

PREVIEW PACKAGE





LOWER LONSDALE *living*  
NEVER LOOKED *this good*



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*L*ower Lonsdale slowly reveals its secrets. A quiet park here. A spa retreat there. A dozen delicious restaurants and as many great shops. At Fairborne, we know this neighbourhood well. In 2000 we pioneered the redevelopment of the area, with the building of Q, followed by Time, Sky, Capstone and now First Street West.

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Stroll the streets of Lower Lonsdale and you'll discover a new neighbourhood rich with restaurants, shops and hidden gems—like the quiet enclave that's home to First Street West.





**RESTAURANTS**

- 1 Gusto di Quattro
- 2 Burgoo Bistro
- 3 Anatoli Souvlaki
- 4 The District Brasserie
- 5 Raglan's Bistro
- 6 Tap & Barrel Restaurant
- 7 Sushi Bella
- 8 Thai House Restaurant
- 9 Jägerhof Schnitzel House
- 10 Fishworks
- 11 Buddha-Full Juice & Smoothies
- 12 Boston Pizza
- 13 Pier 7 Restaurant & Bar

**PLAY**

- 14 Déjà Vu Spa
- 15 Skoah
- 16 Stripped Wax Bar
- 17 Noir Lash Lounge
- 18 John Braithwaite Community Centre
- 19 Presentation House Gallery (future location)
- 20 Empire Cinemas
- 21 Shipyards Night Market

**SHOPS**

- 22 Menchie's Frozen Yogurt
- 23 Meat at O'Neils
- 24 Moulé
- 25 Obsession: Bikes
- 26 Starbucks Coffee
- 27 Under the Umbrella Gifts & Apparel
- 28 Marble Slab Creamery
- 29 Waves Coffee House

**ESSENTIALS**

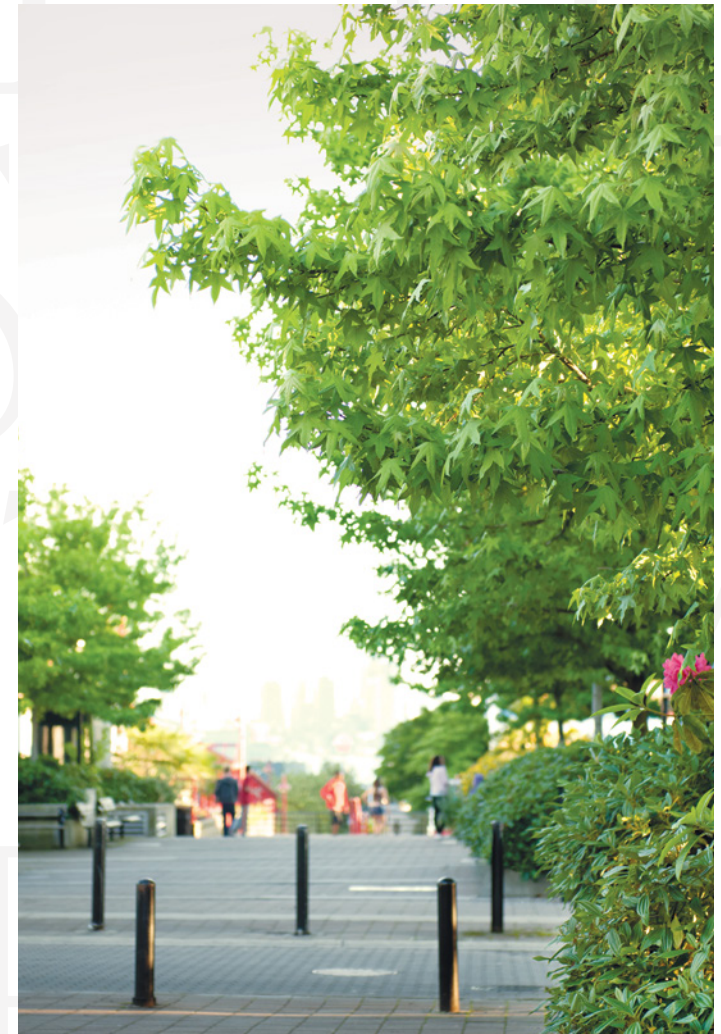
- 30 MarketPlace IGA
- 31 Shoppers Drug Mart
- 32 TD Canada Trust
- 33 BC Liquor Store
- 34 Lower Lonsdale Medical Centre
- 35 BMO

**36 LONSDALE QUAY MARKET**

- Bank of Montreal ATM
- Soup Meister
- Kin's Farm Market
- COBS Bread
- Artisan Wine Shop
- Bowen Island Pizza Co.
- and more...

