



KINSLEY

HOMES AT QUEEN ELIZABETH PARK

PARKSIDE HOMES ON W 28TH AND YUKON.



Tucked into Vancouver's leafy Westside, Kinsley, meaning "King's Meadow", intimately coexists with Queen Elizabeth Park on the dynamic Cambie Corridor. Fifty timeless 1, 2, and 3 bedroom townhomes and garden flats are skillfully crafted for those families with an appreciation for design, community, and nature.

KINSLEY BY INTERGULF

No stranger to the Westside, Intergulf Development Group continues to introduce more livability to the Cambie Corridor neighbourhood. With a visionary mindset, we set out to transform design standards, create homes for evolving lives, and thoughtfully build community.

EMPIRE | 2013

LILIBET | 2021

KINSLEY

Move-In Summer 2025





FAMILY ESSENTIALS
Prestigious Westside schools will educate your kids of all ages, while Hillcrest Community Centre offers enriching extracurricular activities.



CAMBIE VILLAGE This friendly community is comprised of grocery stores, local businesses, and delicious eateries. And is connected to downtown Vancouver, Richmond, and YVR Airport via the Canada Line.



EXCITING FOODS Taste flavours from every corner of the world in a variety of restaurants close to home — and feel like you're traveling somewhere new.

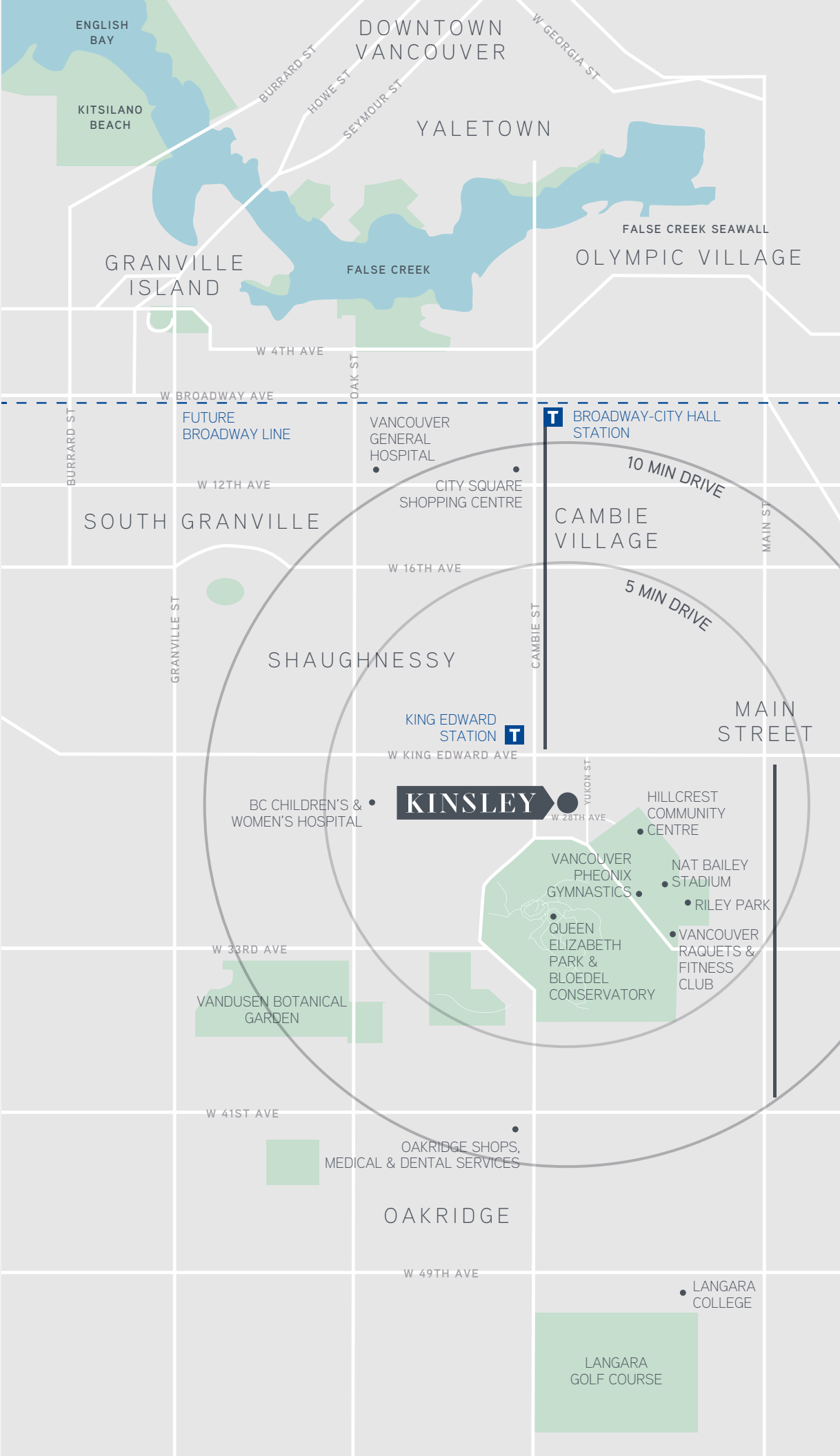
WEST SIDE IN EVERY WAY. W 28 AND YUKON.



MAIN STREET Colourful culture abounds on eclectic and cool Main Street, where mural artwork, restaurants, cafés, live music venues, and boutiques form a community with character.



GREENWAY The future Heather Lands project close to Kinsley will expand the Westside's lush greenway system, creating even more options for getting around on foot and bicycle.



ON FOOT OR WHEELS IN 10 MIN

ESSENTIAL DESTINATIONS

- BC Children's & Women's Hospital
- Vancouver General Hospital
- City Square Shopping Centre
- King Edward & Broadway City Hall Station
- Oakridge Shops, Medical & Dental Services

RECREATION + EVENTS

- Nat Bailey Stadium
- Riley Park – Farmers Market
- Hillcrest Community Centre: Fitness Centre, Ice Rink, Library & Aquatic Centre
- Vancouver Phoenix Gymnastics
- Vancouver Racquets & Fitness Club
- Queen Elizabeth Park & Bloedel Conservatory

CAMBIE VILLAGE

- Choices Markets
- Elio Volpe
- The Park Theatre
- JJ Bean Coffee Roasters
- Lemonade Gluten Free Bakery
- Rain or Shine Ice Cream
- Walrus Design Inc
- Kaboodles Toy Store

MAIN STREET CULTURE

- Nesters Market
- Sun Sui Wah
- Published on Main
- Anh and Chi
- Breka Bakery
- Matchstick Coffee Shop
- Westcoast Kids
- East is East

PREMIERE WESTSIDE EDUCATION

- Langara College



Above (clockwise from top left): A community where the kids can walk to school; Lemonade Gluten Free Bakery, Cambie Village; Vancouver views from Queen Elizabeth Park / Seasons in the Park; Trafiq Café and Bakery, Published on Main, Anh and Chi, Main Street

A woman with long dark hair, wearing a white long-sleeved top and blue jeans, is walking down a set of stone steps. She is holding the hand of a young girl in a light blue dress. They are surrounded by dense green foliage, including large ferns and bushes. In the background, there are large, rounded trees with reddish-brown leaves and a wooden bridge. The scene is bright and sunny, with dappled light on the ground.

TRULY, A WORLD-CLASS BACKYARD.

This part of the Westside is known for its serene and stunning parks. An array of green hues and vivid florals greets you in neighbouring Queen Elizabeth Park, home to Bloedel Conservatory, lush trails, tennis courts, lawn bowling, and pitch and putt. More tranquility and beauty awaits at VanDusen Botanical Garden, only a block from home.

A SHARED OUTDOOR EXPERIENCE



An intimate social life flourishes in a landscaped central courtyard for residents. Grow a garden in the community planters, smile at your kids having fun in the play area, gather around a cozy fire pit, and feast on barbequed meals on the picnic tables. This degree of wellness and connection preserves a healthy lifestyle.

LIFE EXPANDS ON THE ROOF



FEEL THE EASY FLOW OF LIFE



SERENE AND MODERN BY DESIGN



Kitchens are a sophisticated space for the modern chef. Premium integrated Miele appliances set a precedent for the level of quality throughout. European-inspired cabinetry, quartz countertops and backsplash, and smart storage solutions inspire all kinds of culinary journeys — from concocting a family meal to savouring dinner with friends.

- Integrated premium Miele appliance package
- Quartz countertops and backsplash
- European-inspired, soft close cabinetry
- Ceilings up to 9' throughout
- With Central AC (select homes)



Well-being is emphasized in luxurious ensuites. Every detail feels as though it were selected to enhance relaxation — a floating double-sink vanity, drawers and undercabinet shelving, an accent wall sconce, and a separate bathtub and shower in select homes.

- Quartz countertops
- Contemporary porcelain tiles
- Custom floating vanity and elegant wall sconce set (select homes)
- Medicine cabinet with mirrored door in ensuites
- Luxurious 5-piece bathroom sets with an ensuite shower and tub (select homes)

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FEATURES & FINISHES

KINSLEY

HOMES AT QUEEN ELIZABETH PARK

WELCOME HOME:

- A collection of 50 garden homes and townhomes at Cambie and 28th, steps from Queen Elizabeth Park
- Six buildings surrounded by lush greenery contain 1, 2, and 3 bedroom layouts — ideal for a variety of families
- Garden homes paired with carefully selected landscaping to provide habitat for birds or pollinators
 - Courtyard-facing garden homes include large outdoor patios in the heart of the Kinsley community
- Stacked townhomes in 2 or 3 bedroom layouts, with the latter featuring sprawling rooftop terraces

ARCHITECTURE & SUSTAINABILITY

- Timeless urban design by the renowned local architects at Gateway Architecture
- Classic yet contemporary brick exteriors and striking black window frames complement the single-family neighbourhood
- Richly coloured front doors add character
- Homes comply with current Zero Emissions Building Plan (ZEBP), achieving high energy efficiency
- Triple-glazed windows minimize sound and increase energy efficiency
- Water and natural gas bibs on rooftop terraces and water bib on garden home patios

THOUGHTFUL INTERIORS

- Sophisticated interiors designed by BAM Interior to align with personal tastes
- Two contemporary colour palettes: Dark and Light
- Spaces with up to 9' ceilings circulate air and light
- Engineered hardwood flooring flows throughout
- Central air conditioning and heating (select homes) for ultimate comfort in any season
- Roller blinds for privacy and natural light control
- Front-loading Blomberg washer and dryer

CHEF'S KITCHENS

- Integrated premium Miele appliance package
 - 1 bedroom garden homes:
 - 24" oven
 - 24" 4-burner gas cooktop
 - 24" full-size freestanding refrigerator with bottom-mount freezer
 - 24" under-hood fan with LED lighting and sliding switch
 - 2 and 3 bedroom townhomes:
 - 30" wall oven
 - 30" 5-burner gas cooktop
 - 30" full-size freestanding refrigerator with bottom-mount freezer
 - 30" under-hood fan with LED lighting and sliding switch
- Quartz countertops and backsplash for smooth cooking prep
- European-inspired, soft-close cabinetry — with differing tones for upper and lower
- Double undermount sinks with matte-black Riobel faucet
- Panasonic microwave with trim kit
- Recessed down lights for ideal illumination
- Smart storage solutions for optimal organization:
 - Under-sink recycling and sorting bin
 - Drawer with cutlery separator
 - Magic-corner cabinet

SPA BATHROOMS

- Custom floating vanity and wall sconce set an elegant ambiance (select homes)
- Medicine cabinet with mirrored door for functional living (ensuites)
- Dual sinks create room for two (select homes)
- Modern matte-black Riobel faucets
- Quartz countertops with plenty of space
- Contemporary porcelain tiles for flooring and ensuite's feature wall
- Riobel rain and cascade showerheads, with handheld shower rail (ensuites)
- Floor-to-ceiling, shower-surround tiles and acrylic shower base
- Separate standing shower and soaker tub in ensuite (select homes)
- Deep soaker tub in white acrylic (select homes)
- Dual-flush Duravit toilet

KINSLEY COMMUNITY AMENITIES

- Nearly 2,000 sq. ft. of beautifully landscaped, common outdoor space, with areas dedicated to bringing families and neighbours together:
 - Children's play area and recreational space for the entire family
 - Cozy firepit and seating area for gatherings
 - BBQ and communal seating for entertaining
 - Seating benches thoughtfully arranged within serene greenery
- Planters for the urban gardener promote well-being and connection

CONVENIENCE & PEACE OF MIND

- 2-5-10 New Home Warranty
- Secure bike rooms with electrical outlets
- Storage lockers for seasonal and other belongings
- Secure underground parking, including visitor parking
- Level 2 EV-rough-in parking stalls (208V, 40A)

SCHOOL CATCHMENT

- Short drive to prestigious Westside private schools, including Crofton, York House, St. George's, Vancouver College, and West Point Grey Academy
- 5-minute walk to General Wolfe Elementary and Eric Hamber Secondary

THE FUTURE OF CAMBIE CORRIDOR

- The Heather Lands community on your doorstep will integrate over 5 acres of new park space, including a Forest Trail and Pollinator Corridor that will bridge Queen Elizabeth Park, Oak Meadows Park, and VanDusen Gardens
- Oakridge Town Centre will become an enhanced shopping and community hub close to home

INTERGULF DEVELOPMENT GROUP

- Family-owned, Vancouver-based developer with projects across Western North America
- 40+ years of experience in new construction
- 11,500+ homes built
- Notable recent past projects include: Terraces at The Peak, Hunter at Lynn Creek, 27 North and Lilibet at Queen Elizabeth Park

BROUGHT TO YOU BY





THOUGHTFUL QUALITY OF LIVING

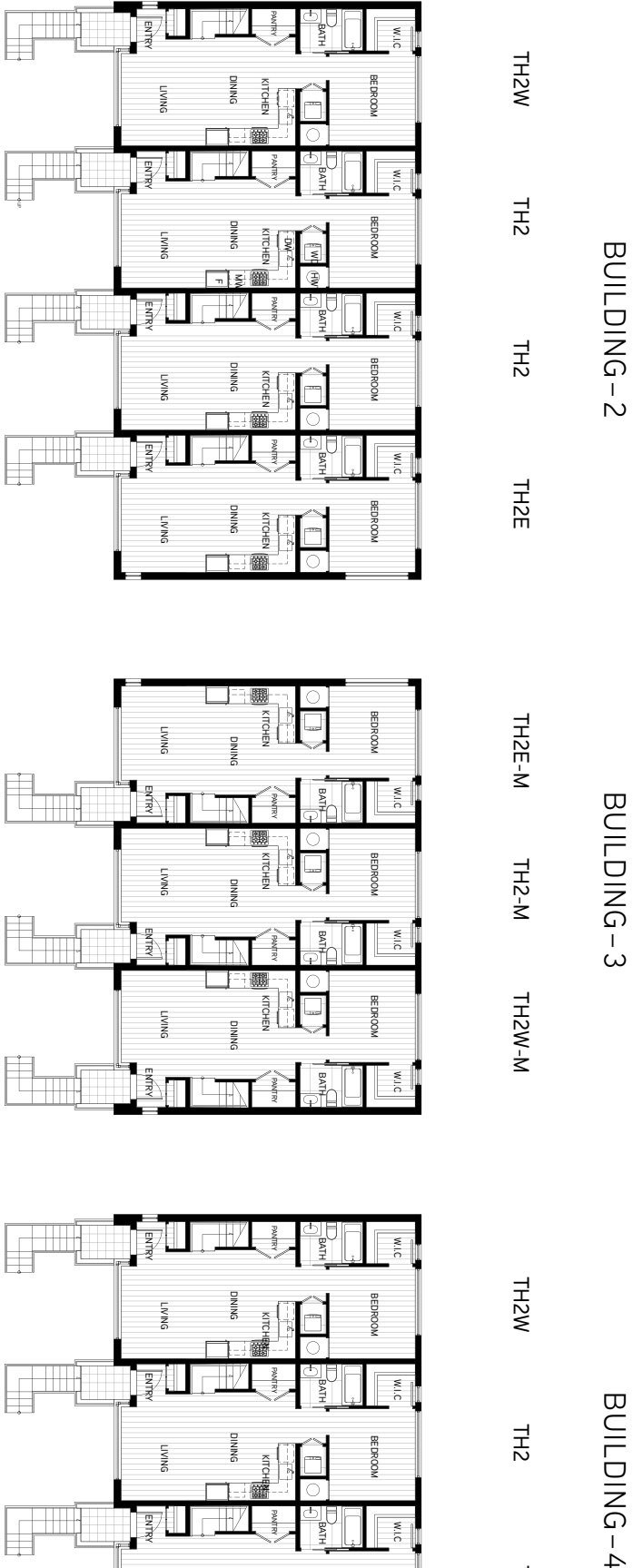
Townhomes sit atop garden homes, creating a community that appeals to a variety of families. The buildings are encased in greenery, and select homes feature a private, street-level entrance — similar to a single-family experience. Precision is a focus from top to bottom. Windows are triple paned to minimize noise and offer increased energy efficiency, and air conditioning maintains comfort year-round. These thoughtful touches are amongst the many features here that shape refined living.

