





Endless Urban Convenience

# Tomorrow's Downtown

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## Vision

A vibrant new, modern community in Richmond's new downtown.

## Intention

Elevated residences complemented by a curated collection of unparalleled amenities.

## Trust

A strong local development partnership, each with over 40 years of experience.











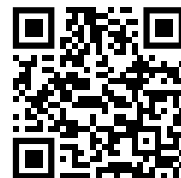
## Vision

Invest in tomorrow at Luxe Lansdowne. Located at No. 3 Road and Lansdowne, in the middle of the new downtown Richmond, you'll be at the heart of it all — a vibrant and flourishing modern community with unlimited possibility. With the Lansdowne SkyTrain Station at your doorstep and the future redeveloped Lansdowne Centre across the street, everything is within reach. The next chapter of your life starts here.

## Your Future Begins in the New Downtown.



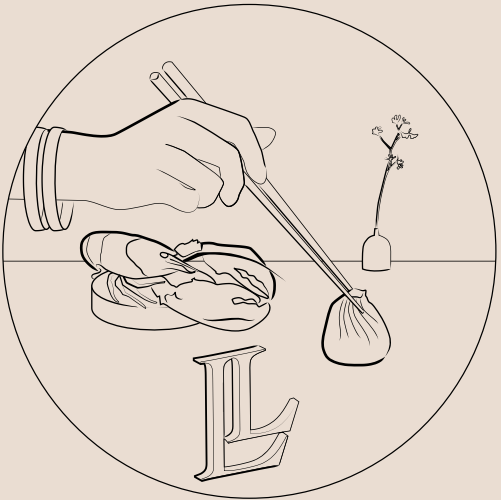
Discover  
Richmond's  
new downtown,  
scan here to  
watch the video.



Vision

- 1 Wilson School of Design
- 2 Kwantlen Polytechnic University
- 3 Richmond Olympic Oval
- 4 Dinesty Dumpling House
- 5 HaiDiLao Hot Pot
- 6 Origo Club

A New Way  
of Life



Elevated Cuisine

You'll have immediate access to some of the most coveted restaurants in the area, with upscale options and guilty pleasures alike. The cosmopolitan nature of the area provides an endless array of mouth-watering culinary adventures.





