



Homer+Helmcken

YALETOWN

PURE YALETOWN



BCCONDOS.NET





features + amenities

Entertain + chill + gather

- Well-designed contemporary stage for your personal style
- Multiple built-ins
- Two colour plans to choose from – Cool Manhattan + Warm Santa Monica
- 100% wool loop carpet for both colour plans
- Porcelain tile in entryway and kitchen
- Beautifully lit, recessed + monopoint halogen lighting + glass wall sconces
- Insuite washer + dryer
- Electric fireplaces in all townhomes for cool city nights

Hot choices + a modernist vibe

- Cool / hot kitchens perfect for entertaining – islands in most suites
- Custom cabinetry with glass accent panels in the upper cabinets. Shaker style for Manhattan. Slab style for Santa Monica
- Polished granite countertops for Manhattan, polished quartzite for Santa Monica
- Luxurious high-spout faucet + extractable shower head in polished chrome
- Recessed under-cabinet halogen lighting
- Lustrous stainless steel in the appliances + more
 - DCS 30" slide in gas range
 - Miele 24" fridge
 - DCS dishdrawer
 - 30" single-bowl sink
 - Faber 30" hood fan

Relaxing + dreamy

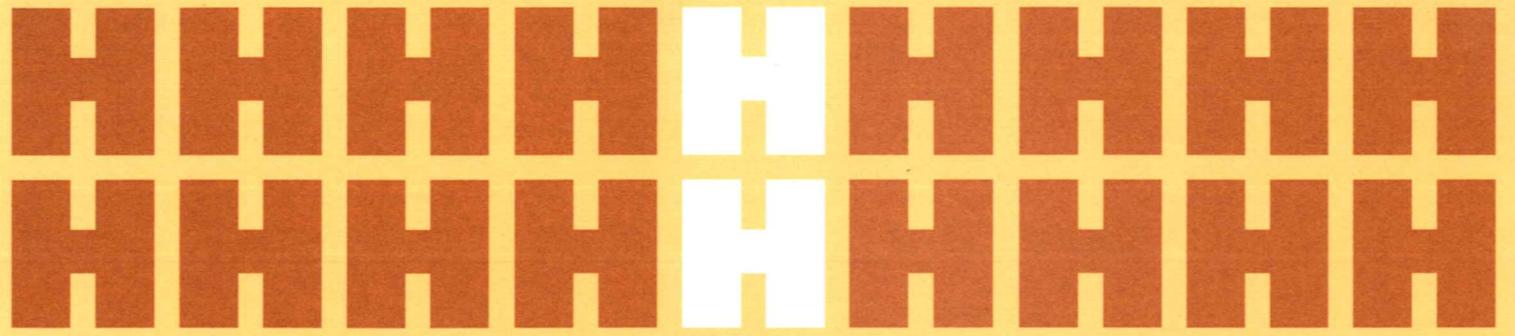
- Frameless glass showers + double vanities in most suites
- Lavish tub with armrests + textured bottom for ultimate relaxing
- Jado roman tub filler
- Spa-white undercounter vanity basins
- Jado single-lever faucets in sparkling chrome in ensuites
- Imported limestone for vanity countertops + tub deck tops
- Artistic sandblasted mirrors
- Dual flush Caroma toilets
- Imported 12" x 24" floor tiles + skirted tub

Live + mix + enjoy

- Fabulous Yaletown flagship location
- Stunning roof gardens + a children's playground
- Fully equipped fitness room + spacious amenity room
- Surprising views... +++

1 Bd





chandler development

**Established + Experienced + Located in Yaletown
= Chandler Development Group Inc.**

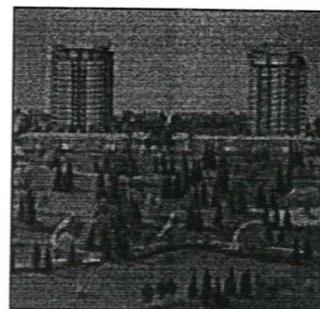
Building for life. Thinking outside of the box. Passionate and enthusiastic about creating multi-family homes that respond to your desires and needs. This is Chandler Development Group, a well-respected family firm with more than three generations of extensive real estate experience. Led by Mark Chandler, who began in the business in 1981, the Company has a legacy of success. Locally, Tribeca Lofts in Yaletown, the elegant brick and glass boutique, Hamlin Mews, exclusive residences harmonious with the Shaughnessy-like setting across from the renowned VanDusen Gardens, Garden City, located on a 21-acre park in Richmond's most desirable location, two sophisticated concrete and glass towers with incredible views of the Fraser and Mount Baker. Continuing the vision with H+H, a flagship location with 16 stories of luxury homes plus wonderful views and generous roof gardens in the heart of Yaletown.