- 1 ENERGY EFFICIENT CONSTRUCTION
- 2 PRIVATE ROOFTOP TERRACE WITH WATER + NATURAL GAS BIBS (267 SQ.FT.)
- 3 AIR CONDITIONING

- 4 UP TO 9' CEILING HEIGHT
- 5 EUROPEAN-INSPIRED SOFT-TOUCH CABINETRY
- 6 PREMIUM INTEGRATED MIELE APPLIANCES
- 7 ENGINEERED HARDWOOD FLOORING

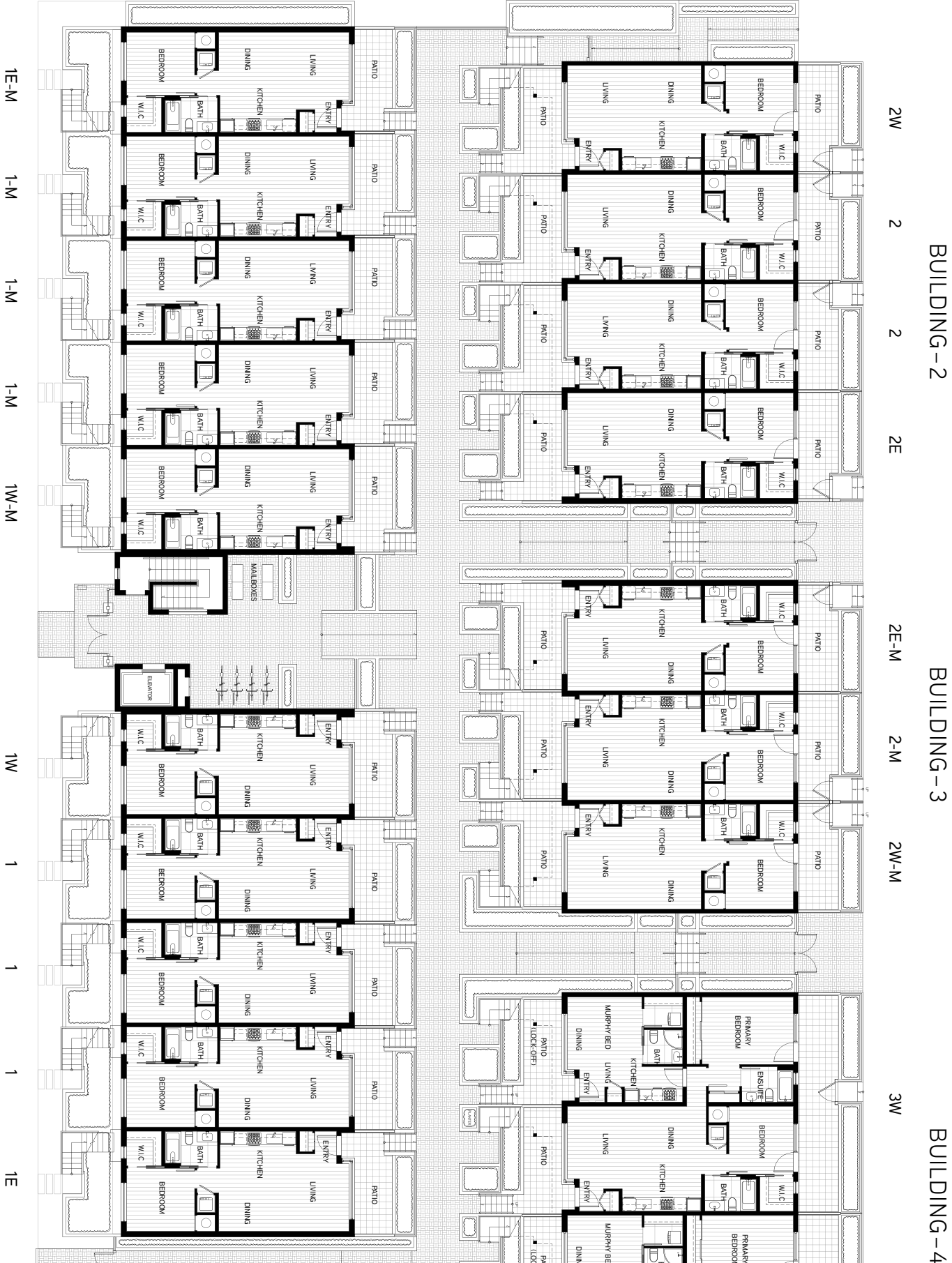
- 8 PRIVATE STREET ENTRY
- 9 PRIVATE COURTYARD ENTRY
- 10 TRIPLE-GLAZED WINDOWS
- 11 PRIVATE PATIO WITH WATER BIB (196-368 SQ.FT.)

Level 2
Townhomes



Level 1

Garden Homes

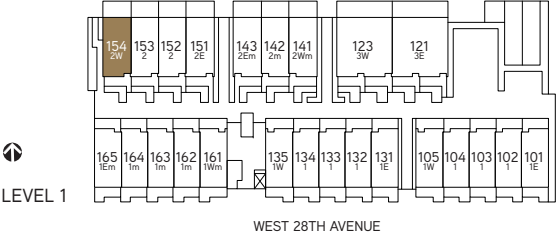
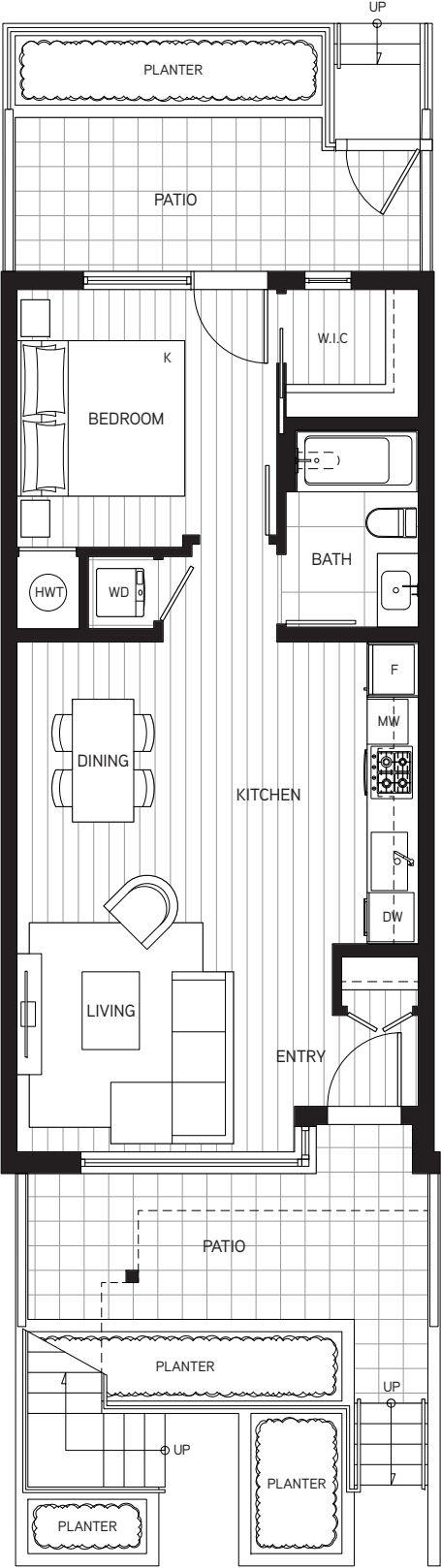


Garden Home 2W
1 Bed 1 Bath

INTERIOR	633 SF
EXTERIOR	218 SF
TOTAL	851 SF

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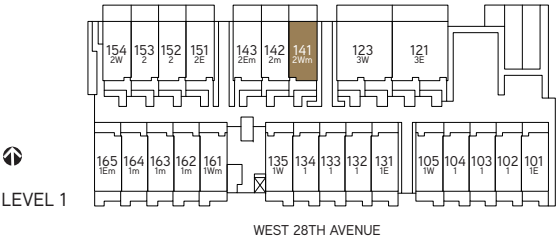
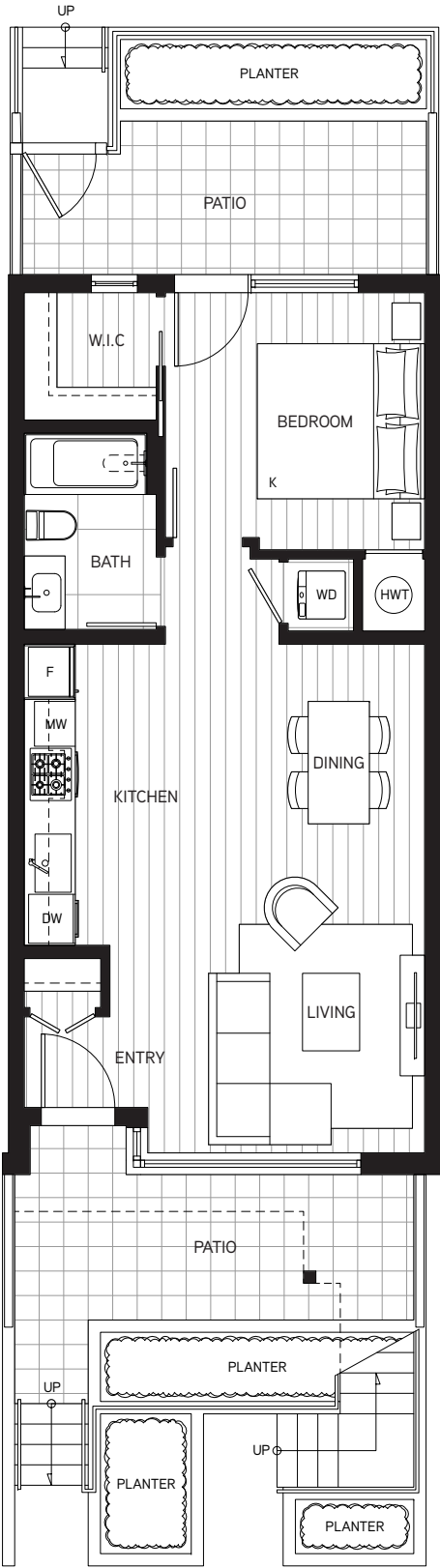
Garden Home 2W-M

1 Bed 1 Bath

INTERIOR	633 SF
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Garden Home 2-M

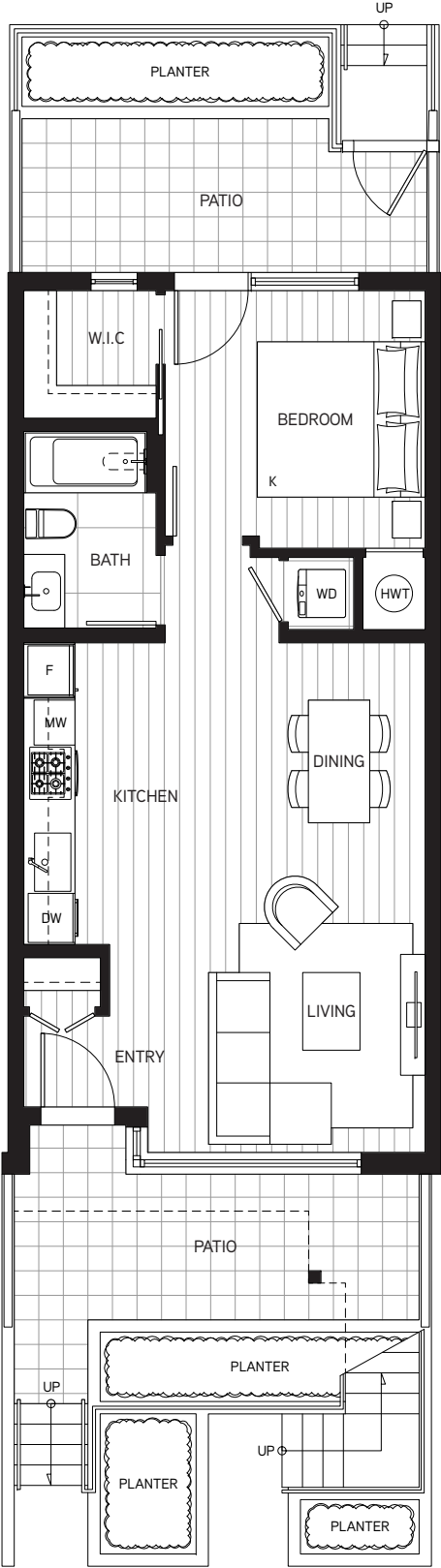
1 Bed 1 Bath

INTERIOR	614 SF
EXTERIOR	218 SF
TOTAL	832 SF

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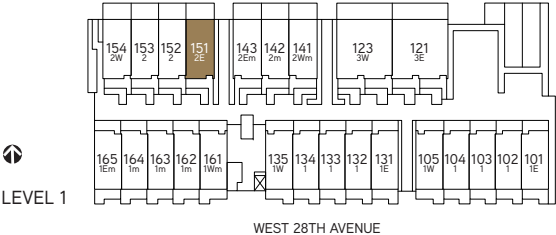
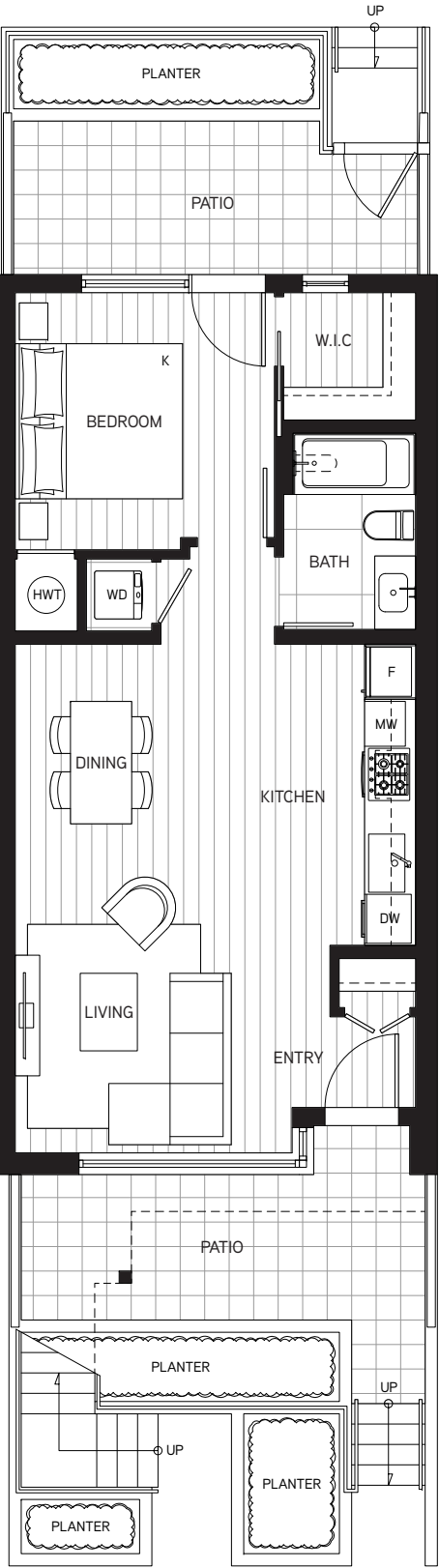


