

# Vancouver City Tour

## Itinerary Overview

### **2:00 PM – Meet at JW Marriott Parq Hotel**

Welcome remarks and overview of tour objectives. Discussion on Parq development and downtown transformation.

### **2:10 PM – Plaza of Nations**

Historic Expo 86 site undergoing major redevelopment. Cultural significance and future as a mixed-use waterfront hub.

### **2:25 PM – BC Place & Rogers Arena**

**(view and discuss en route to Concord Pacific)**

Iconic stadium and 2026 FIFA World Cup venue.

Public-private infrastructure success story.

### **2:30 PM – Concord Pacific Showroom**

Canada's largest master-planned community.

Showcase of Asian investment, real estate trends, and waterfront growth.

### **2:45 PM – Science World**

Legacy of Expo 86, now a center for STEM innovation and civic engagement. Optional 30-min guided tour.

### **3:30 PM – Olympic Village**

Model for sustainable, LEED-certified urban development from the 2010 Winter Olympics.

### **3:45 PM – Water Taxi Ride to Granville Island**

Scenic transport across False Creek.

### **4:00 PM – Granville Island**

Historic industrial area transformed into an arts and culture district.

### **4:45 PM – Bus Ride Back to JW Marriott Parq**

Wrap-up and reflection during return journey.



# THE CCIM INSTITUTE

*Advancing the Commercial Real Estate Profession*

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# 1. The Anchor: Our Host, The JW Marriott Parq Vancouver



- **Land Acquisition & P3 Model:** We are standing on provincially-owned Crown Land. The development of this site is a prime example of a successful Public-Private Partnership (P3). The province issued a competitive bid to redevelop the land, which previously held the smaller Edgewater Casino, seeking a partner to create a world-class destination.
- **Development & Timeline:** Developed by Las Vegas-based Paragon Gaming and its partners, this \$700M+ project began construction in 2014 and opened in the fall of 2017. The complex process of planning, public consultation, and construction represents a significant multi-year investment in the city's future.
- **Function as an Urban Resort:** The Parq is a fully integrated urban resort. It serves multiple functions: a luxury hospitality hub with two distinct hotels (JW Marriott and The Douglas); a major entertainment engine with the state-of-the-art casino; and a Tier-1 convention destination with over 60,000 sq. ft. of conference space.
- **Role in the Entertainment District:** The Parq is the critical anchor of Vancouver's modern Entertainment District. It physically and economically connects the city's two major sports venues, transforming the area from an event-based location into a vibrant, 24/7 precinct and a major driver of tourism and local employment.



## 2. The Future of the Waterfront: Plaza of Nations



- **Historical Context:** This site was the heart of Expo '86 as the British Columbia Pavilion. For years after, it was a major concert and event venue. Now, it stands as one of the last and most significant undeveloped parcels of prime waterfront land in Downtown Vancouver.
- **Investment & Future Development:** You are looking at the site of a city-defining, multi-billion dollar redevelopment project by Canadian Metropolitan Properties (owned by the Aquilini family). We'll discuss their master plan to transform this plaza into a vibrant, mixed-use community with residential towers, commercial and office space, a community centre, and extensive public spaces.
- **Political & Real Estate:** This is a live case study in navigating a complex, multi-decade urban development process in Vancouver. For a CCIM member, it represents a textbook example of unlocking the immense value of a legacy site through a bold, long-term vision.

### 3. The Stadium District in Perspective: BC Place & Rogers Arena



- **BC Place (Public Infrastructure as an Economic Driver):** As we walk, you'll see the immense scale of BC Place. This publicly-owned stadium, another Expo '86 legacy, continues to be a key piece of city infrastructure. Its \$514M retractable roof renovation and its selection as a **FIFA World Cup 2026** host city underscore its role as a powerful economic engine for tourism and hospitality.
- **Rogers Arena (Private Ownership & Synergy):** Adjacent to it is Rogers Arena. This provides a fascinating contrast as a privately-funded venue. It is owned by the same Aquilini family developing the Plaza of Nations, creating a powerful synergy. Their ownership of the NHL's Vancouver Canucks, the arena, and the surrounding real estate (including the future Plaza) is a masterclass in building an integrated sports, entertainment, and development empire.
- **Event Information (Oct 5-12):** This district will be bustling during your stay. Look for a **Vancouver Canucks** (NHL) game at Rogers Arena as their season kicks off, or potential playoff games for the **BC Lions** (CFL) or **Vancouver Whitecaps FC** (MLS) at BC Place.



## 4. The Master Plan: Concord Pacific & The Birth of Modern Vancouver



- **Historical & Political Landmark Deal:** This entire neighbourhood is built on the former Expo '86 lands. We will delve into the story of the landmark 1988 sale of this vast 204-acre site by the provincial government to Hong Kong billionaire Li Ka-shing and his company, Concord Pacific. This transaction was pivotal, sparking decades of development and shaping the city's modern skyline.
- **Investment & Residential Real Estate:** Concord Pacific executed one of North America's largest master-planned urban communities. This is a living case study in high-density, waterfront residential development that has been replicated globally. We'll discuss the long-term vision, phasing, and immense value creation involved.
- **Future Development:** Concord Pacific is now developing the final parcels of the original site. We will discuss their current projects and the future vision for Northeast False Creek, which includes removing city viaducts to create a new waterfront park and community.

## 5. From Expo Icon to Urban Beacon: Science World & False Creek



- **Infrastructure & Adaptive Reuse:** The instantly recognizable dome was originally the Expo Centre for Expo '86. Its preservation and transformation into Science World is a premier example of repurposing legacy infrastructure for public and cultural benefit, anchoring the entire False Creek basin.
- **A Vantage Point for Urban Planning:** From this location, you can view the entire False Creek basin—from the high-density towers of Yaletown (Concord's development) to the mid-rise sustainable community of the Olympic Village. It's the perfect spot to visualize Vancouver's urban planning ethos.



## 6. A Model for Sustainable Urbanism: Olympic Village



- **A Case Study in Development:** Developed on city-owned land for the 2010 Winter Olympics, this site is a fascinating case study in complex real estate deals, public financing challenges (including a city bailout), and project rescue. It's a lesson in the risks and rewards of large-scale municipal development.
- **Residential & Infrastructure Innovation:** This was one of North America's first LEED Platinum certified communities. We'll highlight its sustainable design features, from green roofs to its innovative neighbourhood energy utility. It set a new global standard for green urban living.

## 7. Industrial Grit to Urban Gem: Granville Island



- **Urban Renewal & Governance Model:** Granville Island is a world-renowned example of successful urban renewal. We'll discuss its transformation from a polluted industrial park to a thriving cultural and culinary hub, uniquely managed by the Canada Mortgage and Housing Corporation (CMHC), a federal Crown corporation.
- **A Thriving Commercial & Cultural Ecosystem:** This is a living community of artisans, a world-famous Public Market, theatres, and the Emily Carr University of Art + Design. It demonstrates an economic model based on small-scale, local, and creative commerce.