TRIBECA LOFTS, YALETOWN



HAMLIN MEWS, VANCOUVER



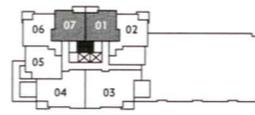
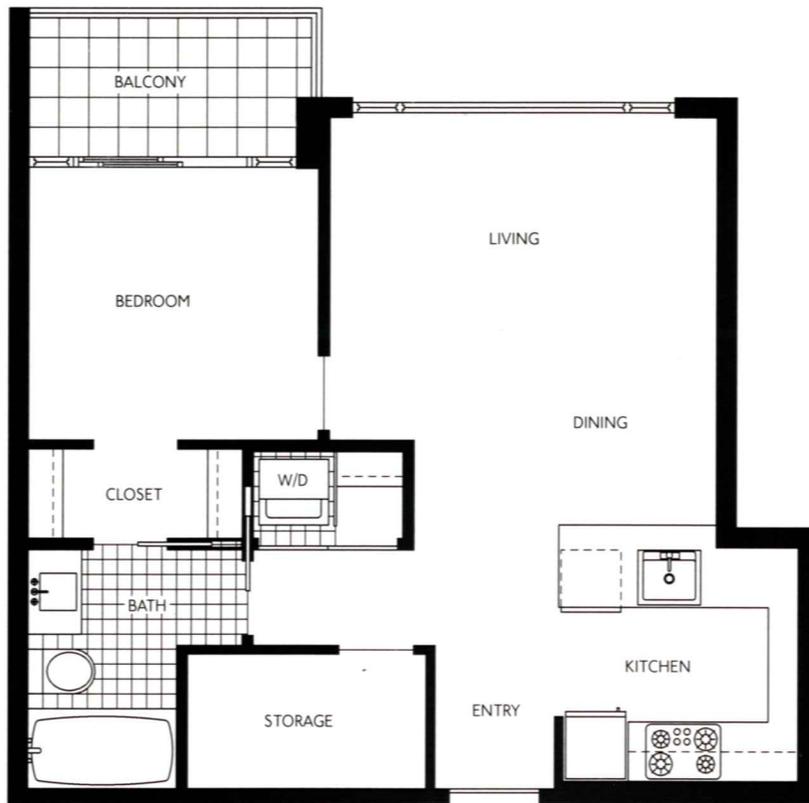
GARDEN CITY, RICHMOND





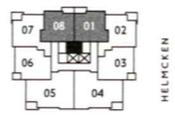
plan a

1 bedroom + flex • 557 sq ft



HOMER

Level 9



HOMER

Levels 10 to 14



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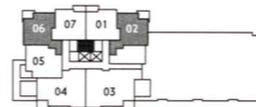
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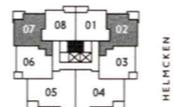
plan b

1 bedroom + flex • 615 sq ft



HOMER

Level 9



HOMER

Levels 10 to 14



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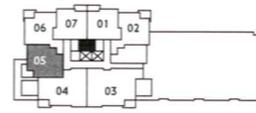
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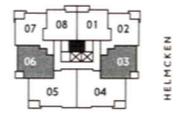


plan c

1 bedroom + flex • 630 sq ft

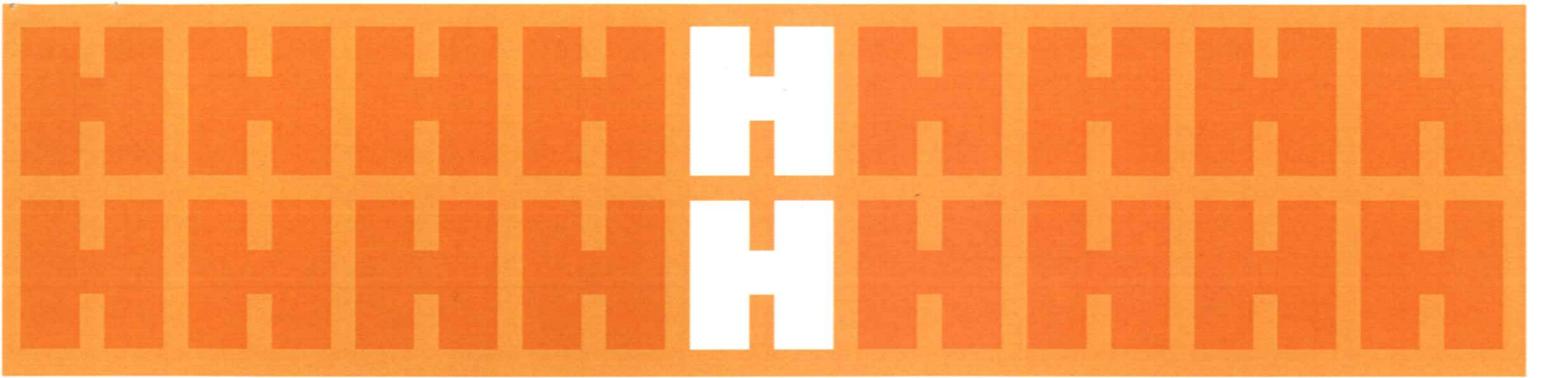


HOMER
Level 9



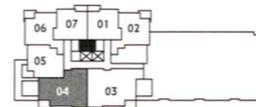
HOMER
Levels 10 to 14

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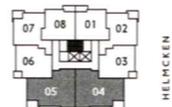
plan d

