

LEGACY
ON DUNBAR





A UNIQUELY ELEVATED
PERSPECTIVE.
LEGACY ON DUNBAR.

48 ELEGANT AND SPACIOUS HOMES
SET AMID THE CHERISHED TREE-LINED
STREETS OF A CLASSIC WESTSIDE
NEIGHBOURHOOD.



WESTSIDE JEWEL IN A WEST COAST CROWN.

QUINTESSENTIALLY VANCOUVER

What makes Vancouver so desirable? Some say it's the picture postcard setting of ocean, mountains, and endless green. Others say it's the outdoor lifestyle, combined with the cosmopolitan flair of an international destination. No doubt this makes it a must-see city, but when you want to make it home, which neighbourhood epitomizes the ideal Vancouver lifestyle?

Dunbar. To those who truly know the city, the name says it all. A beloved neighbourhood that changes without changing. Leafy parks, prestigious schools, local shops, and charming tree-lined streets that are quintessentially Vancouver. When you live in Dunbar, there's simply nowhere better.



There's nowhere else in the city that's quite like Dunbar. Nowhere is so friendly, so welcoming. Dunbar is the dream we all have of living in Vancouver.



Pacific Spirit Park (8 min)

Jericho Beach (7 min)

4th Ave Shops & Restaurants (9 min)

Downtown Vancouver (14 min)

Arbutus Club (6 min)

St. George's School (1 min)



NOTABLE DESTINATIONS
DRIVE TIMES

9 min	UBC Campus
11 min	Oakridge Mall
9 min	Spanish Banks
16 min	Airport/Richmond





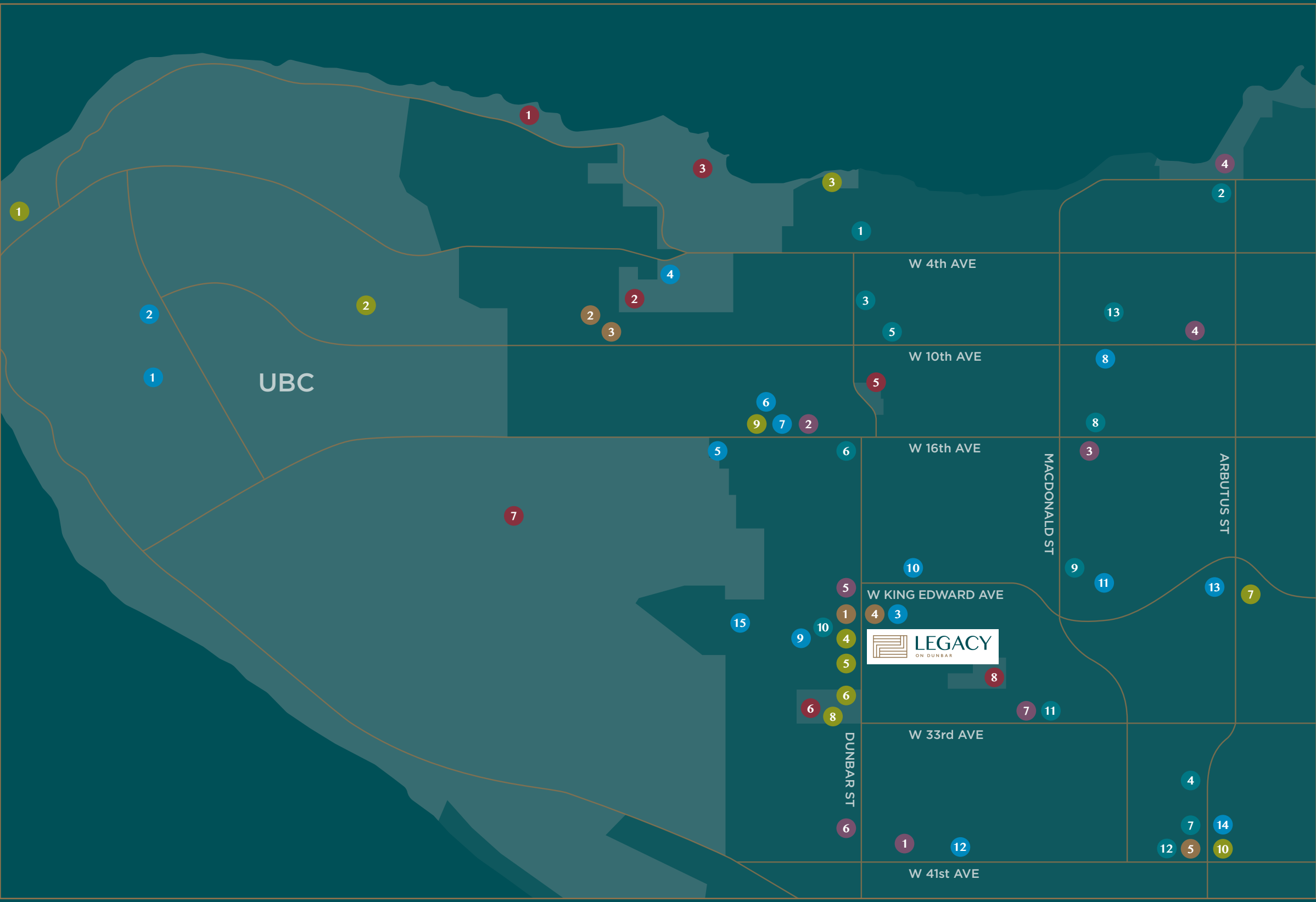
ORIGINAL, ESSENTIAL, TIMELESS, VANCOUVER.

