THE PACIFIC

BY GROSVENOR

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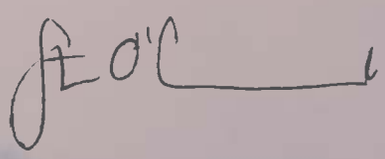
Grosvenor's purpose is to improve properties and places to deliver lasting commercial and social benefit in the cities and local communities in which we operate. By focusing on integrity in all aspects of crafting exceptional developments, we have made long-term contributions in vibrant neighbourhoods throughout Vancouver – most recently along the Ambleside beachfront in West Vancouver and in the community of Edgemont Village in North Vancouver.

With all of our properties, we strive to blend a far-sighted, international perspective with an intimate knowledge of the local community.

Designed to be a timeless addition to Vancouver's skyline, The Pacific has been crafted with the utmost care, sophisticated architecture and thoughtful interior design.

We are proud to include The Pacific as a prominent addition to our legacy of international properties.



Steve O'Connell
CEO, Grosvenor Americas

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CITY + NATURE

Vancouver embodies the modern ideals of the world's most livable cities.

Its unique urban identity – a result of global leadership in planning and architecture – is enhanced and softened by a spectacular setting.

Vancouver's urban and natural edges meet on the bright southern shore, a quiet neighbourhood removed from the humming downtown core. Parks, sandy beaches, the seawall and seaside restaurants define this established residential community.



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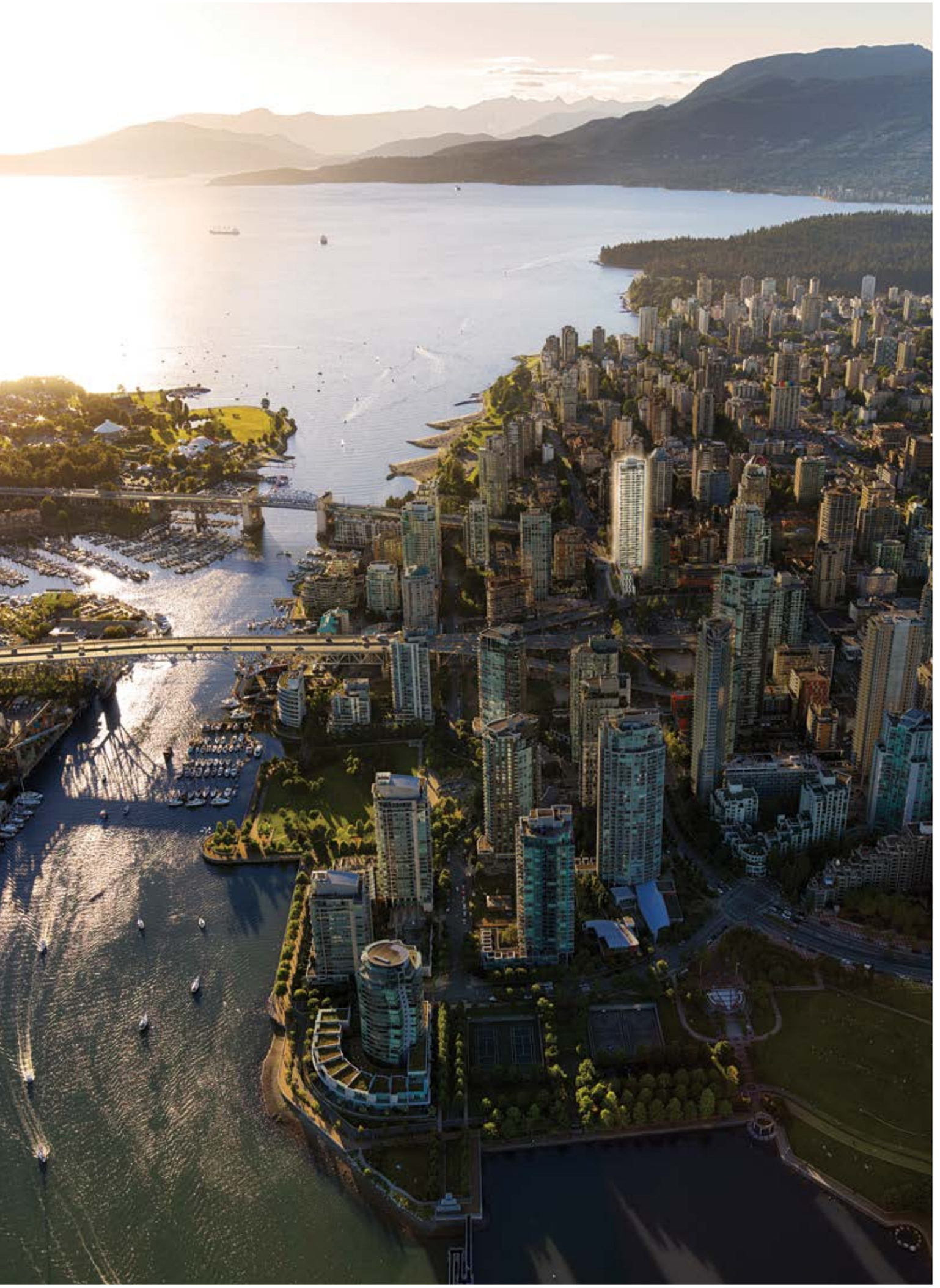

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PACIFIC + HORNBY

The Pacific is the next chapter in the legacy of this location and a timeless addition to Vancouver's skyline.

For over a century this property has been – and will continue to be – home to Leslie House, a local landmark with a storied history. The "little yellow house" is best known as the location of Il Giardino restaurant and is one of the oldest remaining homes in downtown Vancouver.

From a distance, The Pacific's simplicity shines with an understated elegance. Up close, the architectural complexity is revealed in its details. The result is a building of sophisticated stature that responds to its prominent location.



