



Botanica



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Recognized as one of British Columbia's most enlightened development groups, Qualex-Landmark™ has been building boutique home experiences for over 30 years.





OUR STORY

Bringing Botanica into flower.

Building on a foundation of success.

Qualex-Landmark™ is a Vancouver based development group that has been building boutique residences for over 30 years. Our portfolio is defined by quietly iconic residential communities, born out of our highly detailed approach to development.

Twenty-three outstanding communities speak for themselves, notably: Domus, Pomaria, Green on Queensbury, Legacy on Dunbar and Artesia in British Columbia, and Park Point in Alberta.

Shaping better cities.

Our commitment to social impact.

Diverse voices,
unified purpose.

We cherish our team's diverse backgrounds, fostering an inclusive environment and a culture of collaboration.

A commitment
to action.

We're committed to creating spaces that foster connection and minimize our impact on the environment.

People first,
community always.

Botanica is an evolution away from the fast-paced, space-constrained nature of modern life.





Defining our legacy.

Our vision and values.

Create with
function and beauty.

We only build homes with a unique
perspective on functionality,
craftsmanship and community.

Focus on details
from start to finish.

We select sites in prime locations
and use premium finishings to put
homeowners first.

Ensure
peace of mind.

We make sure every homeowner
is exceptionally well taken care of,
every step of the way.

A timeline of excellence.

Qualex-Landmark has been committed to community for more than 30 years.

1991 The Beacon, Port Coquitlam

1994 The Esplanade, Port Coquitlam

1996 Antrim Oaks, Burnaby

Rivergate, Vancouver

Sonesta, Vancouver

1997 Symphony at Whistler, Whistler

2000 Crandall, Vancouver

Eighteen Trees, Burnaby

Best Low-Rise Development in BC

Silver Award for Best Interior Design in BC

2001 Symphony at Garibaldi, Squamish

2002 Alda, Vancouver

Silver Award for Best Kitchen Design

2003 Domus, Vancouver

2006 Stella, Calgary

2007 Pomaria, Vancouver

LEED Certified Silver

Best High Rise Development

2008 Nova, Calgary

2011 District Crossing, North Vancouver

2012 Luna, Calgary

2013 Calla, Calgary

Awarded Best Multi-Family Apartment

2016 Mark on 10th, Calgary

Silver Award for Best Architectural Design

Best Multi-Family Project

Best Multi-Family Apartment Under 350,000

Aria, Vancouver

Excellence in Multi-Family Market Rental

2018 Park Point, Calgary

2020 Green on Queensbury, North Vancouver

LEED Certified Platinum

2023 Legacy on Dunbar, Vancouver

2025 Artesia, Burnaby





RWA GROUP ARCHITECTURE

RWA Group Architecture.

Bob Worden and Doug Ramsay established Ramsay Worden Architecture (RWA) in 1989, practicing architecture and urban planning with care and imagination. Over the years, RWA has developed a reputation for innovative buildings with human scale that respect the patterns and character of the community.

Marcon Construction.

A trusted name in construction, Marcon Construction has built homes across Metro Vancouver for more than 38 years. Marcon pays attention to every detail, no matter how small, and walks through every floorplan to ensure homes don't just look good on paper—they're spaces that enhance lives



BYU DESIGN

PFS Studio.

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm based in Toronto and Vancouver. With a track record of over 30 years of award-winning work, PFS has led or been involved in countless large-scale planning and design projects throughout Canada, the United States, Asia, and Europe.

BYU Design.

Since opening in 2003, Bob's Your Uncle (BYU) Design has grown to become one of Canada's most well-respected and sought-after interior design studios. The BYU team loves what they do—creating spaces formed by a unique narrative and context but grounded in functionality.

THE NEIGHBOURHOOD

Plant yourself in West Coquitlam.

A new community arrives in Oakdale.
A collaboration between Qualex-
Landmark and award-winning
architects RWA to provide the perfect
place to thrive and grow.





“Botanica is a new kind of community—steps from the city, yet removed enough to provide recess from modern life.”

—Cyrus Navabi, Qualex-Landmark

The centre of it all.

Botanica has been designed to fit seamlessly into the burgeoning neighbourhood of West Coquitlam, to further enrich the community and act as a vibrant hub for everything the city has to offer.

With access to Burquitlam SkyTrain, YMCA, Burnaby Mountain hiking and biking trails, Simon Fraser University and other educational facilities of all levels— the Oakdale neighbourhood is perfect for all stages of life.



“From inside the home, to shared spaces, and the surrounding Oakdale neighbourhood—Botanica’s biggest asset is sheer convenience.”

—RWA Group Architecture

Neighbourhood café.

A proposed coffee shop located in the southwest corner of Botanica creates an additional gathering place and hangout for residents, as well as the broader West Coquitlam community.





The Essentials

Centrality, Convenience and Community



THE GROUNDS

Four buildings. Sustainable by nature.

Botanica's four buildings have been oriented to maximize views, access to sunlight, and airflow.





Designed for connection.

Nestled in the vibrant neighbourhood of Oakdale, Botanica has been designed to mimic “single-family living.” Beginning with a central courtyard that feels like an extension of your home.



“Botanica’s courtyard makes shared spaces easily accessible for everyone, which makes them that much more welcoming to use.”

—RWA Group Architecture

Your own private playground.

Almost a quarter of Botanica’s grounds are dedicated to outdoor space. Generous greenspace provides multi-usage recreational areas to socialize, grow food, connect with nature and benefit from outdoor activities, all within the confines of your own home.





SHARED SPACES

Inspired by nature, family and connection.

Gather with friends or escape
to Botanica's interior spaces for
creativity, work, and play.



Work, play, unwind.

Community-inspired features continue into Botanica's interior shared spaces, punctuated by a lobby, social lounge, and adjacent co-working space designed to be accessible and comfortable.





“Shared spaces use premium materials to add an elevated touch. The human experience on a tactile level is very important.”

—BYU Design





Play, learn, grow.

Botanica features a children's playroom with dedicated areas for crafting, a mini library, and games for quality time with those who matter most.

YOUR HOME

The perfect place to put down roots.

Centred on the notion of “single-family living,” Botanica’s homes have been made for every stage of life.



“Beautiful cabinetry in Botanica’s interior spaces enriches the homes with a vital element of warmth and charm.”

— BYU Design

Everything you need to grow.

Botanica’s generous living areas give you the space you need to thrive. Unique features like flex spaces and millwork entry have all been integrated with convenience in mind.



Nourish your true nature.

Botanica's bathrooms' incorporate further elements of relaxation and ease into your home—including spa-like features like a generous soaker tub or frameless glass shower with rain showerhead.





The heart of the home.

Offering a blend of highly textured design and functional elements, Botanica's kitchens are a focal point. Open shelving and generous pantry space provide ample storage, while quartz countertops and Bertazzoni appliances give you everything you need to host family and friends.





Plant yourself in Botanica.

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