



[QUALEX.CA/GREEN](http://QUALEX.CA/GREEN)

QUALEX•LANDMARK™

green  
ON QUEENSBURY

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Come home to the quintessential North Shore lifestyle and discover a hidden treasure – Green on Queensbury. Clearly at the top of its class, this is the most coveted address in historic Moodyville. It's a unique opportunity to own a home with historic roots in a landmark community with a promising future, thoughtfully envisioned for modern-day living.







## YOUR NEXT MOVE IS A BLOCK IN THE PARK

You'll love living here. Choose from a collection of elegant and contemporary one- two- and three-bedroom condos, garden homes and park-front townhomes at the heart of an entire revitalized block, surrounded by forested greenspaces and beautiful Moodyville Park. Enjoy thoughtfully designed wide-open living spaces just steps from the popular Spirit Trail with easy and central access to endless amenities on Lonsdale, Main Street, Park and Tilford and only a short stroll to the charming restaurants, cafés, and shops of Queensbury Village.







## GLORIOUS GREENSPACES

From the picturesque historic park and trails to open plazas and playful modern greenspaces, a home at Green on Queensbury offers all the beauty and benefits of the glorious North Shore outdoors, framed by sophisticated and warm urban architecture and interiors.

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## A REVITALIZED PARK

A major revitalization of historic Moodyville Park is planned via the development of Green on Queensbury.

- The creation of a new Master Plan for Moodyville will provide unprecedented benefits to residents and the entire community.
- Closing the underutilized vehicle lane to expand the park offers seamless integration between nature and the new residences at Green on Queensbury.
- Creating inviting new play and plaza spaces, public art, programming, historical commemoration, and enhanced connectivity will transform an undervalued park space into one of the North Shore's most valuable public assets.
- A new public art piece will be featured within the public plaza at the eastern gateway to the Moodyville neighbourhood.

## RESIDENCES AT GREEN

Green on Queensbury will be a truly striking and sustainable residential community – in concept, design and construction – featuring a wide selection of one-two- and three-bedroom homes, including a limited collection of garden homes and park-front townhomes. Superior attention to detail, luxurious finishes and special suite features set Green on Queensbury apart from the rest, adding comfort to your home and outstanding value to your investment.

- Protected by the 1-2-5-10 Travelers New Home Warranty Program
- Targeting “LEED Gold for Homes Multi-Family Midrise” standard
- Homes feature an open-air balcony or patio for seamless indoor-outdoor living\*
- Convenient in-suite or out-of-suite storage\*
- Secured keyless access to main entry points, building amenities and elevators
- Gated and well-lit underground parking for residents and visitors
- Electric vehicle charging stalls available
- Secured bike storage and bike repair station
- Video surveillance cameras for added security and peace of mind
- Reliable and efficient domestic heat and hot water via Lonsdale Energy Corporation



## LIVING PARKSIDE

The landscape is king at the foot of Queensbury Avenue. Currently undergoing a complete revitalization, this beautiful new residential community is nestled among the trees and hillside of historic Moodyville Park, commemorating the original birthplace of North Vancouver, the prime locale where newcomers lived, worked and played.

This legacy location will now be reborn – enhanced by modern park improvements and vibrant landscape architecture designed to celebrate the past and connect the community to the park, restoring its original charm.

Rendering is artist's interpretation only.

Applies to most homes.





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## SUSTAINING NATURAL BEAUTY

Your new home has been designed with sustainability as the driving principle, targeting “LEED Gold for Homes Multi-family Midrise”, the best standard for multi-family and mid-rise residential green buildings. Green on Queensbury will also conveniently connect to Lonsdale Energy Corporation (LEC) to utilize district energy for cost-efficient and sustainable heating and hot water.

### AMENITY FEATURES

#### **Private Fitness Room**

- Fitness facility with state-of-the art cardio equipment and universal gym
- Open cubicle lockers

#### **Inviting Indoor Social Lounge**

- Seating to accommodate small or large gatherings
- Media centre

#### **Relaxing Outdoor Patio Lounge**

- Outdoor lounge area with seating
- Harvest table for outdoor dining

#### **Other Conveniences**

- Furnished Guest Suite for out of town visitors
- Vehicle, bike, and dog wash area
- Wireless internet in all amenity areas





# SMART IS NATURAL

When you live next to nature, your living space is an extension of a thriving and healthy lifestyle. It begins with the perfect open floorplan – ours are carefully designed and organized for efficiency and seamless integration of activities and relaxation, with precise attention to each and every elegant detail. From the ingeniously practical and stylish kitchen to the spacious spa-like baths and built-in storage and custom millwork, all the essentials have been thoughtfully considered.

## YOUR NEW HOME

Innovative living spaces are designed and finished for everyday elegance by award-winning Cristina Oberti Interior Design Inc. At Green on Queensbury, outstanding floorplans, premium finishes and quality appliances are standard and included in every unit, with no need for upgrades.

