



VODA

at the creek



A Quintessential Vancouver Story

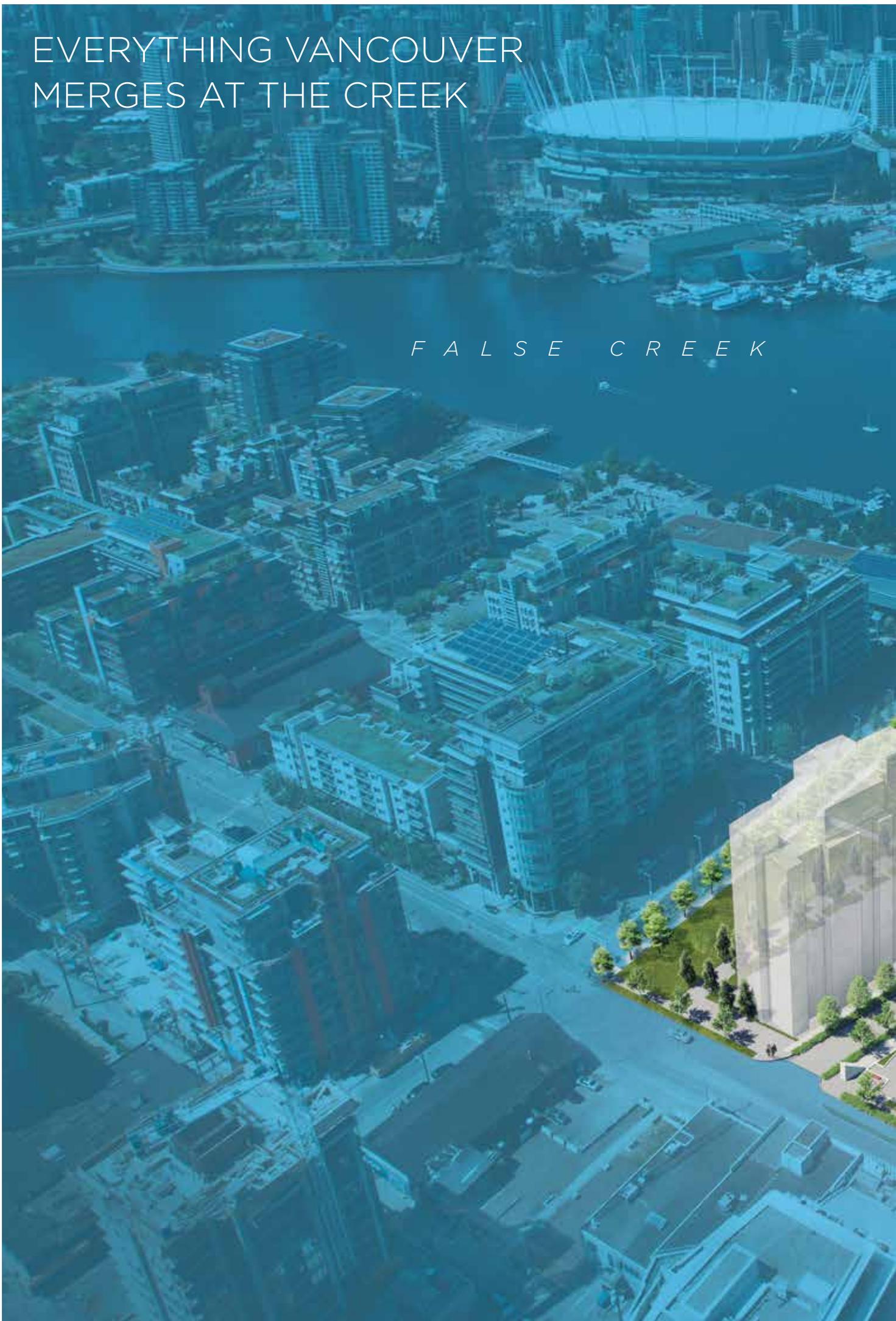
In this city, we walk, cycle and sail.
To bakeries, bistros and brewpubs.
For macchiatos in the park and mojitos
on the patio. To cheer for our team
at the game and sing our hearts out at
a concert. Then we come home to water,
mountain and city views. Views that
make Vancouver the envy of the world.

And The Creek the envy of Vancouver.



EVERYTHING VANCOUVER
MERGES AT THE CREEK

F A L S E C R E E K





VODA
at the creek

1ST AVENUE

QUEBEC STREET

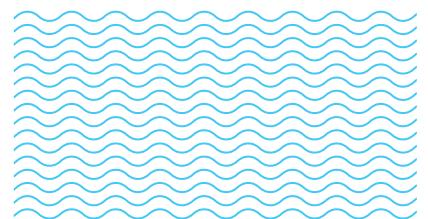






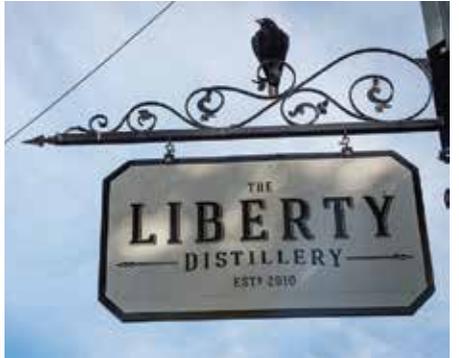
Life at The Creek

Wake up to the sight of sun sparkling on water. Step out your door into a park that showcases stunning views. Walk along the seawall, past public art to work, shop or dine at a different restaurant every day of the year. Fill your basket with groceries and flowers from Granville Island Public Market and cruise home on a False Creek Ferry. Love the energy of the big game—but also love that the fans aren't on your doorstep. Realize that the best part of a film or play is discussing it during the stroll home. This is life at The Creek.



GRANVILLE ISLAND

A 7-MINUTE FERRY RIDE FROM SCIENCE WORLD



CHINATOWN

A 7-MINUTE BIKE RIDE TO MAIN & KEEFER



YALETOWN & DOWNTOWN

A 9-MINUTE BIKE RIDE
ALONG THE SEAWALL



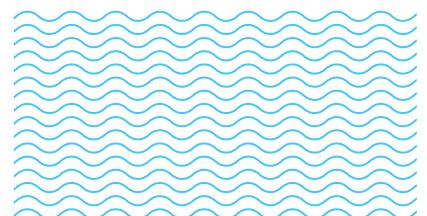
MAIN STREET

AN 8-MINUTE WALK
TO MAIN & 6TH



The Best Seat in the House

The world's best loved neighbourhoods are just a little off-centre—secret pockets of serenity slightly removed from the action, but close enough to join the party whenever the mood strikes. Here at The Creek, the downtown core's shopping, entertainment and business districts are within a quick ride or easy walk. Modern Chinatown and stylish Yaletown are at your front door. Trending Main Street is in your backyard. And Granville Island is just down the road. Festivals unfold all around and fireworks are in view.



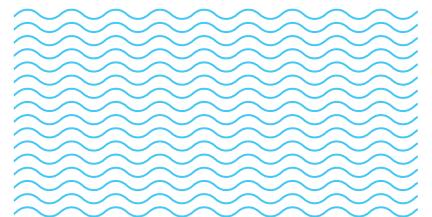


Thinking Green and Winning Gold

The Creek is a master-planned community being built to LEED Gold standards, within a neighbourhood that is recognized as one of the greenest, most energy efficient in the world. The site is at the heart of cycle routes, car-sharing networks and SkyTrain stations, making it easy to get around whether or not you own a vehicle. There's plenty of bike parking and a workshop for DIY repairs and maintenance.

Adjacent to a park and the seawall, The Creek emphasizes proximity to outdoor adventures. Right at home, green roofs join with stormwater capture and treatment systems to keep generous landscaping—and the surrounding environment—beautiful.

Windows and balconies are designed to provide climate comfort with minimal energy use, common area lighting is motion controlled and The Creek will join the Neighbourhood Energy Utility. Construction procedures employ stringent waste management strategies and residents have access to a full recycling centre and food composting.



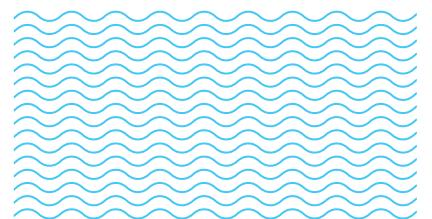


VODA IS A STORY THAT COULD ONLY HAPPEN IN VANCOUVER



Voda is Vancouver

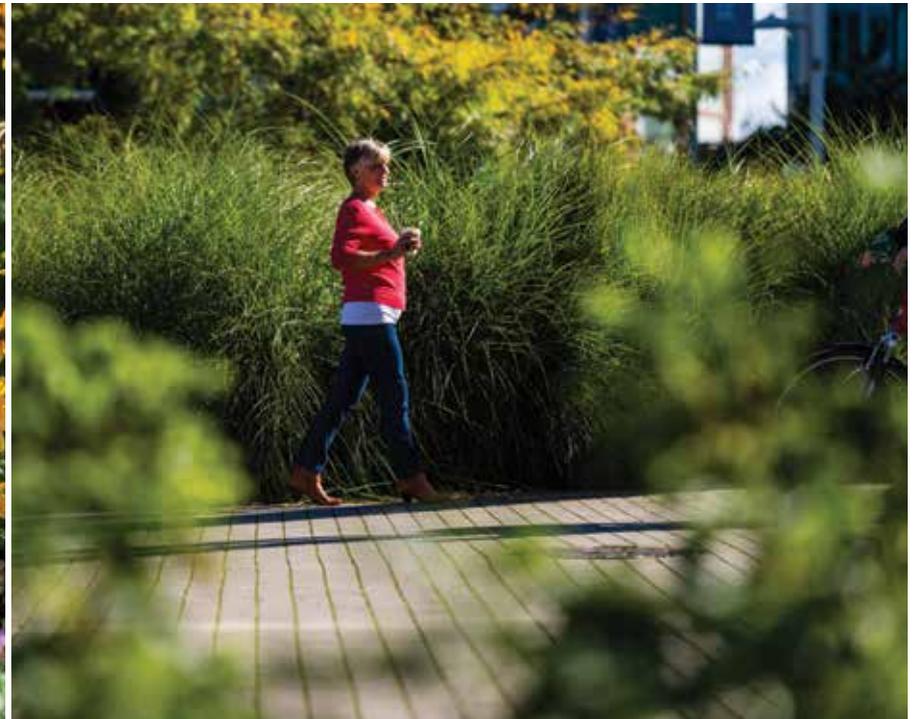
Voda is where The Creek makes its debut. From its landscaped courtyard to its generous balconies and terraces to the stylish homes beyond, this is the Vancouver you're proud to call home. Views look over False Creek, the dramatic city skyline and North Shore mountains. Contemporary architecture incorporates welcoming light boxes and industrial design elements in a subtle nod to the neighbourhood's past. Residents join car-sharing networks, there's plenty of parking for bikes and electric vehicles, and gardeners grow vegetables in rooftop plots.



VIEWS OVER FALSE CREEK
CAPTURE THE DRAMATIC CITY SKYLINE
AND NORTH SHORE MOUNTAINS









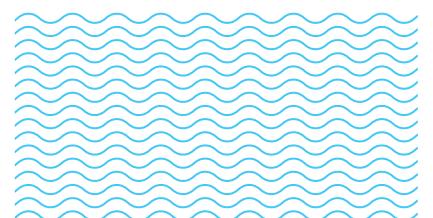
A Playful Kind of Place

Travel the seawall, past Creekside Community Centre and through the adjacent park to Voda's doorstep. Make the most of your recreation time—right at home. Watch the game with friends from the comfort of the entertainment lounge, or share potluck dinners in the party room's kitchen. Soak up the sun while the BBQ sizzles on the eighth floor terrace. Or meet in the second floor fitness room and inspire each other to stay active on rainy days.



Degrees of Separation

At Voda, lushly landscaped outdoor spaces offer a gradual transition from the exuberant life of the seawall to your retreat above. The courtyard, with its heavy timber plaza and central water feature, invites you to take a seat and pause for reflection before starting your day or wrapping it up. Every homecoming is an occasion when your route takes you along tree-lined Railspur Mews—illuminated with a canopy of romantic lights suspended overhead—and through Voda's gracious, double-height lobby.





