



freesia

free to experience
an exclusive new
level of urban living



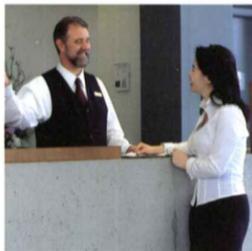
free to live fully

Freesia offers a plethora of exclusive amenities to help you get the most out of every day. For those with a green thumb, there's a garden terrace with approximately 60 personal plots. No other downtown building offers this kind of gardening sanctuary. Complete with lockers for your tools and a garden lounge to relax with a coffee and the daily papers or gardening periodicals, it definitely grows on you. Or take a stroll on the second floor garden courtyard – a haven of tranquility.



You're free to look and feel your best at Club Freesia.

It is the perfect place to melt away the day's stress with a universal gym, free weights, the latest exercise equipment and a tranquil pilates area. And when you're done working out, meet some friends, or make some friends, in the Freesia entertainment room, complete with a big screen tv, pay-per-view Canucks games and a large, private terrace to enjoy sultry evenings, it's almost like having a second condo.



And nothing says exclusivity like a concierge.

After all, your 24/7 concierge makes it all effortless. Drop off and pick up your laundry. Order a cab. Have guests greeted in true style. Arrange a wake up call. Receive and hold special deliveries. Or go on vacation with peace of mind knowing your concierge is keeping a watchful eye of your Freesia home.

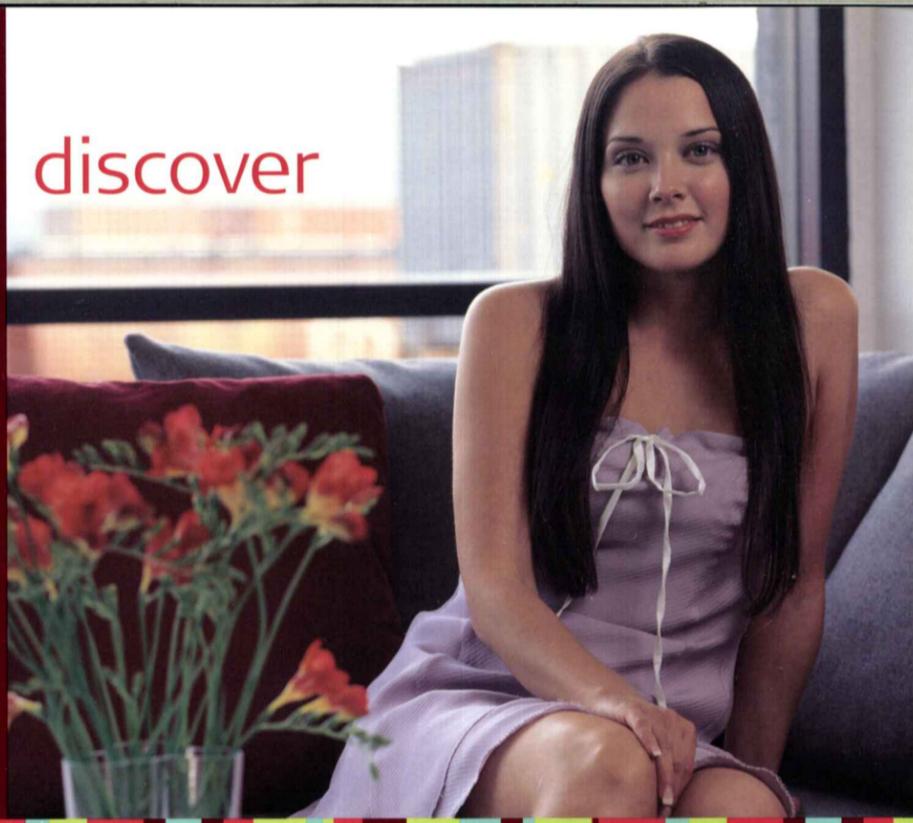
The exclusivity doesn't stop there.

