

## Concert and The YMCA: A Landmark Community Partnership

Concert is proud to have been the development partner of the Robert Lee YMCA in downtown Vancouver that opened to the public this May.

For over 60 years, the downtown YMCA offered the community a wide range of valuable programs and services in health, fitness and recreation, self employment, youth outreach, leadership development, social services and injury rehabilitation. When it became apparent that in order to continue to meet the needs of a diverse and growing urban population the YMCA would need a new, accessible facility, they began looking for a development partner with a shared belief in building vibrant communities



The completed Robert Lee YMCA

Photo: Ema Peter Photography, © 2010

and a vision of bringing people together. The YMCA selected Concert as its development partner and together began investigating how to redevelop the heritage-designated site to include a brand new YMCA facility and residential tower.

Concert and the YMCA formed a collaborative partnership to conceive and deliver this landmark project. Since its inception 21 years ago, Concert has demonstrated a true commitment to building communities. In this role as a community builder, Concert has repeatedly provided project management services to community organizations, dedicated human, financial and in-kind donations to not-for-profit endeavours and developed an impressive array of community amenities designed to add to the overall sense of community.

Concert developed the state-of-the-art Robert Lee YMCA in conjunction with its luxury 42-storey residential highrise – Patina. The YMCA's unique partnership with Concert,

along with the generosity of the YMCA's capital campaign donors, allowed the YMCA to replace and upgrade its facility and stay in the central location on Burrard Street. Concert is very proud to have contributed significantly to the successful redevelopment of this key property that will ensure that the YMCA will continue to meet and expand on its commitment of providing valuable services to the downtown community for present and future generations.



The 6,200 square foot gymnasium  
Photo: Ema Peter Photography, © 2010

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# In the Spotlight

## ACCOUNTING

Accounting welcomes Property Accountants Dennis Lee, Miryam Fontil and Winnie Wu. Congratulations to Jessie Dhanday on her recent promotion to Vice President, Finance.

## ACQUISITIONS

The Acquisitions team in Vancouver is pleased to welcome Myles Millard as its new

Financial Analyst. Congratulations to Leslie Marta on his promotion to Senior Analyst.

## ADMINISTRATION

Concert is pleased to welcome Karen Neveu as Executive Assistant to the President in the Vancouver Head Office along with Administrative Assistant Virginia Reider in the Toronto office.

## DEVELOPMENT

Development welcomes Craig Watters as Vice President, Development in the Vancouver Head Office. Congratulations to Farouk Babul who has recently been promoted to Development Manager and to Dean Johnson who has moved from Accounting to take on the role of Assistant Development Manager.

## PROPERTY MANAGEMENT – TORONTO

Property Management welcomes Rod Pirie as Regional Manager, Residential Properties, Debbie Ross as Community Manager, Village Gate West, Sophie Despotopoulos as Leasing Consultant at Serrano, Rachele Mombourquette as Leasing Consultant at Prelude, Alicia Mitchell as Leasing Consultant at Jazz, Iliya Grozdanov as Maintenance Person at Serrano, Farzin Agahzadeh as Maintenance Person at Prelude and Jabriel Gaziev as Maintenance Person at Jazz. Congratulations to Clint Espinheiro on his promotion to Assistant Manager at Jazz.

## PROPERTY MANAGEMENT – VANCOUVER

Welcome to Cathy Soczynski as Leasing Assistant at Vancouver Head Office, Jose Soares as Maintenance Person at Fraser Pointe, Cecilia Ma as part-time Administrative Assistant at 600 Drake and Maristella Villaneuva as part-time Administrative Assistant at The Westridge. Concert welcomes back Laura Jeronimo, returning to Concert as Community Manager at Collingwood Village, congratulates Hart Peacey on his new position of Senior Maintenance Technician at Collingwood Village and welcomes Ross Williams as Maintenance Person. Congratulations on promotions for Jeff Juhala to Director, Commercial Leasing and for Lynda Ross to Maintenance Supervisor at Fraser Pointe.

