

## **1 Project name**

Canary Wharf

## **2 Project developer**

Olympia & York Canary Wharf Limited: A wholly-owned subsidiary of Olympia & York Developments Limited.

## **3 Location**

Canary Wharf is located on the Isle of Dogs, in the London Borough of Tower Hamlets, 2.5 miles east of the City in London's Docklands.

## **4 The development site**

The site extends over half a mile eastward from the River Thames along Canary Wharf to Blackwall Basin.

It is made up of three elements:

The Wharf (380' wide 2,500' long)	21 acres
Building platforms above existing dock water	25 acres
Land between the Wharf and the River Thames	25 acres
<b>Total size</b>	<b>71 acres</b>

Planning Authority: London Docklands Development Corporation (LDDC)

## **5 Enterprise zone**

All of the site, except the land west of the existing Westferry Road (i.e. sites WF1, 2, 7, and 8 per the Site Plan following), is located within the London Docklands Enterprise Zone.

Within the zone, the following benefits apply:

- No rates are payable by occupants until April 1992
- 100 per cent capital allowances can be claimed on buildings under construction by April 1992.
- Greatly simplified planning approval process.

## **6 The concept of Canary Wharf**

Canary Wharf represents the creation of a major business centre on a greenfield site within ten minutes of the City. It is closely tied into London's transport network by a new rail system, £700 million of local and regional road improvements and a new airport connecting it with the capital cities of Europe.

The development is planned to provide buildings which meet the best international standards within a high quality urban environment. To meet this objective Olympia & York has drawn on its extensive experience in Toronto, New York, Ottawa, Calgary, Boston, Chicago and Los Angeles among other major cities.

## **7 The master plan**

Skidmore, Owings and Merrill Associates, with a group of local and international consultants, have created a Master Plan for the co-ordinated layout of the project and have drawn up a set of Design Guidelines which will ensure a cohesive architectural expression and set a high quality standard throughout the entire development.

(A picture of the model is attached at the back of this book.)

## **8 The development programme**

The Canary Wharf Master Plan establishes 24 separate building sites, with the majority located along the perimeter of the Wharf and the remainder framing the Boulevard and Circus at the western end of the site. Three sites have been identified as locations for high-rise office towers. The mid-rise sites accommodate buildings between 300,000 and 700,000 sq.ft. gross. The towers range from about 1.2 to 1.7 million sq.ft. gross.

The total project will comprise:

- office space of 10 million sq. ft. net
- up to 500,000 sq. ft. net of retail, restaurant and leisure facilities
- Over 6,500 car parking spaces
- a 400 bedroom hotel and associated conference and banqueting facilities

## **9 Project description**

The project is planned as four neighbourhoods or precincts, grouped around major public spaces.

The first is the group of buildings, primarily low-rise (8-10 storeys), framing Westferry Circus. These buildings constitute the main entry into the project.

The second group consists of mid-rise buildings (12-14 storeys), located around a public plaza called Founders Court. The third neighbourhood is the domain of the high-rise towers (35-50 storeys), which form the centrepiece and focus of the project. These buildings are located around the three acre Docklands Square which bridges the water to tie into the fourth neighbourhood, Blackwall Place, consisting of four low-rise buildings which form the eastern gateway to the project.

These four areas are connected by the main loop road, which runs from one end of the project to the other, the line of central public spaces and by the waterfront promenade that encircles the project.

## **10 Amenities within the project**

There will be approximately 500,000 sq. ft. given over to retail, restaurants, leisure and other amenities. The majority of the retail outlets will be located in the central buildings close to the Tower and the railway. There will, however, be shops and restaurants within the individual buildings looking out onto the street and on the waterside promenades overlooking the water.

Throughout the project the full complement of shops will cater to the needs of executives, office staff and visitors alike. At the completion of the project there will be major restaurants, cafes, pubs and an international hotel, providing over 400 rooms and associated conference and banqueting facilities. Within the central retail building there will also be an extensive food court featuring a dozen types of speciality cuisine and seating for more than 600 people.

One third of the site is dedicated to open spaces and is made up of a series of interconnecting courtyards, parks and promenades. These will play host to a comprehensive programme of arts, events and performances throughout the workday, in the evenings and at weekends.

## **11 Car parking**

The design of Canary Wharf accommodates approximately 8,300 car parking spaces. At present it is planned to provide 6,500 spaces which represents approximately one space per 1,500 sq. ft. of office space. Over 3,000 of these spaces will be incorporated in Phase I.