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WORLD CLASS VIEWS

Views span from the North Shore Mountains to Stanley Park, west to English Bay and Vancouver Island and across the downtown skyline to False Creek.

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VANCOUVER'S SEAWALL AND BRIDGES CONNECT YOU

TO THE CITY'S MOST VIBRANT NEIGHBOURHOODS.



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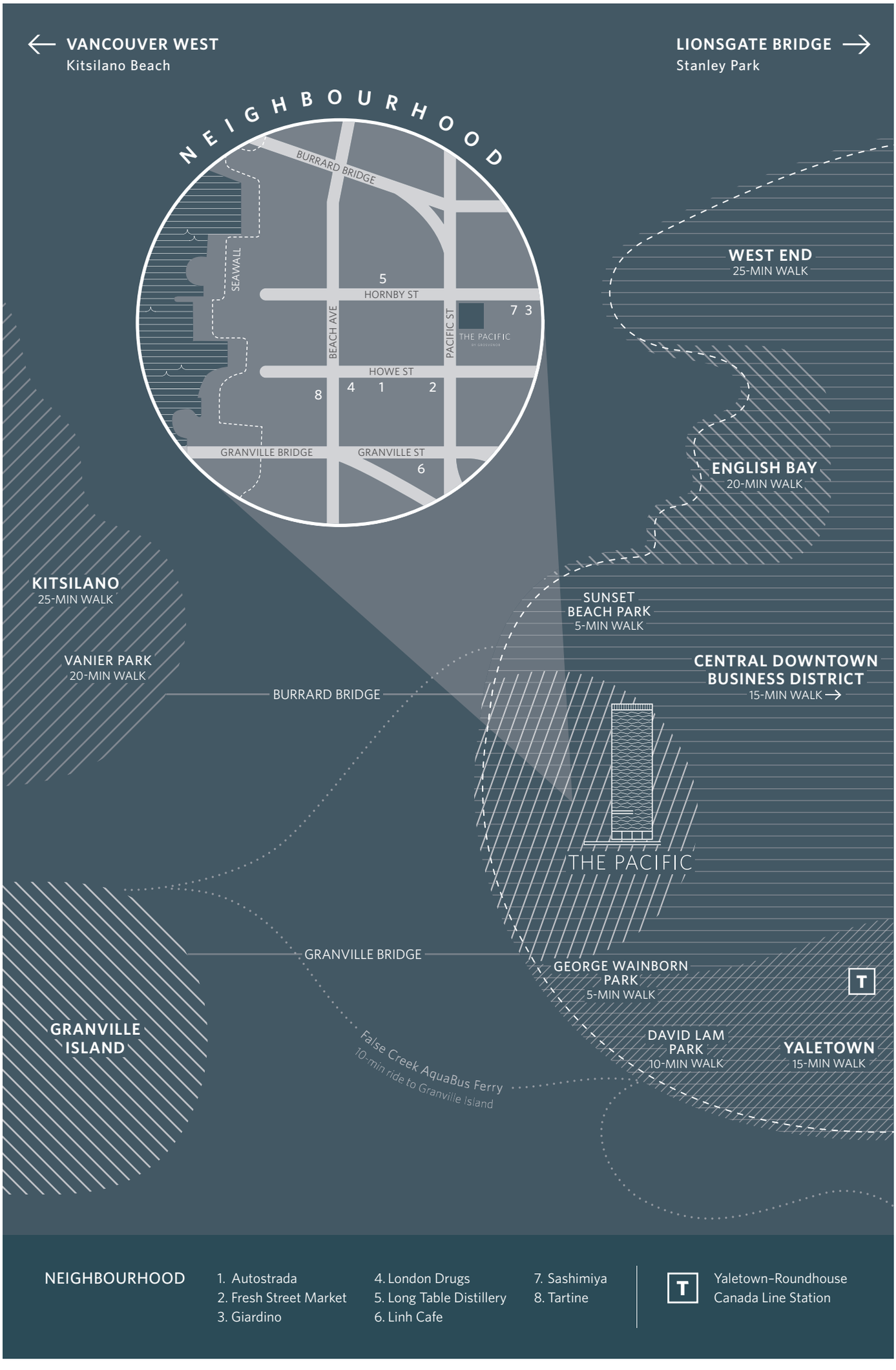

