

NEW-HOME PROJECT PROFILE



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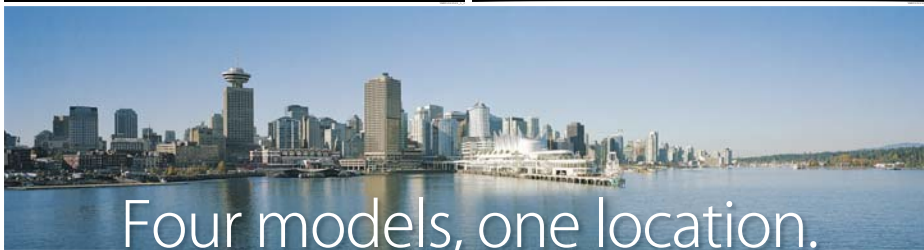
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Sydney Deng
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PHOTOS BY IAN SMITH/PHOTOGRAPHY
As with the District Crossing kitchens, quartz will top the bathroom counters. Big, 12- by 24-inch matte tiles will be underfoot and on bathtub skirts. And glazed big tiles will cover the tub and shower surrounds. District Crossing is a North Vancouver new-home project from Qualex-Landmark.



Four models, one location.



COME & SEE OUR 4 DELUXE DISPLAY SUITES. At The Atrium, you’ll enjoy access to maid service, personal trainer, flower delivery, spa service and membership privileges at the Pinnacle Hotel and Lobby Restaurant. Your home at the Atrium features panoramic views of the water and city, plus air conditioning and shared amenities with the Pier Residences at the Pinnacle Hotel, including a swimming pool and gym. You’ll also be within steps of the freshest produce and seafood at Lonsdale Quay Market.

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CONTINUED FROM H6

Saving on parking relished

Colbeck says that the homes will be noteworthy, not only for their relative affordability and walkable proximity to neighbourhood amenities, but also because of their “high level of finishing spec.”

“We’re trying to bring some urban sophistication to a four-storey frame building,” he says. “We’ve really raised the bar.”

The homes, which will offer residents access to a fully equipped exercise room and lounge, will be fitted with laminate flooring in the main living areas and kitchen.

Those kitchens will be fitted with stainless steel appliances, quartz countertops and porcelain tile backsplashes.

Even the second-floor south-facing units will have a decent view across Burrard Inlet, to the skyline of downtown Vancouver.

Buyers have so far cut a demographic cross-section, including first-time buyers, empty nesters and what Colbeck calls “move-up buyers.”

“It’s all about community,” Colbeck says. “That’s what the name is all about. We’re in the District of North Van. And we’re at the crossing of all that’s central.”

Fonagy couldn’t agree more.

“I’ll be saving money by not paying for downtown parking, will be able to walk around the neighbourhood to get everything I need, and be close to my favourite hiking trails,” she says.



District Crossing: rainforest and sea

129 homes share District of North Vancouver address — ‘at the crossing of all that’s central’

DISTRICT CROSSING

Project location: 1673, 1677, 1679 Lloyd Avenue, North Vancouver
Project size: 601 sq. ft. to 1,160 sq. ft.
Size: 129 1-, 2- and 3-bed homes
Developer: Qualex-Landmark
Architect: Ray Letkeman Architect Ltd.
Interior design: Evoke International Design
Price: \$306,900 to \$559,900 (including owner-occupied net HST)
Sales centre: 802 — 1150 Marine Drive
Hours: noon to 5 p.m., Sat. to Thurs.
Phone: 604-985-1665
Website: districtcrossing.com
E-mail: tammy@districtcrossing.com
Occupancy: August 2011

When it comes to living on the North Shore, the maxim “Build it and they will come” may not be as fitting as something else: “Build it and they will stay.”

That, at least, is the assessment of Chris Colbeck of developer Qualex-Landmark, which is inserting into the District of North Vancouver 129 new homes that are so far attracting a preponderance of buyers who already live in the area.

“There’s an old adage — once a North Shore-ite, always a North Shore-ite,” observes Colbeck, Qualex-Landmark’s vice-president of sales and marketing. “There’s a huge sense of community. People are very loyal to the North Shore.”

But too often, because of affordability — or the lack of it — staying put isn’t an option, says Colbeck, who was born and raised in the area.

With District Crossing, however, a Qualex-Landmark project at Marine Drive and Lloyd Avenue, some locals are giving their old neighbourhood a good, long-term look. Thirty of the homes have been snapped up since they went to market a little more than a week ago. Some of those purchasers live in Vancouver, Burnaby and Coquitlam, but the bulk are North Shore residents.

“The value is very strong,” says Colbeck of the homes, which will be contained in three four-storey buildings with an inner courtyard.

“[We] tried to make this affordable. . . . Some people who thought they were priced out of the North Shore aren’t,” he says. “A lot of people are realizing they don’t need to leave the area.”

In some cases, however, a home at District Crossing will not represent a chance to stay in the area, but an opportunity to return.

The proximity to downtown Vancouver, coupled with the outstanding recreational opportunities presented by the North Shore, is what attracted first-time homebuyer Roxanne Fonagy back to the North Shore, where she grew up. Now in her 40s and working as a paralegal at a downtown law firm, Fonagy is a self-described “conservative investor” who knows the importance of due diligence in exploring her options. “It looks like it’s really a buyer’s market out there right now,” she says.

Although she works downtown, Fonagy was attracted by how much more she could get for her money on the North Shore.



Laminate will cover the floors in the District Crossing reception rooms and kitchen. The developer and designer have chosen a stainless-steel kitchen-appliance package consisting of a Fisher & Paykel fridge with freezer at the bottom, a Whirlpool 30-inch electric range, a Blomberg dishwasher, under-the-cabinet exhaust equipment from Broan and a microwave from Panasonic. Quartz will top the counters, and backsplashes will be faced with porcelain tile.

down payment, and that early pricing included the HST, as well. “When I added it up, I was getting a brand-new condo with all of the new home warranties and deluxe décor packages for not much more than resale apartments on the North Shore. The developer has been extremely accommodating every step of the way,” she says.

Qualex-Landmark, which Colbeck describes as a “boutique developer,” has tended to specialize in the urban highrise. But with District Crossing, however, the look and the feeling will be what Colbeck says is “a little more intimate.”

“We really wanted to have an urban-village feel to it [and] to create a very pedestrian-friendly neighbourhood.”