- Overpass to Seabus & Quay
- Spirit Trail

# *A quiet* ENCLAVE



*L*ocated on the most desirable block, on the most desirable street in Lower Lonsdale, First Street West is a signature building. A limited collection of just 60 premium residences offering generously sized open-concept homes, as unique and rare as the location itself. A traffic calmed, tree-lined street, balanced with the convenience of a walkable urban lifestyle are what make this location so special.

Start an art class, relax into some yoga, or get to know your community. Just steps away, you can enjoy the fitness facilities and cultural programs offered at the John Braithwaite Community Centre.



## A ROOFTOP *retreat*

The exclusive rooftop lounge boasts expansive city, water and mountain views and is the perfect place for year-round entertaining. Host a formal gathering in the fireside lounge and bar, or dine al fresco in the covered BBQ area, with fresh herbs and vegetables from the raised-bed community gardens. Watch a summer sunset with friends, or stargaze with a glass of wine. Here you can get to know your neighbours in the most elegant way imaginable.











## SPACE & style

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Whether you're downsizing, resizing or just getting started, our spacious suites feature the finest fixtures and finishing touches. Like large windows that showcase the spectacular views, over-height ceilings, stainless steel state-of-the-art appliances, and a thoughtful floorplan that maximizes efficiency and enhances entertaining.

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# FEATURES

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## THE BIG PICTURE

- Built on an intimate scale: 6 levels of concrete and wood frame construction, located on a quiet street west of Lonsdale Avenue
- Designed with the very latest in building envelope technology
- Energy-efficient to the highest residential green standards, powered by the Lonsdale Energy Corporation
- Quiet and comfortable, with acoustically engineered, thermal, double-glazed, Low-E windows for increased insulation value and UV protection while also offering reduced sound transfer
- Architecturally designed to incorporate the revitalization of the dedicated Heritage building, the street level commercial-retail units and community amenity space
- Building design by Shift Architecture Inc.
- Spacious interiors designed with thoughtful and efficient floorplans

FAIRBORNE

## AT THE HEART OF A VIBRANT NEIGHBOURHOOD

- Lower Lonsdale is an established, historically significant community with everything you need at your doorstep
- Rich in character, with independently owned shops, restaurants, and bakeries
- John Braithwaite Community Centre next door
- Direct access to pedestrian overpass to SeaBus terminal and transit hub
- Adjacent to convenient shopping—grocery store, pharmacy, liquor store etc.
- The specialty shops and fresh food grocers of Lonsdale Quay Market are just one block away

## WARM, BRIGHT INTERIORS

- Expansive windows maximize daylight and views
- 9' ceilings throughout living spaces\* with up to 11' ceilings in top floor corner homes\*
- Laminate oak flooring throughout the entry, kitchen, living, and dining rooms
- LEC hydronic heat energy system
- Walk-in closets\* organized with a space-efficient shelving unit and shoe tower\*
- Whirlpool front-loading washer & dryer

## BATHROOMS WITH CLEAN LINES

- Quartz countertops
- Honed porcelain tiles flow seamlessly from wall to floor
- Vitreous china undermount sinks, with Grohe chrome faucets
- Full-width mirror in second bathroom
- Frameless glass shower with convenient shower product niche\*
- Relaxing soaker tub
- Water-efficient symphonic flush toilets with soft close seat
- Grohe chrome bath and shower fixtures

## KITCHENS THAT COOK

- Counter-Depth, Samsung French door 33" wide stainless steel fridge
- Premium Whirlpool appliances in a sleek, stainless steel finish featuring a gourmet 5-burner gas cooktop and energy star dishwasher fully integrated with custom cabinetry
- Quartz countertops and backsplash
- Double-basin undermount, stainless steel sink
- Polished chrome faucet by Grohe with retractable pull-out nozzle
- Two-toned cabinetry with silent, soft-close doors and drawers and undercabinet puck lighting
- Danby free-standing beverage centre\*

## SOCIAL SPACES

- Warm and inviting lobby with generous windows and fireside seating area
- Entertainment/meeting lounge for casual or formal gatherings
- Rooftop amenity featuring indoor and outdoor lounge area complete with community garden plots and potting shed

## PEACE OF MIND

- Video surveillance at vehicle entry point and common area
- Restricted electronic access using a single encrypted security device
- Superior safety and fire protection including monitored sprinklers and smoke detectors
- Secured keyless lobby entry phone system with access controls to each floor
- Dedicated, secured and separate residential storage lockers and bike room
- Comprehensive 2–5–10 Homeowners Warranty backed by Travelers Guarantee Company of Canada

\* Select homes

The developer reserves the right to make modifications or substitutions should they be necessary. E.&O.E.

