



# Rooted. Layered. Storied.

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87 Condominiums.  
62 Townhomes.



šxʷq̓texən  
edge way at leləm'





Located in the traditional territory of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam) people, who have been stewarding these lands and waters for thousands of years, leləm is a master-planned community that reflects deep rooted Musqueam values, culture, and vision of community, diversity and stewardship.

šx<sup>w</sup>qtexən edge way is a refined collection of homes at leləm. šx<sup>w</sup>qtexən is the həńqəmińəń word for edge way which honours Musqueam's deep connections to the lands and waters at leləm. Discover a world beyond yourself and weave your own beautiful story in šx<sup>w</sup>qtexən edge way's refined collection of condominiums and townhomes.



# Meaningful community.



## Life at leləm

From your home at šxʷq̓təxən edge way, gravitate to leləm's vibrant village centre — a harmonious mixture of urban and natural amenities. A village plaza, a future community centre and Musqueam artwork integrated throughout, exude an energy of engagement, interaction, and enjoyment amongst residents. Street-level shops and services inject convenience into your day. A forest park, an adventure park, outdoor fitness circuit and preserved wetlands celebrate nature, tranquility and healthy living. You can also play a round of golf at the University Golf Club, a stunning 18 hole public course considered to be one of the best. Experience a true connection to people, place, and purpose. Life is a tapestry of stories.



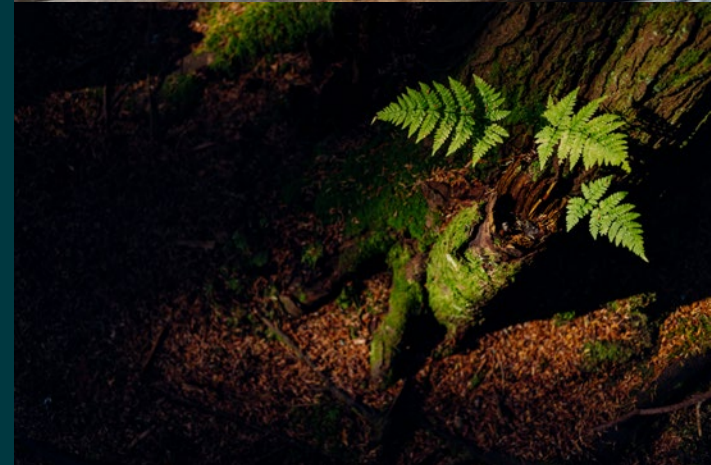


Nature's wisdom imbues every aspect of life here. Only steps from ʔx̣ẉq̣ṭex̣ən edge way, Pacific Spirit Regional Park is an 874-hectare sanctuary of pristine old-growth forest and dramatic shorelines. Almost 75 kilometres of trails wind through the forest offering a lifetime of exploration and discovery in an inspiring natural backdrop.





Experience the unique energy of a university campus — where people learn, share knowledge, and work to understand one another. Opportunities are everywhere.



Nature is balanced with community. Conveniences and culture span leləm and nearby UBC's campus and its surrounding neighbourhoods. Shop for groceries and other products, choose from a host of unique restaurants, listen to live music of all genres, or attend a talk given by an international figure. There's both an intimate local and thrilling global presence throughout.





## Dining

- 1 Wildlight Kitchen + Bar - leleḡ Village
- 2 Future Popeyes Chicken - leleḡ Village
- 3 Westward Ho!
- 4 Bean Around The World Coffee House & Bistro
- 5 Browns Crafthouse UBC
- 6 Kokoro Tokyo Mazesoba
- 7 Nicli Pizzeria + Bar - Wesbrook Village
- 8 Rain or Shine Ice Cream
- 9 DownLow Chicken
- 10 Steve's Poké Bar
- 11 JJ Bean Coffee Roasters
- 12 Jamjar Canteen
- 13 Tacomio UBC
- 14 Starbucks
- 15 Booster Juice

## Shops & Services

- 1 Urban Fare - leleḡ Village
- 2 Pure Integrative Pharmacy - leleḡ Village
- 3 Dentist at Lelem Village
- 4 Save-On-Foods
- 5 Shoppers Drug Mart
- 6 I.D.A. - University Pharmacy
- 7 H-Mart Express
- 8 CIBC Branch with ATM
- 9 BC Liquor UBC - Wesbrook Village
- 10 Parkway Liquor Store
- 11 BMO Bank of Montreal
- 12 UBC Hospital
- 13 Vancouver General Hospital

## Recreation

- 1 Future leleḡ Community Centre
- 2 University Golf Club
- 3 Museum of Anthropology at UBC
- 4 Sword Fern Trail
- 5 Spanish Banks Beach
- 6 Tower Beach
- 7 Doug Mitchell Thunderbird Sports Centre
- 8 UBC Botanical Garden
- 9 UBC Rose Garden
- 10 Beaty Biodiversity Museum
- 11 Chan Centre for the Performing Arts
- 12 Nitobe Memorial Garden
- 13 Westbrook Community Centre
- 14 Royal Vancouver Yacht Club