Further exclusive amenities include personal elevator key fobs for restricted entrance so only you can select your floor, a double gated garage to enhance your security and a charming tree lined back lane that leads to Freesia's very private, very protected, covered porte cochère.



free to discover

Freesia is a whole new experience in urban living – a sanctuary in the heart of the bustling city. Garden plots and greenery create an aura of calm while the excitement of Vancouver's best restaurants, nightlife and shopping beckons right outside your door. Freesia's thoughtfully designed suites feel larger than you'd expect. At a price point smaller than you'd expect. Feel free to partake in this perfect juxtaposition of worlds. Feel Freesia.



free to have it all within a 15 minute stroll

Located at 1082 Seymour, Freesia is part of an urban renaissance. With a surge of new development in this dynamic neighborhood, a dramatic transformation is taking place – and Freesia is one of the few remaining projects in this vibrant new area. With the continued demand for central downtown living, the other remaining development sites are anticipated to be completed within the near future, finalizing the transition of this core urban neighbourhood.

Freesia is ideally located between Robson's posh boutiques and Urban Fare's posh grocery aisles. You're a fifteen minute walk, or a mere 500 metres, to everything that matters. Emery Barnes Park is just down the street. As is the Seawall, GM Place and the highest concentration of restaurants in the city. You may never take your car out of the garage!

- | | |
|----------------------------|-------------------------|
| 1 Robson Street | 10 Nesters |
| 2 Hotel Vancouver | 11 Choices |
| 3 Art Gallery | 12 Emery Barnes Park |
| 4 Pacific Centre | 13 Yaletown |
| 5 Movie Theatres | 14 Urban Fare |
| 6 QE Theatre | 15 Seawall |
| 7 Vancouver Public Library | 16 Aquabus |
| 8 GM Place | 17 David Lam Park |
| 9 BC Place | 18 George Wainborn Park |

 Amenities within this area are all within 15 minutes walking distance, or half a kilometre, from Freesia.





free to flow

Every Freesia floorplan thoughtfully considers you as the homeowner, allowing logical placement of your furniture and giving you maximum use of your square footage. All suites have dining areas, cleverly placed storage rooms, and concrete walls in the bedrooms, or Structural Acoustic Barriers, to reduce noise and maintain privacy. Of course, it's not all about function. Form has a say here too with granite kitchen countertops, granite bathroom countertops, gourmet appliances, in-suite laundry and tastefully appointed fixtures.



free to attract attention

The Freesia building received unanimous approval by both Vancouver's Urban Design Panel and the City of Vancouver's Development Permit Board on the first try. And little wonder, given that the Freesia team designed the building by imagining what it would be like to live there themselves. The result is a harmonious balance between desirable interiors with maximum usable space, attractive common amenities like the precedent-setting garden plots and a building facade that compliments and completes the surrounding neighbourhood.



development team

Led by Magellen 20/20, Freesia boasts a notable project team, with contributions ranging from architecture by Lawrence Doyle, to construction by Intertech Construction and interior design by Robert Ledingham. The entire team put their energy toward the Magellen 20/20 promise: the creation of intelligent, livable homes that don't compromise efficiency or aesthetics.



1680 BAYSHORE



SYLVIA HOTEL



MAYFAIR PLACE



THE CLARIDGES
CITY IN THE PARK



MILANO



1790 BAYSHORE

Intertech Construction Group
General Construction Contractor

Lawrence Doyle Architects
Project Architect

Robert M. Ledingham Inc.
Interior Design Consultant

Morrison Hershfield
Building Envelope Engineering

GeoPacific Consultants
Geotechnical Engineering

Philips Wuori Long Inc.
Landscape Architect

Richard Henry Architect
Urban Design Architect

Brown Strachan Associates
Acoustics Engineering

Yoneda + Associates
Mechanical Engineering

Glotman-Simpson
GS Sayers Group of Companies
Structural Engineering

B.R. Thorson Consulting
Certified Professional
and Code Consultant

Arnold Nemetz (SA) +
Associates Ltd.
Electrical Engineering

The Developer reserves the right to make modifications and changes to building design, specifications, features, ceiling heights and floorplans without notification. Suite sizes are computed to the outside face of exterior walls, to the outside face of walls adjacent to common areas and to the centre line of walls common to other suites. In every situation where an exterior window sits on an exterior parapet wall, suite sizes are computed to the outside face of the parapet wall. Measurements for exterior balconies and terraces are computed from the outside face of exterior walls to slab edges or the outside face of parapets. Room sets illustrated are the designer's and artist's suggestions of finishing and decorating style. All illustrations reflect the artist's interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. These matters will be governed entirely by the terms of the purchase contract and the information provided for in the disclosure statement in each case.

