



Highest Residential Standards

Highest Residential Standards for Energy Performance in the City of North Vancouver, providing premier systems technology.

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INSPIRED BY THE NORTH SHORE SPIRIT, THE PRESCOTT IS MORE THAN JUST BEAUTIFUL. IT HAS BEEN CONSCIOUSLY SHAPED. INTELLIGENTLY POSITIONED, AND DESIGNED WITH PURPOSE.

WELCOME TO A SIGNATURE NORTH VANCOUVER RESIDENCE.

HOMES

Spacious, elegant & tailored homes. Floorplans designed with you in mind

VIEWS

Stunning panoramic views that sweep from east to west, surrounded by the beauty of the North Shore

GALLERY

View images of The Prescott project and interiors

PRE-VIEW CENTRE OPEN DAILY 12-6 (WEEKEND 12-5)

#101-1133 Lonsdale Avenue, North Vancouver 604-969-3333 live@theprescott.ca

wesgroup | 50 YEARS In the path of progress



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Our Story, Our Vision

Inspired by the history of the North Shore, and the sense of community always present, we are proud to present The Prescott.

Evoking authentic, signature north shore heritage, the name references Sewell Prescott Moody - a true City Pioneer who helped the City of North Vancouver become what it is today.

A man of intense vision and energy, Sewell Prescott first purchased the Pioneer Mills in 1864, and built a substantial lumber export business on the north shore of Burrard Inlet. An avid investor in new technology and his community, Sewell Prescott was instrumental in bringing the first school, religious service, and community library, and telegraph line to the City. North Vancouver and its residents still honour Moodyville Day every January 30 in memory of Sewell Prescott's legacy to the City.

The distinguishing style and authenticity of the design and identity references the unique nature and our vision for The Prescott.

A new home for North Shore Credit Union, a new landmark for the City of North Vancouver, and the home that you have been waiting for.



MERGING THE BEST OF PRIVATE SPACE AND THE URBAN MILIEU,
THE PRESCOTT IS ARCHITECTURALLY RELEVANT, RESPONSIBLY DESIGNED
AND ENVIABLY POSITIONED.

WELCOME TO A PROMINENT AND PRESTIGIOUS ADDRESS.

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North Shore Credit Union

Since 1941, North Shore Credit Union has been an integral part of this community, with a strong brand that has been built on the foundation of values such as trust, integrity, and entrepreneurial spirit.

North Shore Credit Union actively contributes to the communities it serves, and has done so for more than 70 years. With a strong belief that their responsibility lies not just with the financial wellness of their members, but also for the physical, mental, environmental and financial wellness of the communities in which they serve.

North Shore Credit Union has experienced tremendous expansion and growth over the last decade to the point where their head office is currently housed in three separate buildings. NSCU has been actively seeking a solution to accommodate their growth for the past three years.

One of the organization's goal in the search for a new home for North Shore Credit Union was to create an exceptional brand experience for the members of the Lonsdale branch, that embodies the true vision of the North Shore Credit Union.

Through a shared commitment to partnership, collaboration and community values, the North Shore Credit Union and Wesgroup Properties are proud to be here - in this place, we call home.



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wesgroup 50 YEARS in the path of progress

A local, third-generation family business that has become one of Western Canada's largest, privately-owned real estate development companies, specializing in large, master-planned, mixed-use communities.

Wesgroup has been transforming communities for more than 50 years. We take a long-term, highly collaborative approach to every project - merging inclusive community engagement with uncompromising environmental, design and construction standards.

Recent and Upcoming Projects include:

- The Brewery District in New Westminster, a nine-acre mixed-use community on the former Labatt Brewery which will include up to 750 residential units with 2,000 residents with a diverse range of business and retailers.
- The River District in Vancouver, a 130-acre mixed-use community located along the Fraser River. The largest rezoning in the City of Vancouver for more than 20 years. The River District will provide up to 6,500 residential units housing up to 15,000 residents, as well as retailers and businesses within the extensive project. Founded on the principles of New Urbanism, The River District is a complete community that will include schools, daycares, and more than 23 acres of parks and public realm.



SUPPORTING COMMUNITIES WHERE WE LIVE AND BUILD

WE BELIEVE IN MAKING A POSITIVE SOCIAL AND ENVIRONMENTAL CONTRIBUTION TO THE COMMUNITIES WHERE WE LIVE AND BUILD

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NORTH VANCOUVER IS MORE THAN A LOCATION ON A MAP.
IT'S A CULTURE: A UNIQUE INTERSECTION OF NATURE AND COMMUNITY.
A LIFESTYLE THAT EMBRACES BOTH.

GALLERY



COMMUNITY MAP



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Design & Architecture

The vision behind **The Prescott** was to craft a memorable West Coast inspired, mixed-use building, anchored by the flagship headquarters and Lonsdale branch of the **North Shore Credit Union**, for its inhabitants. **The Prescott** will be true landmark building, a place we can all point to with pride at this visible Central Lonsdale gateway.

There is no mistaking where **The Prescott** is from or what inspired it. The selection of its materials, the pedestrian-friendly streetscape, and its desire to valuable daylight, will be an enviable West Coast and North Shore experience.

The Prescott sets a new standard of architectural expression along the Lonsdale corridor. A product of true collection, the building design was developed through extensive consultation with North Shore Credit Union, community members and City staff and has evolved in response to community engagement throughout the rezoning process.

The signature attributes that define the uniqueness of **The Prescott** are:

1 DRAMATIC PANORAMIC VIEWS

Sweep From Mount Baker to the Gulf Islands.

2 DESIGN DISTINCTION

Consciously shaped, intelligently conceived and designed with purpose by renowned architect Walter Francl

3 HIGHEST RESIDENTIAL STANDARDS FOR ENERGY PERFORMANCE

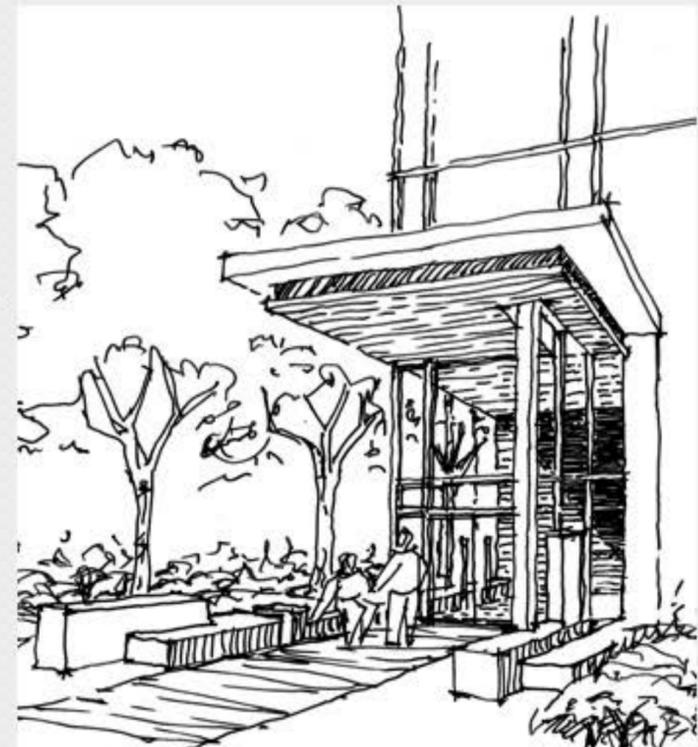
Within the city of North Vancouver-providing superior system technology and performance of discerning home buyers focused on sustainability

4 ELEVATED LIVING

Expansive outdoor terraces and decks provide a seamless flow between indoor and outdoor living and truly elevated living

5 LIVE WITH LIGHT AND SKY

Spacious, elegant and tailored floorplans designed to maximize abundant natural light to frame the natural surroundings



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Building Communities, Building Together

A committed team of passionate, dedicated, and experienced community builders.