### Living space features

- Choice of two beautiful designer colour palettes Dawn and Dusk
- Precision crafted European cabinetry, manufactured in BC
- Quality wood laminate flooring (with optional carpeting in bedrooms)
- Spacious 9-ft (approx.) ceilings in living areas
- Generous closet space
- Contemporary roller shades
- State of the art, room controlled Jaga heating and cooling system
- Tech-ready with telephone/cable/data/USB ports installed

### Gourmet-engineered kitchen

- Cabinetry
- Superior quality wood-laminate kitchen cabinetry
  - Soft-close doors and drawers
  - Practical under-cabinet lighting
  - Built-in space-saving features (under sink, cabinets, and pantry)\*

### Finishing touches

- Premium quartz slab countertop and backsplash
- Modern Grohe chrome faucets
- Sleek stainless steel under-mount sink with waste disposal



### Quality appliances

One Bedroom Homes:

- Liebherr® 30” integrated refrigerator and freezer with ice maker

Two+ Bedroom Homes:

- Fisher & Paykel® 36” integrated French Door Refrigerator Freezer with ice maker

Standard in all homes:

- Fisher & Paykel® 30” Brushed stainless steel gas cooktop
- Fisher & Paykel® 24” integrated Double Dish Drawer dishwasher
- Fisher & Paykel® 30” Wall Oven
- AEG® 30” built-in range hood
- Panasonic® built-in microwave oven
- Front-loading stacking washer and dryer



\* Applies to most homes



# ENDLESS ROOM TO ENJOY

This is the best of both worlds – cosmopolitan living surrounded by beautiful parkland. Homes are finished with an abundance of natural materials and accentuated by earthy tones and textures. The sleek, contemporary lines of the interior spaces evoke a warm and polished aesthetic creating a cozy and contemporary living space. Your timeless new home is functional and refined, comfortable and playful.

## FUNCTIONAL AND REFINED

### Master bathroom and ensuite

- Wood-laminate vanity with ample storage/linen closet\* and LED under lighting
- Quartz countertops with under mount sinks\*\*
- Large-format marbled porcelain tile bath surrounds and floors with quartz accents and/or niche
- Grohe chrome bathroom fixtures
- Sleek frameless glass shower enclosure
- Elegant cabinet matched framed vanity mirrors



\* Applies to most homes

\*\* Ensuities in two bedroom suites fitted with two undermount sinks



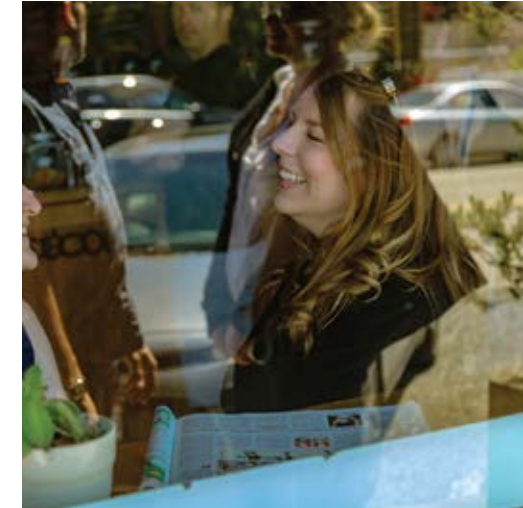
## ENDLESS SHOPS & CONVENIENCES

In the heart of North Vancouver, Green on Queensbury's convenient address is central to all amenities – with Queensbury Village just blocks to the north, Lonsdale to the west, Main Street and Park & Tilford to the east and the waterfront due south.



## QUEENSBURY VILLAGE

Quaint, charming, convenient and all yours – a local gathering spot, the popular Queensbury Village is just a quick stroll from your door with sweet cafés for coffee, bagels, brunch and snacks, plus an organic grocer, British butcher, Asian cuisine and more.



LONSDALE AVE

## LONSDALE

Merely minutes away on Lonsdale Avenue, every possible amenity awaits you with nightlife, dining, shopping, entertainment, services, necessities, and arts galore. At the base is Lonsdale Quay and Market, gateway to downtown Vancouver and beyond with a transit hub and SeaBus service.



green  
ON QUEENSBURY



## SPIRIT TRAIL

Live centrally on the beautiful Spirit Trail, a pedestrian and cyclist greenway and connect naturally to all the incredible amenities along the North Shore waterfront including Lonsdale Avenue to Main Street to Queensbury Village. The Spirit Trail is envisioned to ultimately connect Horseshoe Bay to Deep Cove.



## NIGHT MARKET

Friday nights are incredible from May to September with the popular Shipyards Night Market at nearby Shipbuilders' Square. Visit the beer garden, hear live music, and enjoy the sumptuous food and wares of 100+ vendors.