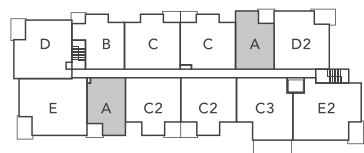




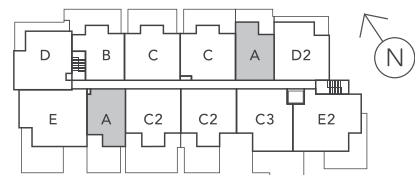
# UNIT A

1 Bedroom 1+ Flex | 1 Bathroom

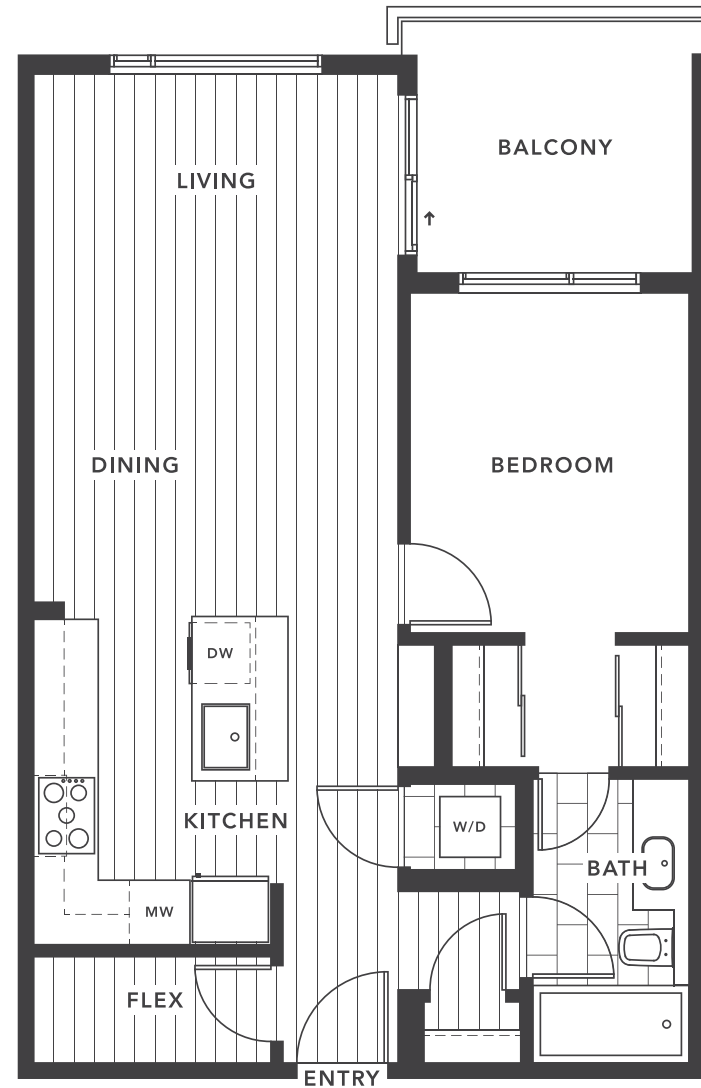
686 square feet



LEVELS 3-6



LEVEL 2



FAIRBORNE

Dimensions, sizes, specifications, layouts, and materials on all floorplans are approximate, based on architectural measurements and subject to change without notice. E.&O.E.