## The Future of Lansdowne

10,000

NEW RESIDENTS

688,000sf

OF NEW COMMERCIAL  
AND RETAIL SPACE

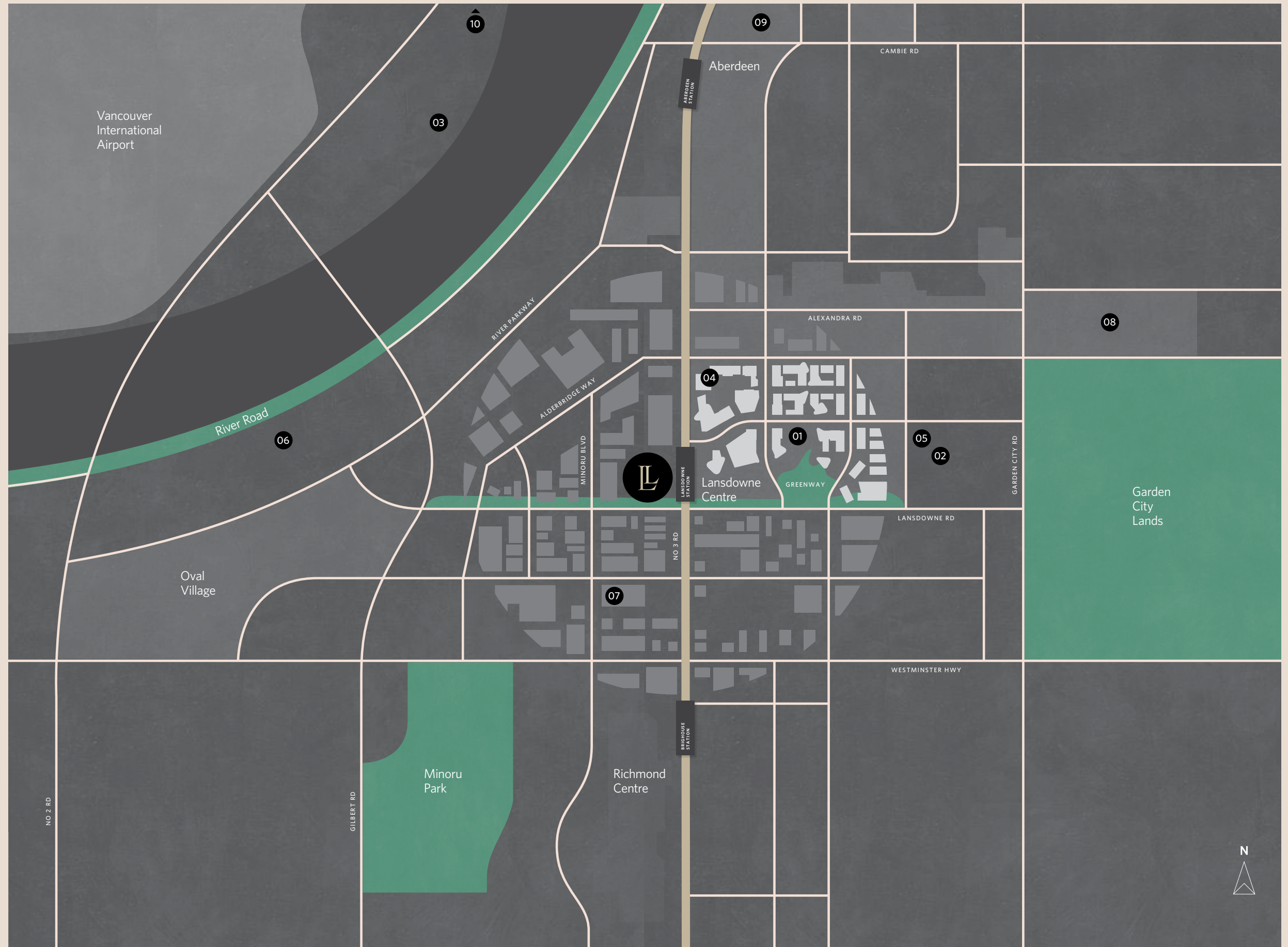
10 acres

OF NEW PUBLIC PARKS  
AND GREENSPACE

4000ft

LONG PEDESTRIAN  
GREENWAY

- 01 Lansdowne Centre
- 02 Kwantlen Polytechnic  
University Richmond Campus
- 03 British Columbia Institute  
of Technology — Aerospace  
Technology Campus
- 04 Trinity Western University  
Richmond Campus
- 05 Wilson School of Design
- 06 Richmond Olympic Oval
- 07 City Centre Community Centre
- 08 Central at Garden City
- 09 Aberdeen Centre
- 10 McArthurGlen Designer  
Outlet Vancouver









## Intention

Contemporary architecture by one of British Columbia's most respected architectural practices, MCM Architects. Light and dark wall panels on the exterior of the towers produce a captivating expression, with large outdoor living spaces for all units. The continuous balconies are rotated on alternating floors, which work to create a strongly defined skyline silhouette.

ARCHITECTURE

## Thoughtful Design. Iconic Structure.

### A Striking Perspective

This unique, offset balcony design maximizes outdoor square footage and sunlight. It also provides exceptional skyline views.







AMENITIES



Intention

# World-Class Wellness and Entertainment Amenities

- 01 Outdoor Dining Lounge
- 02 Music Room with Piano
- 03 Karaoke & Games Room
- 04 Chef's Kitchen & Private Dining Room
- 05 Social Lounge
- 06 Coworking Lounge with Private Zoom Rooms
- 07 Entertainment Lounge with TV & Games Tables
- 08 Fitness Centre with Spin Studio & Personal Saunas
- 09 Fireside Terrace
- 10 Outdoor Pool & Cabanas
- 11 Garden Terrace
- 12 Private Dog Run
- 13 Children's Play Area
- 14 Outdoor Lounges & BBQ Area