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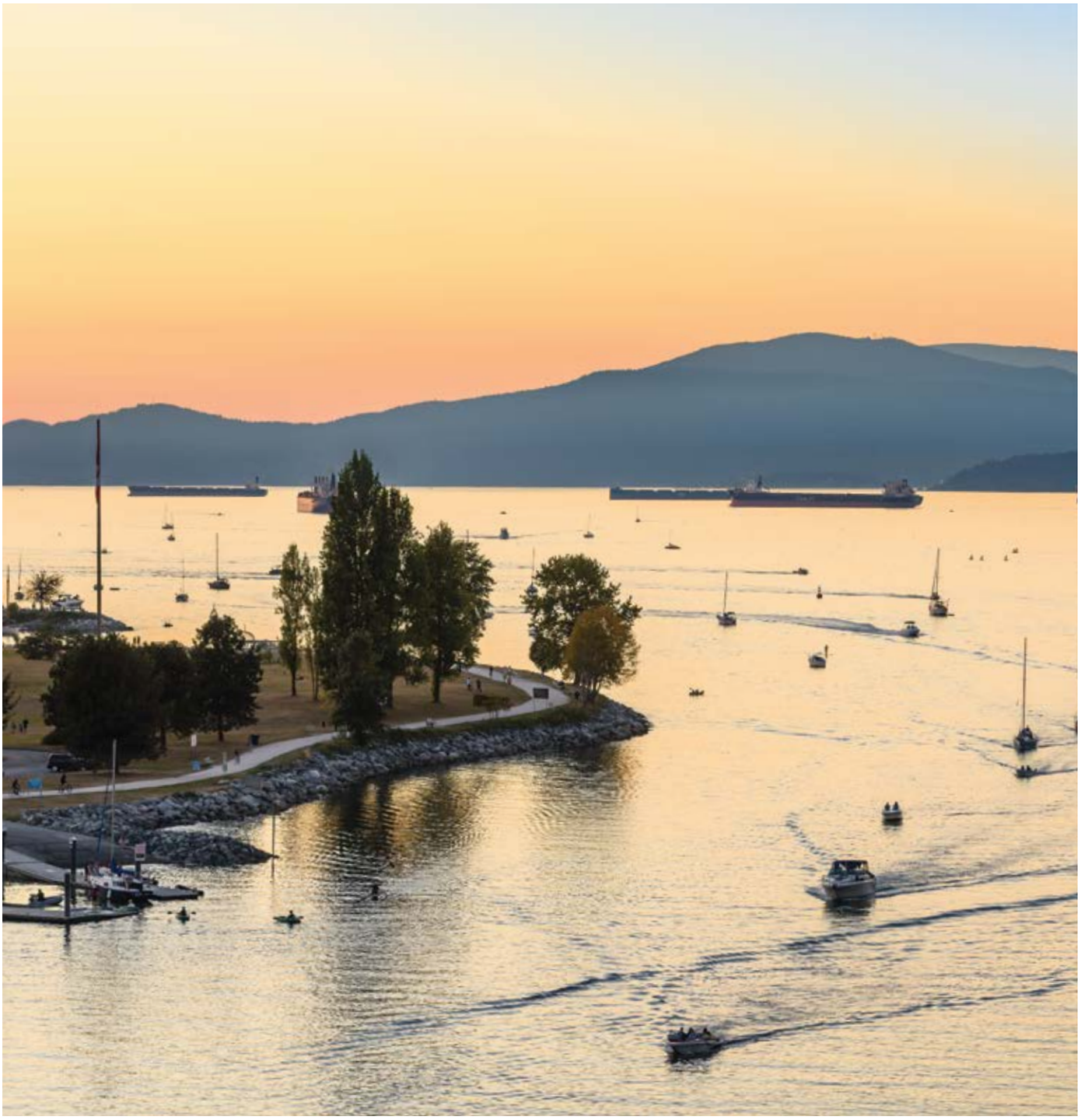

VANIER PARK | 20-MINUTE WALK

THE CITY'S MOST DESIRABLE DESTINATIONS, ONLY MINUTES AWAY

The Pacific's location is ideally situated, steps from the conveniences of downtown and within minutes of Granville Island's bustling markets, Yaletown's culinary scene and the sandy beaches of Kitsilano and English Bay.

Leave your car at home and set out on foot or by bike, transit or boat. Board the Aquabus at the foot of Hornby Street for access to False Creek's waterfront neighbourhoods.

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A BOUNTIFUL DISTRICT

This newly defined downtown neighbourhood has been shaped with the arrival of conveniences and culture — only a walk across the street from The Pacific. These additions include Fresh St. Market and London Drugs, where you can shop for groceries and everyday household goods.

The neighbourhood is quickly rising as a restaurant mecca. Enjoy internationally renowned fare at Vij's, Momofuku Noodle Bar, fresh premium seafood at Sashimiya or a Tuscan feast at Umberto Menghi's legendary Giardino.

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1. TARTINE BREAD & PIES | 5-MINUTE WALK · 2. FRESH ST. MARKET | 2-MINUTE WALK · 3. LONG TABLE DISTILLERY | 2-MINUTE WALK · 4. LONDON DRUGS | 2-MINUTE WALK · 5. SEBASTIAN & CO FINE MEATS | 5-MINUTE WALK

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1



2


3


4


5

1. SMALL VICTORY BAKERY YALETOWN | 15-MINUTE WALK · 2. HERMÈS & ALBERNI STREET SHOPS | 20-MINUTE WALK · 3. HORNBY BIKE PATH | 1-MINUTE WALK · 4. 1931 GALLERY BISTRO, VANCOUVER ART GALLERY & CENTRAL BUSINESS DISTRICT | 15-MINUTE WALK · 5. SASHIMIYA | 1-MINUTE WALK

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GIARDINO | 1-MINUTE WALK

DOWNTOWN LIVING

Vancouver is a dynamic international destination with a distinct local identity. Downtown is home to some of Canada's leading culinary, entertainment and cultural establishments.

Visit Canadian and international exhibitions at Vancouver Art Gallery, browse classic fashion brands on Alberni Street all while being in the heart of the central business district.

