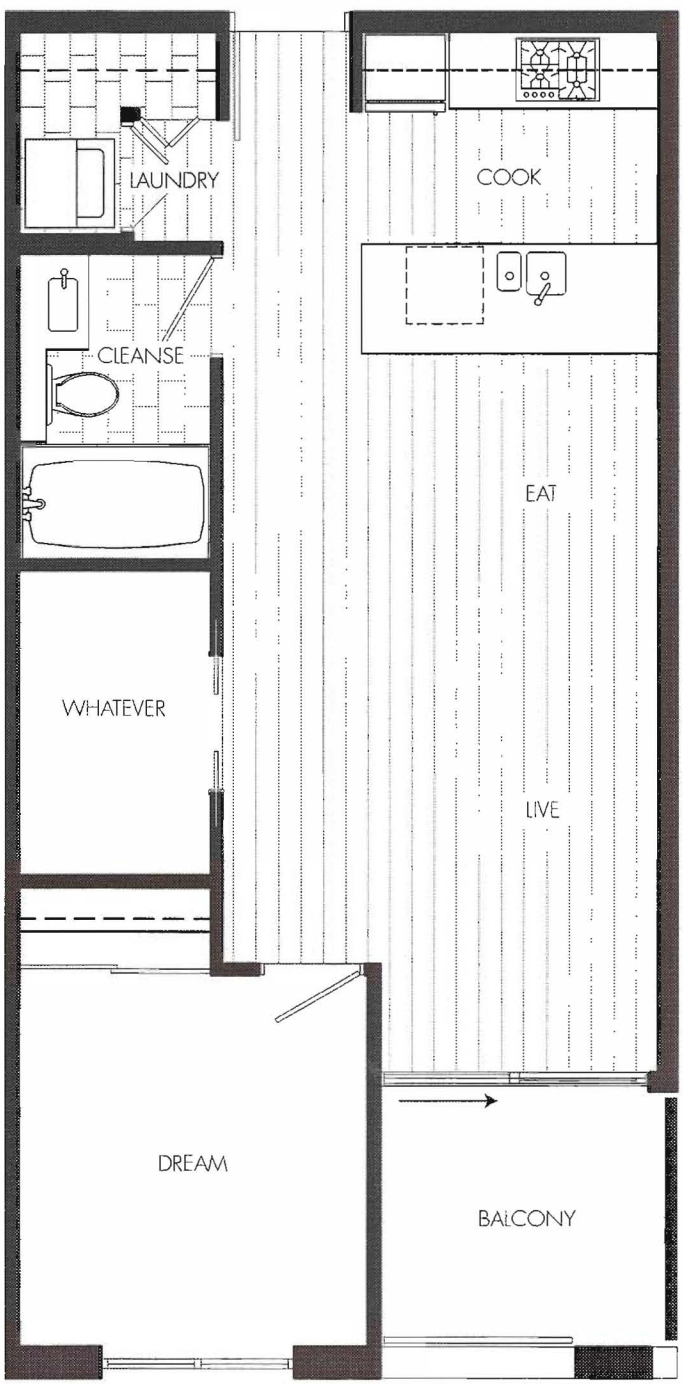
531 BEATTY

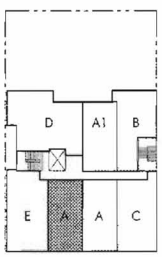
PLAN A SOUTH

1 BEDROOM

558 SQUARE FEET



Level Two



Levels Three to Six

METROLIVING

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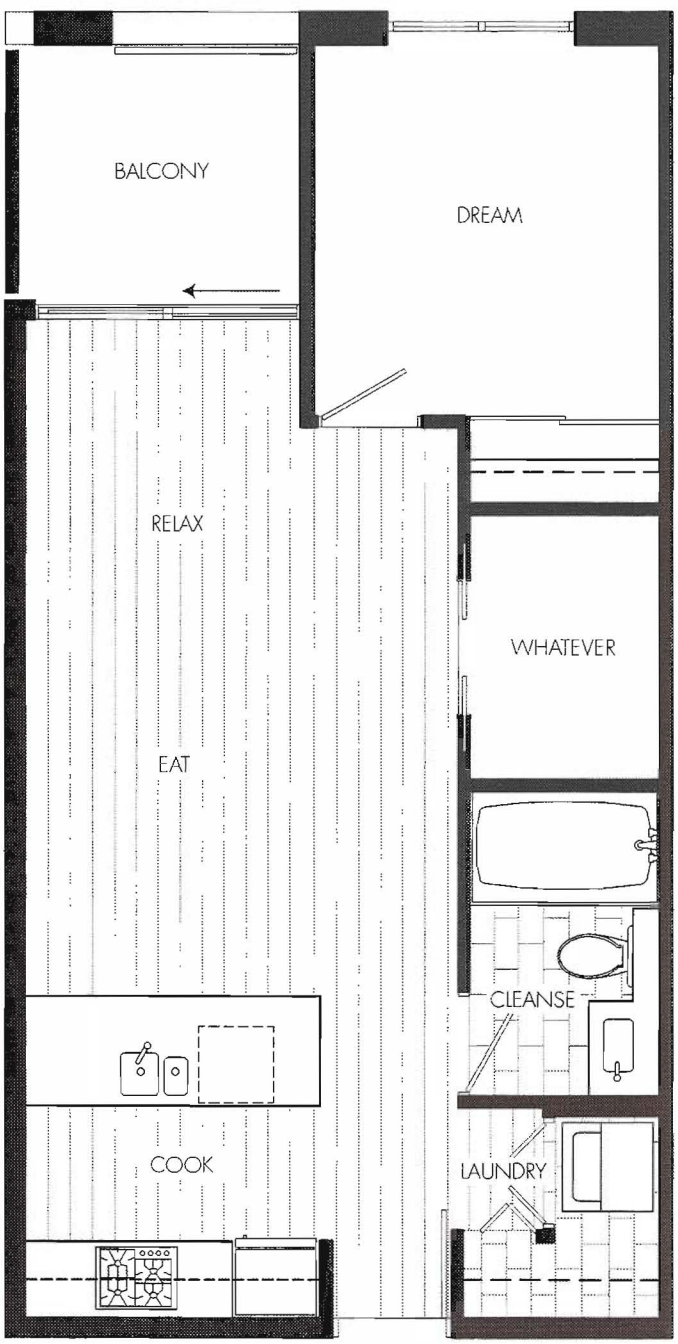
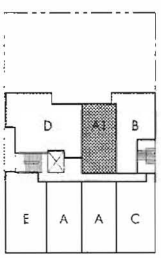
531 BEATTY