While the majority of the car parking will be dedicated to tenants and employees, parking will also be available to accommodate visitors and shoppers.

## **12 Project phasing**

The entire project will take an estimated 7-10 years to complete.

**Phase I** consists of approximately 5 million net sq. ft. office, retail and hotel space and supporting infrastructure.

It includes the basic spine of the development, the major part of the retail space, public areas, covered car parking and the railway station. The project will be fully accessible from the west and east by road, and will operate as an integrated unit from the opening of the first building in mid 1990.

**Phase II** consists of the balance of the 10 million net sq. ft. office space and infrastructure plus additional retail and service facilities. It will also include additional car parking.

(A plan is attached overleaf)

## 13 Transport

### Rail

Canary Wharf will be well served by the railway which opened in August 1987. In May 1990 an extension, which is presently under construction, will link it to the London Underground System at Bank and Monument Stations.

- Frequency of service at Canary Wharf in 1990:

From Bank	one train every 4 minutes
From Stratford	one train every 4 minutes

- Travel times:

Canary Wharf - Bank	9.5 mins
Canary Wharf - Stratford	12 mins
Canary Wharf - London City Airport	15 mins

- Fares:

Canary Wharf is in Zone 2 on the London Underground system. Travelcards and Capitalcards are valid and through-ticketing to the Underground and British Rail is available.

- Now operating:

A 7.5 mile network with 16 stations linking Tower Gateway in the City with the Isle of Dogs and Stratford.

Two services are provided: Tower Gateway - Isle of Dogs via Canary Wharf, and Stratford - Isle of Dogs via Canary Wharf.

- Under construction:

The extension to Bank Station as well as a major upgrade of the initial system to accommodate the anticipated increase in usage.

- Proposed:

Extension through the Royal Docks to Beckton (expected completion early 1992). An extension under the river to Greenwich and Lewisham is under discussion.

## **Roads**

Over the next few years more than £700 million will be spent on improvements to the road infrastructure in east London. Various schemes have been approved or proposed. The most significant of these are:

### **Local Improvements:**

Docklands Highways will be a series of new and improved roads to serve existing and new developments in the area:

- Limehouse Link running from The Highway through a "cut and cover" tunnel under Shadwell Basin to Westferry Road, 200 yards north of Westferry Circus
- Poplar Link joining the Limehouse Link, it runs across the north of the Isle of Dogs, which in turn connects with the East India Dock Link
- Lower Lea Crossing - completing the new system and forming connection to the new roads in the Royal Docks

### **Major regional highway schemes:**

- Rochester Way Relief Road (opened April 1988)
- South Woodford - Barking Relief Road (opened December 1987 - six months ahead of schedule)
- M11 extension to Hackney
- A13 junction and widening improvements
- East London River Crossing
- Additional river crossing at Dartford (under construction)
- Further information is available from the LDDC, London Borough of Tower Hamlets and the Department of Transport.

## **Air**

London City Airport, located in the Royal Docks, opened in October 1987, offering short-haul flights to selected UK Cities and European capitals. The airport is significantly closer to Canary Wharf and the City than any other international airport.

The estimated journey times via fastest mode of transport:

- Canary Wharf - London City Airport            10 mins by road
- Canary Wharf - Stanstead                        50 mins by road
- Canary Wharf - Gatwick                         75 mins by rail
- Canary Wharf - Heathrow                        75 mins by rail

## **River service**

A new river transport service was launched by Thames Line between Charing Cross and the Isle of Dogs. It has now been extended to Chelsea and will be continued to Surrey Docks in the near future. Mid-journey stops include Festival Hall (for Waterloo), Swan Lane (for the City), London Bridge and Bermondsey (for Cherry Garden).

The service is provided by 62 seater catamarans, capable of travelling at speeds of approximately 25 knots. The journey time between Charing Cross and Canary Wharf is approximately 20 minutes. In addition to the main service there will also be a water taxi service run by the same company, and possibly others, using 12-seater, high-speed executive launches. The possibility of using larger boats to increase capacity is under review.

A further service is in operation between Charing Cross, Swan Lane and London City Airport. It is intended that this will also call at Greenwich in the future.