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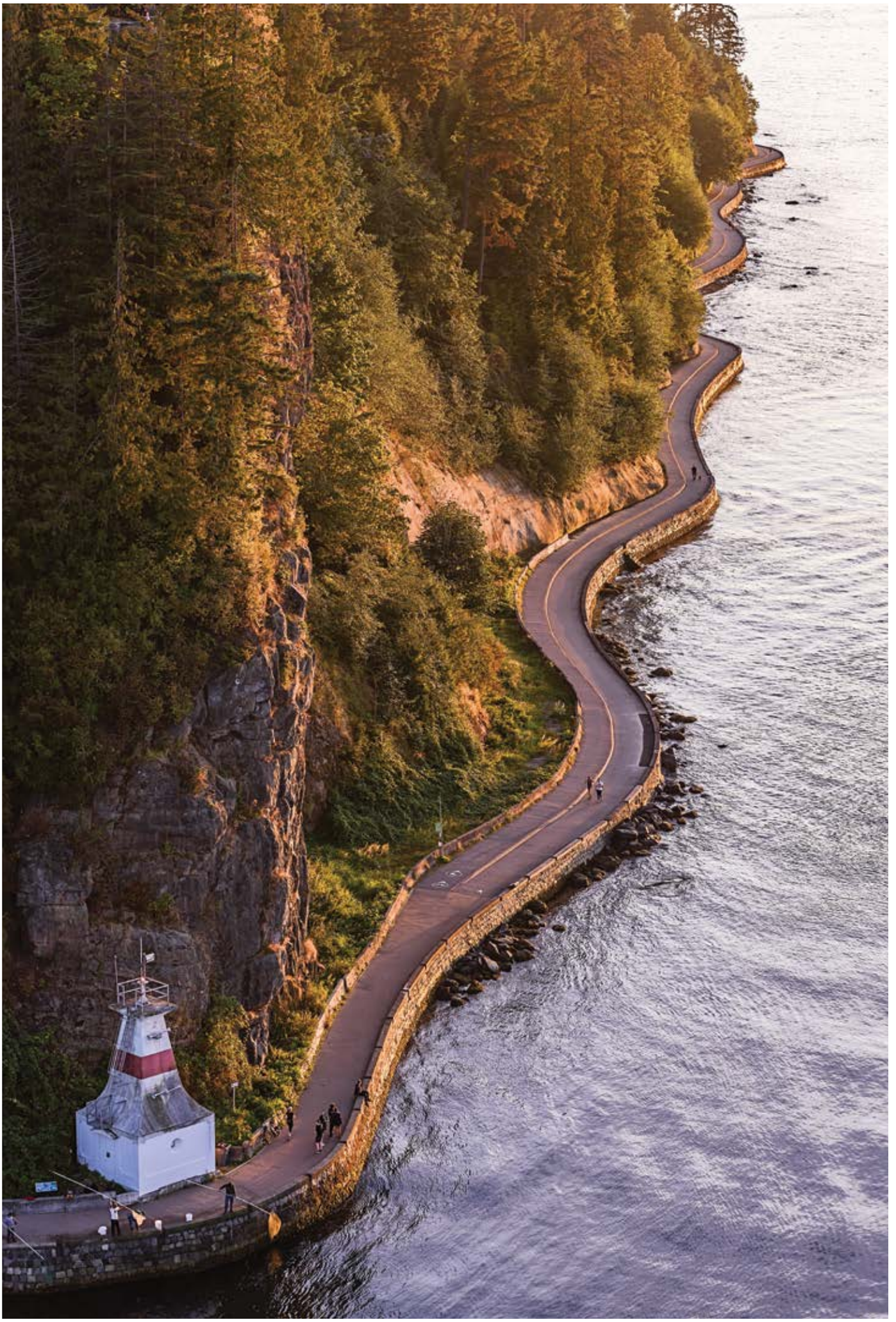

STANLEY PARK SEAWALL | 30-MINUTE WALK

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FALSE CREEK | 5-MINUTE WALK



STANLEY PARK + SECOND BEACH | 30-MINUTE WALK

ACCESS TO NATURE

Downtown Vancouver is renowned for its proximity to nature. The nearby seawall offers 28 kilometres of paths for walking, running and cycling, and is lined with parks and sandy beaches — from Sunset Beach to Coal Harbour to Spanish Banks.

Paddleboard, kayak or sail year-round from nearby launching points in False Creek and English Bay.

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GROSVENOR HAS MANAGED AND DEVELOPED PROPERTIES IN LONDON, HONG KONG, MADRID, SAN FRANCISCO, PARIS AND TOKYO, SOME OF THE WORLD'S MORE DESIRABLE CITIES.

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GROSVENOR

Since developing London's fashionable Mayfair in the 1720s and elegant Belgravia a hundred years later, the Grosvenor name has been associated with world-class real estate. Today, we are one of the world's largest privately owned property businesses.

Our interest and experience in Vancouver is well established, beginning over 60 years ago when we expanded our property investment, management and development business to North America. We have been active in residential development much of this time and aim to make long-term contributions to the neighbourhoods in which we are active by using creative design and high-quality building methods in all our projects.

For The Pacific, as with all of Grosvenor's developments, decisions are made locally, based on respect for the uniqueness of the place, the people who live there and the detailed knowledge of our specialist teams.

Above: Mount Street, Mayfair, London

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GROSVENOR'S LIVING CITIES PHILOSOPHY

At Grosvenor, we aim to have a positive impact on today's communities while being alive and responsive to the needs of future generations. Our business demands that we have a deep understanding of the cities and local communities in which we operate. And yet we also need to respond to global trends that affect every city and which are driving change at an unprecedented rate.

This is the foundation of Grosvenor's Living Cities philosophy – a framework adopted by The Pacific.

Grosvenor projects clockwise from top left: The Westminster Terrace, Hong Kong | 3–10 Grosvenor Crescent, Belgravia, London | 3–10 Grosvenor Crescent, Belgravia, London | The Rise, Vancouver | The Beaumont, Mayfair, London | 185 Post Street, San Francisco | 1645 Pacific Avenue, San Francisco | Grosvenor Ambleside, West Vancouver

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ARCHITECTURE + DESIGN

The Pacific's architecture reflects a desire for quiet sophistication that commands attention without extravagance.

On the tower's north and south facades, a sleek curtain of floor-to-ceiling windows lends a clean, elegant finish. On the east and west facades, deep balconies in shades of white and grey create a sense of movement and texture from afar and below.

A brushed stainless steel frame extends the height of the tower, giving each facade its own identity. This use of contrast and reflection brings The Pacific to life, allowing the tower to mirror the sky's mood.