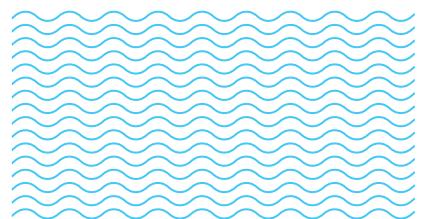


The Vancouver Look

Vancouver is synonymous with breathtaking beauty and a casual approach to life. Fresh and natural with an easy sophistication, Voda's interiors are Vancouver through and through. Kitchens are the focal point, with a timeless white design that's made modern and memorable by rich wood accents. Appliances are integrated for a clutter-free look, while generous counter space and separate pantries are practical whether you're entertaining friends, preparing a holiday feast or making an after-school snack. Cooking and cleanup are state of the art, with fridge, cooktop, wall oven and dishwasher from Bosch's new line.*

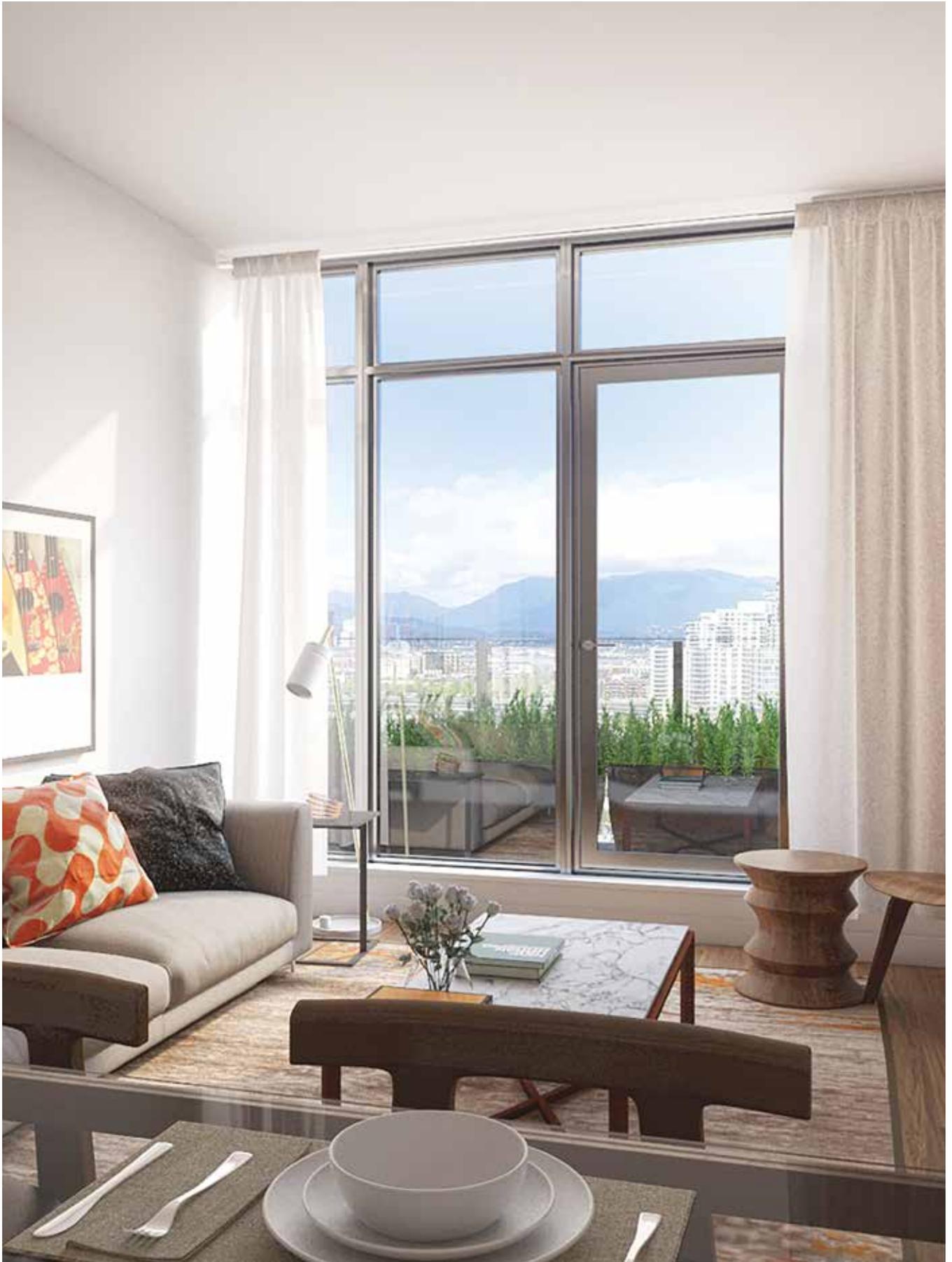
Elegance, comfort, quality and convenience are consistent themes in every inch of these homes. There's a concierge in the lobby and a resident manager on site. Your daily routine is a breeze with spacious closets, frameless glass showers and floating vanities with undermount sinks. Big balconies make the most of outdoor living and remarkable views.

**Some kitchens feature paneled bottom-mount 24" Blomberg refrigerator (as per plan).*



Features and Finishes

Voda is a contemporary 16-storey tower complemented by a seven-storey brick, concrete and corrugated metal podium. Playful light box elements randomly placed along the north and east façades create a soft glow and mimic porch light beacons. Extensive green space connects Voda to the surrounding neighbourhood including courtyards, park land and the seawall.



BUILDING

- Architecture by Rafii Architects Inc. in collaboration with Richard Henry Architect Inc.
- Interiors designed by BBA Design Consultants Inc.
- Energy-efficient, sustainable and liveable building design consistent with achieving LEED gold certification.
- Grand, double-height lobby with concierge.
- Fully equipped fitness room with cardio machines and weights plus space for stretching, Pilates or yoga practice.
- Residents' lounge with entertainment room and caterers' kitchen opening to an expansive eighth floor terrace with seating, BBQ, garden plots, tool shed and children's play area.
- Extensive bike parking plus Bike Hub for DIY tune-ups and maintenance.
- Secured holding room at lobby level for added convenience on moving day.
- Secured underground parkade complete with electric vehicle parking, on-site car-sharing network and visitor parking stalls.
- Full-time resident manager.

HOMES

- Solid core entry doors with contemporary wood grain side panel.
- Smartly designed great room spaces with expansive windows.
- Year round comfort with in-suite controlled, energy efficient air-conditioning, heating and ventilation system.
- Architectural finishes include smooth-finished ceilings and flat-profile baseboards throughout.
- Flat-panel interior doors with polished stainless steel lever-style handles.
- Innovative, ecologically sensitive wide plank wood-pattern resilient flooring throughout (except bathrooms).
- Flat-panel contemporary swing doors on all closets.
- Spacious balconies or terraces for relaxed outdoor living (as per plan).
- Diffused or clear glass sliding door panels separate dens and bedrooms (as per plan).
- Generous in-suite storage rooms (as per plan).
- Stacking Whirlpool front-loading washer and dryer.
- Contemporary custom roller blinds on all exterior windows.

KITCHENS

- Contemporary white premium acrylic cabinetry with rich wood accents.
- Modern quartz countertops complemented by large-format, glazed ceramic backsplash tile for a seamless look.
- Full-height pantry with integrated stainless steel microwave (as per plan).
- Undermount stainless steel single-basin sink with DXV polished chrome pull-down faucet.
- Pull-out recycling storage under kitchen sink.
- German-engineered top-of-the-line Bosch appliance package includes:
 - Paneled bottom-mount 30" refrigerator to blend seamlessly with surrounding cabinetry.*
 - Ultra-quiet, fully integrated and paneled dishwasher in 18" or 24" width (as per plan).
 - Touch-control electric cooktop in black ceramic and glass.
 - Flush-installed, stainless steel wall oven with genuine European convection.
- Low-profile Faber hood fan.

**Some kitchens feature paneled bottom-mount 24" Blomberg refrigerator (as per plan).*

SUSTAINABILITY

- Designed to LEED® Gold standards and registered with the Canada Green Building Council.
- Situated in a pedestrian and cycle-friendly location with easy access to public transit and car-sharing networks.
- Part of the Southeast False Creek Neighbourhood Energy Utility.
- Extensive landscaping includes parks, gardens and green roof systems.
- Engineered with systems for capturing and treating storm water.
- Designated electric vehicle charging stations, parking for three car share vehicles and plenty of bicycle parking.
- Smart sorting lounge for easy on-site composting and recycling.
- High-performance, double-glazed, low-E thermal windows.
- Energy-efficient, motion-controlled lighting throughout building common areas.
- In-suite, individually controlled programmable thermostat.
- Low-VOC paint used in suites and throughout common areas.





BATHROOM

- Floating vanity with horizontal-grain wood veneer cabinet drawers and contrasting white gable.
- White quartz countertops and backsplash with square undermount sink and DXV polished chrome single-lever faucet.
- Wood veneer medicine cabinet with shelving behind mirrored doors, open shelf below and integrated recessed lighting above.
- Large format 12" x 24" porcelain floor tile.
- White glazed, 12" x 20" ceramic tile tub and shower surrounds.
- Frameless glass doors on 5' showers in main bath or ensuite (as per plan).
- Second bathrooms feature combination 5' soaker tub and shower (as per plan).
- Polished chrome accessories including robe hook, towel bar and paper holder.
- Solid core flat-panel doors for added privacy.

SECURITY & CONVENIENCE

- Lobby concierge and full-time resident manager.
- Encrypted security key fob building access system.

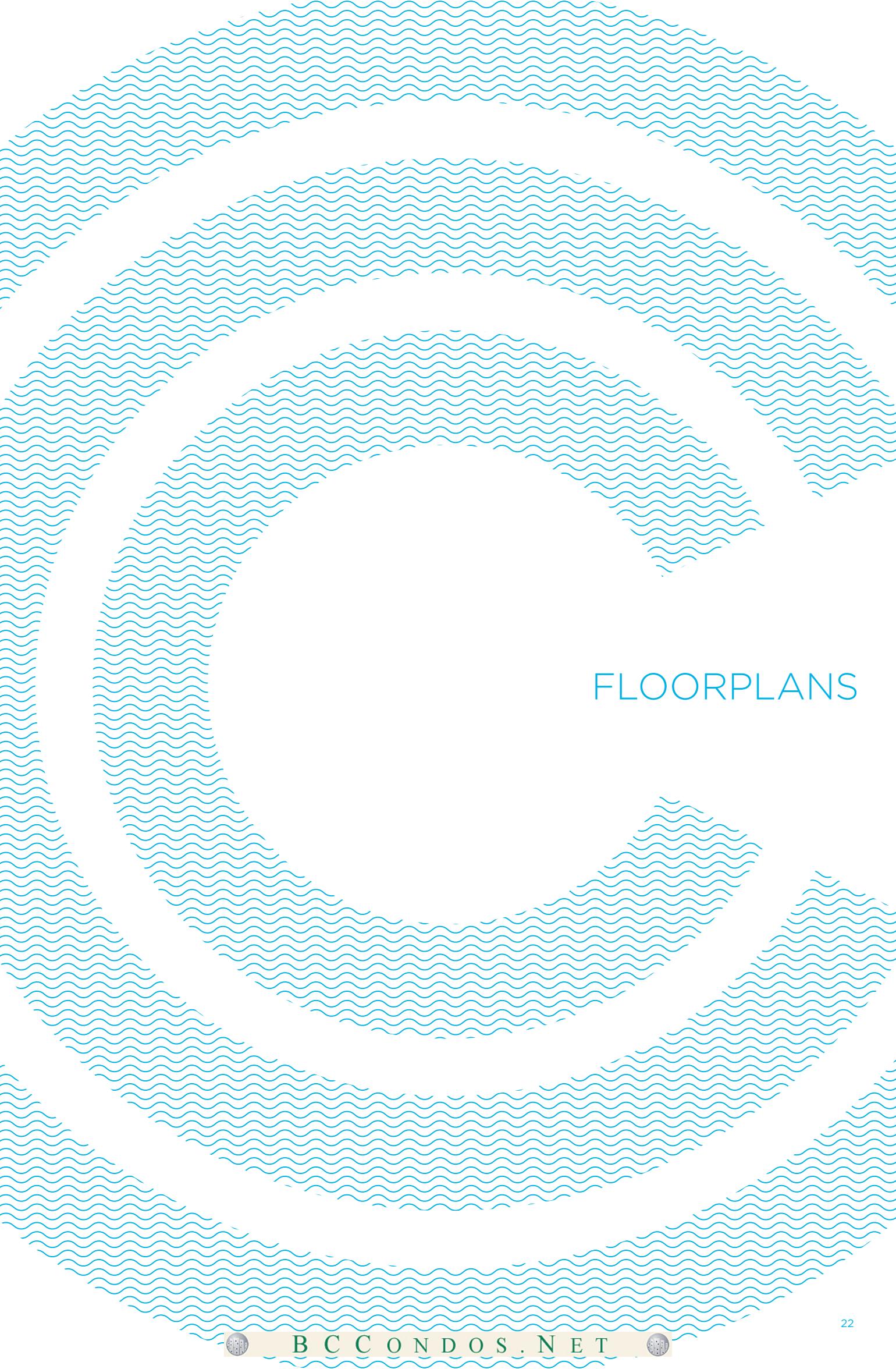
- In-suite TV monitored entry system.
- Restricted floor access via two high-speed elevators.
- Exterior power outlets on balconies and terraces (as per plan).
- Wired for advanced telecommunications requirements and instant accessibility.
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors.