A WESTSIDE STORY

Well-made objects seem to improve with age. They develop a deep patina that comes from the loving and respectful attention of grateful owners. So too does Dunbar.

The graceful trees that stoop to shade the roadway. The tennis courts. The castle walls of UBC and St. George's schools. The secret little parks. Jericho this way. Pacific Spirit that way. The pop of a tennis ball on racquet strings. Warm laughter on a summer evening from neighbours meeting for coffee or strolling home from dinner.

This has always been a desirable address. It always will be. To own a home here is to leave a legacy for those who follow you down these leafy streets.



- SHOPPING**
 - 1 Carousel On Dunbar
 - 2 Tenth & Proper Boutique
 - 3 Urban Yarns
 - 4 Shoppers Drug Mart
 - 5 Hill's Of Kerrisdale
- SCHOOLS & MEDICAL**
 - 1 The University of British Columbia
 - 2 UBC Hospital
 - 3 Chaldecott Medical Clinic
 - 4 West Point Grey Academy
 - 5 Queen Elizabeth Elementary
 - 6 Ecole Jules Quesnel
 - 7 Lord Byng Secondary
 - 8 Kitsilano Secondary
 - 9 St. George's Junior School
 - 10 Lord Kitchener Elementary
 - 11 Trafalgar Elementary
 - 12 Crofton House School
 - 13 Prince of Wales Secondary
 - 14 Point Grey Secondary
 - 15 St. George's Senior School
- PARKS**
 - 1 Spanish Banks Beach
 - 2 Trimble Park
 - 3 Jericho Beach
 - 4 Kitsilano Beach
 - 5 Almond Park
 - 6 Memorial West Park
 - 7 Pacific Spirit Regional Park
 - 8 Balaclava Park
- DINING**
 - 1 La Quercia
 - 2 Local Kitsilano
 - 3 Caffé W
 - 4 Bufala
 - 5 Browns Socialhouse
 - 6 La Notte Restaurant
 - 7 The Secret Garden Tea Co.
 - 8 Sweet Obsession
 - 9 La Buca Restaurant
 - 10 The Dunbar Public House
 - 11 Butter Baked Goods
 - 12 Faubourg
 - 13 Thomas Haas
- GROCCERS**
 - 1 Save-On-Foods
 - 2 West Side Market & Flowers
 - 3 Choices Markets
 - 4 IGA
 - 5 Stong's Market
 - 6 H-Mart
 - 7 Windsor Market
- RECREATION**
 - 1 Museum of Anthropology
 - 2 University Golf Club
 - 3 Royal Vancouver Yacht Club
 - 4 Vancouver Public Library, Dunbar Branch
 - 5 Dunbar Theatre
 - 6 Dunbar Community Centre
 - 7 The Arbutus Club
 - 8 Dunbar Lawn Bowling Club
 - 9 Lord Byng Pool and Fitness Centre
 - 10 Kerrisdale Cyclone Taylor Arena





Rendering is artist's interpretation only.