PLAN A1

1 BEDROOM

540 SQUARE FEET





Levels Three to Six

NORTH

METRO LIVING

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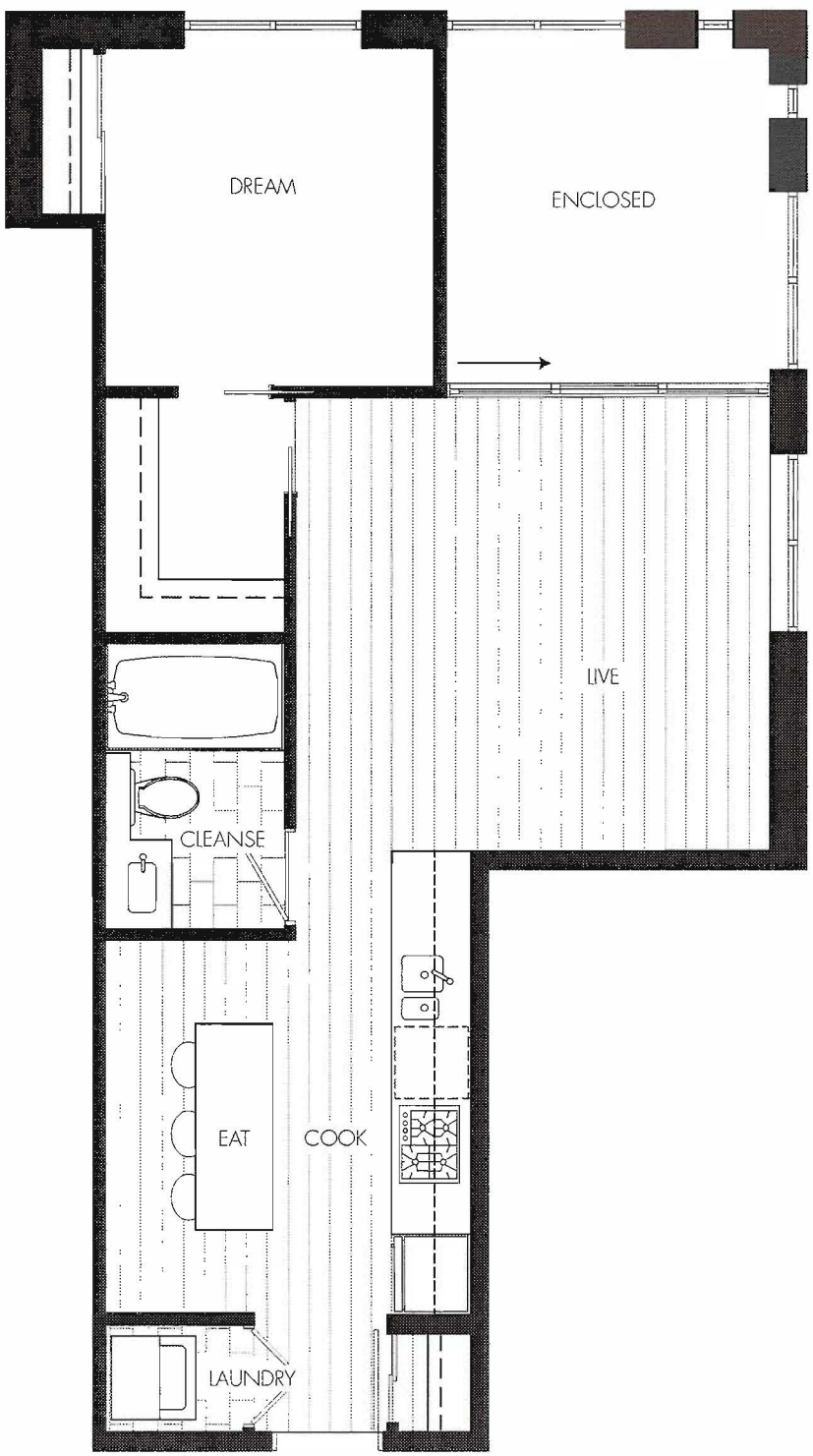
531 BEATTY

