

Too good to last.

The Final release has begun.



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extend

Soaring towers of glass and light reflect the vivid colours of downtown. The hum of the city surrounds you. An urban kaleidoscope. Pulsing with life, day and night. Vancouver's hottest nightlife, premier sporting events, and the seawall, all just steps away. Live where you work and where you play. Discover the city you've never known before. The best of Vancouver, now yours for the living. This is your own Spectrum.



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Spectrum: Soaring towers of glass and light reflect the vivid colours of downtown. Open skies, great vistas; find your true colours at the new gateway to downtown Vancouver.



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Urban living defined, and redefined. Live downtown where you work and play. Surround yourself with Vancouver's best: shopping, dining, nightlife, entertainment, the seawall. Vivid, vibrant, and vital. Life in full colour.



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Urban living defined, and redefined. Live downtown where you work and play. Surround yourself with Vancouver's best: shopping, dining, nightlife, entertainment, the seawall. Vivid, vibrant, and vital. Life in full colour.



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live

Modern living defined. Then redefined by you. Dramatic, dynamic open concept spaces. Layouts that flow. A unique statement of style and a bold reflection of yours. Clean, modern lines, with interiors that inspire. Open skies, and stunning vistas. A place to find your true colours.

Details matter. It's all here, crafted with style. The kitchen is streamlined with integrated appliances. Choose your colour, and pick your style, with three interior design themes to reflect your own taste. It's your move. Are you in?



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B C C O N D O S . N E T



live

kitchen

- contemporary white cabinetry with brushed chrome hardware
- built-in wine rack
- laminated kitchen countertop with bull nose edge profile
- ceramic kitchen backsplash
- white euro-style appliance package with electric ceran cooktop electric wall oven, "hide-a-way" hood fan, dishwasher, washer and dryer
- euro-style single lever chrome faucet
- stainless sink with garbageator
- upgrade kitchen package available with stone countertop, glass kitchen backsplash and stainless kitchen appliance package (must combine with bathroom upgrade)

The Developer reserves the right to make modifications and changes to the specifications and features. E. & O. E.

interior

kitchen

bathroom

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live

bathroom



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live

kitchen nook



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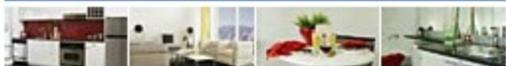


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live

kitchen



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B C C O N D O S . N E T



live

living room



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live

bathroom

- custom full width vanity mirror with custom sandblasted frame
- stainless steel basin
- chrome bathroom faucet with coloured lever handle
- contemporary white cabinetry with laminated vanity
- soaker tub with shower combination
- full height ceramic tile bath surround
- modern halogen light fixtures
- upgrade stone vanity (must combine with kitchen upgrade)

interior

kitchen

bathroom

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B C C O N D O S . N E T



live

interior Features

- laminated floors in entry, living and dining room, and kitchen
- ceramic tile flooring in bathrooms and den/enclosed balcony
- choice of three interior finishing schemes
- contemporary low-pile carpeting in bedrooms
- stainless venetian blinds
- exterior open balcony in every suite
- television and telephone jack in all principle rooms
- WiFi enabled for the future

The Developer reserves the right to make modifications and changes to the specifications and Features. E. & O. E.

interior

kitchen

bathroom

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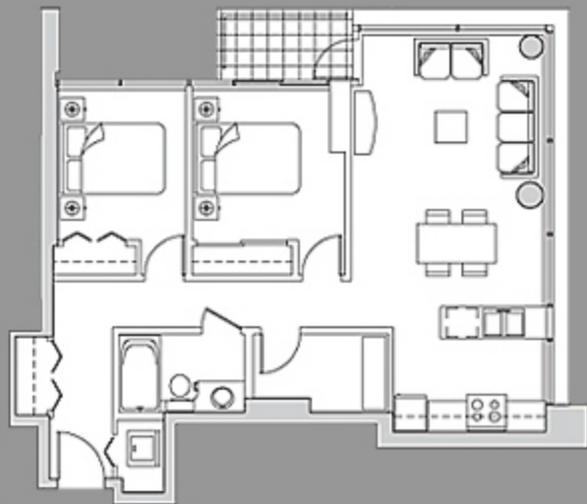
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live



suite 01 & 06



Floors 5-31 (Suite 01) & 5-33 (Suite06)

2 Bedrooms

Enclosed Area 816 sq. ft.

Balcony 35 sq. ft.

Total Area 851 sq. ft.

Dimensions, sizes, layouts are approximate only and subject to change without notice. E. & O. E.

