

WESTCOAST HOMES

SECTION
K

Looking for a
new home?

GOLF-COURSE HOMES | K2, L2

THE VANCOUVER SUN

'BRAND NAME' KEEN | K4

EDITOR MIKE SASGES 604-605-2467

SATURDAY, APRIL 8, 2006

E-mail homes@png.canwest.com

Rebirth in Gastown

VANCOUVER | Terminus a beginning of five-building Water Street rehabilitation



Their assignment stylish homes that can be built expeditiously, Mark Ostry, left, and David Nicolay are the Terminus architect and interior designer respectively.

NEW HOMES PROJECT PROFILE

THE TERMINUS

Project address: 36 Water St., Vancouver
Presentation centre: Goaler's Mews,
down the street

Hours: Noon - 5 p.m., Sat. - Thu.

Telephone: 604-689-LOFT

Web: theterminus.ca

Project size: 46 residences

Residence size: 619 sq. ft. - 1,619 sq. ft.

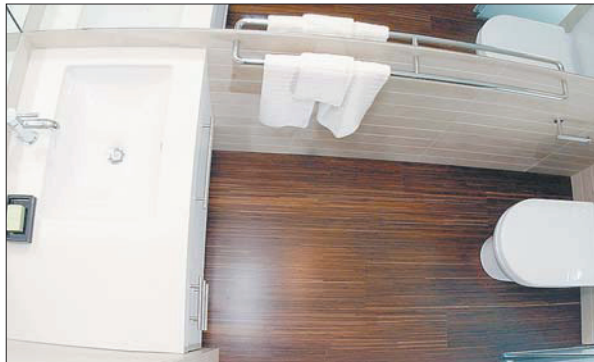
Prices: From \$350,000

Developer: The Sallient Group

Architect: Acton Ostry

Interior design: Evoke International
Design Inc.

Construction completion: Q2, 2008



PHOTOS: STUART DAVIS
VANCOUVER SUN

STORY: MICHAEL SASGES
WESTCOAST HOMES EDITOR

Old-as-they-get Gastown facades their public face, the Terminus private spaces will envelope their occupants in innovative, sustainable design. The homes will be heated and

cooled geothermally.

They will be emphatically linear, their outside walls as much boundaries between households as canvases for tempering the linearity with European kitchens and bathrooms and artful millwork.

Additionally, their construction will inaugurate a five-building rehabilitation by The Sallient Group of the unit block Water Street, one of Vancouver's oldest streets.

See TWO WORDS K9

Hotels' facades grace Terminus

From K1

The adjacent Terminus and Grand hotels are lending their facades to the new Terminus building.

The former was destroyed by fire in 1998, with only its Water Street facade saved. The latter has been neglected for years and has been largely demolished, the exception — its Water Street facade.

The Terminus developer, Robert Fung, is treating this new-home project as a benchmark from which metro Vancouver, customers, competitors and regulators, can take the measure of his work for many years to come.

"... the Terminus marks the end of product mediocrity, as well as the end of Gastown's anonymity in the landscape of re-emerging urban neighbourhoods," he said in announcing the presentation centre is open for business.

To ensure there's substance to his declaration, he has engaged the services of a builder with years and years of experience in new and rehabilitation construction, Haebler Construction; an award-winning architectural practice, Acton Ostry; and an interior design house, Evoke, with a reputation for designing — and owning — sophisticated restaurants.

Salient has worked with Haebler and Acton Ostry before. Evoke is the new kid on the (new-home-project) block, with the interiors of only one other multi-home project on its CV, the Ellison, now under construction in Yaletown.

The four-year-old company's restaurant credits include, most recently, Habit Lounge; Soup-spoons; the Crush Champagne lounge; Glowbal Satay Bar & Grill; Coast Restaurant; and Tangerine lounge and restaurant.

David Nicolay and Robert Edmonds are the Evoke principals. (Nicolay's most recent appearance in The Vancouver Sun was in a story on a local home he designed that Metro-politan Home editors recently named one of their "Homes of the Year.")

David Nicolay talked about Evoke's work at Terminus in a question-and-answer e-mail exchange. It follows:

Q: What motivated the Evoke partners to take on the Terminus work, an assignment that is a departure?

A: We only do a development project if there is a commitment to good design from developer and architect.

Q: What from Evoke's "eating and drinking" experience guided the company's Terminus work? And why?

A: When designing restaurants, efficient use of space is paramount. The rooms have to flow together seamlessly while providing privacy where necessary. The goal is to give the appearance and feel of as much open space as possible, while successfully integrating all of the mechanical aspects of a building.

As well, designing restaurants tend to be a little more dramatic and customized than most hous-

ing types, but Salient allowed us to use that approach in the lighting and the detailing of the units.