PLAN B

1 BEDROOM

666 SQUARE FEET



Levels Three to Six

NORTH

METROLIVING

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

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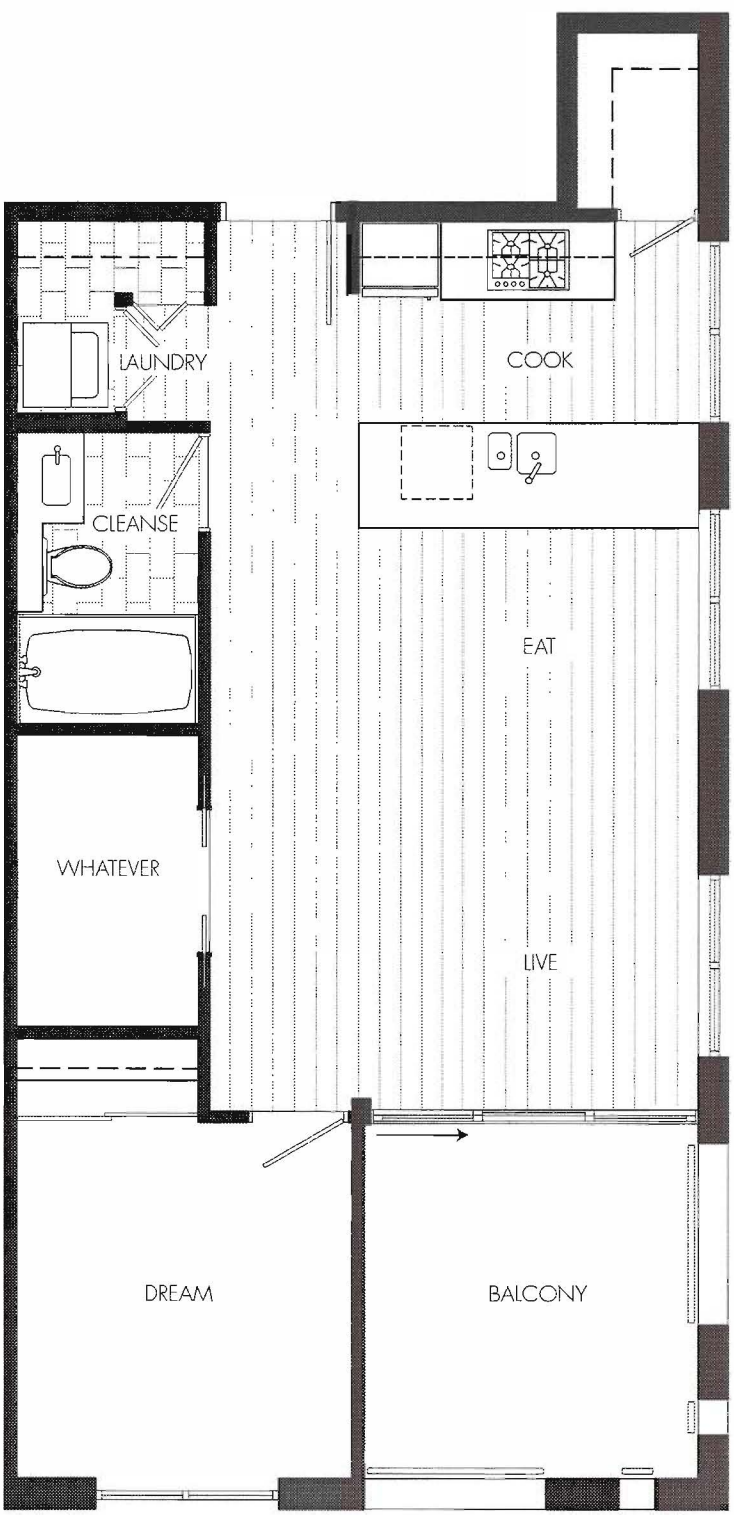
531 BEATTY

PLAN C

1 BEDROOM

616 SQUARE FEET



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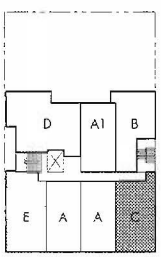

Levels Three to Six

NORTH

METROLIVING

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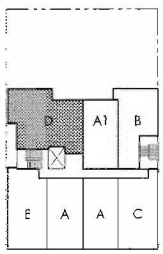

Levels Three to Six

531 BEATTY

PLAN D

2 BEDROOMS

938 SQUARE FEET

METROLIVING

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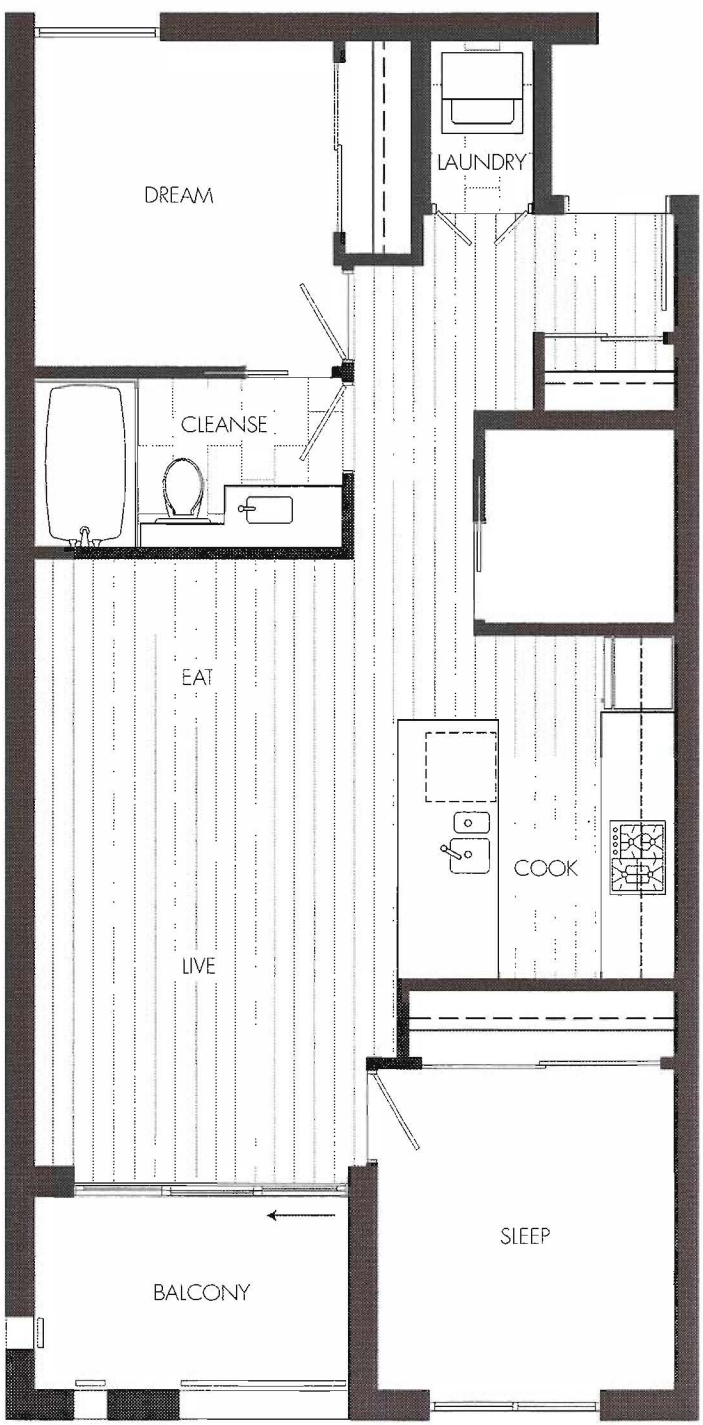
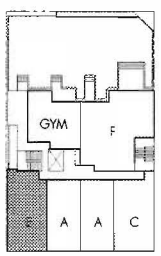
531 BEATTY