Though located on a busy street, District Crossing channels the best in West Coast-style resort architecture, with a building envelope designed by Raymond Letkeman Architects. The project offers a combination of large deck space, brick facades, cedar pergolas and bowers. Each home is well protected from the elements, with ample overhangs and the newest in rain-screen technology, and durable HardiePlank exterior siding.

Tenants have already been secured for some of the project’s main-level retail and commercial spaces — a bank, a dentist’s office and a health-food store — and Colbeck is hopeful they may be joined by a coffee shop and perhaps a deli, “uses that complement the owners.”

“It makes for more of an urban, village feel,” he says. “You don’t have to get into your car to go everywhere.”



Her needs were fairly specific in order to accommodate her small dog — she wanted a ground-floor unit in a three- to four-storey building, somewhere in the range of 750 to 800

square feet. The unit she bought is somewhat smaller — a one-bedroom flex unit in the 700-square-foot range — but feels bigger, thanks to a modern, open

floor plan, island/stool seating in the kitchen, and french doors opening onto a spacious deck.

Fonagy also liked the fact that she needed to pay only a 10-per-cent

CONTINUED ON H14

Posts, beams and purtins mark the District Crossing building at the West Coast intersection of rainforest and sea. Raymond Letkeman is the new-home project’s architect.



OVERVIEW

- Developed by award-winning Qualex-Landmark
- Designed by one of North America's leading architects, Raymond Letkeman Architects Inc., and quality built by award winning Marcon Construction
- 129 mindfully appointed urban contemporary homes located in three separate buildings to optimize light, views and provide an increased sense of individual space
- Spacious open-air balconies and walk-out patios (some homes)
- Convenient and pedestrian friendly location with close proximity to work, play, services, shopping, public transit, restaurants, and parks
- Resident's only fully equipped exercise room and lounge
- A welcoming and beautifully appointed urban courtyard and entry, accented and bordered with raised concrete planters, green walls and attractive drive aisle paving stones designed by award winning landscape architectural firm Durante Kreuk
- Complemented by village style, neighbourhood and pedestrian friendly retail
- Community car sharing with two designated parking stalls
- Secure bike storage
- Individual out-of-suite storage

INTERIOR DETAILS

- Interiors by Evoke International Design Inc.
- Two warm, sophisticated and urban colour palettes
- Rich 4 ½" wide laminate flooring in the main living areas and kitchen
- 32 oz. premium solution dyed nylon scroll Berber carpet in all bedrooms
- Designer framed frosted glass sliding bedroom door*
- Flat panel interior doors with contemporary lever-style satin chrome door hardware
- Decora-style light switches throughout
- Oversized painted baseboards and 2 ½" trim throughout
- Horizontal blinds on all windows
- Energy efficient Frigidaire® large capacity stacking front-loading washer and dryer

KITCHEN

- Gourmet appliance package:
 - Fisher&Paykel® 17.3 cu.ft. EZKleen™ Energy Saving Active Smart™ stainless steel refrigerator with bottom freezer
 - Whirlpool® 30" stainless steel electric range with black ceramic glass top
 - Blomberg® stainless steel EnergyStar® built-in dishwasher
 - Broan® concealed under cabinet stainless steel range hood with 250 CFM
 - Panasonic® stainless steel 1.2 cu.ft. microwave
 - Convenient in-sink Waste King® disposal
- Square edge flat panel wood laminate cabinetry with 4" brushed stainless steel pull hardware and convenient kitchen pantries
- Soft closing cabinet drawers and doors
- Solid ¾" thick eased square edge quartz counter tops with full height oversized 6 ½" X 19 ½" porcelain tile backsplash
- Convenient free standing kitchen islands with easy access flush breakfast bar
- Under-mounted contemporary stainless steel single bowl sink with Kohler high spout chrome faucet with pullout spray head
- Contemporary track lighting
- Under cabinet lighting

BATHROOMS

- Square edge flat panel wood laminate cabinetry with 4" brushed stainless steel pull hardware and soft closing drawers
- Solid ¾" thick eased square edge quartz counter tops with under-mounted vanity basin
- Elegant hand set 12"X24" matte finish porcelain floor tiles and bathtub skirt
- Signature 5 ½' soaker tub with matte finish porcelain tile feature shelf (some homes)
- Spacious 10 mm thick frameless glass shower enclosures with wall mounted rain shower head and convenient shelf feature (most two bedroom homes only)
- Large format, full height 12"X24" glazed ceramic wall tile tub and shower surrounds
- Dual flush European style toilet
- European style bathroom faucets by Kohler
- Oversized raised vanity mirrors with polished edges and integrated mirrored cabinet for additional storage

TECHNOLOGY & CONVENIENCES

- Multifunction media ports including connections for telephone, data and cable
- Telus future friendly® home powered by a fiber optic network backbone and Telus Hub®
- Keyless (FOB) access system for garage, elevators and common areas
- Thermostat controlled baseboard heating system and individually metered domestic hot water distribution

SAFETY & SECURITY

- Fully secured, well lit underground parkade, pedestrian pathways and common areas
- Touch Screen Lobby Enterphones with security cameras and the option to pre-screen visitors via your TV
- Fire sprinklers in all homes and common areas
- Extensive wood detailing, brick and HardiPlank™ siding, all carefully constructed with the latest in rain screen protection
- Underground visitor parking
- Argon-filled double glazed thermally broken vinyl windows
- Hard-wired smoke detectors
- Suites pre wired for a three point security system
- Comprehensive warranty protection by Travelers Guarantee Company of Canada providing coverage for:

2 Year Materials & Labour Warranty

- First 12 months – coverage for any defect in materials and labour
- First 15 months – coverage for any defects in materials and labour in the common property
- First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing, and HVAC systems

5 Year Building Envelope Warranty

10 Year Structural Defects Warranty

*One per plan. Refer to specific plans for which bedroom location.