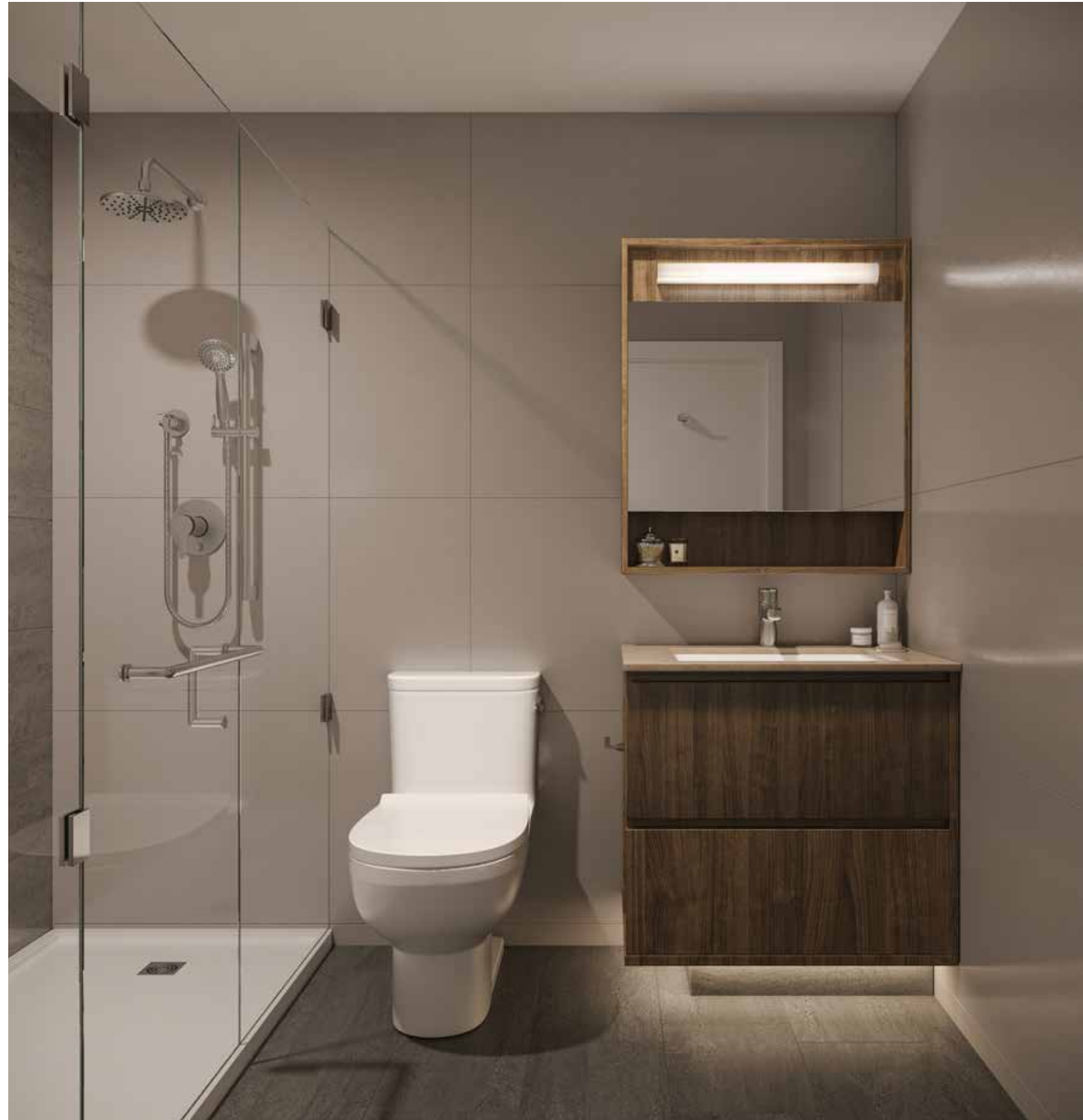


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## Intention

Our homes evoke a heightened sense of intimacy. Forward-thinking design by renowned Vancouver-based BYU Design provides a stunning foundation of highly liveable layouts punctuated by thoughtful design details.

