



*kin*  
KIN COLLECTION

By Beedie/Living

**FAMILY-CENTRED HOMES**  
**SOUTH BURNABY, METROTOWN**



A COMMUNITY  
*designed*  
TO FIT YOUR LIFE

*kin*  
KIN COLLECTION



OPEN YOUR GATE AND FIND YOURSELF IN THE FUTURE PARK, WHERE YOU CAN ENJOY A PICNIC OR PLAY A GAME OF SOCCER.

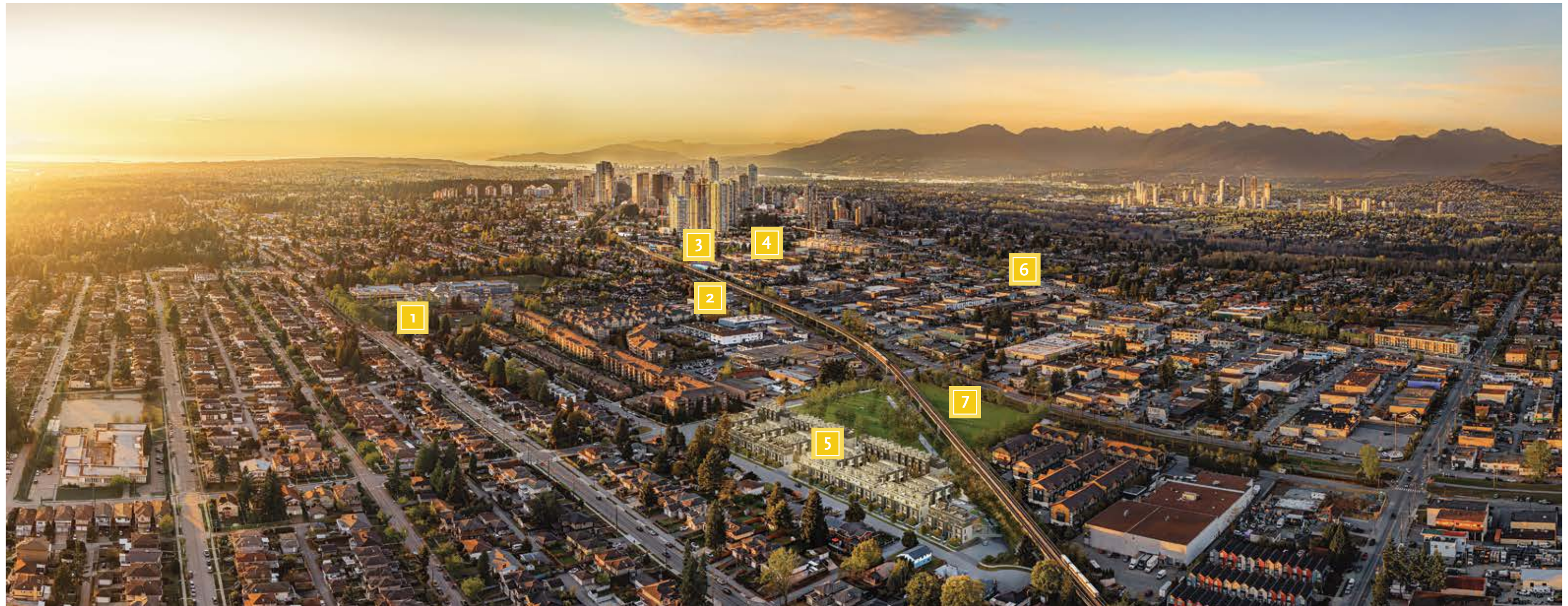
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## STEPS FROM YOUR PARKSIDE HOME

### ARE ALL OF THE AMENITIES OF METROTOWN AND BEYOND

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A LOCATION WHERE URBAN CONVENIENCE IS MATCHED BY RESIDENTIAL SERENITY.

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#### **1. FIRST-CLASS EDUCATION**

A selection of daycares, elementary schools and both public and private high schools, like Burnaby South Secondary and St. Thomas More Collegiate, surround Kin Collection. The British Columbia Institute of Technology and Simon Fraser University, which includes the Beedie School of Business, are only a short drive or transit ride away.

