

# CAMBIE GARDENS

## VANCOUVER

Introducing a new standard of living on Vancouver's Westside. Cambie Gardens encompasses a flawless harmony of stunning new homes, green space, and urban connectivity in one masterplanned community. Welcome to life in the new heart of the city.

COMMUNITY



## Convenience and Beauty, Masterfully Balanced

Imagine a complete community, with urban conveniences at your doorstep. Stroll through the park with your dog, read a book under a leafy trellis or shop at a variety of local retailers — all without leaving your neighbourhood.



Community



BCCONDOS.NET



Located between Cambie and Heather Streets from West 57th to West 59th Avenues, Cambie Gardens offers a truly idyllic setting. Its gently terraced landscape has been crafted into a unified neighbourhood full of public and private spaces. Experience urban boulevards alive with energy, quiet tree-lined streets, as well as countless pathways for bikes and pedestrians.



With welcoming central plazas, strolling pathways, open green spaces, and a charming mix of retailers, Cambie Gardens has everything you need, right at home.



#### SHOPS & COURTYARDS

Picture lushly landscaped avenues dotted with charming cafes, friendly shops and professional services. At the heart of Cambie Gardens is the community's central plaza, where neighbours and friends can come together to socialize, relax, or enjoy public events, like local farmer's markets.



## URBAN FARM

Designed not only to grow food, but also as a place to learn, Cambie Gardens' unique urban farm unites neighbours in the spirit of health and wellness. Alongside the farm, communal garden plots and a range of edible landscaping further connect you to the land and provide cherished places to enjoy the community's outdoor spaces.



## CENTRAL PARK

Stroll down one of many pedestrian-friendly thoroughfares to arrive at the spectacular 2.5-acre city park. Set in the centre of Cambie Gardens, this green space offers the ideal place to picnic, walk your dog, or simply appreciate the natural beauty surrounding you.





## Location

OVERVIEW

Vancouver's Westside has the distinction of being a celebrated and central neighbourhood. Its established schools, parks, shopping centres, and friendly disposition have been attracting residents and visitors for decades.

RECREATION & ACTIVITIES

Cambie Gardens is steps from endless recreation opportunities, including the popular Langara Trail. With tennis courts and a playground along the way, the tree-lined walkway is perfect for jogging or taking in scenic views of the golf course's meandering fairways, and the surrounding neighbourhood.



### LANGARA GOLF COURSE

Opened in 1926, Langara Golf Course is one of Vancouver's original sporting gems and the first golf club opened to the public in British Columbia. This majestic Par 71 course challenges golfers of all abilities with its lush, contoured fairways.



### OAKRIDGE MALL

Long considered Vancouver's most upscale shopping destination, Oakridge is the city's focal point for all things fashionable. Crate & Barrel, Apple, Hugo Boss, Harry Rosen, and Tiffany & Co. are just a sampling of high-end retailers walkably close to Cambie Gardens.

### CANADA LINE

The entire Vancouver region is at your fingertips. Walk a few minutes north or south on Cambie Street to access a SkyTrain station along the Canada Line. Travel to the glistening Vancouver waterfront or the International Airport, without ever changing trains.





## Amenities

OVERVIEW

Cambie Gardens features two exclusive levels of stunning amenity spaces, designed to cultivate your mind, body and soul. Relax poolside with friends, or take to the sauna and steam room to soothe away the day. Feel invigorated after a workout in the unrivaled fitness centre, or spend star-filled evenings on one of three outdoor terraces.

AMENITIES

Whether you're looking to host a poker night with friends or practice your violin, Cambie Gardens has something for everyone.



### FITNESS FACILITIES

Cambie Gardens boasts an unrivaled, professionally equipped Fitness Centre suited for newcomers to elites alike. Cue up your best playlist and run on state-of-the-art treadmills, work up a sweat on the ellipticals, or improve your strength with free weights. The spacious gym also features ample room for stretching and mat work, as well as large change rooms with showers.



Take your practice to the next level in one of the sleek private studios, ideal for practicing yoga and barre routines, or stretching in privacy at your own pace.