A local, third-generation family business that has become one of Western Canada's largest, privately-owned real estate development companies, specializing in large, master-planned, mixed-use communities.

An award-winning architectural firm led by a talented innovator who's designs are recognized throughout the world.

A premier construction partner whose principles are founded on quality and integrity, part of a local, family-run legacy in real estate.

This is our signature team.

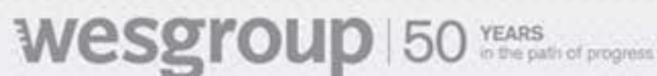


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AXIOM BUILDERS

A superior construction partner whose principles are founded on quality and integrity, and is part of a local, family-run legacy in real estate.

The premier contractor for large, urban mixed-use projects, Axiom Builders are known for their attention to the finest details, and for strong environmental practices.

Their "building right" philosophy translates into unparalleled quality and reliability, assuring homeowners at The Prescott will be delivered one of the best built homes in Metro Vancouver.

Residential projects of note include:

- Jameson House, Vancouver
- Paramount Place, Vancouver
- Highgate Village, Burnaby
- Miramar Village
- Westwood Village



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WALTER FRANCL

ARCHITECTURE INC.

Walter Francl Architecture Inc. has a proven record in completing complex, design intensive community and institutional projects, with a diverse portfolio of academic facilities; community and recreation centres; and public work infrastructure.

Based in Vancouver B.C., the firm embraces a collaborative design process that engages consultants with the client and stakeholders through all aspects of a project, demonstrated by our ability to prepare effective design solutions within a rigorous consultation process.

A number of successful Residential, Institutional and Commercial projects reflect the firm's commitment to high standards of design and construction. Recent professional recognition includes:

- 2010 Lieutenant- Governors Award for False Creek Energy Centre
- 2010 AIBC Special Jury Award for Rennie Art Gallery & Offices
- 2009 Award of Excellence in Interior Design for UBC Oral Health Centre
- 2004 Lieutenant Governors Award and 2002 Canadian Architect Award of Excellence for Lake City Station
- 2002 Lieutenant Governors Award for Braid Street Station
- 2000 Lieutenant Governors Award for Kitsilano Community Centre



BUILDING FOR TOMORROW

SUSTAINABLE BUILDING IS FUNDAMENTAL TO THE CREDO OF WALTER FRANCL ARCHITECTS INC. THEIR DIVERSE PORTFOLIO REFLECTS THAT COMMITMENT TO BUILDING TO SUSTAIN A POSITIVE FUTURE

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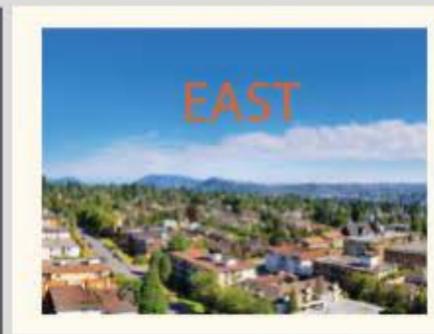
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North Vancouver, Indian Arm and Mount Baker

Look east and watch the rising sun turn the sky pink and gold above the forested neighbourhoods of North Vancouver and the dramatic Mount Baker.



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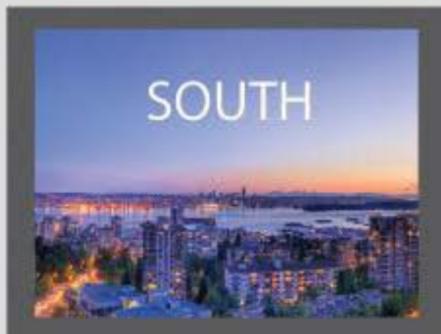
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The North Shore Mountains featuring The Lions, Cypress, Grouse, and the Fannin Range

Beautiful, statuesque peaks that stretch as far as the eye can see. Beckoning you to explore the ancient forests, rugged mountain trails, and rushing rivers right outside your front door.



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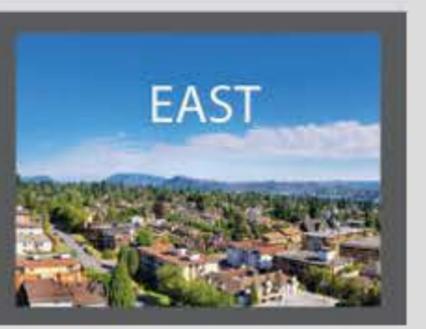
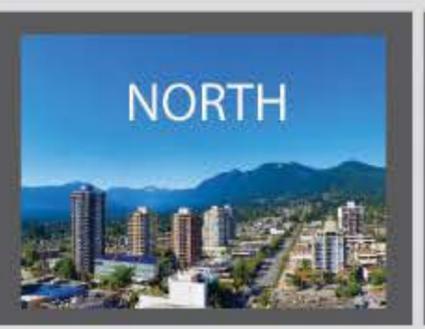
Burrard Inlet, Downtown Vancouver, and Coal Harbour

Cruise ships, float planes, and pleasure boats. Vancouver city skyline, Canada Place, the Olympic Cauldron and the Vancouver Convention Center.

A dynamic city by day, a splendour of lights by night.

"The Prescott is ideally sited, perched on the bench looking out to water and sky."

Walter Francl,
Architect - The Prescott



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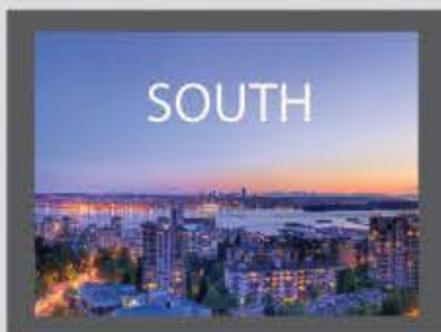




Stanley Park, The Lions Gate Bridge, The Gulf Islands and Beyond

Invite a friend to dinner on your terrace, relaxing with stunning panoramic views of Vancouver Island and Lord Stanley's 400-hectare woodland park.

Watch the vivid sunset reflected in the sea.



