

**WITHIN REACH**

**PARADIGM BY WESGROUP.CA**

**WESGROUP**

The developer reserves the right without notice to make modifications to floorplans, landscape design, project design, materials, and specifications to maintain the high standard of the development. Renderings are an artist's interpretation only. E.&O.E.

# P A R A D Í G M

HOMES AT RIVER DISTRICT





## **THE NEW PARADIGM**

# SHIFT THE WAY YOU THINK ABOUT BUYING A HOME

It's time for a change. It's time to live in a walkable Vancouver neighbourhood that brings together people, convenience, nature, and waterfront. It's time to find a perfect-for-you home that's within reach. It's time for Paradigm – a new group of homes in Wesgroup's already-established River District.

Paradigm is a mix of condominium homes and townhomes focused on value, quality, and efficiency, complemented by unexpected amenities and perks that take your lifestyle to another level. These thoughtful homes stand out because they also offer a change to the home-buying experience to give you real information, honest advice, and worthwhile options.





Paradigm's 22-storey tower and mid-rise podium are arranged around a large open courtyard defined by a beautiful abundance of green. Adventures await kids in the natural play area and a healthy dose of tranquility flows throughout.

A high-angle architectural rendering of a modern rooftop garden. The scene is set on a multi-level terrace with a brick-paved walkway and a wooden platform. A man and a woman are walking away from the camera on the brick path. On the wooden platform, a person is sitting and reading. To the left, there is a green lawn area with several light blue, egg-shaped objects and wooden posts. The garden is lush with various trees and plants, including a large tree with white flowers. In the background, a modern building with a grey facade and large windows is visible. The overall atmosphere is bright and sunny.

**PLAY OR REST,  
DAY OR NIGHT,  
IN YOUR GARDEN ESCAPE**





## ENERGIZE YOUR LIFESTYLE

From work, to wellness, the amenities at Paradigm contribute to a perfect multi-purpose living experience. An impressive two-storey lobby with views to the courtyard welcomes residents to lounge or work in a comfy seating nook. You are encouraged to make yourself at home, interact with neighbours, and connect with community.

Feed an active lifestyle with variety. The full fitness studio on the second level gives everyone plenty of space and, along with cardio equipment and weights, features a separate yoga and TRX room complete with a boxing bag. Sweat or stretch in spaces that motivate you.



Experience an inviting vibe on Level Six, where an indoor lounge with a kitchen opens onto a secret garden setting on the rooftop terrace. Host dinners at the harvest table, watch the sun drop in the picturesque west, or master urban agriculture.

A rooftop garden at dusk. In the foreground, a woman sits in a wooden chair, looking towards the garden. The garden is filled with lush green ferns and purple flowers. In the middle ground, a man in a light blue shirt and dark shorts stands near a stainless steel grill, talking to a woman in a black top and white pants. Another woman in a white top sits at a wooden table. To the left, a wooden pergola is covered with purple flowers and strung with warm white lights. In the background, a large body of water is visible under a twilight sky. A modern building with horizontal wooden slats is on the right.

**THE ROOFTOP  
SETS A SCENE  
BEYOND COMPARE**





## MODERN LIVEABILITY DONE RIGHT

Floorplans at Paradigm are designed to maximize space, while timeless style is curated with West Coast tones and textures in mind. The result is a clean and contemporary look that will complement your individual style and last for years to come.

Effortlessly work your way around the functional kitchen, designed with plenty of storage, full-size stainless steel appliances, including a gas range, and a double-bowl sink. At the start and end of each day, immerse yourself in a relaxing ensuite that features a frameless glass shower and a vanity medicine cabinet. Details throughout are in place for you to live with ease.



River District has been in the making for over ten years, and today more than 3,000 residents are part of the still-growing neighbourhood connected by trails, plazas, and parks. At Paradigm, you're just a short walk from shops, eateries, a future community centre, school and daycare, and other everyday conveniences. It has everything you would expect in a vibrant urban enclave.

## CONNECTED LOCATION



# A WATERFRONT NEIGHBOURHOOD

Live only steps to the waterfront where the scenic Fraser River drifts by. Soak in the benefits of 25 acres of green space, watch riverfront wildlife, and walk or cycle the 1.5 kilometres of riverfront paths. Paradigm will be one of the first completed buildings this close to the water.





