



Home Type	Interior SF	Exterior SF	From*	Purchase Incentives**
1 Bedroom	522	55 - 66	High \$400,000s	\$25,000
1 Bedroom + Flex	566 - 707	47 - 196	Low \$500,000s	\$25,000
2 Bedroom	714 - 857	51 - 246	Low \$700,000s	\$35,000
2 Bedroom + Flex	870 - 971	48 - 482	Mid \$700,000s	\$35,000
3 Bedroom	992 - 1,053	30 - 316	Mid \$800,000s	\$45,000
2 & 3 Bedroom Townhomes	1,026 - 1,350	127 - 480	Low \$900,000s	Two Parking Stalls

Total Deposit

\$15,000 ONLY	1 Bed / 1 Bed+Den
\$25,000 ONLY	2 Bedroom
\$25,000 ONLY	3 Bedroom

*Bank Draft Payable to the Vendor's Lawyer:
Dentons Canada LLP In Trust*

The Details

Parking (w/ EV Level 2 Charging)	1 Incl.
Storage Locker	1 Incl.
Strata Fees (Incl. Contingency Contribution)	\$0.55/SF
Est. Completion	Late 2026

The Exhibit By Qualex-Landmark™

622 Kemsley Avenue @ Elmwood St

Open 12-5pm (Except Fridays) | 604.247.8688 | botanica@qualex.ca | qualex.ca/botanica



BOTANICA BOOK



BOTANICA FLOORPLANS





DESIGNED FOR REAL LIFE

Where Moments Are Made

- Located in a burgeoning neighbourhood close to SkyTrain, schools and nature trails
- 239 carefully crafted one to three-bedroom homes designed to take advantage of calming outlooks and natural light
- Two designer colour palettes
- Front entry millwork feature*
- Roller privacy shades
- Front loading washer and dryer
- Wood laminate flooring throughout living areas and bedrooms
- Heating and cooling system
- Energy recovery ventilator (ERV) for fresh air circulation
- 7' tall solid core entry doors

BLISSFUL BATHROOMS

Some "You" Time

- Vanity with ambient lighting
- Quartz countertops
- Grohe fixtures and lavatory
- Frameless glass shower and/or soaker tub
- Heated towel rack**
- Porcelain flooring and wall tile

DREAM KITCHENS

Gather Around

- Contemporary two-tone cabinetry
- Corner cabinet pull-out with storage system*
- Quartz countertops and backsplash
- Island with ample storage*
- Bertazzoni integrated fridge
- Bertazzoni wall oven
- Bertazzoni induction cooktop
- Integrated range hood fan
- Integrated Bertazzoni dishwasher
- Integrated Panasonic microwave
- Grohe faucet



SHARED SPACES DESIGNED TO CONNECT

Anything But Ordinary

INDOOR

- Indoor social lounge with kitchen
- Co-working space
- Meeting Room
- Children's playroom
- Music room
- Fitness centre
- Yoga and meditation room
- Steam Room
- Sauna
- Bike repair and wash area
- Dog and car wash area
- Maker's workshop
- Amenity WIFI
- Filtered water station
- EV friendly parking
- Parcel lockers
- Proposed storefront community cafe



OUTDOOR

- Garden lounge with fire bowl and BBQ
- Games area with ping pong and seating
- Children's playground
- Open lawn for frisbee, badminton, croquet or Bocce
- Community garden plots
- Workspace pergolas
- Sensory Garden
- The "Glades Garden" visible from each lobby
- Calming water features



OFFERING PEACE OF MIND

- Secure keyless building entry system
- Secure underground parking and bike storage
- 2-5-10 New Home Warranty
- Concierge service
- Dedicated Homeowner Care Team

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1. Cafe & Plaza
2. Workspace Pergolas
3. Playfield
4. BBQ & Dining Area
5. Garden Lounge & Firebowl
6. Washroom
7. Meeting Space
8. Lobby
9. Co-working Space

10. Water Feature
11. Lobby
12. Parcel Storage
13. The Glades Garden
14. Yoga Room
15. Gym
16. Washroom
17. Change Room
18. Steam Room

19. Sauna
20. Quiet Meditation
21. Kid's Play Room
22. Guest Suite
23. Game Deck
24. Playground
25. Garden Plots
26. Sensory Garden
27. Maker's & Music Room - Level P1

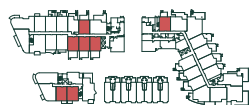
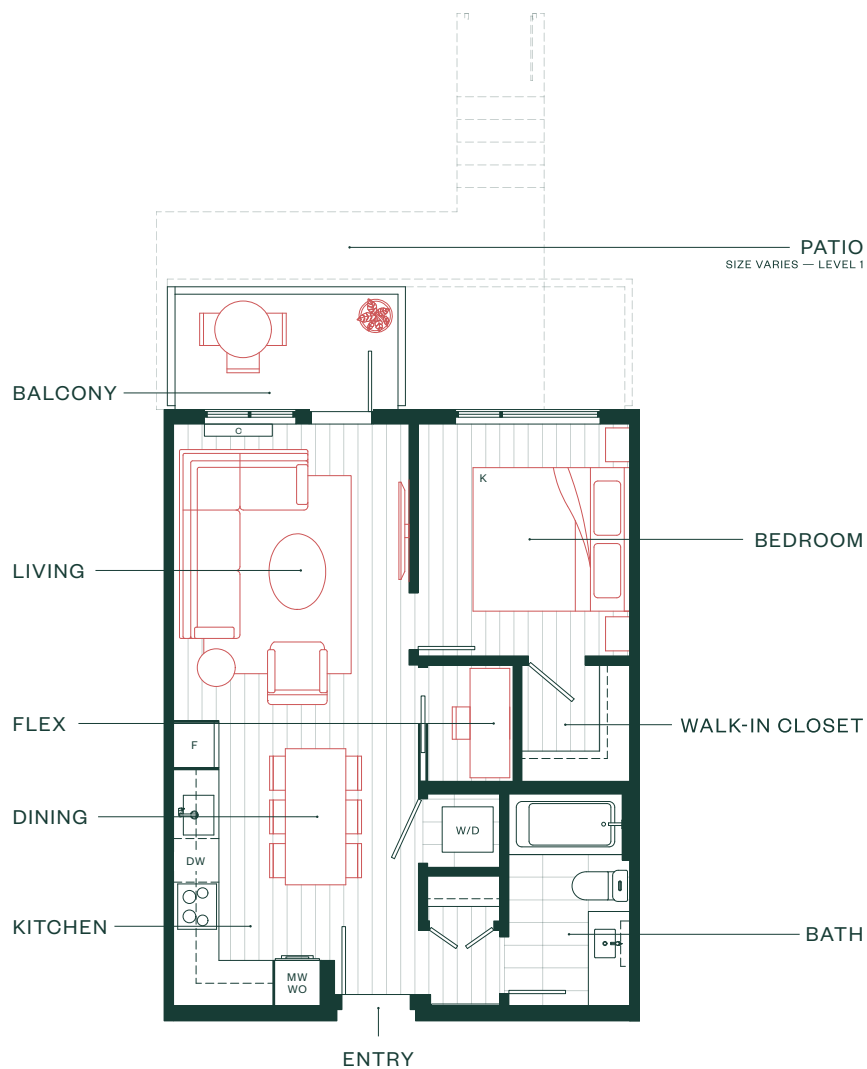
Home Type A1

1 Bedroom + Flex + 1 Bath

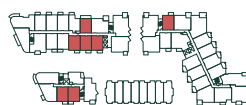
INTERIOR SF: 555-566

BALCONY / PATIO SF: 50-235

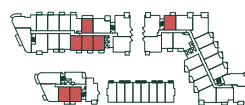
TOTAL AREA: 605-801



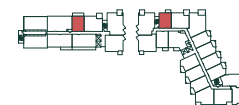
LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