2 bedroom + flex • 908 to 913 sq ft



HOMER

Level 9



HOMER

Levels 10 to 14



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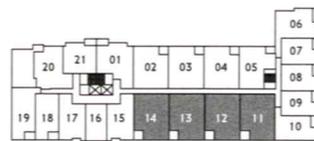
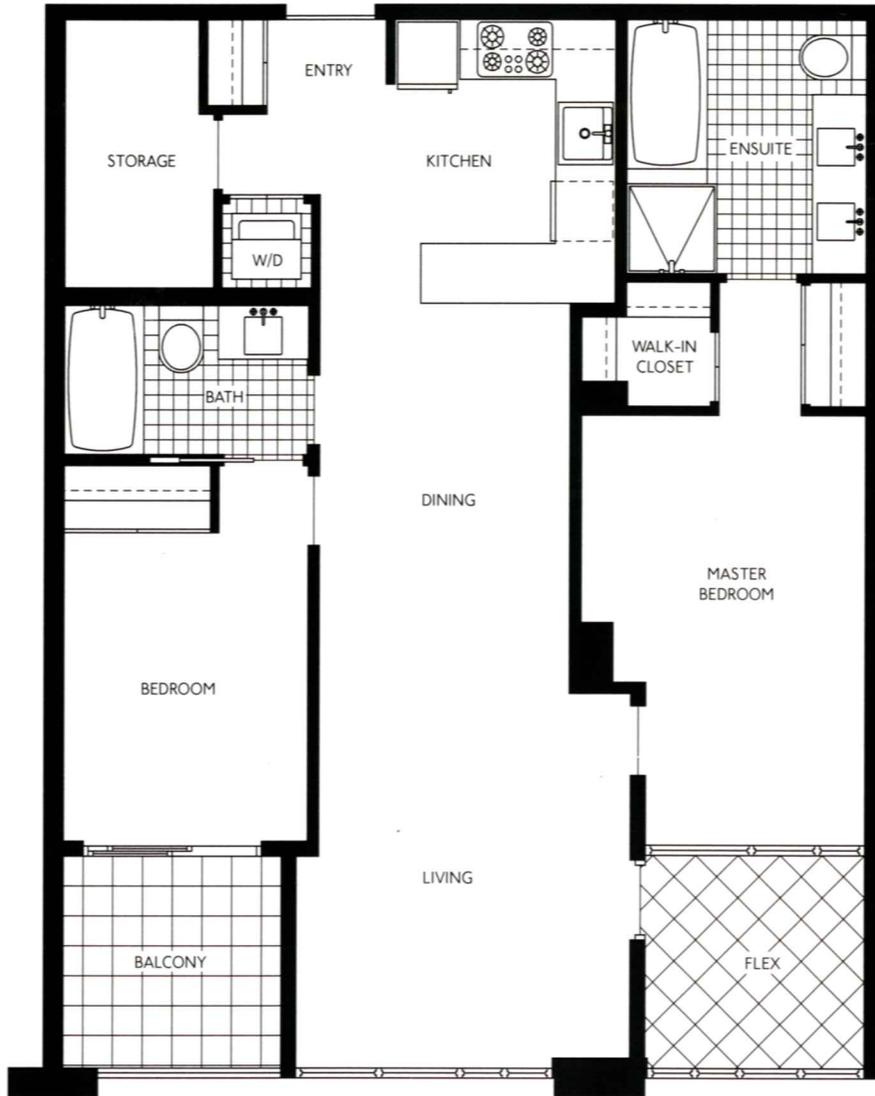
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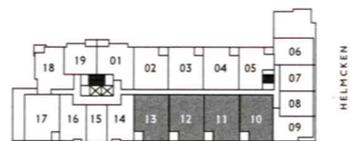


