



## FIRST RELEASE PREVIEW

Home Type	Interior SF	Exterior SF	From
1 Bedroom + Flex	555 - 605	50 - 235	High \$500's
2 Bedroom	808	98 - 300	High \$700's
2 Bedroom + Flex	870 - 985	49 - 263	High \$800's
3 Bedroom	1,053 - 1,111	30 - 1,128	High \$900's
Townhome: Two Bedroom	1,026 - 1,054	127 - 480	Below \$1.1M
Townhome: Three Bedroom/ Three + Flex	1,237 - 1,350	430 - 480	High \$1.2M

### 15% Deposit – All Homes

	Amount	Schedule
1st	\$20,000	Upon Signing
2nd	5% (less \$20,000)	Within 7 days of acceptance
3rd	5%	Within 60 days of acceptance
4th	5%	Within 365 days of 3rd deposit

*Bank Drafts and Wire Transfers Payable to the Vendor's Lawyer: Dentons Canada LLP In Trust*

### The Details...

Parking (w/ EV Level 2 Charging)	1 Included
Storage	1 Included
Approximate Strata Fees	\$0.55/SF
Est. Completion	Late 2026

### Early Purchase Advantage\*

One Bedrooms+	\$5,000 Credit
Two Bedrooms+	\$10,000 Credit
Three Bedrooms+	\$15,000 Credit

\$3,000 Assignment Fee

\*Valid until December 1, 2023

### The Exhibit By Qualex-Landmark™

622 Kemsley Avenue @ Elmwood St Open By Pre-Booked Appointment Only  
604.247.8688 | [botanica@qualex.ca](mailto:botanica@qualex.ca) | [qualex.ca/botanica](http://qualex.ca/botanica)

\*PRICES EXCLUDE GST AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. All sizes and dimensions shown are approximate only and are subject to change. To maintain the standards of this development, the developer reserves the right to make changes and modifications to specifications and materials without notice. Images, view representations, drawings and digital renderings are for illustrative purposes only. This is not an offering for sale. Any such offer can only be made by way of a disclosure statement. E. & O.E.™ denotes one or more trademarks of Qualex-Landmark Living Inc. used under license by Qualex-Landmark Kemsley Limited Partnership. Friday, October 27, 2023





Botanica



Botanica



Botanica

Recognized as one of British Columbia's most enlightened development groups, Qualex-Landmark™ has been building boutique home experiences for over 30 years.





OUR STORY

## Bringing Botanica into flower.

Building on a foundation of success.

Qualex-Landmark™ is a Vancouver based development group that has been building boutique residences for over 30 years. Our portfolio is defined by quietly iconic residential communities, born out of our highly detailed approach to development.

Twenty-three outstanding communities speak for themselves, notably: Domus, Pomaria, Green on Queensbury, Legacy on Dunbar and Artesia in British Columbia, and Park Point in Alberta.

# Shaping better cities.

Our commitment to social impact.

Diverse voices,  
unified purpose.

We cherish our team's diverse backgrounds, fostering an inclusive environment and a culture of collaboration.

A commitment  
to action.

We're committed to creating spaces that foster connection and minimize our impact on the environment.

People first,  
community always.

Botanica is an evolution away from the fast-paced, space-constrained nature of modern life.





## Defining our legacy.

Our vision and values.

Create with  
function and beauty.

We only build homes with a unique perspective on functionality, craftsmanship and community.

Focus on details  
from start to finish.

We select sites in prime locations and use premium finishings to put homeowners first.

Ensure  
peace of mind.

We make sure every homeowner is exceptionally well taken care of, every step of the way.

# A timeline of excellence.

Qualex-Landmark has been committed to community for more than 30 years.