The developer reserves the right to make changes, modifications or substitutions to building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown above. Square footage and room sizes are based on architectural drawings and measurements. Dimensions, sizes, square footage and floor plans are approximate only and actual square footage may vary from the preliminary and final survey. E.&O.E

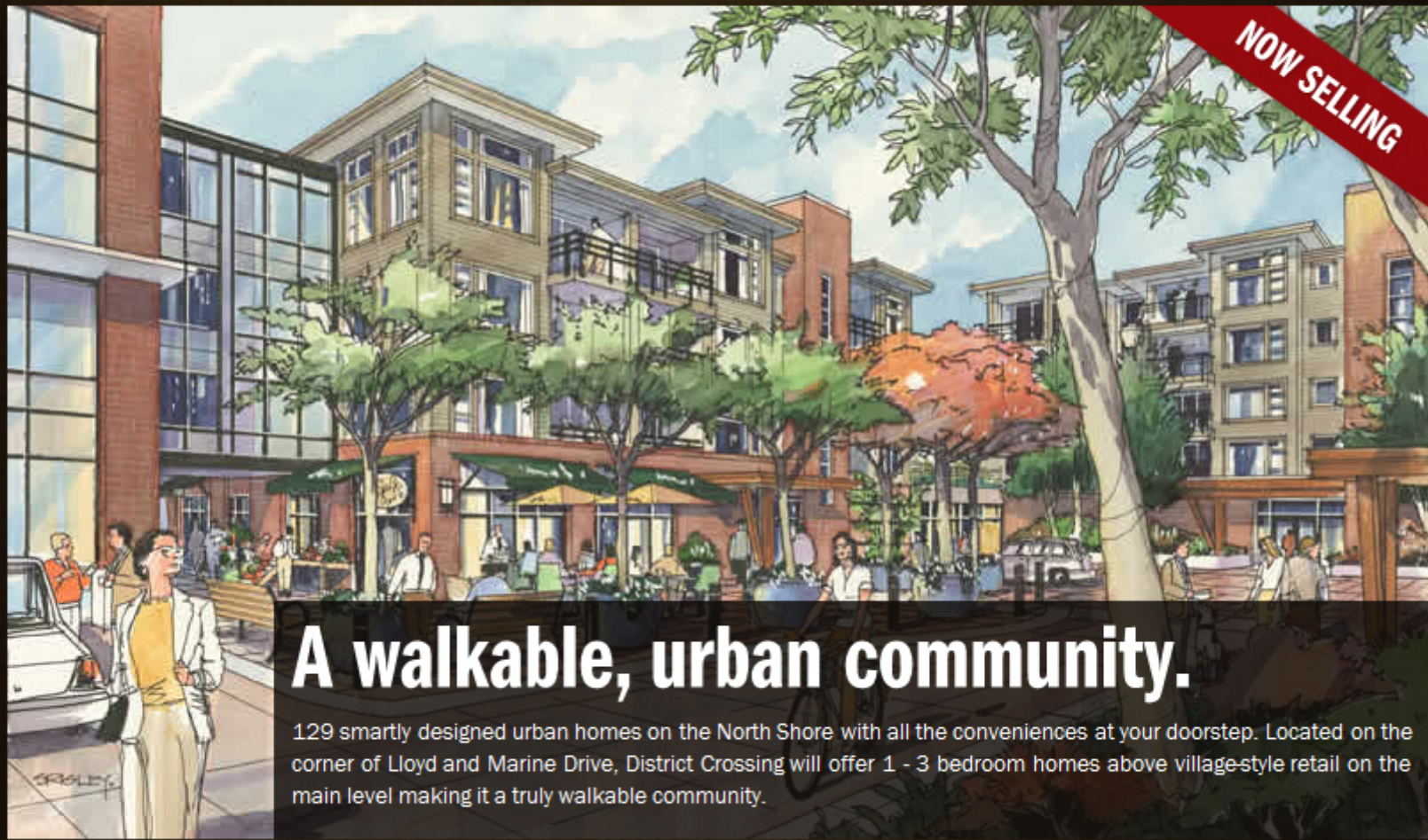


DISTRICT CROSSING

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A walkable, urban community.

129 smartly designed urban homes on the North Shore with all the conveniences at your doorstep. Located on the corner of Lloyd and Marine Drive, District Crossing will offer 1 - 3 bedroom homes above village-style retail on the main level making it a truly walkable community.

This is not an offering for sale. Any such offer can only be made by way of a disclosure statement. E & O.E.

[PRIVACY POLICY](#) [DISCLAIMER](#)



THE WALKABLE PART OF THIS COMMUNITY



THE STUFF A LEGEND IS MADE OF:

<p>RESTAURANTS</p> <ul style="list-style-type: none"> 1. Pizza Hut 2. Hurricane Grill 3. Taylor's Crossing Pub 4. Subway 5. Boston Pizza 6. La Mexicana Gourmet foods 7. Grindhouse Café 8. Pemberton Station Pub 9. Corner Café 10. C Lovers Fish and Chips 11. Starbucks 12. Sushi man 13. Kypriaki Taverna 14. Tomahawk BBQ 15. Tim Horton's 	<ul style="list-style-type: none"> 16. La Cucina 17. Cactus Club 18. Sweet Basil 19. Ika Sushi 20. Ethical Kitchen <p>SHOPPING, ETC.</p> <ul style="list-style-type: none"> 21. Everything Wine 22. Chapters 23. BMO 24. Pemberton Medical Clinic 25. North Shore Liquor Store 26. Save-on Foods 27. Kin's Farm Market 28. Natural Plus Pet Foods 29. Future Shop 	<ul style="list-style-type: none"> 30. Ballooney 31. Kinetic Foot Labs 32. Steed Cycles and Edge Diving 33. Santa Barbara Mexican Furniture 34. Spasia - The Art of Asian Body Care 35. Platinum Beauty Salon 36. Old Tyme Builders 37. Price Smart Foods <p>FITNESS</p> <ul style="list-style-type: none"> 38. She Fit 39. Body Harmony Yoga 40. Grant Cornell Tennis Centre 41. North Shore fun and fitness 42. Fitness Town
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DISTRICT CROSSING



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2. Hurricane Grill
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10. C Lovers Fish and Chips
11. Starbucks
12. Sushi man
13. Kypriaki Taverna
14. Tomahawk BBQ
15. Tim Horton's
16. La Cucina

17. De Dutch Pannekok House
18. Denny's
19. Pho 993
20. Earls
21. Cactus Club
22. Sweet Basil

ESSENTIALS

23. Everything Wine
24. Chapters
25. BMO
26. Pemberton Medical Clinic
27. North Shore Liquor Store
28. Staples
29. Save-on Foods
30. Kin's Farm Market
31. Price Smart Foods

FITNESS

32. She Fit
33. Body Harmony Yoga
34. Grant Cornell Tennis Centre
35. North Shore fun and fitness
36. Fitness Town
37. Fitness World

CULTURE

38. Arts Council
39. Presentation House Theatre
40. Centennial Theatre Centre
41. North Vancouver Museum
42. Empire Theatres