PLAN E

2 BEDROOMS

719 SQUARE FEET





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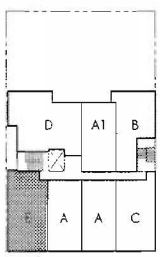

Levels Three to Six

METROLIVING

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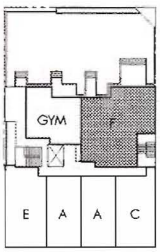

531 BEATTY

PLAN F

2 BEDROOMS

1,103 SQUARE FEET

METROLIVING

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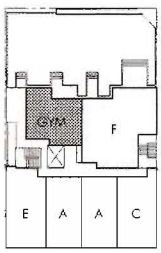


Level Two

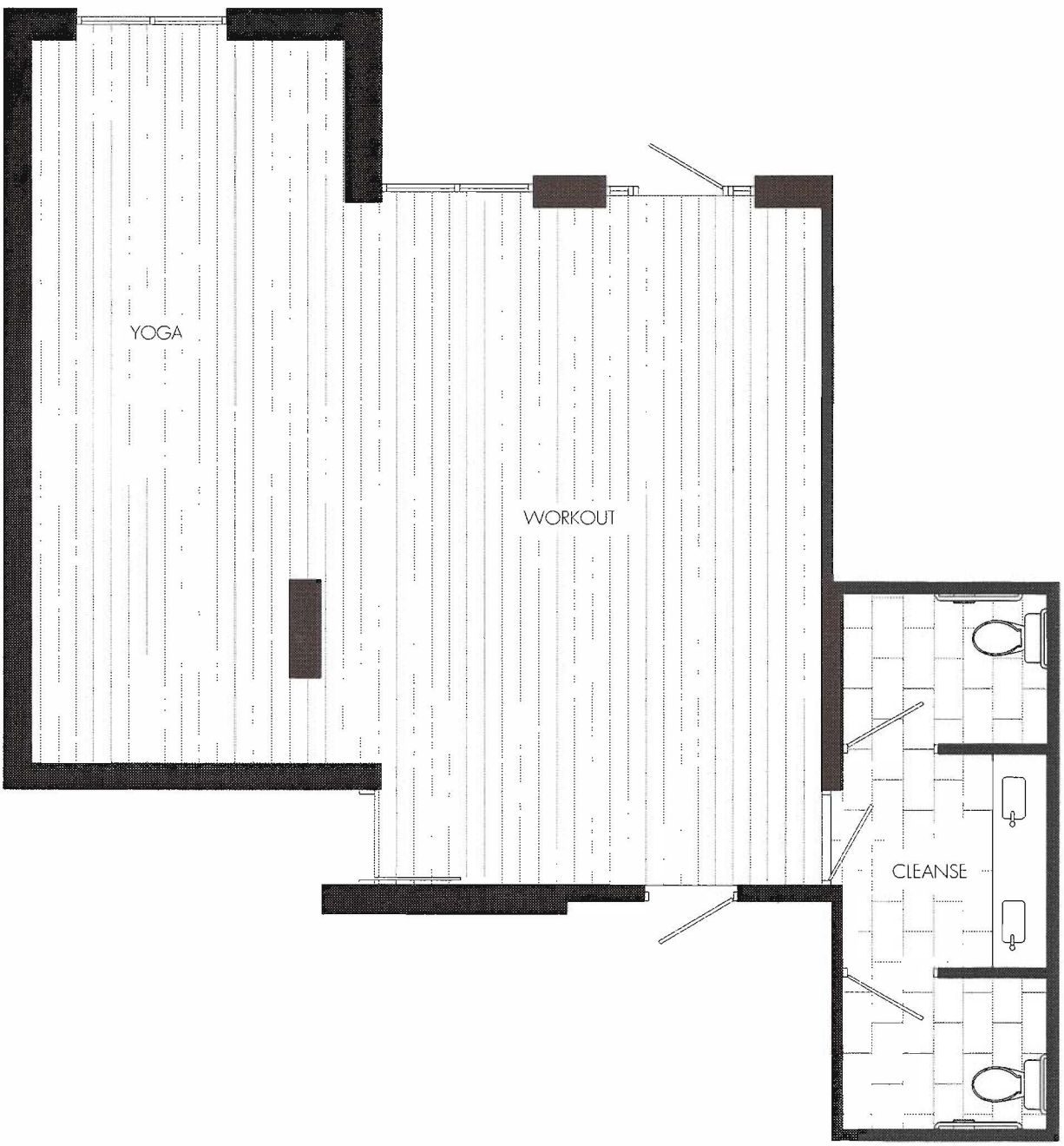
NORTH

531 BEATTY

PLAN GYM

FITNESS ROOM

808 SQUARE FEET



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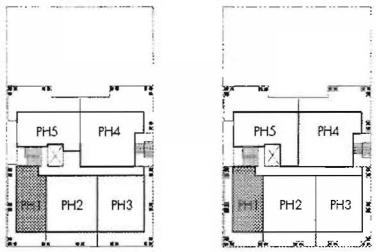