LEVEL 6



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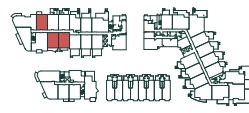
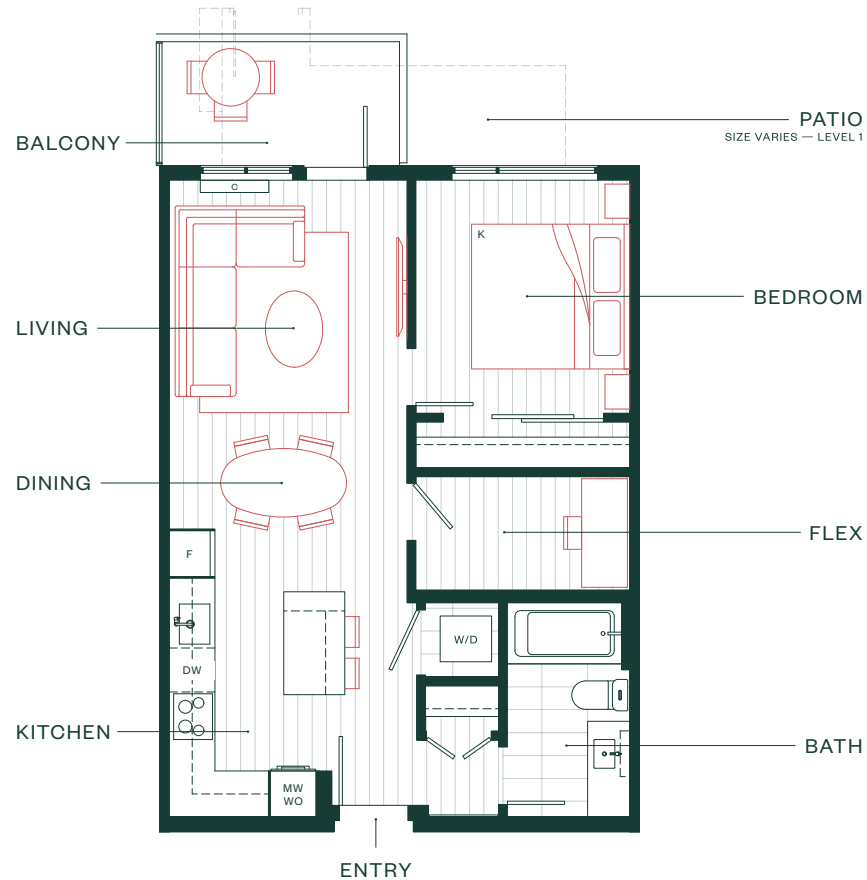
Home Type A2

1 Bedroom + Flex + 1 Bath

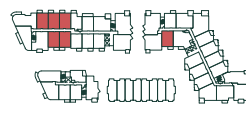
INTERIOR SF: 605

BALCONY / PATIO SF: 55-140

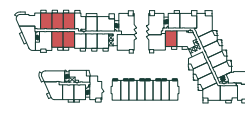
TOTAL AREA: 660-745



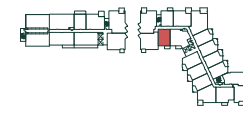
LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



LEVEL 6



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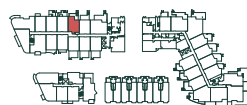
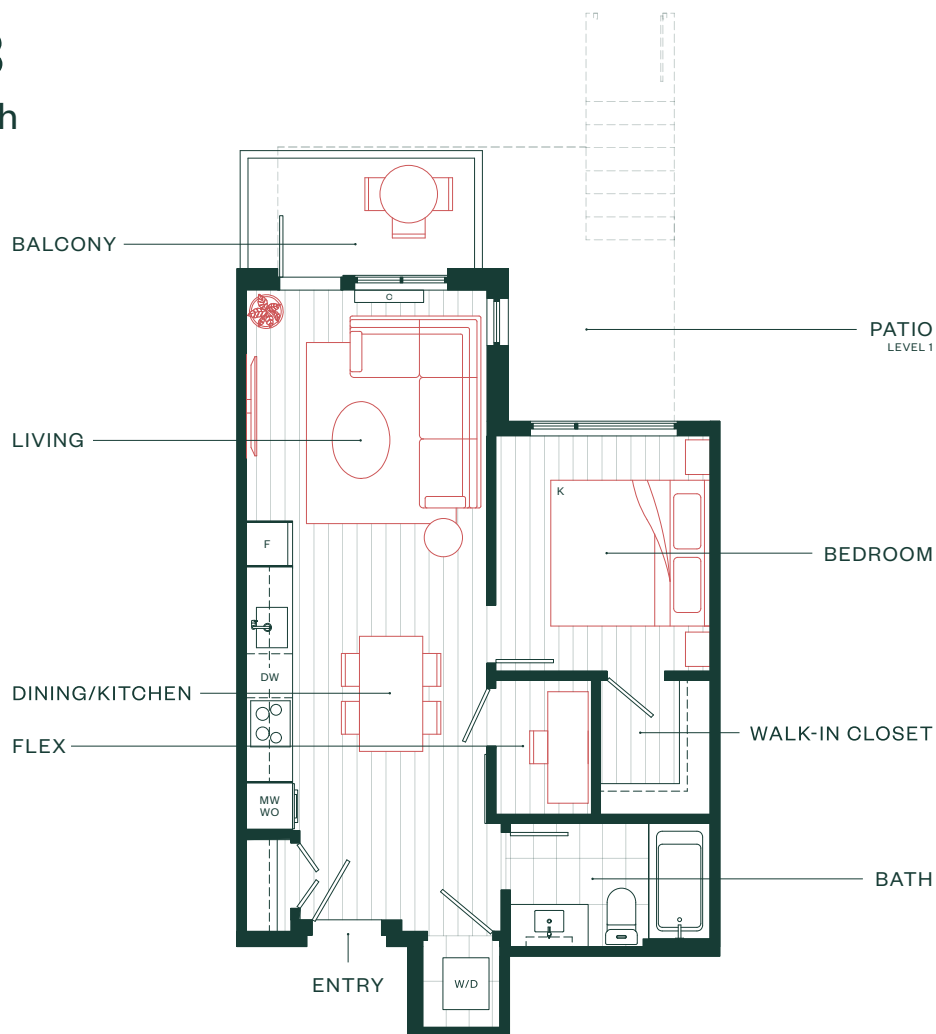
Home Type A3

1 Bedroom + Flex + 1 Bath

INTERIOR SF: 568

BALCONY / PATIO SF: 47-165

TOTAL AREA: 615-733



LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



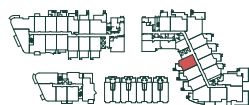
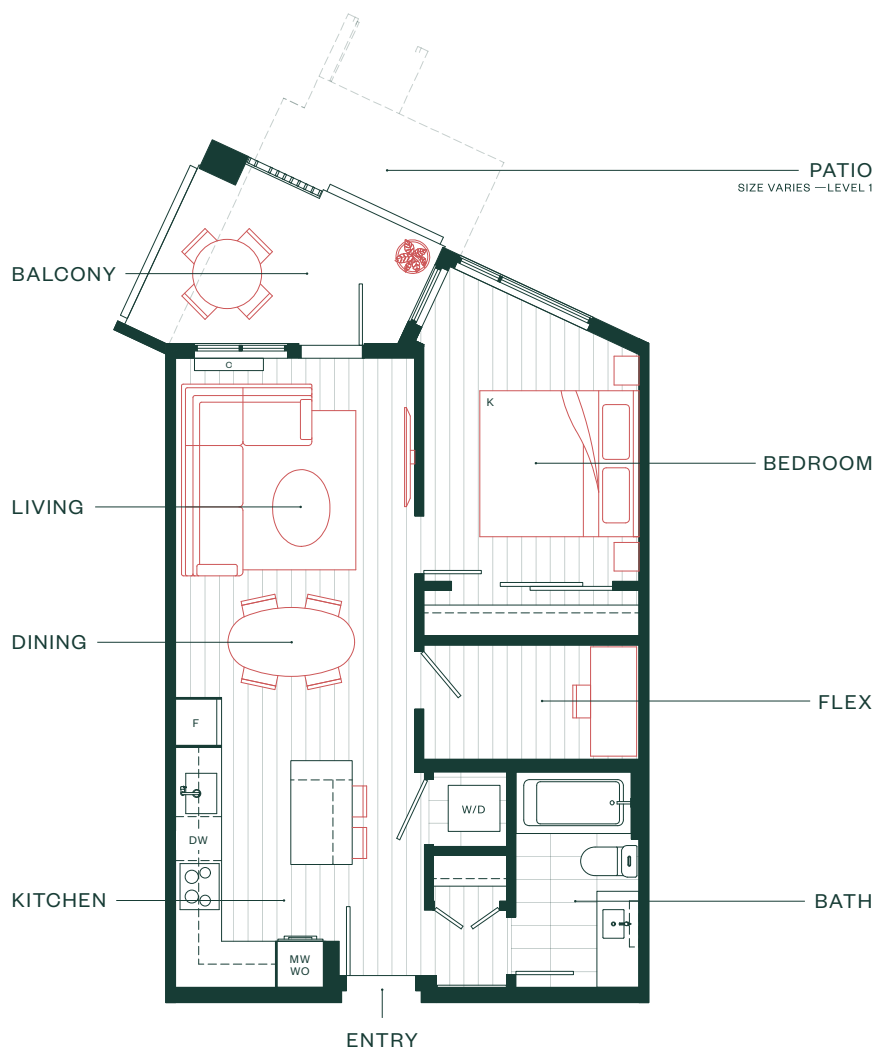
Home Type A4