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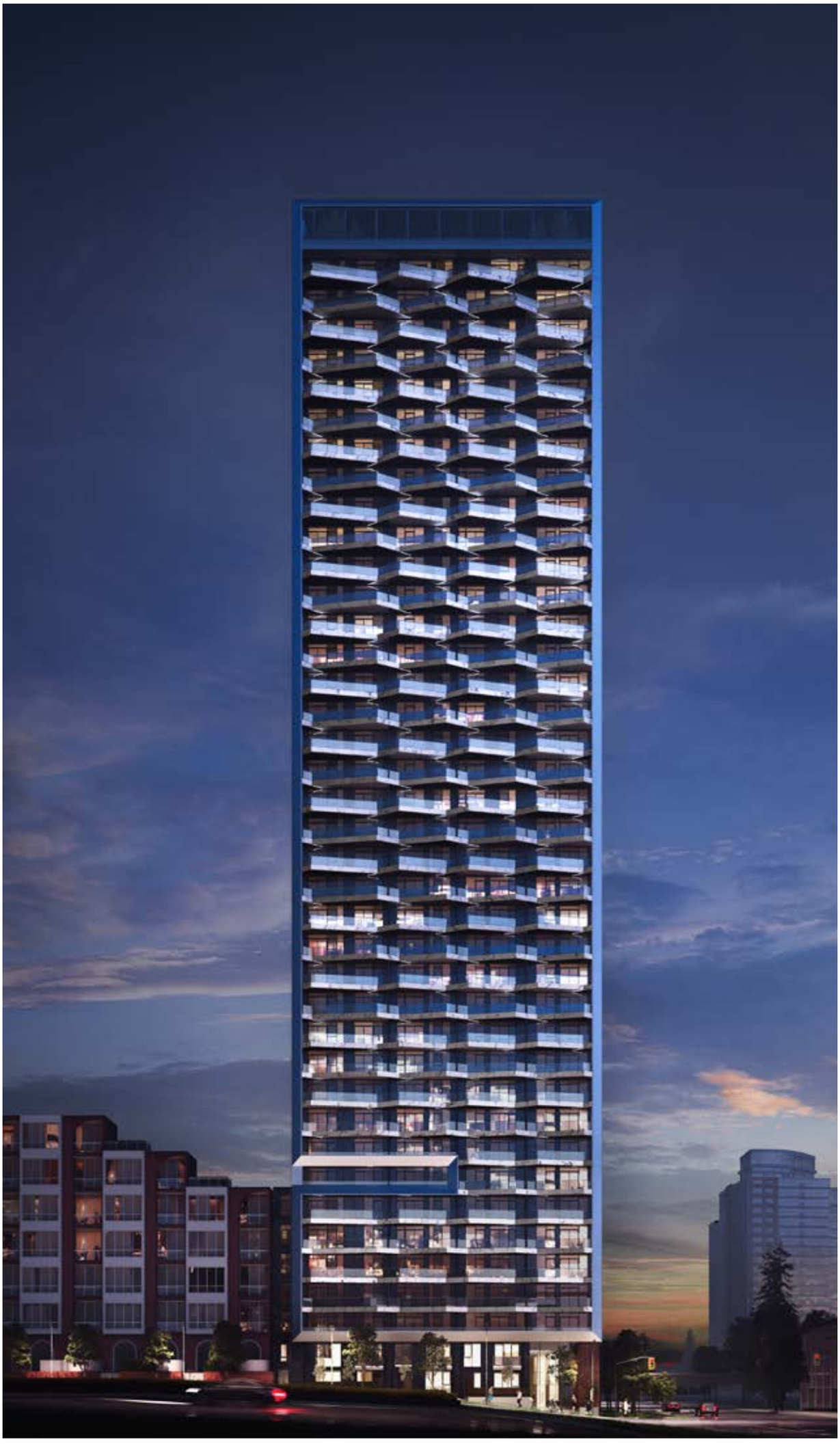

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A TIMELESS ARCHITECTURAL ADDITION TO VANCOUVER'S SKYLINE.



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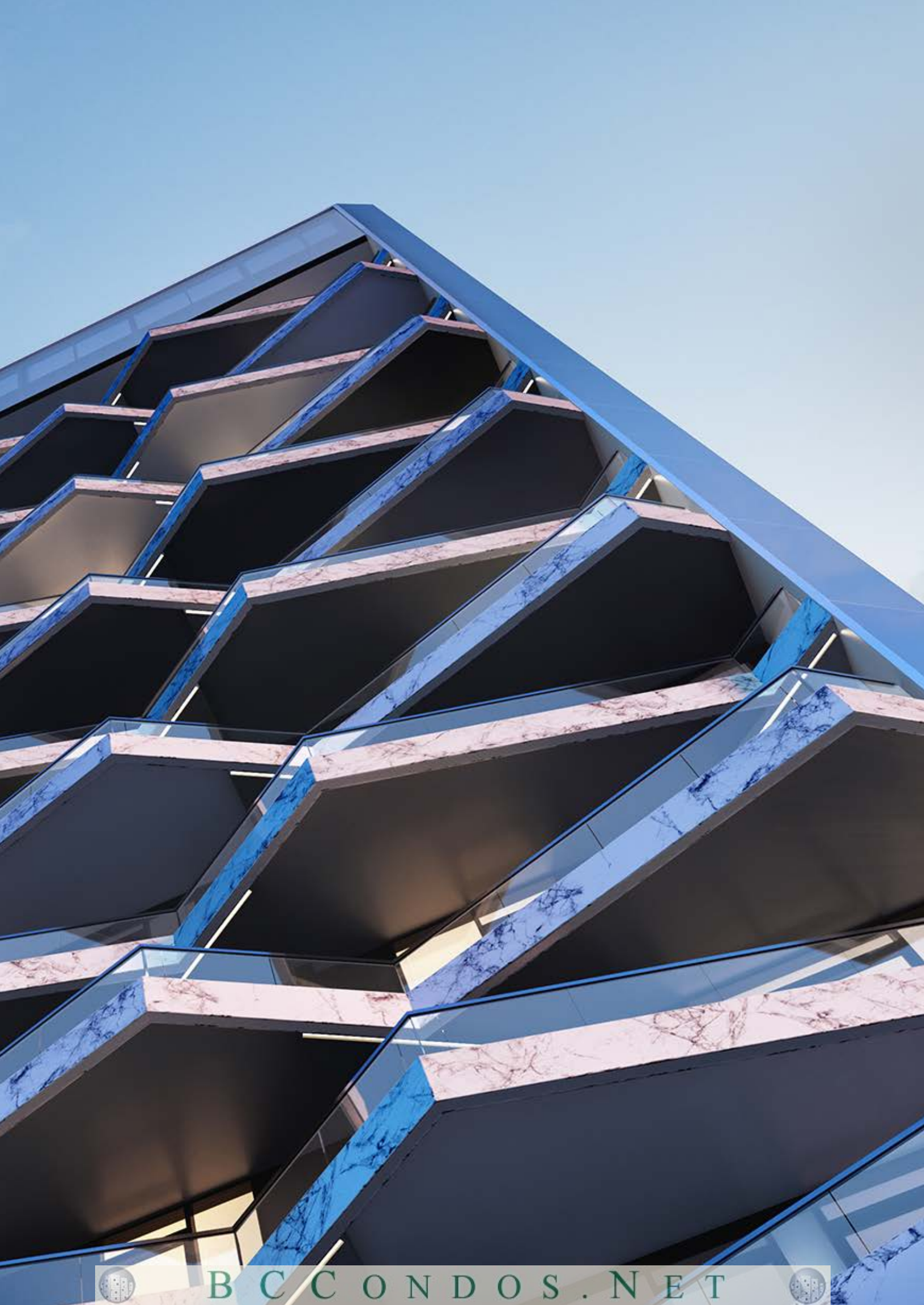