CONCERT'S "COMMITMENT TO YOU" WARRANTY

- Built-in assurance for you and your home is guaranteed.
- Ten-year structural coverage.
- Six-year water penetration coverage.
- Two full years coverage on workmanship and materials.
- Backed and matched by Travelers Guarantee, BC's leading government-approved new-home warranty provider.

Concert reserves the right to make changes to floorplans, project design, specifications, finishes and features. Suite sizes, dimensions and floorplan layouts may vary. Views and interior renderings shown are for general illustration purposes only and should not be relied upon to accurately represent the actual views that may be available or the actual interiors of the completed building. E & O. E. July 2015





FLOORPLANS





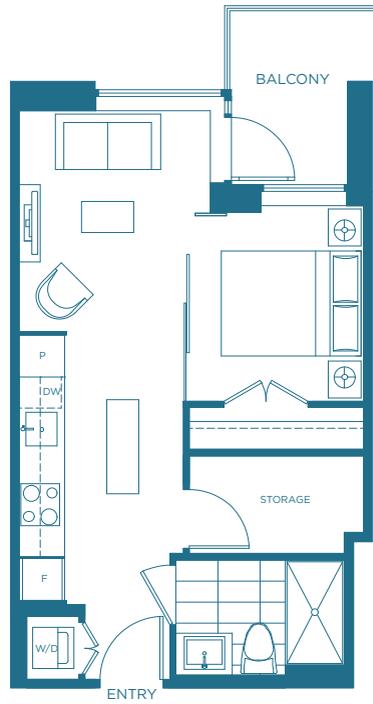
ONE BEDROOM HOMES

Smart design maximizes
functional space and style.



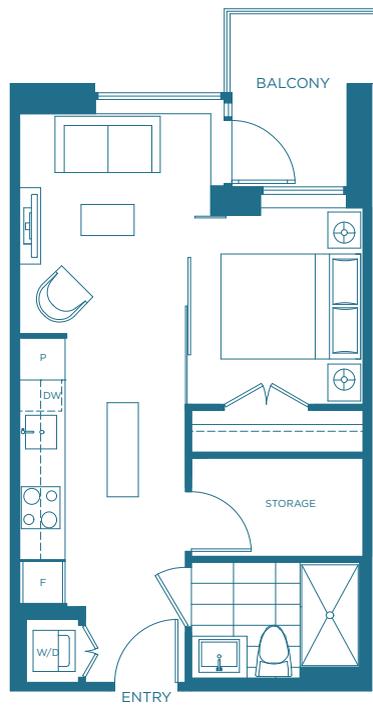
A1

ONE BEDROOM
453 SF



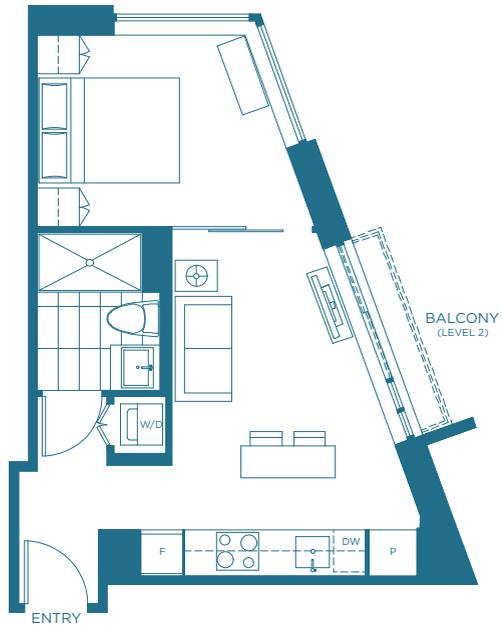
A2

ONE BEDROOM
461-455 SF



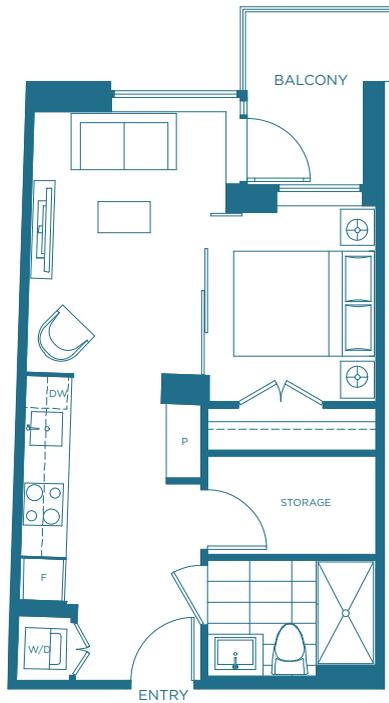
A3

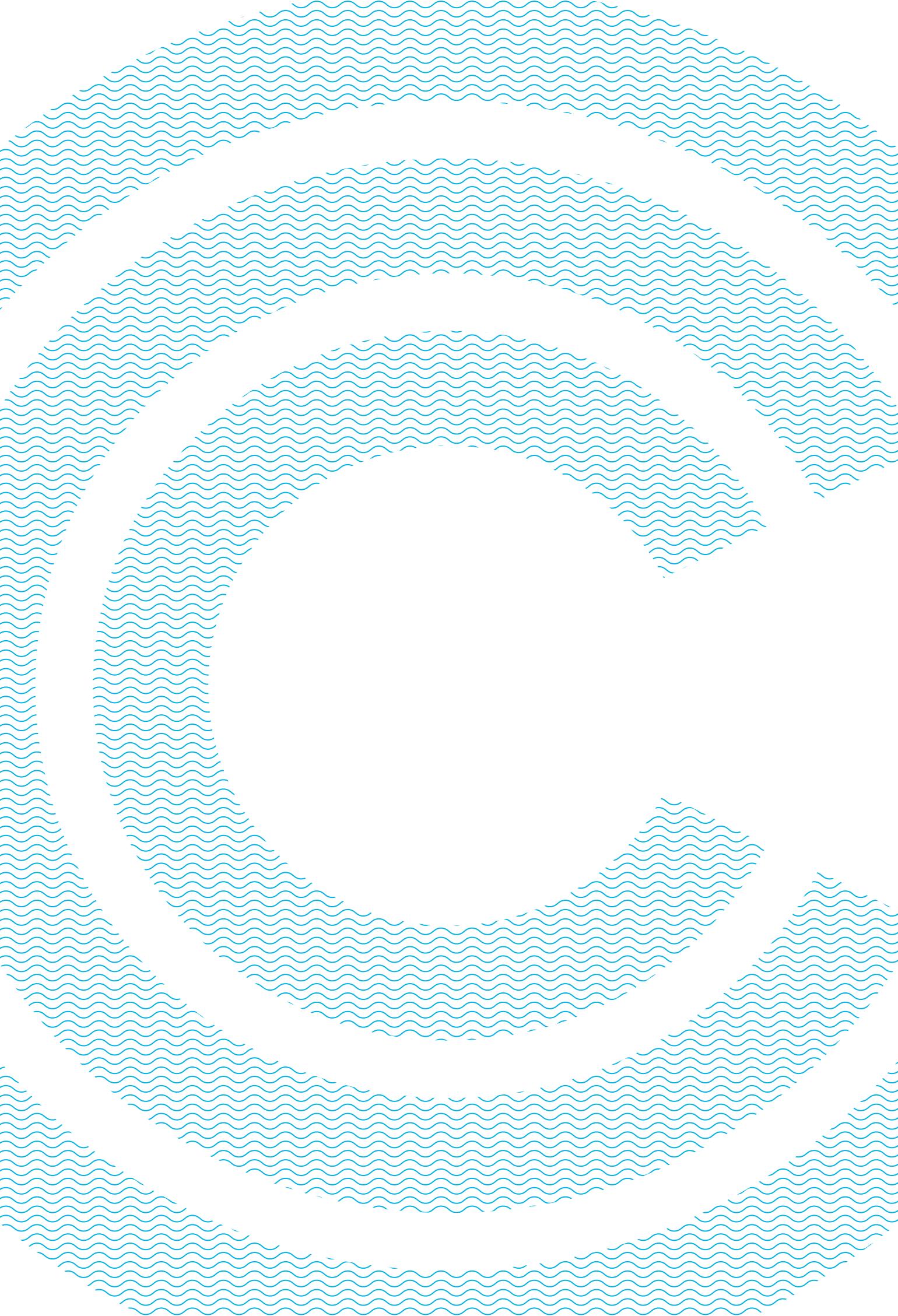
ONE BEDROOM
465 SF



A4

ONE BEDROOM
468 SF





B

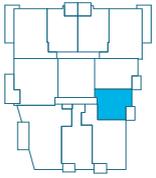
ONE BEDROOM HOMES

Linear kitchens with separate
pantry make for flexible great
room layouts.