## Education

- 1 The University of British Columbia
- 2 Norma Rose Point School
- 3 University Hill Elementary School
- 4 University Hill Secondary School
- 5 St. Mark's College
- 6 Corpus Christi College
- 7 Regent College
- 8 St. George's Senior School
- 9 West Point Grey Academy
- 10 Lord Byng Secondary School
- 11 Crofton House School
- 12 York House School
- 13 Vancouver College
- 14 St. John's School
- 15 Little Flower Academy





## Striking Symbol of Home

When arriving at šxʷq̓təxən edge way, you sense its connection to the earth — lush and sustainable landscaping, gardens replete with native species, and natural architectural materials welcome you home. Every element here tells a story of mindful living and connection to place.





Inspired by the shapes and textures of traditional Musqueam weaving, a stunning entry canopy sets the mood as you enter šxʷq̓təx̌ən edge way. Warm wood tones and organic forms draw you in and let you know this is home.





# The natural way of things.

The influence of Musqueam culture extends into the lobby, where arched openings nod to Musqueam design forms, and a lighting fixture resembles a loom and wool. Throughout, locally-sourced natural stone and wood interface harmoniously to create an elegance that is true to this place.





### Community Makes a Statement

Verdant pathways wind around five buildings, creating an intimate sense of community close to the ground. Carefully placed throughout the landscaping, garden flats and townhomes contrast bold forms with warm materials. These spacious homes are perfect for families, offering space to grow in an environment that enriches.





## The Nature at Home

A beautiful courtyard rich with greenery and native planting invites exploration and connection, with paths encouraging leisurely strolls through the community. Take a moment with a friend or in solitude amongst nature.



# Livability flows.



Interiors draw from the serene nature of the outdoors, with subtle curves and local materials woven together to create refined spaces that pay homage to the land and Musqueam culture. Homes are efficiently designed for versatility, with purposeful details to elevate everyday living — including a convenient entry niche for keys and mail. Feel at ease in a home with meaning.





The heart of the home makes an impressive statement. Central islands, offered as an addition, feature dramatic waterfall countertops and space for dining. Storage is abundant throughout, including a corner pull-out. Experience inspired entertaining or intimate family meals — while being proud of where you live.





Expansive, full-height windows are positioned to frame stunning natural vignettes, breathing fresh air and sunlight into every space. Live in harmony with your surroundings.



# Cultivate rest.

Slip into a relaxing state as you step into spa-like ensembles. Elegant floating vanities are accompanied by plenty of storage. Unwind beneath a rain showerhead, surrounded by elegant porcelain tile in natural tones. Refresh and nurture your body in a space that calms mind and soul.





# Features

- A refined collection of 87 one, two, and two-bedroom + lock-off homes and 62 one to three bedroom garden flats and townhomes featuring high design and quality construction by established local developer Townline
- Proximity to UBC and the Pacific Spirit Regional Park and an array of urban amenities offered by the Point Grey neighbourhood and the leləṛṁ master planned community
- Fully roughed in EV ready charging network capabilities and upgrade opportunities during purchase in all resident parking stalls

## leləṛṁ Amenities

- Designed with the traditional Musqueam principles of inclusivity and respect, leləṛṁ is a significant master planned community surrounded by nature and convenience
- Anchored by a vibrant village centre, leləṛṁ is filled with inviting gathering spaces and public plazas for all to enjoy
- Experience a carefully curated selection of urban amenities designed to foster community engagement and interaction among residents and visitors alike
- leləṛṁ was designed to preserve natural spaces and seamlessly integrate into its natural surroundings. More than half of leləṛṁ is dedicated to parks and open space

## edge way Amenities

### Indoor

- Double height lobby with adjoining mail room, parcel storage and access to two elevators
- Common area bike storage rooms with bike racks
- Dog Wash
- Bike and Car Wash area

### Outdoor

- Children's Play Area
- Outdoor dining with harvest tables and BBQ
- Communal fire pit with lounge seating
- Ethnobotanical garden with native ornamental and edible plants
- Open lawn space
- Hammock lounge area
- Outdoor mail kiosk for townhomes
- Rain Gardens

### Community

- Access and membership to the leləṛṁ community centre - ~15,000 sf community amenity building with gymnasium, fitness centre, and communal meeting rooms

## Features & Finishes

The Interiors at edge way focus on the subtle harmony between the natural materials of the land, traditional Musqueam weaving and design elements, and the serenity and natural beauty at UBC. The subtle curves and local materials carry over into the suite interiors themselves, showcased in the curves of the kitchen island and custom hood fan surrounds, as well as the ceiling details, while full height windows highlight the unparalleled location and edge way's access to nature.