### SOCIAL LOUNGES

Cambie Gardens offers the perfect spaces to gather, indoors or out. Sip cocktails in the sophisticated lounge, or host friends in the private dining room, complete with a professional catering kitchen. Continue the celebration on an elevated outdoor terrace where barbecue areas, fire pits, and dining tables await.



### WELLNESS SPACES

Choose from the many ways to enhance your well-being. Arrange for an in-home massage or physio practitioner to visit one of three treatment rooms, then unwind in the therapeutic sauna, steam room or hydrotherapy pool.





Design

OVERVIEW

The vision behind Cambie Gardens emphasizes purposefully sculpted buildings, a friendly pedestrian realm, and accessibility to community amenities, including the central city park.

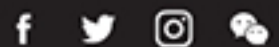
ARCHITECTURE



CONTEMPORARY DESIGN

The residences at Cambie Gardens represent timeless design and expert craftsmanship. LEED Gold concrete construction not only allows for sustainable building practices, but also unique architectural distinction.

PRESENTATION CENTRE  
COMING SOON



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CAMBIE LANGARA HEATHER

INTERIOR



CAMBIE LANGARA HEATHER

INTERIOR



## LUXURIOUS BATHROOMS

Modern bathrooms offer polished marble countertops and a rich natural stone surround. The floating vanity is softly illuminated by a custom mirror with integrated lighting, and even your floor temperature is customizable with the integrated NuHeat system, ensuring you have warm toes in any season.



CAMBIE

LANGARA

HEATHER



CAMBIE

LANGARA

HEATHER





CAMBIE

LANGARA

HEATHER

FEATURES + FINISHES

Every detail has been carefully considered at Cambie Gardens, pairing inspired design and premier perks within a single coveted location.

#### WELCOME HOME

EUROPEAN-INSPIRED KITCHENS

REFINED FINISHES

SPA-LIKE BATHROOMS

SAFETY & SECURITY

#### WELCOME HOME

- An enviable address on Vancouver's distinguished Westside.
- Come home to modern and sophisticated residences, designed by award-winning IBI Architects
- Energy-efficient certified LEED Gold building
- Solid reinforced concrete construction provides superior durability, ease of maintenance, and quiet living
- Open-air, oversized balconies with elegant wood grain finish porcelain tiled decks in all homes, seamlessly connecting indoor and outdoor living
- Year-round comfort with in-suite controlled energy-efficient Forced Air conditioning, heating and ventilation system
- Wireless LCD smart thermostats control your home's temperature from anywhere
- 24-hour concierge service, catering to your daily needs
- Double-glazed, Low-E windows with thermal and acoustic engineering, designed to reduce noise transfer while increasing UV protection and insulation
- Comprehensive 2-5-10 National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage and 10-year structural coverage



WELCOME HOME
<b>EUROPEAN-INSPIRED KITCHENS</b>
REFINED FINISHES
SPA-LIKE BATHROOMS
SAFETY & SECURITY

**EUROPEAN-INSPIRED KITCHENS**

- Premium integrated and paneled appliance package:
- Sub-Zero 30" fridge and dual freezer drawers with soft-close mechanisms, automatic icemaker, water dispenser, and built-in antimicrobial air purification system
- Wolf 30" gas cooktop with four dual-stacked burners
- Concealed Wolf hood liner
- Wolf 30" dual convection wall oven with touch control panel, and 30" drop down door microwave, built seamlessly into cabinetry
- Asko 24" full-size dishwasher with 9 wash cycles
- Sub-Zero dual zone under-counter wine fridge with 46 (750ml) bottle capacity
- Elegant polished marble or brushed quartz natural stone countertops with matching over-height backsplash
- Feature islands boast breakfast bar overhang with mitered waterfall gables, or counter-height bar seating perfect for casual dining and entertaining
- Dornbracht polished chrome faucet with separate extractable hand spray
- Single or double-basin stainless steel undermount sink (refer to plan) features garburator with countertop push button control , allowing for easy food preparation
- European-inspired custom flat panel cabinets, featuring integrated finger pulls on doors and drawers for a sleek, flush finish
- All doors and drawers include premium soft-close mechanism; drawers offer premium drawer slides, with motion sensor LED light to illuminate your upper drawers, and nested internal organizers in select upper drawers.
- Cambie (Scheme A): textured rift cut oak laminate (textured wood upper, and white satin painted lower cabinets and appliance wall)
- Langara (Scheme B): textured quarter cut walnut laminate (textured wood upper, and white satin painted lower cabinets and appliance wall)
- Heather (Scheme C): soft grey, satin painted (all cabinets)
- Built-in pantries with convenient pull-outs to maximize hard to reach corners for flexible storage options and to keep kitchens organized (in most homes)
- Under-counter functional internal sliding drawers ensure that no space is wasted
- Plug-in USB outlet for effortless charging of your smartphone or other electronic devices
- Under-cabinet LED recessed lighting to illuminate workspace