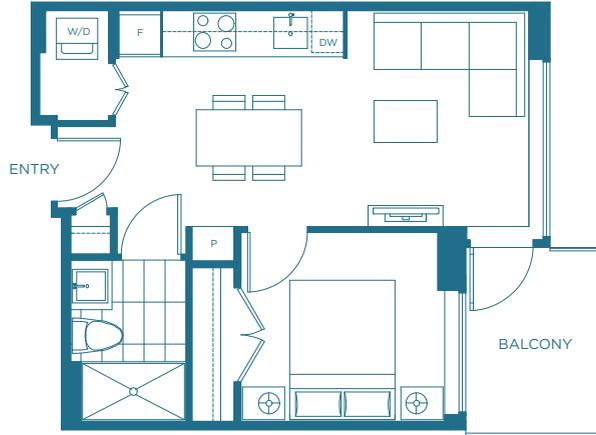


B1

ONE BEDROOM
446 SF

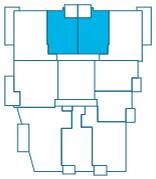


LEVEL 8 - 14

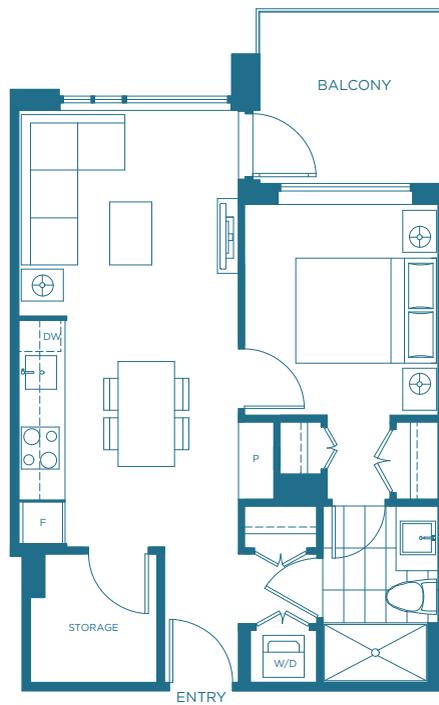


B2

ONE BEDROOM
546 SF

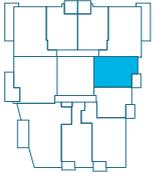


LEVEL 3 - 14

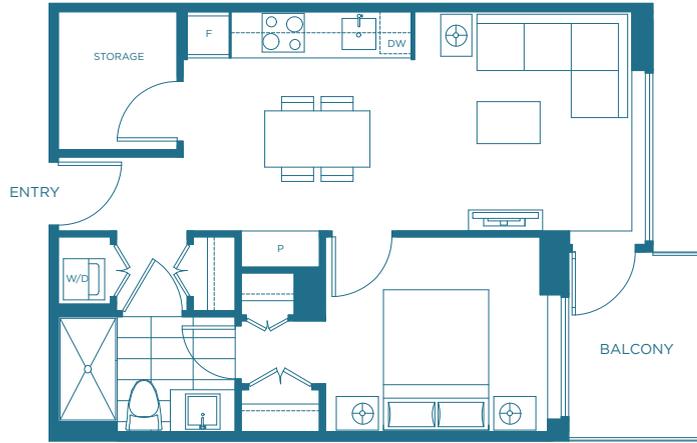


B3

ONE BEDROOM
565 SF



LEVEL 8 - 14

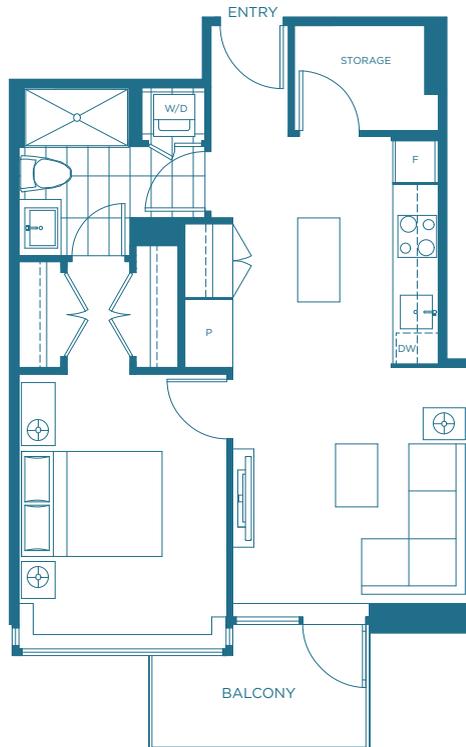


B4

ONE BEDROOM
599 SF

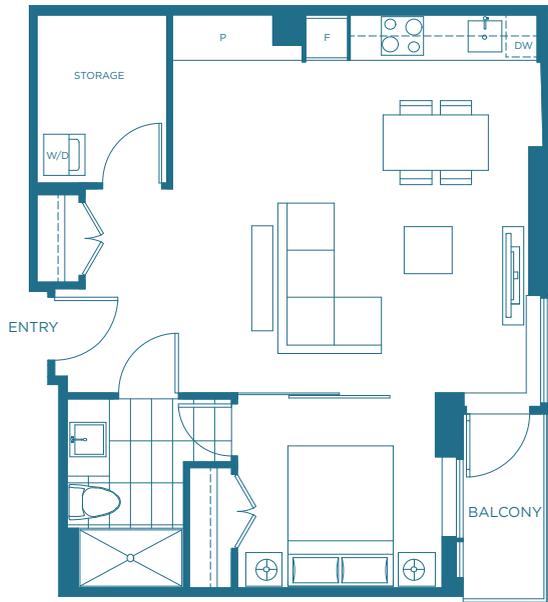


LEVEL 2 - 5



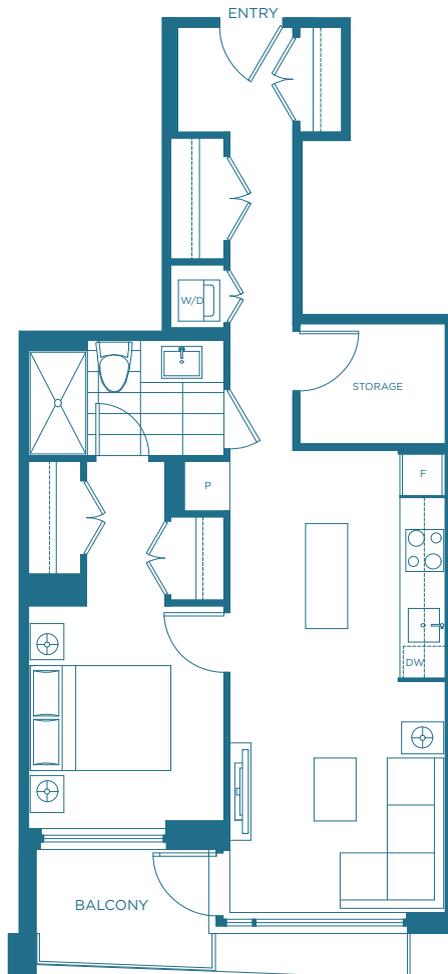
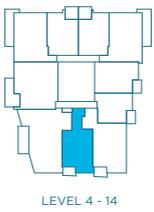
B5

ONE BEDROOM
640 SF



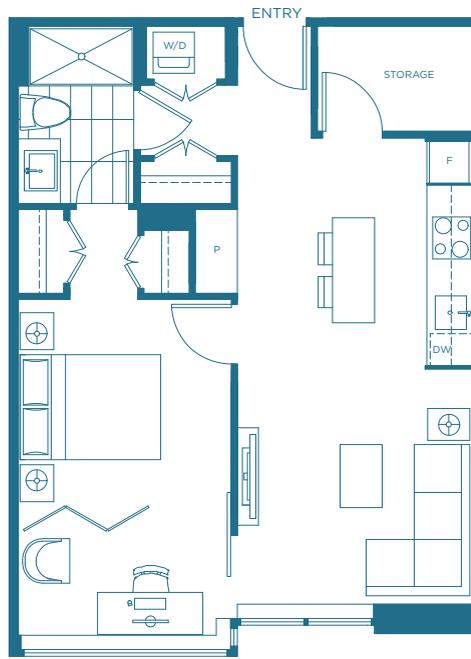
B6

ONE BEDROOM
667 SF



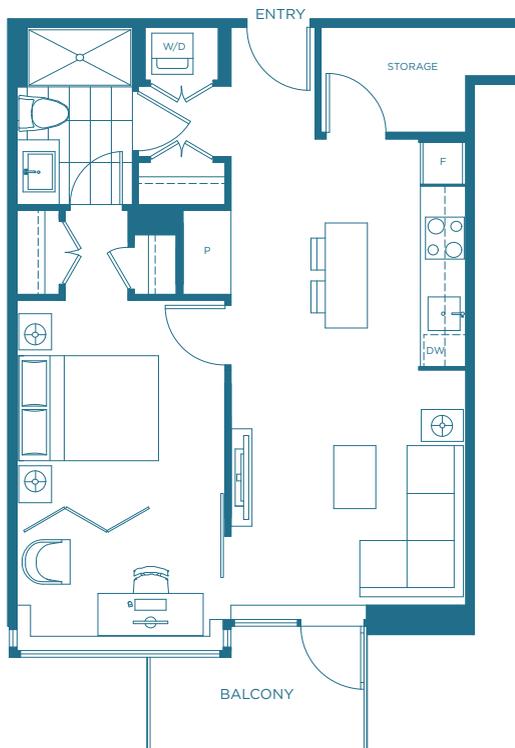
B7

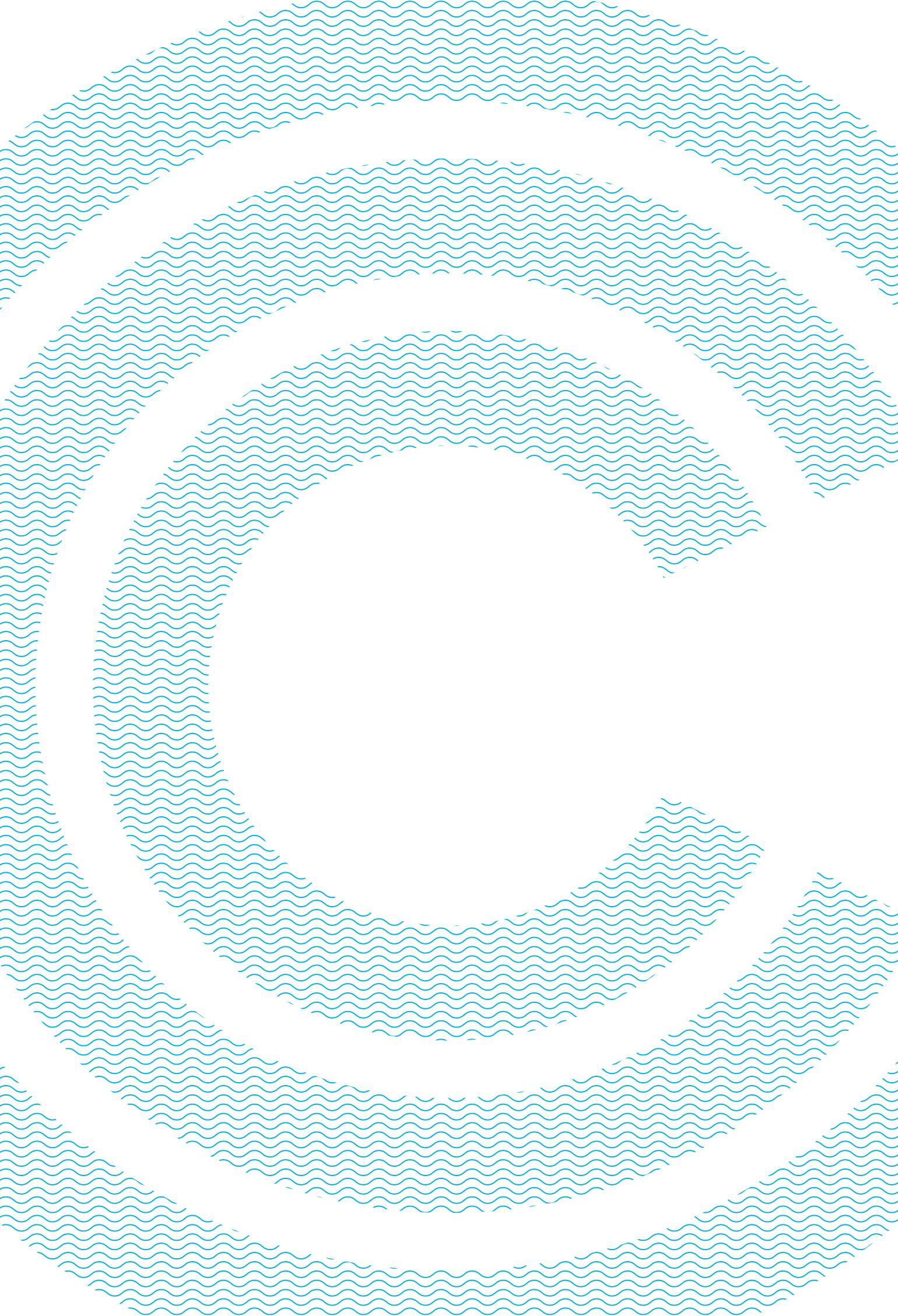
ONE BEDROOM + FLEX
648 SF



B8

ONE BEDROOM + FLEX
656 SF





D

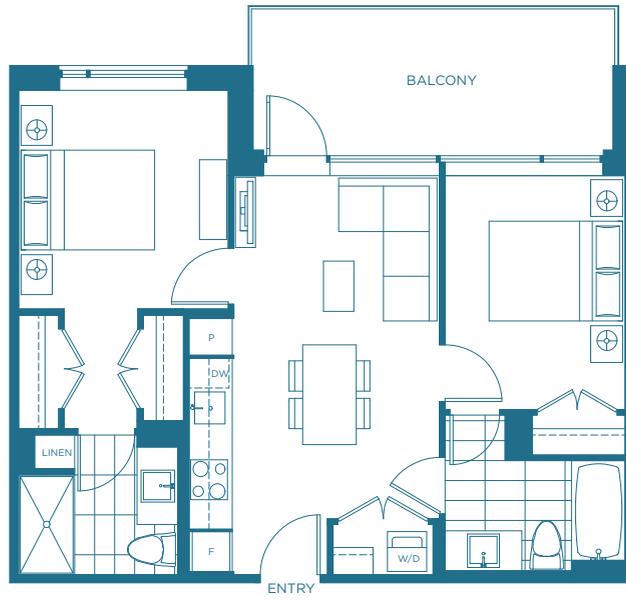
TWO BEDROOM HOMES

Comfortable bedrooms are separated by open living spaces to maximize privacy.