The development team members are as of June 1, 2004. Although there is no intention of altering the development team at this time, purchasers need to acknowledge and recognize that the Developer reserves the right to replace members of the development team from time to time.



For more information, please contact us:

tel: 604.228.2020

email: info@freesialiving.com

www.freesialiving.com

Magellen 2020

Magellen Developments (20/20) Inc.
www.magellen2020.com

Presentation Centre:
1082 Seymour St.
Downtown Vancouver



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



freesia

come home
to freesia

Freesia is a whole new experience in urban living
- a sanctuary in the heart of the bustling city.
Feel free to partake in this perfect juxtaposition
of worlds. *Feel Freesia.*

Magellen 20/20

register >>





freesia

building + amenities

The Freesia building received unanimous approval by both Vancouver's Urban Design Panel and the City of Vancouver's Development Permit Board on the first try. And little wonder, given that the Freesia team designed the building by imagining what it would be like to live there themselves.

Empathy for the homeowner brought about upgrades like the concrete walls in the bedrooms, or Structural Acoustic Barriers, to reduce noise and maintain privacy. It also played a role in creating desirable interiors with maximum usable space. And an elegant building façade surrounded by gracious greenery that compliments and completes the neighborhood.

[view larger image](#) >>



freesia

building + amenities

Club Freesia

At Freesia, you're free to look your best. And feel your best. The Freesia Club offers a universal gym, free weights and the latest exercise equipment, so you don't even have to leave the building to stay on top of your game. What's more, with a tranquil pilates area, stress is simply not an option. And when you're done working out, meet some friends, or make some friends, in the Freesia entertainment room, complete with a big screen tv, pay-per-view Canucks games and a large, private terrace to enjoy sultry evenings, it's almost like having a second condo.

lobby

amenities plan



freesia

building + amenities

Exclusivity

The exclusivity doesn't stop there. Freesia also provides personal elevator key fobs for restricted entrance, so only you can select your floor. A double gated garage enhances your security. And a charming, tree-lined lane unlike anything downtown that leads you to Freesia's covered porte cochère. Enveloped by greenery and landscaping, it offers much appreciated privacy – as well as much needed protection from the West Coast elements!

lobby

amenities plan >>



freesia

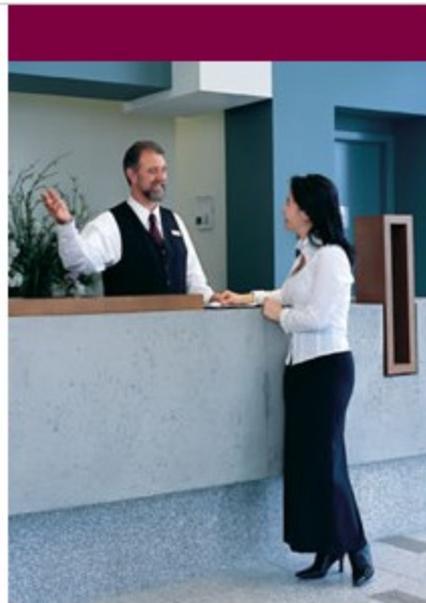
building + amenities

24 Hour Concierge

Freesia gives you the luxury of hotel style living. After all, your 24/7 concierge makes it all effortless. Drop off and pick up your laundry. Order a cab. Have guests greeted in true style. Arrange a wake-up call. Get your mail and packages picked-up. Or go on vacation with absolute peace of mind knowing your concierge is keeping a watchful eye on your Freesia home.

lobby

amenities plan [»](#)



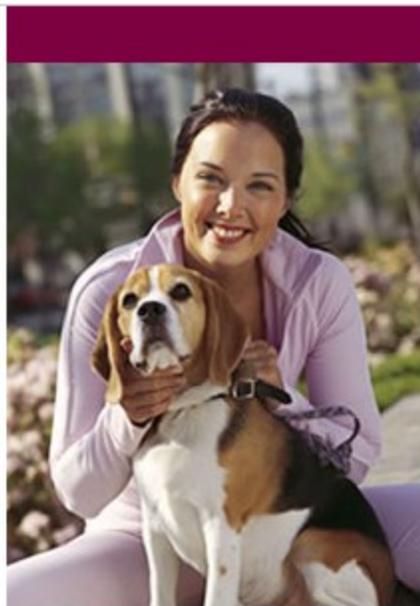
freesia

building + amenities

Garden Courtyard

On Freesia's second floor you will find the garden courtyard with lawns and shrubbery and wide open spaces a haven of tranquility. Take your morning coffee and paper and sit on the bench in the sunshine. Find a quiet corner to practice tai chi. Bring a book and spend the afternoon on the lawn... the courtyard offers you the perfect easy getaway.