Garden Home 2E
1 Bed 1 Bath

INTERIOR	633 SF
EXTERIOR	218 SF
TOTAL	851 SF

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Garden Home 2E-M

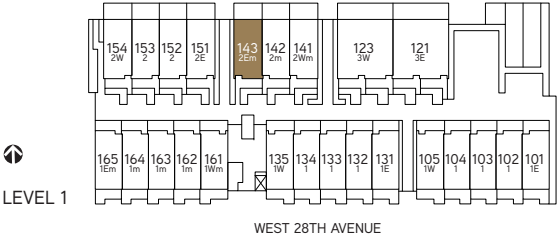
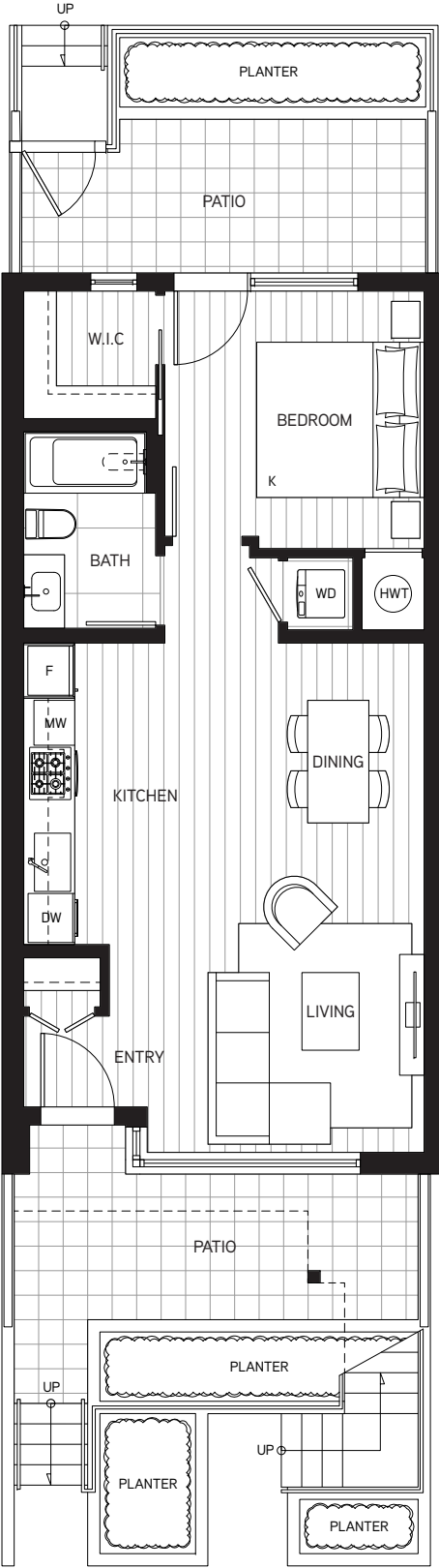
1 Bed 1 Bath

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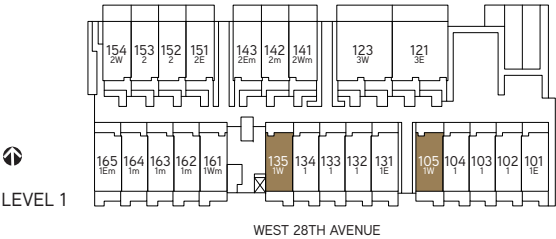
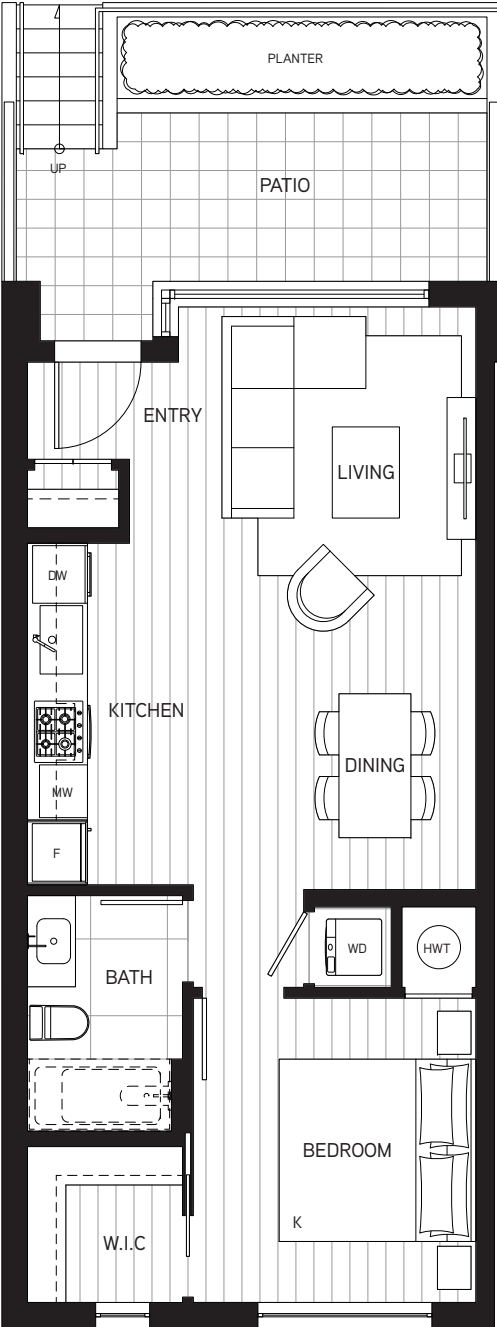
Garden Home 1W

1 Bed 1 Bath

INTERIOR	597 SF
EXTERIOR	88 SF
TOTAL	685 SF

KINSLEY

HOMES AT QUEEN ELIZABETH PARK



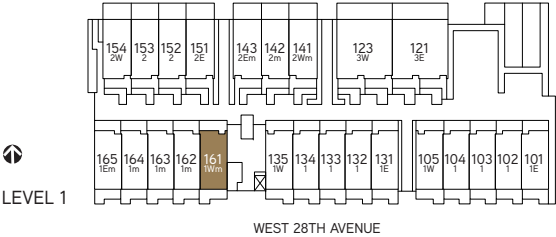
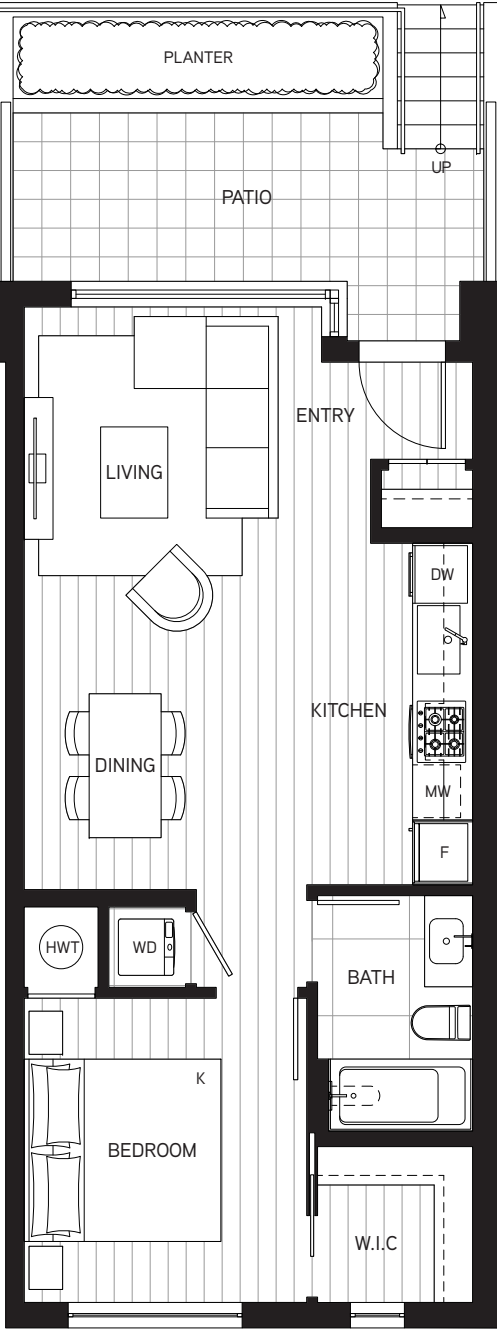
Garden Home 1W-M

1 Bed 1 Bath

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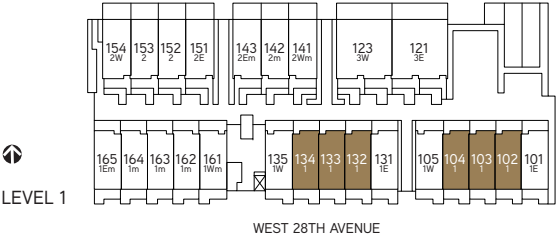
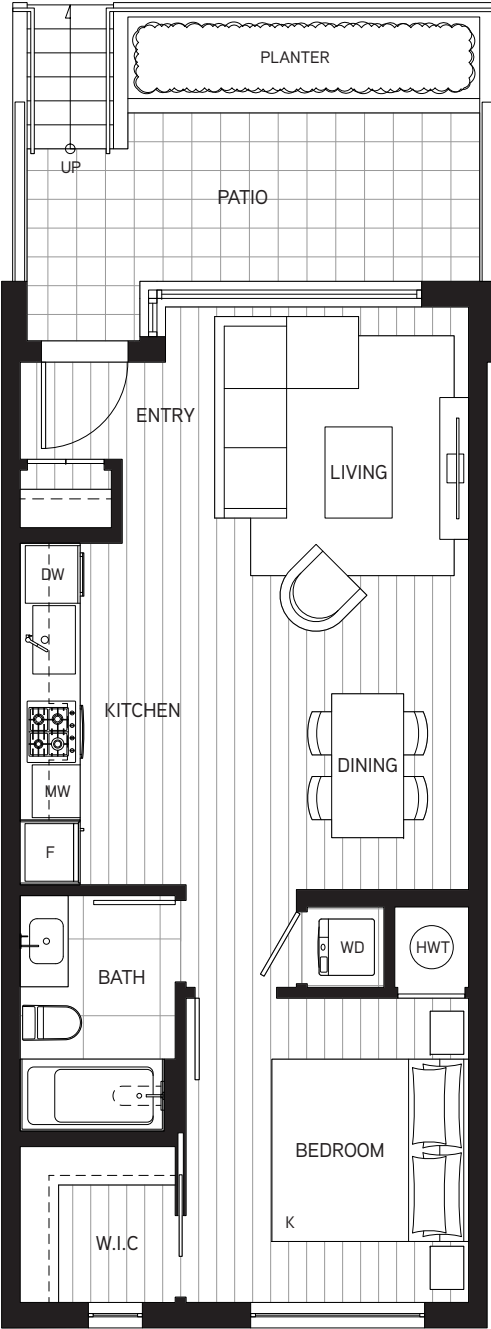
Garden Home 1

1 Bed 1 Bath

INTERIOR	578 SF
EXTERIOR	88 SF
TOTAL	666 SF

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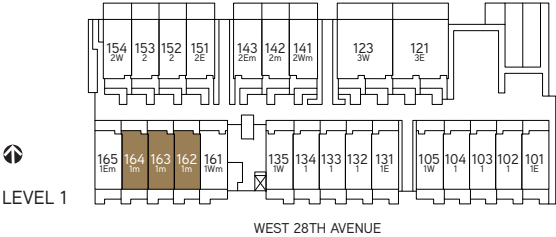
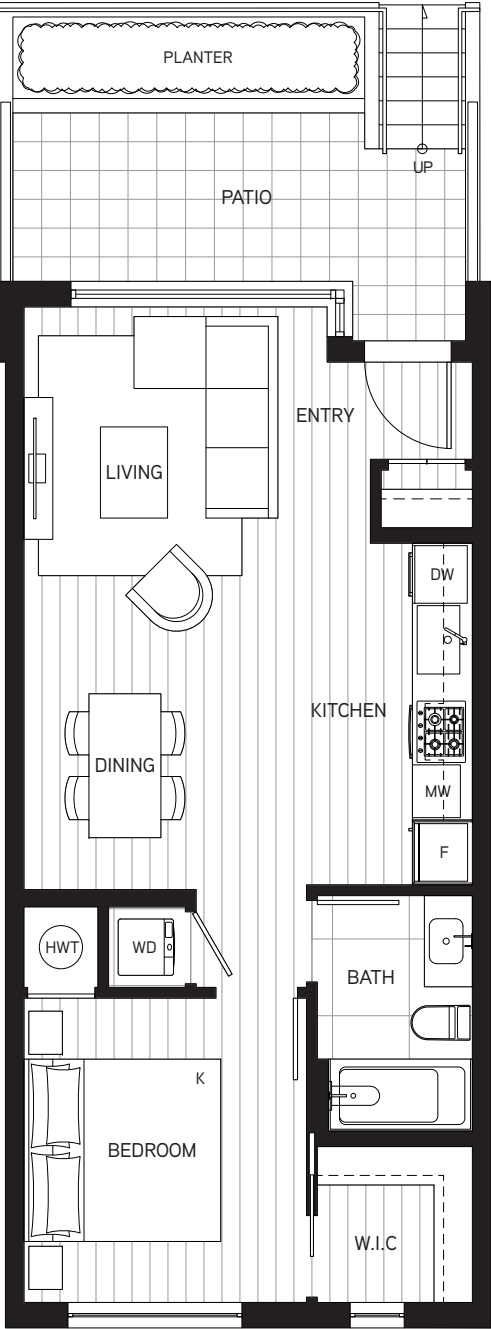
Garden Home 1-M

