



SPECIFICATIONS

HISTORY AND DESIGN PHILOSOPHY

Designed by award-winning architects
Henriquez Partners Architects.

Woodward's was once the site of a vibrant department store and the historic and social heart of Vancouver. The new Woodward's project celebrates the architecture of community through a mixed-use development featuring retail, office, residential, institutional and public spaces comprising over one million square feet. In the tradition of fine urban universities, it will also be the exciting new home of Simon Fraser University's School for the Contemporary Arts.

At the crossroads of historic Gastown, Chinatown and Downtown, Woodward's is centrally located and will serve as the new catalyst for prosperity in the area. A renaissance of arts, fashion and retail activity in the neighbourhood is already underway.

Inspired by the historic context of the neighbourhood, Woodward's comprises four main buildings covering almost an entire city block: the W-43 tower (Residences and Club W); the W-32 tower (Residences); the Hastings Street Building containing SFU's School for the Contemporary Arts; and the 1903/08 Heritage Building, once the original building of the Woodward's department store, which will be restored to its former glory.

The W-43 and W-32 residential towers, 43 and 32 storeys respectively, rise high over the historic area of Gastown to take advantage of unprecedented water and city views. The W-43 tower is in the shape of a flatiron building and evokes memories of yesterday, while modern and contemporary in design of today.

Serving as the gathering place and heart of the development is a large urban outdoor plaza and indoor atrium at ground level, connecting all four buildings, with access to surrounding streets. A large photo mural by renowned artist Stan Douglas will occupy the main glass façade of the atrium facing the outdoor plaza, a centrepiece for the project.

EXTERIOR FEATURES

- Solid, durable reinforced concrete and pre-cast concrete construction with virtual floor-to-ceiling aluminum glazing provides maximum exposure and minimizes obstruction of views.
- High performance, double-glazed, window wall system and extended soffits offer improved weather protection and sun-shading.
- East, south, west and lower portions of the north façades of the W-43 tower will be accented with a green screen trellis to support soft landscaping, providing natural shading in summer.
- Summer shading and trees on the rooftop of Club W will reflect the natural surroundings of Vancouver.

- Granite and brick stone veneer provides accent to the walls at the base of the W-43 and W-32 towers as an extension of the brick "paver" finish over the entire ground plane of the outdoor urban plaza.
- Glazed canopies provide continuous weather protection and natural light penetration along the street and below the building edges.
- Virtually all units have exterior decks or "Juliet" balconies for greater access to natural ventilation, light and views for enhanced living experience and enjoyment.

BUILDING SYSTEMS AND SUSTAINABILITY

- Building systems are designed to maximize comfort and energy efficiency, and sharing of infrastructure systems.
- Access to public transit in the immediate area and local area amenities and work places within short walking distances.
- Car sharing program helps offset the carbon dioxide released into the atmosphere and the dependence on a car as the main mode of transportation.

LANDSCAPING

- Woodward's grounds have been designed by Vancouver's leading landscape architect firm, Phillips Farevaag Smallemberg.
- Playful composition of architectural forms, landscaping, water and art create a dynamic urban experience at street level.
- Outdoor urban plaza and mews contain a variety of greenery, soft landscaping and furnishings with material palette evoking memories of the history of the neighbourhood.
- Compelling green connection between ground, walls and roofs reinterprets notions of the urban garden.
- Club W features an expressive indoor/outdoor amenity area opening onto a large outdoor terrace.
- Abundant hard and soft landscaping will be lit at night to create an inviting urban sanctuary.

BUILDING ENVELOPE

- Building envelope features an aluminum window wall system successfully used in many residential high-rise buildings in Vancouver.
- Exterior walls/windows of durable construction to be designed/constructed to the latest architectural/engineering standards to effectively eliminate water ingress.
- Selection of materials and design of assemblies to minimize maintenance requirements and increase long-term performance.

- Envelope design and installation has been reviewed by the Developer's building envelope consultant as well as the Home Warranty Provider's consultant.

INTERIOR DESIGN

Designed by award-winning mcFarlane Green
Architecture + Design Inc.

- Purchasers have 10 different suite entry door designs to choose from. The doors feature contest-winning graphic designs on the exterior surface.
- Contemporary, exposed over-height concrete ceilings.
- Convenient, large sliding doors to most bedrooms provide an open feeling and offer flexibility of space.
- Standard roller blind window shades with woven sun control fabric in every suite to create a unified appearance.
- Air conditioning for select suites.
- Optional warm oak hardwood flooring in a contemporary parquet pattern throughout except for bathrooms and some enclosed bedrooms.
- Optional integrated desk area, adjacent to the kitchen with retractable doors and embellished with a chalkboard finish for most suites.

APPLIANCES

- AEG 24" stainless steel four-burner gas cook top.
- AEG 24" stainless steel electric wall oven.
- AEG stainless steel dishwasher.
- Panasonic stainless steel microwave/hood.
- LG refrigerator with bottom freezer, titanium-look finish.
- Samsung stacked washer and dryer.
- Liebherr stainless steel refrigerator with bottom freezer, for select suites.
- AEG built-in coffee machine for select suites.