#### **2. CONVENIENT TO SKYTRAIN**

It's a quick 10-minute walk to the Royal Oak SkyTrain station – just one stop away from Metrotown and 20 minutes from downtown Vancouver. Whether for work, school or pleasure, you are well-connected to all of the amenities that the Lower Mainland has to offer.

#### **3. STATION SQUARE**

Co-developed by Beedie Living, Station Square is Western Canada's most successful real estate development. Reshaping Metrotown's skyline, this master-planned community is an iconic destination, with over 2,000 homes, vibrant restaurants and services, including Cactus Club, PriceSmart, WeWork, Best Buy and more.

#### **4. ICONIC RETAIL DESTINATIONS**

Find exactly what you're looking for in over 450 shops and services at Metropolis at Metrotown, B.C.'s largest shopping centre. Browse through eclectic offerings and diverse eateries at Crystal Mall, Burnaby's foodie destination.

#### **5. KIN COLLECTION**

Live beside a future 2.5-acre park in an established residential neighbourhood. Your home is nestled away from the bustling city life in a reposed pocket that's perfect for families, close to everything, with community centres and activities for all ages nearby.

#### **6. KINGSWAY AMENITIES**

Kingsway is known as a hot spot for diversity, where you can dine on dishes from around the world. You'll find an easy to-go meal or a welcoming table for your whole family. It is also a hub for many shops and services that supply the neighbourhood with every convenience and essential amenity.

#### **7. ABUNDANT PARK SPACE**

In addition to the future city park that will be next door to your home, there is an extraordinary amount of nature in Burnaby – from Deer Lake Park to Burnaby Mountain to Central Park, and places in between. Whether you love hiking, biking, jogging or a simple stroll, it's all close by.



AMENITY SPACES FOR AN ENRICHED SENSE OF

# community

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THE KIN CLUB. THE SECOND LEVEL FEATURES A BEAUTIFULLY DESIGNED AND WELCOMING INDOOR AND OUTDOOR LOUNGE.



THE KIN CLUB. THE FIRST LEVEL'S FLOOR-TO-CEILING WINDOWS GIVE WORKOUTS A BRIGHT PERSPECTIVE.

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## THE KIN CLUB

Welcome to your resident-only social hub – The Kin Club. The bright and modern two-level building houses engaging amenities for all ages. It's all an extension of your home, an invitation to entertain your friends and family.

The inviting second-level indoor lounge seamlessly opens to an outdoor terrace. Combined features include:

- Kitchenette with an entertainer's island
- Indoor and outdoor dining table
- Large-screen televisions
- Barbecue
- Outdoor table tennis
- Designer lounge seating throughout

## WELLNESS AMENITIES

From indoors to outdoors, experience invigorating workouts or lounge in the sun on The Kin Club's first level, featuring:

- Fully equipped fitness centre
- Yoga and barre studio
- Private green space
- Loungers and community tables
- Children's playscape



A QUALITY

home

YOU WILL LOVE FOR YEARS TO COME

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PARKSIDE COLLECTION. LIVE WITH AN ABUNDANCE OF NATURAL LIGHT AND AIRY CEILINGS UP TO 9'.

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## SPACE TO BE YOURSELF

Spacious and wide interiors within the two-, three- and four-bedroom homes are designed to enjoy as you and your family grow. It's part of our Beedie by Design philosophy – thoughtful, intelligent interiors with meticulous attention to detail.

High ceilings and natural light create an airy atmosphere, while plenty of storage options keep everything organized. Well-planned spaces allow your family to comfortably appreciate time together, or to step away to recharge on their own. At Kin Collection, home is just right.