## Contemporary Design Meets Timeless Sophistication.







# Level 5-13

## 08 Plan B2 2 Bedroom

Indoor 777 SF  
Outdoor 344-386 SF  
Total 1,121-1,163 SF

## 07 Plan A3 1 Bedroom

Indoor 515-516 SF  
Outdoor 104-144 SF  
Total 619-660 SF

## 06 Plan A1 1 Bedroom

Indoor 498 SF  
Outdoor 124-131 SF  
Total 622-629 SF

## 05 Plan B1 2 Bedroom

Indoor 687 SF  
Outdoor 156-201 SF  
Total 843-888 SF

## 03 Plan B3 2 Bedroom

Indoor 811-813 SF  
Outdoor 344-386 SF  
Total 1,155-1,199 SF

## 09 Plan B2 2 Bedroom

Indoor 777 SF  
Outdoor 344-386 SF  
Total 1,121-1,163 SF

## 10 Plan A3 1 Bedroom

Indoor 515-516 SF  
Outdoor 104-144 SF  
Total 619-660 SF

## 11 Plan A2 1 Bedroom

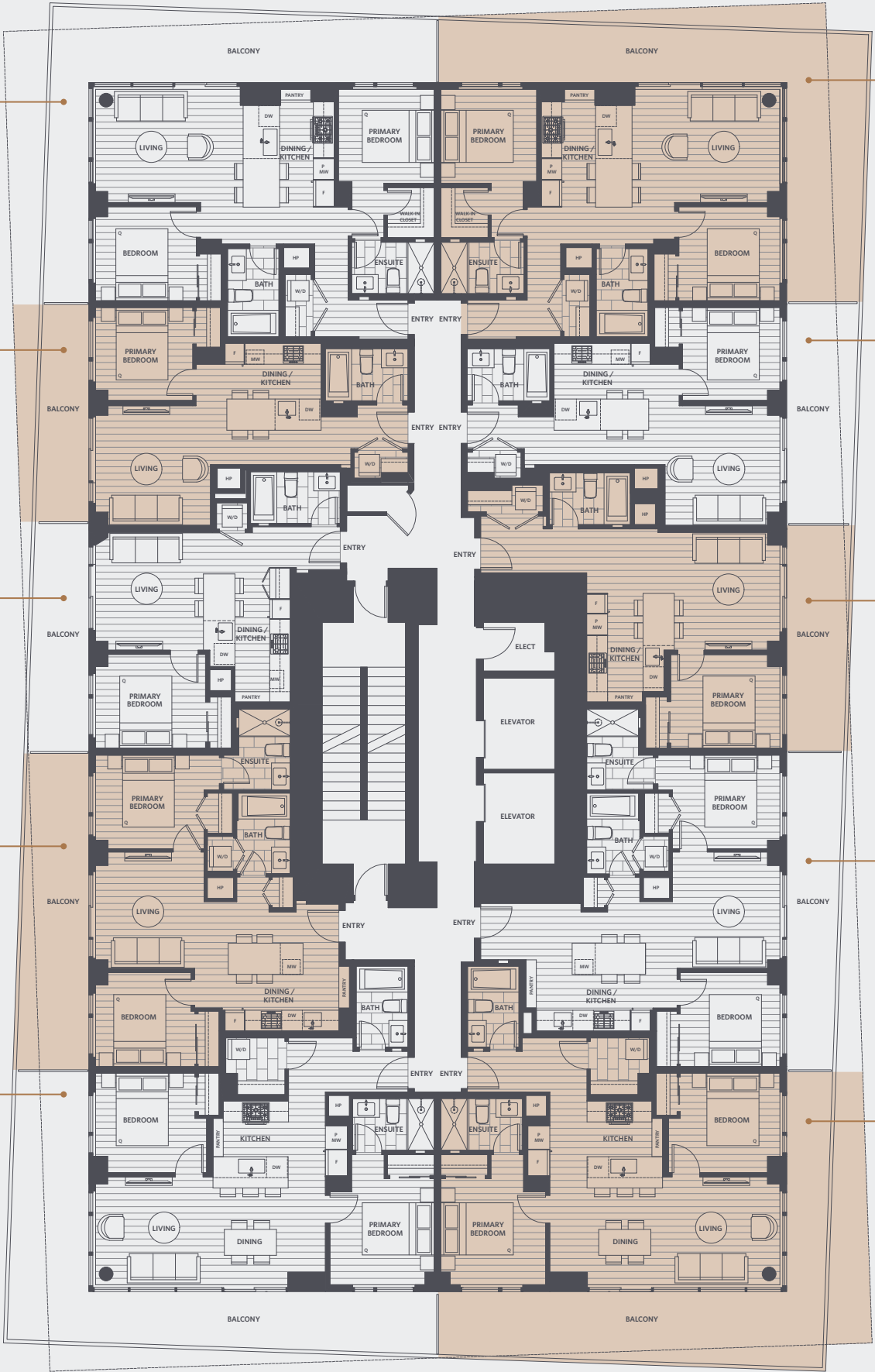
Indoor 550 SF  
Outdoor 126-131 SF  
Total 676-681 SF

## 01 Plan B4 2 Bedroom

Indoor 719 SF  
Outdoor 156-201 SF  
Total 875-920 SF

## 02 Plan B3 2 Bedroom

Indoor 811-813 SF  
Outdoor 344-386 SF  
Total 1,155-1,199 SF



The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown. Balcony/patio sizes vary floor to floor. Interior square footage and room sizes are based on preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E. & O.E.