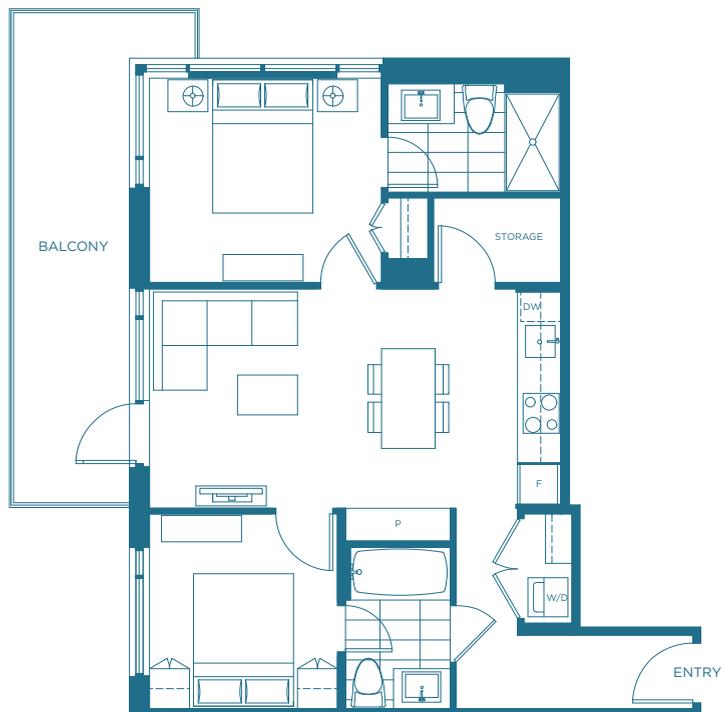
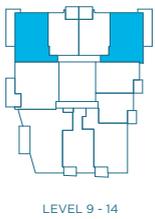
D1

TWO BEDROOM
722 SF



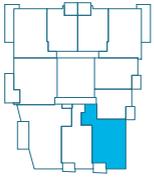
D2

TWO BEDROOM
753 SF

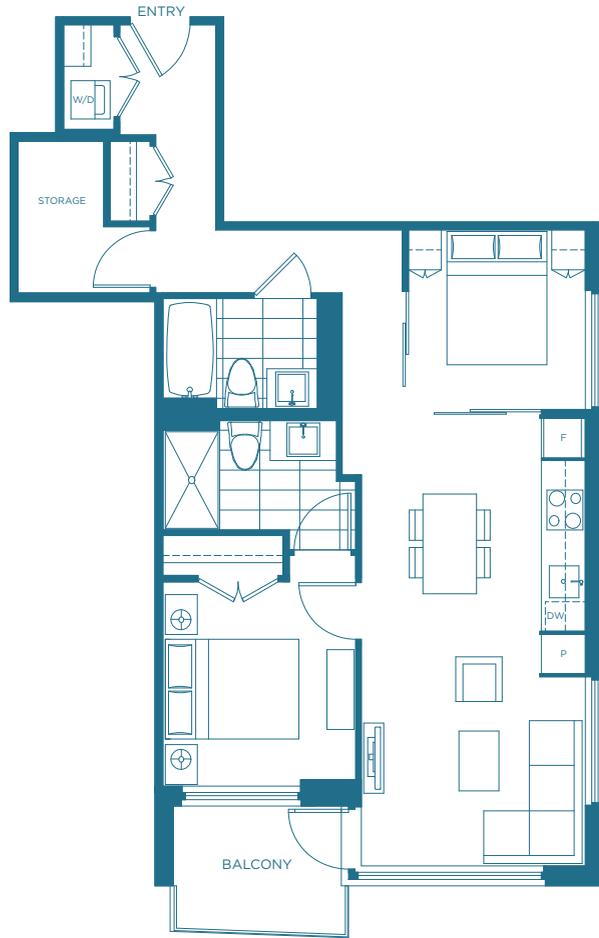


D3

TWO BEDROOM
830 SF



LEVEL 4 - 14



D4

TWO BEDROOM
831 SF

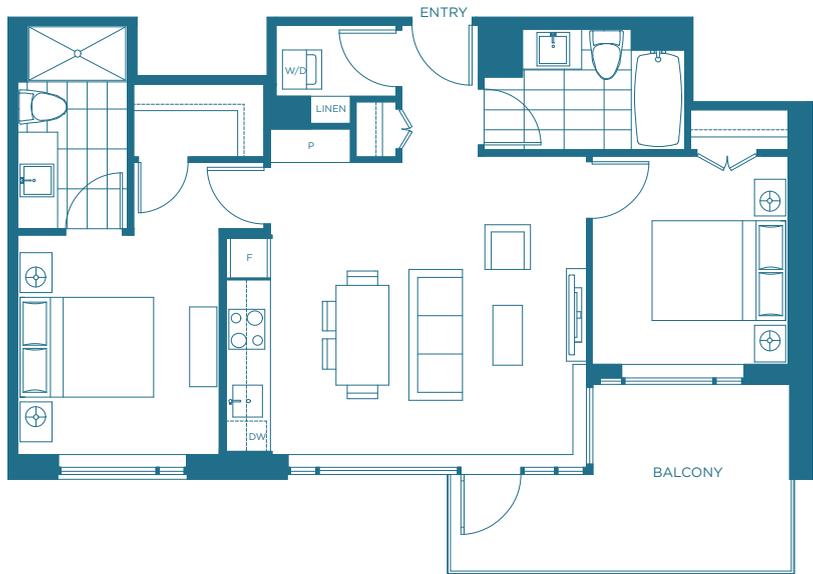


LEVEL 2 - 5



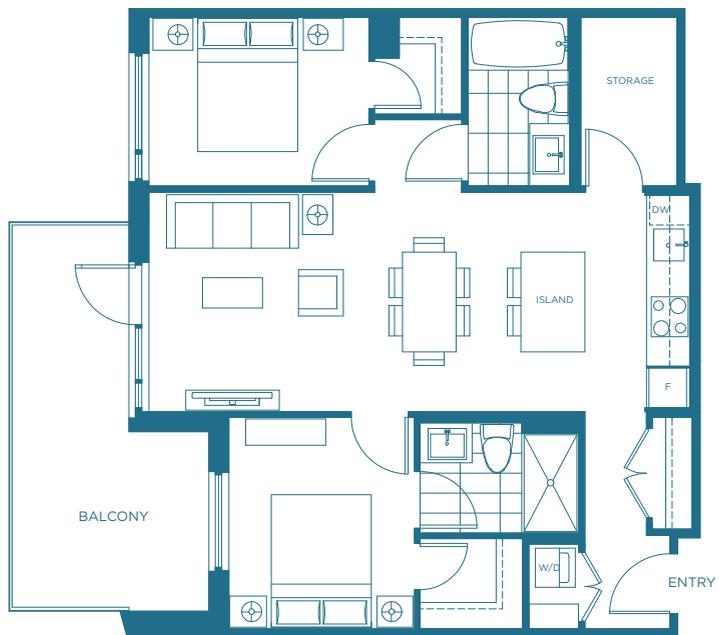
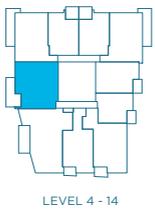
D5

TWO BEDROOM
833 SF



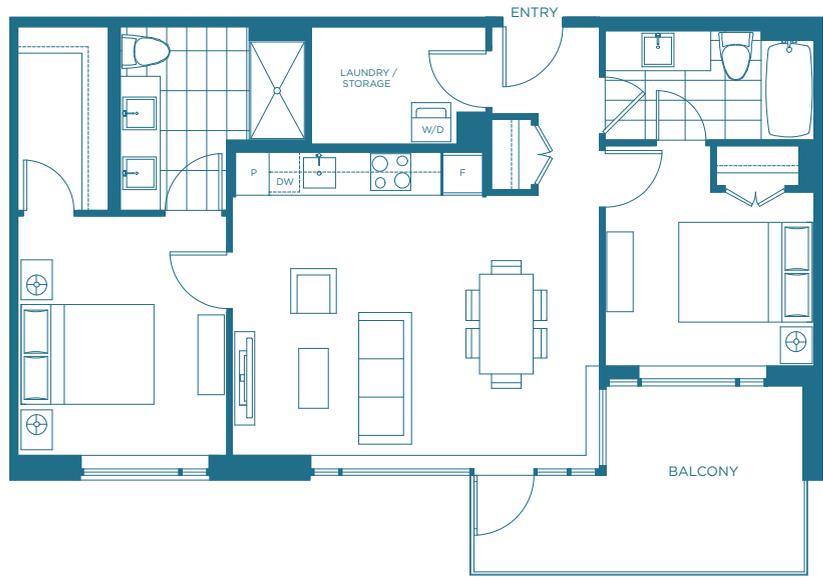
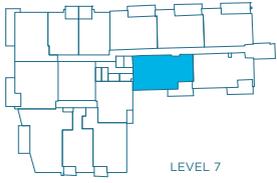
D6

TWO BEDROOM
864 SF



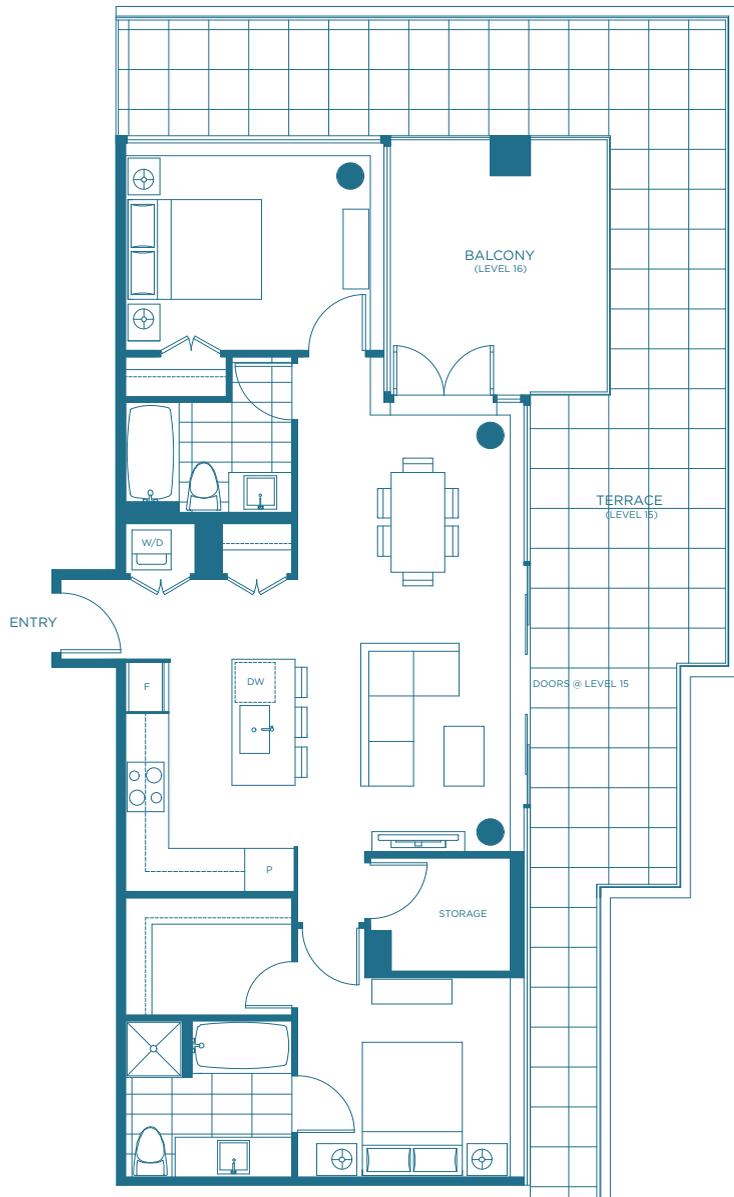
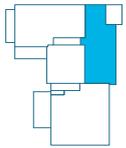
D7

TWO BEDROOM
879 SF



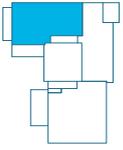
D8

TWO BEDROOM
1,022 SF



D9

TWO BEDROOM
1,184 SF



LEVEL 15 - 16



E

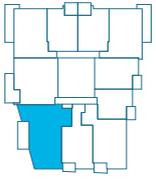
TWO BEDROOM + DEN HOMES

Generously-sized balconies or terraces take living outside while large dens provide flexibility inside.