## METICULOUSLY DESIGNED BY BEEDIE LIVING

### SPACE

- 1 Private outdoor spaces include generously sized rooftop patios, garden terraces and balconies\*
- 2 Generous 9' ceilings on main level and 8' ceilings on all other levels
- 3 Air cooling system maintains a desirable temperature year-round (Optional Upgrade)
- 4 Secure underground parking with stalls pre-wired for EV chargers with direct access to your home\*
- 5 Expansive master bedroom fits a king-size bed

### DESIGN

- 1 Premium integrated kitchen appliances, including a gas stovetop
- 2 Two-tone cabinetry with undermount LED lighting paired with a beautiful backsplash and durable countertop
- 3 Floating vanities feature modern cabinetry with drawer storage and polished white quartz countertops in bathrooms
- 4 A blank rosette cover gives you the flexibility to install your own lighting fixture in dining, living and recreation areas\*
- 5 Sleek roller blinds throughout your home

### FUNCTION

- 1 Double-glazed, acoustically treated windows for a quieter home\*
- 2 Full laundry room with countertop, rod and linen closet\*
- 3 Abundant storage in the kitchen, with pantries, magic corner cabinets and under-sink, pullout waste and recycling compartment\*
- 4 Medicine cabinets with integrated LED lighting, and shower and bath niches in ensuite and secondary bathrooms
- 5 Sturdy melamine shelving in all closets

### BEEDIE BY DESIGN EXCLUSIVES

- 1 Programmable thermostats control heating, increasing your home's efficiency
- 2 Solid-core 7' entry doors with sidelights and transom
- 3 Nuheat in-floor heating in ensuites
- 4 Gas and water bibs on rooftop patio or garden terrace
- 5 Smart design features like screwless coverplates throughout, dimmer switches in the dining area and robe hooks in the bathrooms



By Beedie/Living

# kin collection

## EXCLUSIVE OFFER DETAILS

### GARDEN FLAT COLLECTION

2 Bed + Den or Laundry Room & 2 Bath  
Interior SF: 897 – 901  
Exterior SF: 353 – 362

1 Parking Included  
1 Storage Locker Included

**FROM LOW \$700's**

### CITY HOME COLLECTION

2 Bed & 2.5 Bath  
Interior SF: 1,069 – 1,079  
Exterior SF: 382 – 389

1 Parking Included  
1 Storage Locker Included

**FROM LOW \$800's**

### BOULEVARD COLLECTION

3 Bed + Recreation & 2.5 Bath  
Interior SF: 1,879 – 1,922  
Exterior SF: 476 – 804

2 Parking Included  
1 Storage Locker Included

**FROM HIGH \$900's**

### PARKSIDE COLLECTION

4 Bed + Den & 2.5 Bath  
Interior SF: 1,823 – 1,845  
Exterior SF: 714 – 771

2 Parking Included  
1 Storage Locker Included

**FROM LOW \$1M**

### DEPOSIT STRUCTURE

15% deposit *(for a limited time only)*

5% upon acceptance  
5% within 90 days of acceptance  
5% within 1 year of acceptance

### ASSIGNMENT FEE

1% assignment fee  
\$1,000 assignment fee for family

### KEY DATES

Previewing – Late Summer 2020  
Sales Start – Early Fall 2020  
Phase 1 Completion – Winter 2022

