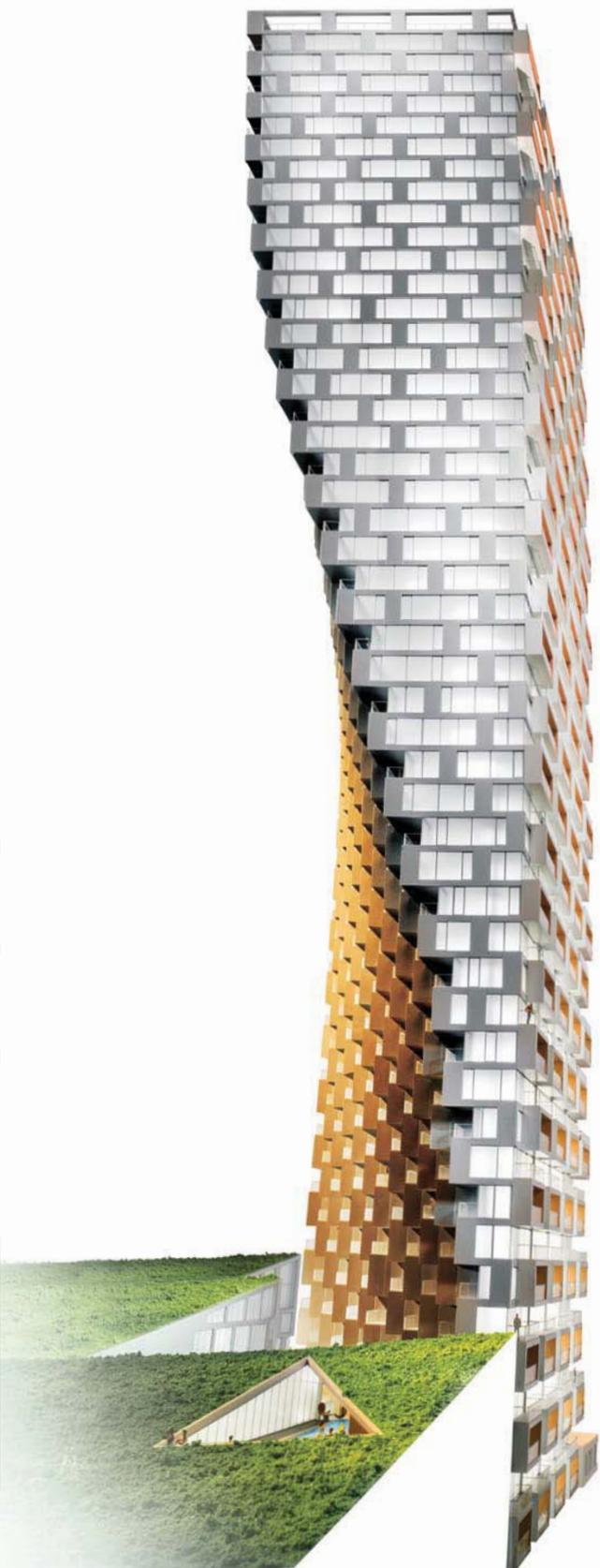


ESTATES SPECIFICATIONS

Floors
47 – 59



VANCOUVER HOUSE



VANCOUVER HOUSE



Vancouver House Overview

Number of Homes	388	Number of Floors	59
Architect Series (Floors 2 - 46)		Overall height	515 feet
Studio/One Bedroom Flex	52	Lockers (Approximately 40 sf)	389
One Bedroom	121	Cellars (200 sf)	64
Two Bedrooms	143	Bicycle Stalls	485
Three Bedrooms	17	Bicycle Lockers	92
Estates (Floors 47 - 57)		Parking	7 levels 440 stalls*
Two Bedrooms	20		
Three Bedrooms	28		
Four Bedrooms	2		
Penthouses (Floors 58 - 59)	5		

*Including a double garage for each subpenthouse and penthouse home

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 & 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

At the summit of luxury, taking advantage of the voluptuous and expanding architecture at the very top floors, we have created a limited collection of large homes that we call the Estates. Their every feature offers residents the ability to take full advantage of living on top of one of Vancouver's tallest and best-located residential towers. The Estates offer forever views and incredible outdoor terraces, but luxuriate in the living space of a single family home.

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 highrise 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*. *Packages will be at an 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.

Residential LED-lit corridors lined with Corian and framed by mirrored ceilings

Overheight 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) Bianco Statuario marble optional upgrade
Backsplash	Copper Bianco Statuario marble optional upgrade
Cabinets	Boffi matte-lacquer cabinets (choice of white or dark grey) Integrated lighting above and below upper cabinets, as well as below lower cabinets
Appliances	Miele PureLine SensorTronic 36" gas cooktop, 24" wall oven, 24" speed oven, 24" dishwasher and 36" fridge/freezer Panasonic microwave European integrated hoodfan Miele wine fridge
Floor	Engineered wood in herringbone pattern (choice of white oak or grey oak)
Kitchen Island	Custom BIG-designed Corian island (choice of white or dark grey) Bianco Statuario marble countertop inset optional upgrade

Bathrooms

Countertops	One piece custom Corian countertop and sink
Vanity	Boffi white matte-lacquer vanity
Floor	Large format marble (choice of Bianco Statuario or Nuvolato Grigio)
Walls	Marble wet walls, staggered marble feature wall (choice of Nuvolato Grigio and Bianco Statuario)
Plumbing Fixtures	Wall-hung Duravit toilet, BIG-designed custom plumbing fixtures by Kohler in chrome finish
Mirror	Mirrored wall with integrated medicine cabinet, TV and surface mounted light fixtures

Amenities & Services

The Art Gallery Lobby establishes a clear material hierarchy beginning with the relationship to the exterior and architectural materiality – the cool colors of the exterior glazing frame inverts to the warm colors 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

Access to a fleet of BMW vehicles including the latest i3 and i8 models

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

World Housing

World Housing specializes in finding and supporting families who make a living near the garbage dumps around cities in developing countries such as Cambodia.

Westbank has partnered with World Housing for the world's first one-to-one real estate gifting model. For every home purchased at Vancouver House, a home will be built for a family in need in some of the world's most deserving areas.

Deposit Structure

10% of the Purchase Price upon execution of Contract of Purchase and Sale

5% of the Purchase Price payable upon the later of (i) 30-days following receipt of an Amendment confirming the issuance of a building permit and a financing commitment, and (ii) the date that is 6-months after the Contract date

5% of the Purchase Price payable 1-year after the Contract Date, provided the Amendment has been delivered

5% of the Purchase Price payable 6-months after the date on which the sum above is payable, provided the Amendment has been delivered to the Purchaser