LEGACY — AUTHENTICALLY DUNBAR.

THE VISION

Qualex-Landmark™ has cherished the opportunity to build in Dunbar for many years. It is a testament to their ambition that they patiently acquired and reimagined an entire city block on Dunbar between 28th and 29th, before announcing Legacy. This is a significant and substantial addition to the area — and an homage to what makes Dunbar so special.

Legacy will be a respectful addition to the neighbourhood, consisting of two and three-bedroom homes of exceptional quality. It will be a refined, monochrome building intimately connected to Dunbar's eclectic spirit by extensive street-level retail. Along 28th avenue, an elegant European-style lobby with concierge will welcome residents and their guests.

Legacy is designed to fit into Dunbar as though it had always been there, yet at the same time breathes new life into the neighbourhood, bringing the rare opportunity of a new residential offering to this sought-after location.





VISION

"When you are given the opportunity to build in Dunbar, you know that it is a once-in-a-lifetime opportunity. Qualex-Landmark™ knows how important it is to listen to what Dunbar has to teach us — to reflect the enduring characteristics of a neighbourhood that is so much a part of the fabric of Vancouver."

Cyrus Navabi | Qualex-Landmark™

ARCHITECTURE THAT RESPECTS THE NEIGHBOURHOOD.

AN ENTIRE CITY BLOCK REIMAGINED

Legacy will sit at the intersection of Dunbar Street and West 28th Avenue, redefining a full city block as it stretches south towards West 29th. Rising with the hill along Dunbar, its expansive and inviting balconies highlight the building's elegant linear form, bringing a new vitality to the venerable streets below.

IBI Group's hallmark approach to urban architecture and design is exemplified at Legacy. The existing streetscape is invited into the building via an angulated glass retail podium and a public plaza, whose centrepiece will be a sculpture by Vancouver artist Marie Khouri.

PFS Studio landscape architects' rooftop terrace design echoes the surrounding green landscape, bringing local continuity to a fresh, white exterior

accented with charcoal stone. IBI's choice of materials and classic colour palette gives Legacy's facade a memorable street presence and timeless appeal.

The exterior landscape design is inspired by the striking architecture. A revitalized laneway with soft landscaping complements planting along pedestrian and exterior common areas.

Inside, the two and three-bedroom homes maximize space with flowing sightlines leading out to the generous balconies which connect each home to the neighbourhood. Especially delightful on cooler evenings, a stunning fireplace highlights most balconies.



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THE INCREDIBLE LIGHTNESS OF CONCRETE.

Approaching the corner of Dunbar and 29th, it will seem as though a cloud has come to earth. It will appear light, ethereal. And yet, the sculpture that will sit in Legacy's public plaza is solid concrete, transformed by the award-winning artistry of Vancouver's Marie Khouri.

Born in Egypt, raised in Lebanon, Marie Khouri discovered her passion for sculpture in Paris, at l'École du Louvre. There she began to experiment with the bold synthesis of organic forms and modern materials that has become her signature style.

The Legacy Sculpture is part of Qualex Landmark's™ enduring commitment to Vancouver's cityscape. While the dream-like art piece may look lighter than air, its sinuous curves form an elegant banquette, creating the ideal spot for neighbours to meet.