KITCHENS



- European cabinets designed and engineered by Eggersmann from Germany with oversized double drawers and tilt-up overhead cabinets.
- Self-closing cabinet drawers.
- Soft-touch opening/closing upper cabinet.
- Contemporary built-in under-cabinet lighting.
- Polished stone slab countertop.
- Glass feature wall tiles in a choice of 5 colours.
- Stainless steel under counter sink with built-in garbage disposal.
- Custom-built kitchen faucet with pullout spray in brushed chrome finish.

- Cantilevered island countertop for bar seating.
- Integrated dining countertop off kitchen islands in select suites.

BATH AND POWDER ROOMS

- Streamlined wall-hung European vanity cabinet by Eggersmann from Germany.
- Polished stone slab countertop.
- Oversized 12" x 24" porcelain tiles on floors and walls in all bathrooms.
- Deluxe 1" x 8" linear glass-tiled feature walls in all master bathrooms, in a choice of 5 colours.
- Custom designed tub.
- Frameless fixed-glass panel to shower stall.
- Sexy mirrored cabinets for additional storage in all bathrooms.
- Environmentally responsible dual-flush toilet.
- Semi-recessed basin in vanity.
- Custom-built, brushed nickel bathroom fixtures.
- Most master bathroom ensuites are four piece featuring a separate walk-in shower and bathtub.

AMENITIES AND SERVICES

All owners have access to Club W, a 4,600 sf, two-level managed clubhouse with an impressive indoor gathering space which opens to a rooftop terrace featuring 360-degree views of the surrounding city and harbour.

Club W offers:

Main Level:

- An oversized lounge with large wall-mounted flat screen TV and DVD player.
- Counter bar study area, large double-height dining and recreational area with two pool tables and pool accessories.
- A library and relaxed casual reading area with wireless internet capabilities.
- An indoor/outdoor kitchen and banquet-style dining table for use by residents (by appointment). The indoor dining area will be equipped with grand doors that can be opened for access to the outdoor terrace to create an uninterrupted indoor/outdoor space.
- Generous his and hers change rooms feature dramatic views of Burrard Inlet and the North Shore Mountains.

Upper Level:

Club W is topped by a state of the art fitness centre with stretching and weight areas overlooking the main level of the club below.

- Fitness centre will be well-equipped with latest fitness machinery and free weights.
- Features breathtaking 360-degree views outward to the water, mountains and city beyond.
- A fitness supervisor will offer scheduled hours with optional private training (for a nominal fee and by appointment).

Outdoor Terrace:

Club W's grand outdoor terrace of approximately 5,000 sf offers unprecedented cityscape views. The outdoor terrace is south-facing to optimize sunlight and maximize use of the deck.

The terrace features:

- Simulated wood deck flooring throughout.
- 'W' shaped spa hot tub on raised deck.
- European-inspired lounge seating furniture and furnishings.
- Outdoor kitchen and banquet-style dining table for outdoor entertaining to be used by residents (by appointment).
- Abundant trees, greenery and landscaping throughout for shading, and softly lit for night-time use.
- Prow-designed lookout for capturing views.
- Raised planters deliberately spaced to encourage intimate and contemplative seating.

SECURITY AND ACCESS

- Woodward's common area will have a full-time, 24/7 security staff.
- A full-time Resident Caretaker will live on-site and respond to any emergencies and/or residents' issues as well as provide janitorial maintenance and attend to minor repairs.
- Electronic access control systems for entry to the residential buildings and the rest of the development.
- Electronic access gained by encrypted security devices.
- 24-hour digital video recording surveillance of main building entry points.
- Video entry system allows identification and screening of guests.
- Elevator system includes restricted floor access.
- Monitored fire sprinklers and hard-wired smoke detectors in suites.
- Suites pre-wired for cable, digital or satellite TV, and telephone services.

TECHNOLOGY

ECS Network™ =

Entertainment * Communications * Security

- Carefully designed and fully integrated telecommunications cabling package designed by project technology integration consultants, Millson Multi-Media Inc.
- State of the art design allows you to easily and reliably connect to the latest entertainment and information services.

Extreme Speed Internet

- Featuring the first-ever commercial grade microwave-delivered Internet connection beamed directly to the top of the tower and powered by Metrobridge.
- Extreme speed internet service is included with every home, delivering symmetrical connection speeds of up to an incredible 100Mbps.
- Extreme speed wireless internet is provided in Club W.

In-Home Computer Network

- Fully operational 100Mbps computer network included with every home.
- Provides convenient wall connections throughout your home allowing you to easily connect several computers together, share a printer or surf the Web.
- Includes discrete connection points allowing you to easily add wireless networking equipment.

PARKING AND BICYCLE STORAGE

- One or two parking stalls provided or leased, depending on unit.
- Off-street drop-off/pick-up with entrance to underground parking and Gastown Parkade from Cordova Street.
- Secured underground parking with parking gate.
- Leased parking in Gastown Parkade (owned by the City of Vancouver) linked directly to Woodward's by an overhead pedestrian footbridge and mid-block connector on Cordova Street.
- Woodward's dockmaster and security is located with underground loading for added security and surveillance.
- One bicycle storage locker per suite.
- Car sharing program is also available to residents.

WARRANTY

2-5-10 warranty provided by Home Warranty Provider

- 2 Year Materials and Workmanship Protection.
- 5 Year Building Envelope Warranty.
- 10 Year Structural Defect Warranty.