1991 The Beacon, Port Coquitlam

1994 The Esplanade, Port Coquitlam

1996 Antrim Oaks, Burnaby

Rivergate, Vancouver

Sonesta, Vancouver

1997 Symphony at Whistler, Whistler

2000 Crandall, Vancouver

**Eighteen Trees, Burnaby**

Best Low-Rise Development in BC

Silver Award for Best Interior Design in BC

2001 Symphony at Garibaldi, Squamish

2002 Alda, Vancouver

Silver Award for Best Kitchen Design

2003 Domus, Vancouver

2006 Stella, Calgary

2007 Pomaria, Vancouver

LEED Certified Silver

Best High Rise Development

2008 Nova, Calgary

2011 District Crossing, North Vancouver

2012 Luna, Calgary

2013 Calla, Calgary

Awarded Best Multi-Family Apartment

2016 Mark on 10th, Calgary

Silver Award for Best Architectural Design

Best Multi-Family Project

Best Multi-Family Apartment Under 350,000

**Aria, Vancouver**

Excellence in Multi-Family Market Rental

2018 Park Point, Calgary

2020 Green on Queensbury, North Vancouver

LEED Certified Platinum

2023 Legacy on Dunbar, Vancouver

2025 Artesia, Burnaby





RWA GROUP ARCHITECTURE

## RWA Group Architecture.

Bob Worden and Doug Ramsay established Ramsay Worden Architecture (RWA) in 1989, practicing architecture and urban planning with care and imagination. Over the years, RWA has developed a reputation for innovative buildings with human scale that respect the patterns and character of the community.

## Marcon Construction.

A trusted name in construction, Marcon Construction has built homes across Metro Vancouver for more than 38 years. Marcon pays attention to every detail, no matter how small, and walks through every floorplan to ensure homes don't just look good on paper—they're spaces that enhance lives



BYU DESIGN

## PFS Studio.

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm based in Toronto and Vancouver. With a track record of over 30 years of award-winning work, PFS has led or been involved in countless large-scale planning and design projects throughout Canada, the United States, Asia, and Europe.

## BYU Design.

Since opening in 2003, Bob's Your Uncle (BYU) Design has grown to become one of Canada's most well-respected and sought-after interior design studios. The BYU team loves what they do—creating spaces formed by a unique narrative and context but grounded in functionality.



THE NEIGHBOURHOOD

# Plant yourself in West Coquitlam.

A new community arrives in Oakdale.  
A collaboration between Qualex-  
Landmark and award-winning  
architects RWA to provide the perfect  
place to thrive and grow.





“Botanica is a new kind of community— steps from the city, yet removed enough to provide recess from modern life.”

—Cyrus Navabi, Qualex-Landmark

## The centre of it all.

Botanica has been designed to fit seamlessly into the burgeoning neighbourhood of West Coquitlam, to further enrich the community and act as a vibrant hub for everything the city has to offer.

With access to Burquitlam SkyTrain, YMCA, Burnaby Mountain hiking and biking trails, Simon Fraser University and other educational facilities of all levels— the Oakdale neighbourhood is perfect for all stages of life.



“From inside the home, to shared spaces, and the surrounding Oakdale neighbourhood—Botanica’s biggest asset is sheer convenience.”

—RWA Group Architecture

### Neighbourhood café.

A proposed coffee shop located in the southwest corner of Botanica creates an additional gathering place and hangout for residents, as well as the broader West Coquitlam community.





## The Essentials

Centrality, Convenience and Community



THE GROUNDS

# Four buildings. Sustainable by nature.

Botanica's four buildings have been oriented to maximize views, access to sunlight, and airflow.





## Designed for connection.

Nestled in the vibrant neighbourhood of Oakdale, Botanica has been designed to mimic “single-family living.” Beginning with a central courtyard that feels like an extension of your home.



“Botanica’s courtyard makes shared spaces easily accessible for everyone, which makes them that much more welcoming to use.”

—RWA Group Architecture

Your own private playground.

Almost a quarter of Botanica’s grounds are dedicated to outdoor space. Generous greenspace provides multi-usage recreational areas to socialize, grow food, connect with nature and benefit from outdoor activities, all within the confines of your own home.







SHARED SPACES

## Inspired by nature, family and connection.

Gather with friends or escape  
to Botanica's interior spaces for  
creativity, work, and play.



Work, play, unwind.

Community-inspired features continue into Botanica's interior shared spaces, punctuated by a lobby, social lounge, and adjacent co-working space designed to be accessible and comfortable.





“Shared spaces use premium materials to add an elevated touch. The human experience on a tactile level is very important.”