1 Bed 1 Bath

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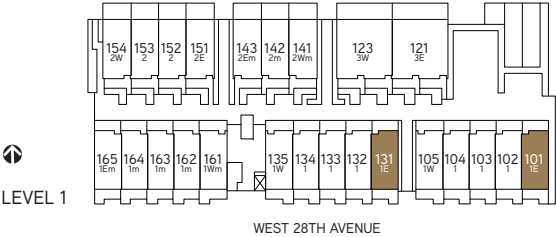
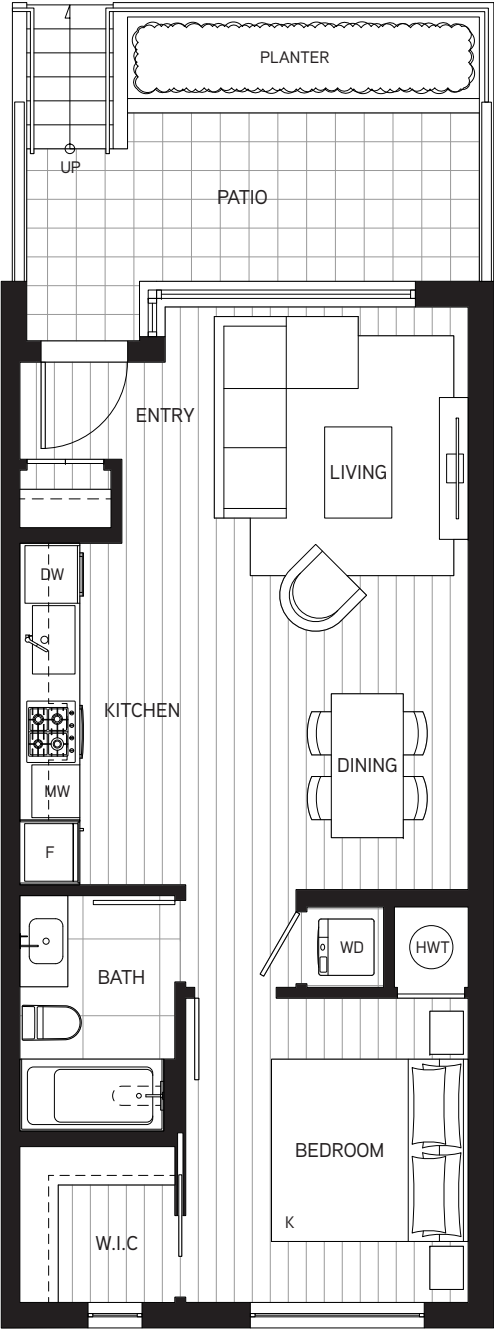
Garden Home 1E

1 Bed 1 Bath

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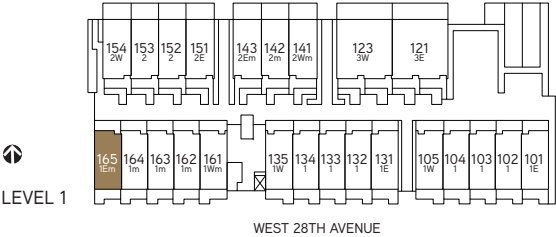
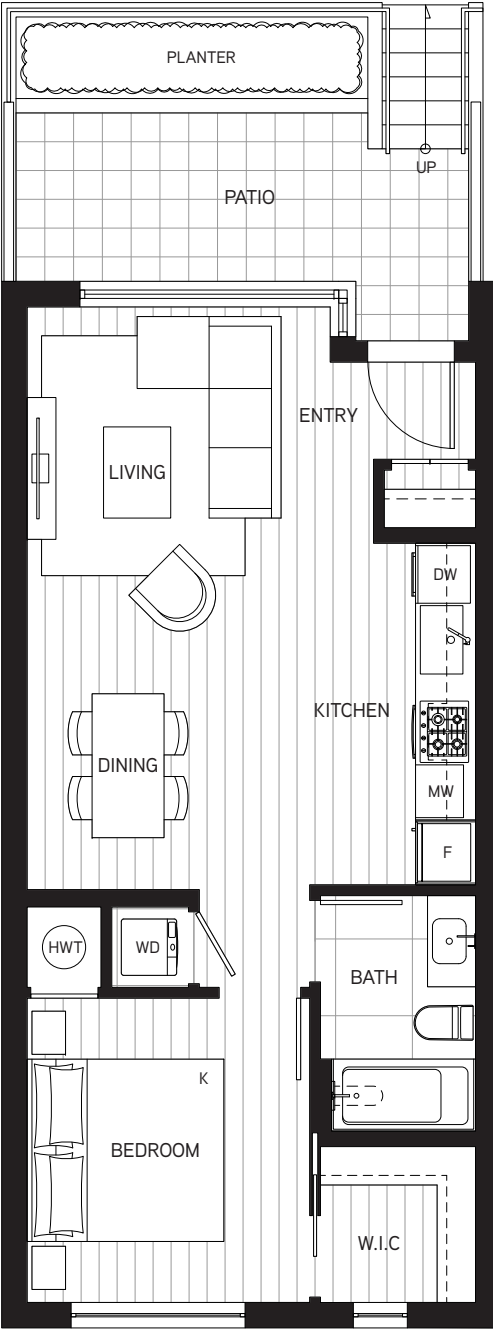
Garden Home 1-EM

1 Bed 1 Bath

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Townhouse 2W

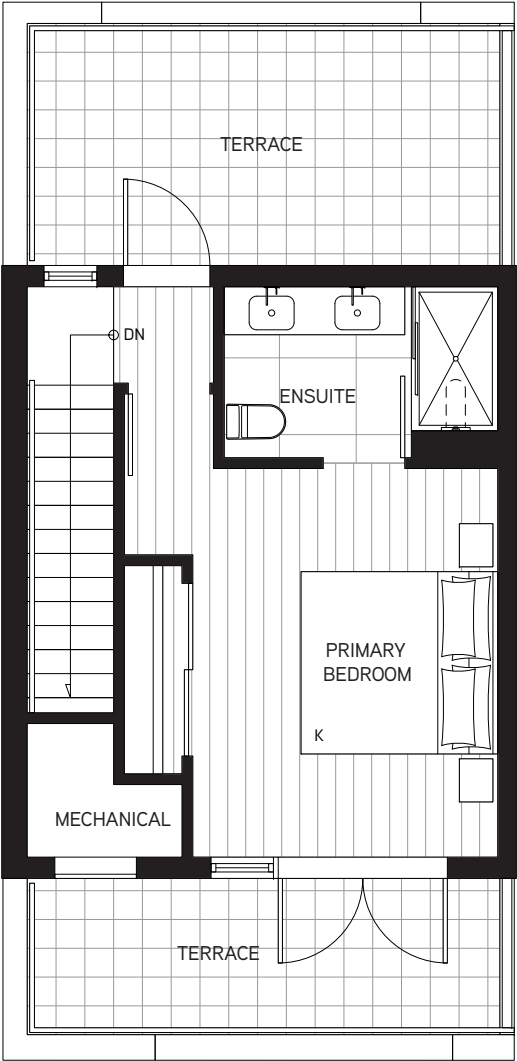
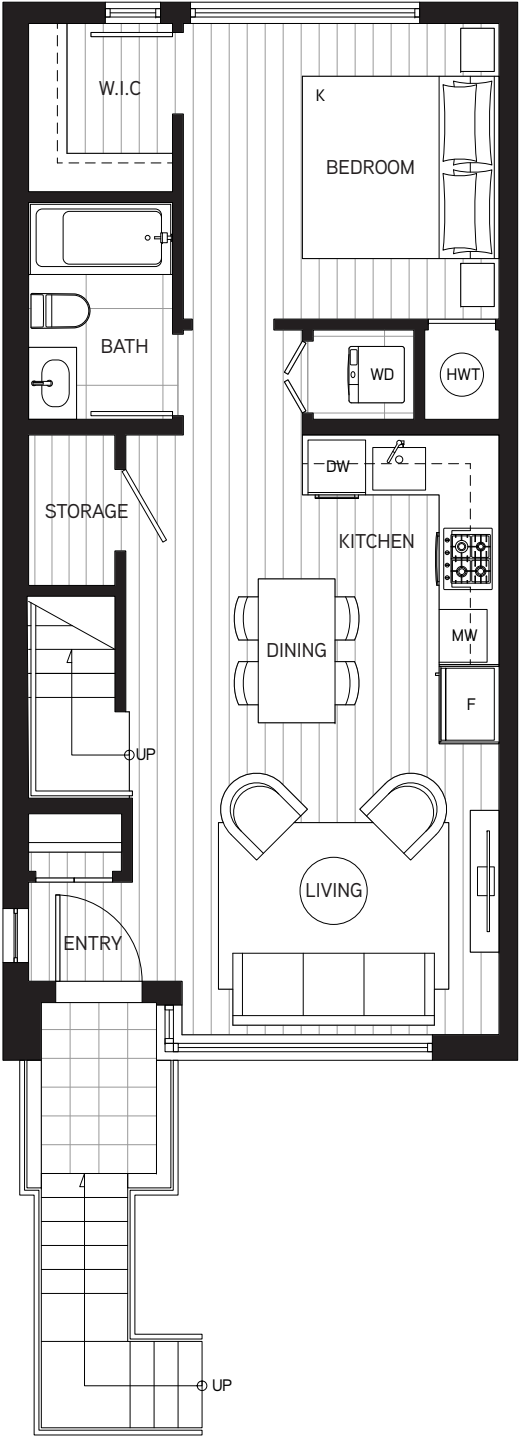
2 Bed 2 Bath

INTERIOR	1005 SF
EXTERIOR	227 SF
TOTAL	1232 SF

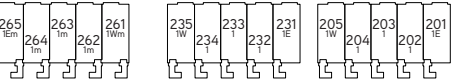
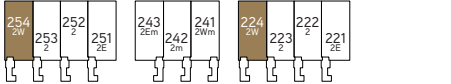
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LEVEL 2



WEST 28TH AVENUE

Townhouse 2W-M

2 Bed 2 Bath

INTERIOR1005 SF

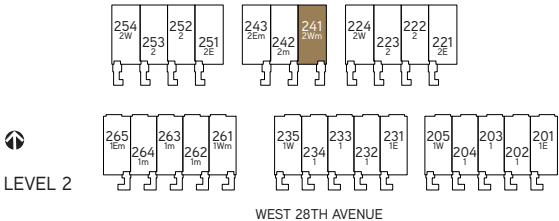
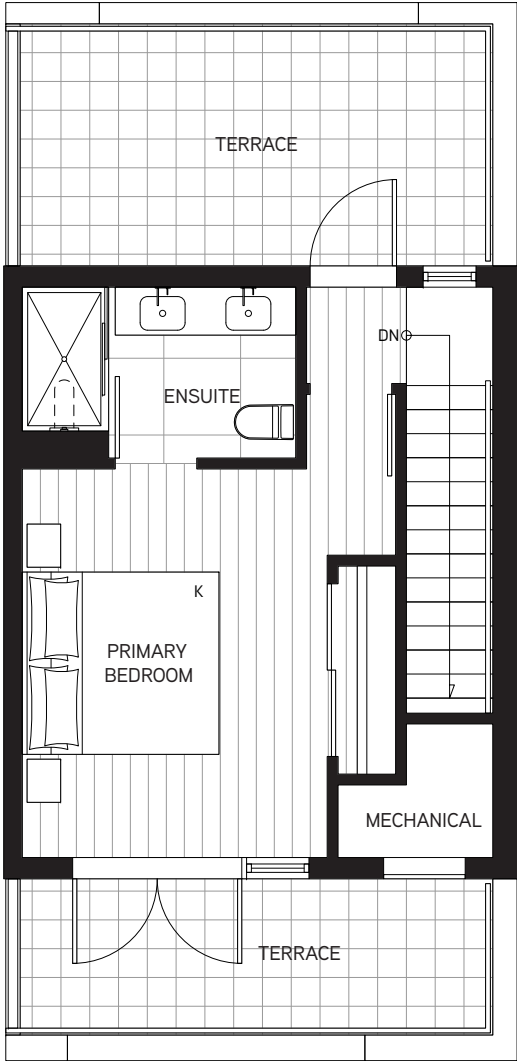
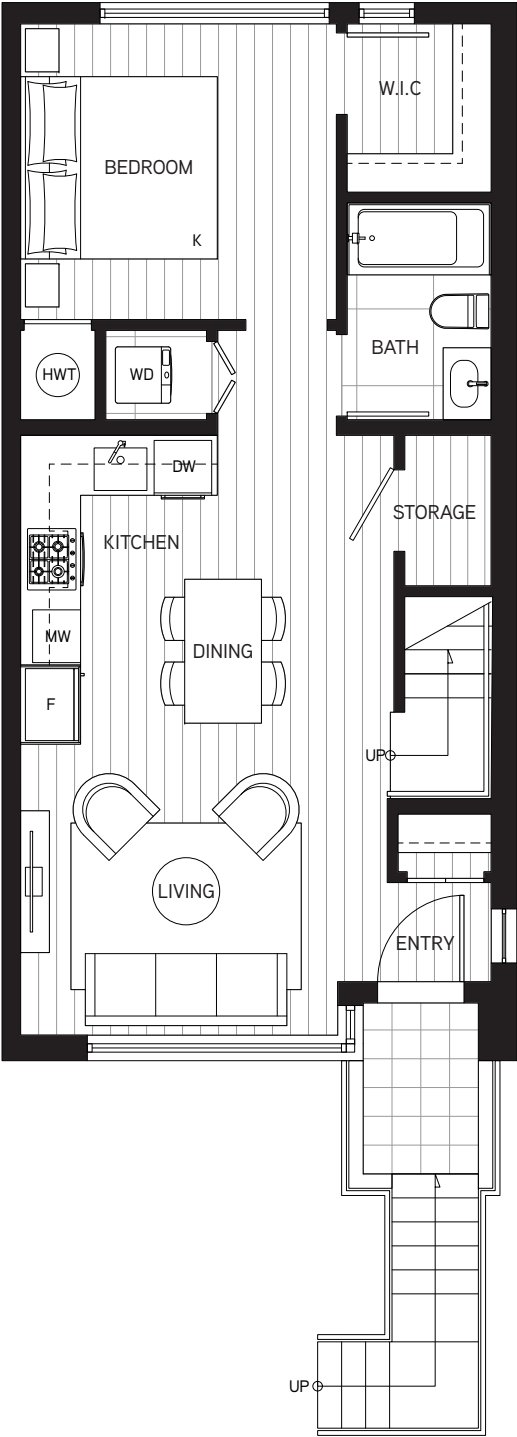
EXTERIOR227 SF