plan f

2 bedroom + flex • 916 sq ft



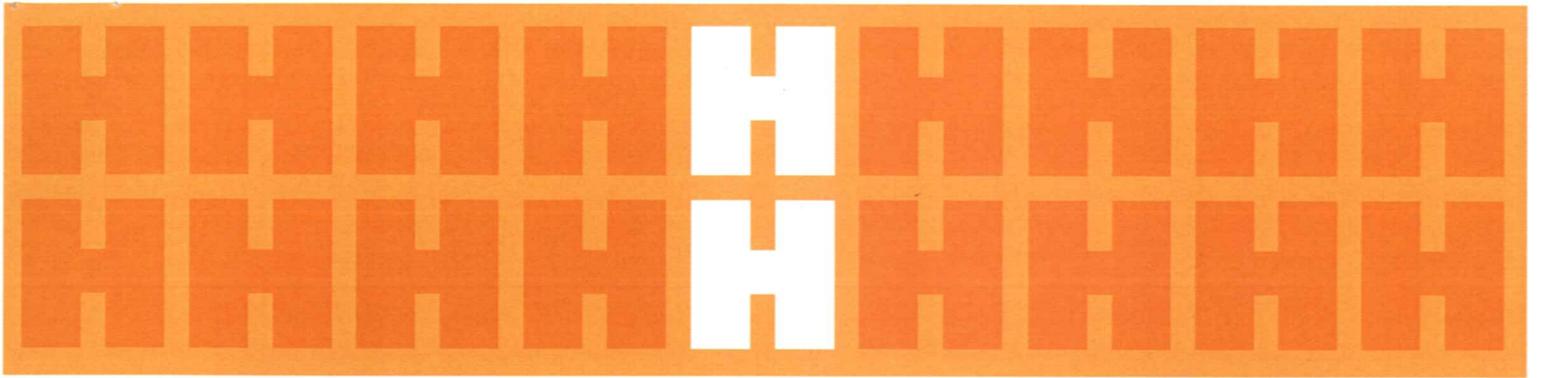
HOMER
Levels 4 and 5



HOMER
Level 6



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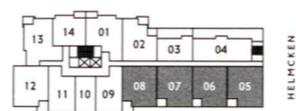


plan f3

2 bedroom + den + flex • 800 to 816 sq ft



HOMER
Level 7



HOMER
Level 8



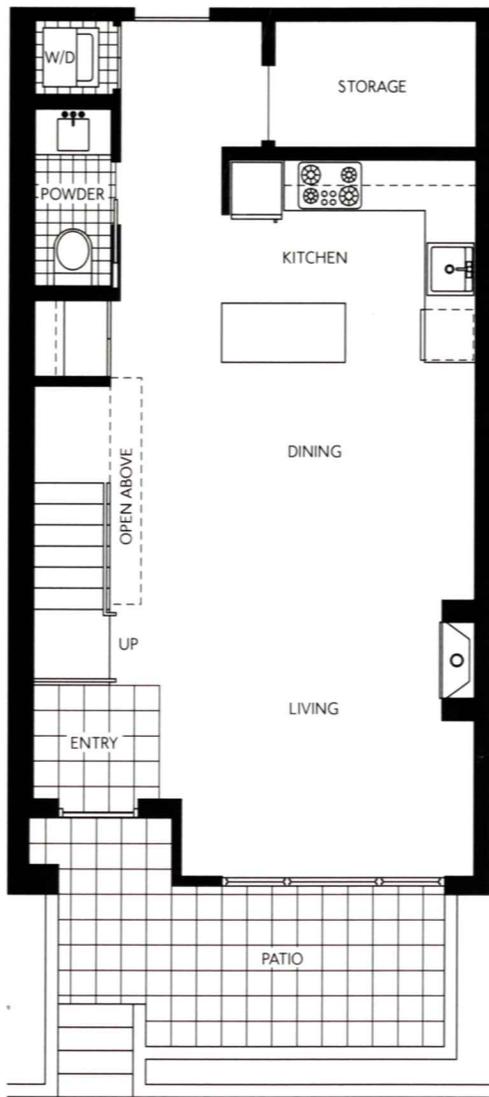
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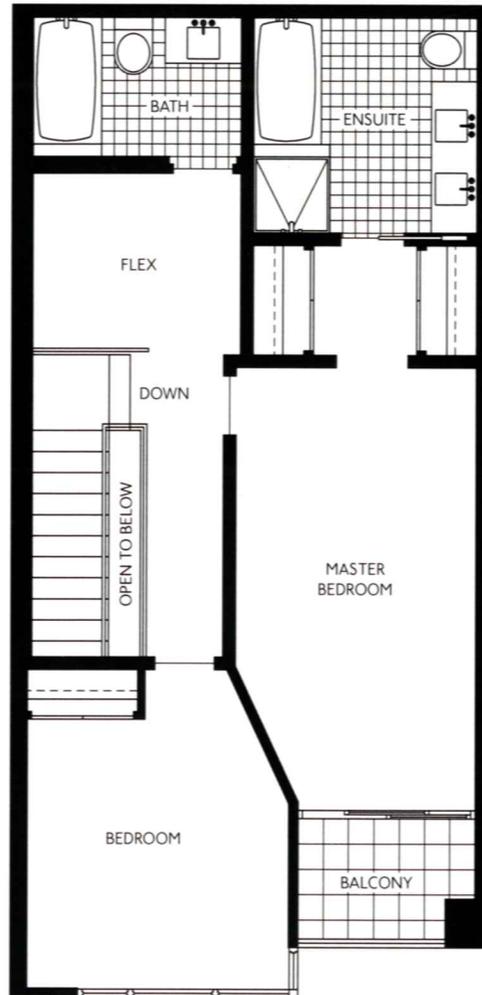


