

# VANCOUVER HOUSE

Suite 3703-1408 Howe Street

Vancouver, BC V6Z 1C4

Offered at \$3,388,000



## Vancouver House Overview

Number of Homes 388

Architect Series (Floors 2-46)

Studio/One Bedroom Flex 52

One Bedroom 121

Two Bedrooms 143

Three Bedrooms 17

Estates (Floors 47-57)

Two Bedrooms 20

Three Bedrooms 28

Four Bedrooms 2

Penthouse (Floors 58-59) 5

Number of Floors 59

Overall height 515 feet

Lockers (approx. 40 sf) 389

Cellars (200 sf) 64

Bicycle Stalls 485

Bicycle Lockers 92

Parking 7 levels, 440 stalls

## Beach District

~ Applying the “Total Design” philosophy to an entire district and building on the success of Granville Island across False Creek, Vancouver House is not just an architectural breakthrough, but the active core of a new waterfront neighbourhood called the “Beach District”. The concept is to create a diverse and lively zone for living and shopping with a new retail, hospitality, workspace, and cultural community. The Beach District will directly connect with a proposed greenway on top of the Granville Bridge, a panoramic walking and bike pathway to Granville Island and the retail and entertainment district along South Granville.

~ Year-round destination with restaurants and cafes, one-of-a-kind shops and services, food carts, street celebrations and craft and farmers markets.

~ 60,000 sf of Retail & 80,000 sf of Office/Workspace

## Public Art

- ~ “Spinning Chandelier”, by Vancouver artist Rodney Graham is a kinetic sculpture that will transform the vast, cathedral-like spaces under the Granville Bridge.
- ~ A second installation of public art will also reside on the underside of the bridge, helping to enliven the nighttime streetscape of lower Granville Street – these are called “light boxes”.

## Exterior

- ~ High performance, triple glazed curtain wall glazing system which reduces heating demand by approximately 34% and cooling by 28%, and drops noise transmissions by approximately 50%
- ~ Anodized aluminum balconies with copper-cladded wall and soffit accents

## Structural Design

- ~ High strength cast-in-place concrete structure
- ~ Horizontal post-tension cables, and vertical post-tension rods to reduce the internal and external forces of the tower
- ~ Wind design based on specialized wind tunnel study

## Building Systems & Sustainability

- ~ Vancouver House will be a showcase for leading edge sustainability features. The plan is to achieve LEED Platinum, the first for a residential high-rise of this scale, including a linkage to Creative Energy’s district energy system.

## Active Building Technologies

- ~ Heat recovery ventilation
- ~ Low temperature hydronic heating and cooling
- ~ Standby generator set for base building backup
- ~ Water conservation plumbing fixtures
- ~ Highly efficient LED Lighting

## Passive Building Features

- ~ Vacuum-insulated composite wall panels custom-produced by Dow Corning, ensuring a comfortable living environment while reducing energy costs

## Comfort & Wellness

- ~ UV treated and carbon-filtered air purifiers
- ~ Drinking water faucet with reverse osmosis water filtration system which eliminates contaminants found in standard City water

## Elevators

- ~ Five centre opening elevators that use premium high-efficiency gearless traction technology offering ultra-high speeds, reduced power consumption, and smooth acceleration
- ~ The high-rise elevators are the fastest in Canada, with speeds up to 1,600 ft per minute

## Security

- ~ Advanced biometric security systems
- ~ 24-hour digital video recording surveillance of building entry points

- ~ Restricted floor access
- ~ Underground parkade panic buttons
- ~ Rough in for security system for each home

## Technology

- ~ Vancouver House will offer its residents a complimentary consultation to select a state-of-the-art technology package from the project's technology consultant one year prior to closing\*. *Additional cost.*
- ~ One year free TV, phone and internet services
- ~ "One-Touch" master switch at front entry to conveniently turn off all lighting
- ~ Roller blinds with electric rough-in

## Interiors

- ~ Designed by Bjarke Ingels Group (BIG)
- ~ Vancouver House's interiors are conceived in deep relation to the overall architecture and materiality. The combination of cool and warm – created by the gray tones of the exterior panels coupled with copper dotting the balconies on the balconies of the South, West and East facades – imbues the project with a depth and personality that infiltrates the interior.
- ~ Entrance door to homes are custom designed by BIG with hidden door handle (similar to a luxury car) created as a distinctive element. The door represents, for residents, a metallic vault, there to shut out the world beyond.
- ~ Over height 8'10" ceilings in homes (7'6" in areas with drop ceilings)
- ~ Retractable electrical outlets hidden under upper cabinetry in kitchens
- ~ Generous balconies and terraces – twice as large as is typically allowed in Vancouver – double as outdoor living rooms. Many are lined with a copper feature wall or soffit that defines a jewel box in the sky. Terraces boast ceramic tiled flooring, rather than bare concrete
- ~ Furniture packages will be available within one year of the purchase of a home at Vancouver House

## Kitchen

Countertops Corian (choice of white or dark grey)  
 Backsplash Copper  
 Bianco Statuario marble optional upgrade  
 Cabinets European matte-laminate cabinets (choice of white or dark grey)  
 Under mount cabinet lighting  
 Appliances 24" Miele PureLine EasyControl gas cooktop, 24" or 30" fridge/freezer and 18" or 24" dishwasher  
 24" Miele PureLine EasyControl speed oven or;  
 24" Miele PureLine EasyControl wall oven and Panasonic microwave  
 European integrated hoodfan  
 36" fridge/freezer in 3-bedroom homes  
 Under counter wine fridge in 3-bedroom homes  
 Floor Engineered wood in staggered pattern (choice of white oak or grey oak)

## Bathrooms

Countertops White quartz  
 Vanity European white matte-laminate vanity  
 Floor/Wet Walls Large format travertine  
 Walls White paint (except wet walls)  
 Plumbing Fixtures Duravit toilet & sink, BIG-designed custom fixtures by Kohler in chrome finish  
 Mirror Surface mounted mirrored medicine cabinet with integrated light fixtures

## Amenities & Service

- ~ The Art Gallery Lobby establishes a clear material hierarchy beginning with the relationship to the exterior and architectural materiality – the cool colours of the exterior glazing frame inverts to the warm colours on the inside. The concrete structure is left exposed as an expression of the impressive structure.

Within this simple yet expressive space are several sculptural inventions – the reception desk, the monumental stair, and the mailboxes – expressed as abstract black objects floating in space.

- ~ Library and resident's lounge with custom BIG-designed furniture
- ~ Golf simulator
- ~ Landscaped terrace with outdoor seating, water feature and urban agriculture
- ~ 25m heated outdoor pool with lounge area perfect for sunbathing
- ~ Access to a 10,000 sf state-of-the-art fitness facility
- ~ 24-hour concierge services trained by Fairmont Pacific Rim Hotel, ensuring a 5-star level of service
- ~ Two years of asset and rental management services