Level Seven

Level Eight

531 BEATTY

PLAN PH1

1 BEDROOM + DEN

992 SQUARE FEET

METROLIVING

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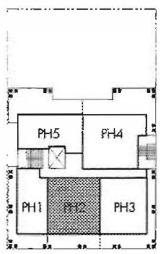

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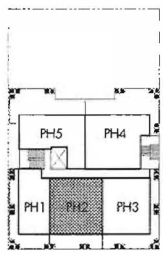


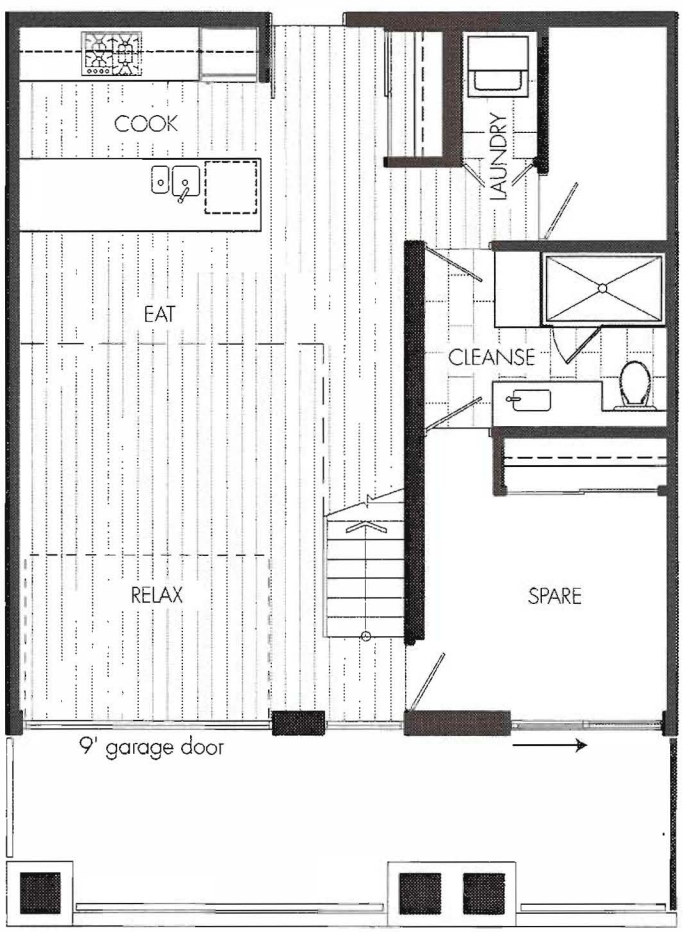
Level Eight

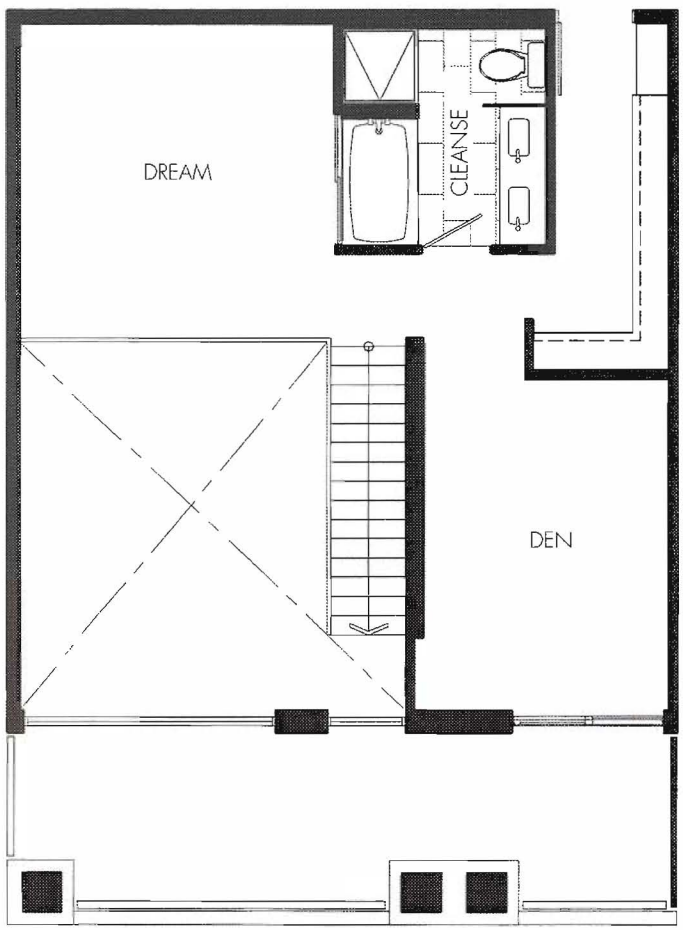
531 BEATTY

PLAN PH2

2 BEDROOMS + DEN

1,257 SQUARE FEET





METROLIVING

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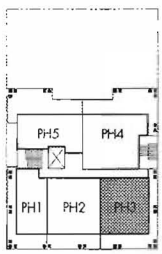

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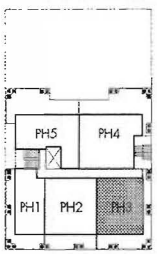