**SOMEWHERE DIFFERENT – WITHIN REACH**

# HISTORY AND EXPERIENCE YOU CAN TRUST



**TWO TOWN CENTRE**  
RIVER DISTRICT, VANCOUVER



**ONE TOWN CENTRE**  
RIVER DISTRICT, VANCOUVER



**THE PRESCOTT**  
NORTH VANCOUVER



**THE WESTMINSTER**  
BREWERY DISTRICT, NEW WESTMINSTER

Wesgroup is a Vancouver-based company with 50+ years of experience in residential and commercial real estate development. With over 185 employees, including those in interior design, leasing, construction and customer care — and more than 7,000 homes under our belts — we are one of Western Canada's largest private real estate organizations.

Wesgroup has a long history of quality craftsmanship and building relationships in the communities where we work. As a company, we're proud of every home we've created, from single family residences to large master-planned neighbourhoods, like the award-winning River District.

**WESGROUP**

# FEATURES

# P A R A D Í G M

## ARCHITECTURE

Paradigm's strong yet inviting form takes cues from River District's industrial past and its surrounding nature. The tower and podium align around an open courtyard, where greenspace entices residents to enjoy a peaceful moment. Live in a modern condominium or townhome that's within reach, and centrally located to both Town Centre and the waterfront.

## AMENITIES

Indoor and outdoor amenities at Paradigm change the way residents interact, move, and unwind – from day to night.

- Two-storey lobby with a statement staircase and a stylish seating area overlooking the courtyard
- Fully-equipped fitness studio with floor-to-ceiling windows and a separate playroom for kids
- Yoga and TRX room with boxing bag
- Expansive courtyard features a private residents' area with seating and a large community greenspace, including a kids' play area
- A spacious social room opens up to an adjacent courtyard and includes WorkHub office booths, a ping pong table, media lounge, and kitchen, opens up to the adjacent courtyard
- Level Six indoor lounge and kitchen open to a whimsical rooftop terrace with a harvest table, outdoor BBQ, seating nooks, a trellis, and urban agriculture
- Bike storage with a repair and washing station
- Car share parking stalls
- Daytime concierge with parcel storage
- Dog wash station

## LIVING

- Choice of two designer colour palettes
- Durable laminate flooring throughout main living areas
- Soft carpeting in bedrooms
- Full-size, front-loading Whirlpool washer and dryer
- Smooth-finish interior doors
- Master bedroom closets with built-in shelving
- Modern roller blinds on all windows, including black-out blinds in bedrooms, let you control lighting and privacy
- Private balconies or patios

## KITCHEN

- Contemporary square-edged cabinets with warm wood-tone lowers and matte-finish uppers
- Quartz countertops with white tile backsplash
- All cabinets and drawers with soft-close technology
- Two banks of drawers\* offer extra storage space
- Corner cabinet with Lazy Susan\*
- Stainless Steel KitchenAid appliances
  - 30-inch refrigerator with bottom freezer
  - 30-inch gas range and oven
  - Dishwasher
- AEG Perfekt Glide 30-inch pull-out hood fan
- Double-bowl, under-mounted sink with polished chrome, dual spray, pull-down Kohler faucet
- Recessed, under-cabinet LED lights

## BATHROOMS

- Porcelain tile flooring
- Square-edged wood-tone cabinets
- Under-counter sink with single-lever faucet
- Frameless glass shower with polished porcelain tile surround in ensuite
- Soaker tub with polished porcelain tile surround in main bathroom
- Vanity medicine cabinet with mirrored front in ensuite
- Kohler plumbing fixtures throughout
- Water-saving, dual-flush Kohler toilets

## SAFETY AND SECURITY

- Enterphone at lobby and parkade entrances, with restricted elevator access
- Secured underground parking
- Comprehensive, industry-leading 2-5-10 Year New Home Warranty by Travelers