### HOME OPTIONS

Air cooling *(not available for Garden Flat Collection)* - \$10,000

### CONTACT INFORMATION

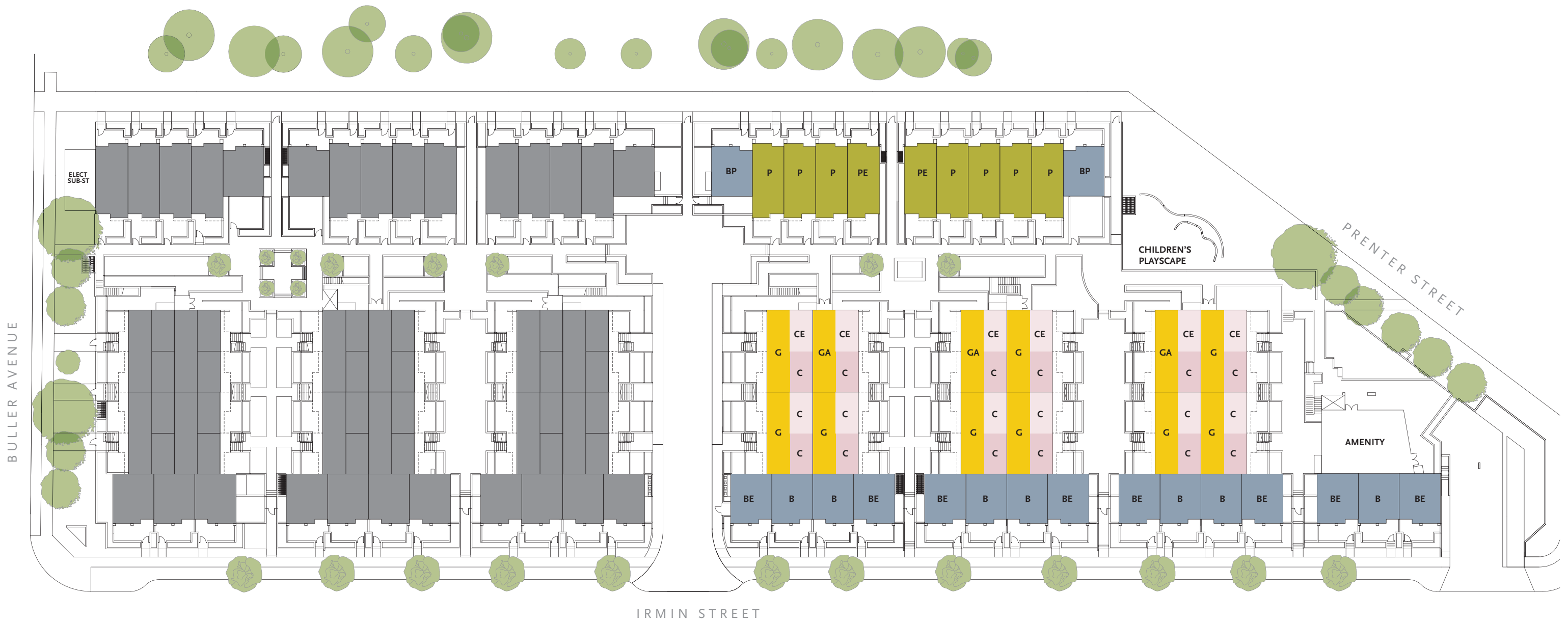
W: KinbyBeedie.com | E: info@KinbyBeedie.com  
PC: 4700 Imperial St. (Opening Soon) | Site: 7470 Buller Ave.

HOMES

# connected

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BY COMMUNITY SPACES AND LUSH LANDSCAPING



NORTH

Dimensions, layouts, material and feature specifications and other details are subject to change without notice and may vary from the completed development. E.&O.E



## PARKSIDE COLLECTION

INTERIOR: 4 BED + DEN & 2.5 BATH | 1,823–1,832 SF

EXTERIOR: 2 GARDEN TERRACES, 2 BALCONIES & ROOFTOP PATIO | 714–726 SF

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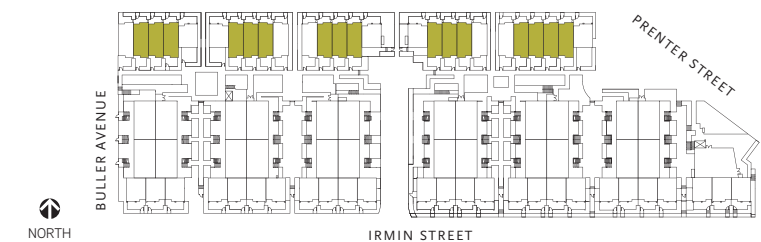
LOWER LEVEL

MAIN LEVEL

SECOND LEVEL

MASTER LEVEL

ROOFTOP PATIO



NORTH

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## HOME HIGHLIGHTS

- 1 Secure underground parking with direct access to your home (Includes 2 parking stalls)
- 2 Windows and doors on either end of the home invite an abundance of natural light and airflow
- 3 Large, L-shaped integrated kitchen with an island, a large window over the sink and plenty of storage, including a pantry
- 4 Convenient powder room on main level
- 5 Full-size laundry room with side-by-side washer and dryer, countertop, rod and shelving for storage
- 6 Extra space to use how you please, including a den and flex space
- 7 Five-piece ensuite with a double vanity, frameless glass shower and large soaker tub
- 8 Expansive master bedroom comfortably fits a king-size bed and features a private balcony
- 9 Several private outdoor spaces, including two garden terraces, two balconies on the master level, and a large rooftop patio with gas and water bibs