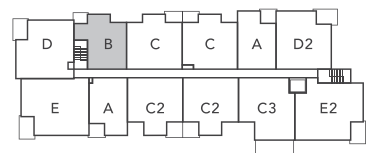




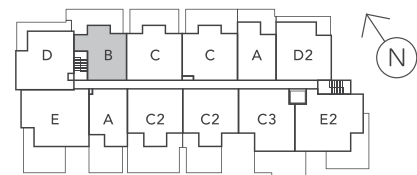
# UNIT B

1 Bedroom 1 + Den | 1 Bathroom

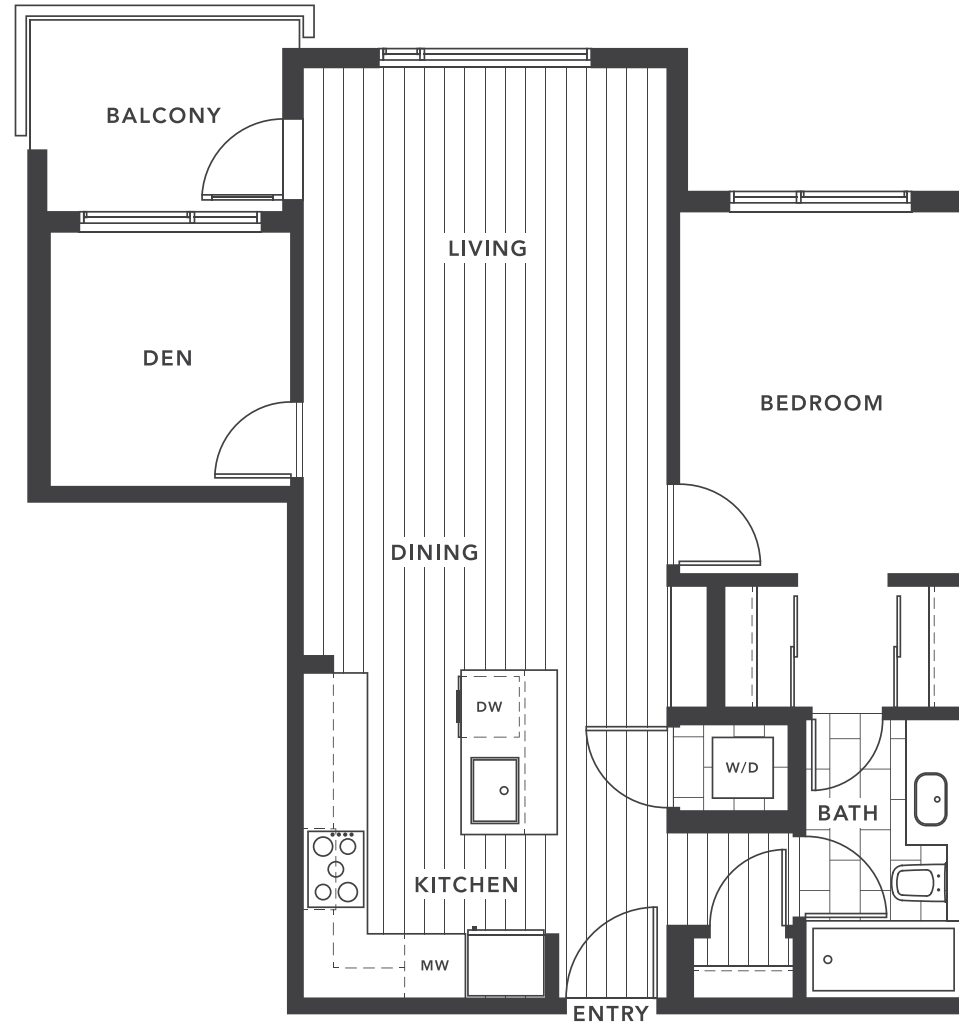
745 square feet



LEVELS 3-6



LEVEL 2



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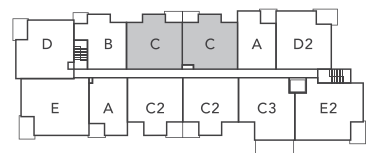




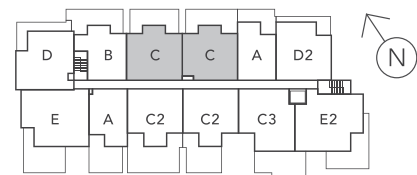
# UNIT C

2 Bedrooms | 2 Bathrooms

921 - 939 square feet



LEVELS 3 - 6



LEVEL 2



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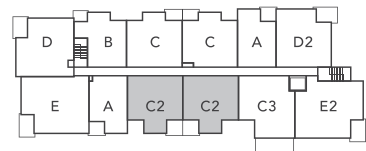