Spectrum 1

Spectrum 2

Spectrum 3

Spectrum 4

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B C C O N D O S . N E T



live



suite 01



Floors 5-30

1 Bedroom + Den

Enclosed Area 563 sq. ft.

Balcony 32 sq. ft.

Total Area 595 sq. ft.

Dimensions, sizes, layouts are approximate only and subject to change without notice. E. & O. E.

Spectrum 1

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Spectrum 3

Spectrum 4

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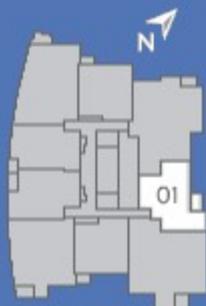
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B C C O N D O S . N E T



live



suite 01



Floors 5-29

1 Bedroom + Den

Enclosed Area 563 sq. ft.

Balcony 32 sq. ft.

Total Area 595 sq. ft.

Dimensions, sizes, layouts are approximate only and subject to change without notice. E. & O. E.

Spectrum 1

Spectrum 2

Spectrum 3

Spectrum 4

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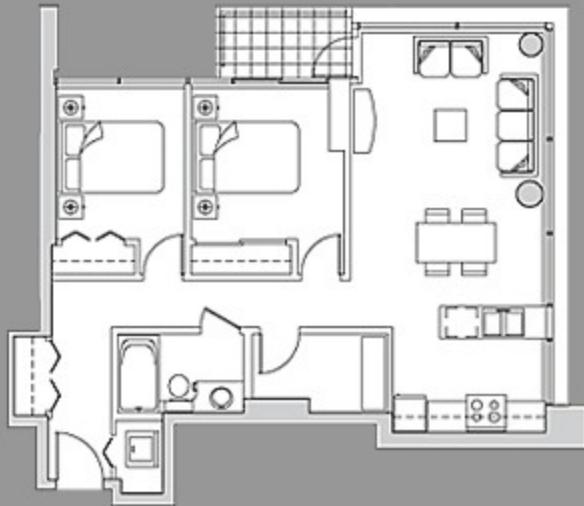
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live



suite 01 & 06



Floors 5-36 (Suite 01) & 5-33 (Suite06)

2 Bedrooms

Enclosed Area 816 sq. ft.

Balcony 35 sq. ft.

Total Area 851 sq. ft.

Dimensions, sizes, layouts are approximate only and subject to change without notice. E. & O. E.

Spectrum 1

Spectrum 2

Spectrum 3

Spectrum 4

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Exercise your body. Stimulate your mind. Start the day energized or end the day relaxed in the surroundings of Ozone club and fitness. Make waves of your own in our indoor pool. Stretch your limits in the fully-equipped fitness facility. Melt stress away in our sauna or steam room. Escape in the private screening room, or entertain friends in the Great Room. Lushly landscaped, the grounds at Spectrum are an oasis in the heart of downtown.



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live

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B C C O N D O S . N E T



realize

- 1 — Port cochère driveway
- 2 — Lounge
- 3 — Concierge
- 4 — 80' Pool
- 5 — Whirlpool
- 6 — Sauna
- 7 — Steam
- 8 — Showers



level one

level two

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spectrum

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B C C O N D O S . N E T



realize

- 9 — Exercise Room
- 10 — Meeting Room
- 11 — Screening Room
- 12 — Great Room
- 13 — Outdoor Terrace



level one

level two

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login

Relax. It's from Concord Pacific, long-recognized and awarded as Vancouver's premium residential developer.

Like all Concord Pacific residences, your Spectrum home is fully warranted in accordance with the BC Homeowner Protection Act. Spectrum carries a 10 year structural warranty, 5 year building envelope warranty, and a 2 year in-suite labour and materials warranty. Fully transferable to subsequent homeowners, our warranty is serviced by our dedicated on-site warranty and customer care team.



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B C C O N D O S . N E T



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Visit our Presentation Centre
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Vancouver, BC [view map](#)

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Concord Pacific' s Spectrum named highrise of the year

Saturday, February 16th, 2008

Company's Kings Landing won last year

Sun

Developer Concord Pacific came up big at this year' s Georgie Awards, winning a gold for its landmark Spectrum project at the 16th annual residential construction and renovation competition.

Spectrum, a residential highrise adjacent to the Georgia viaduct in downtown Vancouver, took top honours in the best multi-family development highrise category.

Last year, Concord Pacific won in the same category for Kings Landing Development.