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HERITAGE

In the 1880s, George Leslie built a Queen Anne-style home on Hornby Street that came to be known as Leslie House. Ninety years later, the heritage residence formed part of Umberto Menghi's famed Il Giardino restaurant.

Today, Leslie House is a local landmark and an asset to the community. As one of Vancouver's treasured heritage homes, the "little yellow house" will be carefully restored and relocated to Pacific Street.

ART + CULTURE

Grosvenor values arts and culture and understands the positive impact they can have on vibrancy and diversity in cities. At The Pacific, Canadian artist, Lyse Lemieux, has been commissioned to create a public art installation that aims to respond to the architecture and engage with the community.

Across the lane, Grosvenor is gifting 825 Pacific to the City of Vancouver. BC Artscape, a not-for-profit that provides spaces to artists and arts organizations, will operate this new cultural hub.

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AWARD-WINNING SUSTAINABILITY

Like all Grosvenor buildings, 825 Pacific focuses on integrating green practices and creating a sustainable future. This seven-storey building is built to Passive House standards, significantly reducing its overall energy consumption and producing nearly zero emissions. Recognizing the importance of the building's design, it was a winner of the Net-Zero Energy-Ready Challenge Award presented by the Government of British Columbia. 825 Pacific is an example of what's possible when it comes to sustainability.

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SENSE OF ARRIVAL

Step into a grand over-height lobby. Materials that complement the tower's exterior extend inside to create a welcoming and impressive experience.

As a resident, you will enjoy 24-hour concierge service and the convenience of additional lobby access via a dedicated private driveway.

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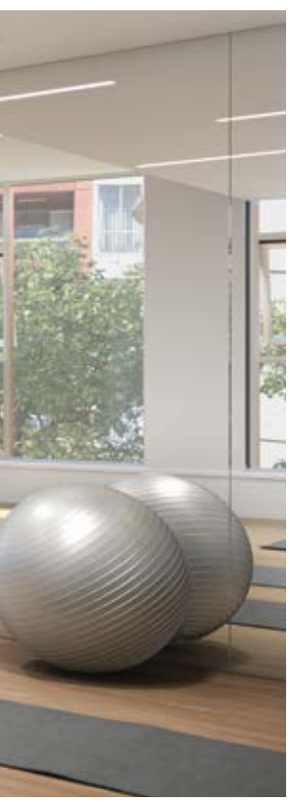

TERRACE + LOUNGE + FITNESS

A thoughtfully landscaped and illuminated terrace provides an area for outdoor cooking and dining with intimate seating areas that connect to an elegantly appointed lounge and entertainment space inside.

A well-equipped fitness centre designed in collaboration with Elite Performance™ offers a bright and private space to focus on health and wellness.

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INSPIRED INTERIORS

Inspired by The Pacific's timeless architecture, the interior of each home has been meticulously designed for optimal form and function.

Italian millwork by Snaidero is custom configured for every kitchen, bathroom and master and walk-in closet. Snaidero's dedication to innovation, attention to detail and craftsmanship aligns with Grosvenor's vision for The Pacific.