BURRARD INLET



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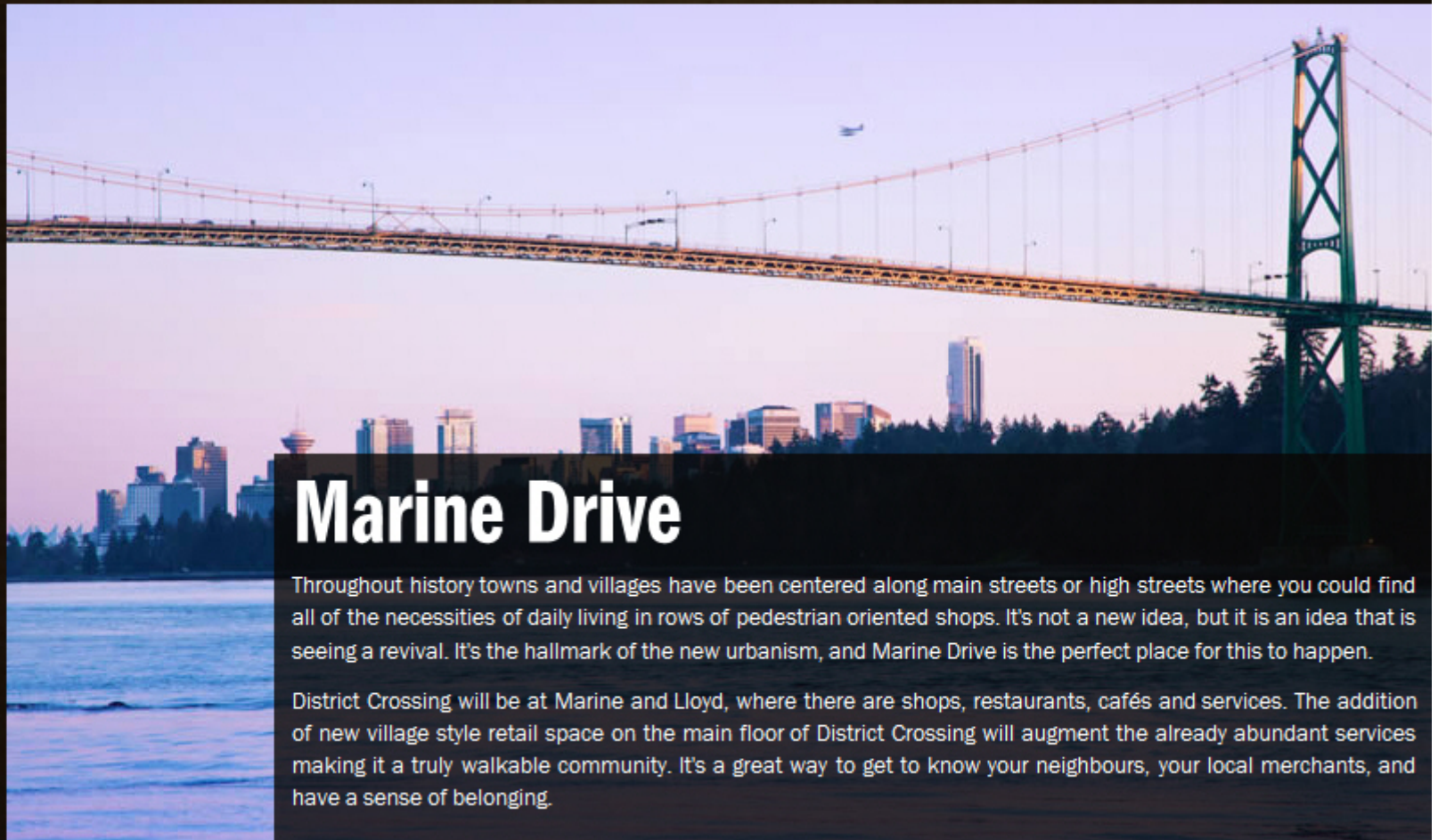
- HOME
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 - Marine Drive
 - The Walk**
 - Your Neighbourhood
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The map displays the District Crossing development area. A central callout box labeled 'DISTRICT CROSSING' points to a specific location on the map. The map includes the following labels: Keith Road W., 17th Street W., Heywood Park, Marine Drive, 16th Street W., Norgate Community School, Lloyd Avenue, 15th Street W., Hyak Park, Capilano Mall, Marine Drive, 16th Street West, Mosquito Creek Park, Pemberton Avenue, Lower Mackay Creek Park, and Welch Strip Park. Numerous grey dots are scattered across the map, representing various points of interest.

Click on a point of interest for more info.

Download full PDF map (7.1 MB)

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Marine Drive

Throughout history towns and villages have been centered along main streets or high streets where you could find all of the necessities of daily living in rows of pedestrian oriented shops. It's not a new idea, but it is an idea that is seeing a revival. It's the hallmark of the new urbanism, and Marine Drive is the perfect place for this to happen.

District Crossing will be at Marine and Lloyd, where there are shops, restaurants, cafés and services. The addition of new village style retail space on the main floor of District Crossing will augment the already abundant services making it a truly walkable community. It's a great way to get to know your neighbours, your local merchants, and have a sense of belonging.



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RESIDENCES

Floorplans

Features

Healthy Initiatives

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Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Overview

- Developed by award-winning Qualex-Landmark
- Designed by one of North America's leading architects, Raymond Letkeman Architects Inc., and quality built by award winning Marcon Construction
- 129 mindfully appointed urban contemporary homes located in three separate buildings to optimize light, views and provide a increased sense of individual space
- Spacious open-air balconies and walk-out patios (some homes)
- Convenient and pedestrian friendly location with close proximity to work, play, services, shopping, public transit, restaurants, and parks
- Resident's only fully equipped exercise room and lounge
- A welcoming and beautifully appointed urban courtyard and entry, accented and bordered with raised concrete planters, green walls and attractive drive aisle paving stones designed by award winning landscape architectural firm Durante Kreuk
- Complemented by village style, neighbourhood and pedestrian friendly retail
- Community car sharing with two designated co-op car sharing stalls
- Secure bike storage
- Individual out-of-suite storage

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Floorplans

Features

Healthy Initiatives

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Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

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Interior Details

- Interiors by Evoke International Design Inc
- Two warm, sophisticated and urban colour palettes
- Rich 4 ½" wide laminate flooring in the main living areas and kitchen
- 32 oz. premium solution dyed nylon scroll Berber carpet in all bedrooms
- Designer framed frosted glass sliding bedroom door*
- Flat panel interior doors with contemporary lever-style satin chrome door hardware
- Decora-style light switches throughout
- Oversized painted baseboards and 2 ½" trim throughout
- Horizontal blinds on all windows
- Energy efficient Frigidaire® large capacity stacking front-loading washer and dryer

* One per plan. Refer to specific plans for which bedroom location.