[garden courtyard](#)
amenities plan



freesia

building + amenities

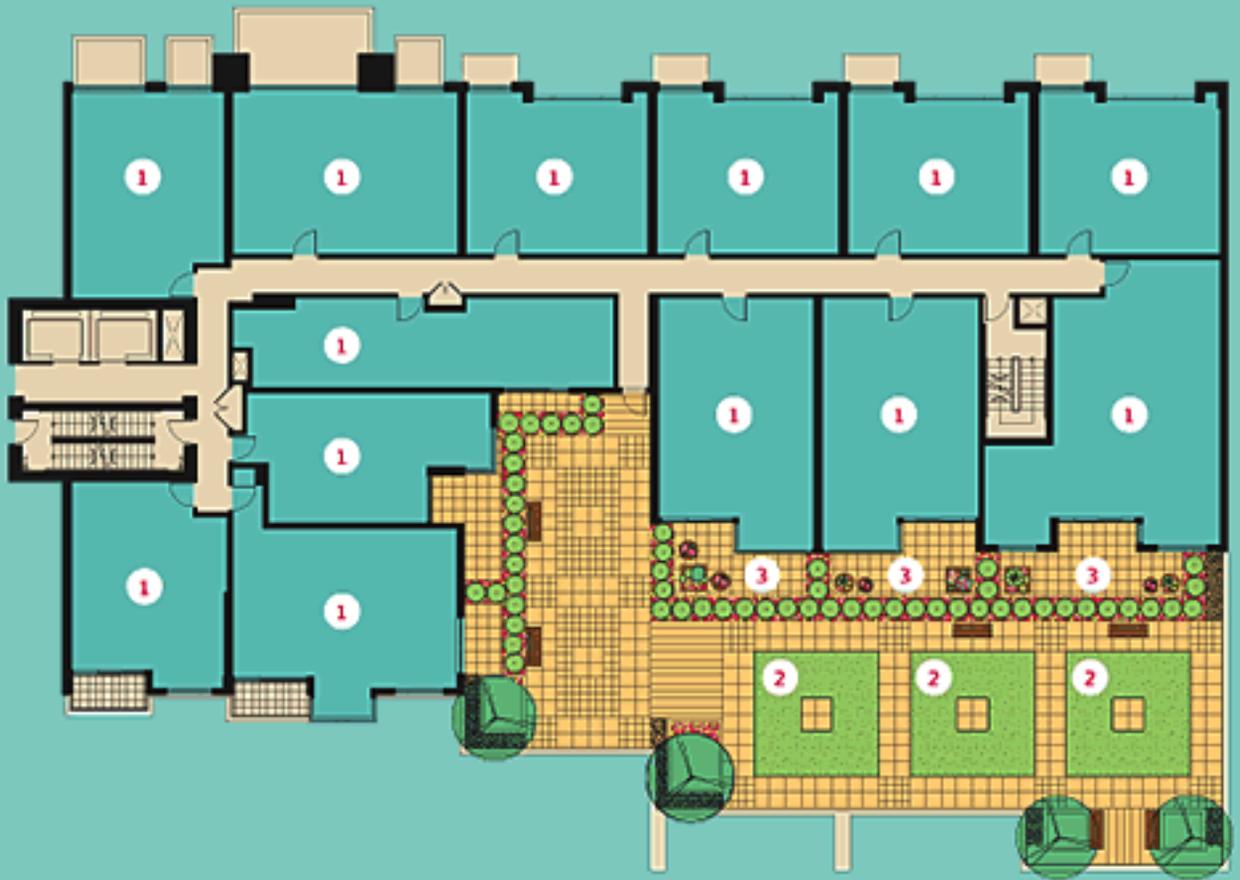
Garden + Terrace

You barely notice you're in the heart of a busy city when you're on Freesia's sixth floor terrace filled with garden plots. No other downtown building offers you this kind of gardening sanctuary. For those with a green thumb, there are 60 personal plots available. Have the luxury of growing your own vegetation: ripe tomatoes, fragrant basil, fresh strawberries - or freesia, perhaps? And with the plots, you also have the convenience of lockers to store your gloves, picks and shovels.