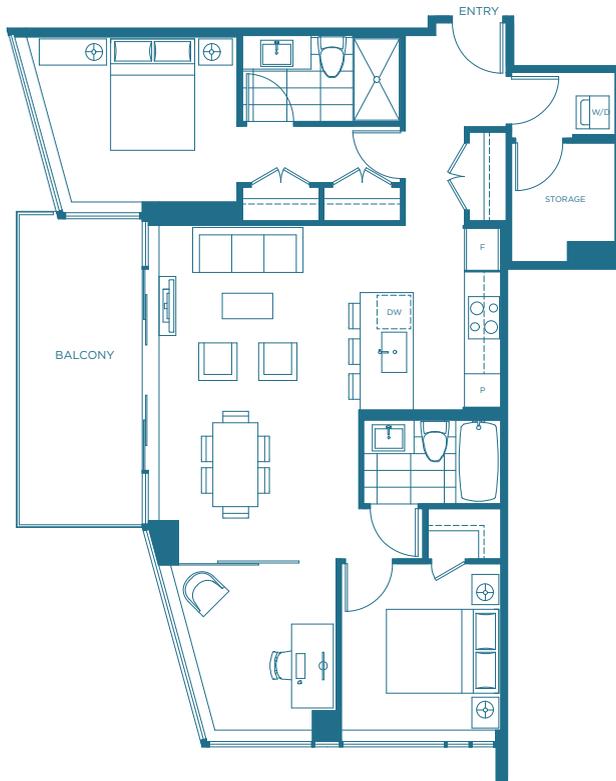


E1

TWO BEDROOM + DEN
1,062 SF

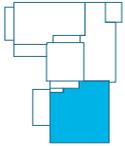


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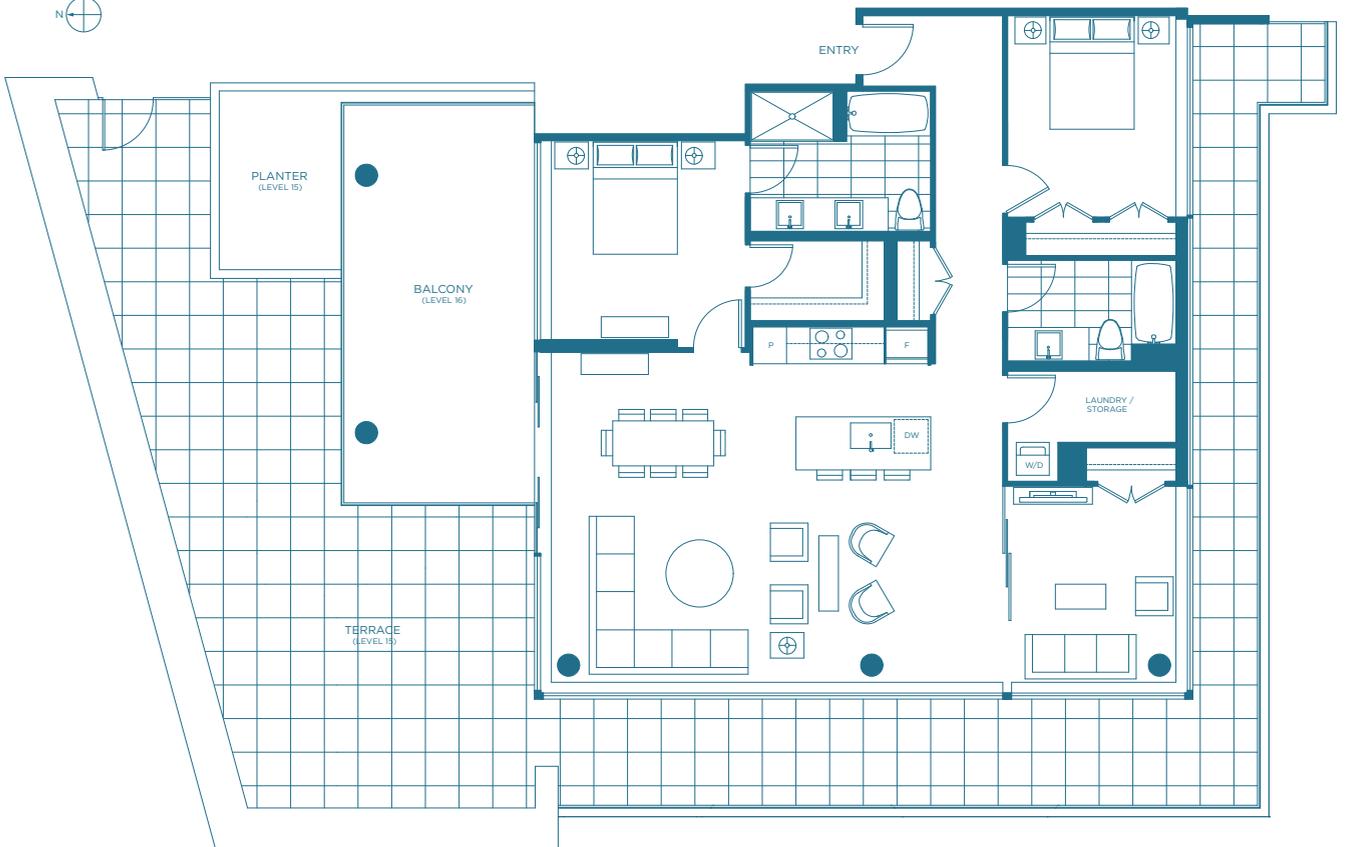


E2

TWO BEDROOM + DEN
1,488 SF



LEVEL 15 - 16



TH

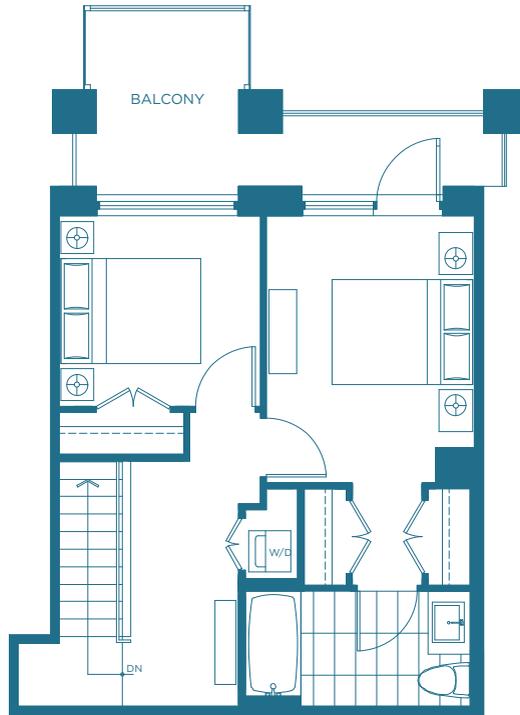
TOWNHOMES

Two-level townhomes
feature private entries and
lots of outdoor space.

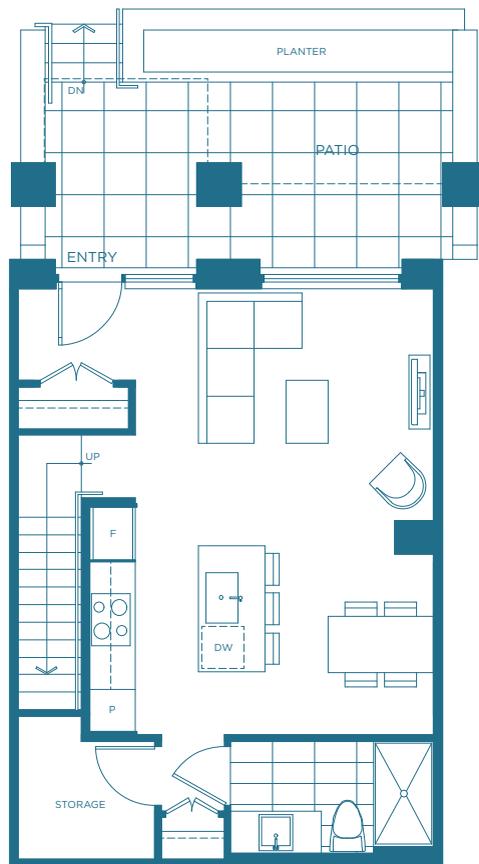


TH1

TWO BEDROOM
1,100 SF



LEVEL 2

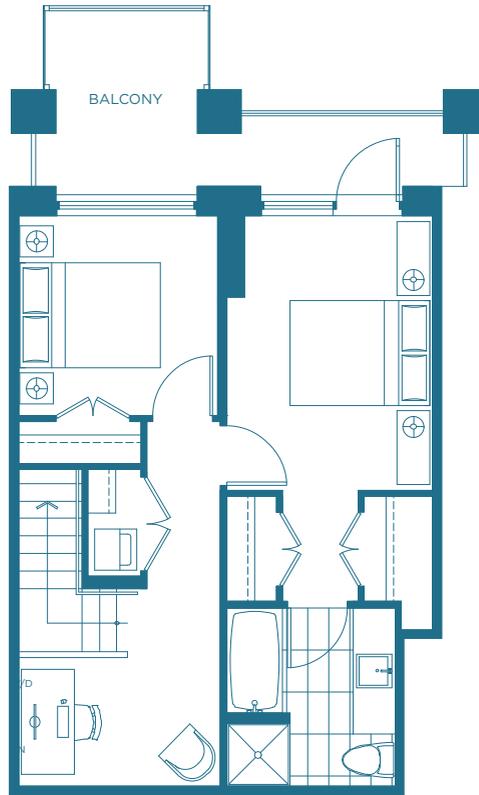
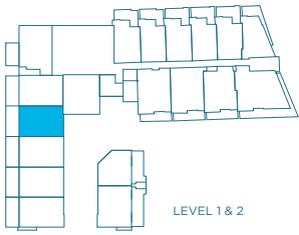