## SALES & MARKETING

Sales & Marketing welcomes new General Manager, Project Sales, Catherine Diraison in Toronto. At The Berczy project in Toronto Concert welcomes Jana Corrigan as Sales Manager, Byron Burley as Sales Co-ordinator, Jana Korim as Sales Representative and Lyuba Grozdanova-Ivanova as Administrative Assistant. 365 Waterfront, in Victoria, welcomes Alyssa Girard as Sales Co-ordinator.

## INFORMATION TECHNOLOGY

Welcome to Ben Bracht who will be providing IT support in the Vancouver Head Office and to Vanessa Gepitulan, the newest member of the Voyager Database Support Team.

## INFRASTRUCTURE

Concert is pleased to welcome Tim Philpotts as Senior Vice President, Infrastructure. Congratulations to Ian Podmore on his promotion to Manager, Infrastructure.

## President's Message – Concert Delivers on Commitment to Sustainability



Sustainability has emerged as a new priority in the building industry. And while developers and real estate companies across the country are making great claims regarding their sustainability initiatives, we can

proudly say that these concepts have played an integral role in Concert's developments since the company was founded 21 years ago.

The three pillars of sustainability – economic, environmental and social – are echoed in Concert's core values of building strong and vibrant communities for the long term through honesty, integrity and superior customer service.

Collingwood Village, where development started in the early 1990s and completed in 2006, is a model for sustainable, transit-oriented development. Located next to the Joyce Street SkyTrain station, the 33-acre former industrial brownfield site is now a proud neighbourhood of affordable rental and condominium homes.

Concert's second master-planned community, Arbutus Walk, is a six-acre former industrial site that once housed the Carling O'Keefe Brewery. This medium-density community seamlessly blends parks, open spaces and multi-family residential development with a well-established single and two-family dwelling neighbourhood.

As the concept has become top of mind, Concert has not only maintained but strengthened its commitment to sustainability. Our development and construction departments benchmark all developments against the emerging LEED and other industry standards. Early in the development schedule, Concert implements an integrated design process, working

collaboratively with all relevant members of the development team to set sustainability goals. Recently, Concert achieved gold certification through UBC's Residential Environmental Assessment Program ("REAP") for Tapestry at Wesbrook Village UBC, our newest seniors community. In addition, several of our newest developments including 570 Bay Street, Huntington and The Berczy in Toronto along with 1304 Hornby Street in Vancouver, will strive to meet the standards of LEED Gold. 570 Bay Street will also strive to achieve Tier 2 Toronto Green Standards certification.

As a property manager, Concert embraces the challenge of reducing waste while enhancing the performance of our existing assets. Last year, Concert installed high efficiency showerheads in all residential rental suites saving nearly 40 million liters of water per year. For our industrial, office and commercial properties, we conduct periodic energy audits that trigger the continual upgrading of these buildings, making them increasingly energy efficient.

Concert's commitment to sustainability can be seen throughout the company. Championed by representatives from each department, the Concert Green Team meets on a regular basis to discuss and implement actions to make the company more sustainable.

As we transition from "a developer with a difference" to "a developer making a difference" we will continue in our commitment to making economic, environmental and social sustainable practices an integral part of every consideration, decision and action.

President

**CONCERT**™ a developer with a difference  
MAKING

## Concert's Current Construction Activity

The following are some of the developments Concert currently has under construction. For more information about Concert's developments in the planning phase and under construction please visit [www.ConcertProperties.com](http://www.ConcertProperties.com).

### PATINA

Located on Barclay Street just west of Burrard, Patina is a 42-storey highrise with 256 condominium homes featuring expansive views of the Vancouver landscape and skyline. With more than 95 per cent of the suites within the building sold during pre-sales, the remainder of suites will be offered for sale upon building completion.

The Patina tower is progressing well. Suite and lobby finishing is well underway. Completion is scheduled for Spring 2011.



The Patina highrise in downtown Vancouver is progressing well

For more information  
visit [www.DiscoverPatina.com](http://www.DiscoverPatina.com)

### TAPESTRY AT WESBROOK VILLAGE UBC

With two six-storey midrises, Concert's new Tapestry at Wesbrook Village UBC will offer residents a campus lifestyle seniors living community containing 134 rental apartments, 46 condominium homes and street level retail. An above-ground walkway and a pedestrian greenway at street level serve as a link between the two buildings.