Q: What from Evoke's "eating and drinking" experience could not be used in the Terminus work? And why?

A: Designing restaurants generally involves lots of complicated planning and detail issues over a short period of time. Decisions are made quickly and a lot of the design ends up happening during the course of construction.

With Terminus we had the lead time to

work with the design team through several options, and approach each one with the rigour it takes to achieve a complicated project.

Q: The linear composition of the lofts must have organized or focused the Evoke design response. If yes, what are the elements of the Evoke response to that linearity? Is there a favourite?

A: Acton Ostry Architects provided the linear basis, and they were careful to allow for the plans to interlock to create pockets of

See NO OVERLY K10



No overly trendy, iconic touches used

From K9

"relief" within the units.

Our goal was to layer the details and finishes to enhance the linearity without creating a narrow visual.

The solution was to use a very small material-palette and allow those materials to flow seamlessly from room to room. As well, materials are used on vertical surfaces to match the flooring to create a three-dimensional quality in the both modules.

There are few partitions in the plans; instead sliding glass panels and flooring changes create privacy, both visually and physically.

As the favorite detail is the contested light soft-fit that carries the eye from front to back, and creates the visual of daylighting in the darkest areas of the loft spaces.

Q: The promise at Terminus is 46 different homes. That must have demanded an agility you didn't know you had. True or false?

A: Truthfully, we took on this job because of, not in spite of, the complexity. We enjoy challenging work and the rigour it takes to successfully meet the demands of the job. Again, with the commitment from both Salient and Acton Ostrey we were inspired to roll with the punches and contribute as best as we could to the overall vision.

Q: What was Evolve's contribution to the certainty that would allow Robert Fung to make this profession, "the Terminus marks the end of product mediocrity, as well as the end of Gastown's anonymity in the landscape of re-emerging urban neighbourhoods."

A: We approached this project from a collaborative point of view, rather than from a position of simply applying a final aesthetic to the work of the other consultants. The result is a better integrated design that doesn't rely on overly trendy or iconic fixtures and finishes.

Instead, it is about composition and the utilization of modest but quality finishes in a unique manner to achieve the goal.

Terminus developer Fung says, to the question to whom are you selling your Terminus homes, that Salient's customers — not Terminus customers — cannot "be pigeon-holed" by sex or age or marital status or ethnic or social origin.

"However, they are a group with a distinct commonality in mindset. They have a great sense of self and a desire to be distinct, and to own and/or live in a home that is equally unique.

"Our buyers are prudent owners that know that a well-designed, unique home will retain long-term value significantly better than a unit in a 'cookie-cutter' project."

homes@fung.curwest.com



On-the-money design

Detail 'extremely high'

Good design is expeditious design. Terminus developer Robert Fung reports, because good design helps a project proceed on time and on budget.

"Salient has been pro-active in ensuring that we have the best indication of costs that we can currently get," he says.

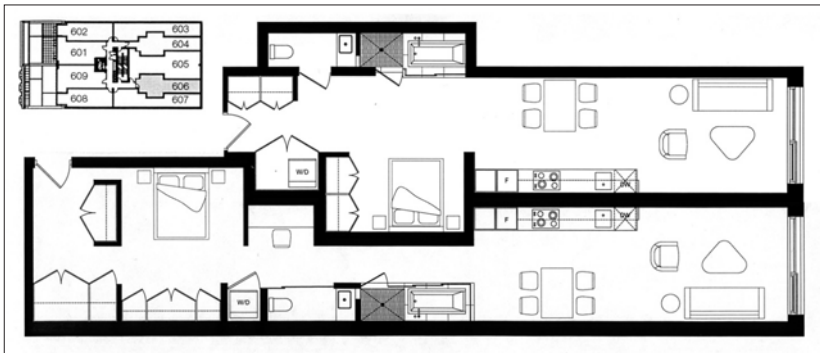
"This has been done by ensuring that the level of design detail is extremely high; in fact, higher than is conventionally done prior to tendering."

'DYNAMIC . . . CHALLENGING'

Having said that, today's "dynamic construction environment" means he has "budgeted escalation contingencies" into his construction costs and expects completion with the "allocated time frame . . . will continue to be a challenge."

"We are confident that the project teams, including Haebler Construction, the sub-trades and our design team, are passionate and highly committed to meeting their targets and to delivering the very best end product in the Terminus."

Architect Mark Ostrey (left) at the galley kitchen in the Terminus presentation centre.



Top-floor-but-one living at the northeast corner of the Terminus building will be conducted in a one-bedroom, one-bath apartment of almost 850 square feet (bottom) and another one-bedroom, one-bath of almost 700 square feet. Above this floor, the sixth in the building, will be three penthouses and a rooftop patio and garden.