

*The*  
**GRAND**

AT LANSDOWNE





## PROJECT SUMMARY

# CONVENIENT LUXURY™

Discover an impressive collection of contemporary homes in Richmond's most coveted community. The Grand re-defines convenience with its superior location, bringing all the essentials right to your doorstep. In the heart of North Richmond, right across from Lansdowne Mall, The Grand is just minutes from local landmarks, including the Lansdowne SkyTrain station, Kwantlen University, the soon-to-be Trinity Western University Richmond Campus, as well as popular shopping and dining districts.

Experience what it means to live at the center of it all. Experience The Grand.



## LOCATION

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# AN EXCEPTIONAL LIFE AN EXCEPTIONAL LOCATION

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The Grand's remarkable location puts the everyday essentials – shopping, education, dining, and transportation – all within walking distance. Here, your options are truly limitless whether you travel by foot, car, bus, or SkyTrain, making it easy to discover gems in your backyard, or farther into the city. Discover a world of exciting flavour along Alexandra Road, a street known for its abundance in excellent dining options.

Major malls, boutiques, and grocery stores are all within reach.





# 30 SECONDS

WALK TO LANSDOWNE SHOPPING CENTRE

# 3.5 MINUTES

WALK TO LANSDOWNE SKYTRAIN STATION

# 5 MINUTES

WALK TO KWANTLEN POLYTECHNIC UNIVERSITY

# 8 MINUTES

WALK TO RESTAURANT ROW

# 12 MINUTES

WALK TO RICHMOND CENTRE



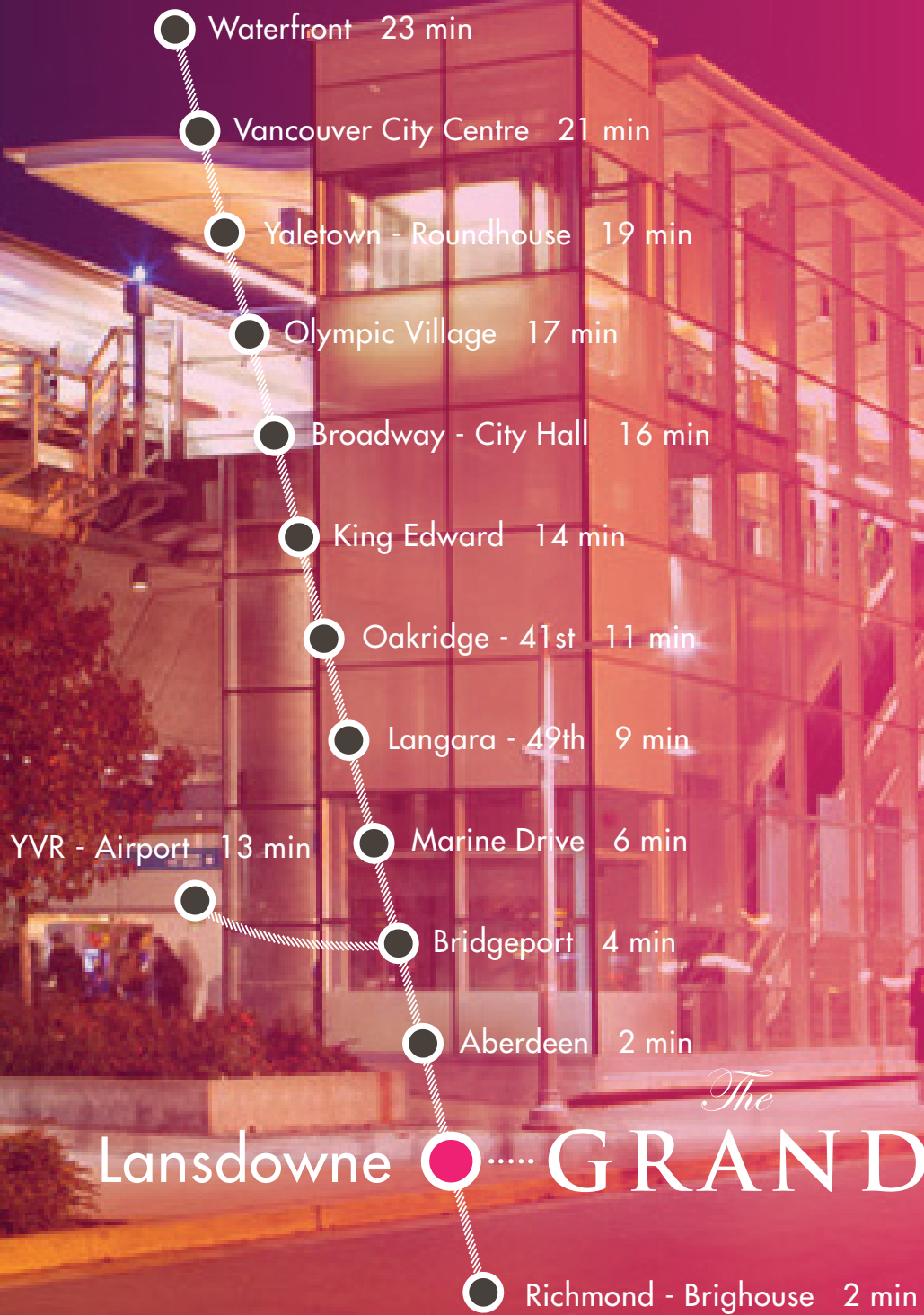
華府  
*The*  
**GRAND**  
AT LANSDOWNE

**DOWNTOWN  
RICHMOND**

GRANVILLE AVE

BCCONDOS.NET

# LANDSDOWNE STATION AT YOUR DOORSTEP



DEVELOPER

# BUILT ON A REPUTATION OF EXCELLENCE



## CCM INVESTMENT GROUP

CCM is a Vancouver-based development company with a history of excellence. Previously based in Asia, CCM's guiding principle is creating quality homes with heart. Seeking out exceptional locations and partnering with an expert team of professionals, CCM ensures that each and every project provides homeowners with enduring value and long-term satisfaction.

From architects and engineers to interior designers and trades people, CCM hand-selects the industry's best in order to develop new home communities of the highest standards. With CCM, you can trust that what we build today, you'll cherish tomorrow.

Behind The Grand, is an industry-leading team known for creating world-class residential homes. Built by the highest standards of quality and craftsmanship, a home at The Grand is one you'll be proud of for years to come.



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





## IBI GROUP

IBI Group was established in Vancouver in 1974, and has since grown to have offices throughout Canada, the United States, Europe, Asia, and the Middle East. Our multi-disciplinary consulting firm has four areas of practice: Architecture, Urban Planning, Transportation Planning, and Systems Technology. Our multidisciplinary approach allows us to help each client build environments and communities that support positive socio-economic activities and sustainable city shaping. IBI Group practices architecture in British Columbia as IBI/HB Architects.