Suite and amenity finishing is ongoing. Common area furnishings are now in process. Sales and leasing of Tapestry at Wesbrook Village UBC have begun from an off-site Discovery Centre located at Dunbar and 18th Avenue in Vancouver. Building completion is scheduled for July; and move-ins will begin September 2010.



Tapestry at Wesbrook Village UBC is nearing completion

For more information  
visit [www.DiscoverTapestry.com/UBC](http://www.DiscoverTapestry.com/UBC)

### VILLAGE GATE WEST - PHASE III

Village Gate West is a 3.7-acre master-planned community in the Etobicoke neighbourhood of Toronto and is currently in the final phase of development. Concert is developing Village Gate West with co-owners OMERS and Sun Life Assurance Company of Canada.

Village Gate West is conveniently located at the western edge of the historic Village of Islington and just steps to public transit including the Islington Subway and GO Transit. Village Gate West is currently home to Serrano, a new highrise rental building, a Tapestry Retirement Community and ground level retail on Dundas Street. The third and final phase is currently under construction and will include 21 and 26-storey rental towers as well as a small townhouse development.

Concrete has been poured for all floors of the east tower and up to the fifth floor on the west tower. Framing of the townhome component has been completed. First occupancies are anticipated in spring 2011.

For more information  
visit [www.VillageGateWest.com](http://www.VillageGateWest.com)

### 570 BAY

A 29-storey new rental living building in the heart of downtown Toronto, 570 Bay will contain 463 suites and retail at grade. This development will target the highest level of the Toronto Green Standards (Tier 2) in addition to LEED Gold certification. Construction is scheduled to begin this summer with building completion anticipated for fall 2012.

## 1304 Hornby Street Development in Downtown Vancouver Undergoes Rezoning

Concert has acquired a development site at 1304 Hornby and has made an application to the City of Vancouver to rezone the property for a 31-storey residential condominium tower with retail at grade.

Located in an emerging urban residential community, 1304 Hornby is within walking distance to Yaletown, the West End, English Bay, shopping, entertainment and financial districts. With sustainability being incorporated from the outset, Concert is committed to developing 1304 Hornby as a livable, safe, socially diverse and environmentally conscious building. It will be built to a high architectural standard, with the objective of obtaining LEED Gold certification. The development will feature compact, contemporary suites showcasing exceptional views to False Creek, English Bay and the downtown core.

Rezoning of this property is well underway. The proposed building received unanimous support from the Urban Design Panel this spring. Concert is optimistic that rezoning approval will be achieved by fall 2010, followed by development permit approval and presales commencing in summer/fall 2011. The project is slated for completion in spring 2014.



Rendering of proposed development at 1304 Hornby

## Concert's Volunteers Get Back to the Land at UBC Farm

Kudos go to the group of over 80 Concert employees who generously offered their time and energy to volunteer at the UBC Farm on June 10, 2010. Vancouver's last working farm, UBC Farm is a 24-hectare teaching, research and community farm located on the University of British Columbia's Vancouver campus.

Clad head to toe in their most waterproof attire, the volunteers were divided into groups to undertake a variety of tasks. Twenty people were involved in removing invasive plant species, like Himalayan blackberries and Scotch broom, to create space for other plants to be cultivated as well as limiting their spread around the farm.

The assembly of a new hoop house was undertaken by 16 volunteers. Valued for their ability to extend the growing season,

hoop houses allow for earlier planting in the spring and later harvests in the fall. In the winter, hoop houses allow more students and community volunteers to participate in farm activities and also provide shelter for free-range chickens.

A group of 20 volunteers assembled 10 new picnic tables for use by school groups, market consumers and the tens of thousands of visitors that come to the farm each year.

Mulching, which helps with weed control, was undertaken by 16 Concert volunteers. Mulching has the added benefit of trapping much-needed heat and reducing water use by retaining water under a mulch layer, both of which aid in maximizing plant production.

Finally, a team of 10 cleaned up the forested areas of the farm where remnants of research efforts had been left behind. Removing debris

like old containers, piping, metal and wood is a huge first step in making this site ready for future use.