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Consciously Shaped and Designed with Purpose



- Landmark glass and concrete high-rise of 84 unique view residences, located at the rise of 13th and Lonsdale
- Consciously shaped, intelligently positioned, and designed with purpose by renowned architect Walter Francis
- Perched above the new head office and flagship branch of the North Shore Credit Union – a long-standing, community-oriented organization with deep roots on the North Shore, and an innovative approach to financial wellness
- Extensive streetfront public realm and outdoor seating areas along 13th and Lonsdale, complimented by planned premium retail services such as a concept café and spa
- Dramatic, panoramic views that sweep from Mount Baker, the Gulf Islands to the North Shore Mountains
- Highest residential standards for energy performance in the City of North Vancouver, providing premier systems and technology
- Strategically positioned deck elements for solar shading of residential units
- Spacious and elegant residential floorplans that have been designed to maximize natural light and unparalleled views
- Generous outdoor decks and terraces, providing a seamless flow between indoor and outdoor living

[Interiors >](#)

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Refined Interiors



- Tailored interior living spaces with an enduring palette chosen to accentuate and enhance the natural surroundings
- Choice of two, unique and inspiring interior palettes:
 - **Canyon:** Natural Elite warm walnut brushed hardwood flooring throughout living spaces, luxurious berber carpeting in bedrooms, and porcelain matte tiling in baths and utility rooms
 - **Coast:** Originals super matte, light Glace Bay Grey brushed hardwood flooring throughout living spaces, luxurious berber carpeting in bedrooms and porcelain matte tiling in baths and utility rooms
- Horizontal louvered blinds throughout for ultimate privacy day and night
- 6" high baseboard mouldings throughout
- Whirlpool front-loading washer/dryer
- Jaga Low-H2O Energy saver radiator units for water-based high efficiency and output heating in living spaces
- Select homes designed to achieve Level Two of the City of North Vancouver's Adaptable Design Policy*
- Shelf and chrome rod in all closets. Walk-In Closets in select homes*

[< Features](#)[Kitchens >](#)

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Kitchens Designed for Entertaining



- Premier Brand Stainless Steel appliances:
 - KitchenAid Architect Series full-sized fridge with bottom freezer and ice dispenser
 - KitchenAid Architect Series tall tub, stainless steel interior dishwasher with hidden controls and stainless steel wash arms
 - KitchenAid Architect Series 30" ceramic glass cooktop with touch control integrated panel and custom-control temperature management
 - KitchenAid Architect Series thermal wall oven with two element baking and broiling
 - Integrated cabinet hood fan with clear glass slide out panel to power on and off, and memory feature
 - Panasonic Genius stainless steel inverter microwave, fully integrated with stainless steel trim
- Polished, single slab composite stone countertops with glass tile backsplash
- Reforested Wenge composite wood cabinetry, with minimal flat panel design and horizontal grain
- Grohe faucet system with dual spray pull-out head in polished chrome
- Recessed overhead lighting and under-cabinet task lighting
- Soft-close cabinetry and drawers
- Undermount double basin stainless steel sink with sink waste disposal system
- Kitchen pantry* in Select Homes
- Included Kitchen Appliance Upgrade Package* in Select Homes

[< Interiors](#)[Baths >](#)

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Baths and Master Ensuites



- Unique cross-cut marble countertops with 8" marble backsplash and undermount sinks with cabinetry and bath storage
- Wall-mounted, counter length floating mirrors
- Porcelain, large format matte tile flooring
- Frameless glass shower enclosures with glass tile surround
- Deep soaker tub in main bathrooms with glass tiled surround
- Grohe shower system in master ensuites with hand-held shower wand and thermostatic control
- Grohe shower and bath system in main bathrooms with hand-held shower wand
- Grohe dual-lever sink faucet system
- Low-flow, dual-flush toilets in all bathrooms
- Polished chrome bath accessories including robe hook

[< Kitchens](#)

[Peace Of Mind >](#)

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News & Upcoming Events

TUESDAY, FEBRUARY 14, 2012

Happy Valentines Day! Today, we broke ground on The Prescott and boy did we feel the love today!

Joined by Mayor Mussatto, the North Shore Credit Union and our homeowners, we kicked construction and celebrated this milestone in true Prescott fashion.

[Click here](#) to see the press release - and stay tuned for the event photos coming soon!



WEDNESDAY, FEBRUARY 15, 2012

Stop by our Pre-View Centre at 1133 Lonsdale Avenue this weekend to celebrate our Grand Opening Weekend with us!

Also stopping by are [News1130](#) and [Kim Seale](#), with prizes, giveaways and tons of fun for the whole family!

We have giveaway draws, grand opening incentives, and special treats for all our guests and future homeowners - stop by and get yours!

Come by [Saturday, February 18](#) and [Sunday, February 19](#) from 12pm - 5pm to check out all the action, and see just what makes The Prescott the best place to live in North Vancouver, and why you should be here too!



Are you following us on Twitter? Have something to let us know? [Click here](#) to follow us and keep up to day on all the action and things happening at The Prescott!

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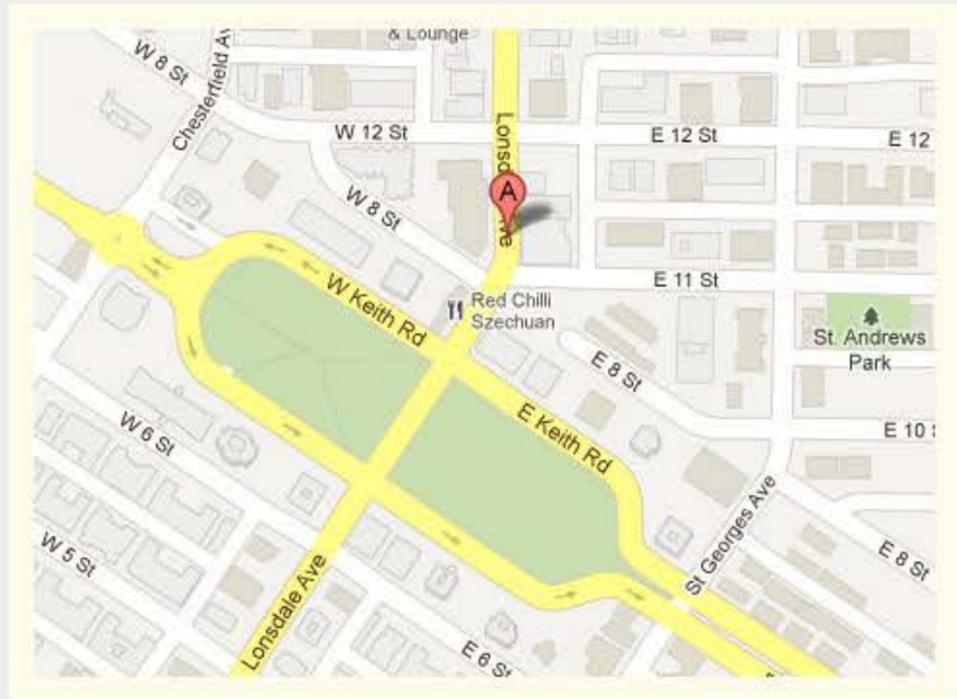
The Pre-View Centre

101 - 1133 LONSDALE AVENUE
NORTH VANCOUVER

A block south of the 1250 Lonsdale site

MONDAY TO FRIDAY 12 PM - 6 PM
WEEKENDS 12 PM - 6 PM
Private Viewings Available

604-969-3333
live@theprescott.ca



***Required fields**

<input type="text"/>	Address
<input type="text"/>	City*
<input type="text"/>	Province
<input type="text"/>	Postal code
Are you a North Shore Credit Union member? <input type="radio"/> Yes <input type="radio"/> No	Are you a Realtor? <input type="radio"/> Yes <input type="radio"/> No
<input type="text"/>	If yes, then please list firm name
Are you Purchasing as a...? <input type="text"/>	Which type of residence are you interested in? <input type="text"/>
What is your age group? <input type="text"/>	What is the price range you are interested in? <input type="text"/>
What is your current status? <input type="text"/>	What is your anticipated purchase timeframe? <input type="text"/>

How did you first hear about The Prescott? (Please check all that apply)

- Signage
- Referral - Friends / Family
- Referral - Realtor
- MLS Listing
- Direct Mailer
- News Article
- Vancouver Sun
- North Shore Outlook
- North Shore News
- New Condo
- Email / Announcement
- Online
- Facebook
- Vanchosun
- Danestaniha
- Ming Pao
- Daneshmand
- North Shore Credit Union
- Twitter
- Community Event
- Blog
- Other

SUBMIT

By completing and submitting this form, you agree that Wesgroup Properties LP may contact you with information about this project and other communities for marketing purposes. This information remains confidential and assists us with market research for all our communities. Information gathered is for the sole use of Wesgroup Properties LP and its related companies. We do not sell, share, or distribute your information to any other parties. To unsubscribe from future communications, please [click here](#).