townhouse a

2 bedroom + flex • 1,180 to 1,256 sq ft



ground level



level 2

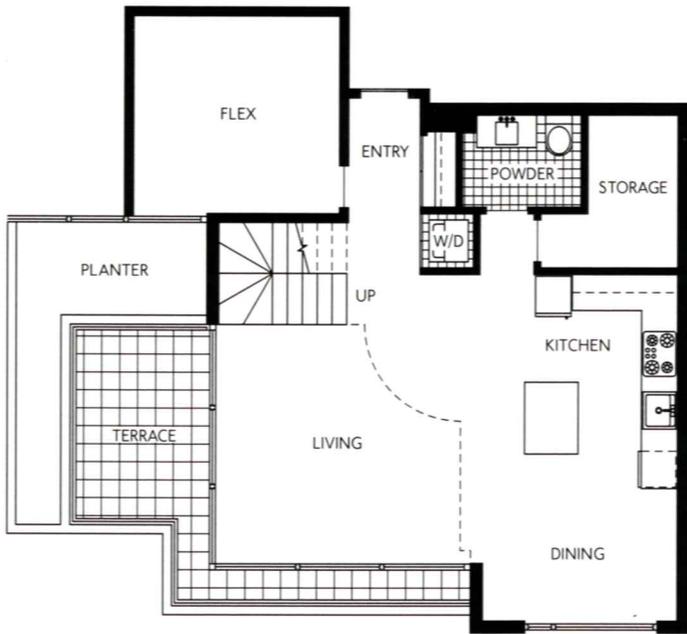


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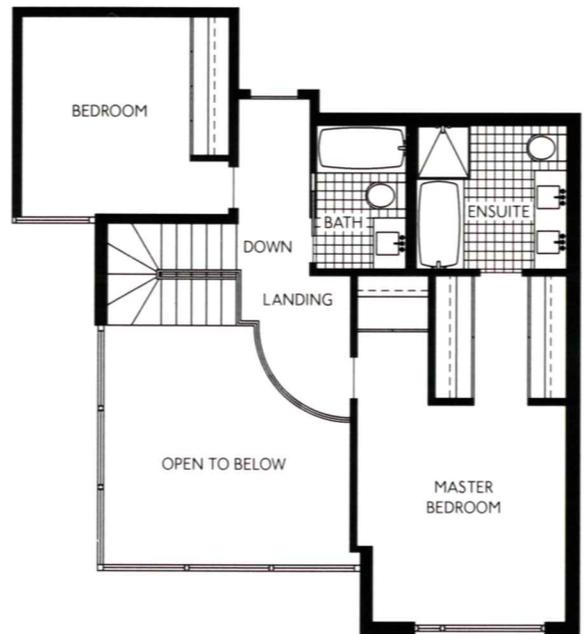


penthouse c

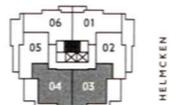
2 bedroom + flex • 1,450 sq ft



level 15



level 16



HOMER

Level 15

HELMCKEN



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H+H: best (and last) of new Yaletown homes

Friday, February 17th, 2006

Other



LAST OF YALETOWN: Don' t wait to claim your home at H+H in Yaletown. The designer showroom opens for previews this Saturday, February 18. It is located at 1066 Richards St., Vancouver and open daily 12 noon to 6 p.m. except Friday. Prices in the \$300,000s. Visit them on the web at www.hhyaletown.com or phone 604-692-0021 for more details. Photos: Rennie Marketing

All who have longed for Yaletown are now rewarded with the homes of H+H, the evolution of an urban lifestyle that convinced Good Morning America to name Yaletown among the top five neighbourhoods on the continent.

Embodying true Yaletown living, H+H is situated adjacent to the bustling retail hub of Mainland and Hamilton Street. A two-minute stroll takes you right to the heart of Vancouver' s trendiest restaurants, nightlife spots and retail boutiques.

H+H is what life in historic and hip Yaletown is all about. The main residential tower is an exclamation point in the centre of the community, a style statement in glass and light. The suites feature clean, lean architecture with heartstopping city views. Skirting the tower are brick-walled, street-level townhomes, historic style blended to a modern industrial chic.