### **Award Winning Complex Mixed-Use Architecture**

Our firm specializes in the design and construction of multi-family residential, hotel, and mixed-use projects in British Columbia. Our typical mixed-use developments have 500 - 1,500 persons live and pass through them daily, and have complex urban interfaces between the traffic and circulation of pedestrians and vehicles. The firm has developed over 50 BC residential towers, a testament to our team's capabilities. Over the years, IBI Group's architecture has received a multitude of awards from:

- ◇ City of Vancouver
- ◇ Canadian Green Building
- ◇ Pacific Region Urban Development Institute
- ◇ BC Canadian Home Builders
- ◇ Holcim Foundation
- ◇ Canadian Architect
- ◇ Canadian Wood Council

### **Local and Global Resources**

Our firm has over 3,000 employees globally representing 23 nationalities, and fluency in 35 languages. We are registered through the Architectural Institute of British Columbia (AIBC) to provide BC Architectural Services.





# CONTRACTOR

## ITC CONSTRUCTION GROUP

ITC Construction Group is an award-winning industry leader in the construction of concrete residential high rise, institutional and commercial developments. Since inception in 1983, we have made a significant impact in Western Canada through our focus on quality construction and quality relationships; at ITC, these go hand-in-hand. This approach has resulted in the construction of over 150 memorable projects in Western Canada that will be viewed as landmarks for years to come.

Headquartered in Vancouver with regional offices in Edmonton and Calgary, ITC has grown to be one of the best known brands in key markets, by working closely with long-term clients from one residential high rise project to another.

ITC has been recognized as one of Canada's Best Managed Companies (Platinum Member) each and every year since 2003. We gained this recognition after a scrutinizing process that annually examines all aspects of our business process. Our highly systemized approach to construction ensures the application of best practices and emphasis on quality results.

"Quality Counts."





# INTERIOR DESIGN

## PORTICO DESIGN GROUP

Portico Design Group is a Vancouver based full service interior design firm. We provide design services to private residential clients, resort operators, residential and commercial real estate developers. In addition to design, we have a strong understanding of marketing, which complements the larger projects we work on.

Our philosophy is always to bring space to life. "Bringing space to life" is achieved by creating dramatic interiors, with a sense of discovery. We design interiors to be true to the project vision, the architecture, the landscape, the geography and to the people who will inhabit them. We also constantly challenge the expected. We look for innovative and unique ways to add value and impact, while respecting budget and time constraints.

At Portico Design Group, we believe that a successful project is achieved through a team environment. The team environment fosters communication and cooperation at all levels. Our co-consultants, the construction team, the marketing team and the client all provide valuable resources and input. We believe this is paramount to arriving at the best possible solutions, with the greatest value for dollar spent.