PRE-VIEW CENTRE OPEN DAILY 12-6 (WEEKEND 12-5)

#101-1133 Lonsdale Avenue, North Vancouver 604-969-3333 live@theprescott.ca



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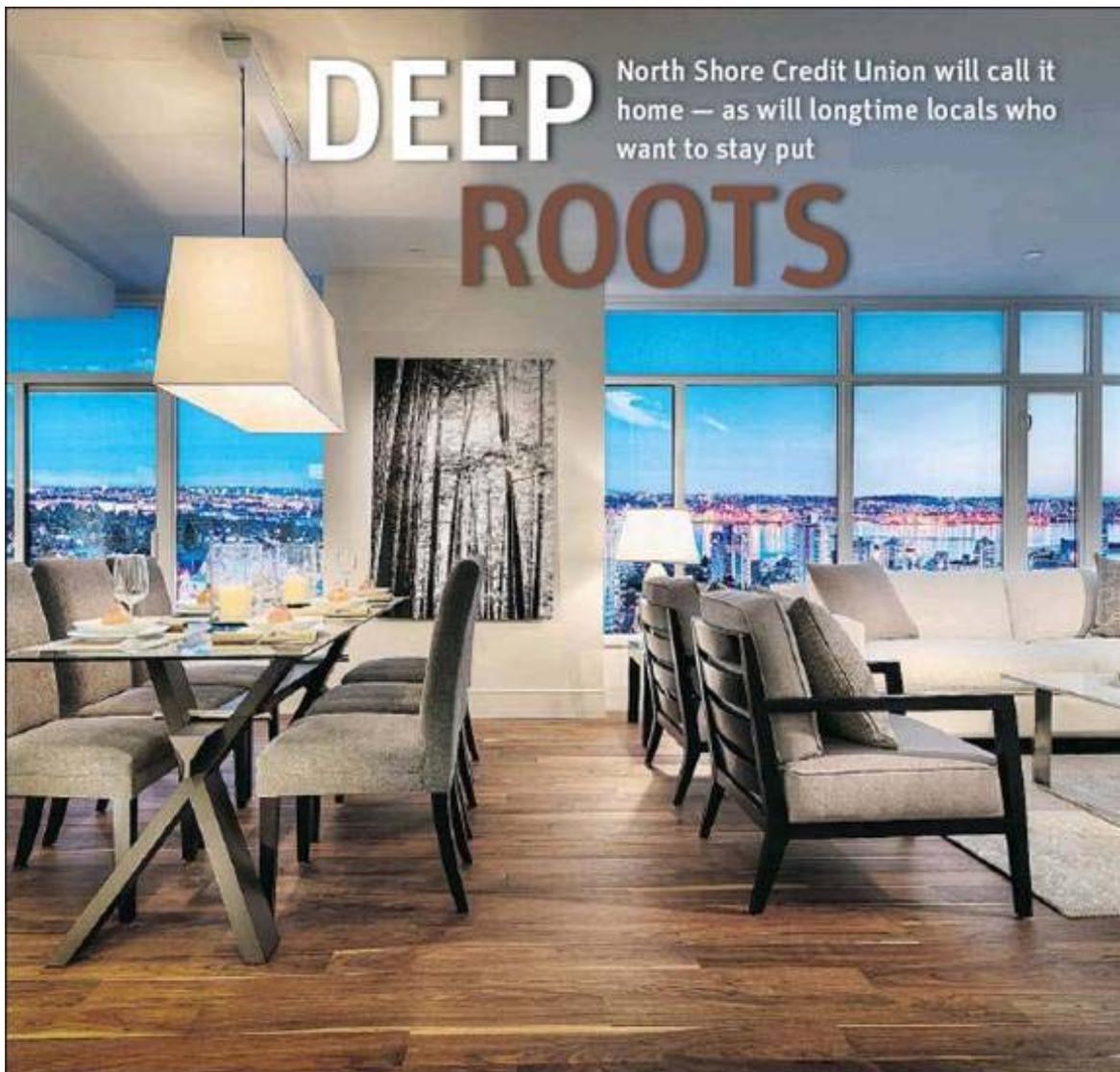
Prescott, North Vancouver by Wesgroup - sales centre 101-1133 Lonsdale

North Vancouver's The Prescott is a perfect fit for locals who want to stay in the area

Felicity Stone

Sun

Saturday, March, 24, 2012



THE PRESCOTT

Project size: 84 homes (50 per cent sold)

Residence size: Junior one bed-room; 1 bedroom; 2 bedrooms; 2 bedrooms + den; 457 - 1,181 sq. ft

Prices: \$248,900 - \$875,900 (spacious two-bedroom units with views of Lions Gate and Gulf Islands starting from \$567,900)

Developer: Wesgroup

Architect: Walter Francl Architecture

Landscape Architect: PWL Partnership

Interior Design: InSight Design Group

Sales Centre: #101 - 1133 Lonsdale Ave., North Vancouver

Hours: noon - 6 p.m. week-days; noon - 5 p.m. weekends

Telephone: 604-969-3333

Email: live Travelers 2/5/10

Financing: Special financing program reduces monthly payments to approx. \$1,900 per month for a two-bedroom suite with 2.39-per-cent financing for two years (ends March 31)

Website: www.theprescott.ca

Occupancy: Early 2014

With the high cost of housing, many young people in Metro Vancouver can't consider buying a home in the neighbourhoods where they grew up - but the Nanavaty family in North Vancouver has found a solution.



Homes are available in one of two colour schemes: 'Canyon', which includes walnut brushed hardwood flooring, above, and 'Coast', which includes grey hardwoods. A roof fin will provide solar shading to top units and will be lit up at night.



Preparing to downsize from their single-family home, Feroze and Kamal Nanavaty not only purchased a suite for themselves in The Prescott, Wesgroup's mixed-use project under construction at 13th and Lonsdale in North Vancouver, they also helped their daughter Sandra buy a home there.

"I'm really, really excited about owning my first home," says Sandra, who grew up on the North Shore and currently lives with her parents. "I'm really close with my parents, so it makes it nice that we're in the same building."

She chose The Prescott because it offered a home she could afford without having to leave the area. Another plus is the layout of her 457-square-foot junior bachelor suite: it has a bedroom space that can be closed off with sliding doors "so it's not like I'll have my bed-room right in my kitchen."