## PARK & TILFORD SHOPS & GARDENS

In close proximity on Brooksbank Avenue is Park & Tilford shopping complex with cinemas, department and grocery stores, outlet, banks, services, and fashion. Be sure to visit the beautiful botanical gardens and fabulous Squamish Nation totems while you're there.



MEET YOUR NEIGHBOURS



WELCOME PARLOUR  
ICE CREAM

It's always a great day for a cone at Welcome Parlour Ice Cream, located in the heritage Hodson Block. Served with love, the amazing, small-batch natural artisan ice cream comes in sumptuous flavours such as lime coconut, cracked caramel, rocky road, chocolate Oreo and strawberry berry swirl!



REXFORD THE BARBERSHOP  
LOWER LONSDALE

This cool new shop offers classic haircuts, fades and hot towel shaves. Owner, Rex Lavado hails from Gastown but now caters to North Shore gentlemen in his own neighbourhood. Expect great conversations, a well-curated selection of quality products and accessories, and Sugar, the cutest pup ever.



MO'S GENERAL STORE  
LOWER LONSDALE

Step into the old school ambiance of Mo's General Store and select from the best modern products and goods produced by the Shore community. Stocked with lovely artisanal wares, from necessities to mementos, you can also enjoy a delicious fine brewed coffee and pastry while you peruse.



PRESENTATION HOUSE GALLERY  
LOWER LONSDALE

The new Presentation House Gallery will become a community gathering place and cultural hub, offering a welcoming and engaging environment which is a key part of the revitalized Lonsdale waterfront.

"I PERSONALLY LOVE  
BEING PART OF THE  
VIBRANT REVIVAL OF  
A COMMUNITY...  
THERE IS SO MUCH  
GREAT ENERGY HERE."

Mithra Sawyer, Owner  
Mo's General Store



QUEENSBURY  
3RD ST EAST



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DEVELOPER  
QUALEX-LANDMARK™

The Qualex-Landmark™ group has more than a quarter century of residential and commercial development experience in the highly competitive British Columbia and Alberta markets. With accolades from customers and peers alike, they have earned a notable reputation for innovative design and dedication to customer satisfaction. Care and attention to every detail extends to all aspects of the Qualex-Landmark™ group's work, from beautiful interiors to functional layouts and striking architecture. Recent works in their award-winning and distinctive portfolio includes District Crossing in North Vancouver, Domus, Pomaria and ARIA in downtown Vancouver, and Park Point and Mark on 10th in Calgary. More projects: [www.qualex.ca](http://www.qualex.ca).



DISTRICT CROSSING, NORTH VANCOUVER



ARIA, VANCOUVER



CALLA, CALGARY



DOMUS LOBBY, VANCOUVER



MARK ON 10TH LOBBY, CALGARY  
(FEATURING ART BY DOUGLAS COUPLAND)



MARK ON 10th



POMARIA, VANCOUVER



PARK POINT, CALGARY



DOMUS, VANCOUVER



**Q**UALEX-LANDMARK™  
BUILDINGS FOR LIFE

“Each project is meticulously researched, planned and created with the goal of exceeding customer expectations. With a cumulative, diverse portfolio including elegant, original, and visionary residences, the Qualex-Landmark™ group stands behind our product offerings through commitment, integrity, respect, and passion. ”

Mohammed Esfahani, President, Qualex-Landmark™

A LANDMARK PROPERTY  
– AN EXCEPTIONAL TEAM

**GBL Architects Inc.**

GBL Architects Inc. has extensive experience in the provision of leading edge residential and mixed use buildings as well as complex master planning and infrastructure development. GBL is a comprehensive, energetic and diverse firm of architects providing a full range of architectural services to the private and public sectors.

**Cristina Oberti Interior Design Inc.**

Cristina Oberti Interior Design Inc. specializes in multi-unit residential developments and commercial designs. Whether the project is a modern high-rise, a corporate office, or a marketing centre, they offer leading industry experience, extensive knowledge and a systematic design process. Because each project has its own story, they create interiors that convey a unique, coherent yet stylish message.

**PFS Studio - Urban Design and Landscape Architecture**

PFS Studio is a leading planning, urban design, and landscape architecture firm based in Vancouver with projects in the private and public sectors, throughout Canada, the United States, Europe, Southeast Asia and China. This award-winning team is known for its commitment to sustainability, innovation, iconic public spaces, technical advancement and cost effective design solutions.

**Marcon Construction**

Marcon Construction has over 30 years of experience and a proven track record of success with more than 10,000 homes built since 1985. As one of B.C.'s most respected builders, they exceed expectations through innovative design, high quality construction, thoughtful green initiatives, and exceptional customer care. With uncompromising standards and attention to detail, Marcon delivers quality and value home buyers can count on.



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