LEVEL 1

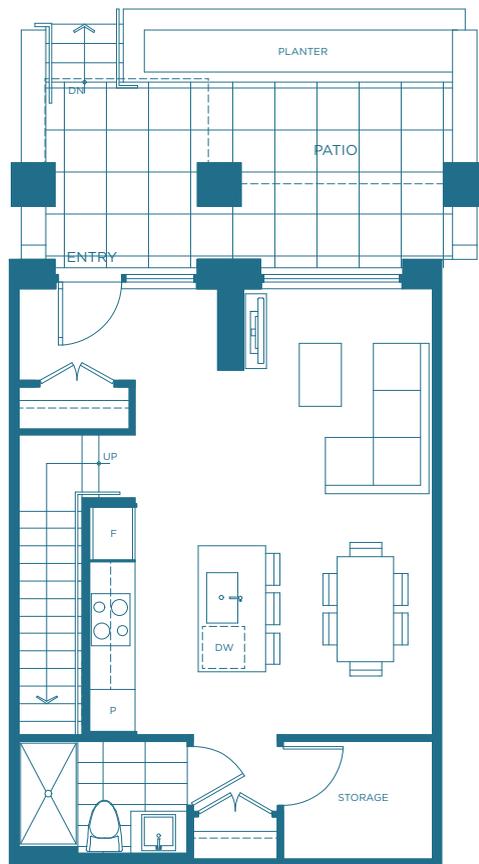


TH2

TWO BEDROOM + FLEX
1,180 SF



LEVEL 2

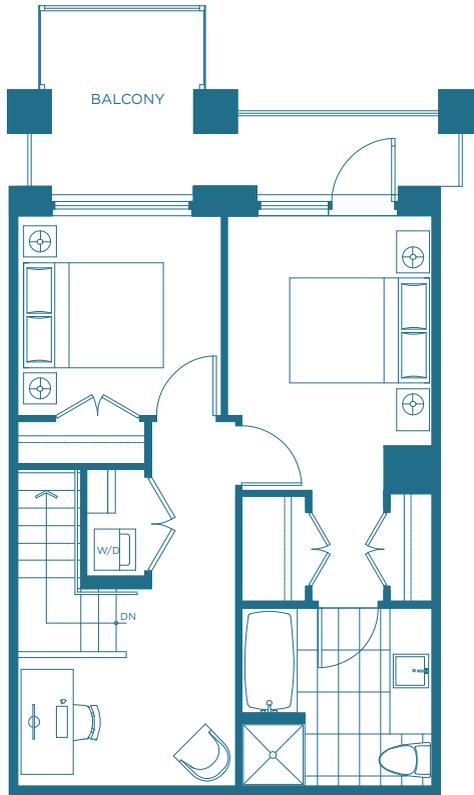
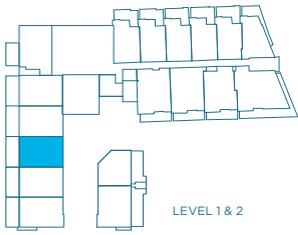


LEVEL 1

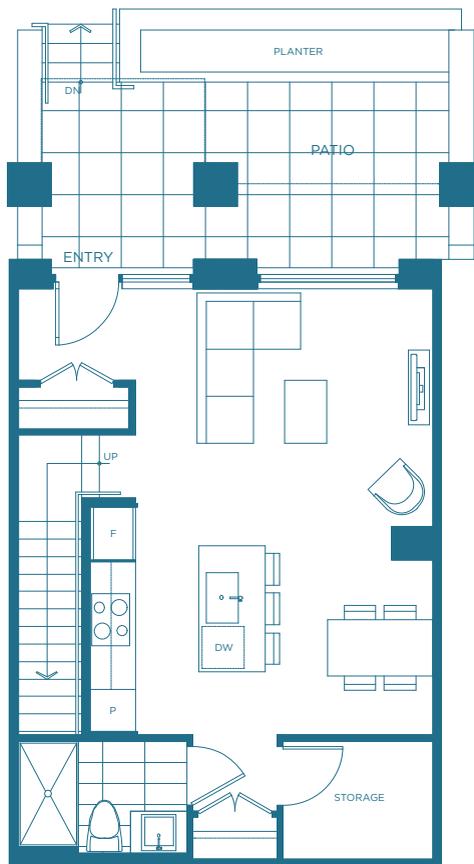


TH3

TWO BEDROOM + FLEX
1,197 SF



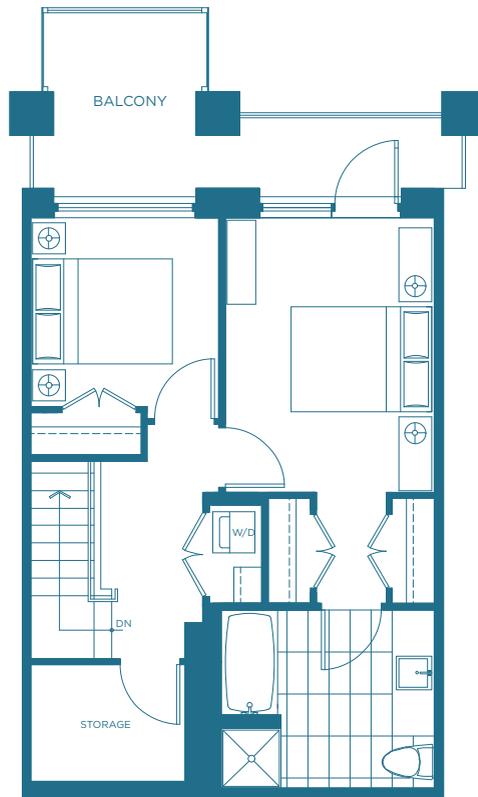
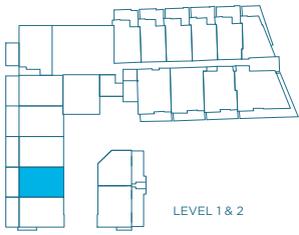
LEVEL 2



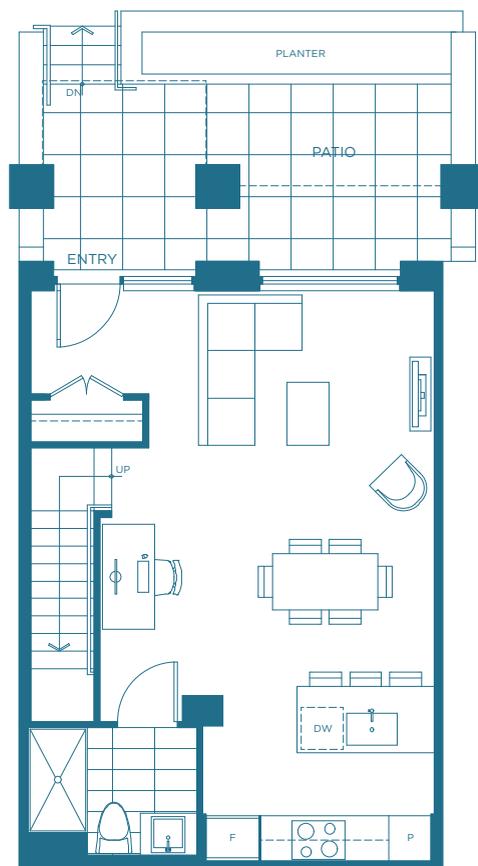
LEVEL 1



TH4 TWO BEDROOM 1,177 SF



LEVEL 2

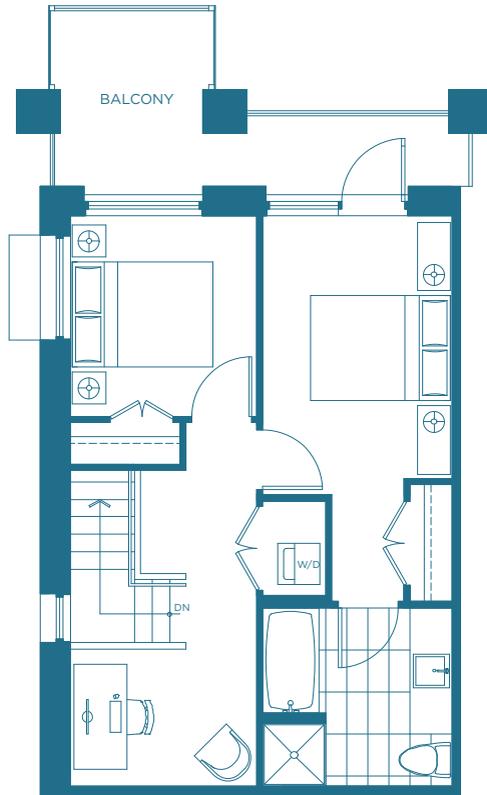
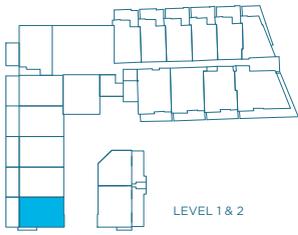


LEVEL 1

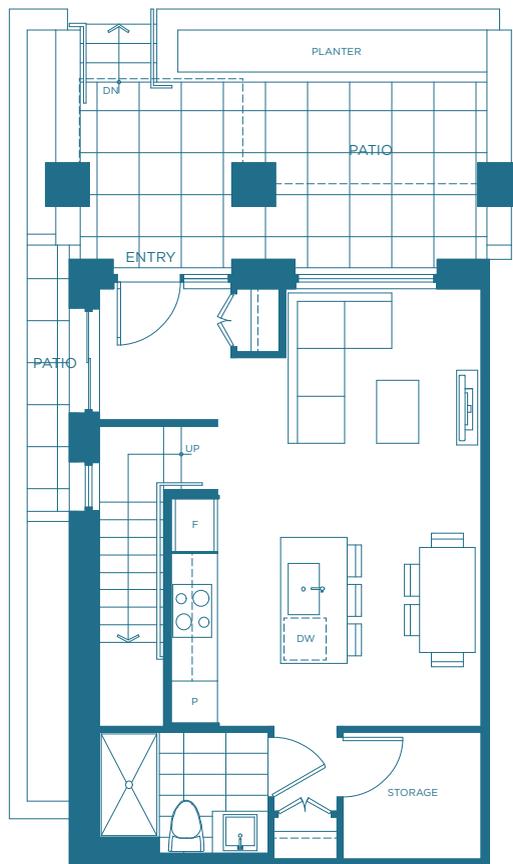


TH5

TWO BEDROOM + FLEX
1,188 SF



LEVEL 2

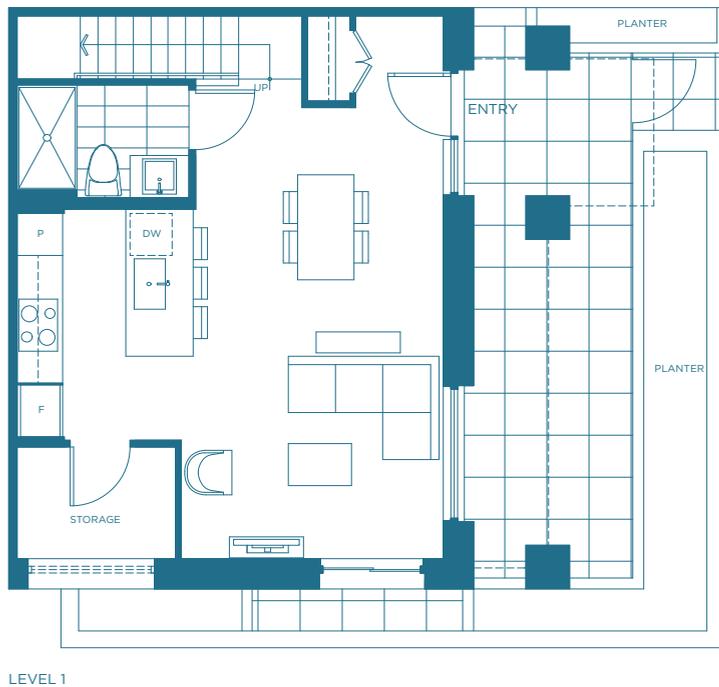
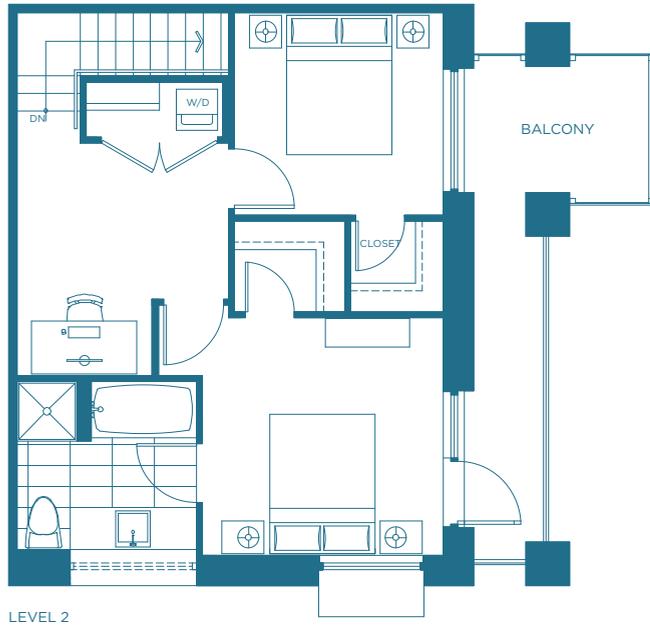
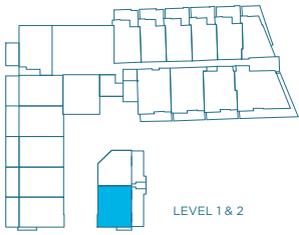