### Designer Interiors

- Stunning Interiors by Vancouver-based Port + Quarter Interior Design
- Choice of three designer colour palettes featuring sleek, contrasting tones and clean lines
- Wide-plank laminate flooring throughout living and bedrooms
- 100% undyed wool carpet on the stairs and upper floor of 2- and 3-bedroom townhomes
- Cooling in all homes ensures year-round comfort
- Shelving and chrome rods in all closets
- Contemporary roller blinds for control of natural light and UV protection
- Samsung front-loading washer and heat pump dryer in all homes
- Expansive windows and over-height ceilings - up to 9'10 ft on select plans
- Stone entry threshold and solid core entry door creates an enhanced sense of arrival
- All homes feature a built-in entry niche for keys and mail, complete with USB-C charging port
- Zero VOC paint throughout the home

### Designer Kitchens

- Stainless-steel appliance package:
  - Integrated Bosch refrigerator with bottom freezer (24" in 1-bedroom homes, 30" in 2 bedroom +)
  - Bosch induction cooktop (24" in 1-bedroom garden flats and A2 unit, 30" five-burner in all other homes, 12" two-burner in lockoff suites)

- Integrated hood fan (24" in 1-bedroom garden flats and A2 unit, 30" in all other homes) with signature curved shroud
- Bosch electric wall oven (24" in 1-bedroom garden flats and A2 unit, 30" in all other homes)
- Integrated Bosch dishwasher (24" in all homes, 18" in lockoff suites)
- Panasonic built-in microwave with trim kit

- Abundant storage with a built-in pantry and corner pull-out in most homes
- Integrated garbage and recycling drawer
- Under-cabinet LED strip lighting provides optimal illumination for cooking and meal prepping
- Flat panel, wood grain cabinetry with integrated J-pull
- Quartz countertops and backsplash in three choice colour schemes
- Custom curved kitchen islands in all 2-storey townhomes. Offered as an optional addition in all other homes
- Pull-down faucet in polished chrome complements a stainless-steel under-mount sink
- Recessed LED pot lights in ceiling

### Bathrooms

- Medicine cabinets in ensuites and main baths provide ample storage
- Under-cabinet motion sensor LED lighting in ensuite vanity cabinets
- Floating vanities in all main and ensuite bathrooms
- Clear tempered glass shower doors in ensuite bathrooms
- Built-in shower pony wall in ensuite bathrooms for day-to-day essentials
- Contemporary deep soaker tubs with niche and shower rods in all main bathrooms
- Hand shower and rain shower in ensuite bathrooms
- Soft-close cabinets and drawers
- Eased edge quartz stone counters
- Modern under-mount sinks in ensuite and main bathrooms
- Porcelain tile on floors and bath and shower walls in main bathroom
- Soft-close toilet with bidet outlet in ensuite bathrooms

## A Focus on How You Live

- Meticulously planned layouts allow you to cater your home to your lifestyle
- Spacious outdoor patios and balconies for a perfect blend of indoor and outdoor living
- Thoughtful Townline touches, including signature entry niche and easy-access water shutoff for the washer/dryer, put livability and ease of ownership at the forefront

## Security & Technology

- Convenient, multi-function media ports for telephone, data and cable
- Motion sensors on parkade lights for energy and cost efficiency
- Smart access system at lobby entry and parkade gate for visitor pre-screening
- Personally encoded entry system to access lobby, elevator, underground parkade and suite-specific floor only
- Secure residential underground parking
- Well-lit outdoor common areas and pedestrian walkways
- TELUS Optik TV & Internet offer exclusive to edge way

## Peace of Mind

- Comprehensive warranty protection by Travelers Guarantee Company of Canada providing coverage for:
  - 2 year material warranty
  - 5 year building envelope warranty
  - 10 year structural defects warranty
- Dedicated support from Townline's renowned customer care team





# Inspired together.

Built on a history of trust and mutual respect, the Ilich family and Musqueam's relationship spans two generations. Their collaboration at edge way represents the next phase in that relationship and is a reflection of the values that both partners hold dear – a commitment to doing the right thing, and working together to push reconciliation forward.



Musqueam Capital Corporation is the economic development arm of the Musqueam Indian Band and is responsible for the development of Musqueam's lands, acts as asset manager for Musqueam's real estate holdings and facilities partnerships. Musqueam Capital's mission is to contribute to building a vibrant community in Musqueam through successful economic development that will reap benefits today and for generations to come.



Townline is an industry-leading, Vancouver-based developer known for innovative living solutions, unparalleled attention to detail, and renowned customer care. For over 40 years, every Townline project – from single-family homes and townhomes to concrete high-rise towers, mixed-use communities, and alternative housing solutions – has been defined by a strong focus on homeowner experience, purposeful design, quality construction, forward-thinking amenities, and an unwavering commitment to enriching the cities and communities we build in. This is the Townline way.



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[edgeway.townline.com](http://edgeway.townline.com)