Just off the garden area is a welcoming garden room. Here you can share stories with your fellow green thumbs, sit for a cool drink, join in a game of cards or relax with the daily paper or gardening periodical. And for those of you with a cat or dog, there's a pet shower on the terrace to keep roommates smelling fresh as a daisy.

[garden + terrace
amenities plan](#)

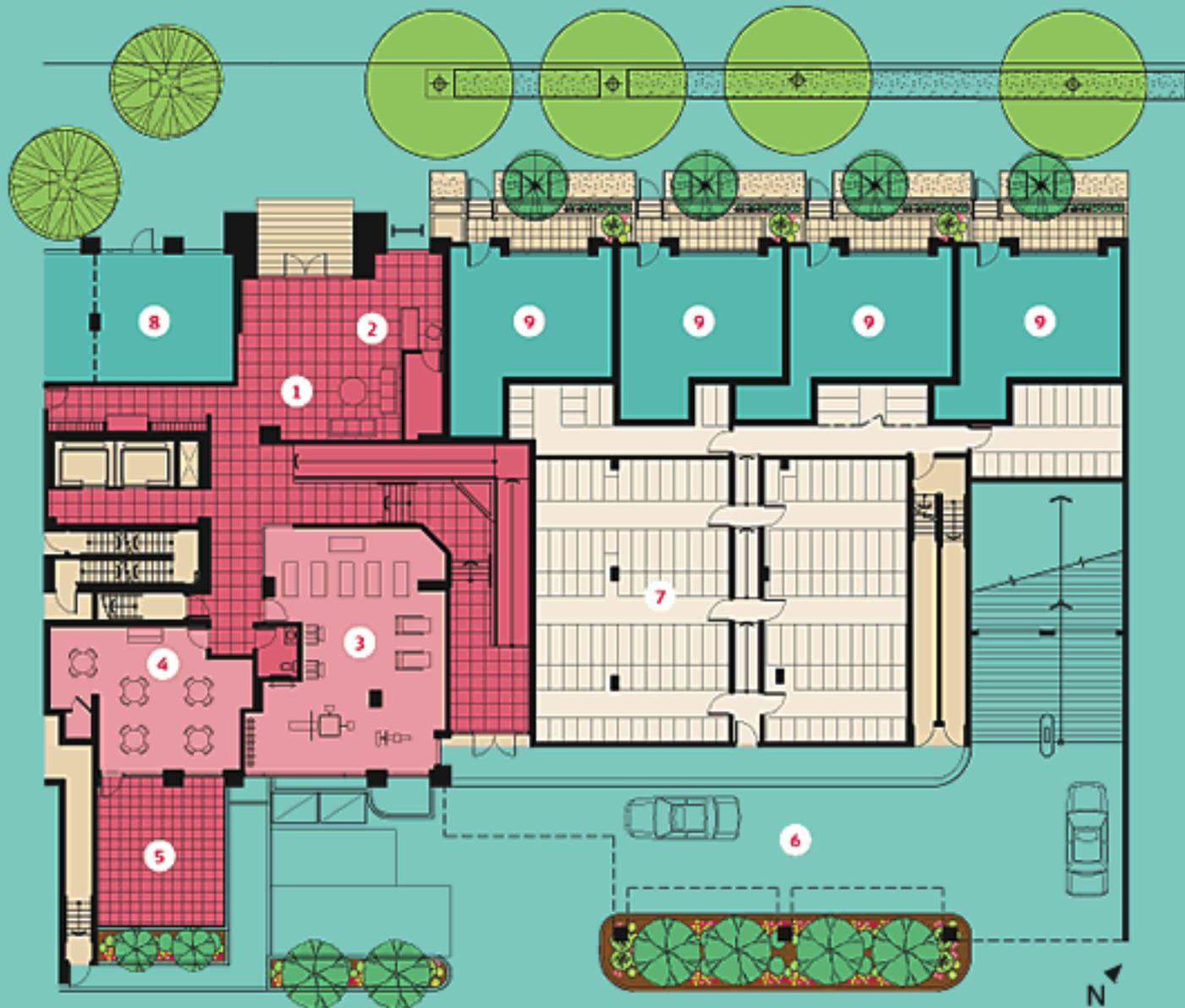




- 1** Fresia Homes
- 2** Courtyard Lawns
- 3** Private Terraces



- 10 Garden Lounge
- 11 Newspaper and Magazine Rack
- 12 Gardening Tools Locker
- 13 Garden Plots
- 14 Garden Terrace
- 15 Play Area