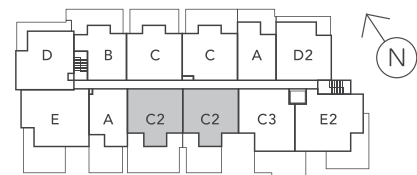
# UNIT C2

2 Bedrooms | 2 Bathrooms

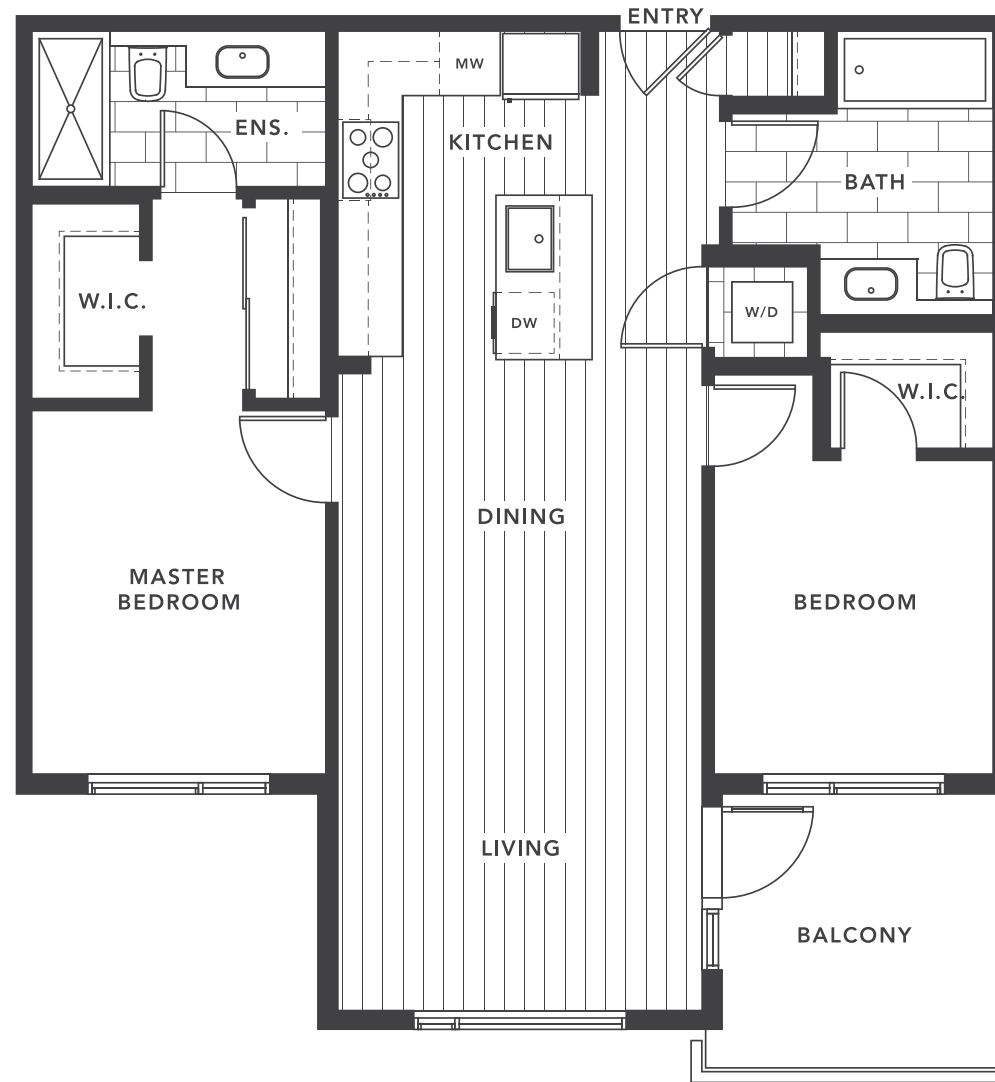
929 square feet



LEVELS 3-6



LEVEL 2



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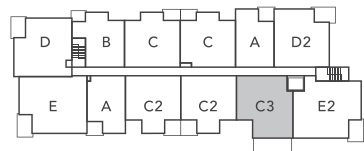
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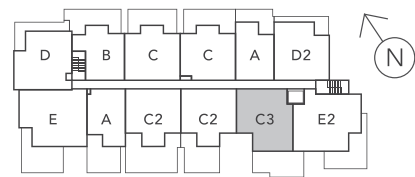
# UNIT C3