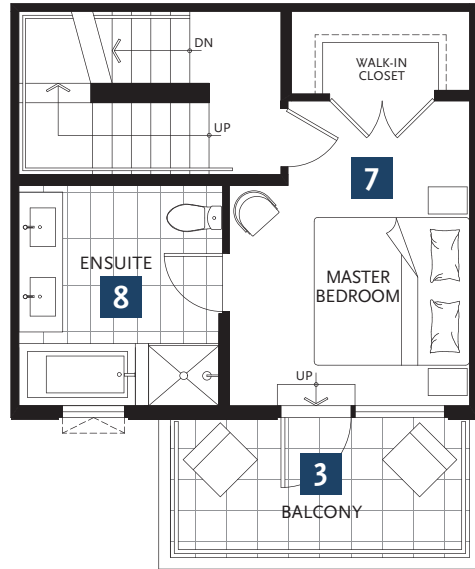


## BOULEVARD COLLECTION

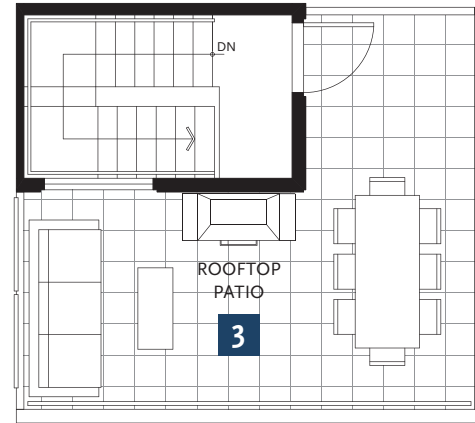
INTERIOR: 3 BED + RECREATION & 2.5 BATH | 1,879-1,883 SF

EXTERIOR: GARDEN TERRACE, BALCONY & ROOFTOP PATIO | 485 SF

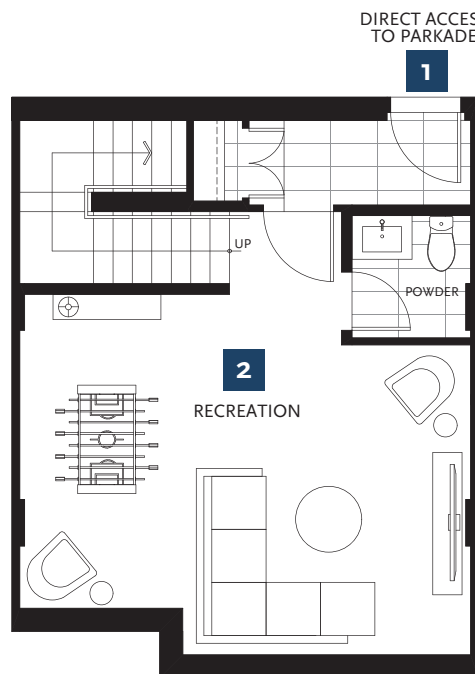
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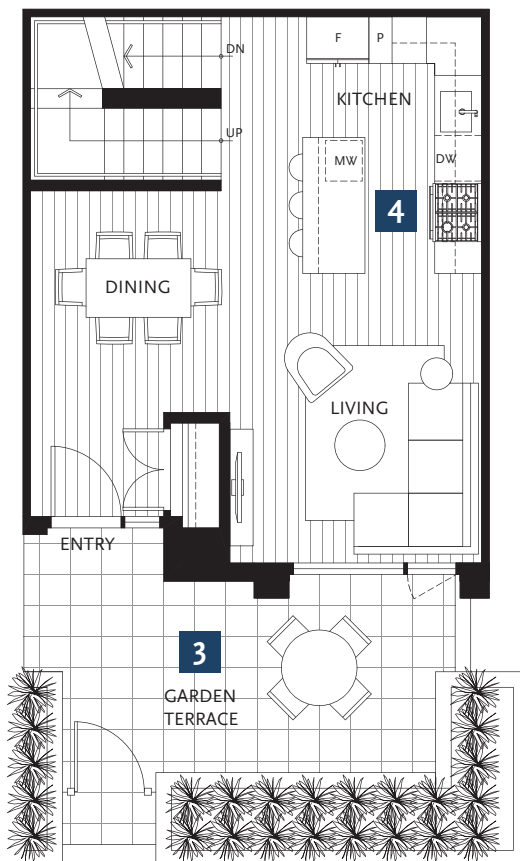
MASTER LEVEL