LEVEL 1



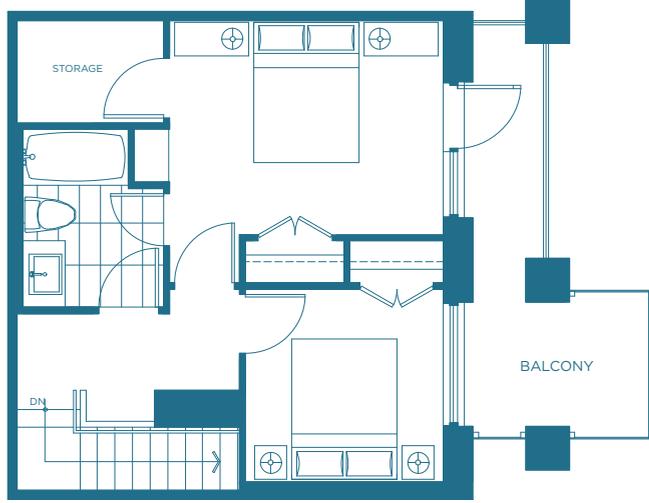
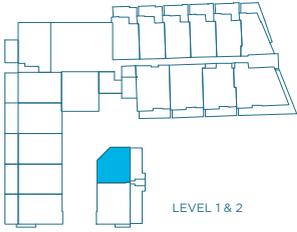
TH6

TWO BEDROOM + FLEX
1,248 SF

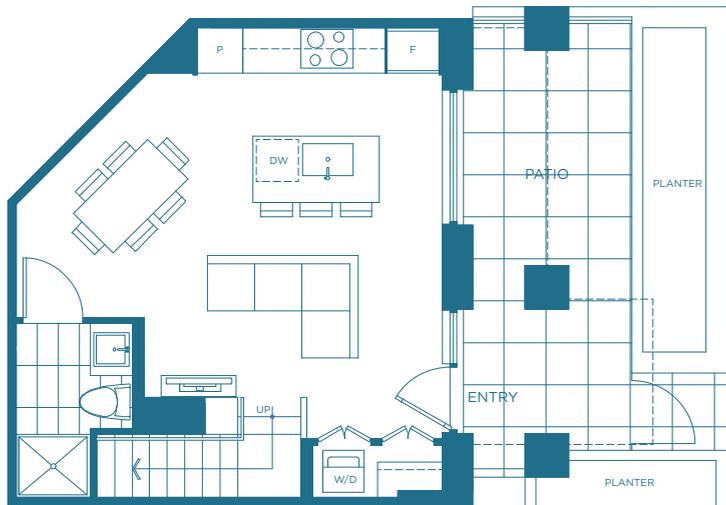


TH7

TWO BEDROOM
1,006 SF

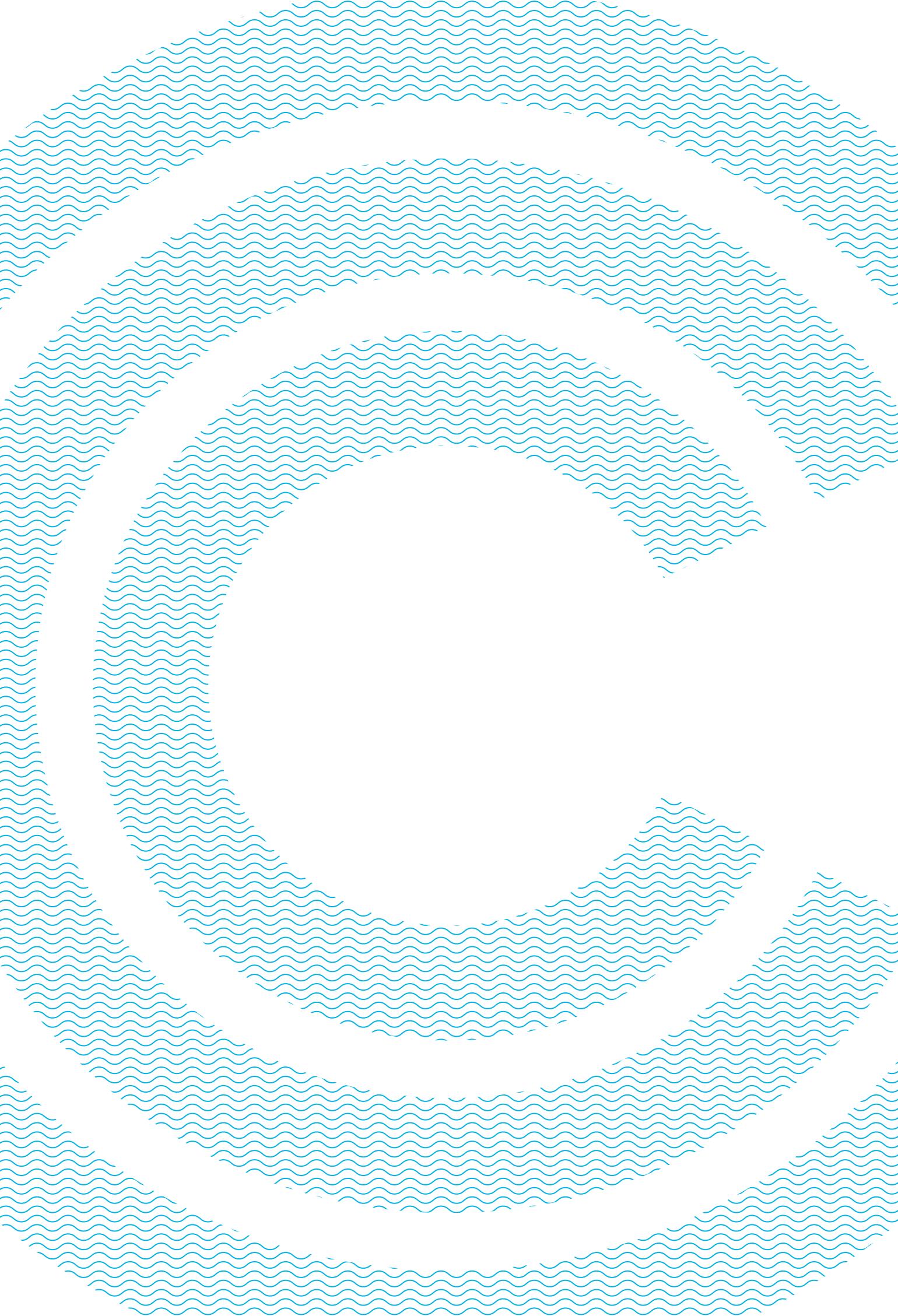


LEVEL 2



LEVEL 1





On behalf of the entire Concert team,
I am extremely proud to introduce
Voda at The Creek.

For over 25 years, Concert has been earning its reputation for excellence. Across Canada, we're known for our commitment to creating sustainable, livable and enviable communities. Vibrant places where people choose to live, work and play. Our core values of integrity, service and sustainability show through in all of our award-winning condominium communities. The Creek is a shining example of this commitment, and we're proud to bring this incredible community to the city where Concert first began.

The Creek's walkable location on the southeast shoreline of False Creek is at the heart of Vancouver's most appealing neighbourhoods, including Downtown, Yaletown, Chinatown and Main Street. Situated between two SkyTrain stations, on a network of cycle paths, and directly on the seawall, it's central to everything we call "Quintessential Vancouver."

Brought to life by an exceptional team of consultants, trades and Concert staff, The Creek truly is a unique opportunity to own the best of Vancouver—and a home at Voda is sure to grow in value for years to come.



Sincerely yours,

A handwritten signature in black ink that reads "Brian McCauley". The signature is written in a cursive, flowing style.

Brian McCauley
President & Chief Operating Officer
Concert Real Estate Corporation

About Concert

Founded in BC in 1989, Concert is an award-winning real estate enterprise with a well-earned reputation as one of the country's most respected developers. Concert is nationally recognized for superior standards of construction, exceptional customer service and an unwavering commitment to building strong and sustainable communities. Committed to integrity, service and sustainability in all that we do, we are "a developer with a difference," and that difference elevates our communities and our value.

5 Reasons to Choose Concert

EXPERIENCE Since 1989, Concert has developed more than 10,000 quality homes for the people of British Columbia and Ontario. Each Concert home is built by a team of experienced, highly skilled architects, engineers and tradespeople who share our commitment to superior quality.

INTEGRITY Backed by the strength of the more than 200,000 Canadians represented by the union and management pension plans who own Concert, we have always been committed to community betterment and environmental stewardship. We are dedicated to the principles of honesty and integrity in all of our business dealings—a claim that is well-supported by an ever-increasing number of repeat Concert homebuyers.

QUALITY Every detail of a Concert home—from state-of-the-art building technologies to the furnishings in our amenity spaces—is thoughtfully considered and carefully selected to ensure the utmost in quality, durability and design excellence.

ASSURANCE At Concert, we stand firmly behind every home we build, providing the highest level of homeowner assurance and customer service. Your Concert home is fully protected by the Concert "Commitment to You" Warranty, which includes a ten-year structural guarantee, six-year water penetration protection and two full years coverage for workmanship and materials.

SUPPORT Our commitment to your comfort and that of your neighbours continues through our dedicated customer service system. Your Concert On-Call Service Representative is a phone call away—24 hours a day, seven days a week.



CONCERT™



2



3



4



6



7



8



10



11

VANCOUVER, BC

- 1 Salt
- 2 Tapestry at Wesbrook Village
- 3 Tropez at Arbutus Walk
- 4 Oscar
- 5 Patina
- 6 Latitude at Collingwood Village
- 7 Alvar

VICTORIA, BC

- 8 Era
- 9 365 Waterfront
- 10 Chelsea

TORONTO, ON

- 11 The Berczy



Project Team

Architect

Rafii Architects Inc.
rafiichitects.com

Consulting Architect

Richard Henry Architect Inc.

Landscape Architect

Durante Kreuk Ltd.
dkl.bc.ca

Land Surveyor

Matson Peck & Topliss
mpt.bc.ca

Sustainability Consultant

Recollective Consulting Inc.
recollective.ca

Code Consultant

B.R. Thorson Consulting Ltd.

Building Envelope Consultant

Morrison Hershfield Limited
morrisonhershfield.com

Acoustical Engineer

Brown Strachan Associates
brownstrachan.com

Structural Engineer

Read Jones Christoffersen Ltd.
rjc.ca

Mechanical Engineer

Sterling Cooper Consultants Inc.
sterlingcooper.com

General Contractor

Bosa Construction Inc.
bosaconstruction.com

Electrical Engineer

Nemetz (S/A) & Associates
nemetz.com

Interior Design

BBA Design Consultants Inc.
bba-design.com

Civil Engineers

Aplin & Martin Consultants Ltd.
aplinmartin.com

Environmental Consultant

SLR Consulting (Canada) Ltd.
slrconsulting.com

Geotechnical Engineers

GeoPacific Consultants Ltd.
geopacific.ca

Elevator Consultant

Gunn Consultants Inc.
gunnconsultants.com

Strategic Marketing

Storydriven Inc.
storydriven.com



Voda at The Creek

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