1 Bedroom + Flex + 1 Bath

INTERIOR SF: 612

BALCONY / PATIO SF: 68-226

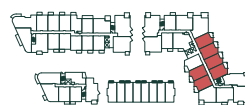
TOTAL AREA: 680-838



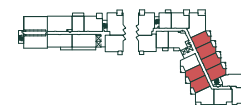
LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



LEVEL 6



Home Type A4a

1 Bedroom + Flex + 1 Bath

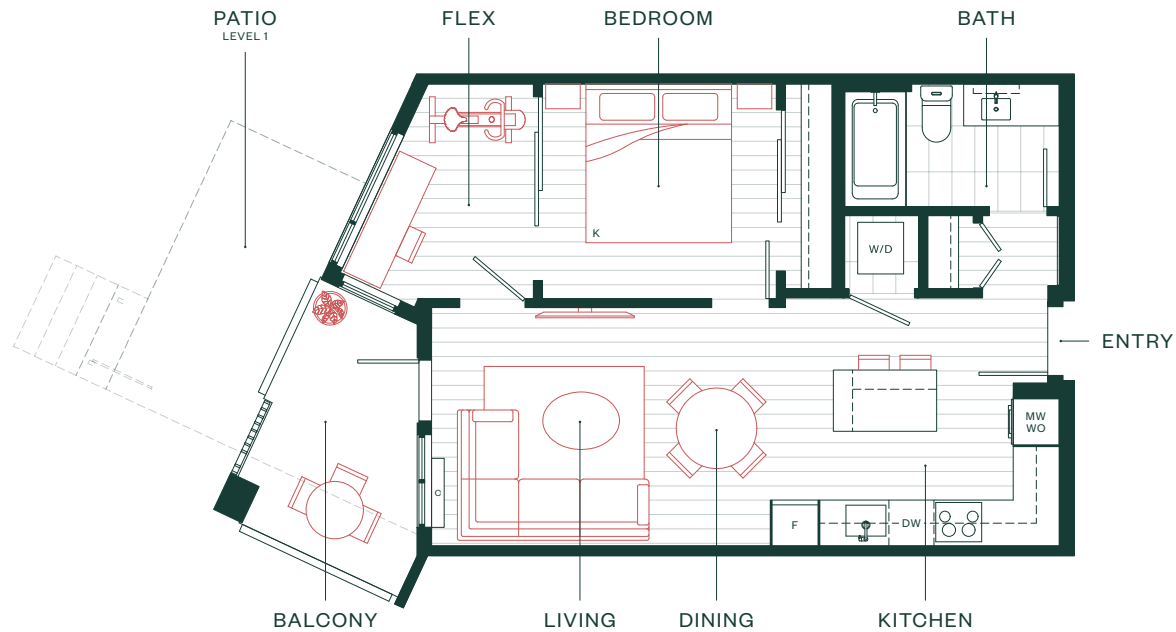
INTERIOR SF: 612

BALCONY / PATIO SF: 68-158

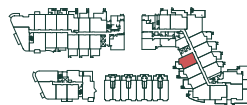
TOTAL AREA: 680-770



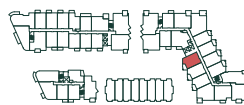
Botanica



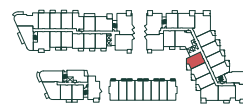
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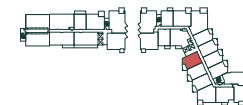
LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



LEVEL 6



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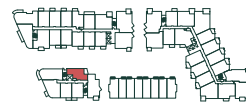
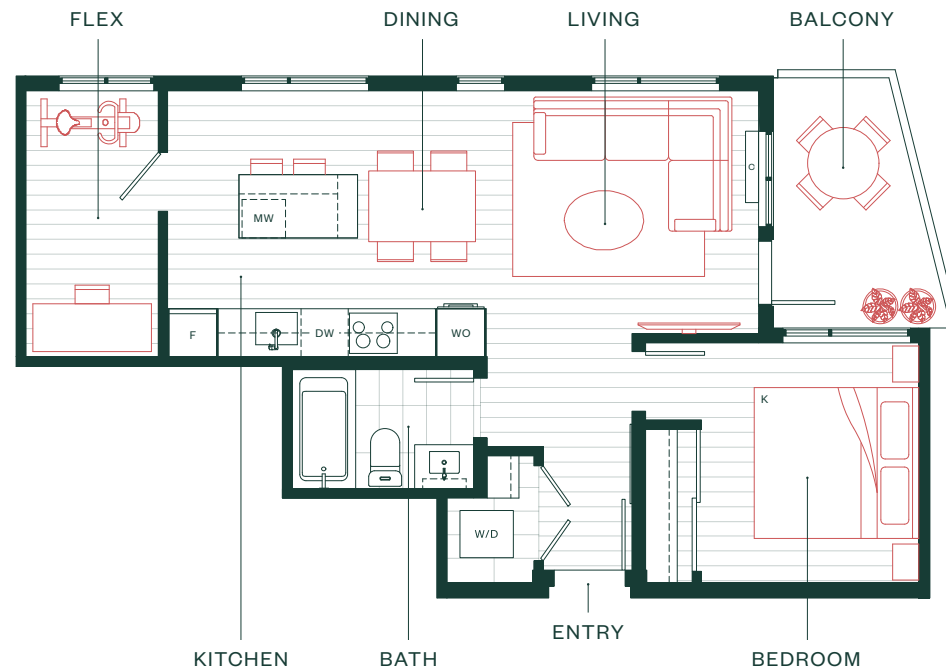
Home Type A5

1 Bedroom + Flex + 1 Bath

INTERIOR SF: 637

BALCONY / PATIO SF: 66

TOTAL AREA: 703



LEVEL 3-5



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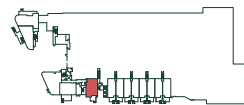
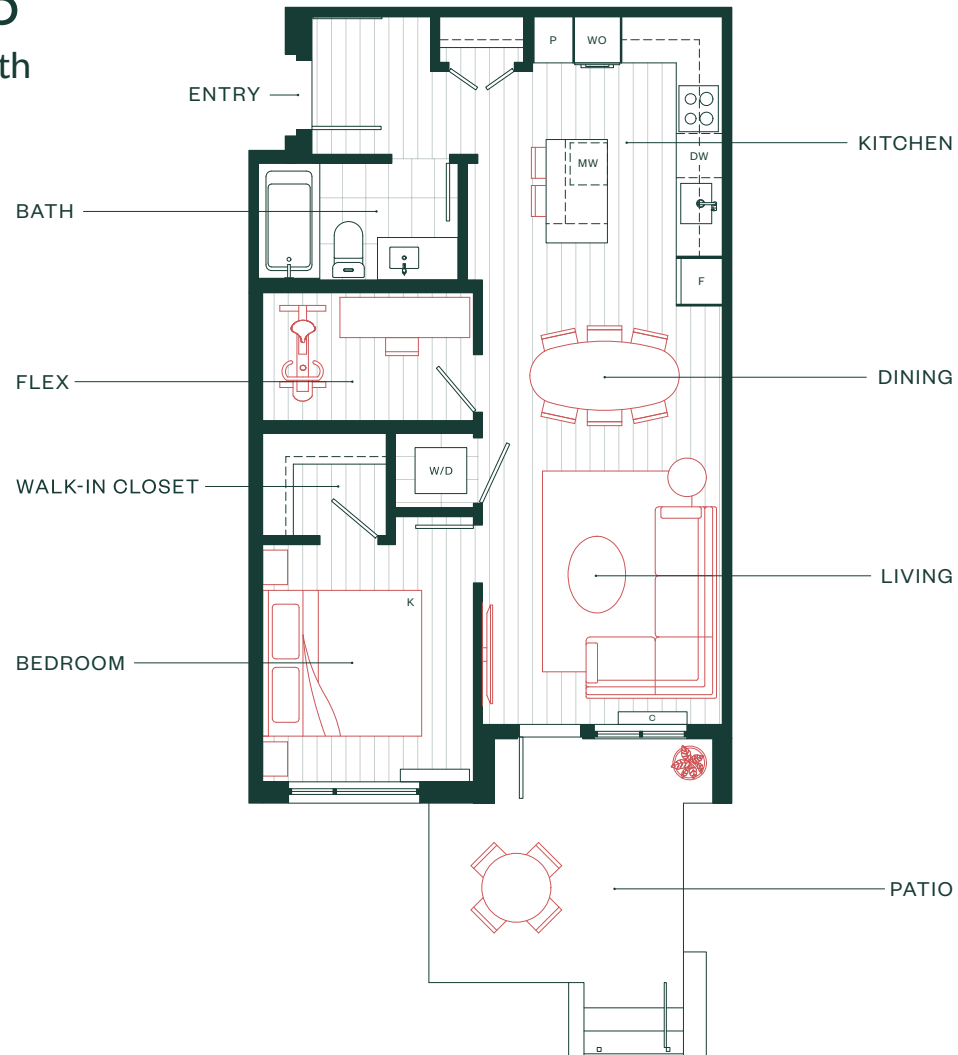
Home Type A6