TOTAL1232 SF

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Townhouse 2

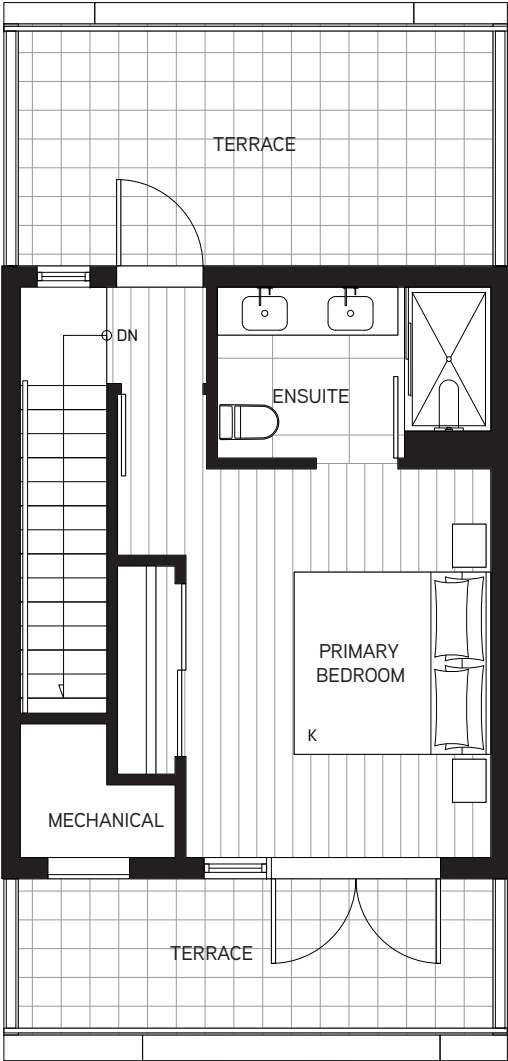
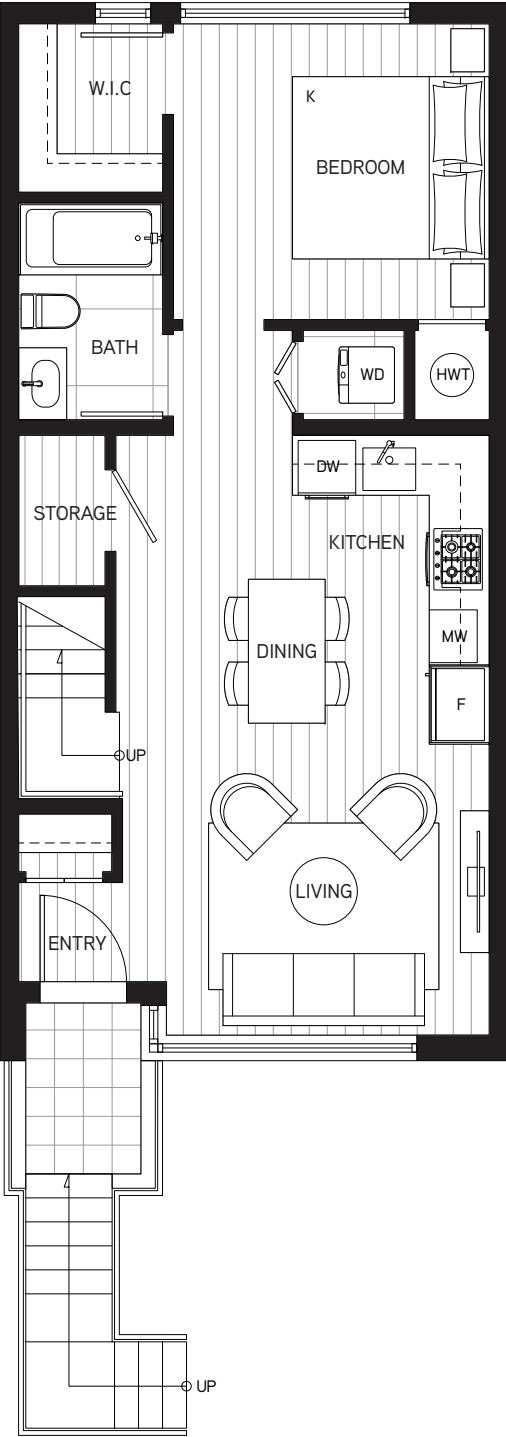
2 Bed 2 Bath

INTERIOR	975 SF
EXTERIOR	227 SF
TOTAL	1202 SF

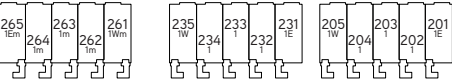
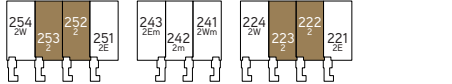
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LEVEL 2



WEST 28TH AVENUE

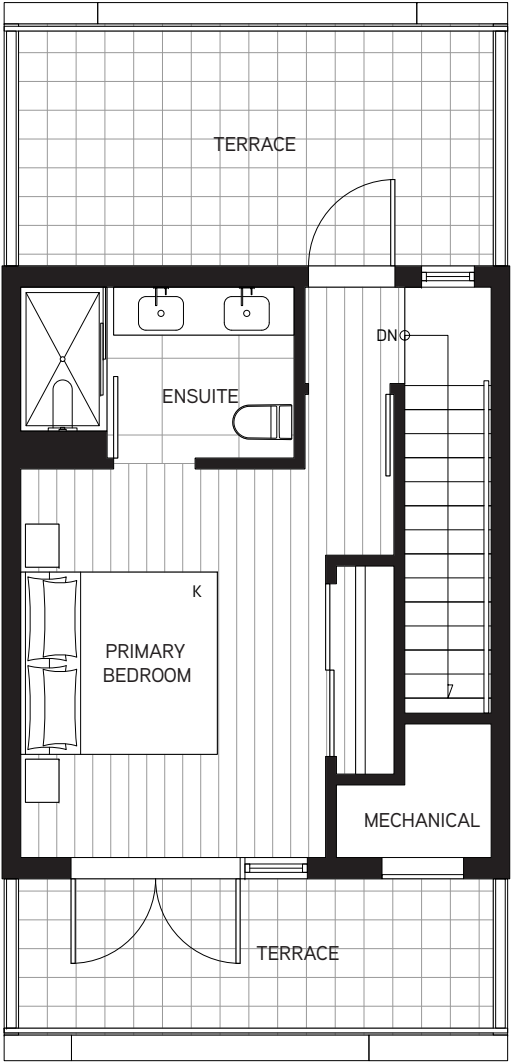
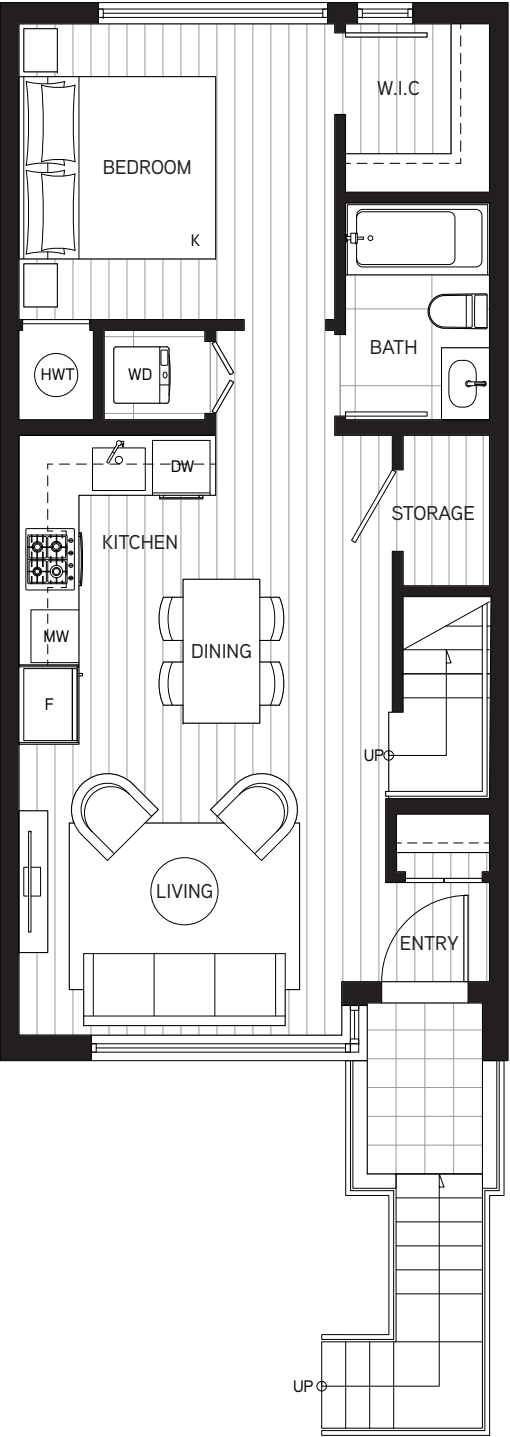
Townhouse 2-M

2 Bed 2 Bath

INTERIOR	975 SF
EXTERIOR	227 SF
TOTAL	1202 SF

KINSLEY

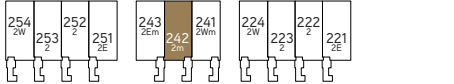
HOMES AT QUEEN ELIZABETH PARK



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LEVEL 2



WEST 28TH AVENUE

Townhouse 2E

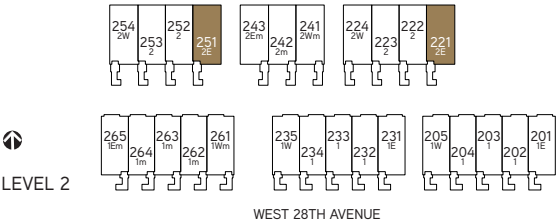
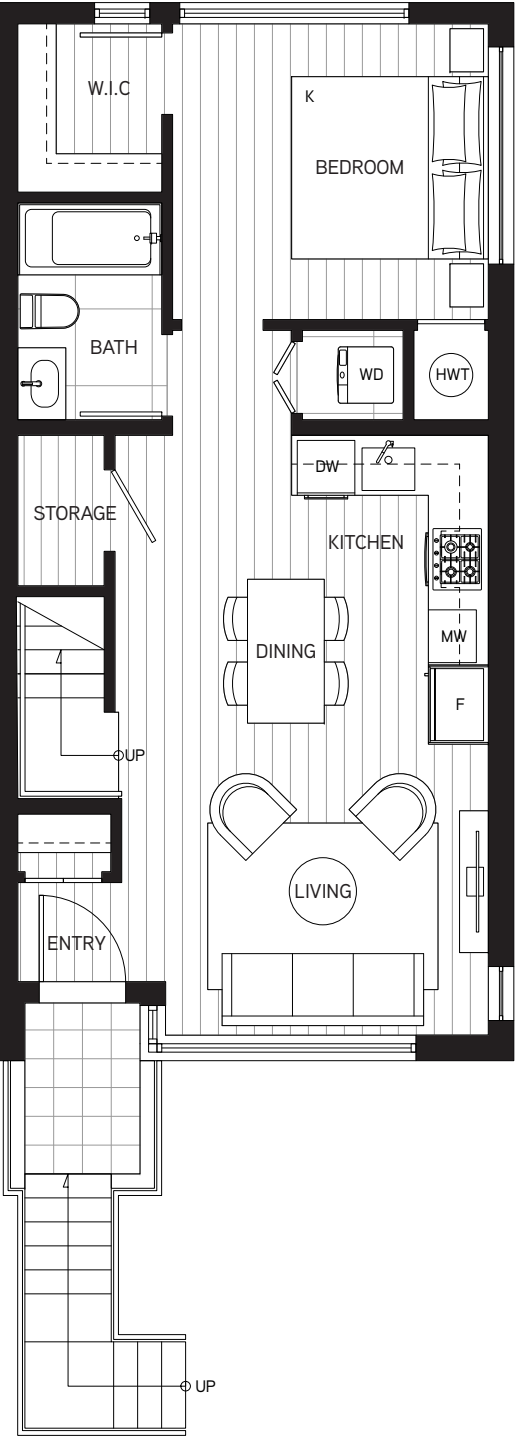
2 Bed 2 Bath

INTERIOR	1006 SF
EXTERIOR	227 SF
TOTAL	1233 SF

KINSLEY

HOMES AT QUEEN ELIZABETH PARK

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Townhouse 2E-M

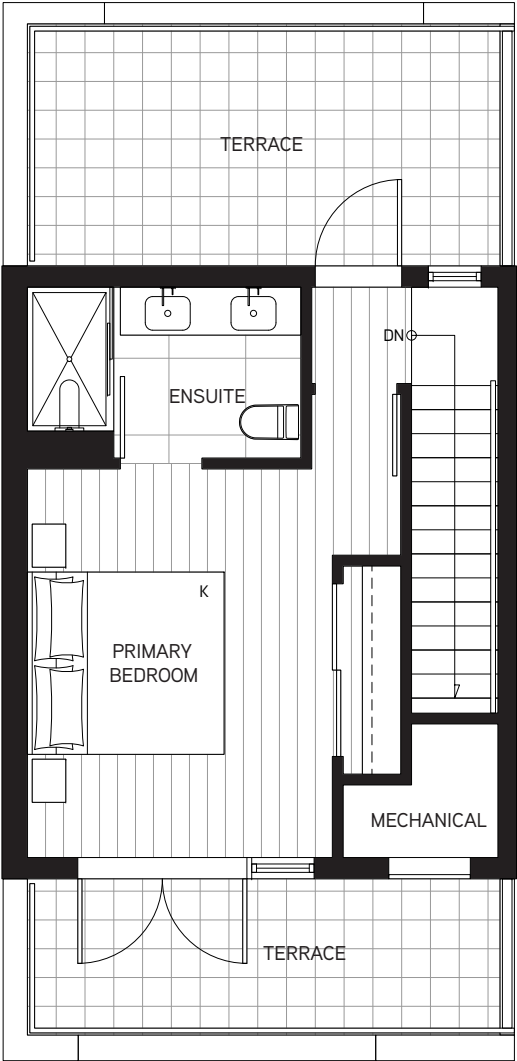
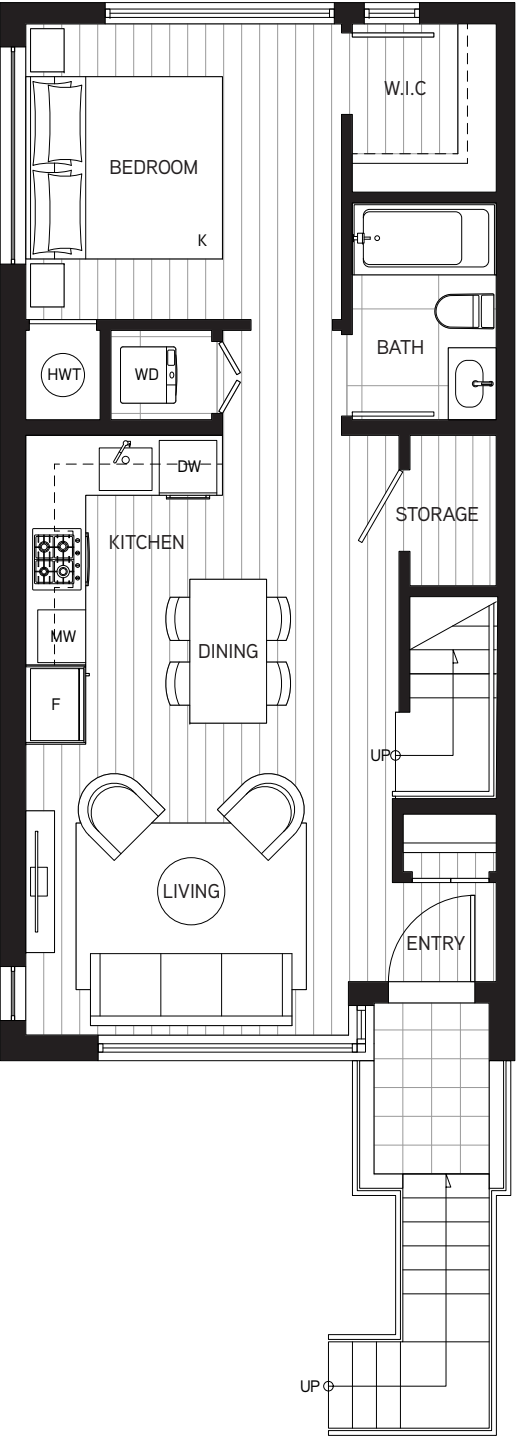
2 Bed 2 Bath