**Forest cleanup is hard work!**

Thanks to the help of volunteers such as the Concert group, UBC Farm can further its mission to reconnect a primarily urban population with a sustainable food system.



**The entire Concert volunteer team pose under their partially completed hoop house**



**The picnic table assembly team poses with their finished products**



**The mulching team got down and dirty**

## Concert Expands Industrial Portfolio in Alberta

Concert is pleased to announce that it has acquired Pinnacle Business Park in Edmonton, AB.

Pinnacle Business Park is Concert's fifth industrial asset in the Edmonton area. Located on the southwest corner of 75th Street and Roper Road in the Southeast Industrial district,

the property contains 11 best-in-class, multi-tenant industrial and retail buildings totaling 290,876 square feet.

"This acquisition supports the company's goal to build its income-producing portfolio," said Brian McCauley, President, Concert Properties Ltd. "Serving a wide range of service

commercial, retail and light industrial users the property has weathered the recent economic turbulence well."

The business park's eight industrial buildings encompass 270,910 square feet and were built between 1998 and 2003, while its three retail buildings, comprising 19,966 square feet, were built in 2007.

The property offers a rare combination of superior quality construction, diversified tenancy, exceptional location and strong curb appeal that attracts high quality tenants.

Concert has now developed or acquired over 8.4 million square feet of income producing properties across Canada. This acquisition of Pinnacle Business Park further strengthens and improves the quality of the company's industrial and commercial portfolio.



**Pinnacle Business Park, Concert's fifth industrial acquisition in Edmonton, AB**

# Concert and Tridel Introduce New Luxury Condominiums in Toronto

Overlooking Sherwood Park Ravine on Bayview Avenue in the sought-after Lawrence Park neighbourhood, Blythwood at Huntington will feature 119 luxury condominium suites ranging in size from just under 1,000 square feet to just over 3,000 square feet.

A joint venture between Tridel and Concert, Blythwood at Huntington is the first of a two phase development. Displaying classically-styled architecture and occupying a fabulous ravine setting, Blythwood offers exquisitely designed homes for the discerning buyer. The Lawrence Park area was one of Toronto's first planned garden suburbs and features winding streets, homes set well back from the street and a lush canopy of mature trees.

This tranquil neighbourhood offers excellent access to downtown Toronto, Highway 401 and

the Don Valley Parkway. Directly to the north is Sherwood Park Ravine where residents can follow Burke Brook and enjoy one of the city's largest remaining protected natural areas.

All suites have large entertainment-sized balconies and some feature private terraces overlooking the ravine. Amenities include a private party room with bar, kitchen and private dining room, a fully equipped fitness studio complete with indoor swimming pool, whirlpool and steam rooms, a yoga room as well as two guest suites and a concierge.

In addition to exceptional designer finishes, Blythwood at Huntington will offer environmentally responsible features and is a LEED Gold candidate.

The on-site Sales Centre is now open and features vignettes of the kitchen, breakfast

room and master ensuite. The accompanying décor centre will assist purchasers in selecting the perfect interiors for their new home.



Blythwood at Huntington is now selling

# The Berczy Begins Selling in Downtown Toronto

Sales have recently begun at The Berczy, Concert's flagship condominium project in the City of Toronto, and the development has received an overwhelming response. Located in the St. Lawrence neighbourhood only blocks from Bay St. and Union Station, The Berczy provides easy access to the city's financial towers and central transportation hub. Major sports venues, theatres and countless restaurants and pubs, as well as a colourful array of shops and the famous St. Lawrence Market are also just steps away.

"It's hard to imagine a neighbourhood that offers a more complete and accessible urban lifestyle. Virtually everything you could need or want is literally just minutes from home," says Carol Hrabí, Vice President, Development Concert Properties Ltd.

Featuring 161 suites ranging in size from 560 to more than 2,000 square feet, The Berczy's city homes offer a pleasing combination of modern chic and traditional comfort. Many suites feature spacious great rooms with expansive windows and nine-foot ceiling heights in the principal areas (penthouse suites feature 10-foot heights), while large balconies and terraces extend living areas and provide views of the dramatic cityscape as well as the charming St. Lawrence neighbourhood.