Her parents will be living on a higher floor in a larger suite with two bedrooms, two bath-rooms and a den. Kamal, Sandra's mother, has lived on the North Shore for 25 years and says she was drawn to The Prescott because it is a 15-story, mixed-use highrise with only 84 units, and because she likes architect Walter Francl.

"He's a highly regarded architect," she says. "I work for the City of North Vancouver, so I've seen the plans and I like the layout."

She also likes the size of the apartment - it's 996 square feet with a 193-square-foot deck - and the location. City Hall and the stunning new public library are a block away, as is Lions Gate Hospital. Safeway is across the street. And because The Prescott will sit on the crest of the hill, with unobstructed views stretching from Mount Baker to the Gulf Islands and North Shore mountains.

Among the Prescott buyers are two other local families who have also bought multiple units. The street-level commercial space will be the new headquarters of the North Shore Credit Union, which has been active in the community for nearly 70 years.

Wesgroup, the project developer, is a family business that started on the North Shore 50 years ago as a small builder.



The Prescott was named for North Vancouver pioneer and sawmill owner Sewell Prescott Moody.

As project marketer Vic Jang explains: "This was our first foray into the mixed use where the residential became a key part of it, so we wanted to make sure we weren't going to go with a trivial name" while also acknowledging the history and community roots of Westgroup, the city and the North Shore Credit Union.

Located on the southeast corner of the city's central intersection, The Prescott is designed to be a community landmark. The challenge was to combine residential and commercial components so "everyone feels like they have their unique piece and at the same time collectively it reads as something really distinct," Jang says.

The base features a dramatic corner entry and plaza leading to a three-storey atrium and public gathering space, as well as commercial space. Above it, the residential tower will sit about 100 feet back from the street. Six of the seven units on each floor will have a water view - the worst view in the house is snowcapped mountains, laughs Jang.

"Everything was geared toward view exposure and making someone have a special home. It's a big change to come out of a home for an empty nester and say, 'Am I really going to sacrifice space for just normal? [At The Prescott] I'm going to get a view, I'm going to get sun.' " Every home has a deck, most at least 100 square feet or larger. With most suites facing west or south, the decks will also act as solar shading elements to help mitigate heat gain in summer, along with Low-E windows.

The building will have the highest residential energy standard in the city.

Heating will be a high-efficiency hydronic system and - as is unusual for a display suite - the radiators are included in the living room vignette, along with windows that open. The view through those windows is part of the usual sexier elements, such as composite wenge wood kitchen cabinets and composite stone counters with glass backsplash, stainless steel KitchenAid Architect series appliances, hardwood floors and bathroom countertops of cross-cut marble.

© Copyright (c) The Vancouver Sun



The Prescott by Wesgroup: Designing a different view on urban living

THE LOCAL, PRIVATELY OWNED FIRM THAT HAS HAD ITS HAND IN SOME HIGH PROFILE PROJECTS THROUGHOUT METRO VANCOUVER

Sun

Saturday, December, 03, 2011



The Prescott is destined to become a legacy building for the North Shore, says Wesgroup president Gino Nonni. Above: View from the Prescott site at 13th and Lonsdale.

In our ever-changing environmentally conscious world, even the shuttering of a gas station can have a profoundly positive effect on a community.

That is the vision of The Prescott, a boutique, concrete condominium tower featuring 84 view residences that is being developed and marketed by Wesgroup Properties-a family owned real estate company that specializes in the development of sustainable, mixed-use spaces. The Prescott will become, as Wesgroup president Gino Nonni says, "A legacy building for the North Shore-a leader in sustainability and intelligent design."



Rendering of The Prescott homes shown above the new head office and flagship branch of North Shore Credit Union.

The intent is to create a mixed-use development, featuring the new head office and flagship branch for the North Shore Credit Union. Through the creation of permanent employment



opportunities on site and the provision of multi-family housing in proximity to jobs, services, and public transit-this redevelopment will contribute to a vibrant, diverse and highly livable community.

Wesgroup is a low-key company that has had its hand in some high profile projects around the Lower Mainland, including the River District in Vancouver, and the Brewery District (former Labatt's Brewery) in New Westminster. "We take an approach to development that encompasses quality, innovative design and architecture," Nonni says. "The amount of land available for development is very constrained in the Lower Mainland. You have to work collaboratively with multiple partners and stakeholders to create value for everyone. You have to pay attention to every detail to maximize value for our customers."

John Conicella, Wesgroup's Vice-President of Development Strategy and Business Development, explains how this works at The Prescott. "The residential component is embedded in a commercial project. The site was previously zoned as a gas station - nothing else. The North Shore Credit Union's new headquarters will occupy 60,000 square feet of office space and employ approximately 180 staff, while approximately 170 residents will be living in The Prescott. "You have a piece of land that employed three people. Now, you have a significant office headquarters and many homeowners who provide a significant increase to the property tax base. More importantly they are contributing to a better quality of life for the City of North Vancouver."

"We have designed The Prescott for those who are looking for quality in truly livable spaces. Those who wish to live close to good transit, be near shops and restaurants, and enjoy their lives more. This will be one of the most energy efficient buildings in North Vancouver. At least 20 per cent more efficient than the current city standard, ASHRAE 2007 (American Society of Heating, Refrigerating and Air-Conditioning Engineers) which already exceeds the current building code."

What will truly wow people about The Prescott, though, are the views, value, and diversity of suite selections to choose from according to Nonni. "Depending on the suite, you're either looking out at Mount Baker to the southeast, downtown Vancouver, Lion's Gate Bridge and Gulf Islands to the south and southwest, or up to the North Shore Mountains. Everyone - first time homeowners and downsizers - will be blown away by the sunsets. The Prescott has been consciously shaped to maximize these exposures. At The Prescott, you're buying into a well-priced home with a focus on enjoyment of North Vancouver's phenomenal environmental and lifestyle attributes. The proximity to ski hills, outdoor trails, and a whole host of other lifestyle amenities is unparalleled in Metro Vancouver. The investment in a home at The Prescott will indeed provide enduring value."

Wesgroup has compiled a powerhouse team for The Prescott which includes renowned architect Walter Francl, and AXIOM Builders - led by Paul Bosa. Construction on the Prescott begins in early 2012. To arrange a private viewing or for more information, please visit www.theprescott.ca or call 604-969-3333.



DRAFT
NOT FOR IMMEDIATE RELEASE

North Shore Credit Union and Wesgroup break ground on new mixed-use development in Central Lonsdale

Sales Centre now open for The Prescott – 84 private view residences above North Shore Credit Union's new head office and Lonsdale branch



February 14, 2012 - North Vancouver, B.C. – North Shore Credit Union (NSCU) and Wesgroup Properties, along with Mayor Darrell Mussatto, broke ground earlier today on a new mixed-use development at 13th Street and Lonsdale Avenue in North Vancouver.

The project was approved by the City of North Vancouver Council in October 2011 and paves the way for North Shore Credit Union's much anticipated new head office and Lonsdale branch along with "The Prescott" – 84 unique view residences within the 12-story concrete tower.

For North Shore Credit Union, the new development ensures its headquarters remains in the City of North Vancouver and will incorporate a new 60,000 square foot head office and flagship North Vancouver branch.