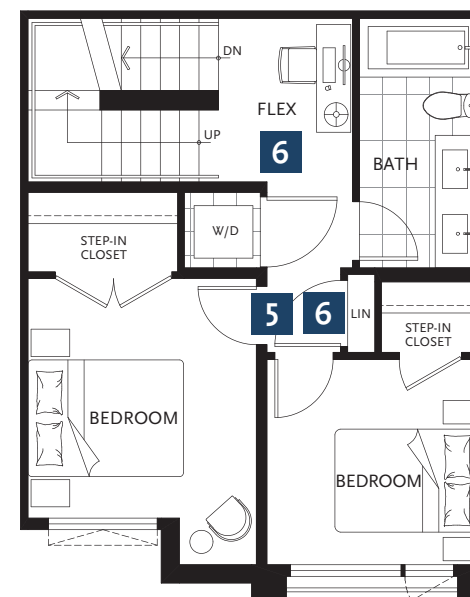
ROOFTOP PATIO



LOWER LEVEL



MAIN LEVEL



SECOND LEVEL

## HOME HIGHLIGHTS

- 1 Secure underground parking with direct access to your home (Includes 2 parking stalls)
- 2 Recreation space with powder room to turn into a games or media room, or whatever suits your lifestyle
- 3 Several private outdoor spaces, including a large garden terrace, balcony off the master bedroom, and rooftop patio with gas and water bibs
- 4 Large, L-shaped integrated kitchen with an island and plenty of storage, including a pantry
- 5 Spacious second and third bedrooms with extra-deep, step-in closets
- 6 Abundance of storage throughout your home, including a linen closet and flex space
- 7 Expansive master bedroom comfortably fits a king-size bed, includes a walk-in closet and features a private balcony
- 8 Five-piece ensuite with a double vanity, soaker tub and frameless glass shower



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CITY HOME COLLECTION

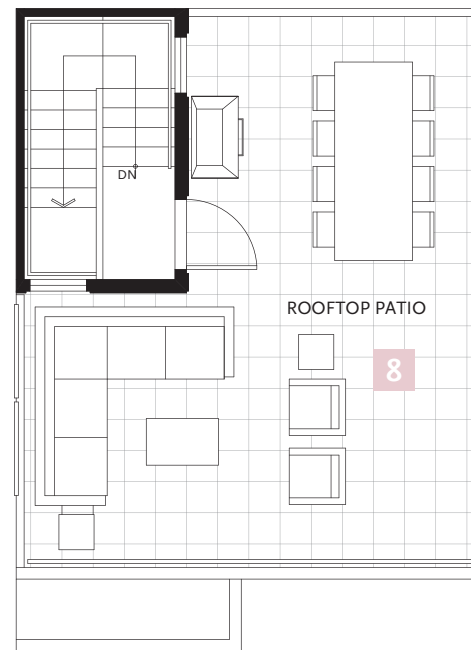
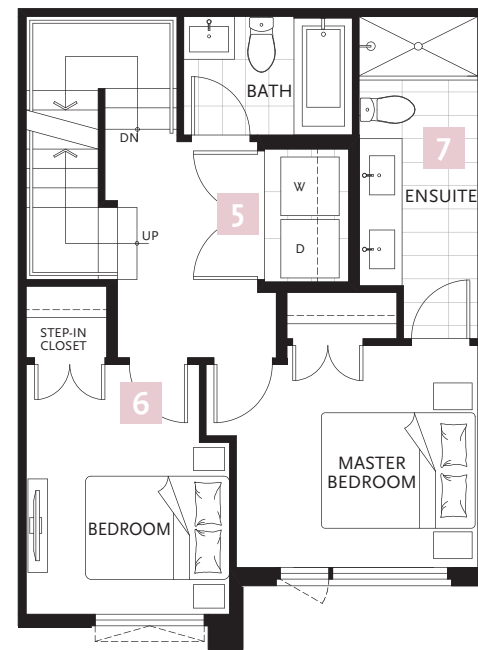
INTERIOR: 2 BED & 2.5 BATH | 1,069 SF