2 Bedrooms + Flex | 2 Bathrooms

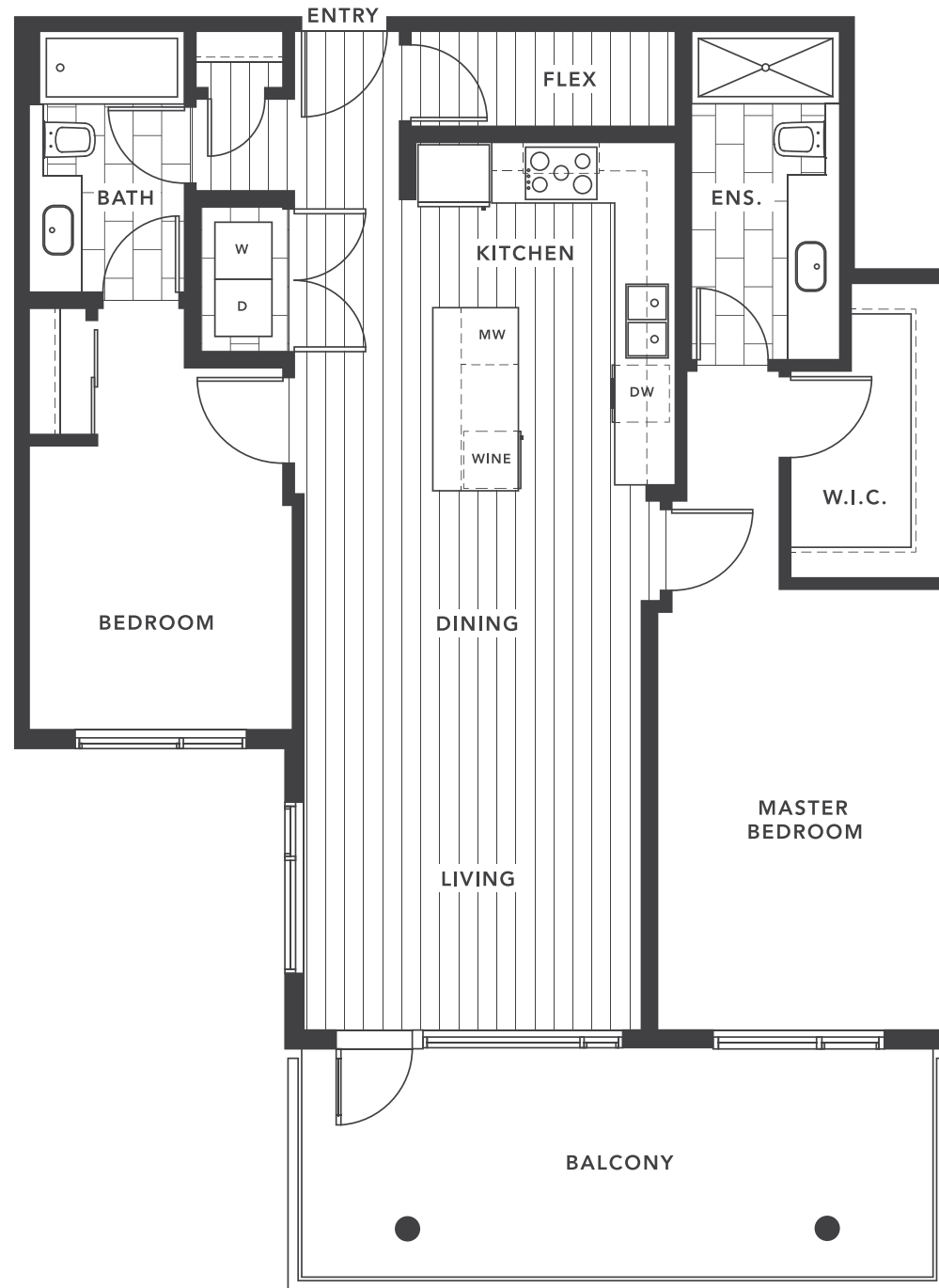
1048 square feet



LEVELS 3-6



LEVEL 2



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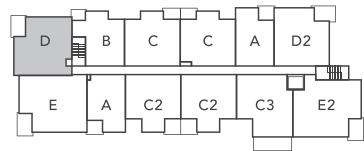