## **14 Principal Architects**

### **General Site Planning and Infrastructure**

Skidmore, Owings & Merrill

### **The Tower DS7**

Cesar Pelli & Associates, Adamson Associates, Federick Gibberd  
Coombes & Partners, Building Design Partnership

### **Building FC2**

Skidmore, Owings & Merrill

### **Building FC3**

Troughton - McAslan Limited

### **Buildings FC4 and FC6**

Kohn, Pedersen, Fox

## **15 Letting Agents**

### **Office:**

#### **Debenham Tewson & Chinnocks**

Bancroft House Paternoster Square London EC4  
Telephone: 01-236 1520

#### **Jones Lang Wootton**

Kent House 11-16 Telegraph Street London EC2  
Telephone: 01-638 6040

### **Retail:**

#### **Donaldsons**

70 Jermyn Street London SW1  
Telephone: 01-930 1090

#### **King & Co**

7 Stratford Place London W1  
Telephone: 01-493 4933



## **Background on Olympia & York**

Olympia & York is one of Canada's largest corporations. The three principal operating divisions are manufacturing, investments and developments. The investment portfolio includes controlling shareholdings in a number of leading international corporations and the attached schedule indicates the nature and scale of many of these.

Olympia & York is also one of the largest developer/owner of office properties in North America, enjoying a worldwide reputation as the leading exponent of major city centre re-development projects. In New York City alone the company owns and operates 24 million square feet and amongst the company's new projects an additional 10 million square feet of space is under development in New York, San Francisco, Boston, Toronto and Calgary.

Olympia & York specialises in accommodating the offices of leading corporations and major financial services companies. Tenants include American Express, Salomon Brothers, Goldman Sachs, Citibank, Chemical Bank, Merrill Lynch, Shearson Lehman, Daiwa Securities, Nikko Securities, ITT, Drexel Burnham Lambert, Morgan Stanley, Texaco, Shell Canada, Imperial Oil, Bell Canada, Bank of Montreal and Bank of Nova Scotia.

The Company began its development activity in Toronto in 1955 where it developed, among other properties, First Canadian Place. Begun in 1970 and completed in 1975, the project is a 5 million square foot office and retail complex that serves as the main offices of the Bank of Montreal. Located in the heart of Toronto's financial district, First Canadian Place includes two office towers as well as special pavillions housing the Toronto Stock Exchange and Metropolitan Toronto Board of Trade.

First Canadian Place also contains approximately three acres of enclosed public spaces and walkways, an outdoor public park, and 300,000 square feet of retail and restaurant space, all of which are popular downtown attractions. Both office towers house massive computer installations for financial institutions.

Olympia & York's real estate activities in Canada have been extensive. Over the past 30 years the company has completed more than 100 projects, from small industrial buildings to First Canadian Place.

In New York, Olympia & York has completed construction of the landmark 8 million square foot World Financial Center complex. The project is among the largest commercial developments ever built. Its office towers, retail space, public areas and lobbies have been acclaimed as a masterpiece of urban development. The towers are the headquarters of the American Express Company, Merrill Lynch & Co., Inc., Dow Jones & Co., and Oppenheimer & Co., Inc.

More than 90% of the World Financial Center's office space was leased before any of the project's seven buildings were opened. Olympia & York completed the project in record time; less than 7 years from the onset of site preparation.

World Financial Center and First Canadian Place exemplify the company's capabilities in financing and executing very large-scale development projects which have become the head offices of major corporations, made with specialised and unique physical and technical needs. Olympia & York buildings in New York house the worldwide headquarters of 9 major financial services firms and the US headquarters of 21 banks, insurance companies and investment banking firms.

In San Francisco, Yerba Buena Gardens spans 25 acres on four San Francisco superblocks and is currently under construction. When completed it will include 15 acres of landscaped gardens and plazas, surrounded by approximately 200,000 square feet of entertainment and amusement uses, and about 100,000 square feet of cultural facilities.