EXTERIOR: BALCONY & ROOFTOP PATIO | 389 SF



HOME HIGHLIGHTS

- 1 Home location allows for direct access to the beautifully landscaped courtyard
- 2 Convenient powder room on main level
- 3 Kitchen nook is the perfect workstation or space for added storage
- 4 Large, L-shaped integrated kitchen with an island and plenty of storage, including a pantry
- 5 Side-by-side washer and dryer with a countertop, rod and shelving
- 6 Second bedroom features an extra-deep step-in-closet
- 7 Large master ensuite with a double vanity and a frameless glass shower
- 8 Features a spacious rooftop patio with gas and water bibs



MAIN LEVEL

SECOND LEVEL

ROOFTOP PATIO



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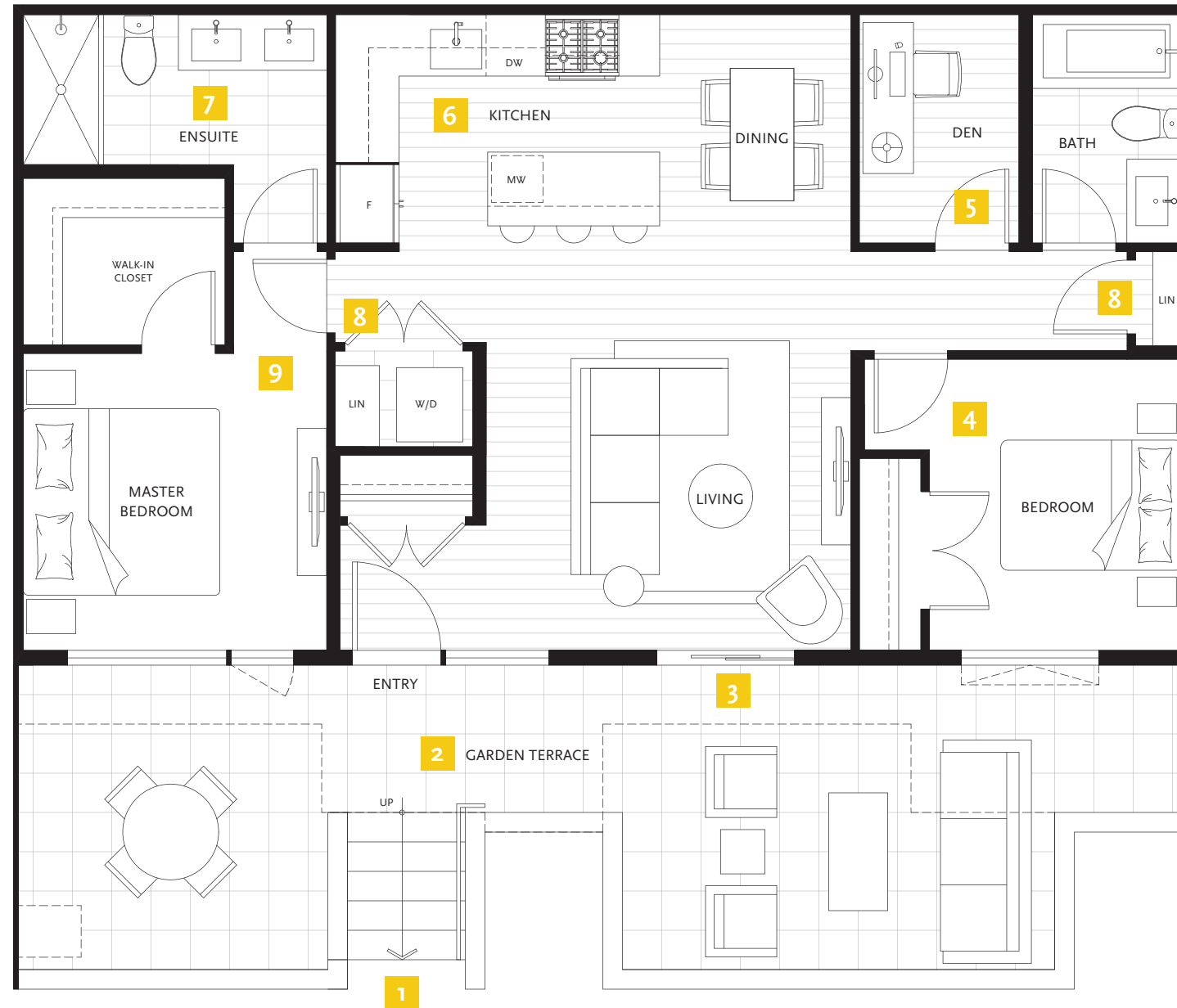
## GARDEN FLAT COLLECTION