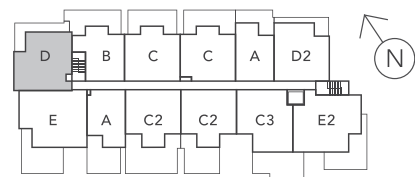
# UNIT D

2 Bedrooms | 2 Bathrooms

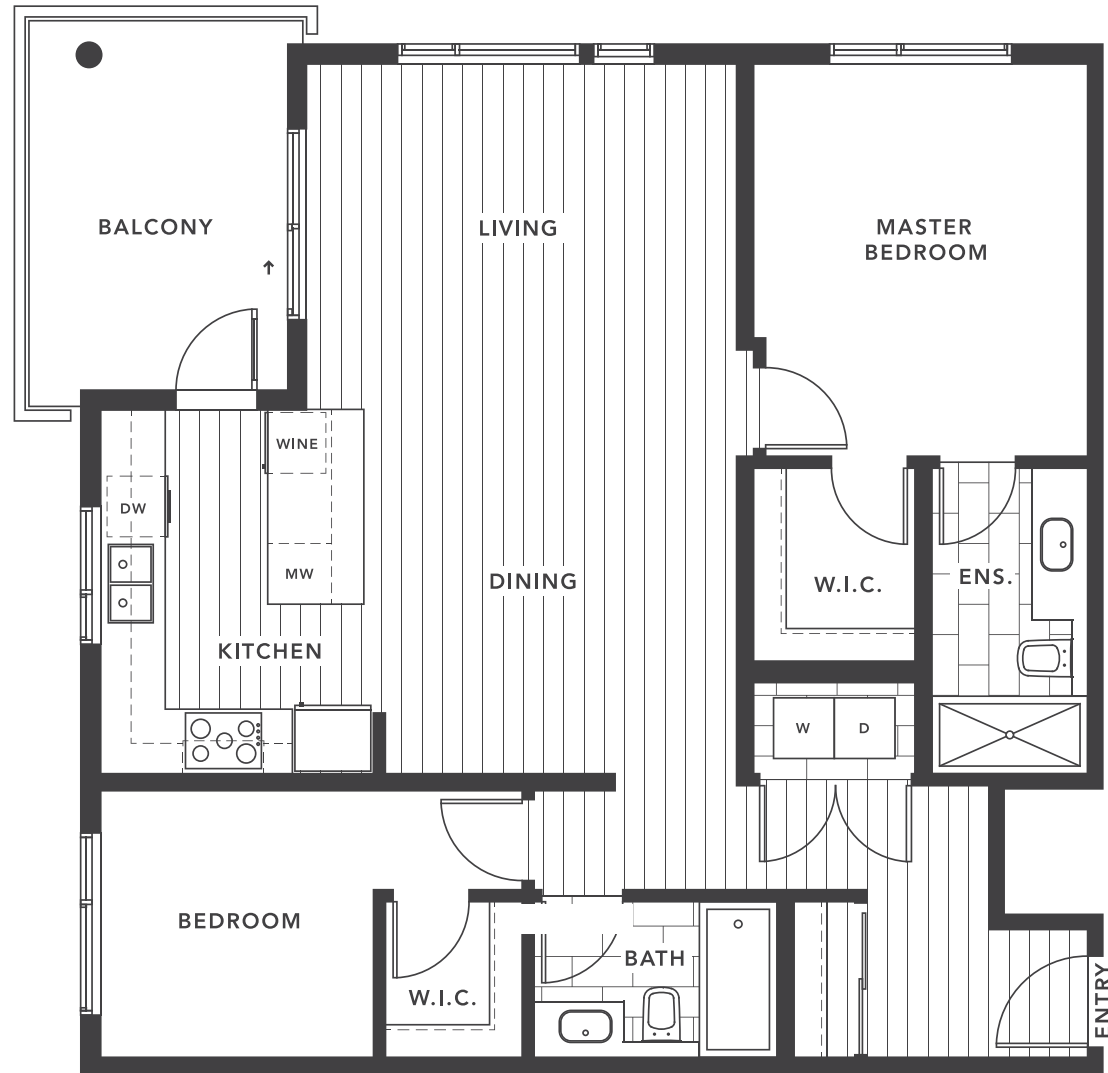
1040 square feet



LEVELS 3-6



LEVEL 2



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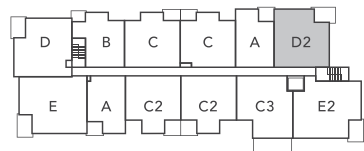
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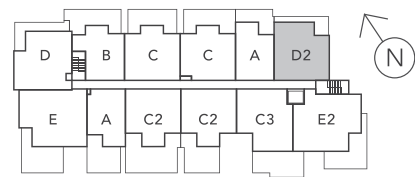
# UNIT D2

2 Bedrooms + Nook | 2 Bathrooms

1001 square feet



LEVELS 3-6



LEVEL 2



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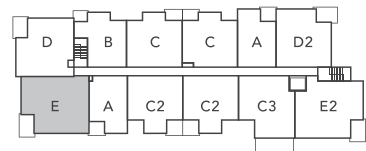




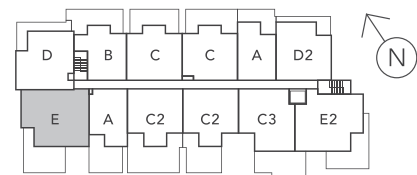
# UNIT E

2 Bedrooms + Den | 2 Bathrooms

1220 square feet



LEVELS 3-6



LEVEL 2



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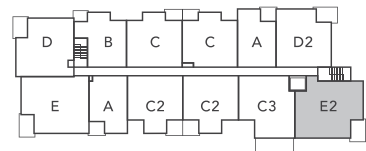
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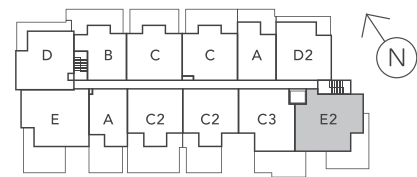
# UNIT E2