INTERIOR DESIGN

“The interiors at Legacy speak to what I would call a ‘conspicuous attention to detail’. The secret of elegant living, which is the essence of Legacy’s design, is to add layer upon layer of quality. It’s not just the finishes – it’s the way they have been executed. Natural stone slab is complemented by mitred stone joinery. Italian cabinetry and Dornbracht fixtures are matched by integrated lighting and millwork detailing. The exceptional materials used at Legacy deserve the craftsmanship we lavished on them – and vice versa. Together, we have created interiors that will stand the tests of time and good taste.”

Scott Trepp | Trepp Design Inc

A MODERN TWIST ON TIME-HONOURED TRADITION.

ELEGANCE AND CRAFTSMANSHIP

One of Vancouver's most prolific and sought-after interior designers, Scott Trepp, brings his inimitable style to Legacy. As ever, he has excelled.

These expansive homes feature a curated selection of fine-quality finishes ranging from marble, quartz and limestone to wood and porcelain. These materials unify the highly defined living spaces in elegant and unique combinations: from a seamless white soaker tub to engineered oak floors throughout, culminating in its grand kitchen, complete with millwork surround and stone slab island countertop with waterfall edge.

Legacy also embraces modernity at its best, with inspirational technology, such as motorized upper cabinets in the kitchen, Italian glass wardrobe closets with internal LED lighting in master bedrooms, and underfloor heating in the bathrooms.

The result is a tour de force, combining refined design and fine craftsmanship with the latest in convenience.





REFINED WESTSIDE LIVING.

LIVING WELL, LIVING SMART

- Featuring a limited collection of 48 spacious two and three-bedroom homes to truly fit any lifestyle
- Two designer colour palettes: Collingwood and Highbury
- Generous interior living space with beautifully designed floor plans
- European glass master wardrobe with internal LED lighting system
- Smart thermostat control
- Roller shades throughout with blackout blinds in bedrooms
- Heating and cooling system
- Laundry room: side-by-side washer and dryer with counter and/or open shelving or cabinetry*
- Engineered oak flooring throughout living areas
- Expansive balcony featuring outdoor fireplace and porcelain tile flooring*
- Natural gas connection
- In-home storage*
- 7-foot tall solid core doors

THE DESIGN-FORWARD KITCHEN

- World-class custom Italian kitchen cabinetry
 - Motorized upper kitchen cabinet doors
 - Under-cabinet LED lighting
 - Elegant in-drawer cutlery organization system
 - Corner cabinet pull-out storage system
- Interior LED lighting sensors in select lower drawers
- Polished marble slab over kitchen island with a waterfall edge
- Faucets by Dornbracht, handmade in Germany
- Sub-Zero & Wolf kitchen appliances - proven performance and timeless design:
 - 24" Sub-Zero undercounter wine fridge
 - 36" Sub-Zero premium integrated fridge and freezer
 - 30" Wolf electric wall oven
 - 30" Wolf microwave
 - 36" Wolf gas cooktop with integrated panel controls
- 36" integrated range hood fan
- 24" Integrated dishwasher by European designer Asko
- Built-in pull-out recycling centre
- In-sink garbage disposal unit

THE OPULENT BATHROOM

- Floating vanity with LED under-lighting and halo-lit surrounds
- Custom Italian cabinetry
- Heated limestone floors†
- Faucets and shower fixtures handmade in Germany by Dornbracht
- Ensuite features a seamless free-standing soaker tub equipped with thermostat-controlled faucet and wand* and/or frameless glass and limestone shower with rain showerhead and wall-mounted wand
- Second bathroom features a bath tub or shower with thermostat-controlled faucet and wand
- Private lavatory with a wall-hung toilet (ensuite also includes an automated washlet, shower toilet seat)**
- Full slab stone feature wall**
- Glass double entry doors to ensuite bathroom**

YOUR ESSENTIAL AMENITIES

- Landscaped rooftop lounge with firebowl and illuminated terrace
- AI fresco dining space and BBQ
- Indoor fitness facility
- Infrared sauna
- Private residential parking stall(s) with 240-volt charging capability*
- Bike storage and repair station
- Dog and car wash station

OFFERING PEACE OF MIND

- Secure keyless entry system
- Secure out of suite storage
- Built-in wall safe
- Concierge service
- Dedicated Homeowner Care Team
- 2-5-10 New Home Warranty

Further LEGACY enhancements available. Please inquire with our Sales Team for further details.