“North Shore Credit Union was founded in the City of North Vancouver more than 70 years ago, so as we looked to build our new home, it was important to stay true to our North Shore roots,” said Chris Catliff, President and CEO, North Shore Credit Union. “We’re excited to see the project move into the construction phase and look forward to introducing the community to our new head office and “financial spa” Lonsdale branch that will provide a sophisticated experience for our clients while animating the Lonsdale corridor.”

Reflecting NSCU’s and Wesgroup’s demonstrated leadership in sustainability, the project will have the highest current residential standards for energy performance in the City of North Vancouver, exceeding ASHRAE 90.1 (2007) by more than 20%.

“This project’s unique attributes will set a new standard for North Shore architecture and public realm design,” said Gino Nonni, President of Wesgroup Properties. “The ability to live and work in a vibrant city centre, with the opportunity to reside above a financial organization such as North Shore Credit Union is rare and unique. The Prescott residences have been designed to showcase the unparalleled views, designed to complement the unique vision from architect Walter Francl.”

Evoking authentic, signature North Shore heritage, the name references Sewell Prescott Moody, a pioneer North Vancouver lumberman who laid the economic foundation for today’s City.

Expansive terraces and decks overlook 360 degree panoramas, with south and west facing homes showcasing dramatic water views that sweep from Mt. Baker to the Gulf Islands. All homes have been consciously shaped to maximize the abundance of natural light.

With a wide variety of floor plans and unit sizes, The Prescott offers both first time buyers, and longtime homeowners wishing to downsize, a new home to meet their needs. In particular, the SkyView Terrace homes will appeal to those looking to combine stunning views and sprawling outdoor terrace spaces, with the security and luxury of high-rise living.

Residents from across the North Shore are invited to see all of the details at the Grand Opening Celebration Weekend this Saturday and Sunday from Noon to 5 PM at the Pre-view Centre located at 101-1133 Lonsdale Avenue in North Vancouver.

The project is anticipated to be completed in 2014. For more information on the project – including high-resolution images, and full specifications and features – visit www.theprescott.ca.

About North Shore Credit Union



With 12 branches in communities from Burnaby and Vancouver, across the North Shore, and extending to Whistler, Squamish and Pemberton, North Shore Credit Union provides expert advice on banking, loans, investments and insurance. North Shore Credit Union has \$2.5 billion in assets under administration, over 300 employees and 40,000 members. NSCU is designated a Caring Company by the Canadian Centre for Philanthropy and is a proud member of Canada's IMAGINE program. The Credit Union has been named "50 Best Small and Medium Employers in Canada" by AON Hewitt and "Canada's 10 Most Admired Corporate Cultures™" in Western Canada by Waterstone Human Capital. NSCU has also been honoured numerous times as one of the most technologically innovative financial institutions in North America. www.nscu.com

About Wesgroup Properties

Wesgroup Properties is a family-owned real estate company based in Vancouver that has been acquiring, developing and managing real estate for more than 50 years, specializing in the development of sustainable, mixed-use spaces. One of Western Canada's largest private real estate companies Wesgroup provides complete, end-to-end real estate services, acquiring, developing and managing health, retail, commercial, industrial and residential properties for the long term. www.wesgroup.ca

About The Prescott

The Prescott is a landmark, high-rise residential concrete tower, perched above the new head office and Lonsdale branch of North Shore Credit Union, on the rise at 13th Street and Lonsdale Avenue in North Vancouver. Featuring 84 view residences with dramatic views spanning from Mount Baker to the Gulf Islands and beyond, The Prescott has been consciously shaped, intelligently positioned and designed with purpose by renowned architect Walter Francl. Now selling, The Prescott Pre-View Centre is located at #101 – 1133 Lonsdale Avenue, North Vancouver. 604-969-3333. www.theprescott.ca

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NSCU and Wesgroup break ground on new mixed-use project / 4

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Virginia Bird
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vbird@pottingerandassociates.com



The Prescott Condos

www.theprescott.ca

By [Wesgroup Properties](#)

1250 Lonsdale Ave. [North Vancouver](#) from the mid \$200,000's

The Prescott Condos is a new condo project by [Wesgroup Properties](#) currently under construction at 1250 Lonsdale Ave. in [North Vancouver](#). The project is scheduled for completion in 2014. Available condos start in the mid \$200,000's. The project has a total of 84 units.



DEVELOPMENT NAME The Prescott Condos

DEVELOPER(S) [Wesgroup Properties](#)

PROJECT TYPE Condominium

ADDRESS 1250 Lonsdale Ave.

NEIGHBOURHOOD/CITY North Vancouver



STATE/PROVINCE British Columbia
PROJECT WEBSITE www.theprescott.ca
EMAIL live@theprescott.ca
SALES CENTRE PHONE # 604-969-3333
CONSTRUCTION STATUS Construction
ESTIMATED COMPLETION Winter/Spring 2014
SELLING STATUS Selling
TOTAL NUMBER OF UNITS 84 units
NUMBER OF STOREYS 12 storeys
ARCHITECT(S) Walter Francl
INTERIOR DESIGNER(S) InSight Design Group

PROJECT SUMMARY

From The Prescott Condos:

With residences siting atop the new flagship head office for North Shore Credit Union, The Prescott is one of the most unique and anticipated residences to come to North Vancouver.

Our location on the rise at 13th and Lonsdale allows for panoramic views - 80% of homes look out to the water.

All homes feature spacious balconies and a select few SkyView Terrace suites open to oversized, private garden patios.

With contemporary architecture, concrete construction and a city centre location, this is the best of North Shore living.

Selling junior 1 bedrooms to 2 bedrooms plus dens

PRICES(AVAILABLE UNITS) From the mid \$200,000's



VIP REGISTER > The Prescott North Vancouver View Residences at 13th & Lonsdale (North Shore Credit Union Headquarters) > 84 Affordable North Shore Prescott Condos Available from Mid \$200,000s in Central Lonsdale Neighbourhood



The Prescott North Vancouver Homes

Wesgroup presents the new North Vancouver Prescott Condo Homes located in the desirable Central Lonsdale neighbourhood. Signature North Shore condo living is now here with contemporary architecture, concrete construction and upscale finishes in this highly sought after Central Lonsdale North Vancouver real estate location at 13th and Lonsdale Avenue. Home to the new North Shore Credit Union, the stunning Prescott North Vancouver condo tower is a twelve storey mid-rise condominium building will stand tall and will provide homebuyers an affordable opportunity to live in the city centre. The North Vancouver Prescott homes will feature oversized balconies and stunning water and city views. In fact, approximately 80% of the residences at The Prescott North Vancouver preconstruction condo tower will face directly south and give owners the ultimate panoramic views of both the downtown skyline and the water. Also, the North Van Prescott SkyView Terrace Suites will be the ultimate home as the interior living spaces open onto private, oversized garden patios/terraces (with views). From studios to two bedroom and den floor plans, the 13th & Lonsdale North Vancouver Prescott condos for sale will start from the affordable pricing range in the mid \$200's, making them



some of the best value in the Central Lonsdale corridor. This much anticipated project will be located at the top of a natural slope, providing expansive views for owners in addition to an awesome location. The 84 view residences at The Prescott North Vancouver condos for sale will have functional and very open concept floorplans that provide lots of in suite storage, laundry and other high-end finishes. Please visit www.theprescott.ca for more details as they are launched by Wesgroup. The Central Lonsdale North Vancouver Prescott Condos by Wesgroup provides limitless opportunities for condo buyers to get into this ground level opportunity in a newly revitalized locale.