**SAFETY & SECURITY**

- Electronic key-fob controlled access at main building entry points
- Controlled underground parkade with secured entry gates and ample lighting
- All homes prewired for in-suite security systems
- Solid core suite entry door with Mortise lock set and peephole
- State-of-the-art fire protection including sprinklers and smoke detectors in every suite

WELCOME HOME
EUROPEAN-INSPIRED KITCHENS
REFINED FINISHES
SPA-LIKE BATHROOMS
<b>SAFETY &amp; SECURITY</b>



WELCOME HOME
EUROPEAN-INSPIRED KITCHENS
<b>REFINED FINISHES</b>
SPA-LIKE BATHROOMS
SAFETY & SECURITY

## REFINED FINISHES

- Choose from 3 warm and sophisticated designer colour schemes to personalize your home: Cambie, Heather, or Langara
- Premium wide plank, engineered oak hardwood flooring with resilient brushed finish extends elegant continuity throughout entry, kitchen, living, and dining areas
- 100% wool-berber carpeting with cushioning underpad throughout bedrooms and closets
- Closets outfitted with built-in closet organizers, with optional upgrade to customized woodgrain finish
- Maytag full-size high-efficiency front-loading stacking or side-by-side washer and dry (refer to plan), with 12" x 24" porcelain tile flooring in laundry closet and laundry rooms
- Motorized roller shades with 95% UV blockage in kitchen, living, dining, family, and dens/flex/office spaces
- Manually operated roller shades with 99% UV blockage in all bedrooms for added privacy
- Flat-painted ceilings with recessed pot lighting in entry, kitchen, bathrooms and corridors
- Contemporary flat profile painted baseboards and door casings
- Over-height 9' flat-painted ceilings throughout living spaces in most homes create a grand and open feeling
- 7' oversize painted solid core interior doors with premium satin nickel door hardware
- Automated lighting in living areas complemented with built-in speakers with sound control in kitchen, to reflect your daily mood

WELCOME HOME
EUROPEAN-INSPIRED KITCHENS
REFINED FINISHES
<b>SPA-LIKE BATHROOMS</b>
SAFETY & SECURITY

## SPA-LIKE BATHROOMS

- Generously sized floating vanity features painted wood cabinets, integrated finger pulls with soft-close mechanism, polished marble stone slab countertops with 4" mitered apron fronts, 10" backsplash, and under-mount wash basins with motion-controlled under-cabinet LED lighting to elevate the spa experience
- Oversized mirrors with integrated LED lighting
- Master ensembles or primary bathrooms showcase 24" x 24" polished marble or honed limestone tile floor and walls with matching 2" x 6" shower floor tile (refer to scheme)
- 12" x 24" porcelain tile on second bathroom floors with matching 24" x 48" wall tile and 2" x 2" shower floor tile in secondary bathrooms
- Brushed nickel widespread vanity faucets in master or primary bathrooms, and single lever vanity faucets in secondary bathrooms
- Water-conscious low flow dual-flush elongated toilet with soft-close seat
- NuHeat electric floor heating system with LCD signature touchscreen and wireless control in all bathrooms
- Freestanding soaker tub with brushed nickel floor mounted tub filler and hand shower, for ultimate relaxation (refer to plan)
- Oversized walk-in showers encased in frameless glass and floor-to-ceiling marble tile feature marble mosaic tile floors with tile drain and niche for convenient storage, as well as brushed nickel single-lever pressure-balanced control, rain shower head, and hand shower on slide bar