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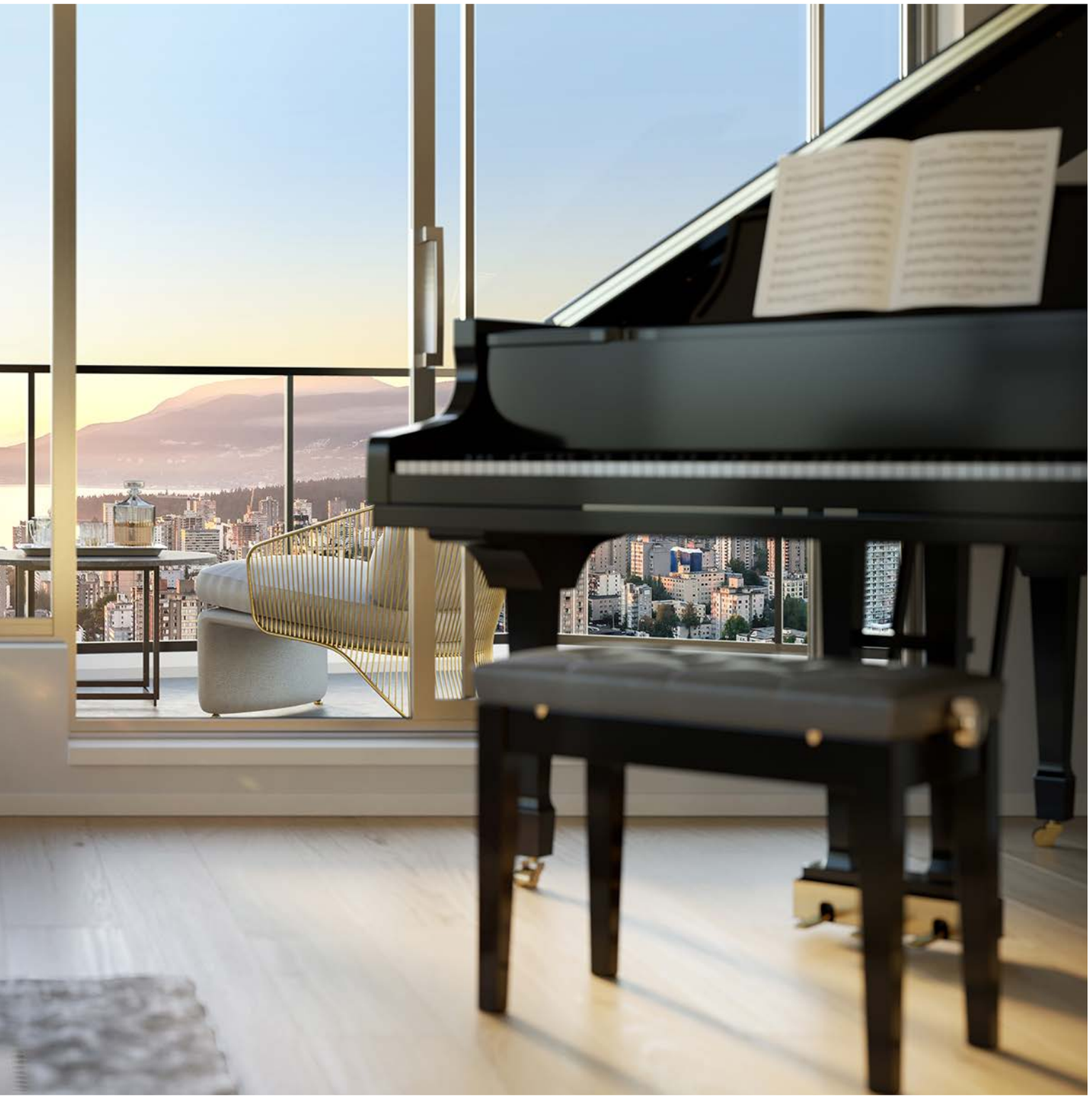

REFINED MATERIALS

Refined materials throughout each home include wide-plank engineered hardwood flooring and natural stone. Expansive windows frame views and draw in light.

Colour palettes draw on the rich neutral tones of the tower's exterior, ranging from fresh and bright, to bold and strong.

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OUTDOOR SPACE

Watch fireworks, cruise ships, sailboats, and witness the blazing sunrises and sunsets. These iconic Vancouver sights can be enjoyed year-round with floor-to-ceiling windows, and on your private outdoor spaces with integrated lighting and power and gas connections.

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KITCHENS

The heart of your home is engineered by Snaidero in Italy and outfitted with professional-grade appliances from Sub-Zero, Wolf and Miele. Features include ample storage in deep nested drawers, full-height pull-out pantries and hidden cabinetry in custom kitchen islands.

Other thoughtful details include upper cabinets that open and close with one touch, under-cabinet lighting and custom cutlery inserts in soft-closing drawers.

Features vary by home

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MASTER BEDROOMS

Generous windows and sliding glass doors optimize natural light that can be concealed or diffused with sleek window shades.

Snaidero has thoughtfully configured each master and walk-in closet to include ample hanging space and custom dressers.

Features vary by home

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MASTER BATHROOMS

Refined materials continue throughout each master bathroom with an expanse of marble on walls, across heated floors, and surrounding frameless glass rain showers and deep soaker tubs.

Features include vanity mirrors with integrated lighting and storage, wall-mount fixtures by Dornbracht, under-mount sinks and wall-mount toilets by Duravit, and ample storage in deep, nested drawers by Snaidero.

