

“Always remember that you are absolutely unique. Just like everyone else.”  
– Margaret Mead

# WESTCOAST HOMES



EMBRACE GLAMOUR WITH A DELICATE TOUCH  
*Designer tips for balancing the trend to bolder decor* **H10**

VANCOUVER SUN SATURDAY, MARCH 17, 2018

SECTION H



# MAKING A STATEMENT

Landmark on Robson makes a statement in its downtown Vancouver location **Page H2**





Landmark on Robson, a new twin-tower development, will feature balconies that project from the corners to give residents a 270-degree view of Vancouver and beyond.

# CITY'S ICONIC THOROUGHFARE WELCOMES A LANDMARK DESIGN

MICHAEL BERNARD

PDP London may be based thousands of kilometres away, but the architecture firm demonstrated a keen understanding of Vancouver when it came to the balconies in the two-tower Landmark on Robson. And it helped that this city provides such spectacular views and scenery, says David Hoggard, the firm's managing director and partner.

The firm, working with the locally based MCM, came up with a solution to ensure the homes have both shelter from the rain and panoramic views of the city and mountains and beyond, by alternating the positioning of the balconies on each floor, Hoggard said.

"The convenience of being in the city centre usually means a compromise in access to outdoor space," Hoggard said in an email. "When outdoor space is provided in urban developments, it is often in the form of small balconies that are not ideally useful."

The designers wanted "usable" balconies large enough to create outdoor living areas that provide an extra room in addition to the living and dining room, he said.

The solution was to create "sky terraces," which alternate the planned shape of the balconies on each floor so part of the balcony has the shelter granted by the balcony on the floor above, but part has the openness of double-height space, he said.

"We also wanted to make the most of the panoramic views from the building so we made the majority of the balconies project from the corners of the towers so they each have 270-degree views over the city and beyond."

The building site, on a stretch of Robson that slopes down to Stanley Park, is currently home to the now-closed Empire Landmark Hotel, a 45-storey structure now being dismantled floor by floor to make way for the two new towers — 34 and 32 storeys high — that will be joined by a podium that houses the common amenities. They include a heated swimming pool and landscaped gardens and lounge area.

The new buildings will feature retail space at ground level with two floors of office space on top of that. Each tower will have a separate entry for residents off Nicola and Broughton streets.

"In every major city there is one street that makes it famous," says George Wong, whose Magnum Projects is marketing the homes. "In L.A., it's Rodeo Drive. In New York, it's Fifth Avenue. And in Vancouver, it's Robson."

Wong says that in addition to international buyers, he expects to see a number of empty nesters from west-side Vancouver and West Vancouver who are interested in downsizing. "The kids have moved away and they want to move to a condo and they want to see the best in the condo offerings."

The three-bedroom 1,600-square-foot show suite at the presentation centre on Nicola, accessible by appointment only, reflects the kind of finishing designed to please an expensive palate, said Wong, adding that the Singapore-based Atelier Ikebuchi developed custom designs for each of the suite types in the two buildings.

The walk-through is impressive from the beginning — the double-door entry leading from the elevator lobby. The entrance corridor leads to an elegant streamlined kitchen, designed by the Italian design firm Minotti, known for its minimalist approach.

SEE LANDMARK ON H4



Empire Landmark Hotel is being replaced by Landmark on Robson's twin towers, which are 32 and 34 storeys tall.



The development's designers wanted to create outdoor areas that complement the rooms in each unit.



Residents will have access to a fitness and yoga centre as part of the 18,000-square-foot Club Robson.

## LANDMARK ON ROBSON

**Project address:** 1400 Robson St.

**Project scope:** At total of 237 suites in two concrete highrise towers with concrete of Coal Harbour, the North Shore Mountains, English Bay, Stanley Park and the city skyline.

**Developer:** ASNA Robson Landmark Holdings Ltd.

**Architects:** PDP London and MCM

**Interior design:** Atelier Ikebuchi

**Sales centre:** 740 Nicola St.

**Centre hours:** By appointment only

**Sales phone:** 604-566-2288

**Website:** landmarkonrobson.com

**Occupancy:** spring 2023



The show suite is fitted with a full-height Gaggenau wine fridge with dual temperature controls for red and white wines.

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LANDMARK HOMES

# Balconies offer plenty of space to entertain

LANDMARK FROM H2

The cabinets are faced in horizontal grained wood veneer, topped with square-edged stone slabs on both the counters and island.

All of the appliances are by the German manufacturer Gaggenau, and include a gas cooktop, refrigerator, speed microwave oven with warming drawer and dishwasher. Topping off the list in some homes is a floor-to-ceiling Gaggenau wine fridge with dual-temperature control for red and wine wines.

A big wow factor is looking across the dining and living room spaces to the balcony, which presents a photographic depiction of the remarkable view that a visitor would see in the finished product. The effect of space is enhanced by the floor-to-ceiling glass with a thresholdless transition to the balcony area.

The entertainment-sized balcony — with a minimum of 183 square feet of space — has a wood ceiling creating a warm exterior space. Light through the expansive glazing is controlled by motorized blinds. The living areas have indirect lighting built into the cove ceilings.

The floors are engineered hardwood with marble used in the bathroom areas.

Marble is also used for bathroom flooring, walls, cabinet sides, shower stalls and tub surrounds. Floating vanities are lit by undermount lights.

The bidet-style toilets in the master ensuite come equipped with heated seats and all floors are radiant heated.

Plumbing fixtures are by Hansgrohe, rated as one of the best in the world with reliability backed by a lifetime warranty.

The suites have heating and air conditioning through the latest mechanical system called VRF or variable refrigerant flow technology. The common amenities for both towers are as impressive as the show suite.

The 18,000-square-foot Club Robson, situated on the podium between the two buildings, features a heated ozone swimming pool with adjoining sunning areas, a fitness and yoga centre, music and tutoring rooms, a multimedia room with billiards, lounge and wet bar, a private dining room with catering kitchen and a 9,000-square-foot open-space lounge with gas fireplaces.

The 24-hour concierge and security service is complemented by a network of special services, including dog walking, chauffeured cars, a personal trainer and even a private visit by a makeup artist.



The kitchen counters and islands are topped with stone slabs, while German-manufactured Gaggenau appliances include a speed microwave.



Spacious walk-in closets are among the luxurious amenities at Landmark on Robson as well as chauffeurs and visits from private makeup artists.



Floor-to-ceiling glass helps give the illusion of extra space in this 1,600-square-foot, three-bedroom show suite.



Marble is used for the bathroom flooring, walls, cabinet sides, shower stalls and tub surrounds, while 'floating' vanities are lit by undermount lights.