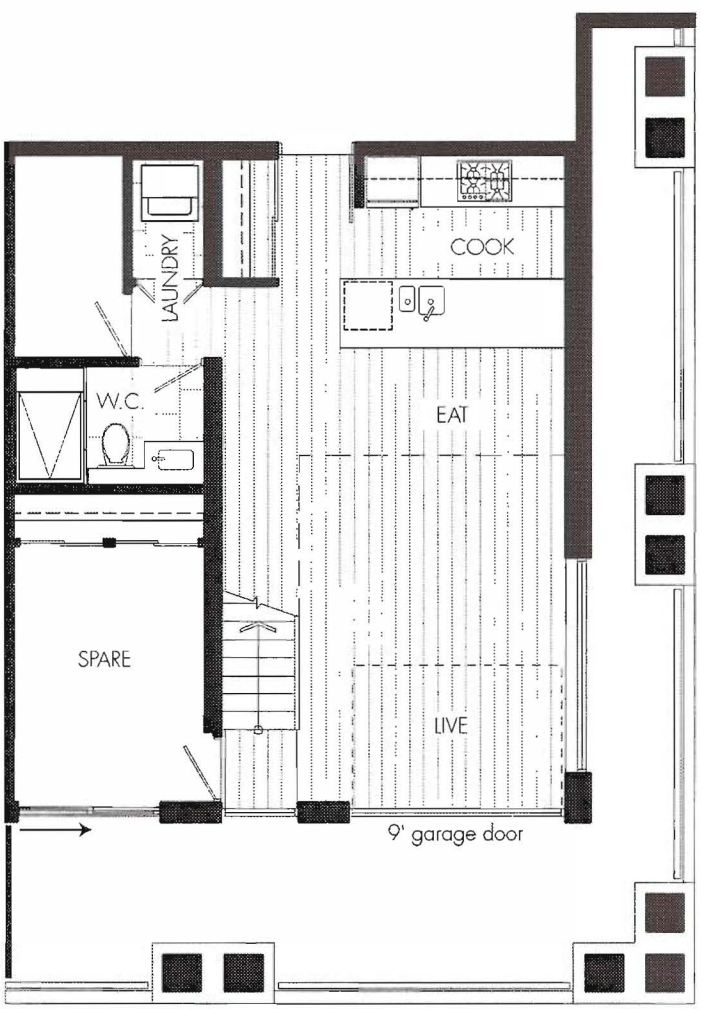
Level Eight

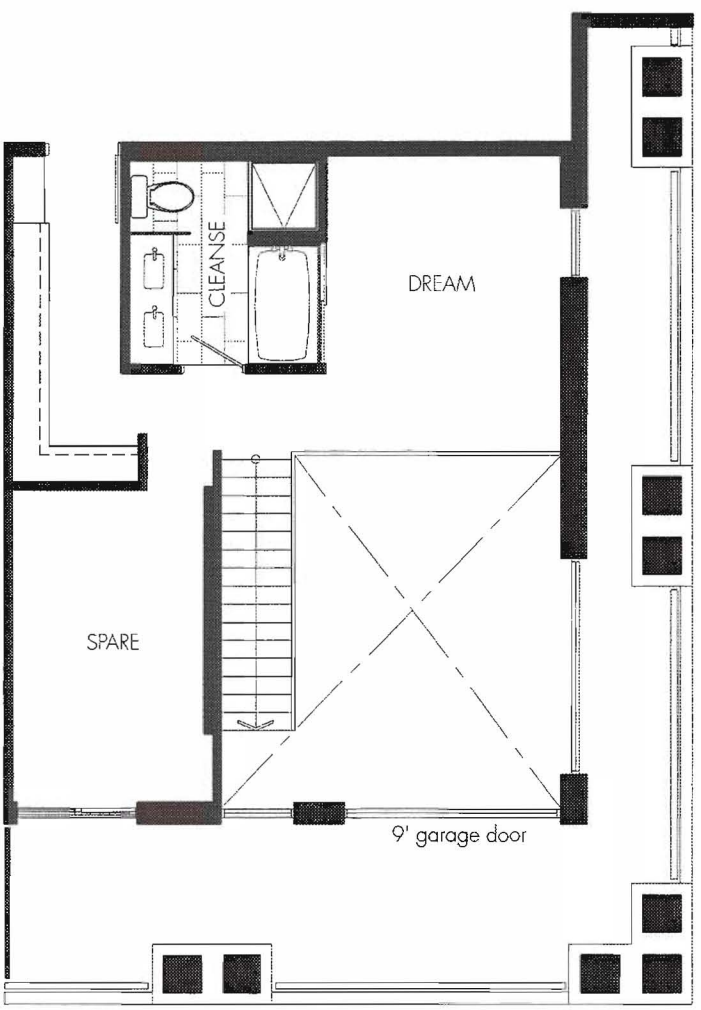
531 BEATTY

PLAN PH3

2 BEDROOMS + DEN

1,156 SQUARE FEET





METROLIVING

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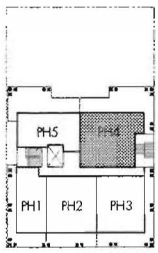

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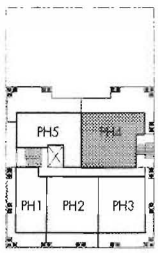