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RESIDENCES

Floorplans

Features

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Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
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Kitchen

- Gourmet appliance package:
 - Fisher&Paykel® 17.3 cu.ft. EZKleen™ Energy Saving Active Smart™ stainless steel refrigerator with bottom freezer
 - Whirlpool® 30" stainless steel electric range with black ceramic glass top
 - Blomberg® stainless steel EnergyStar® built-in dishwasher
 - Broan® concealed under cabinet stainless steel range hood with 250 CFM
 - Panasonic® stainless steel 1.2 cu.ft. microwave
 - Convenient in-sink Waste King® disposal
- Square edge flat panel wood laminate cabinetry with 4" brushed stainless steel pull hardware and convenient kitchen pantries
- Solid ¾" thick eased square edge quartz counter tops with full height oversized 6 ½" X 19 ½" porcelain tile backsplash
- Convenient free standing kitchen islands with easy access flush breakfast bar
- Under-mounted contemporary stainless steel single bowl sink with Kohler high spout chrome faucet with pullout spray head
- Contemporary track lighting and under cabinet lighting

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HOME

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RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
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SAFETY & SECURITY

COVERAGE &
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Bathrooms

- Square edge flat panel wood laminate cabinetry with 4" brushed stainless steel pull hardware and soft closing drawers
- Solid ¾" thick eased square edge quartz counter tops with under-mounted vanity basin
- Elegant hand set 12"X24" matte finish porcelain floor tiles and bathtub skirt
- Signature 5 ½' soaker tub with matte finish porcelain tile feature shelf (some homes)
- Spacious 10 mm thick frameless glass shower enclosures with wall mounted rain shower head and convenient shelf feature (most two bedroom homes only)
- Large format, full height 12"X24" glazed ceramic wall tile tub and shower surrounds
- Dual flush European style toilet
- European style bathroom faucets by Kohler
- Oversized framed vanity mirrors with polished edges and integrated mirrored cabinet for additional storage

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RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
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Technology & Conveniences

- Multifunction media ports including connections for telephone, data and cable
- Telus future friendly home ® powered by a fiber optic network backbone and Telus Hub ®
- Keyless (FOB) access system for garage, elevators and common areas
- Thermostat controlled baseboard heating system and individually metered domestic water distribution

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RESIDENCES

Floorplans

Features

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Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

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RESIDENCES

Floorplans

Features

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Gallery

Virtual Tour

TESTIMONIALS

TEAM

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HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


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CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Safety & Security

- Fully secured, well lit underground parkade, pedestrian pathways and common areas
- Touch Screen Lobby Enterphones with security cameras and the option to pre-screen visitors via your TV
- Fire sprinklers in all homes and common areas
- Extensive wood detailing, brick and HardiPlank™ siding, all carefully constructed with the latest in rain screen protection
- Underground visitor parking
- Argon-filled double glazed thermally broken vinyl windows
- Hard-wired smoke detectors
- Suites pre wired for a three point security system

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NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
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SAFETY & SECURITY

COVERAGE &
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Coverage & Warranty

- Comprehensive warranty protection by Travelers Guarantee Company of Canada providing coverage for: 2 Year Materials & Labour Warranty
- First 12 months - coverage for any defect in materials and labour
- First 15 months - coverage for any defects in materials and labour in the common property
- First 24 months - coverage for any defect in materials and labour supplied for the electrical, plumbing, and HVAC systems
- 5 Year Building Envelope Warranty
- 10 Year Structural Defects Warranty

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A Greener, Healthier Building

- Furnaces and mechanical units will have a minimum efficiency of 80%
- All suites will have individual hot water metering systems
- Energy Star Programmable thermostats
- Low "E" and double glazed Energy Star-rated efficient windows
- Common area efficient lighting
- Careful selection of new environmentally conscious building materials, strategic use of recycled materials and implementing construction management measures to ensure efficient resource use



[HOME](#)[NEIGHBOURHOOD](#)[RESIDENCES](#)[Floorplans](#)[Features](#)[Healthy Initiatives](#)[Gallery](#)[Virtual Tour](#)[TESTIMONIALS](#)[TEAM](#)[CONSTRUCTION](#)[NEWS](#)[HOMEOWNERS](#)[REALTORS](#)[CONTACT](#)[GREENER, HEALTHIER
BUILDING](#)[WASTE REDUCTION](#)[NATURAL
ENVIRONMENT](#)

Waste Reduction

- An area within the parkade has been designated for the use of recycling bins for all residents
- A reduction in indoor potable water consumption through the use of water efficient fixtures including dual flush toilets, low flow shower heads and faucets, dishwashers, and clothes washer



[HOME](#)[NEIGHBOURHOOD](#)[RESIDENCES](#)[Floorplans](#)[Features](#)[Healthy Initiatives](#)[Gallery](#)[Virtual Tour](#)[TESTIMONIALS](#)[TEAM](#)[CONSTRUCTION](#)[NEWS](#)[HOMEOWNERS](#)[REALTORS](#)[CONTACT](#)[GREENER, HEALTHIER
BUILDING](#)[WASTE REDUCTION](#)[NATURAL
ENVIRONMENT](#)

Improving our Natural Environment

- Community car sharing with two designated co-op car sharing stalls
- Particular attention will be paid to an effective stormwater management plan, reducing rain water run-off. This reduces the impact on our Districts infrastructure and our natural waterways
- Ecologically sound planting and efficient irrigation technology that minimizes the need for pesticides and irrigation through the selection of adaptive and drought-tolerant plants
- Ample bicycle storage available encouraging alternative transportation choices
- An urban context parking supply strategy
- Public transportation is easily accessible within walking distance from the community
- On site neighbourhood friendly retail shops thereby reducing the need for an automobile for your daily essentials



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CONSTRUCTION](#)[RAYMOND
LETKEMAN
ARCHITECTS](#)[EVOKE
INTERNATIONAL
DESIGN](#)

Qualex Landmark

Commitment. Integrity. Respect. Passion. These are the cornerstones of our business, and they are our promise to you as we research, design and create your new home.

For over a quarter of a century, we have lived by these tenets as we've created over 1500 original homes.