1 Bedroom + Flex + 1 Bath

INTERIOR SF: 707

BALCONY / PATIO SF: 130

TOTAL AREA: 837



LEVEL P1-1

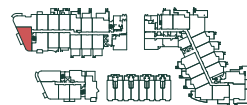


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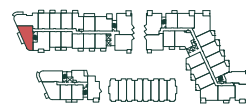
Home Type B1

2 Bedroom + Flex + 2 Bath

INTERIOR SF: 870
BALCONY / PATIO SF: 109
TOTAL AREA: 979



LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



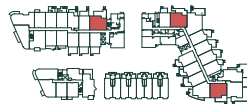
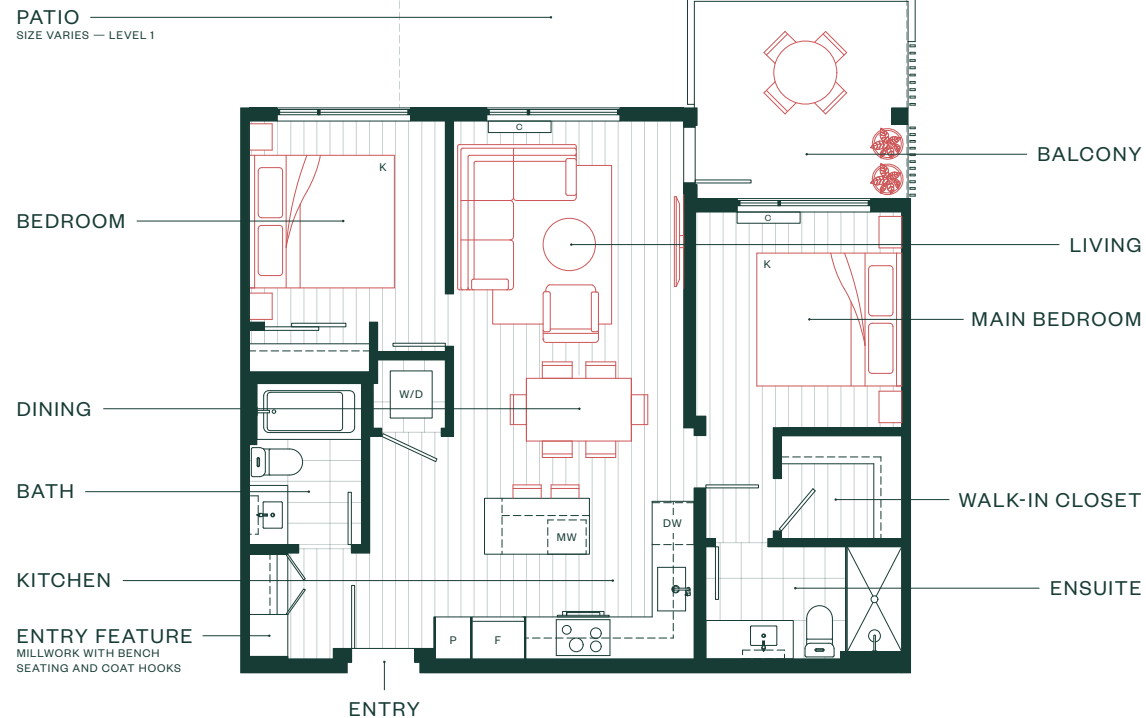
Home Type B4

2 Bedroom + 2 Bath

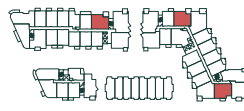
INTERIOR SF: 808

BALCONY / PATIO SF: 51-300

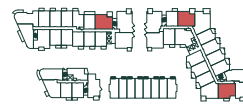
TOTAL AREA: 859-1,108



LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



LEVEL 6



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Home Type B5a

2 Bedroom + Flex + 2 Bath

INTERIOR SF: 914

BALCONY / PATIO SF: 48

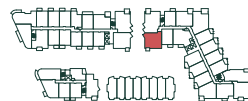
TOTAL AREA: 962



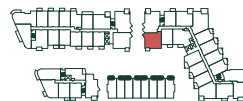
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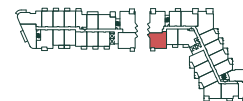
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LEVEL 2-3



LEVEL 3-5



LEVEL 6

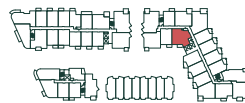


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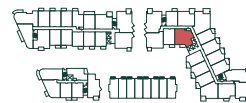
Home Type B6

2 Bedroom + Flex + 2 Bath

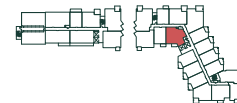
INTERIOR SF: 918
BALCONY / PATIO SF: 57
TOTAL AREA: 975



LEVEL 2-3



LEVEL 3-5



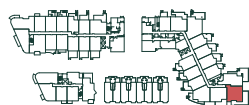
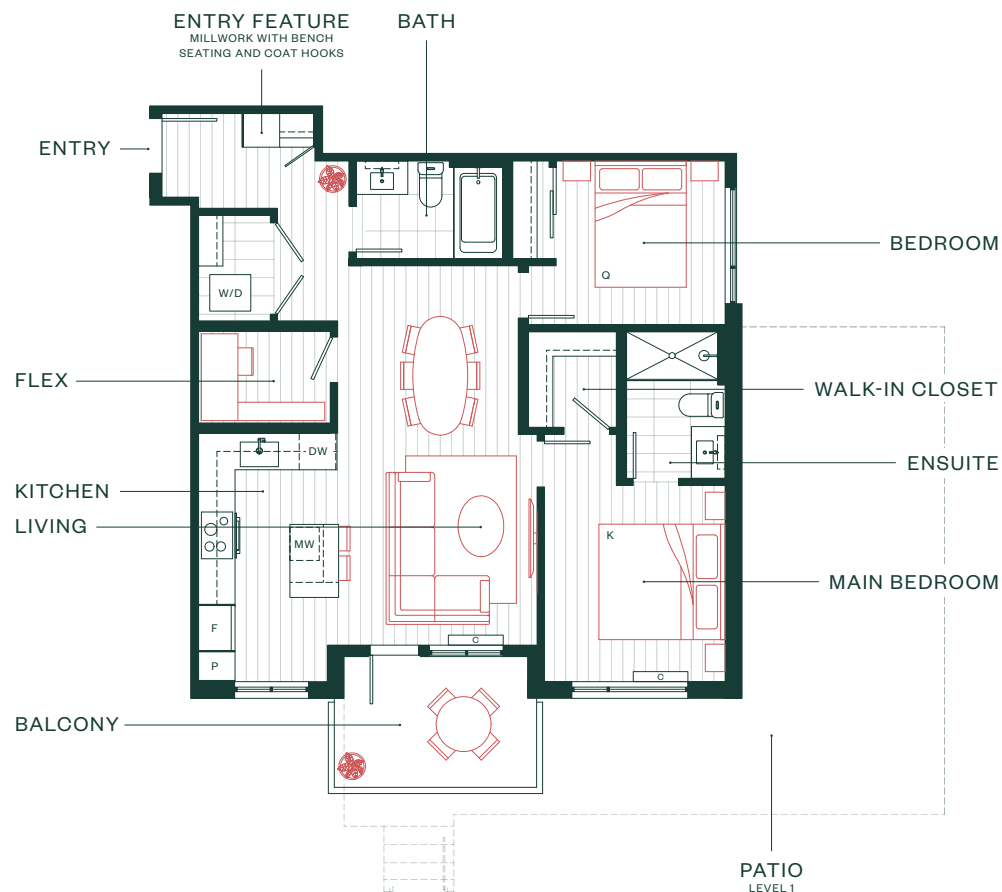
LEVEL 6