# D2

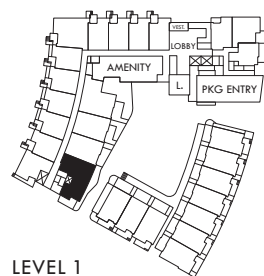
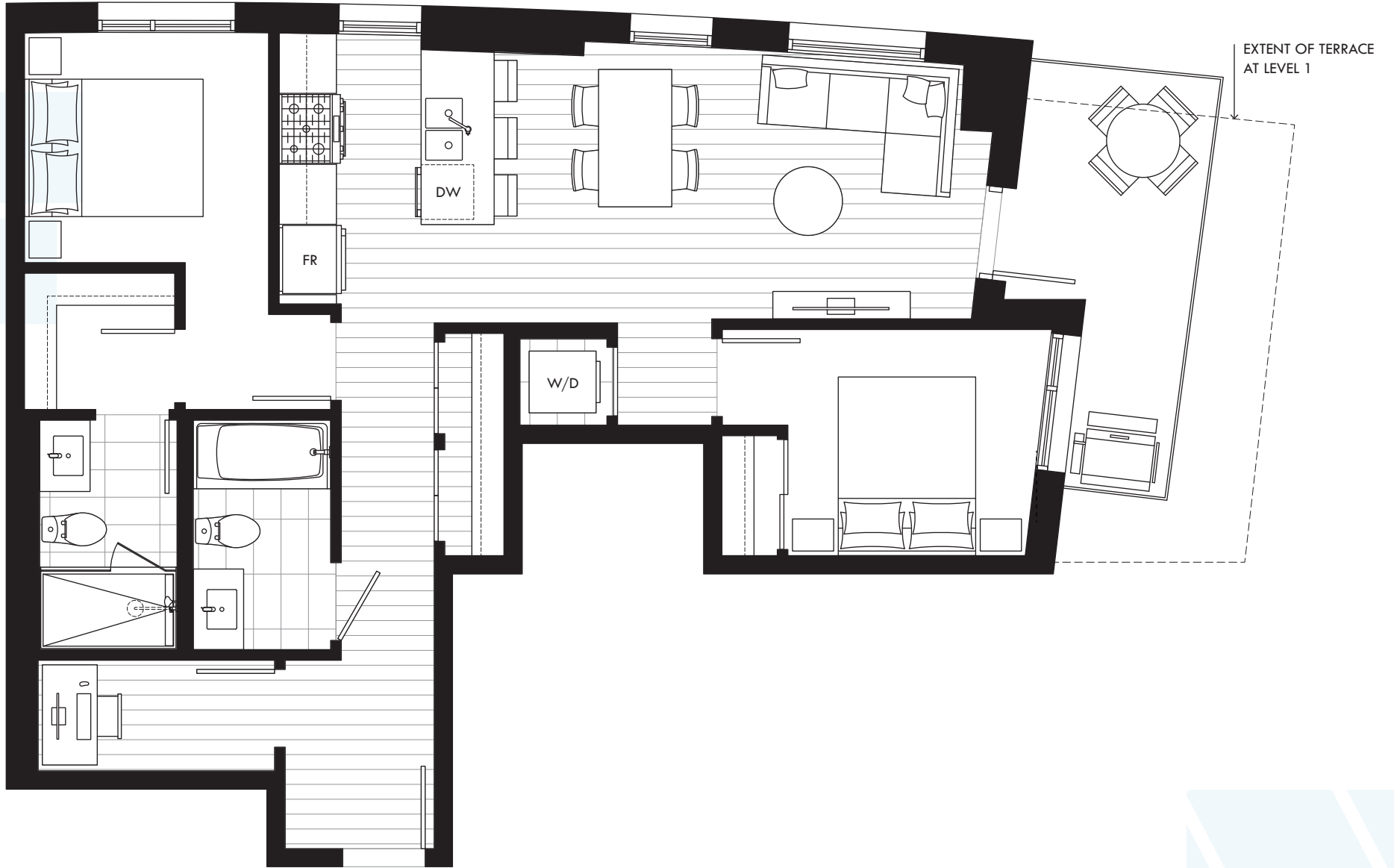
2 BEDROOM + FLEX

2 BATH

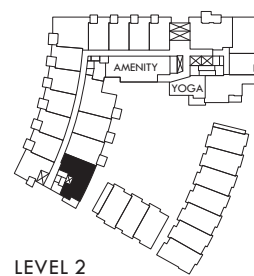
Interior 893-899 SQFT · Balcony 85 SQFT

Terrace L1 115 SQFT

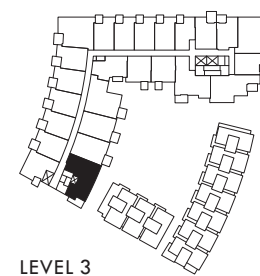
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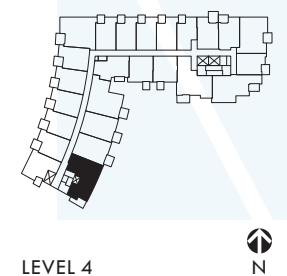
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4



# D4-A

2 BEDROOM + FLEX

2 BATH

Interior 925-926 SQFT · Balcony 64 SQFT

# P A R A D Í G M