This is Chandler Development Group at its best. The respected family firm, with more than three generations of extensive real estate experience in Vancouver and beyond, is known for the Tribeca Lofts in Yaletown; Hamlin Mews at 38th and Oak; and Garden City in Richmond, all of which led to the perfection that is H+H. Ascending in the heart of Yaletown,



H+H looks out over heritage buildings artfully converted to boutique shops and services, and wonderful view corridors to the False Creek waterfront, Cambie Street, City Hall and the Dome.

The suite interiors come in a choice of Manhattan (silvery grey with undertones of grape for the cabinetry, limestone tiles and carpet) or Santa Monica (the natural richness of teak brown and creamy white).

H+H kitchens welcome with brand-name stainless steel appliances, granite or quartzite counters with high-spout faucets, some even have islands and all have stainless steel backsplashes and recessed halogen lighting.

In the bathrooms, sassy stainless-steel faucets adorn the spa-white undermount sink and the relaxing tub comes with armrests. Sandblasted mirrors and imported tiles underscore the exclusive feel. Most suites feature frameless glass showers and double vanities.

The stylish living spaces are floored in giant tiles and 100 per cent wool loop carpets and feature electric fireplaces and insuite washer and dryer.

H+H is landscaped with a green courtyard at the lane and two spacious roof gardens (one with a children's playground) open to the sky and the city views.

And all this with the best dining, entertainment and shopping of Yaletown at your doorstep.

Don't wait to claim your home at H+H. With prices starting in the \$300,000s, these homes are selling quickly.

The H+H showroom opens for previewing this Saturday, February 18.

It is located at 1066 Richards St., Vancouver and open daily 12 noon to 6 p.m. except Friday. For more details, phone 604-692-0021 or click to [www. hhyaletown.com](http://www.hhyaletown.com).



H-H in Yaletown

Saturday, March 18th, 2006

Bringing up baby in 'hip' location the H+H offer

Michael Sasges

Sun

At 16 floors, the high-rise component of the Homer+Helmcken building is not particularly tall. At eight floors consisting of six floors of apartments above two-floor townhouses, the low-rise, or base, component, is tall, however.

The "Robinson Tower" at Richards and Helmcken, just across the lane from H+H, climbs 17 floors, but only from a short base or "townhouse podium," in the words of a city hall document the compares developments around the H+H project.

The office building at the northwest corner of Homer and Helmcken, across the street from H+H rises six floors.

The "City Crest Tower" at Homer and Davie, H+H's next-door neighbour, rises 29 floors, but again only from a short base. (City hall asked the Chandler development company to improve that part of the H+H wall that rises two floors above the "City Crest" base.)

"Relative to the developments you're seeing in today's downtown marketplace, this is not a typical development," comments Tracie McTavish of Rennie Marketing Systems, which is selling the H+H project on behalf of the Chandler development company.

"It is not your standard vertical tower with a typical floorplate that repeats from, say, the second or third floors up to the 30th floor."

By forgoing all those floorplate repetitions, the development company surrenders construction economies. But it also gains market reach.

"It does offer the consumer far more opportunities



Glowing panels of floorplans flanking Andrea Trethaway of the Homer+Helmcken presentation centre declares its open-for-business status. Photograph by : Mark van Manen, Vancouver Sun



'Not your standard vertical tower' H+H will consist of eight high-rise floors above eight low-rise floors. Photograph by : Mark van Manen, Vancouver Sun



and variety in floorplans,” McTavish observes. “And that’s a big plus.”

About 2,000 people, as of last week, had registered their interest in a new-home project of fewer than 200 homes, The “grand opening” today of the sales centre on Richards Street could find the Rennie sales people doing less selling and more taking orders.

The variety of homes available - the number of floorplans approaches 20 - is certainly one reason for the strong interest in the project.

The size of some of the homes is probably another. There are 85 two-bedroom or two-bedroom plus homes. The apartments range from about 800 square feet to about 900 square feet. The townhouses average around 1,200 square feet.

The building’s location is probably another. Residents of the homes above Homer and Helmcken streets will enjoy protected views to the east, across the “heritage” warehouses of Yaletown whose heights can be increased, but not by much.

“It puts you on a kind of a perch,” McTavish says of the building’s location, across Homer Street from the “western” boundary of the official Yaletown heritage neighbourhood.

So, who will be enjoying those views from the H+H building?

Families, moms ‘n’ dads and their modern-Canada equivalents and their children, are the expectation at city hall and at the Chandler development company.

“The building is located near local parks and . . . Elsie Roy elementary school . . ., making it an attractive address for families with children,” the social planning department comments.

One of the amenities Chandler will include in the building is a children’s playground in one of the two rooftop gardens. City hall, while applauding, also asked Chandler to include a washroom near the playground.

“You’re allowed to be hip when you’re 35 years old



(Kitchen) Photograph by : Mark van Manen, Vancouver Sun



(Bathroom) Photograph by : Mark van Manen, Vancouver Sun



(Faucet) Photograph by : Mark van Manen, Vancouver Sun



with a three year old. That's a good thing, a very, very good thing," McTavish says.