Throughout our history, we've earned a reputation as visionary and customer service oriented, residential developers. It's a reputation given to us by you, our customers, and we work hard to be deserving of your positive regard.

www.qualexhomes.com



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CONSTRUCTION](#)[RAYMOND
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ARCHITECTS](#)[EVOKE
INTERNATIONAL
DESIGN](#)

Raymond Letkeman Architects

With 30 years of international experience, Raymond Letkeman Architects Inc. is a multiple award winning industry leader in resort village design and comprehensive residential community developments.

With unparalleled experience in planning and design of diverse residential and resort communities and combined with extensive background in the construction industry, RLA has the design response and technical understanding required for the unique complexities of each community.

Sustainable development is an integral part of all RLA projects.



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CONSTRUCTION](#)[RAYMOND
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CONSTRUCTION](#)[RAYMOND
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Marcon Construction

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We hope you enjoy living in your MARCON built home as much as they enjoyed building it for you.

www.marconconstruction.ca



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HOME

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TESTIMONIALS

TEAM

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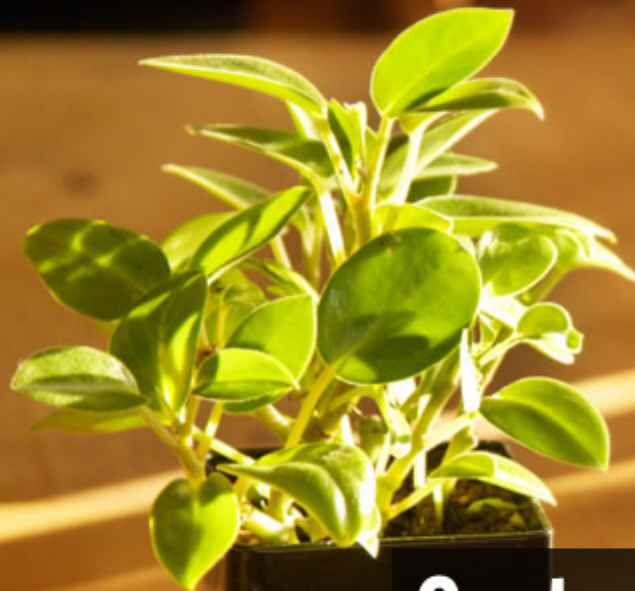
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HOMEOWNERS



REALTORS

CONTACT



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CONSTRUCTION](#)[RAYMOND
LETKEMAN
ARCHITECTS](#)[EVOKE
INTERNATIONAL
DESIGN](#)

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BUILDING](#)[WASTE REDUCTION](#)[NATURAL
ENVIRONMENT](#)

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BUILDING](#)[WASTE REDUCTION](#)[NATURAL
ENVIRONMENT](#)

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REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Coverage & Warranty

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DISTRICT X CROSSING

REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Safety & Security

- Fully secured, well lit underground parkade, pedestrian pathways and common areas
- Touch Screen Lobby Enterphones with security cameras and the option to pre-screen visitors via your TV
- Fire sprinklers in all homes and common areas
- Extensive wood detailing, brick and HardiPlank™ siding, all carefully constructed with the latest in rain screen protection
- Underground visitor parking
- Argon-filled double glazed thermally broken vinyl windows
- Hard-wired smoke detectors
- Suites pre wired for a three point security system

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REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Technology & Conveniences

- Multifunction media ports including connections for telephone, data and cable
- Telus future friendly home ® powered by a fiber optic network backbone and Telus Hub ®
- Keyless (FOB) access system for garage, elevators and common areas
- Thermostat controlled baseboard heating system and individually metered domestic water distribution

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DISTRICT CROSSING

REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

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DISTRICT CROSSING

REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Technology & Conveniences

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DISTRICT CROSSING

REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Technology & Conveniences

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DISTRICT CROSSING

REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Bathrooms

- Square edge flat panel wood laminate cabinetry with 4" brushed stainless steel pull hardware and soft closing drawers
- Solid ¾" thick eased square edge quartz counter tops with under-mounted vanity basin
- Elegant hand set 12"X24" matte finish porcelain floor tiles and bathtub skirt
- Signature 5 ½' soaker tub with matte finish porcelain tile feature shelf (some homes)
- Spacious 10 mm thick frameless glass shower enclosures with wall mounted rain shower head and convenient shelf feature (most two bedroom homes only)
- Large format, full height 12"X24" glazed ceramic wall tile tub and shower surrounds
- Dual flush European style toilet
- European style bathroom faucets by Kohler
- Oversized framed vanity mirrors with polished edges and integrated mirrored cabinet for additional storage