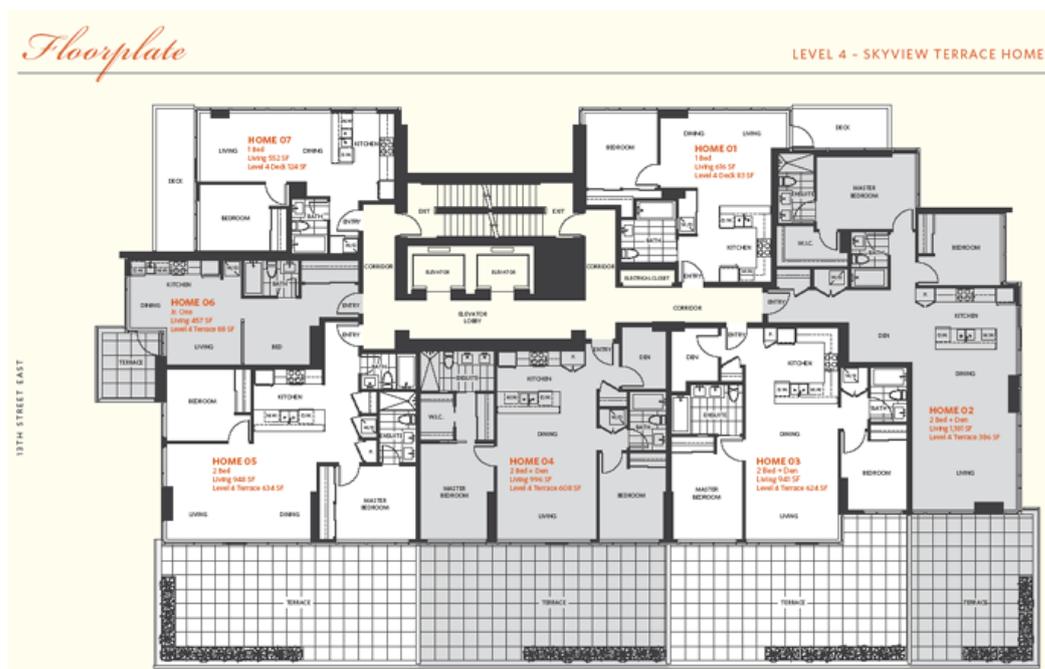
SIGNATURE NORTH SHORE LIVING

The Prescott is one of the most unique and anticipated residences to come to North Vancouver. Our location on the rise at 13th and Lonsdale allows for panoramic views – 80% of homes look out to the water. All homes feature spacious balconies and a select few SkyView Terrace suites open to oversized, private garden patios. With contemporary architecture, concrete construction and a city centre location, this is the best of North Shore living.



The Prescott North Shore - Key Condo Selling Features

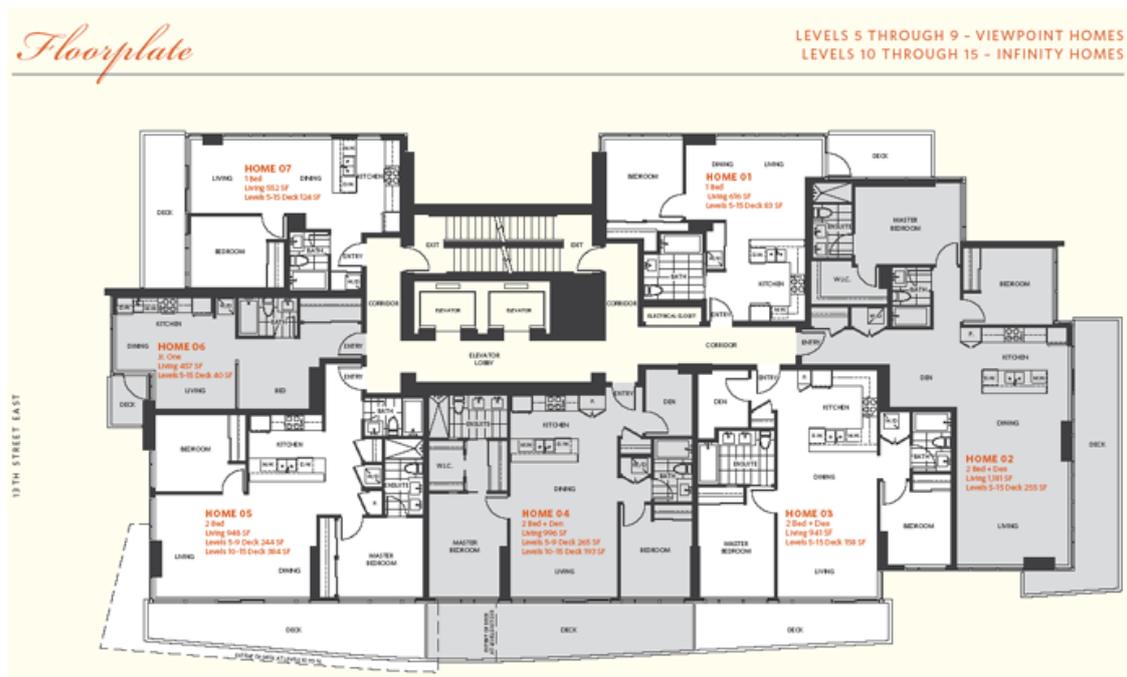
Here are the top five reasons you should consider purchasing your new North Shore home at The Prescott North Vancouver condo tower in Central Lonsdale. Firstly, the building itself is designed for spacious view residences with dramatic, panoramic views that sweep from Mount Baker to the Gulf Islands. Secondly, the new North Vancouver Prescott Condo Tower will feature design excellence - consciously shaped, intelligently positioned and designed with purpose by renowned architect Walter Francl. Thirdly, the new North Shore Prescott North Vancouver condos will have elevated outdoor living experiences - expansive decks and terraces that provide a seamless flow between your indoor and outdoor living spaces. The fourth reason why North Shore condo buyers should consider The Prescott in Central Lonsdale is because the building has the highest residential standards of energy efficiency in the City of North Vancouver real estate district, providing premier performance systems and technology. The fifth reason for buying at The Prescott North Vancouver condos is so that you can live with light and sky - spacious, elegant and tailored residential floorplans that have been designed to maximize natural south facing light and unparalleled views. The development team behind the Central Lonsdale North Vancouver Prescott view residences includes Wesgroup Developers, Walter Francl Architecture and AXIOM Builders.