# Features & Finishes

## Luxurious Urban Living

- 363 intelligently designed 1, 2 & 3 bedroom homes brought to you by two award-winning developers, Townline and Canderel
- Contemporary architecture by one of British Columbia's most respected architectural practices, MCM Architects
- Thoughtful, curated interior design by BYU Design
- Landscape design by established Vancouver firm, Durante Kreuk
- Liveable floorplans, timeless interiors & oversized outdoor living spaces
- Two elevators per building for smooth & rapid access to your home
- Signature, overheight lobbies designed for socializing, with fireplace lounges & ample seating
- Endless urban convenience with Lansdowne Skytrain station at your doorstep & the future redeveloped Lansdowne Centre across the street

## Resort-Style Amenities

- Over 8,000sf of indoor amenities & over 31,000sf of outdoor amenities including:
- Lifestyle Amenities
  - Full-service concierge receives deliveries & provides on-site security
  - Fresh room dry & cold storage ideal for grocery & floral deliveries
  - Electronic parcel delivery room ensures your packages get to you safely
- Boost productivity in the modern business centre, which includes coworking lounge with private Zoom rooms

## Health & Wellness Amenities

- A two-lane, resort-style outdoor lap pool and lounge-ready poolside cabanas provide an oasis at home
- Relax & revitalize with two infrared personal saunas
- Enhance your body & mind at the fitness centre with state-of-the-art equipment & designated spin studio
- Secure bicycle storage with bike lounge & workshop
- Outdoor meditation & yoga flex areas for your wellness needs

## Social Amenities

- Cook meals in the deluxe gourmet chef's kitchen & delight guests in the private dining room
- Enjoy the entertainment lounge — from shuffleboard & billiards, to watching the biggest games on multiple flatscreen TVs
- Host friends and family in the karaoke & games room
- Fine-tune your skills in the music room with piano
- Multiple outdoor lounges with BBQs, dining tables & fire pits provide a space to entertain
- Children's play area provides endless entertainment for your family
- Those with pets can enjoy the convenience of a private dog run & covered dog wash area

## Designer Interiors

- A choice between two luxurious & timeless colour palettes - light and dark
- Wide-plank laminate flooring throughout
- Air conditioning and programmable smart thermostats for optimal temperature control
- All main living areas feature overheight, smooth painted ceilings
- Contemporary roller blinds on all windows give you control over natural light and UV protection
- Built-in entry niche gives you everything you need in one space — key & mail storage, USB chargers & more right at your front door
- Front-loading, energy-efficient Samsung washer and ventless dryer
- Deep, spacious balconies designed for entertaining

## Contemporary Kitchens

- Full-height cabinetry with under-cabinet LED lighting
- Intelligent design gives you an abundance of storage shelving & drawer space
- Quartz countertops with waterfall edge & matching full-height backsplash give a polished look & finish
- Kitchen islands in select homes include integrated dining with seating for 4 people
- Premium Bosch integrated and stainless-steel appliance package with Panasonic microwave
- Integration of the Bosch refrigerator into the cabinetry for a seamless finish
- Axor pull-down faucet in polished chrome with quick-release magnetic hand spray complements a stainless-steel under-mount sink
- Convenient in-cabinet recycling & storage bins in select homes
- Recessed LED pot lights in ceilings provide ample light for food prep & cooking
- Soft-close cabinet doors & drawers eliminate noise

## Spa-Inspired Bathrooms

- All bathrooms feature:
  - Floating vanity with a recessed base & soft-close cabinetry
  - Solid quartz countertops
  - Modern under-mount sink with sleek single-handle, polished chrome faucet
  - Full-height, large-format tile extending from the floors to the walls
  - Mirrored medicine cabinets for additional storage
  - LED under-cabinet lighting offers nighttime visibility
- Ensuite or Main Bathrooms Feature:
  - Elegant, frameless glass shower with rain shower head, or an indulgent soaker tub with glass bath shield
  - Convenient, recessed shower & tub niche provide thoughtful storage

## First Class Security & Technology

- USB charging ports in kitchen & entry niche
- Lobby entrance phone with security camera for TV visitor screening
- Secure key-fob entry system gives access to the elevators, building lobby, common areas, underground parkade & suite-specific floors.
- Fully secured underground parking with well-lit common areas & pedestrian walkways provide an extra sense of safety
- Motion sensors on parkade lights are energy & cost-efficient
- Spacious, individual out-of-suite storage available
- Complimentary TELUS Optik TV & Internet for 1 year
- Security cameras in prime locations

## Peace of Mind

- Comprehensive warranty protection by Travelers Guarantee Company of Canada:
  - 2-Year Material Warranty
  - 5-Year Building Envelope Warranty
  - 10-Year Structural Defects Warranty
- Dedicated support from Townline's renowned customer care team



Trust

Have the confidence that only decades of combined experience can bring. With the Townline and Canderel partnership, you can feel assured that you're getting the very best from developers and builders who have shaped urban centres across Canada.

## A Local Development Partnership with an Impeccable Reputation.



**Townline**  
Sussex, Burnaby, BC

**Canderel**  
DNA3, Toronto, ON



**Townline**  
The Gardens, Richmond, BC

**Canderel**  
Aura at College Park, Toronto, ON



DEVELOPERS



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