- | | | |
|----------------------------------|-------------------------------|--------------------------------------|
| 1 Freesia lobby | 4 TV Lounge | 7 Lobby Level Bicycle Storage |
| 2 24 hr Concierge Station | 5 Lobby Level Terrace | 8 Retail Space |
| 3 Club Freesia | 6 Covered Port Cochère | 9 Loft Townhomes |

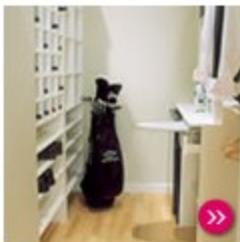
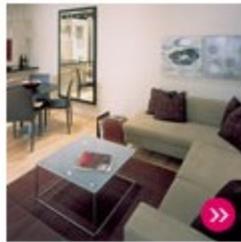


freesia

interiors

Freesia's interiors are carefully deliberated to create truly livable living spaces. Every inch of every one of our floorplans thoughtfully considers you as the homeowner, allowing logical placement of your furniture and giving you maximum use of your square footage. And all suites, no matter the size, have dining areas, not to mention cleverly placed storage areas. Of course, it isn't just about function. Form has a say here too with granite kitchen and bathroom countertops, gourmet appliances like a microwave range hood, in-suite laundry and tastefully appointed fixtures.

One Bedroom Suite



click on images to view larger

Two Bedroom Suite



freesia

neighbourhood

Free to have it all

Located at 1082 Seymour, Freesia is part of an urban renaissance. With a surge of new development in this dynamic neighbourhood, a dramatic transformation is taking place and Freesia is one of the few remaining projects in this vibrant new area. With the continued demand for central downtown living, the other remaining development sites are anticipated to be completed within the near future, finalizing the transition of this core urban neighbourhood.

Freesia is ideally located between Robson's posh boutiques and Urban Fare's posh grocery aisles. You're a fifteen minute walk, or a mere 500 metres, to everything that matters. Emery Barnes Park is just down the street. As is the Seawall, GM Place and the highest concentration of restaurants in the city. You may never take your car out of the garage!

map of
neighbourhood [»](#)



free to have it all within a 15 minute stroll

- | | | |
|-------------------|----------------------------|-------------------------|
| 1 Robson Street | 7 Vancouver Public Library | 13 Yaletown |
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| 4 Pacific Centre | 10 Nestor's | 16 Aquabus |
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Amenities within this area are all within 15 minutes walking distance, or half a kilometre, from Freesia



BCCONDOS.NET



development team

The Freesia team is the best in the business. With a passion for urban residential development, a fastidious eye for detail and a breadth of experience on some of the most prestigious projects in Canada, they ensure the quality of every Freesia suite.



1680 Bayshore



Sylvia Hotel



Mayfair Place

The Claridges
City in the Park

Milano



1790 Bayshore

Intertech Construction Group
General Construction Contractor

Lawrence Doyle Architects
Project Architect

Robert M. Ledingham Inc.
Interior Design Consultant



1650 Bayshore

Lumière at
Stanley Park

Alvar



Ansonia



The Aquarius



One Wall Centre

Morrison Hershfield
Building Envelope Engineering

Richard Henry Architect
Urban Design Architect

Glotman-Simpson
GS Sayers Group of Companies
Structural Engineering

Philips Wuori Long Inc.
Landscape Architect

GeoPacific Consultants
Geotechnical Engineering

Yoneda + Associates
Mechanical Engineering

Brown Strachan Associates
Acoustics Engineer

B.R. Thorson Consulting

Arnold Nemetz (SA)
Associates Ltd.
Structural Engineering



freesia

contact

Are you free to buy?

For more information email us
at info@freesialiving.com

Freesia is
registering now >>

Magellen2020

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www.magellen2020.com



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





construction update

May 2006 (Building)



click on images to view larger

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May 2006 (Building)

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February 2006 (Building/Glass)

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Oct/Nov 2005 (Crane/Concrete)

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Aug/Sept 2005 (Crane/Concrete)

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June/July 2005 (Crane/Concrete)

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April/May 2005 (Crane/Concrete)

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February 2005 (Crane/Concrete)

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December 2004 (Excavation)

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October 2004 (Demolition)
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Freesia - New Development at Seymour & Helmcken

Sunday, July 4th, 2004

Ashley Ford

Province



CREDIT: Jason Payne, The Province

For his comeback project, Henry Man is growing a condo tower from scratch. Henry Man is definitely a business bird of a different feather.