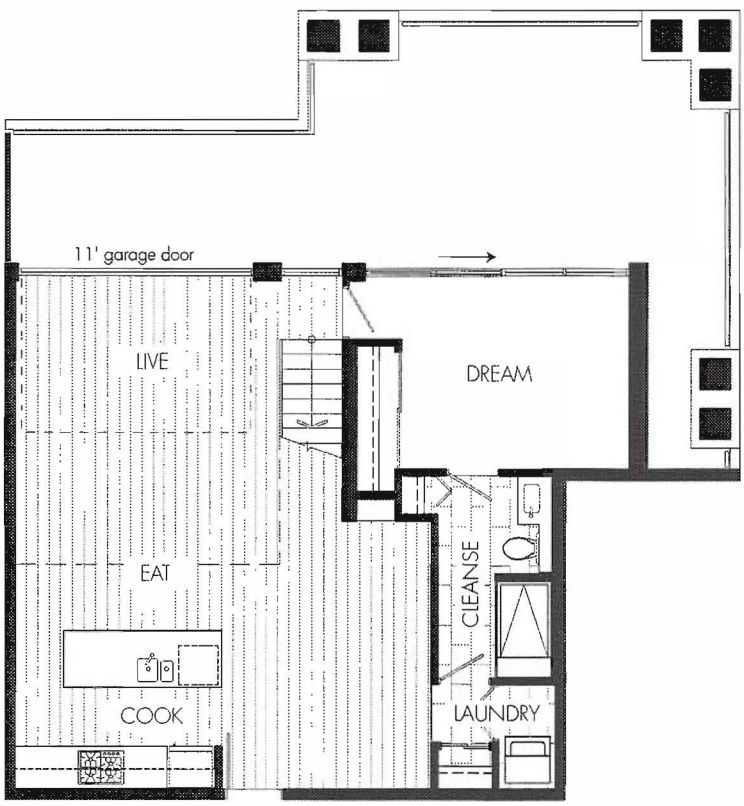
Level Eight

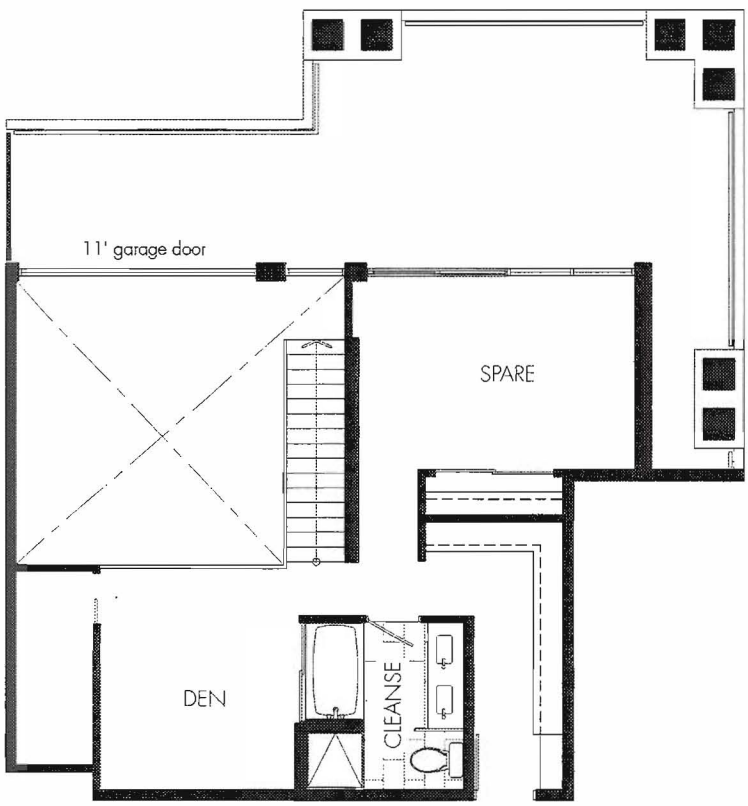
531 BEATTY

PLAN PH4

2 BEDROOMS + DEN

1,391 SQUARE FEET





METRO LIVING

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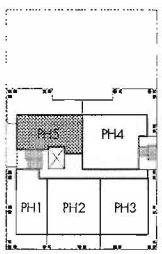

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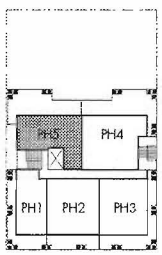


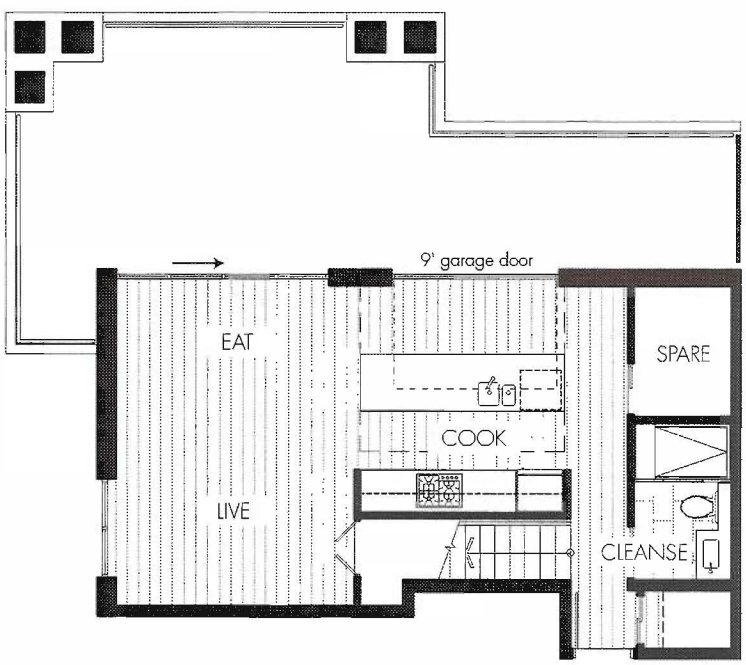
Level Eight

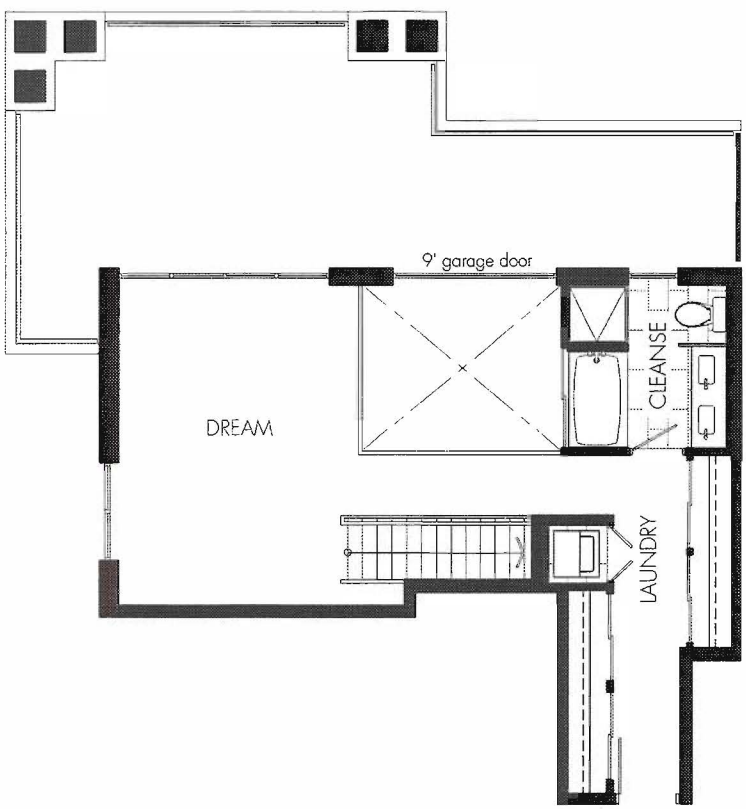
531 BEATTY

PLAN PH5

1 BEDROOM

1,117 SQUARE FEET





METROLIVING

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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:

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* 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.”