*Most homes †Ensuite only

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NEW COMMUNITY, VENERABLE NEIGHBOURHOOD.

A CHARMED LOCATION

Dunbar is rightly known as the original Westside — it has all the hallmarks of a self-contained community with parks, library, schools, entertainment, shops and services within walking distance. Legacy will be fully in tune with the intimate scale of Dunbar. It will be a rarity for Dunbar — a community unto itself, with a rooftop lounge where residents can connect around a fire bowl. The illuminated terrace includes garden space, delightful views of the neighbourhood canopy, and an entertainment area complete with an al fresco dining space and BBQ.

The private entrance lobby evokes timeless elegance and enduring quality, with a grand stone desk where a concierge welcomes you home, and where two elevators give access to each residential floor and the underground parkade.

On the second level, residents have their exclusive indoor fitness centre, featuring an infrared sauna, and an ideal spot to cool down outdoors — a dedicated deck with seating.

The secure underground parkade includes a locked bike storage area and repair station as well as a convenient multi-purpose wash area for muddy boots, dogs or bikes.

Homeowners also have the luxury of retail conveniences on the ground floor and a public plaza with design-forward sculpture and seating where neighbours and friends can gather.





"All unnecessary decoration was removed to reveal the underlying beauty of Legacy's architectural form and its unique location. The result is a building that sits purposefully on a key Dunbar intersection, and flows seamlessly from the exterior elevation to the elegant interior layouts that exemplify the beauty of form and function."

Legacy will not age — its materials, colourway and detailing are simply timeless."

Tony Wai | IBI Group



A POWERFUL LEGACY WITH FRESH PERSPECTIVE.



Qualex-Landmark™, recognized as one of British Columbia's most enlightened development groups, has been creating boutique experiences for homeowners for well over 20 years.

Among our recent local successes are Green on Queensbury and District Crossing in North Vancouver, and Aria in Oakridge.

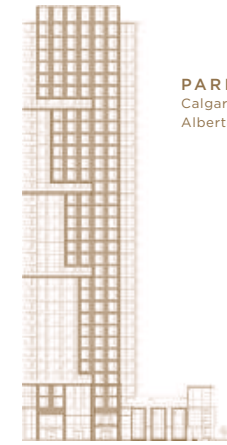
The 22 outstanding residential communities built to date in Western Canada speak for themselves, notably: Domus, Pomaria, Crandall and Alda in British Columbia; and Stella, Nova, Luna, Calla, Mark on Tenth and Park Point in Alberta.

"I just wanted to take the opportunity to thank you for the exceptional job you did on creating Green on Queensbury and for providing homes that are priced fairly, yet far surpass the competition in terms of quality and design. The home that we purchased from Qualex has far exceeded the expectations that I had at the time of my purchase."

Mark, homeowner at Green on Queensbury.

Rooted in a timeless tradition of excellence, with eyes on the future, we are deeply committed to creating unique, contemporary homes of enduring, classic quality.

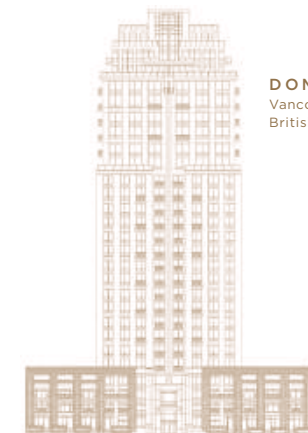
From the fine details of the homes to the quality of homeowner care, our team ensures each homebuyer receives exceptional service, every step of the way. It's a philosophy that extends beyond the homeowner to the partners and trades who make every project possible — and guarantees that these are properties we would all proudly call home.



PARK POINT
Calgary (Beltline)
Alberta



POMARIA
Vancouver (Downtown)
British Columbia



DOMUS
Vancouver (Downtown)
British Columbia