Home Type B8

2 Bedroom + Flex + 2 Bath

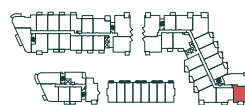
INTERIOR SF: 902
BALCONY / PATIO SF: 80-482
TOTAL AREA: 982-1,384



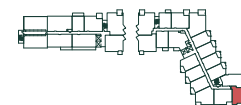
LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



LEVEL 6



Home Type B9

2 Bedroom + 2 Bath

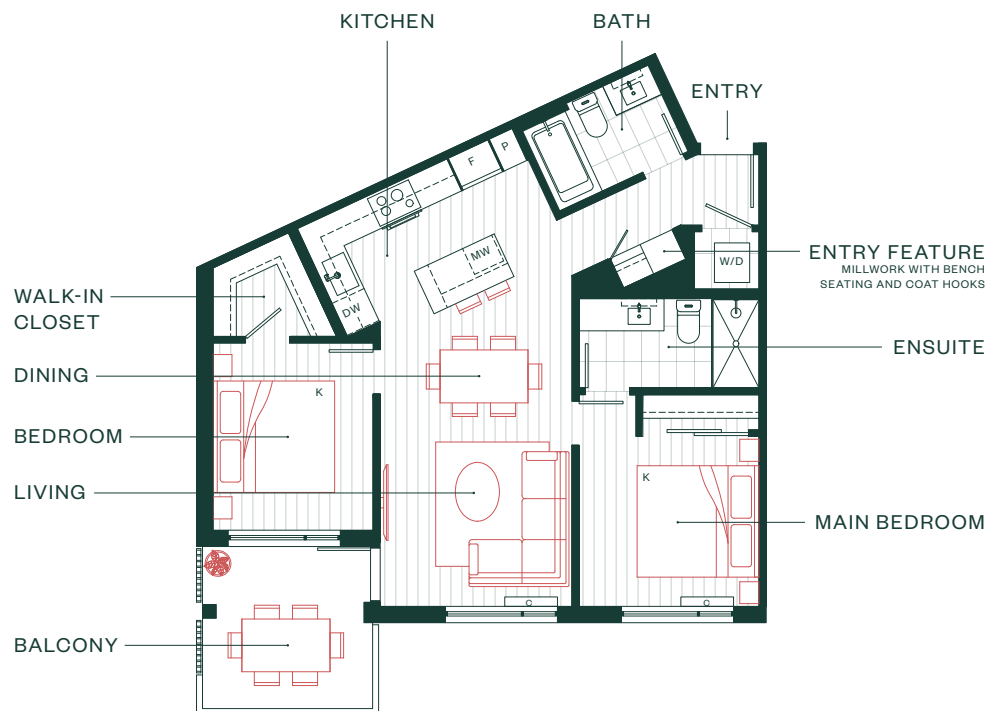
INTERIOR SF: 814

BALCONY / PATIO SF: 92

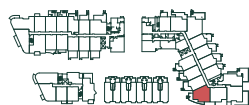
TOTAL AREA: 906



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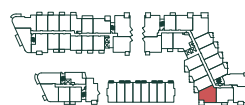
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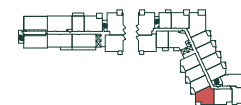
LEVEL 2



LEVEL 2-3



LEVEL 3-5



LEVEL 6



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Home Type B10

2 Bedroom + 2 Bath

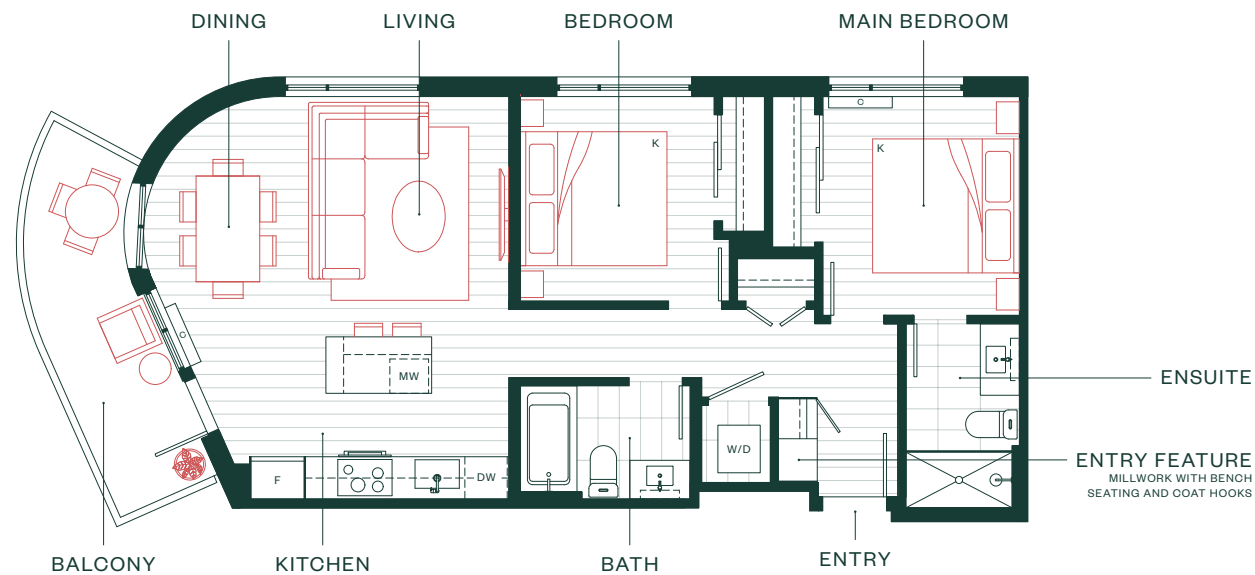
INTERIOR SF: 822

BALCONY / PATIO SF: 93

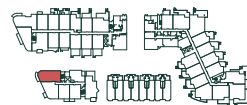
TOTAL AREA: 915



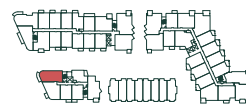
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LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



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Home Type B11

2 Bedroom + 2 Bath

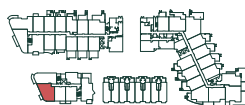
INTERIOR SF: 833

BALCONY / PATIO SF: 52

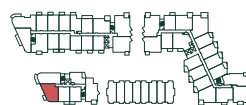
TOTAL AREA: 885



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LEVEL 1-2



LEVEL 2-3



LEVEL 3-5

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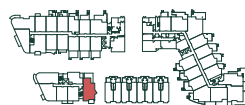
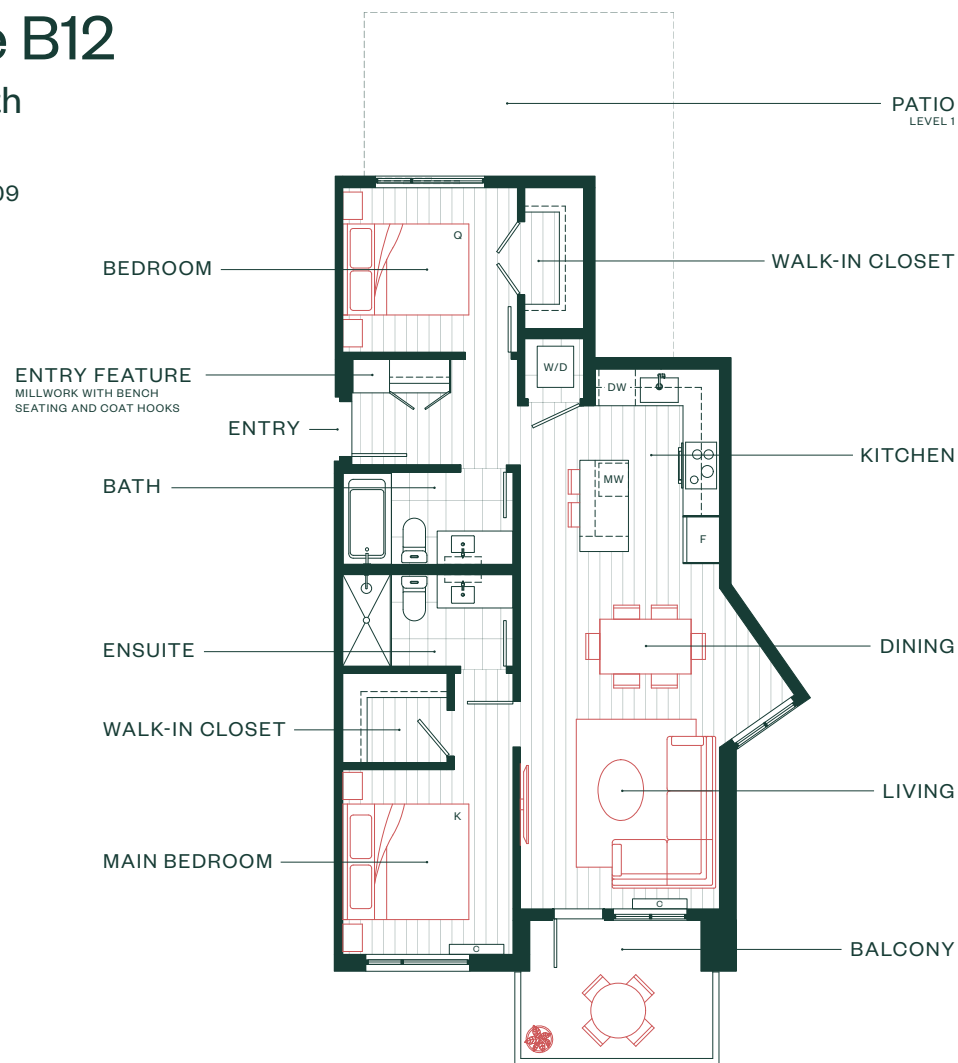
Home Type B12