2 Bedrooms + Den | 2 Bathrooms

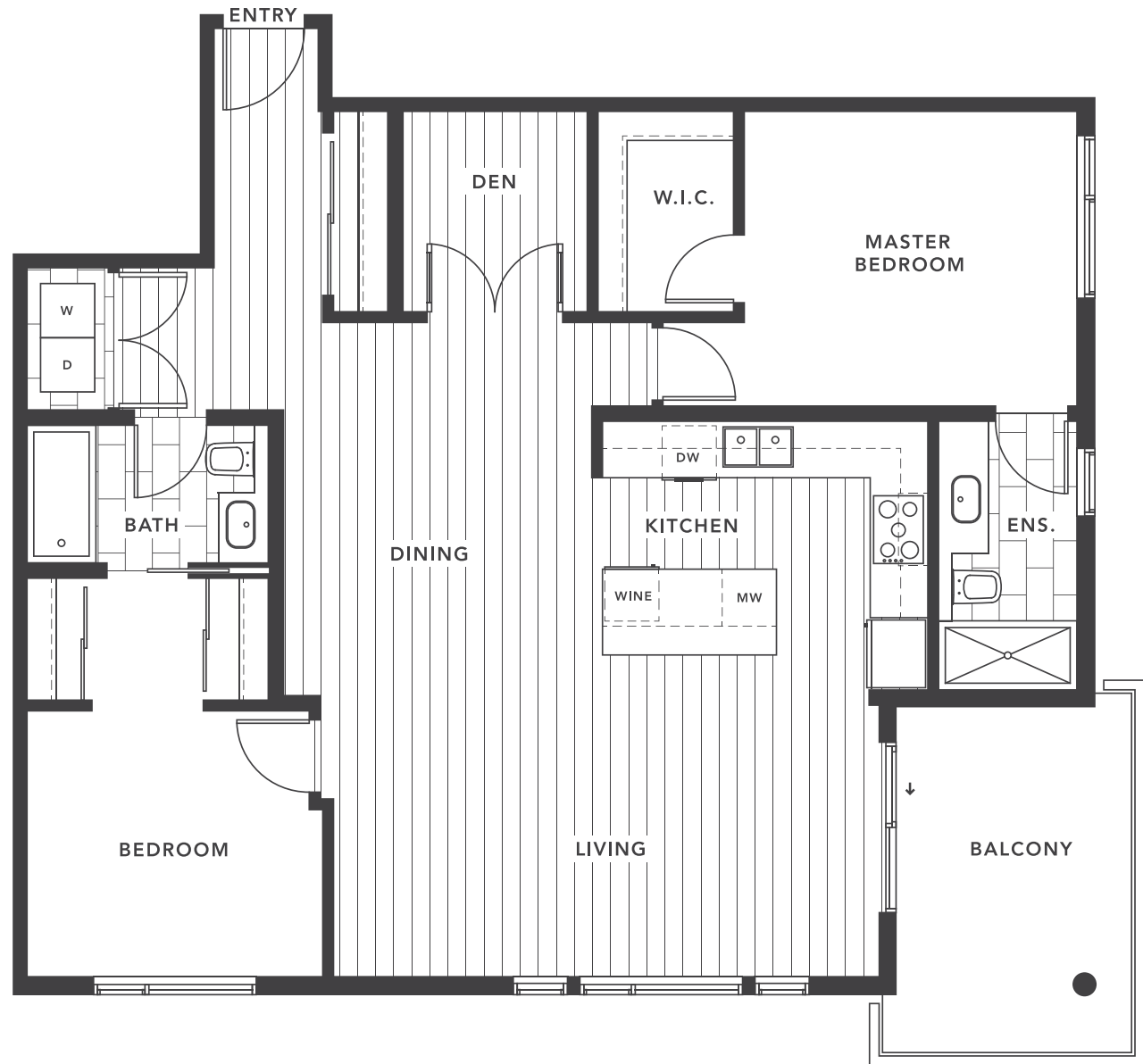
1201 square feet



LEVELS 3-6



LEVEL 2



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# FAIRBORNE

## Welcome Home



**ETON** | SURREY



**MANDARIN RESIDENCES** | RICHMOND



**TIME** | NORTH VANCOUVER



**CAPSTONE** | NORTH VANCOUVER

At Fairborne, we are more than home builders. We're passionate people creating vibrant living spaces and communities we would want to live in ourselves. From the moment you walk in, there's something different about a Fairborne residence — a special atmosphere we take pride in creating. From our passionate commitment to making details matter to our Complete Homecare service, nothing feels quite as comfortable, quite as right, as a Fairborne home.

Since 1996 we have created some of the Lower Mainland's most memorable buildings and earned the Urban Development Institute's Award for Excellence. But what matters most today is delivering your home. A fine home that is part of a great community that will enrich your life now and for years to come.

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