The Berczy's communal areas include a state-of-the-art fitness room and yoga studio, a luxurious steam room and sauna, a charming courtyard, a beautiful rooftop terrace and a media room.

The Berczy is targeting LEED Gold certification and will feature green roofs, energy-efficient mechanical and electrical systems and superior indoor air quality.

There was overwhelming response to the preview sales event in mid-May.

The Sales Centre opened to the public on May 29 and features a fully furnished two bedroom display suite and two additional kitchen vignettes giving homebuyers a sense of the contemporary interiors that will come to define the newest building in one of the city's oldest neighbourhoods. To date over 80 per cent of suites at The Berczy have been sold.

For more information visit [www.TheBerczy.com](http://www.TheBerczy.com).



The common rooftop terrace at The Berczy will offer stunning views of downtown Toronto

# Concert Properties Garners Prestigious Awards



Concert's David Podmore and Brian McCauley accepting an award for workplace excellence

Concert is delighted to have recently received accolades from three prestigious organizations.

The company received two Grand Georgie Awards from the BC Chapter of the Canadian Home Builders' Association during the 2009 Georgie Awards Gala on March 13, 2010.

For the second year in a row, Concert was honoured with the coveted Multi-Family Home Builder Customer Choice Award. The award is presented to the builder whose homebuyers, in third party independent surveys, rate their satisfaction highest in the industry. The company was also named Multi-Family Home Builder of the Year – Large Volume. This marks the fourth time Concert has received this prestigious award.

"We at Concert are dedicated to continuously pursuing excellence in all that we do," said David Podmore, Chairman and Chief Executive Officer, Concert Properties Ltd. "Such honours only serve to reinforce our reputation as one of the top real estate development companies in Canada."

In recognition of its contribution to rental housing in Ontario, Concert won the award for High-rise Rental Development of the Year

2009 from the Federation of Rental-housing Providers of Ontario (FRPO) at its 9th Annual MAC Awards.

The award was won for Tapestry at Village Gate West – an 11-storey seniors lifestyle community located within Concert's Village Gate West development.

"Tapestry at Village Gate West is a prime example of Concert's commitment to redefining retirement communities across Canada to meet the unique needs of today's seniors," said Brian McCauley, President, Concert Properties Ltd. "We are proud to have been recognized for these efforts by FRPO."

Concert is also proud to have been recognized by BC Business magazine as one of the "Best Companies to Work for in BC" for 2009. The company ranked 4th in the 'More than 100 Employees' category.

"Since our inception 20 years ago, our people have always been what makes Concert a developer with a difference," said Podmore. "Concert has built a team through trust, hard work and a culture of cooperation. We are honoured to have been recognized as one of the Best Companies to Work for in BC."

## Concert Announces its New Corporate Division

Concert is pleased to announce it has hired Tim Philpotts as Senior Vice President, Infrastructure to lead Concert's entry into P3 (public private partnership) and infrastructure investment.

This new business will focus on municipal and provincial social infrastructure projects capitalizing on Concert's 21 years of development and construction experience.

"We are extremely pleased to welcome Tim to our team," said Daniel Jarvis, Vice Chair and Chief Financial Officer, Concert Properties Ltd. "With an extensive background and expertise in public private partnerships and infrastructure, Tim will prove invaluable in leading this new division."

Tim moved to Canada in 2002 to lead Ernst & Young's North American infrastructure team. Prior to that, Tim worked in the Project Finance/P3 Group of Ernst & Young in the United Kingdom undertaking numerous projects throughout Europe.

"We believe the Canadian infrastructure market offers exceptional long-term investment opportunities. Under Tim's leadership, we are excited to be embarking upon this next phase of Concert's success," adds Jarvis.

Since joining Concert in May, Tim has solidified Concert's first infrastructure project. Concert is partnering with Carillion Canada and Infrastructure Ontario to provide a new Forensic Services and Coroner Complex in Toronto.

"The opportunity to partner with one of the leading providers of social infrastructure in Canada, and globally, on a state of the art facility like this is a great entry for Concert into the infrastructure sector. This will provide a great foundation to build a successful infrastructure division for Concert," said Philpotts.

**CONCERT™**

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