INTERIOR	1006 SF
EXTERIOR	227 SF
TOTAL	1233 SF

KINSLEY

HOMES AT QUEEN ELIZABETH PARK

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Townhouse 1W

3 Bed 2 Bath

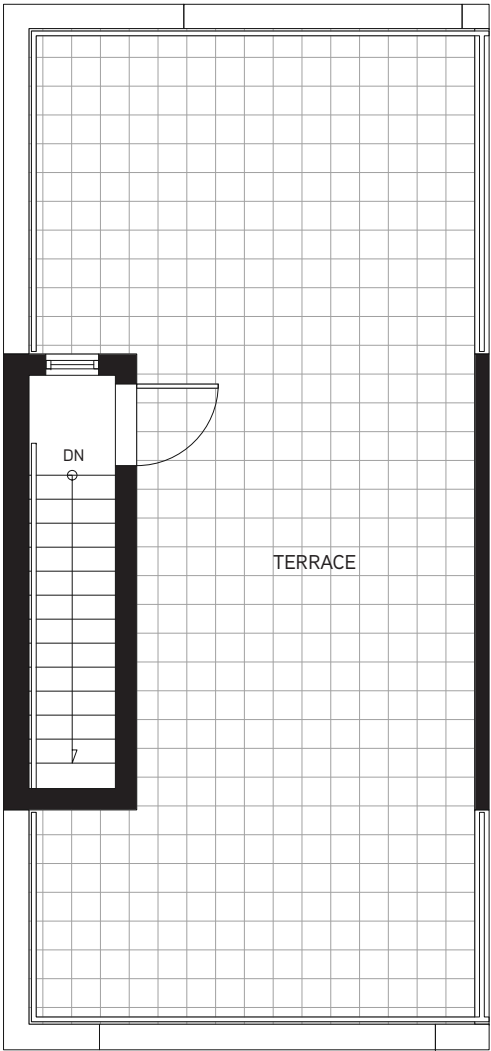
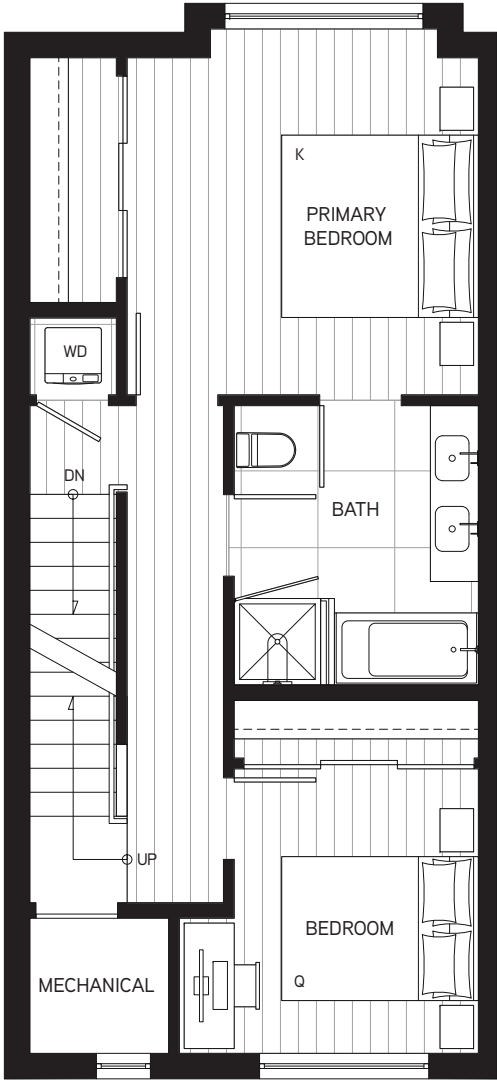
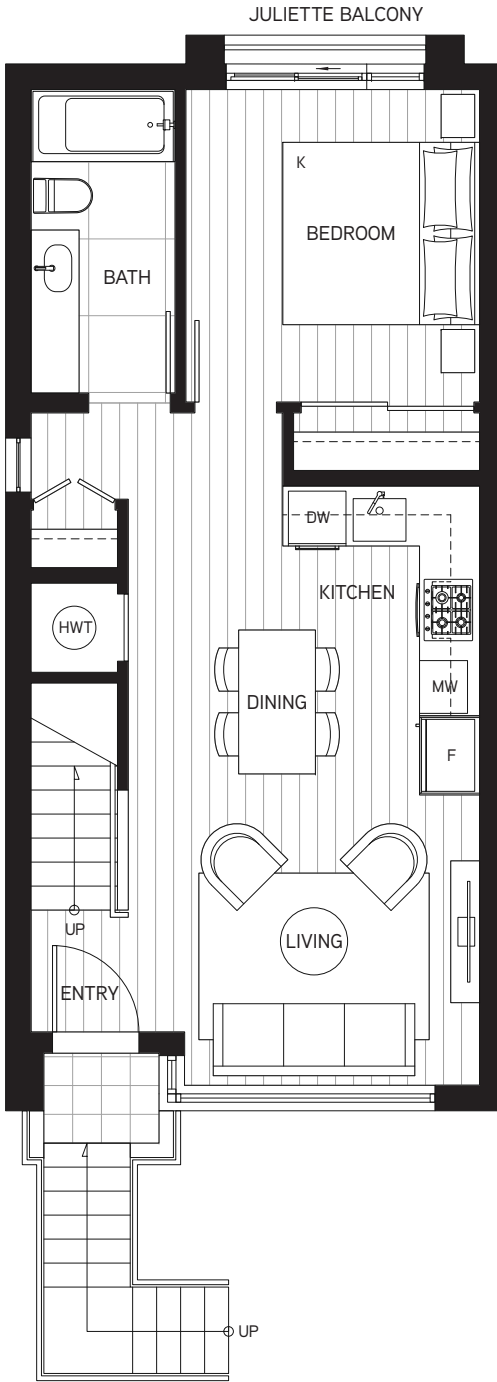
INTERIOR 1300 SF

EXTERIOR 480 SF

TOTAL 1780 SF

KINSLEY

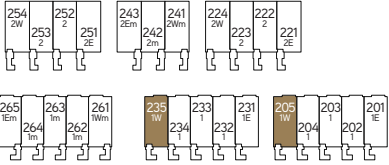
HOMES AT QUEEN ELIZABETH PARK



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LEVEL 2



WEST 28TH AVENUE

Townhouse 1W-M

3 Bed 2 Bath

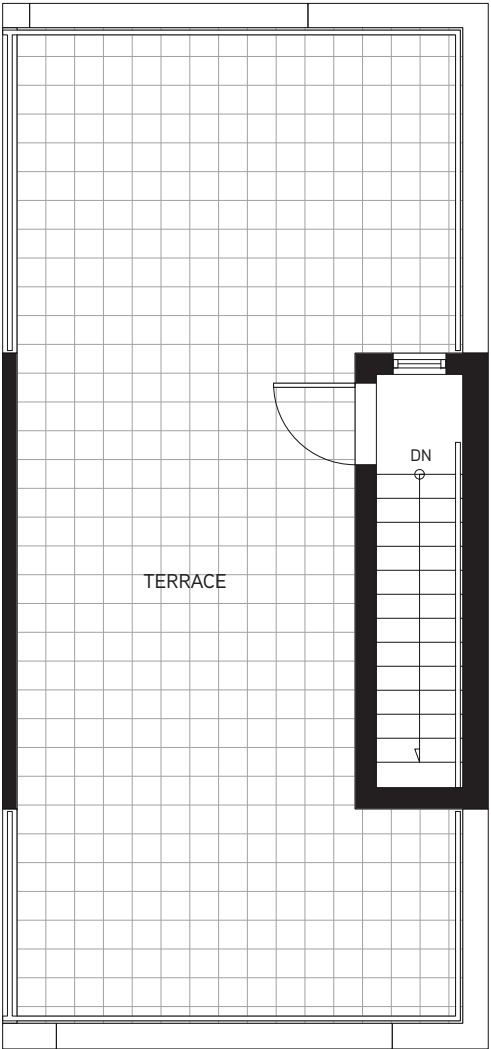
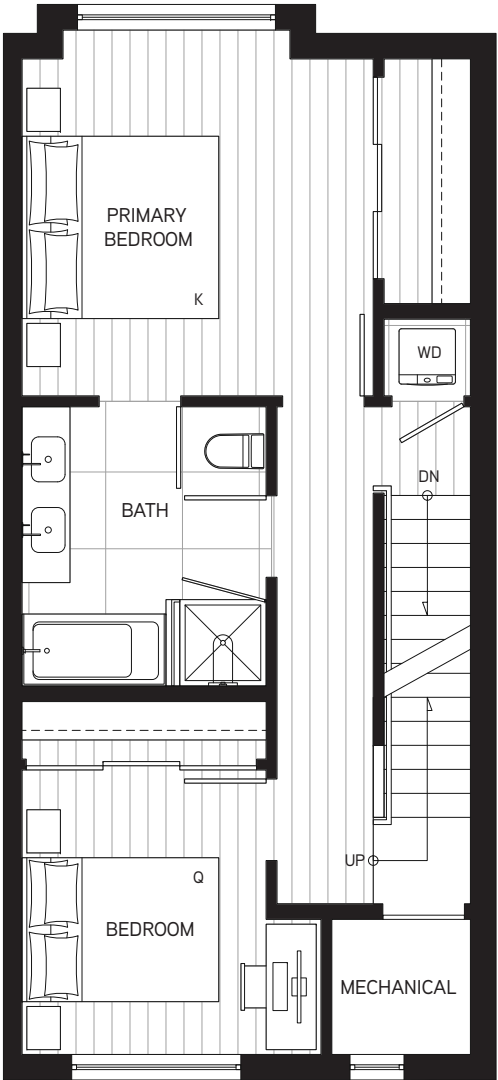
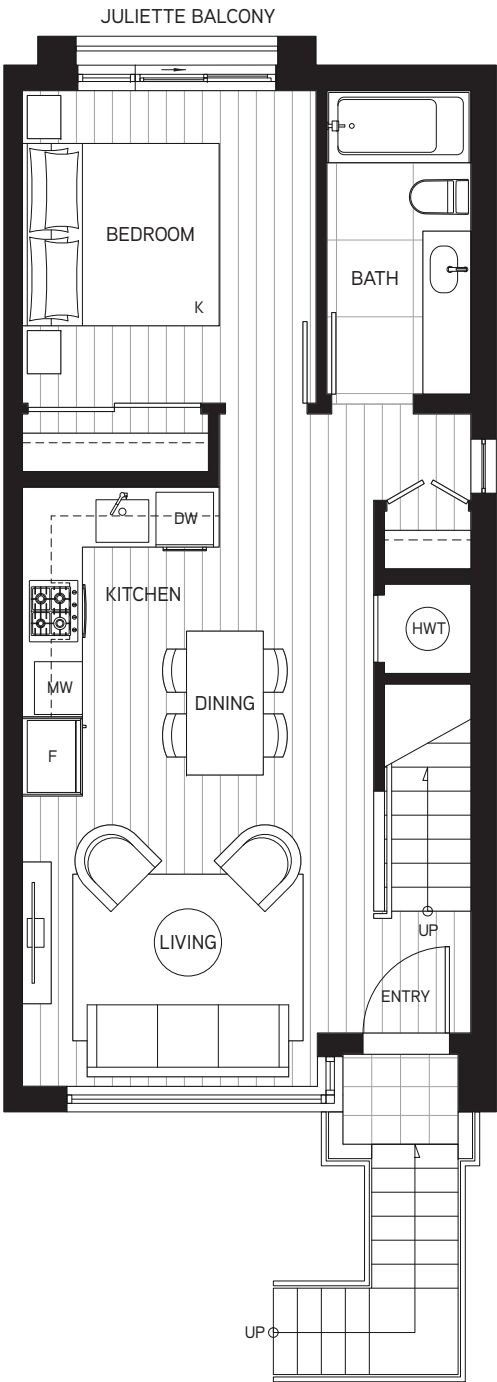
INTERIOR 1300 SF

EXTERIOR 480 SF

TOTAL 1780 SF

KINSLEY

HOMES AT QUEEN ELIZABETH PARK



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Townhouse 1

3 Bed 2 Bath

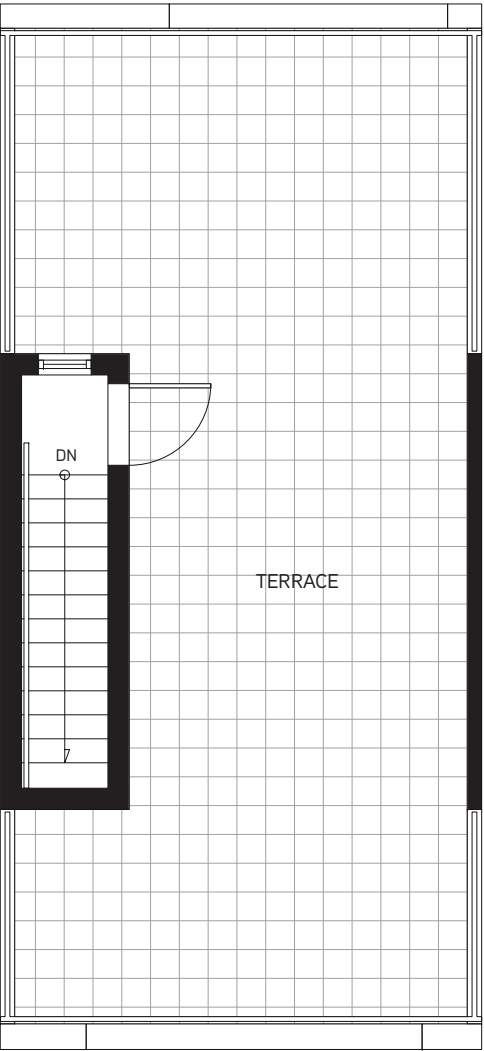
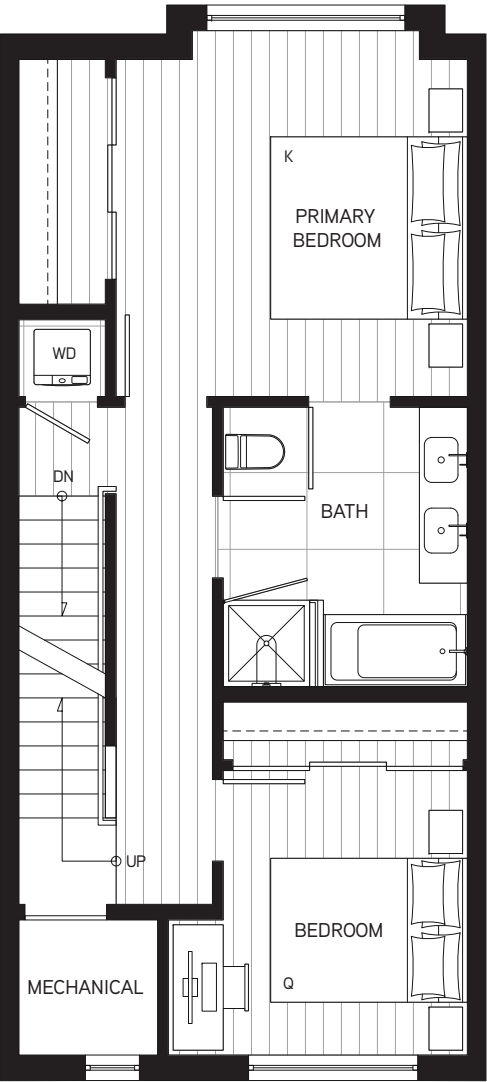
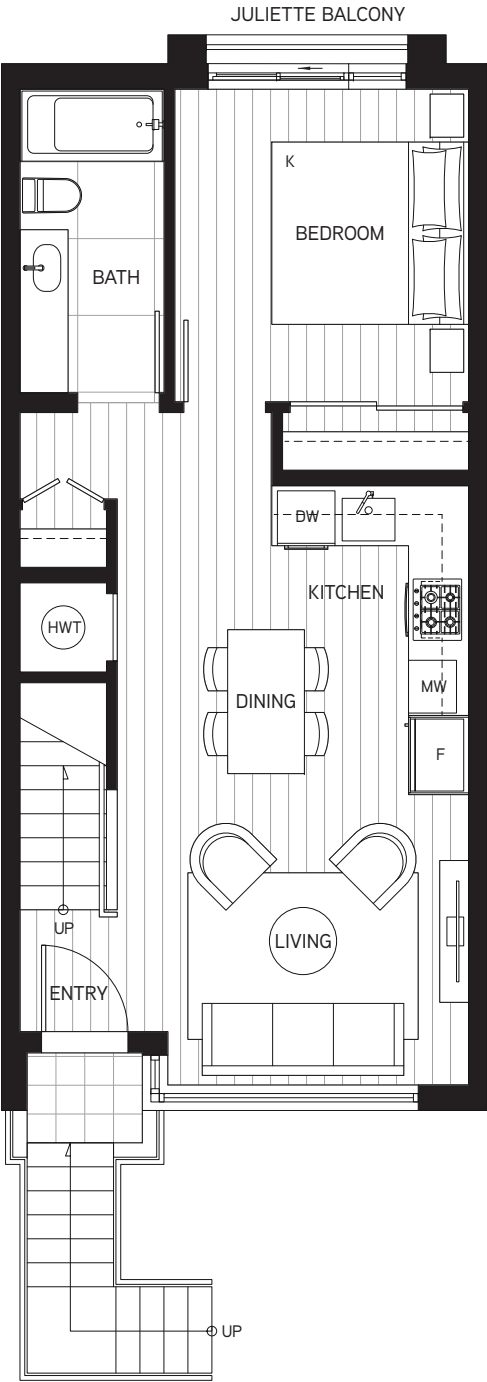
INTERIOR 1258 SF