For starters, the Vancouver developer simply says, “I don’ t want to be greedy.”

While that may seem like an oxymoron in this world of ever-inflating residential real-estate values, consider the following: Man’ s private development company,

Magellan2020, contributes 20 per cent of its annual profits to local charities.

Company employees also benefit, with another 20 per cent being targeted for a profit-sharing plan. Everyone, he says, from himself to the receptionist, is a partner in the company’ s ventures.

He extends that to include the eventual homeowner.

“The buyer must be treated with absolute respect,” he says.

And respect is something Man already has, both inside and outside the development community.



Sol Wassemuhl, principal architect at Page & Steel Architects in Toronto, the city's leading residential architectural firm, says: "I have never met anyone more knowledgeable in this field than Henry Man."

Secondly, Man is a devout Roman Catholic who believes everything is pre-ordained and points to the heavens when asked why he has come out of retirement and dived head-first back into the often vicious development game with a \$52-million, 185-unit development in Vancouver's downtown south side called Freesia.

Man, 44, who by his own admission has more than enough to support his family of three kids and a wife, walked away from the business two years ago when he left the Concord Pacific Group, where he oversaw billions of dollars in real-estate investment in Vancouver and Toronto.

His personal property and investment portfolio afforded him the ability to cover his needs for the rest of his life, and he decided that jetting to Toronto and elsewhere every second of his life spelled danger for his family life.

So he took to the sidelines and spent much time doing family things and becoming involved with his church.

He even withstood a powerful invitation from Victor Li, son of fabled Hong Kong business magnate Li Ka-shing, to relocate to Hong Kong as an executive in one of the Li empire's flagship companies.

And, that says Man, is where the "man upstairs" intervened again.

"I had no intention of ever going back into this business but, while lunching with a fellow church member, I discovered he was the owner of considerable land holdings [and he] asked me to assist him in planning and developing a downtown condominium project," says Man.

Well one thing led to another and Man agreed to lend his expertise to designing a condo tower for the site and eventually took over the whole development process.

He was back in the business he thought he had left forever two years before.

The result is Freesia, a 132,000-square-foot building at Seymour and Helmcken that will boast some of the best values in the downtown core.

Construction of the Larry Doyle Architects-designed building will start this fall with completion set for 2006.



Prices will average about \$400 a square foot and start at \$198,000 for a 575-square-foot one-bedroom unit, ranging up to \$765,000 for a three-bedroom, 1,650-square-foot penthouse.

Similar developments are currently fetching \$420 to \$440 a square foot.

How can he do it?

Attention to detail is probably understating the case. Man has put in endless hours designing the most space-efficient units possible. Some will even come complete with their own little rooftop herb garden, and there are other neat space savers, such as pull-out ironing boards that just slip out like a drawer.

“I believe we have achieved the absolute optimum usage of space in these units, which in turn translates into lower construction costs, which in turn gives me the opportunity to manoeuvre on pricing,” he says.

“I do not wish to be greedy. I have no reason to be and can thus leave something on the table,” the quietly spoken Man says.

Man holds an engineering degree from the University of B.C. and an MBA from the University of Calgary and is very centred on high business ethics and creating sound, lasting relationships.

He firmly believes that from start to finish a successful project has to be a collective effort that benefits the homeowner as much as it does the developer.

Man insists he is not back in the “development game” because he was bored.

“I firmly believe this is what God wanted me to do,” he says, pointing to the heavens again. “This was certainly not something I planned. That luncheon with my church colleague, I believe, was a signal from God telling me to use my talents for myself and for others.”

So, when Freesia is finished in a couple of years, will he retreat to the sidelines again?

Not likely. Man says there are residential projects in Kerrisdale and south Surrey on the drawing board.

© The Vancouver Province 2004



Developer returns, with God' s Help - Freesia

Saturday, June 19th, 2004

Former Concord Pacific executive Henry Man is selling condos again

Wing Chow
Sun



CREDIT: Vancouver Sun

Henry Man plans to launch a 185-unit, \$50-million building called Freesia at Seymour and Helmcken. Ending his retirement was pre-ordained, he says. Real estate executive Henry Man, once the overseer of billions of dollars worth of residential development in Vancouver and Toronto, has re-invented himself.