The Prescott Skyview Terrace Homes

Located on Level 4 of the Central Lonsdale North Vancouver condo tower, The Prescott Skyview Terrace Homes includes a floorplate with 7 spacious residences including the following floor plans:

- > Home 01 Skyview Terrace Prescott Homes > 1 Bed/1 Bath at 616 sf facing east
- > Home 02 at The Prescott North Shore > 2 Bed/2 Bath Layout plus Den at 1,181 sf and 386 sf terrace facing south and west
- > Home 03 Floor Plan > West Facing 941 square foot 2 bedroom plus den layout with 2 bathrooms
- > Home 04 at The North Shore Prescott Condos > 2 bed+den and 2 Baths at 996 sf plus 608 sf terrace facing west
- > Home 05 is a 2 bedroom an 2 bathroom suite facing west with a 634 sf terrace deck
- > Home 06 at The Prescott Skyview Terrace Homes is a junior 1 bedroom suite with 1 bath facing north at 457sf interior and 88 sf outdoor
- > Home 07 on Level 4 is a 1 Bed/1 Bath floor plan with 124 sf deck and 552 sf interior facing north and east



The North Vancouver Prescott Viewpoint Homes and Infinity Homes



The upper level residences will feature more unobstructed south facing views for those looking for this added feature. The Prescott Viewpoint Homes in Central Lonsdale North Vancouver will be the view residences between Levels 5 through 9. The highest level homes are called The Prescott Infinity Homes which represent the infinite panoramic views to the north and south. These North Shore Prescott Infinity Homes are located from Levels 10 through 15 in this fifteen storey high-rise tower in Central Lonsdale. The floor plates from floor five through fifteen accommodate 7 units per level. The units facing directly west (Homes 3, 4 and 5) are all 2 Bedroom or 2 Bed+Den suites between 941 to 996 sqft with larger decks between 244 to 384 square feet. The other large Prescott floor plan is Home 02 which faces south and west and is a two bedroom plus den floorplan at 1,181 square footage with a decent sized deck of 255 sf. The north facing North Vancouver Central Lonsdale condos for the Viewpoint Homes and Prescott Infinity Homes will have great panoramas of the North Shore mountains and they range from 1 bedroom units between 552 to 616 sqft.

Straight from the email desk at the North Shore Prescott Condos in North Van

The Prescott Condos are located in the desirable and exciting Central Lonsdale Neighbourhood in the City of North Vancouver real estate market on the corner of Lonsdale Avenue and 13th Street. The virtues of this walkable location are plentiful for condominium owners at the North Vancouver Prescott Condo tower - proximity to work, play, services, shopping, public transit, restaurants, malls, grocery shopping and parks. The Prescott North Vancouver preconstruction condos for sale consists of 84 view residences in 12-storey concrete building, above the future new head office and Lonsdale branch of the North Shore Credit Union. In terms of its location, you won't find a more convenient place to live. Just within a 10 block radius, the Prescott North Vancouver preconstruction condos will be within walking distance to numerous retail stores, services, banks, schools, recreational/community centres, coffee shops, gas stations, and restaurants. Not only that, the Central Lonsdale North Vancouver Prescott Condos in the North Shore area will be a couple minutes away from the Lower Lonsdale area where you can jump on the seabus to downtown Vancouver. There are numerous parks and green spaces nearby as well as the three local North Shore mountains. The Prescott North Vancouver preconstruction condos for sale will also provide outstanding views as most of the homes face directly south, giving you panoramas and lots of natural light throughout the year. The new North Shore home you've



been waiting for is now here at The Prescott by Wesgroup. The project site is on the south east corner of 13th & Lonsdale Avenue North Van.



Please note that the “13th and Lonsdale” North Shore Credit Union project proposal is now being marketed as The Prescott North Vancouver Central Lonsdale condos for sale. The view residences will share the same project site as the North Shore Credit Union Main Headquarters and will feature many new community amenities including an art installation at the front entry. The Prescott North Shore Credit Union project will feature art from local artists and add more culture, entertainment and arts into the area, which is just fabulous. Please click on the link below for a video on the North Shore Credit Union/The Prescott art installation project going forward.

North Van Central Lonsdale Condo Living

The 13th and Lonsdale North Van real estate development is now called The Prescott by Wesgroup. This boutique Central Lonsdale North Van condo project is an artfully designed, mixed use building that will be comprised



of a 12 storey concrete residential condominium tower with 84 view residences plus the new head office for the North Shore Credit Union. The Prescott North Van condos are inspired by Sewell Prescott Moody, the man who engineered, envisioned and inspired the community of Central Lonsdale North Vancouver. The 13th and Lonsdale North Van Prescott condos are now open for viewings and presales. Please register today.

Once in a while an opportunity presents itself that is so special and rare, that it rises above all others, and beckons you to investigate further. The Prescott North Vancouver condos is one such opportunity. Located within the vibrant community of Central Lonsdale, in the City of North Vancouver at 13th Street and Lonsdale, The Prescott condo's statuesque, 15-storey design takes full advantage of its prominent location, upon the perch of Lonsdale - opening out to far reaching views from Mount Baker, to downtown Vancouver, and West to the Gulf Islands.

A few features unique to The Prescott North Vancouver condos for sale:

Dramatic Views - Over 80% of the North Vancouver Prescott view residences will have spectacular panoramic southern or western water and city views.

True Excellence in Design - consciously shaped, intelligently positioned and designed with purpose by renowned architect Walter Francl and developer Wesgroup Properties. Combined with the head office and flagship branch of the North Shore Credit Union, The Prescott North Vancouver condo tower will be a landmark Central Lonsdale condominium building for years to come.

Elevated Outdoor Living Experiences - expansive decks and terraces grace every North Vancouver Prescott condo floor plan and provide a seamless flow between indoor and outdoor living. Two bedroom decks range from 158 square feet to impressive 634 square feet SkyView Terraces.

Highest Residential Standards of Energy Efficiency in the City of North Vancouver real estate market - providing premier performance systems and technology.

Live with Light and Sky - Spacious, elegant and tailored residential floorplans at The Prescott Condos in North Vancouver Central Lonsdale real estate market that have been designed to maximize natural light and unparalleled views.

Exceptional Value - Pre-construction North Vancouver Prescott condo prices will start in the mid \$200's for Jr. Ones, Low \$300's for One



Bedrooms, Mid \$500' s for Two Bedrooms and High \$500' s for Two Bedroom and Den Suites.

The Prescott North Shore Condo Pre-View Centre, located at #101 - 1133 Lonsdale Avenue, will be open for private appointments commencing November 15, 2011. With only 84 homes available, and a very high level of interest so far, the opportunity to purchase at The Prescott North Vancouver condos for sale is limited.

Come see for yourself why The Prescott North Vancouver has been so very popular with North Shore buyers

We' ve only recently opened The Prescott North Vancouver Condo Pre-View Centre and already the building is selling extremely well. Our wonderful new owners include longtime North Vancouver residents excited to call The Prescott North Shore their new home, younger move up and first time buyers, as well as parents purchasing future homes for their children. The Prescott North Vancouver condos has quickly become the new home community that friends refer friends to buy! The sales centre is offering Pre-Grand Opening Pricing until our last open day before the Christmas Break on December 19th. Please come see us soon, as prices and suite availability will not last long.

Five Key Reasons Why The North Shore Loves The Prescott North Van:

- > A desired and convenient location at 13th and Lonsdale in Central Lonsdale North Shore
- > Amazing Views from Mt. Baker to Lions Gate Bridge from most Prescott North Van Condos
- > Massive Decks - averaging 150 square feet
- > Sustainable construction and design at The Prescott
- > Boutique style residence with only 84 homes
- > Concrete and steel construction to maximize quality of lifestyle and investment

The North Vancouver Prescott Prices Starts from:

- > Junior One Bedroom, 457 sf, from \$248,900
 - > One Bedroom, 552 - 616 sf, from \$304,900
 - > Two Bedroom, 948 sf, from \$567,900
 - > Two Bedroom plus Den, 941 - 1181 sf, from \$581,900
- *Prices are subject to applicable GST / HST

