

The ARC seeks to be a triumph

Concord Pacific's latest building set to form a gateway to Vancouver's downtown

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This artist's rendering shows the location of Concord Pacific's latest residential development The ARC at the north end of the Cambie Bridge.

Over nearly three decades, Concord Pacific has built dozens of highrises along the northern banks of False Creek between the Granville and Cambie bridges. Now commanding big attention is the company's latest residential building, The ARC.

Inspired by the Arc de Triomphe in Paris, both for its design and its central location, the blueprint for The ARC is the result of extensive consultation between the developers and the City of Vancouver.

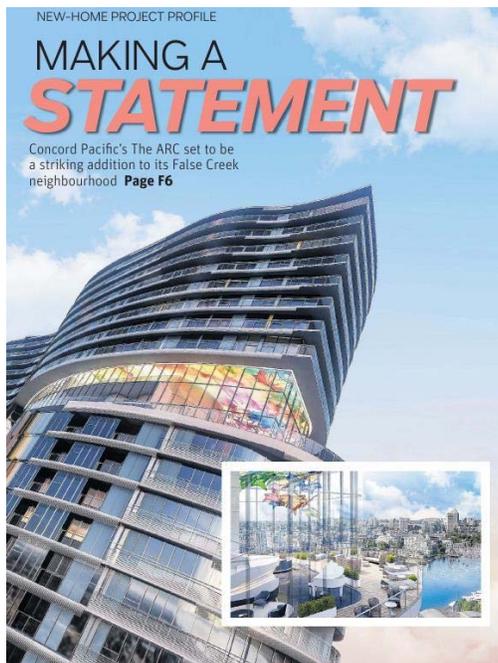
"They recognized that the Cambie Street corridor is the most modern entrance to the city centre, so they were very particular about what this building should look like," explained Grant Murray, vice-president of sales at Concord Pacific. "They were looking for something striking to act as a gateway to the downtown core."

At the start of the project, the developers were working with architect James Tang, but as the design process moved forward worked with Walter Francl on the 29-storey building. The project's show room has five different models showing the evolution of the design.

The final version of the archshaped building is drawn in wavelike lines, mimicking the waves on English Bay and the curve of the sand. Its location is at the centre of the more than 200 acres that make up the former Expo 86 land between the Granville Street Bridge and Science World. Concord Pacific has plans for more apartment buildings east of the

Cambie Street bridge. That section of the land is being rezoned following the decision to remove the viaducts that take east-west traffic into and out of the city. Here, the developer's plans include an extension to the seawall, a nineacre park and a new \$4-million dragon boat facility. Terry Hui, Concord Pacific's CEO, is the largest sponsor of the annual dragon boat festival.

"If you build a single residential tower, its value is likely to go up over time," Murray said.



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An exterior rendering depicts the lobby of The ARC, Concord Pacific's latest residential development.

"But the difference with a master-planned community like this is that you're adding all kinds of other amenities and services to the area and that increases the value of the apartments significantly."

The ARC follows the development of One Pacific, also by Concord, which is already under construction just to the east of the Cambie Bridge. There will be about 75,000 square feet of retail space at the bottom of the two buildings and a wide pedestrian area with public art installations that connects the two.



Artist's renderings show the fitness facility that will be included in the 10,000-square-foot amenity space at The ARC, above left, and the upper lounge, above right.

"We wanted to have a plaza-type feel to the whole space underneath the Cambie Bridge," said Murray. "The nice

thing about this bridge is that it's very clean underneath. There are no girders that would allow birds to sit up there and poop on people below."

What the people down below will be able to see if they look up is a glass-bottomed pool that will form the floor of the arch of the building. At a height of 20 storeys, the pool will be the centrepiece of a 10,000-square-foot amenity. Here, residents will find a grand lounge with a catering kitchen, an outdoor patio deck, fitness facility, sauna and steam room, and a tepidarium with heated stone loungers.

Other amenities in The ARC include a 24/7 concierge service, an automatic touchless car wash facility, a mud room and workshop, and electric vehicle plugs in every parking stall.

The ARC's 560 residential units are between one and three bedrooms. Most have expandable room features, like beds that convert automatically into extra seating, flex walls that can be used to expand living areas or create private bedrooms, and al fresco deck doors that offer almost seven feet of access to balconies.

Main bathrooms and ensuites have recessed pot lighting, engineered quartz countertops, Kohler undermount sinks with polished chrome Grohe faucets and Italian marble throughout.

"Concord Pacific is the largest master-planned community builder in Canada, so our purchasing power allows us to get materials direct from the source and pass on significant savings to our customers," Murray said. "The marble in the bathrooms is the result of a trip to Italy by our CEO Terry Hui, who looked at the mountain and bought a section of it for the next five years."

Kitchens have wood-look finish cabinetry, drawer organizers for cutlery, engineered quartz countertops, marble backsplashes, polished chrome Grohe faucets with lever handles and pulldown sprayers, and integrated stainless steel Miele appliance packages.

The fixtures and finishes in the suites

are all high end, but Murray cites the architectural achievements of the building as the biggest draw for buyers.

"It's rare to find iconic architecture like this in a residential building," he said. "It's even rarer when it's combined with functional and practical suite designs and floor plans."