Man, who resigned “for family reasons” from his high-pressured position with Concord Pacific Group two years ago at age 42, has ended his brief retirement to form his own Vancouver-based property development firm.

Called Magellen Developments (20/20) Inc., Man plans to contribute 20 per cent of his annual profits to local charities, while earmarking another 20 per cent for an employee profit-sharing program.



“I’ m not greedy, I’ ve made enough money,” Man said in an interview Wednesday. “I want to leave some of it on the table.”

His private company is set to launch its first downtown condominium project, a \$50-million, 18-storey, 132,000-square-foot 185-unit concrete building — called Freesia — at Seymour and Helmcken.

Prices there are to average about \$400 per square foot, ranging from \$198,000 for a 575-square-foot one-bedroom unit, to \$780,000 for the three-bedroom 1,650-square-foot penthouse.

It’ s a far cry from his days with Concord, whose latest luxury waterfront condo towers along the north side of False Creek — part of its \$3-billion “master-plan” development — are now fetching \$800 to \$1,000 a square foot.

New condos in what is known as “Downtown South,” where Freesia is located, are currently selling at prices averaging \$420 to \$440 per square foot.

Man anticipates being able to keep his prices lower because of the floor plans designed to achieve “97.35 per cent” efficiency, so that very little space is wasted.

“This high efficiency will allow me to construct at a lower cost, so I can sell lower and still leave money on the table,” he said.

Other projects on Magellen’ s drawing board include a residential building in Kerrisdale and another in Ocean Park, South Surrey.

Man joined Concord - the company originally founded by Hong Kong billionaire Li Ka-shing — in spring 1994, rising to executive vice-president and chief operating officer before quitting in October 2002.

A devout Catholic and family man, he and wife Patti were raising three young children — now ages eight, 10 and 12 — in Vancouver, while Man had to travel 12 to 15 times a year to Toronto, where he was spearheading Concord-Adex’ s (an affiliated company’ s) \$2-billion CityPlace development near SkyDome.

In addition, he was required to fly to Hong Kong several times a year, forcing him to become an absentee father.

What really got him was the time he telephoned home and asked to speak



to his son, Aaron, then six or seven, but he huffily refused to take the call.

“He said he had nothing to say to daddy,” Man recalled ruefully. “I had to reflect on what I wanted to do. I was never home, so I decided to resign so I could spend time with the family, coaching my son’s soccer team and attending the kids’ piano recitals and going to their school concerts and other events.”

After Concord, Man, who had graduated with an engineering degree from the University of B.C. in 1983, also volunteered to join the advisory committee for UBC’s dean of engineering.

(While working in the mid-1980s in the Albertan oil and gas industry as a field supervisor for British Petroleum, Man also obtained a master of business administration degree from the University of Calgary).

“From a career point of view, it was great working at Concord Pacific,” he said. “[Current owner and CEO] Terry Hui treated me well and gave me a lot of freedom. He’s a very creative person and constantly comes up with brilliant ideas.”

Following his departure from Concord, Man spent his time attending mass — “I only missed church once last year” — and was content to stay home, along with managing the personal portfolio of investment properties he had accumulated over the years.

Then Li’s son, Victor, who was previously president of Concord before returning to Hong Kong about 1994, offered Man an executive post with one of the Li family’s flagship companies if Man was willing to relocate.

He declined the offer.

“I didn’t want to move to Hong Kong,” Man recalled. “I’m a family man, and besides, I didn’t need the money or the fame.”

But Man’s fingers started itching, even if it wasn’t by design at first.

Early last year, over a “casual lunch” with a fellow church member — who turned out to be something of a land baron — Man agreed to provide the property owner with assistance in designing a condo building, along with working with architects and other consultants.

Gradually, Man grew more deeply involved in the proposed project.



“One thing lead to another and I wound up signing a contract to purchase the site in April,” he said. “I hadn’ t planned on it.”

On reflection, Man said ending his brief retirement seems preordained.

“God had all this planned for me,” he said. “I certainly didn’ t plan it myself. It was probably God’ s way of saying, ‘you’ ve got this tremendous amount of experience in the development area, so you should use them and take the rewards and share with others.’

“I go with God’ s flow.”

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