2 Bedroom + 2 Bath

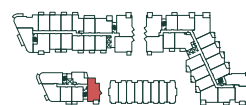
INTERIOR SF: 857

BALCONY / PATIO SF: 80-109

TOTAL AREA: 937-966



LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



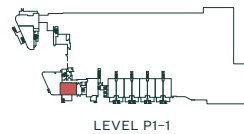
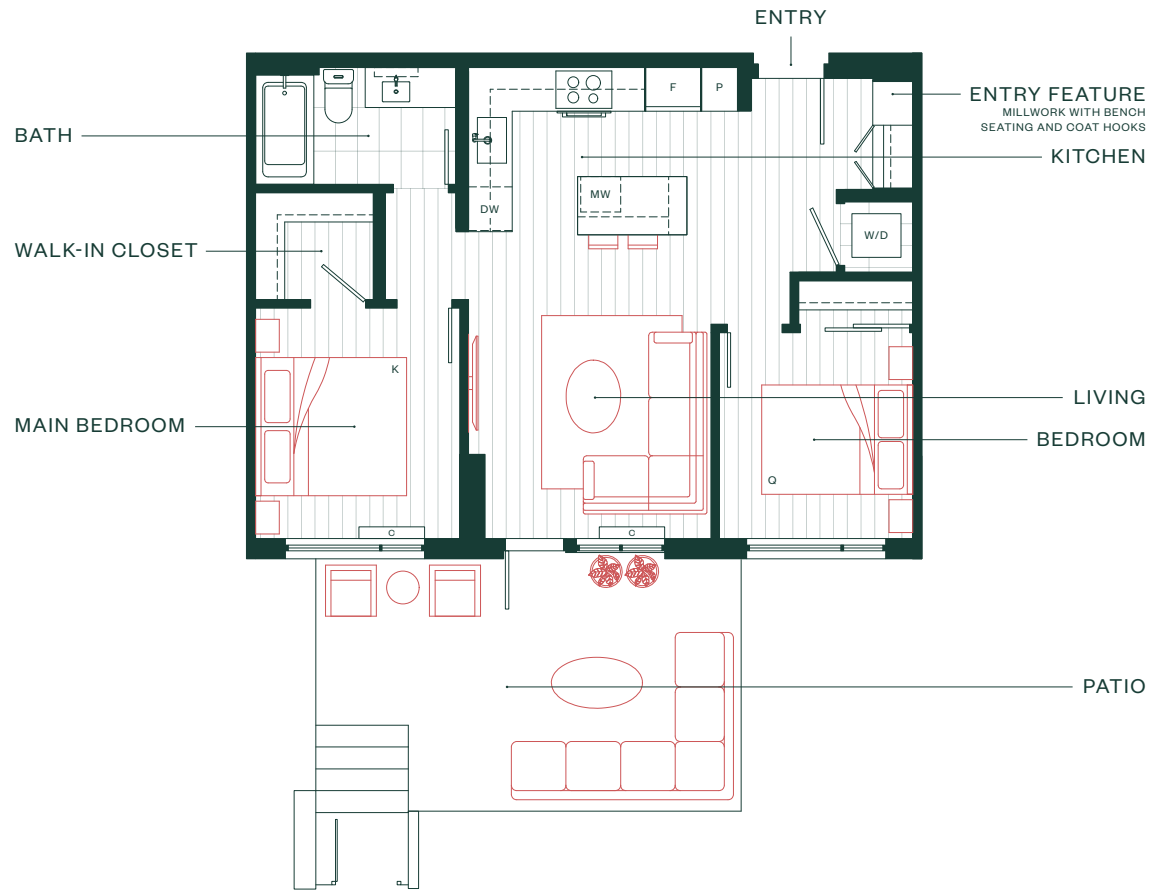
Home Type B13