Rare will be the H+H family that has to walk the downtown streets between motor vehicle and apartment. Secure parking will be available underground, in 223 stalls.

Can Chandler do H+H on time and on budget, the question every new-home shopper should be asking these days of multiple-residential sales staff. There are no guarantees in life, of course. Here's Tracie McTavish's answer:

"The common thread in the majority of our meetings, with all of our developers, are constructions costs, where are they, where are they going, . . . ?

"The developers are recognizing the challenges ahead, be it cost increases, a lack of trades, and are factoring a stumble into their equations.

"I would argue that two or three years ago it wasn't expected, it wasn't planned for. And I think some developers probably got caught . The standard was you break ground and 22, 24 months later the buyers walk in and put their clothes in their closets. It isn't that way always any more."

Feeling lookie lou-ish this weekend? Visit the H+H presentation centre to see the latest "big" family home locally from a developer who's going to market in interesting times. If there's a line-up to get in, however, remember, mothers and children first!

HOMER+HELMCKEN

Project location: 1100-block Homer, Vancouver

Presentation centre: 1066 Richards

Hours: Noon - 6 p.m., Sat - Thu

Telephone: 604-692-0021

Web: hhyaletown.com

Project size: 192 apartments

and townhouses, 16-storey high-rise, eight-storey low-rise

Residence size: 1bedroom, from 557 sq. ft. ; 2 bedrooms, from 910 sq. ft. ; townhouses, from 1,180 sq. ft.



The architectural drawings that Tracie McTavish holds (above) are available in the H+H presentation centre for leisurely review latest testament to the changing quality of the conversation between new-home shoppers and developers locally. Photograph by : Mark van Manen, Vancouver Sun



Prices: 2 bedroom, from

\$460,000

Developer: Chandler Development Group Inc.

Architect: IBI/HB

Interior Design: BYU Interiors

Tentative occupancy: Fall, 2008

UNIQUE PRESENTATION CENTRE TELLS CONSUMERS WHAT IS AVAILABLE

New-home-project novelty

The Homer+Helmcken presentation centre on Richards Street is a new-home-project novelty (until someone says otherwise).

Two completed homes

It's designed around two kitchens and their matching bathrooms, a presentation that has not been done before, in Tracie McTavish's memory.

Two completed homes in a presentation centre have been not before, of course. Grace Kwok, the pioneer of the new-home pre-sell, and the Pinnacle development company installed two homes in the Esplanade presentation centre in North Vancouver, for example. One of the younger development companies locally, Mosaic, is selling its Shoreline townhouses in Pitt Meadows from three show homes.

kitchens that are very different

The two-kitchen, two-bath presentation in the H+H sales centre is to demonstrate an unusual component of the H+H product: The kitchens are very different in all their parts, not just in their dark and light colour schemes.

Their cabinetry is different; their counter tops are different; the appliance packages are different. For example, the "cool Manhattan" comes with "Shaker-style" cabinetry, meaning the doors consist of a panel framed by stiles and rails. The "warm Santa Monica" scheme (this page) comes with doors that consist of an unframed panel.

buyers can 'make some decisions'

"It's a different way to describe to consumers what's available to them in the purchasing process," McTavish comments.

"... they are interchangeable to a certain extent. It is an upgrade in other projects. We didn't want to do upgrades; we just felt buyers deserve an opportunity to make some decisions."



ARCHITECTURAL DRAWINGS FOR WELL-EDUCATED CONSUMERS

Available for leisurely review

The architectural drawings that Tracie McTavish holds (above) are available in the H+H presentation centre for leisurely review, latest testament to the changing quality of the conversation between new-home shoppers and developers locally.

Valuable selling tool

“The consumer is pretty educated,” the president of Rennie Marketing Systems says. “You give him or her a floorplan, they’re not going, ‘what’s this box?’ They can read plans.

That’s why we have the plans table. It’s for the buyer to read the plans. It’s probably one of the most valuable selling tools in this display centre. People love to read plans.”

Plan enthusiasts tend to be younger

Not all people, of course. Younger shoppers are more likely to be plan enthusiasts than older shoppers.

“I would argue that the 20 year old, the 30 year old are probably further along the [learning] curve in general. It’s the world they live in” McTavish says.

“For people in their 40s and 50s and 60s, it is a little different. But we’re not necessarily marketing to 60 year olds in this building. We may be, with the penthouses.”

© The Vancouver Sun 2006



Chandler H & H project in receivership by Bowra Group - David Bowra says project will be finished with the vast majority of pre sale buyers getting their homes at the price they paid

Friday, February 29th, 2008

Glenda Luymes

Province

Builders group advises presale condo-buyers not to panic

The Greater Vancouver Home Builders Association is urging presale condo-buyers not to panic as condominium projects go into receivership.