“Concord Pacific was pleased to be acknowledged once again by the industry for excellence in delivering industry leading high-rise developments,” said Peter Webb, vice-president of development for Concord Pacific.

“Spectrum was a special project on many levels, and it is nice to see that recognized. In addition to this Georgie, Spectrum receive national acclaim in late ' 07 as “ Dwelling of the Year ” by renowned [Globe and Mail architectural] columnist



The highrise development of the year in the annual Georgies competition, Concord Pacific' s Spectrum, is an exemplary demonstration of the opportunity to work where you live and play where you live for people who work downtown and make their homes there. Almost 900 households will eventually reside in the four Spectrum towers, numbers that make the expense of pool maintenance, for



Trevor Boddy.”

As Boddy noted, the site was a particularly challenging one for the developer, “wedged in between the grim concrete ramps of the Dunsmuir and Georgia viaducts” and near two huge sports stadiums and a SkyTrain station. (According to Vancouver City Hall, 20,000-plus vehicles travel westbound on Dunsmuir each day and 22,000 travel east on Georgia.)

example, very bearable. Nearby Chinatown and the Granville retail and entertainment district will also keep households close to home.



Also coming up big at the awards, which are open to all B.C. members of the Canadian Home Builders’ Association, were developers Portrait Homes and Adera. For the third consecutive year, Portrait won “home builder” of the year for large volume single-family homes, while Adera won its fourth “home builder” of the year for large volume multi-family homes.

Portrait Homes principle Rob Grimm says he was ecstatic to learn the company’s planned community of Silver Ridge, in Maple Ridge, had once again taken home the top prize for large volume single-family homes.

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Costco opens Yaletown warehouse store

Friday, November 10th, 2006

Official calls new store ‘most unique’

Gillian Shaw

Sun

Vancouver’s downtown dwellers will no longer have to trek out to the ‘burbs for their big box shopping with the opening today of Costco’s first warehouse in a core urban residential area.

“It is the most unique Costco in the world,” said Robin Ross, Costco’s regional marketing manager for Western Canada.

Ross said while San Francisco has a Costco downtown, this is the first project of its kind where the warehouse has been built as part of a residential and commercial project in the heart of the city.

Part of Concord Pacific Group’s Spectrum project, the new Costco warehouse on Expo Boulevard anchors a residential development of four highrises being built on the edge of Yaletown.

Outside, the 127,000-square-foot retail outlet won’t much resemble its suburban siblings that come in on average at a heftier 140,000 square feet. Instead of being surrounded by asphalt, the store has two floors of underground parking.

Inside shoppers will still recognize the familiar towering Costco shelves of merchandise — complete with cases of soup, a selection of cereals in sizes geared for the average fraternity and bread by the loaf or by the dozen.



Costco employee Jessica checks over stock as part of final preparations before the new store on Expo Boulevard is opened. Photograph by : Ward Perrin, Vancouver Sun



But in a twist that caters to downtown demographics, the new store will add a selection of products Costco shoppers won't find in the suburban warehouses.

“In terms of merchandising it is going to be pretty different from what you would find in another Costco,” said Ron Damiani, Costco's assistant vice-president of corporate communications. “It is going to tend to be higher end and recognize that a lot of people in the downtown core are condo dwellers.”

The regular food offerings will be augmented with an expanded deli selection of “home ready meals” or HRM's — the grocery buzzword describing the shopping needs of multi-tasking downtown families and singles.

The cheese selection has been expanded to bring in products that might appeal to shoppers who aren't just looking for cheese to slap on a school sandwich.

In clothing, a popular area for Costco shoppers, the brands will include such upscale names as Louis Vuitton, Ross said.

“This is a place where you can buy tires and a two carat diamond ring for \$19,699,” he said.

Ross said the decision to open a store in the downtown core was made to meet the demands of “one of the most densely populated areas in North America.

“I think sometimes there is a misconception that Costco is always about bulk food products,” he said. “Coming into a Costco, the first thing you hit is major appliances and electronics, plasma TVs, iPods and high end electronics.

“I think that fits very well into the downtown market.”

Ross said the store won't just attract downtown dwellers, but he said the retailer realized many of those in the densely populated core wouldn't bother heading far from home to find a Costco warehouse.

“What is unique about the marketplace are the travel patterns,” he said. “People who live downtown don't really leave downtown to shop.”

The new outlet brings the number of Costco warehouses across Canada to 69.



Costco memberships are \$55 a year plus GST for consumers and \$50 a year plus GST for business memberships, with both memberships including a free spouse card.