2 Bedroom + 1 Bath

INTERIOR SF: 714

BALCONY / PATIO SF: 246

TOTAL AREA: 960



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Home Type C1

3 Bedroom + 2 Bath

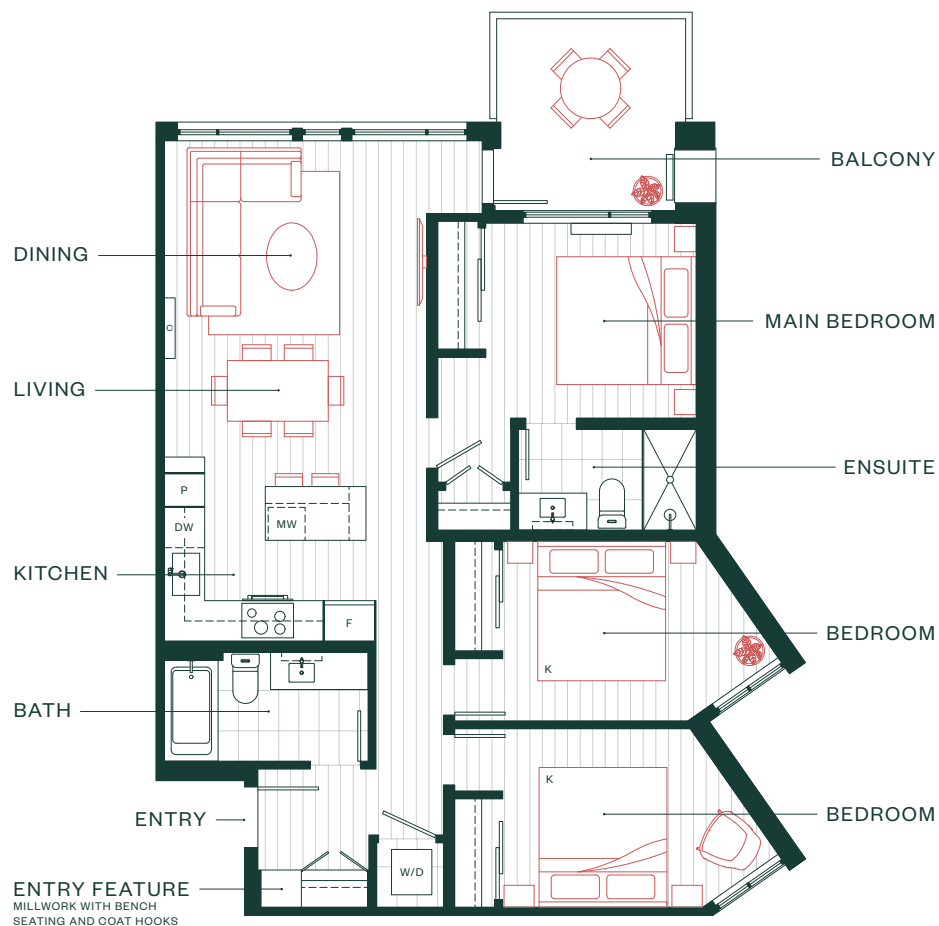
INTERIOR SF: 1,053

BALCONY / PATIO SF: 28-80

TOTAL AREA: 1,081-1,133



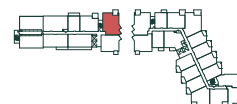
Botanica



LEVEL 2-3



LEVEL 3-5



LEVEL 6

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Home Type C1a

3 Bedroom + 2 Bath

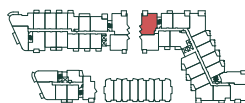
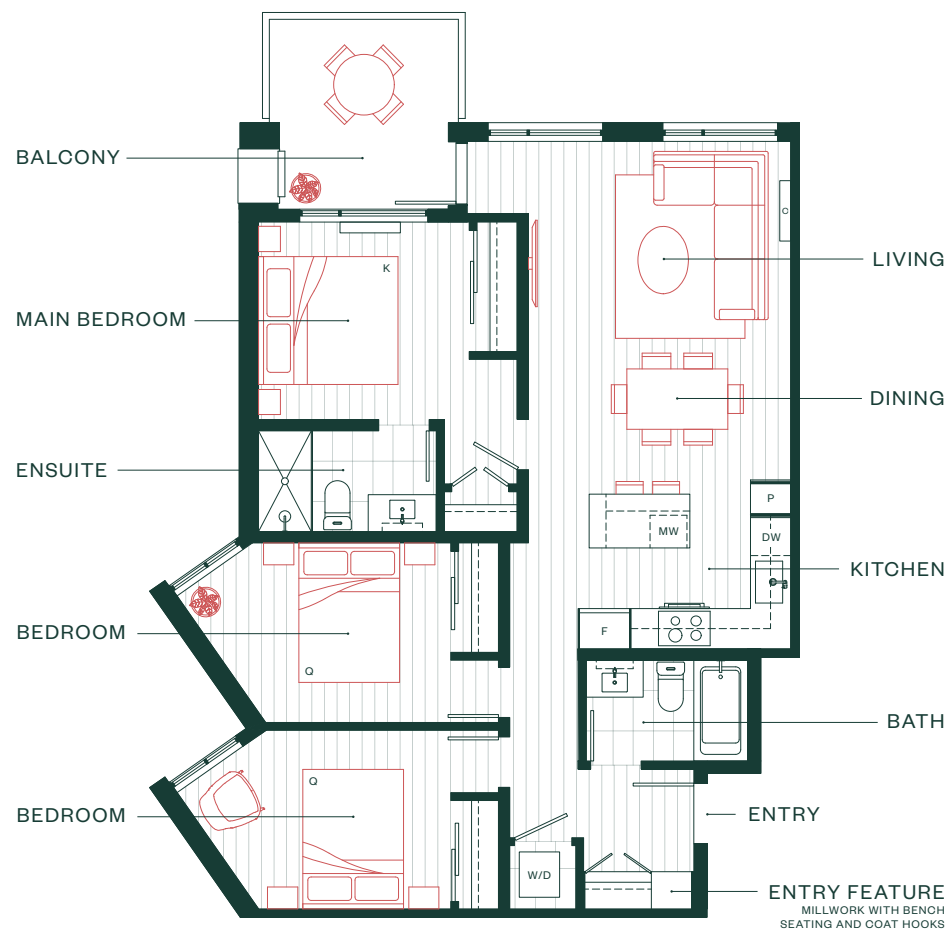
INTERIOR SF: 1,037

BALCONY / PATIO SF: 48-77

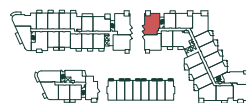
TOTAL AREA: 1,085-1,359



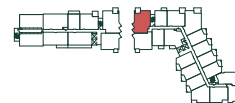
Botanica



LEVEL 2-3



LEVEL 3-5



LEVEL 6

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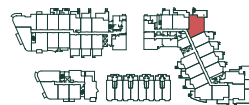
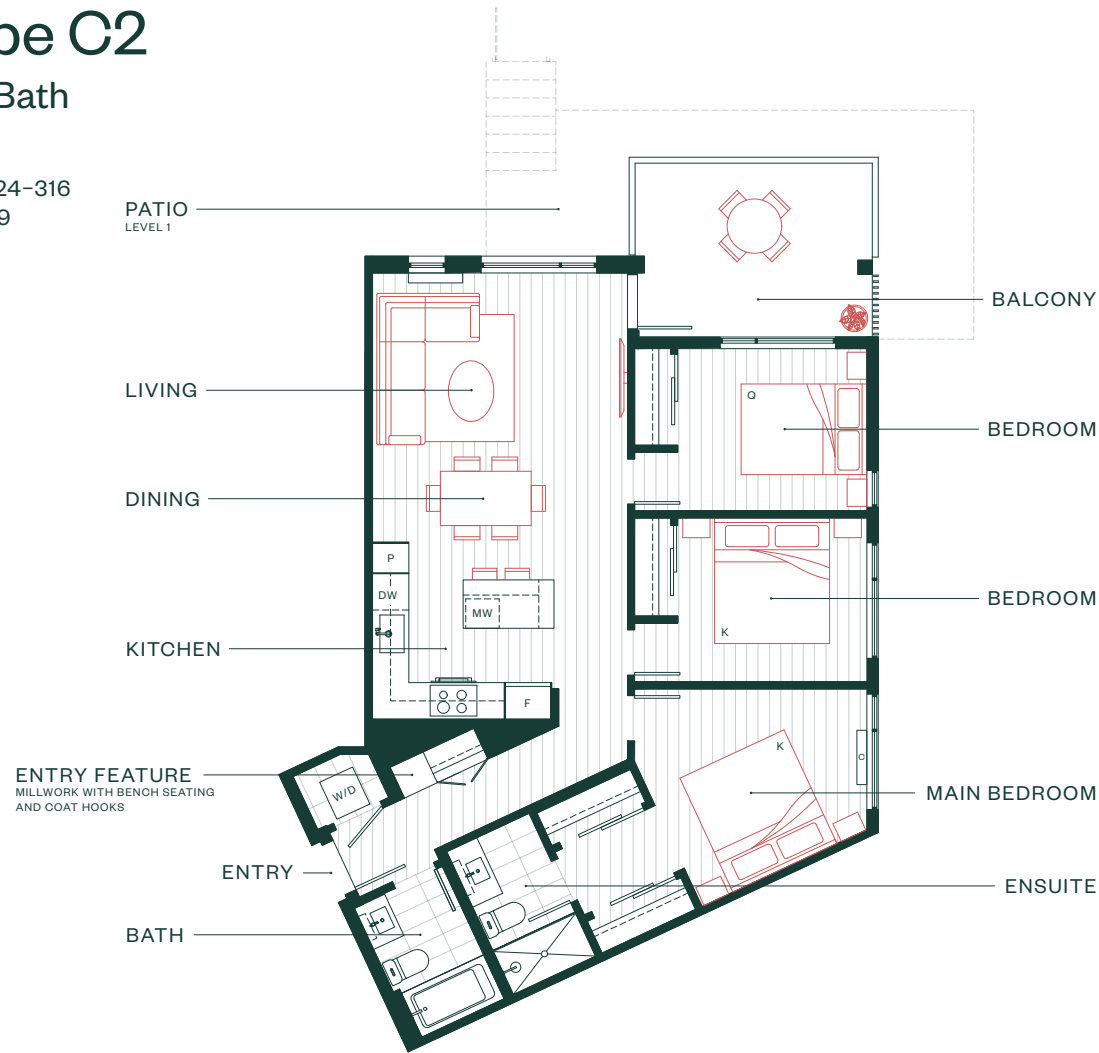
Home Type C2