EXTERIOR 480 SF

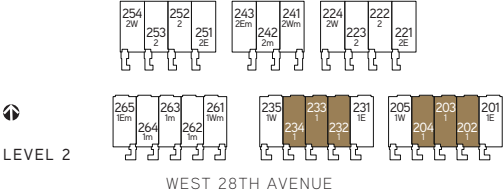
TOTAL 1738 SF

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HOMES AT QUEEN ELIZABETH PARK



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Townhouse 1-M

3 Bed 2 Bath

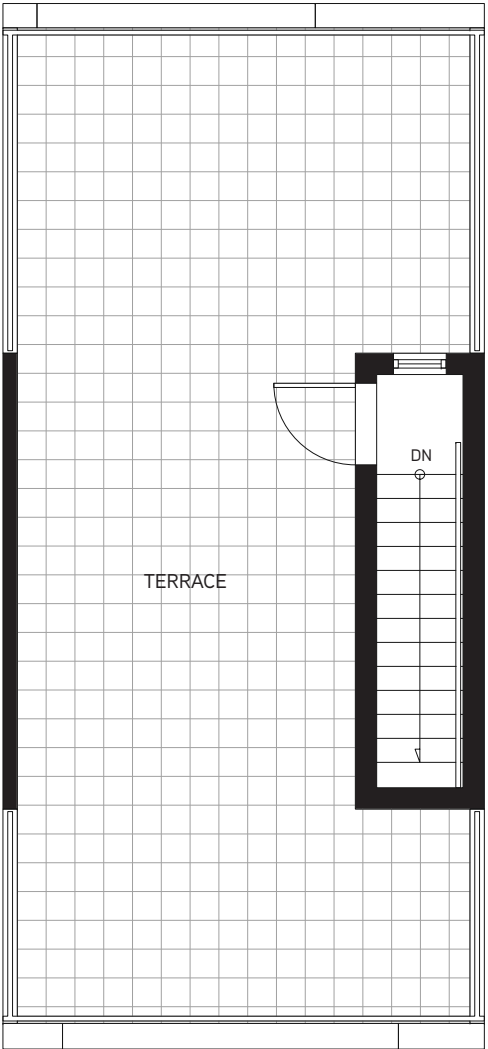
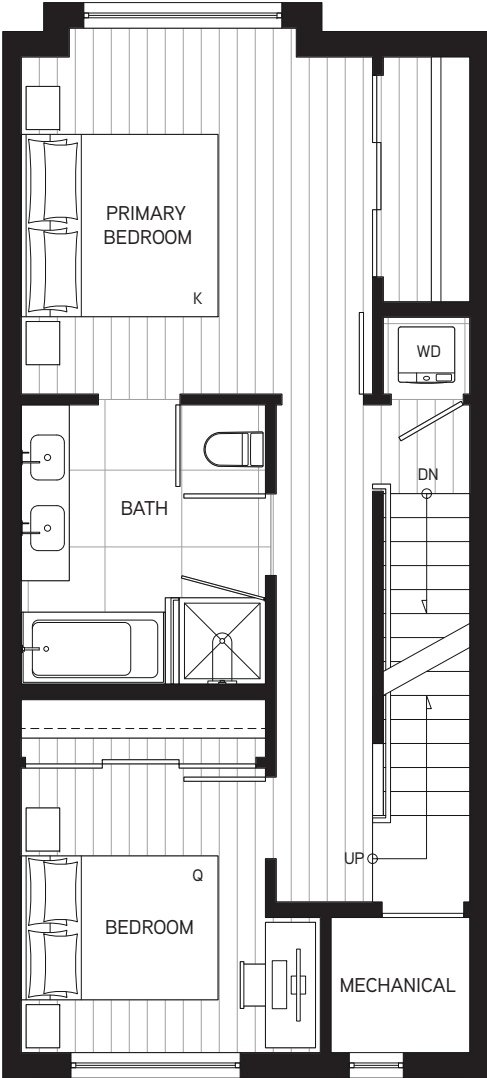
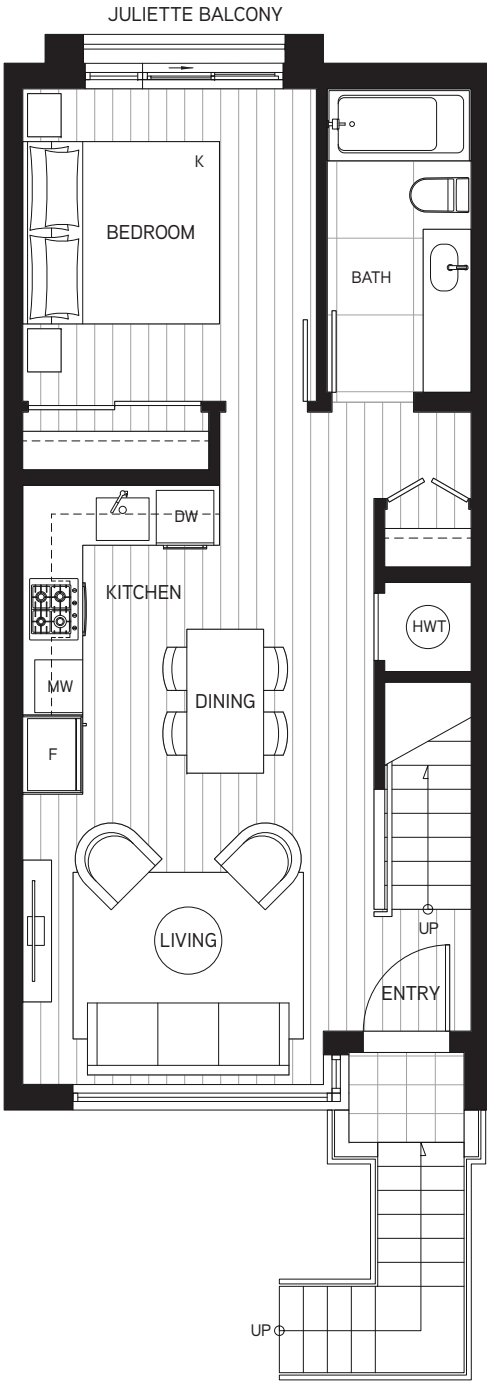
INTERIOR 1258 SF

EXTERIOR 480 SF

TOTAL 1738 SF

KINSLEY

HOMES AT QUEEN ELIZABETH PARK

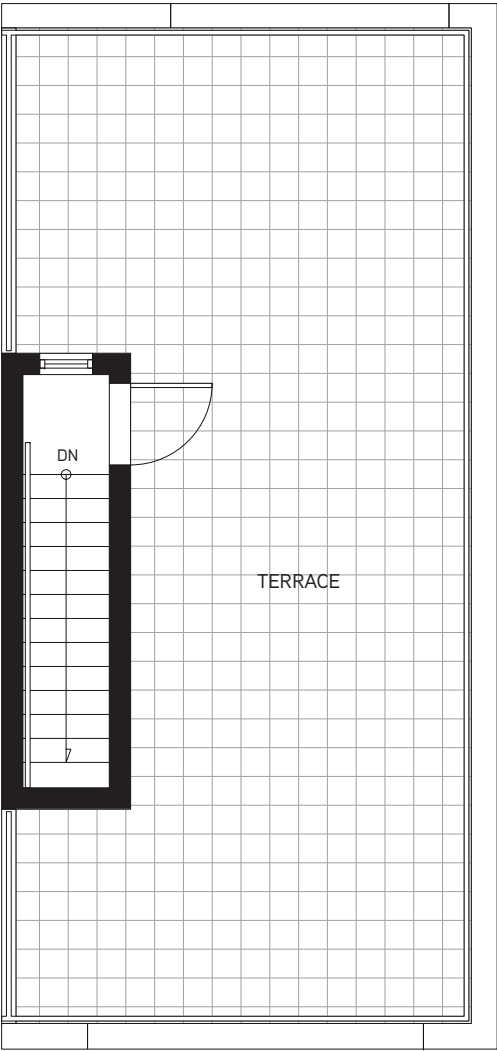
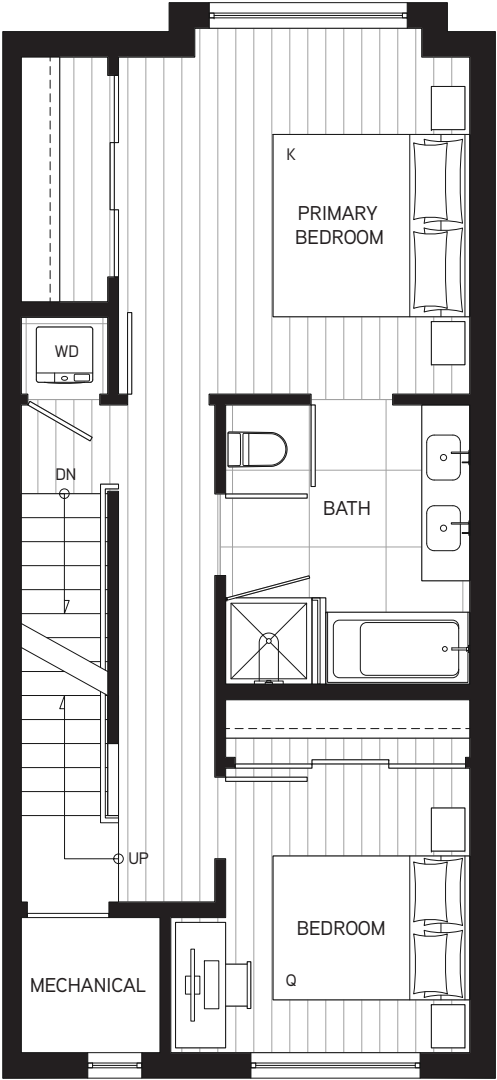
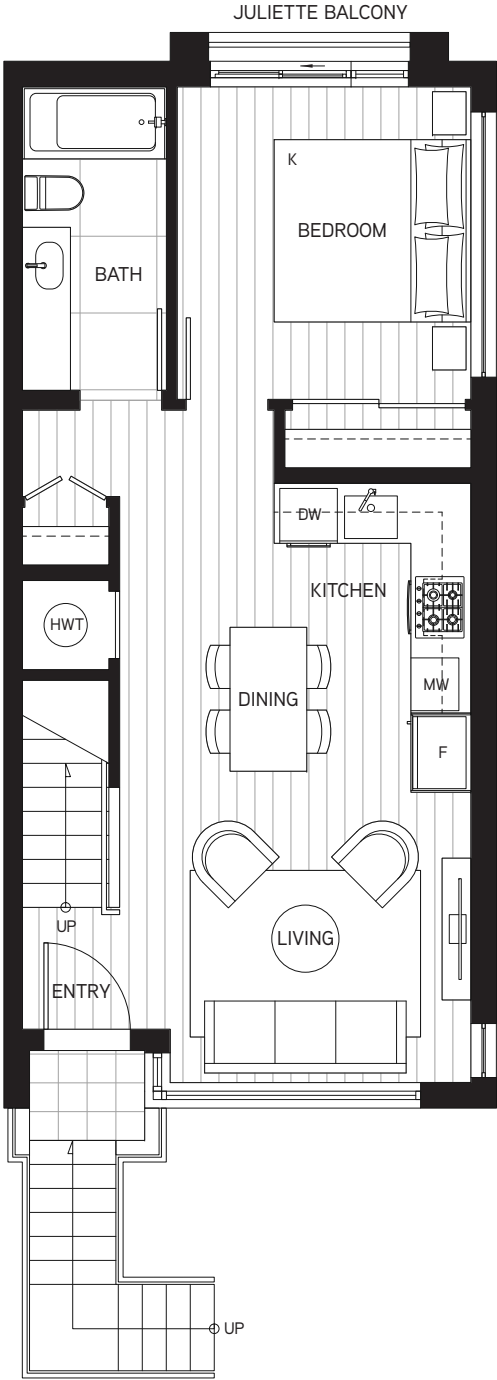