Ross said until Sunday, new members joining at the downtown location will get a \$10 Costco cash card.

© The Vancouver Sun 2006



Unbuilt condos nearly sold out

Thursday, December 11th, 2003

Sun



Four residential towers and a Costco store will displace the ducks on the block bounded by Beatty, Dunsmuir, Georgia and Expo Boulevard. *photo Dan Toulgoet*

Area a few blocks west of mean streets new hot spot

Unbuilt condos nearly sold out

By David Carrigg
Staff writer

DUCKS WILL SOON MAKE WAY for people in a block of land just north of GM Place that has served as an inner-city pond for the past seven years.

The excavated site at the corner of Abbott and Keefer streets will be drained for construction of two residential towers that's expected to begin next spring.

Larry Beasley, the city's director of current planning, said the project is just one example of a boom in the area immediately west of the Downtown Eastside, which is expected to push residential construction further east to the False Creek Flats within the next five years.

Concord Pacific has already pre-sold almost all the 450 units in two of four residential towers being built on a block of land bounded by Beatty, Dunsmuir and Georgia streets and Expo Boulevard.

The \$170-million Spectrum development will be built above a 150,000-square-foot Costco store, accessed off Expo Boulevard. The store is expected to open in 2005, prior to the completion of the four towers.

Concord spokesman Tracie McTavish said he expects all 450 units in the two towers to be sold by the end of the year, when sales begin for the third and fourth towers.

"The first phase has been exceptionally well received. We haven't had to go to the public yet—it's all people who have come in and shown an interest," said McTavish, adding work on the Spectrum project will begin next spring and be complete by late 2006.

Prices in the Spectrum development range

from \$129,000 for a 483-square-foot studio suite to \$375,000 for a 958-square-foot two bedroom condo.

As another example of interest in the area, Beasley pointed to the fact that the sixth and final of Bosa's Brighton residential towers, just east of Science World, is already sold out.

"With Concord being remarkably successful with the Spectrum development above Costco, and with Bosa's Brighton already sold out, Henderson [Development] probably think development is starting to come into their neighbourhood."

Henderson Development built and manages International Village on the 100-block of West Pender, and has already constructed the Paris Place residential tower directly west of International Village.

Kevin Wong, senior marketing officer for Henderson, said the downtown area bounded by Gastown, Chinatown and False Creek has become a profitable area to develop housing, because most other residential sites downtown are already taken.

"It's definitely the hot spot right now. There's a lot happening with Costco moving in, and the Bosa towers and with the planned Woodward's redevelopment," Wong said. "It's going to be the up-and-coming area within the next five years."

Wong said business is also improving at International Village, a shopping centre built in 1999 that has been plagued by a high vacancy rate and dearth of customers.

Wong said the number of customers using the shopping centre has increased and potential tenants have been approaching Henderson to negotiate leases for space.



Downtown Costco an instant hit

Saturday, November 11th, 2006

Warehouse retail chain opens doors of its most urban outlet in North American to a horde

Frances Bula

Sun

The first big-box store embedded in a downtown residential tower complex opened in Vancouver Friday to big crowds and enthusiastic reviews from shoppers.

“It’s just thrilling. And I love the light. It’s easier to see stuff here,” said Dawn Knight, a post-production film worker who was shopping with friend Melissa Ruffle, a film accountant, at the city’s newest Costco.



Costco’s Expo Boulevard 127,000-square-foot store is an engineering feat with two floors of parking below, two floors above and four towers of residential condos with 900 units above that. Photograph by : Ward Perrin, Vancouver Sun

The two had one cart piled high with packages of green beans and the store’s trademark Ling Ling chicken potstickers, among other things, as they patrolled the aisles of the high-ceilinged and brightly lit warehouse space.

Around them, throngs of people were nibbling on free samples of everything from chocolates to butter chicken to croissants.

The new store is a feat of engineering and an unusual mix of uses. It is built in a hole bordered by GM Place, the Georgia viaduct and the escarpment on the eastern end of Vancouver’s downtown. The 127,000-square-foot store, built by Concord Pacific, has two floors of parking below it, two floors of parking above it, and then, above that, another four towers of residential condos with 900 units.



As pedestrians and cars streamed into the warehouse store below, construction crews were still working on the sold-out condo project due to be finished and occupied in mid-2007.

It's the most urban Costco in North America, said Robin Ross, the chain's regional marketing manager for Western Canada. Only San Francisco has an equally downtown location, but it is located in a commercial area, not a residential tower.