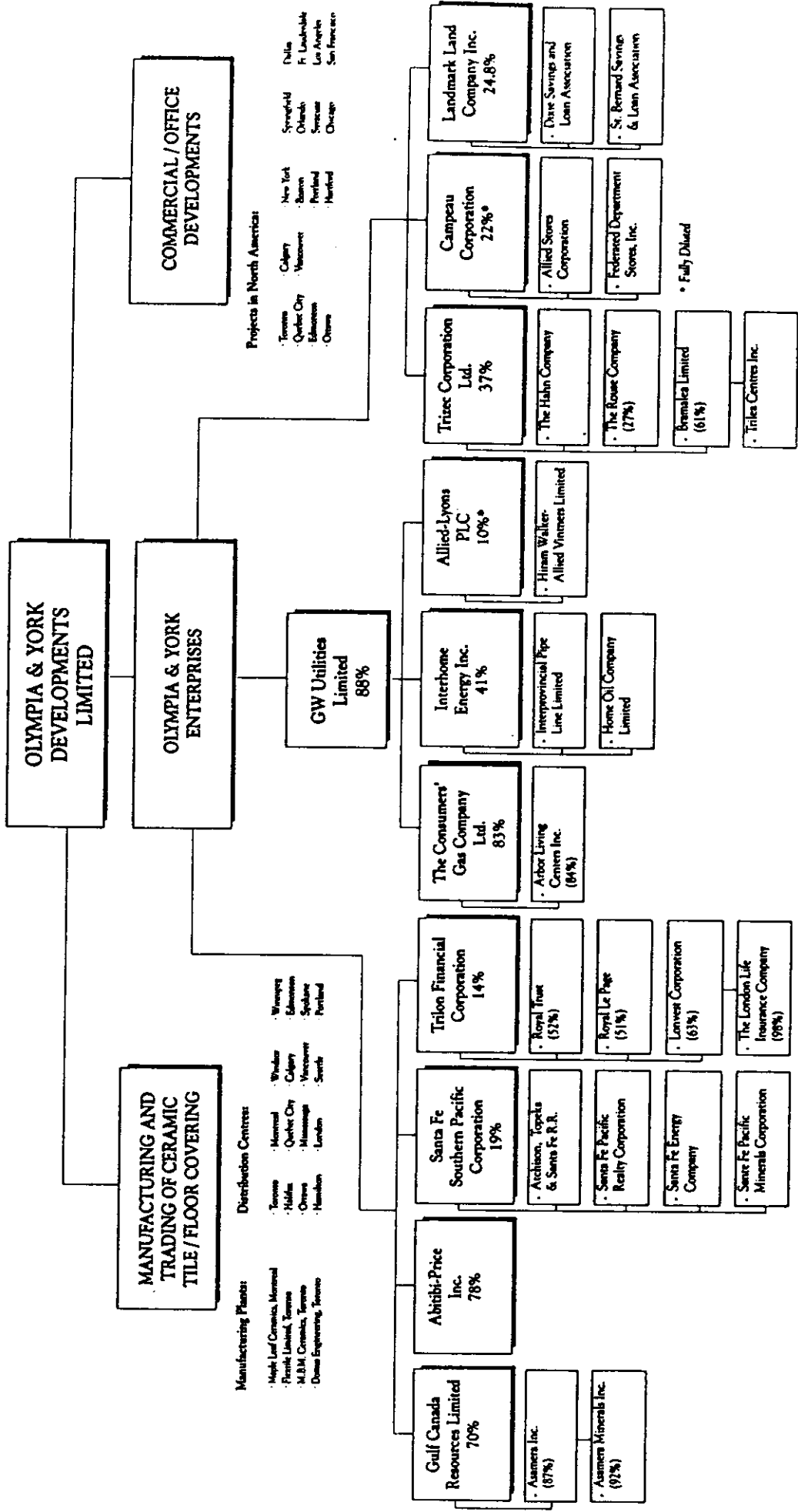
Yerba Buena Gardens is the centrepiece of an urban renewal project that has been underway since the mid-1950's. Close to Downtown San Francisco's office and shopping districts the Yerba Buena concept has been compared to Tivoli Gardens in Copenhagen. Olympia & York is responsible for developing and managing the entire complex. The team includes Marriott Hotels as co-developer and the Rouse Company as the retail operator.

The facilities include a 4,000 seat cinema complex, an amusement pavillion, an ice skating rink, a children's museum, a 650 seat theatre, a major exhibition gallery, a video theatre and multipurpose space for performances and exhibitions. In addition, there are 200,000 square feet of restaurants, cabarets and speciality shops. The project also contains a 1,500 room Marriott convention hotel, two office buildings totalling 1.25 million square feet, a 500 unit residential complex and 2,200 parking spaces below ground.

Queens Quay Terminal is a 1 million square foot waterfront complex in Toronto which includes: 100,000 square feet of restaurants, speciality retail stores, and a festival marketplace; 450,000 square feet of office space on 5 levels; and 75 luxury condominiums. It also includes a 5,000 square foot 450 seat theatre designed for modern dance programmes. The complex, which was named the Best Building in the British Commonwealth for 1984, was designed by Zeidler, Roberts, Partners.

1 June 1989

Canary Wharf



Olympia & York recently agreed to acquire a 10% interest in Starbuck Properties PLC... a publicly traded U.K. real estate company.

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