Features vary by home

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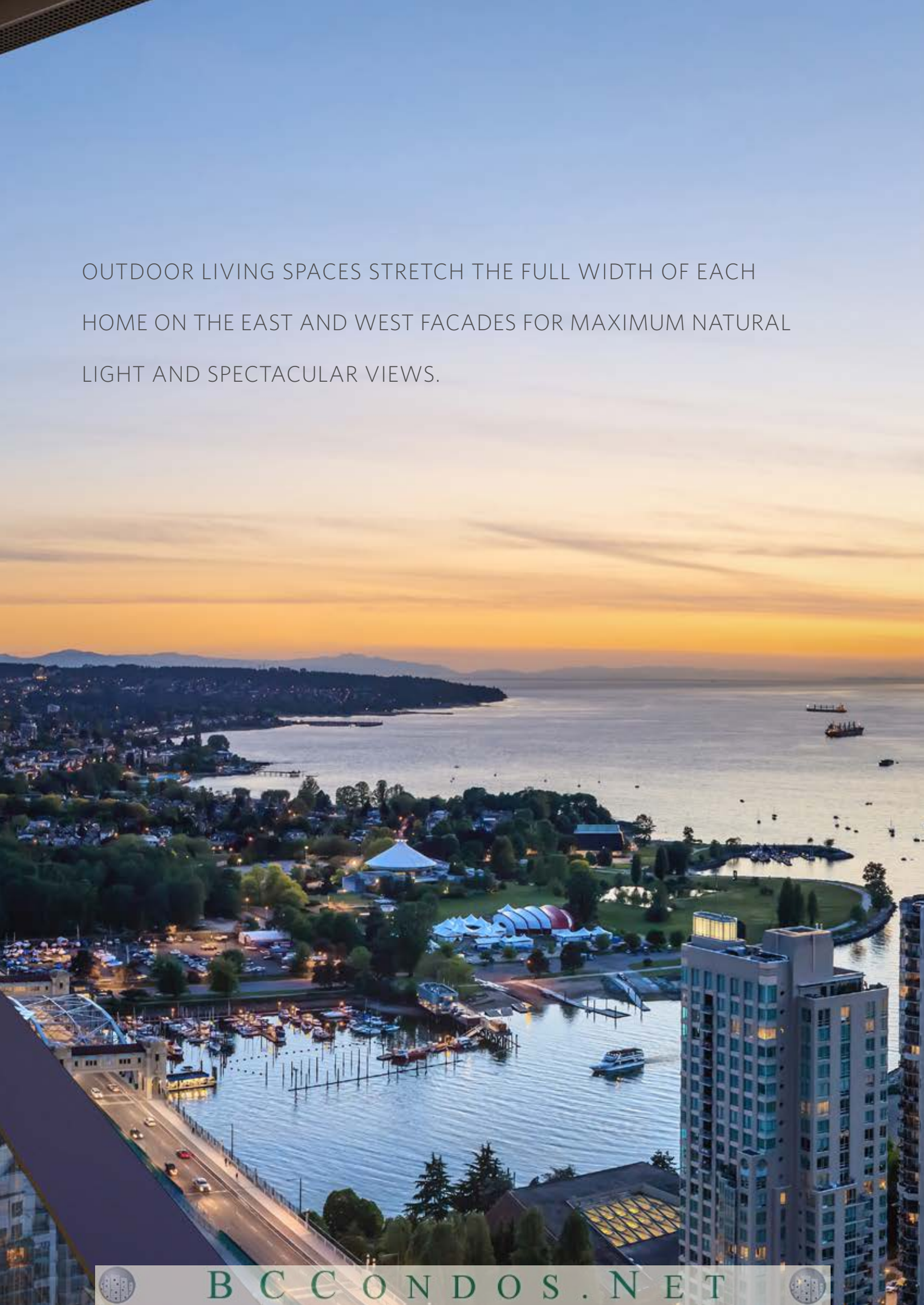
OUTDOOR LIVING SPACES STRETCH THE FULL WIDTH OF EACH HOME ON THE EAST AND WEST FACADES FOR MAXIMUM NATURAL LIGHT AND SPECTACULAR VIEWS.



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ACDF* ARCHITECTURE

DESIGN ARCHITECT

acdf* architecture-urbanisme-intérieur is an award-winning architecture firm founded by Sylvain Allaire, Benoit Dupuis and Maxime Frappier in 2006. Montréal-based but globally focused, the acdf* team has designed increasingly ambitious residential, commercial and hospitality projects at every scale, in places as close to home as St-Hyacinthe and as far away as Indonesia and Vietnam.

The firm has ascended rapidly, growing to include 65 experienced and design-savvy professionals who use materials, acoustics and light to create memorable architectural spaces. Under the direction of acdf* principal and architect Maxime Frappier, The Pacific's design team used the firm's trademark blend of intelligent planning and trim lines to create a timeless residential tower like no other.







ACDF* ARCHITECTURE Projects clockwise from top left: Laure Conan Library + City Hall, La Malbaie Quebec | Hotel Monville, Montreal Quebec | Chalet Blanche, La Malbaie Quebec

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IBI GROUP

ARCHITECT

IBI Group is a globally integrated architecture, planning, engineering and technology firm with deep roots in Vancouver and experience across all types of residential, commercial and institutional buildings. Since opening its doors in Vancouver and Toronto in 1974, the IBI team has grown to include more than 2,500 professionals in 64 offices across North America, Europe, Asia and the Middle East.

Holistically minded, design inspired, and technology driven, IBI is renowned for strong architectural design and extensive expertise in the technical aspects of construction. It's a winning combination that has led to other notable residential collaborations with Grosvenor in the past, including 5955 Balsam in Vancouver and 15 West in North Vancouver.







IBI GROUP Projects from left to right: Three Harbour Green, Vancouver | West Pender Place, Vancouver | Private Residences At Hotel Georgia, Vancouver (Photos: Bob Matheson 2011-12)

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SQUARE ONE

INTERIOR DESIGNER

Square One is an award-winning firm with a rigorous approach that produces innovative interior designs. Based in Vancouver, Square One's diverse portfolio of work spans the globe and includes high-end residential, corporate environments, hospitality, restaurant, retail, leisure, and mixed use entertainment projects across North America, Europe and Asia.

Believing that no two design challenges are alike, Square One brings together current design philosophies with an extensive knowledge of details, materials and technologies to develop unique interior solutions that are both leading-edge and timeless. Drawing on its intimate knowledge of Vancouver, the team creates thoughtful homes that are functional in their design and exceptional in their detailing. The Pacific is no exception.









SQUARE ONE Projects clockwise from top left: 889 Homer Street, Vancouver | 889 Homer Street, Vancouver | 1245 Alberni Street, Vancouver | 1245 Alberni Street, Vancouver

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SNAIDERO

CUSTOM KITCHEN, BATHROOM AND CLOSET MILLWORK

Snaidero has been designing and crafting distinctive cabinetry in Italy for more than 70 years. Made to measure using sustainable materials and processes, the company's custom millwork blends tradition and innovation to create kitchens, bathrooms and closets that endure.











SNAIDERO All photos: Grosvenor Ambleside Presentation Centre, West Vancouver

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MARKETING BY rennie

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