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DISTRICT CROSSING

REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Kitchen

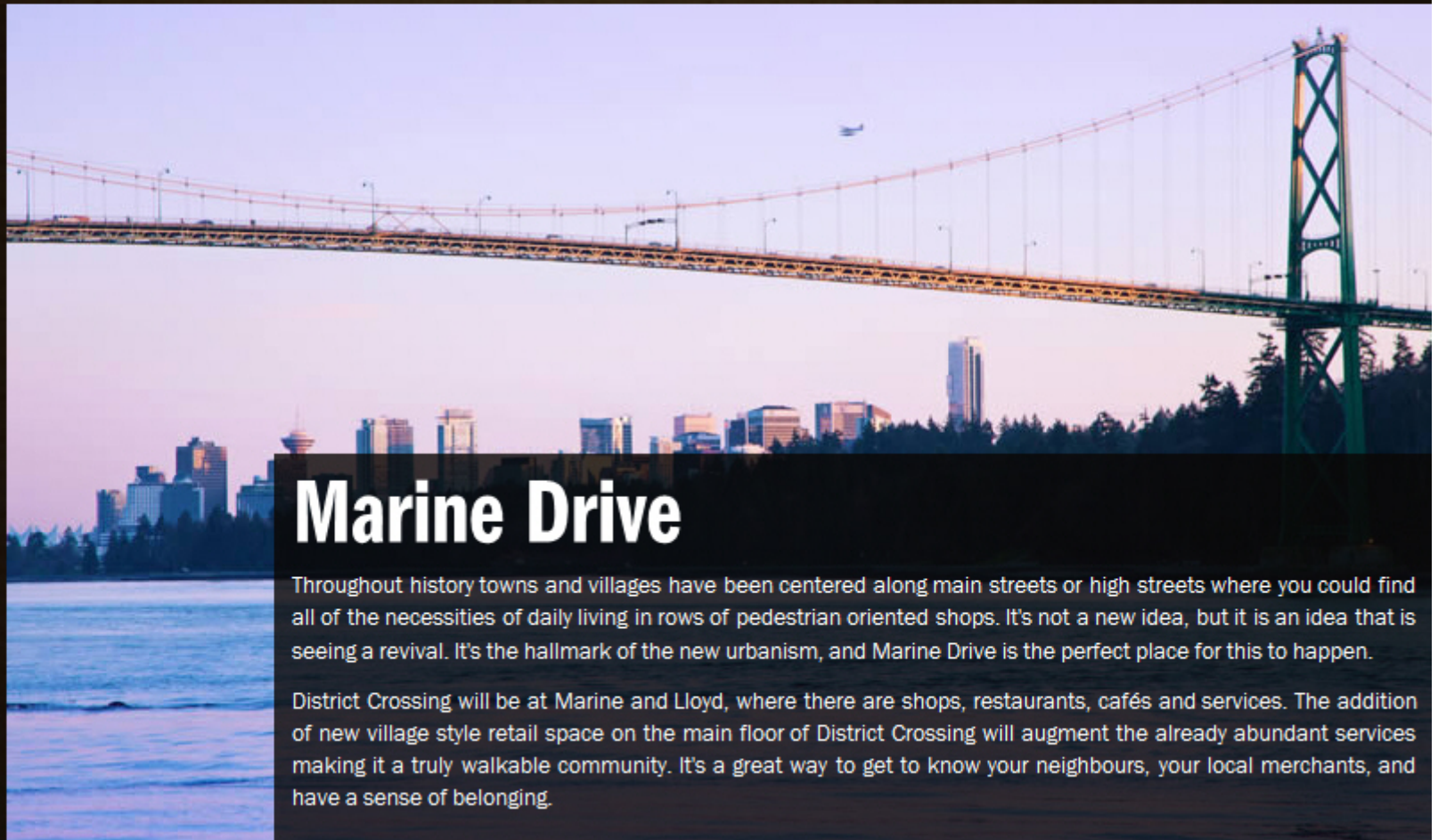
- Gourmet appliance package:
 - Fisher&Paykel® 17.3 cu.ft. EZKleen™ Energy Saving Active Smart™ stainless steel refrigerator with bottom freezer
 - Whirlpool® 30" stainless steel electric range with black ceramic glass top
 - Blomberg® stainless steel EnergyStar® built-in dishwasher
 - Broan® concealed under cabinet stainless steel range hood with 250 CFM
 - Panasonic® stainless steel 1.2 cu.ft. microwave
 - Convenient in-sink Waste King® disposal
- Square edge flat panel wood laminate cabinetry with 4" brushed stainless steel pull hardware and convenient kitchen pantries
- Solid ¾" thick eased square edge quartz counter tops with full height oversized 6 ½" X 19 ½" porcelain tile backsplash
- Convenient free standing kitchen islands with easy access flush breakfast bar
- Under-mounted contemporary stainless steel single bowl sink with Kohler high spout chrome faucet with pullout spray head
- Contemporary track lighting and under cabinet lighting

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Marine Drive

Throughout history towns and villages have been centered along main streets or high streets where you could find all of the necessities of daily living in rows of pedestrian oriented shops. It's not a new idea, but it is an idea that is seeing a revival. It's the hallmark of the new urbanism, and Marine Drive is the perfect place for this to happen.

District Crossing will be at Marine and Lloyd, where there are shops, restaurants, cafés and services. The addition of new village style retail space on the main floor of District Crossing will augment the already abundant services making it a truly walkable community. It's a great way to get to know your neighbours, your local merchants, and have a sense of belonging.



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REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS

TECHNOLOGY &
CONVENIENCES


SAFETY & SECURITY

COVERAGE &
WARRANTY

Interior Details

- Interiors by Evoke International Design Inc
- Two warm, sophisticated and urban colour palettes
- Rich 4 ½" wide laminate flooring in the main living areas and kitchen
- 32 oz. premium solution dyed nylon scroll Berber carpet in all bedrooms
- Designer framed frosted glass sliding bedroom door*
- Flat panel interior doors with contemporary lever-style satin chrome door hardware
- Decora-style light switches throughout
- Oversized painted baseboards and 2 ½" trim throughout
- Horizontal blinds on all windows
- Energy efficient Frigidaire® large capacity stacking front-loading washer and dryer

* One per plan. Refer to specific plans for which bedroom location.

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HOME

NEIGHBOURHOOD

RESIDENCES

Floorplans

Features

Healthy Initiatives

Gallery

Virtual Tour

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

OVERVIEW

INTERIOR DETAILS

KITCHEN

BATHROOMS


TECHNOLOGY &
CONVENIENCES

SAFETY & SECURITY

COVERAGE &
WARRANTY

Overview

- Developed by award-winning Qualex-Landmark
- Designed by one of North America's leading architects, Raymond Letkeman Architects Inc., and quality built by award winning Marcon Construction
- 129 mindfully appointed urban contemporary homes located in three separate buildings to optimize light, views and provide a increased sense of individual space
- Spacious open-air balconies and walk-out patios (some homes)
- Convenient and pedestrian friendly location with close proximity to work, play, services, shopping, public transit, restaurants, and parks
- Resident's only fully equipped exercise room and lounge
- A welcoming and beautifully appointed urban courtyard and entry, accented and bordered with raised concrete planters, green walls and attractive drive aisle paving stones designed by award winning landscape architectural firm Durante Kreuk
- Complemented by village style, neighbourhood and pedestrian friendly retail
- Community car sharing with two designated co-op car sharing stalls
- Secure bike storage
- Individual out-of-suite storage