“The sky is not falling,” Greater Vancouver Home Builders Association president Peter Simpson said yesterday.

“It’s an unfortunate situation, but it’s still a very rare occurrence.”

Last week, the Eden Group’s 81-unit Sophia went into receivership, leaving pre-sale buyers wondering what will happen to their investment. The Mount Pleasant condo was about 85-per-cent complete.

It’s at least the sixth presale development to run into problems in recent months.

Last November, the Eden Group cancelled two condo projects before construction began, providing refunds to a small number of presale buyers. And last summer, CB Development’s Riverbend project in Coquitlam was cancelled, with buyers forced to pay market value when another developer was contracted to complete their homes.

Now The Province has learned that in November two projects by the Chandler Development Group were placed in the hands of a receiver. About 250 condos in the H+H building at Homer and Helmcken streets in Vancouver and the Garden City building in Richmond had been presold.



David Bowra, president of the receiver, the Bowra Group, said the Chandler projects will be finished with the “vast majority” of presale buyers getting their homes at the price they paid. The same may not be true for “inside” buyers of about 20 units that were allegedly sold at prices below market value.

Bowra, who is also receiver for the Sophia project, said he didn’ t want to speculate on what will happen in that project because court proceedings are under way.

“The market is still fairly strong,” he said.

“I think project management is the main concern in cases like this. I don’ t personally think it’ s a trend . . . There’ s a lot of development out there and these are just a few isolated cases that are basically a function of poor management.”

© The Vancouver Province 2008



Nelson

Mainland

Hamilton

Helmcken

Homer

Ground breaking begins construction of the LAST TRUE YALETOWN DEVELOPMENT!

H + H YALETOWN, Chandler Development Group's latest urban residential offering anchoring the coveted corner of Homer and Helmcken officially began construction Tuesday, May 16. The groundbreaking ceremony was hosted by developer **Mark Chandler** and **Bob Rennie**, head of marketing and sales for the new tower.

Aptly named "**H + H**" after **Homer and Helmcken**, the 16-storey glass and concrete tower features surprising views and lays claim to one of the best and last great locations in the vibrant downtown neighbourhood. H + H residents are literally steps away from **Hamilton and Mainland Streets** - the hub of Yaletown - dotted by boutique retail shops, trendy restaurants and nightlife spots.

Yaletown has grown at a rapid rate in the last decade and was recently named by "**Good Morning America**" as one of the five most livable neighbourhoods on the continent.

20 street-level townhomes skirt the main podium, with facades designed to mirror the converted heritage buildings in the surrounding area. H + H features artfully finished interiors including custom cabinetry with glass accent panels, stainless steel brand-name appliances, frameless glass showers, and recessed monopoint halogen lighting. Homes range from one bedrooms to two bedroom and flex, sized between 557 to 1,450sf. The two-level townhomes boast between 1,180 to 1,256sf. of living space. Residents also enjoy a fully equipped fitness and amenity room, plus a large rooftop garden with a children's playground. H + H is already 80% sold, with occupancy scheduled for fall of 2008.

Led by **Mark Chandler** who began

respected family firm with over three generations of extensive real estate experience.

The Company has a long legacy of success in the city. Notable developments include **Tribeca Lofts**, elegant glass and brick homes in **Yaletown**, **Hamlin Mews**, exclusive residences located across from **VanDusen Gardens** on 38th and Oak, and **Parkside at Garden City**, two sophisticated towers situated next to a 21-acre park in one of **Richmond's** most sought-after addresses.

The H + H showroom is located at 1066 Richards Street. Showroom hours are 12-6pm daily, except Fridays.

For more information on H + H, call **604.692.0021** or visit www.hhyaletown.com

For further information on H + H, please contact **Rennie Marketing Systems.**



Bob Rennie, Wendy Lim and Mark Chandler

DEVELOPER SUPPORTS HABITAT FOR HUMANITY



Mark Chandler and Tom Riessner at the H+H Yaletown Presentation Centre, March 14, 2007

Mark Chandler of Chandler Development Group, a local real estate development company, donates two full luxury kitchens valued at over \$20,000 to the Habitat for Humanity Society of Greater Vancouver from the recently sold out project, H + H Yaletown, located on the coveted corner of Homer and Helmcken Streets.

As shown, Mark Chandler welcomed Habitat for Humanity's Director of ReStore Operations, Tom Riessner, to the H+H Presentation Centre. Mr. Chandler is pleased that the kitchens will be put to good use. "Being active in the community is very important to our company as a whole," he explains, citing the other charities Chandler Development Group supports. "We are more than happy to contribute whenever possible."

For more information about Chandler Development Group and Habitat for Humanity, please visit www.chandlerdev.com and www.vancouverhabitat.bc.ca