To appeal to what is expected to be a slightly higher proportion of downtown shoppers, the store stocks a bigger variety of home-ready meals — chicken parmigiana, prawns and pasta, souvlaki, lasagna, and the like — electronics and leather goods, said Ross.

But other than that, it looks and feels like a regular Costco. While many might imagine that people living in downtown apartment wouldn't have room for a Costco-sized box of Cheerios or a 48-pack of toilet paper, that didn't appear to be the sentiment of the thousands who thronged to the store.

Moyez Bhattia, a 37-year-old West End resident, said he buys in bulk and then splits some of that with his mother or sister.

Like many, he was thrilled with the new convenience of the store and found the access — right off Expo Boulevard — and parking easy.

Joanne Mah, an adjunct professor in medicine at the University of B.C. who was shopping with her son, Ryan, a chef, also found the location and parking far more convenient than the suburban stores she usually goes to.

The lot is covered, which makes it more pleasant on a rainy day than an outdoor lot. Mah said the location also makes it exceptionally easy for her to do her regular stop in next-door Chinatown.

The 700 parking spots will cost \$2 for two hours, but in an effort to keep out downtown office workers, the system requires parkers to return to the lot every two hours.

Concord Pacific has also incorporated an elevator and stairway that connect the store to the Stadium-Chinatown SkyTrain station above it.

The project, unlike the Wal-Mart proposed for Southeast Marine Drive, had no public opposition. Former city councillor Anne Roberts, who has worked on anti-Wal-Mart campaigns, said at the time that Costco made sense because it was in a downtown location, close to transportation.



Costco has, in general, provoked far less community opposition throughout North America than Wal-Marts have.

Unlike Wal-Mart, it has received public accolades for paying its employees well and providing good health benefits.

The chain started in 1983 in Seattle. The first B.C. store opened in Burnaby in 1985.

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Luxury Comes With Location - Spectrum

Wednesday, December 3rd, 2003

Province

THE PROVINCE • Friday, December 5, 2003 **A59**

bulousHomes!

Editor: Renee Blackstone www.theprovince.com

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MARKETING
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Friday, December 5, 2003 **PAGE A59**



Wayne Leidenfrost — The Province

Spectrum is nestled in Yaletown, next to GM Place and B.C. Place. When finished, some units will feature killer views.

Full-Spectrum selection

This development has all the bells and whistles — and great location, too **A61**



COVER STORY

Luxury comes with location

Location is everything, right? So, if you're really determined, why not build a location yourself to suit your development plans? That's what Concord Pacific is doing for its new Spectrum development. It's creating two new city blocks on the edge of Yaletown between Beatty and Expo Boulevard, Dunsmuir and Georgia, which is now mostly air. The land falls away behind the old armoury heritage building, but will be filled in with a platform of parking levels and a 150,000-sq.-ft. Costco (at last!) on which four condo towers will stand.

They're dubbing Spectrum the "new gateway to downtown." Right in the heart of the entertainment district, it will sit right next to GM Place and B.C. Place and be close to the library, Queen Elizabeth complex, and all the shops and theatres of the city core. "We're providing an environment where people can walk to work or the waterfront and then jump on the Skytrain to go elsewhere," says sales director Tracie McTavish. "The (Yaletown) parks are in, the marina and the stores. Buyers don't have to depend on imagination. They can see themselves running the seawall, taking that bike ride without having to cross major thoroughfares; shopping, going to the movies." With landscaped courtyard, full-service concierge, a clubhouse that includes an 80-foot indoor pool, exercise room, whirlpool, steam room and sauna, a Hollywood-style theatre, social lounge with kitchen, and more, they're trying to push all the right buttons, McTavish says.

So far, they're succeeding. Released this fall, the first phase of Spectrum — 443 units in two towers — should be sold out by year end. The complex construction means occupancy won't be until December 2006, a long wait. What are these buyers, from first-

Quick facts

WHAT: Spectrum is 900 suites in four towers of 26 to 32 storeys (48 lofts and townhouses with street access will have live/work status).

WHERE: To-be-created streets in Yaletown, parallel to Beatty between Georgia and Dunsmuir.

DEVELOPED BY: Concord Pacific.

SIZES: Studio, one-bedroom, one-bedroom-and-den, two-bedroom, two-bedroom-and-den condominiums, and one-bedroom-and-den loft homes and two-bedroom townhomes; from 483-1,842 sq. ft.

PRICES: \$130,000 - \$360,000.

OPEN: 10 a.m. - 5 p.m., 1550 Homer Mews. 604-899-8800.

By Jeani Read
Staff Reporter