3 Bedroom + 2 Bath

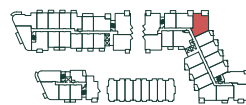
INTERIOR SF: 1,043

BALCONY / PATIO SF: 124-316

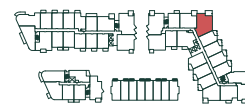
TOTAL AREA: 1,167-1,359



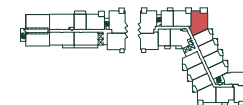
LEVEL 1-2



LEVEL 2-3



LEVEL 3-5



LEVEL 6



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Home Type C3

3 Bedroom + 2 Bath

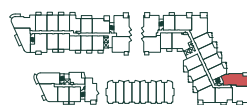
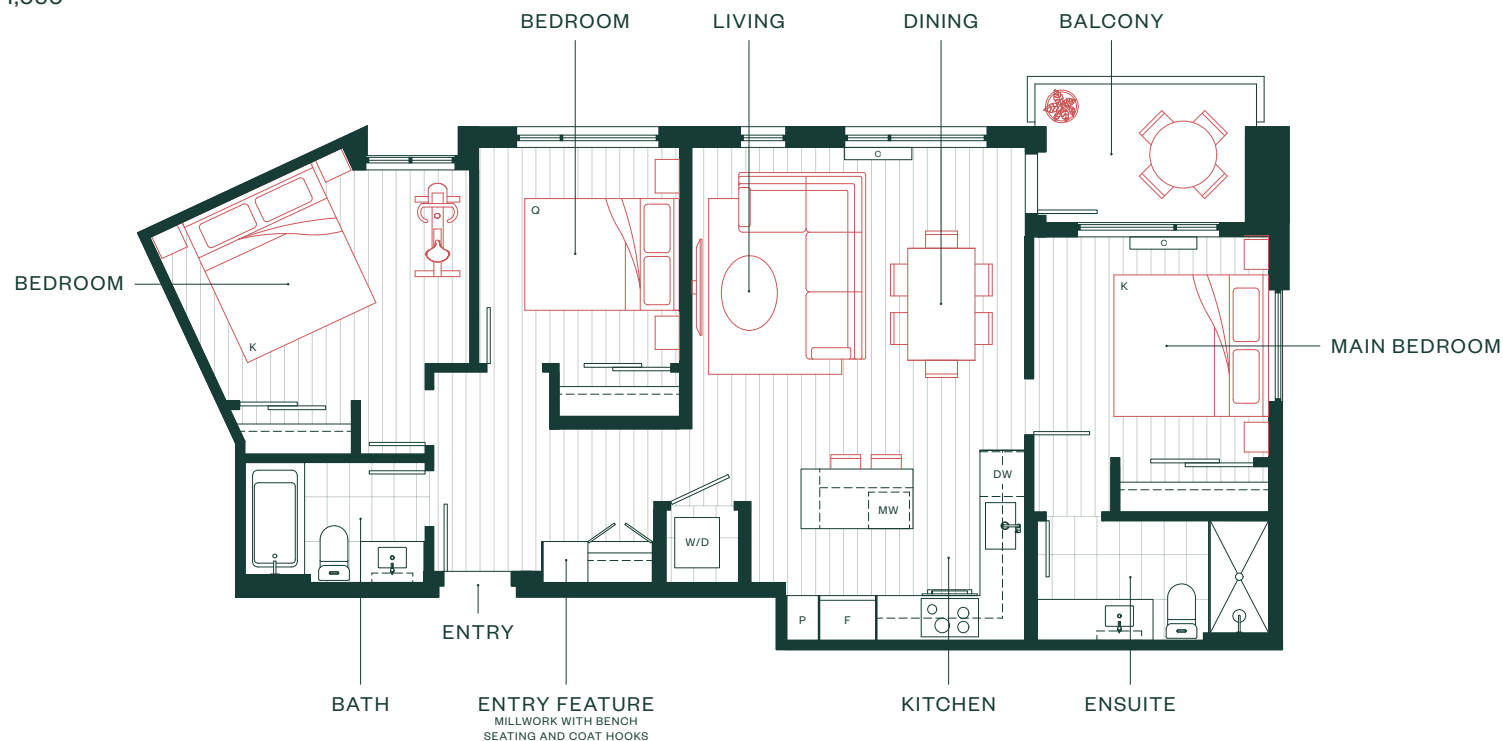
INTERIOR SF: 992

BALCONY / PATIO SF: 58

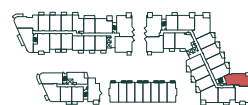
TOTAL AREA: 1,050



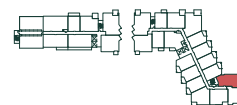
Botanica



LEVEL 2-3



LEVEL 3-5



LEVEL 6



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Botanica

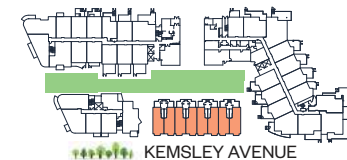
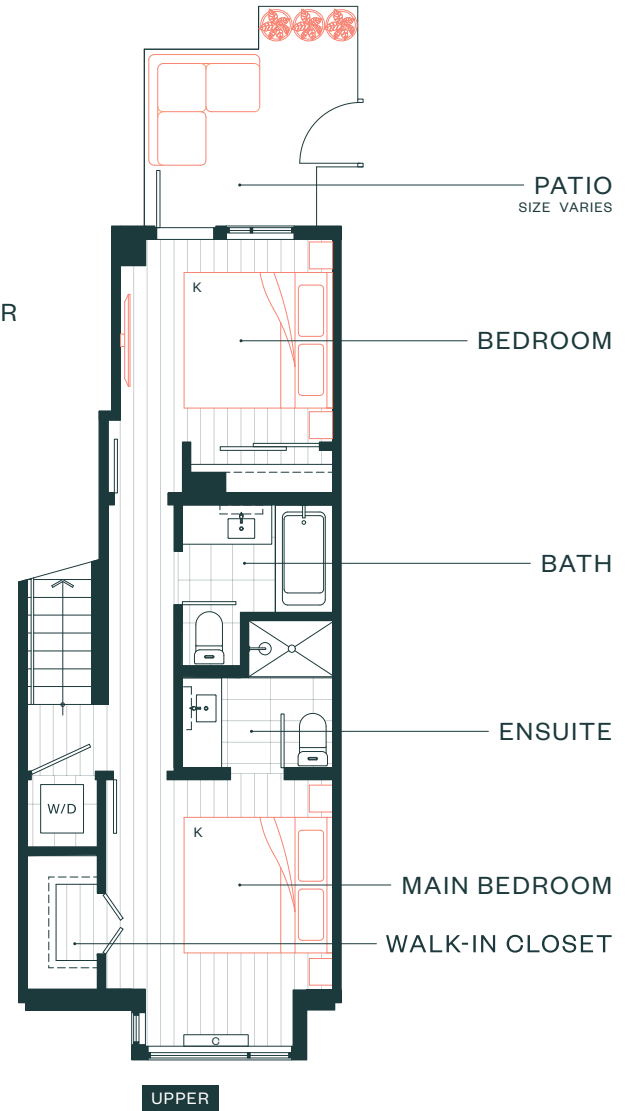
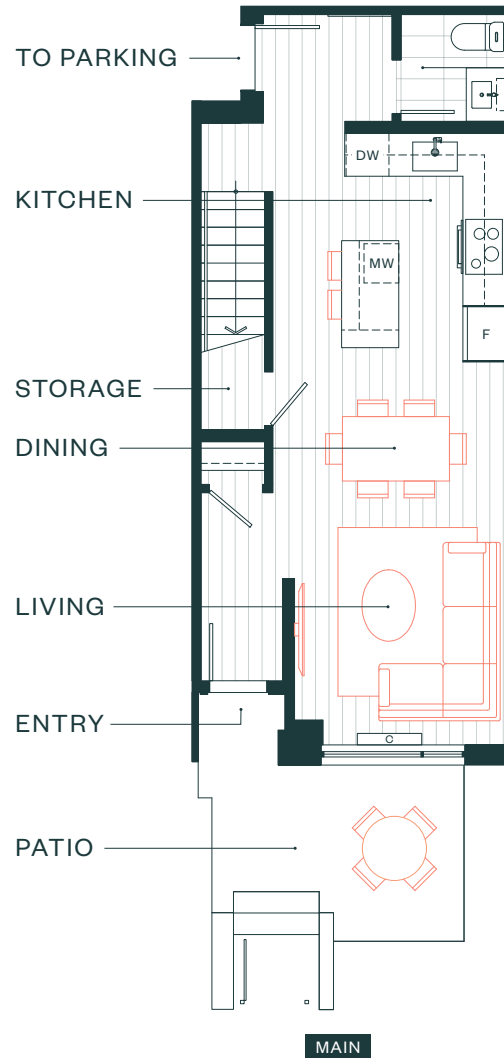
Townhome 1

2 Bedroom + 2.5 Bath

INTERIOR SF: 1,026-1,054

BALCONY / PATIO SF: 127

TOTAL AREA: 1,153-1,181



LEVEL P1-1 + LEVEL 1-2



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Townhome 2

3 Bedroom + 2.5 Bath

INTERIOR SF: 1,237

BALCONY / PATIO SF: 430

TOTAL AREA: 1,667

ENTRY



LOWER

KITCHEN

POWDER

MAIN

LIVING

DINING

BEDROOM

BATH

BALCONY

MAIN
BEDROOM

ENSUITE

WALK-IN
CLOSET

BEDROOM

UPPER

ROOF DECK



LEVEL 2 - 3 + LEVEL 3 - 5



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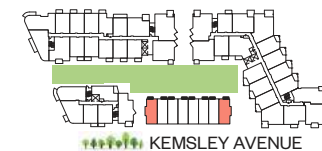
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Townhome 2E

3 Bedroom + Flex
+ 2.5 Bath

INTERIOR SF: 1,350
BALCONY / PATIO SF: 485
TOTAL AREA: 1,836



LEVEL 2 - 3 + LEVEL 3 - 5



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