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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
vince Metroliving has a sexy city feel to it
h stainless subway tiles in the kitchen
ove left), a spot for the cappuccino machine
ht) and a brick wall that lends a trendy
ch 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?

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).

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)

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

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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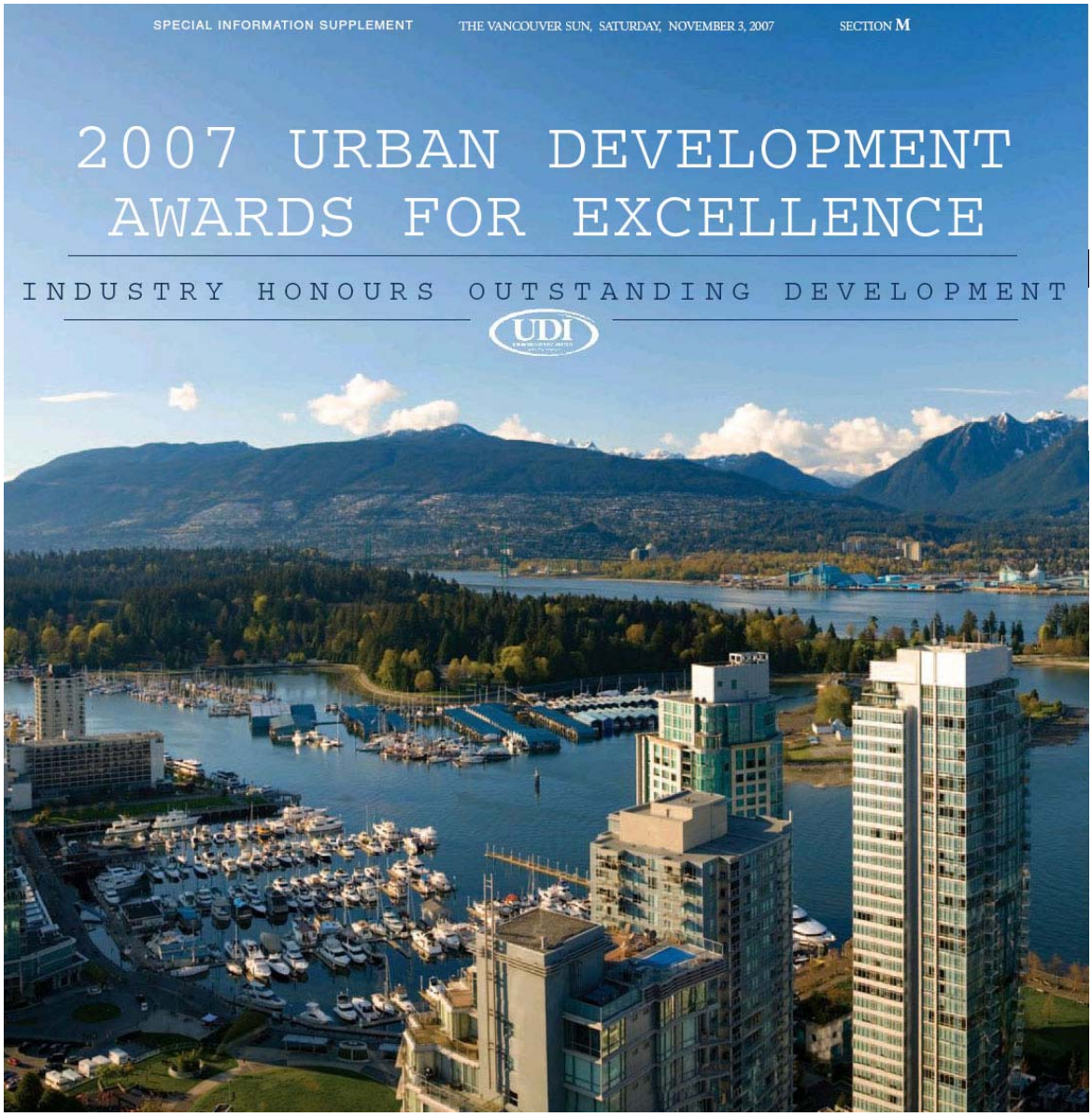
Partners in Innovation and Community Building

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.

1168 Richards, MetroLiving

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

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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.

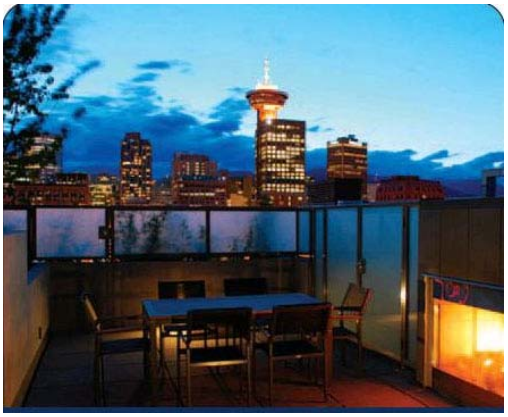
As partners in community building and on the forefront of the discussion of how to best create sustainable communities, UDI's membership includes experts in urban planning, architecture and engineering, finance, government agencies as well as investors and developers.

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.”

This entry was posted on Saturday, November 3rd, 2007 at 12:00 pm and is filed under Real Estate Related. You can follow any responses to this entry through the RSS 2.0 feed. Both comments and pings are currently closed.