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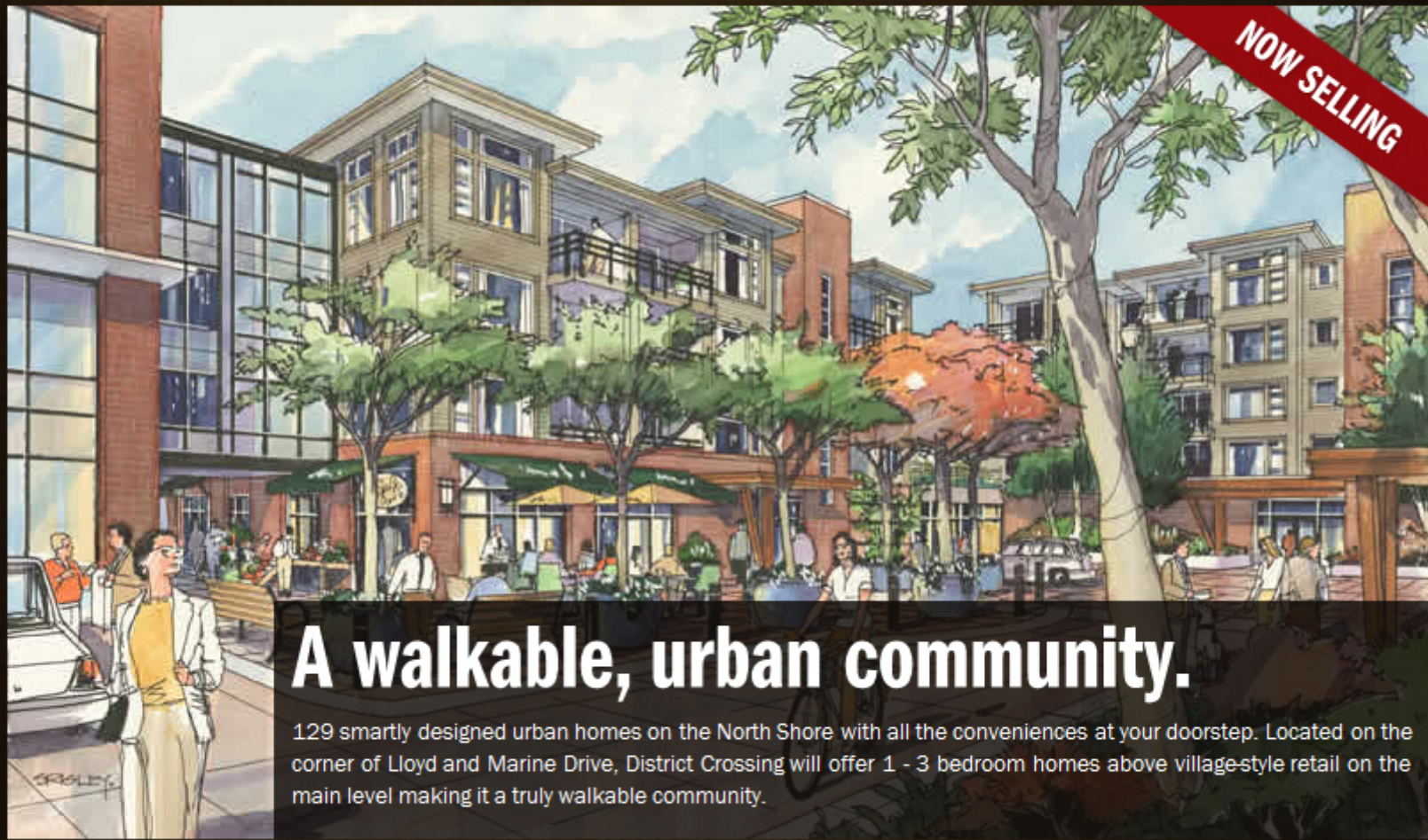


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- TESTIMONIALS
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- CONSTRUCTION
- NEWS

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A walkable, urban community.

129 smartly designed urban homes on the North Shore with all the conveniences at your doorstep. Located on the corner of Lloyd and Marine Drive, District Crossing will offer 1 - 3 bedroom homes above village-style retail on the main level making it a truly walkable community.

This is not an offering for sale. Any such offer can only be made by way of a disclosure statement. E & O.E.

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NEIGHBOURHOOD

RESIDENCES

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT



- HOME
- NEIGHBOURHOOD
- RESIDENCES
- TESTIMONIALS
- TEAM
- CONSTRUCTION
- NEWS
- HOMEOWNERS
- REALTORS
- CONTACT



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REGISTER NOW

HOME

NEIGHBOURHOOD

RESIDENCES

TESTIMONIALS

TEAM

CONSTRUCTION

NEWS

HOMEOWNERS

REALTORS

CONTACT

QUALEX LANDMARK

MARCON
CONSTRUCTION

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CONSTRUCTION](#)[RAYMOND
LETKEMAN
ARCHITECTS](#)[EVOKE
INTERNATIONAL
DESIGN](#)

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Clean, modern interiors define Evoke's interior design work. From Tangerine Lounge/Restaurant and Habit to Coast, Glowbal, and Crush Champagne Lounge, their credits read like the A-list of sophisticated, urban design. Beyond the well-known restaurants, Evoke has also designed commercial and residential space for a variety of forward thinking clients including private clients and some of the Lower Mainland's most respected residential developers.

www.evoke.ca



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Raymond Letkeman Architects

With 30 years of international experience, Raymond Letkeman Architects Inc. is a multiple award winning industry leader in resort village design and comprehensive residential community developments.

With unparalleled experience in planning and design of diverse residential and resort communities and combined with extensive background in the construction industry, RLA has the design response and technical understanding required for the unique complexities of each community.

Sustainable development is an integral part of all RLA projects.



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The Travelers Warranty

Travelers Guarantee Company of Canada led the way in being the first insurance company to be approved by the Financial Institutions Commission to deliver warranty coverage for new homes in British Columbia. Travelers Guarantee takes great pride in providing new home buyers with strong protection in the warranty coverage pursuant to the Homeowner Protection Act & Regulations. The comprehensive 2-5-10 Home Warranty Certificate provides new home buyers with security and peace of mind in one of the most significant, and exciting purchases most people make in their lifetime. The Travelers Guarantee Warranty provides important protection and coverage to new home buyers both before and after buying a new home:

Material & Labour Warranty

Year 1 – Any defect in materials and labour

Year 2 – Defects in materials and labour supplied for:

1. gas, electrical, plumbing, heating ventilation and air-conditioning delivery and distribution systems;
2. exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home;
3. coverage for any defects in materials and labour rendering the new home unfit to live in; and
4. subject to Subsection A.1.2., coverage for non-compliance or a violation of the building code

5 Year Building Envelope Warranty

Coverage for the building envelope for up to five years for defects in the building envelope of a new home, including a defect which permits unintended water penetration such that it causes, or is likely to cause, material damage to the new home.

10 Year Structural Defects Warranty

Coverage for structural defects for up to ten years for:

1. any defect in materials and labour that results in the failure of a load bearing part of the new home; and
2. any defect which causes structural damage that materially and adversely affects the use of the new home for residential occupancy.

Note: For complete warranty coverage information, please refer to the 2-5-10 Home Warranty Certificate.

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