

PRESS COVERAGE LIVING AT SHAW TOWER

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Tower of Light: The Shimmering Shaw Tower will be a marker for the downtown waterfront, seen from all directions

The Vancouver Sun
by Rod Nutt

"A shimmering tower on the water", is how architect James Cheng envisions the Shaw Tower. "It will be a market for the downtown waterfront because it will be seen from all directions," he says. "It will complement the Five Sails." Indeed, when completed in August 2004, the Shaw Tower located at the north end of Burrard Street next to the proposed new convention centre in Coal Harbour, will be the tallest commercial/residential tower in Vancouver.

Former Canadian Olympians Doug and Diane Clement have bought a two-bedroom plus den suite on the 22nd floor of the Shaw Tower. "We already live in Coal Harbour and we just love the location," says Diane. "We do a lot of walking and cycling and like to run through Stanley Park. We rarely use the car." Diane is a cookbook author known for her Chef on the Run series and Doug is former co-director of the Allan McGavin Sports Medicine Centre at the University of British Columbia.

Developer/manager Westbank Projects Corp. negotiated with City Hall to rezone the project from a 300-foot office building to a 489-foot, 42-storey office/condominium tower that will cost \$150 million. The first 18 storeys are office space and the upper 24 levels live/work units, allowing them to be used as residential and office units as described by the City of Vancouver development permit guidelines. In other words, people living in the tower are legally allowed to work out of their home if they so desire. Live/work is a relatively new concept in Vancouver; one other example is Dockside, also located in Coal Harbour.

Westbank executive Ian Gillespie says the company's respected relationship with the city was a major factor in the re-zoning. "The city chose the Residences on Georgia as the finest example of high-rise development in an urban community," Gillespie says. "As a result, the city had confidence in the development team, including architect James Cheng, that we could implement such a building on the Coal Harbour site."

Westbank also developed the Residences on Georgia. Gillespie, who ran the 800 metres for UBC, has known Doug and Diane Clement for many years. "He's long been a part of our sports medicine family," says Diane. The display suite in the former University Club on Hastings next to the Marine Building opened Oct. 19. "We've already sold just under 50 per cent of the suites," says Rennie Marketing Systems head Bob Rennie. "Live/work is turning out to be very acceptable to our market." The 298,000 square feet of office space on the lower 18 levels has already been 100 per cent leased to Shaw Cablesystems (80 per cent) Ledcor Industries (13 per cent), and Westbank (seven per cent); the three tenants are also co-developers.

The live/work residential units on the upper 24 floors range from 780 square feet to 6,000 square feet and are priced from \$350,000 to \$5.5 million. The project features a 65-foot wide arrival plaza at the east side that will be shared with a future hotel; office and live/work residential units have separate lobbies. The offices have five high-speed elevators plus one service elevator and two shuttle elevators to the parking levels; live/work residential units are serviced by two private residential lobbies and three high-speed elevators. Other features include a 4,300-square-foot day-care centre on the fourth floor, a 4,100 square-foot fitness centre, a 400-square-foot meeting/community room.

"Views start on the 19th floor, where other Coal Harbour buildings' views end," says the sales brochure. "The views offer Coal Harbour, English Bay, the North Shore Mountains, Stanley Park and city lights." Other features include: commercial curtain wall construction rarely available in residential developments in Vancouver, over-height ceilings, air conditioning, and Fujitech 700-feet-per-minute gearless elevators.

The homes have Fisher & Paykel, Sub-Zero, and Bosch appliances. Other key features include 24-hour concierge service and security system, building-wide electronic access control system linked to the concierge desk, 24-hour digital video surveillance and recording of building entry points, electronic access using a single, encrypted security key fob, video enterphone system allowing identification and screening of guests, restricted floor access, and private secured parking. The technology includes Shaw super high-speed Internet service, in-suite telecommunications cabling, Shaw Digital music service, and a selection of optional technology, entertainment packages featuring a Sony plasma flatscreen screen television.

There are 5 levels of parking and stalls for about 570 cars and 30 motorcycles. The showroom at 1021 West Hastings St. is open daily from noon to 5 p.m., except Fridays. For more information go to www.livingatshawtower.com, or call 604-693-3121 (free 1-877-733-6333).