—BYU Design





Play, learn, grow.

Botanica features a children's playroom with dedicated areas for crafting, a mini library, and games for quality time with those who matter most.

YOUR HOME

# The perfect place to put down roots.

Centred on the notion of “single-family living,” Botanica’s homes have been made for every stage of life.



“Beautiful cabinetry in Botanica’s interior spaces enriches the homes with a vital element of warmth and charm.”

— BYU Design

Everything you need to grow.

Botanica’s generous living areas give you the space you need to thrive. Unique features like flex spaces and millwork entry have all been integrated with convenience in mind.



## Nourish your true nature.

Botanica's bathrooms' incorporate further elements of relaxation and ease into your home—including spa-like features like a generous soaker tub or frameless glass shower with rain showerhead.







## The heart of the home.

Offering a blend of highly textured design and functional elements, Botanica's kitchens are a focal point. Open shelving and generous pantry space provide ample storage, while quartz countertops and Bertazzoni appliances give you everything you need to host family and friends.





Plant yourself in Botanica.

Qualex-Landmark™  
622 Kemsley Avenue  
Coquitlam BC

+1 604 247 8688



This project was printed on FSC®-certified paper with 100% post-consumer waste (PCW) content. Greenhouse gas emissions from the paper lifecycle, transportation, and printing of this item have been offset through investments that support important global forest conservation efforts that would not otherwise be developed without carbon offset funds.

To maintain the standards of this development, the developer reserves the right to make changes and modifications to specifications and materials without notice. Images, view representation and digital renderings are for illustrative purposes only. This is not an offering for sale. Any such offer can only be made by way of disclosure statement. E. & O.E. TM denotes one or more trademarks of Qualex-Landmark Living Inc. used under license by Qualex-Landmark Kemsley Limited Partnership.

## DESIGNED FOR REAL LIFE

*Where Moments Are Made*

- Located in a burgeoning neighbourhood close to Skytrain, schools and nature trails
- 239 carefully crafted one to three-bedroom homes designed to take advantage of calming outlooks and natural light
- Two designer colour palettes
- Front entry millwork feature
- Roller privacy shades
- Front loading washer and dryer
- Wood laminate flooring throughout living areas and bedrooms
- Heating and zoned cooling\* system
- Heat recovery ventilator (ERV) for fresh air circulation
- 7' tall solid core entry doors

## BLISSFUL BATHROOMS

*Some "You" Time*

- Vanity with ambient lighting
- Heated towel rack\*\*\*
- Quartz countertops
- Grohe fixtures and lavatory
- Frameless glass with rain showerhead and hand shower\*\*
- Soaker tub with hand shower
- Porcelain flooring and wall tile

## DREAM KITCHENS

*Gather Around*

- Contemporary two-tone cabinetry
- Corner cabinet pull-out with storage system+
- Quartz countertops and backsplash
- Island with ample storage+
- Bertazzoni integrated fridge~
- Bertazzoni wall oven~
- Bertazzoni induction cooktop~
- AEG integrated range hood fan~
- Integrated Bertazzoni dishwasher
- Integrated Panasonic microwave
- Grohe faucet



## SHARED SPACES DESIGNED TO CONNECT

*Anything But Ordinary*

### INDOOR

- Indoor social lounge with kitchen
- Co-working space
- Meeting Room
- Children's playroom
- Music room
- Fitness centre
- Yoga and meditation room
- Steam Room
- Sauna
- Bike repair and wash area
- Dog and car wash area
- Maker's workshop
- Amenity WIFI
- Filtered water station
- EV friendly parking
- Parcel lockers
- Proposed storefront community cafe

### OUTDOOR

- Garden lounge with fire bowl and BBQ
- Games area with ping pong and seating
- Children's playground
- Open lawn for frisbee, badminton, croquet or Bocce
- Community garden plots
- Workspace pergolas
- Sensory Garden
- The "Glades Garden" visible from each lobby
- Calming water features

## OFFERING PEACE OF MIND

- Secure keyless building entry system
- Secure underground parking and bike storage
- 2-5-10 New Home Warranty
- Concierge service
- Dedicated Homeowner Care Team