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Townhouse 1E
3 Bed 2 Bath

INTERIOR 1298 SF
EXTERIOR 480 SF
TOTAL 1778 SF

KINSLEY
HOMES AT QUEEN ELIZABETH PARK



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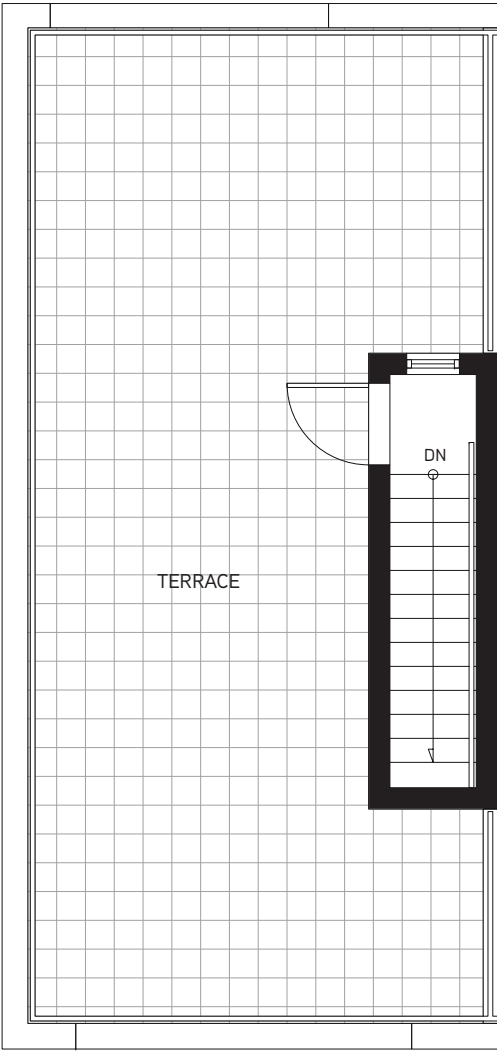
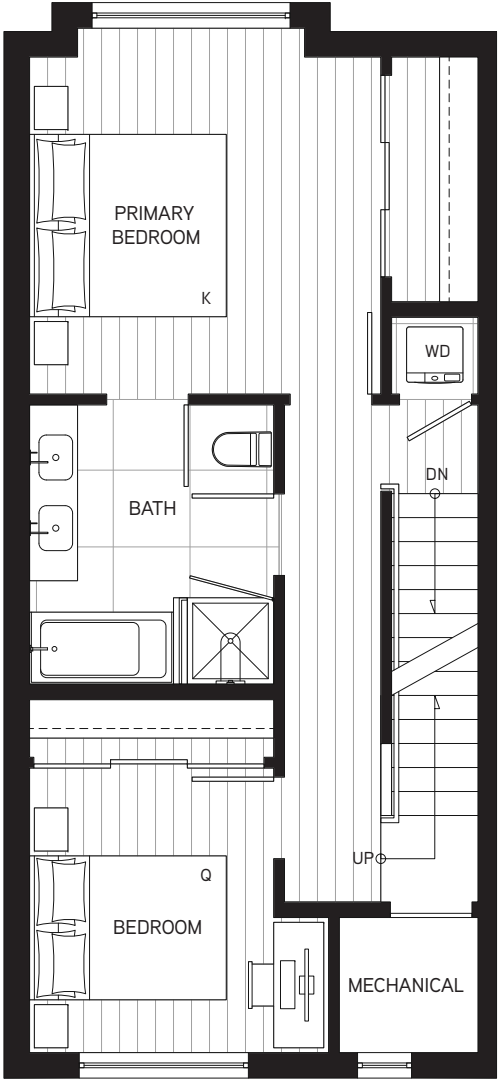
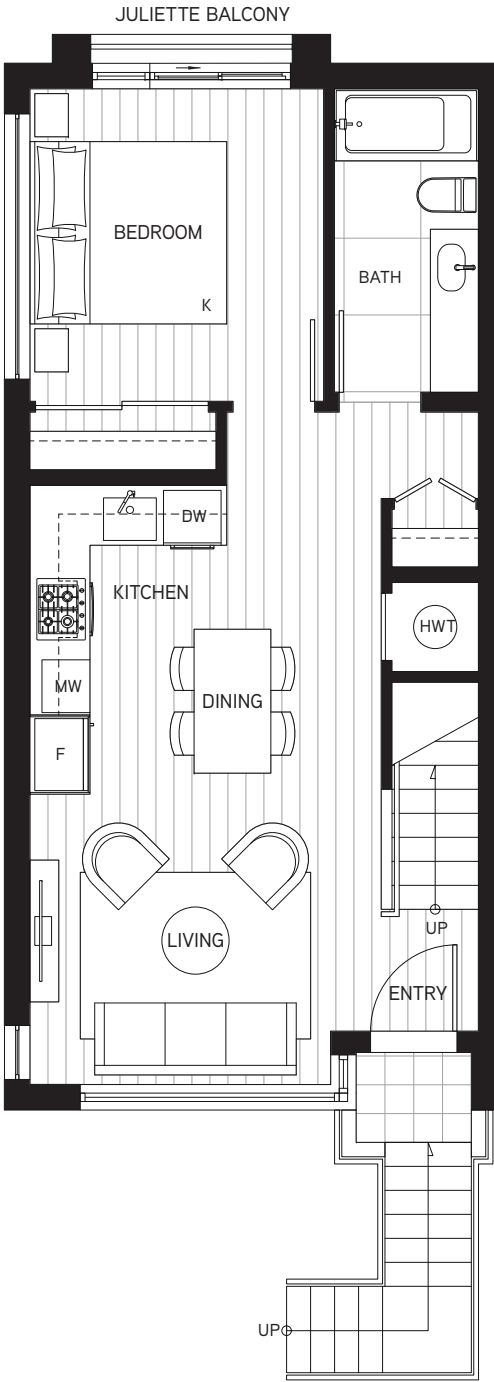
Townhouse 1E-M

3 Bed 2 Bath

INTERIOR	1298 SF
EXTERIOR	480 SF
TOTAL	1778 SF

KINSLEY

HOMES AT QUEEN ELIZABETH PARK



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Garden Home 3W

2 Bed with Lock-off, 3 Bath

INTERIOR

EXTERIOR

TOTAL

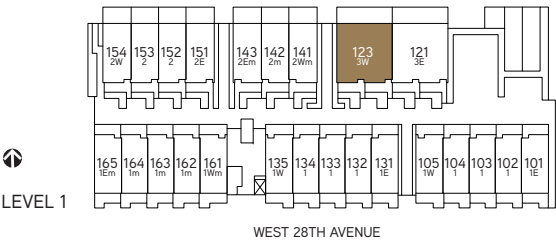
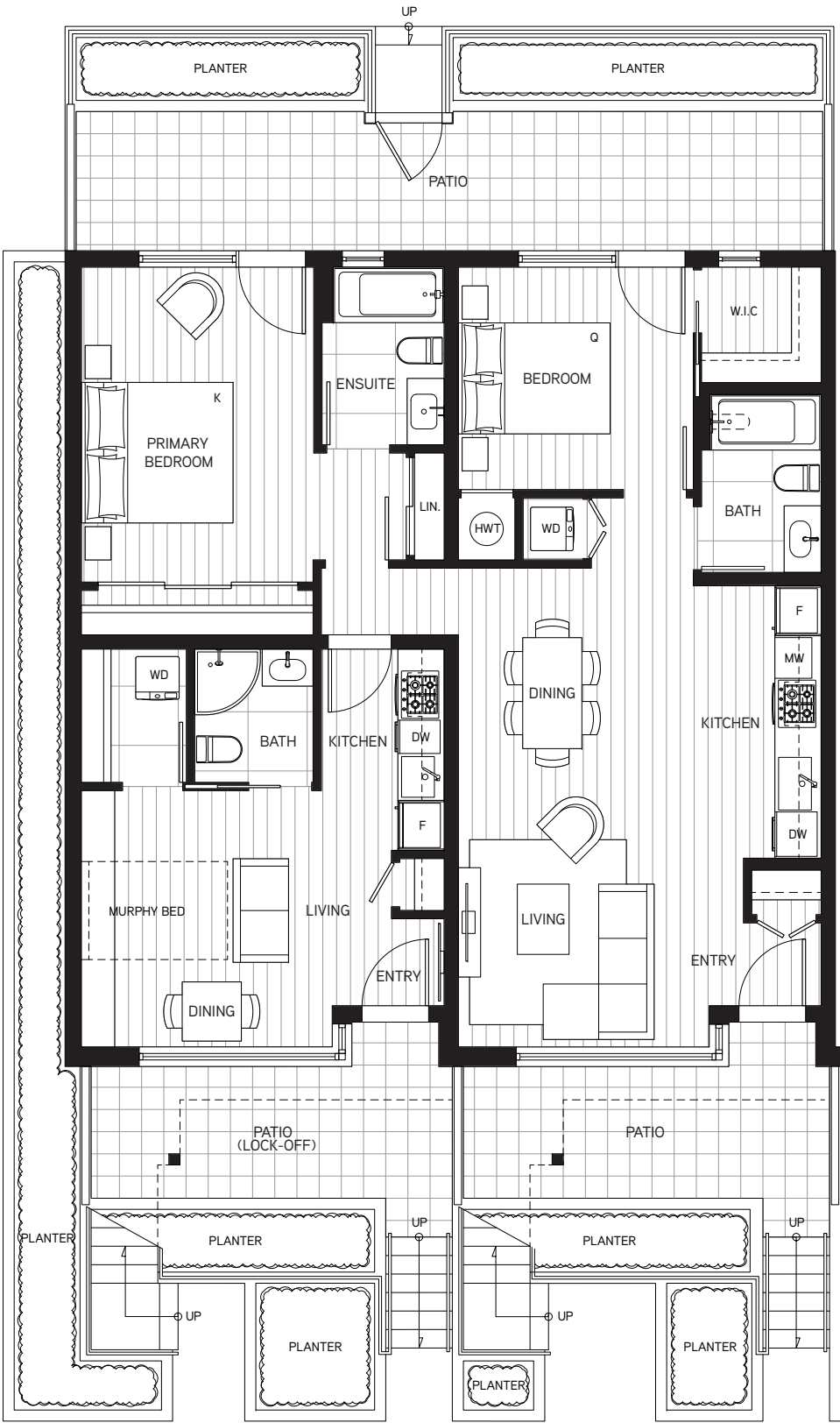
1241 SF

426 SF

1667 SF

KINSLEY

HOMES AT QUEEN ELIZABETH PARK



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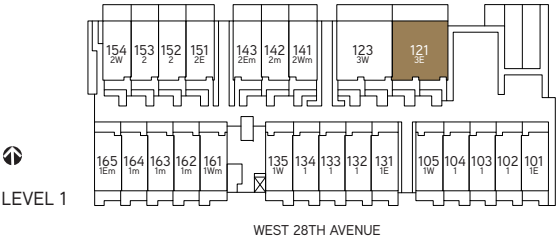
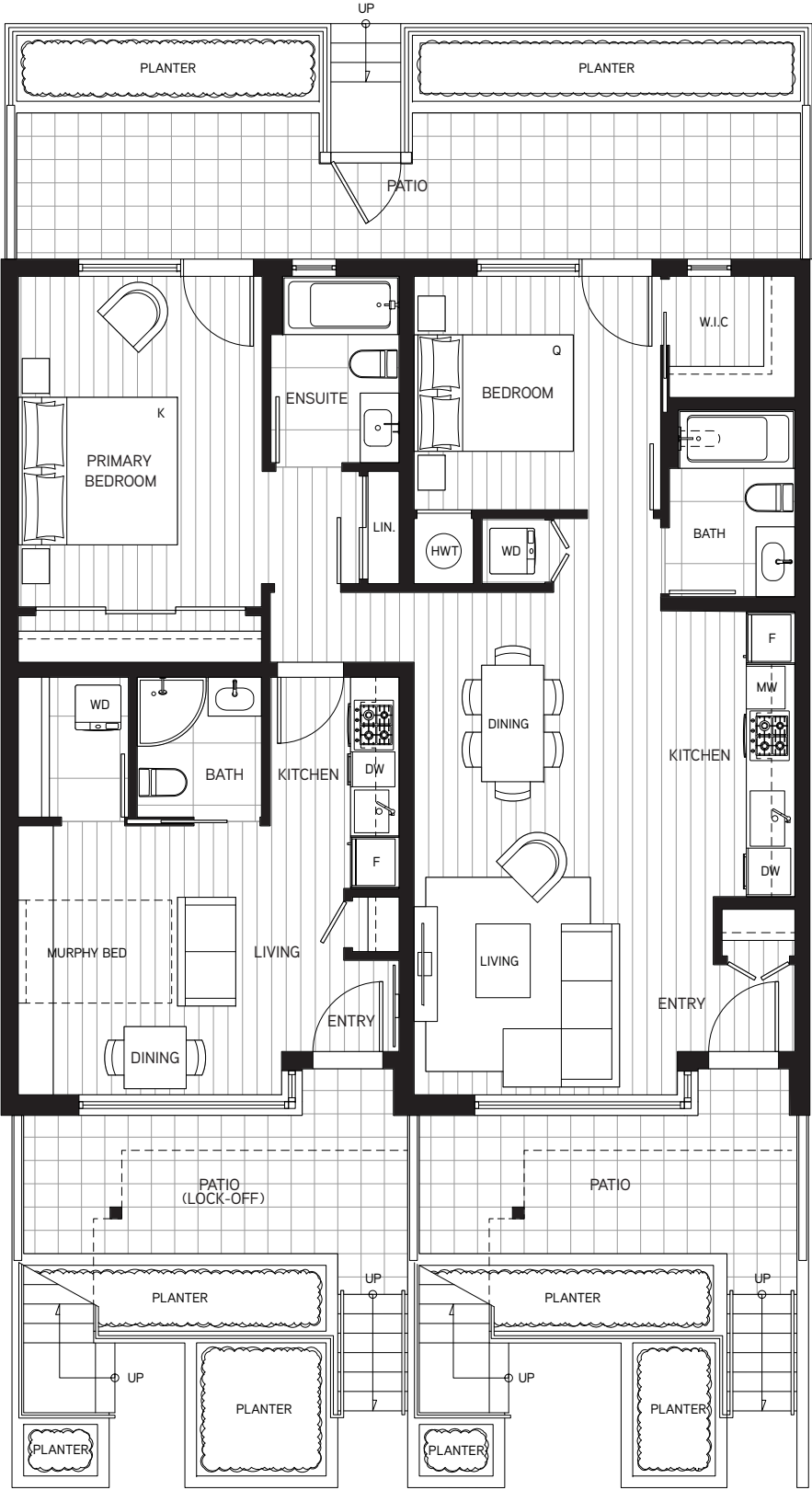
Garden Home 3E

2 Bed with Lock-off, 3 Bath

INTERIOR	1246 SF
EXTERIOR	426 SF
TOTAL	1672 SF

KINSLEY

HOMES AT QUEEN ELIZABETH PARK



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TRUSTED LOCAL EXPERIENCED

INTERGULF DEVELOPMENT GROUP

Having spent over 40 years building homes here, Intergulf is one of Vancouver’s most trusted local developers. Our family-owned company is more than a development firm — we also have our own construction and property management arms. This cohesion keeps our high standards consistent through every step of the real estate process. We are careful to design and build homes for homeowners, ensuring every square foot is efficient, which allows us to deliver highly livable homes we can be proud of.

These decades of experience have led to the formation of Intergulf Intelligence, the principles and insights that flow into each of our homes. Thoughtful design, quality construction, and an uncommon attention to detail have produced over 11,500 homes across Western North America. Kinsley, our third project on the Cambie Corridor, will join this legacy of excellence.

WE HAVE BUILT 11,500+ HOMES OVER 40 YEARS.
A SELECTION OF OUR MANY PAST PROJECTS INCLUDES:



2228 MARSTRAND
VANCOUVER



NOVO
VANCOUVER



LA VITA
SAN DIEGO



KITS360
VANCOUVER



GRAND CENTRAL
COQUITLAM



EMPIRE AT QE PARK
VANCOUVER



PARK METROTOWN
BURNABY



THE PEAK
SFU · BURNABY



TERRACES AT THE PEAK
SFU · BURNABY



HUNTER AT LYNN CREEK
NORTH VANCOUVER



LILIBET AT QE PARK
VANCOUVER

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