INTERIOR: 2 BED + DEN & 2 BATH | 897-901 SF

EXTERIOR: GARDEN TERRACE | 353-362 SF

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### HOME HIGHLIGHTS

- 1 Direct access to the beautifully landscaped courtyard from your home
- 2 Large garden terrace with gas and water bib
- 3 Seamlessly transition from your living room to your garden terrace – perfect for entertaining
- 4 Master and second bedrooms on opposite sides of the home allow for optimal privacy
- 5 A spacious den makes the perfect home office or additional storage space
- 6 Large, L-shaped integrated kitchen with island and plenty of storage
- 7 Double vanity in the ensuite and frameless glass shower gives everyone their own space to refresh and rejuvenate
- 8 Two linen closets help keep your home organized
- 9 Master bedroom comfortably fits a king-size bed and features a large walk-in-closet



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# THE construction

## Beedie/CONSTRUCTION

When it comes to your home, what you can't see is just as important as what you can see. Beedie Construction is meticulous in every detail, to ensure homes at Kin Collection are built to the highest standard with materials that endure and improve your life at home.

### ENERGY EFFICIENT

Built to comply with the National Energy Code for Canada, your home is more energy efficient. A Heat Recovery Ventilation unit in every home reduces heating and cooling demands while programmable digital thermostats allow you to choose the climate that suits your schedule.

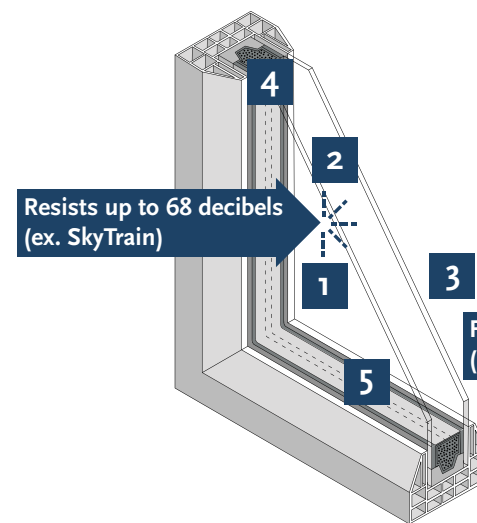
### SAFE & SECURE

Ground-level windows feature automatic locking mechanisms while entry doors have heavy duty locks, reinforced framing and strengthened glass for an extra level of security and comfort.

### QUIET & DURABLE

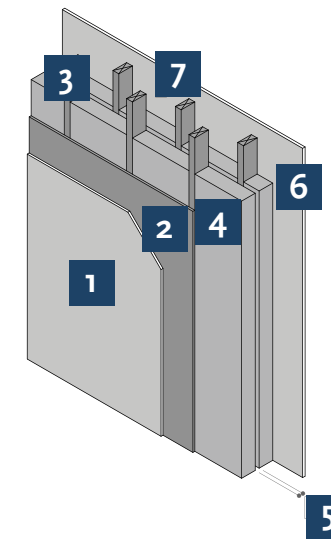
Floors and walls exceed acoustic performance requirements. Floors have a layer of Gyp-Crete® and neighbouring walls have two layers of fire-rated drywall. Windows have an upgraded acoustic performance in select locations. Exterior materials have been specifically selected for West Coast weather and lasting durability featuring HardiePlank® siding with rainscreen, authentic brick cladding and Woodtone® fiber cement lap siding. All of this makes for a quieter, more tranquil home.

## DETAILS



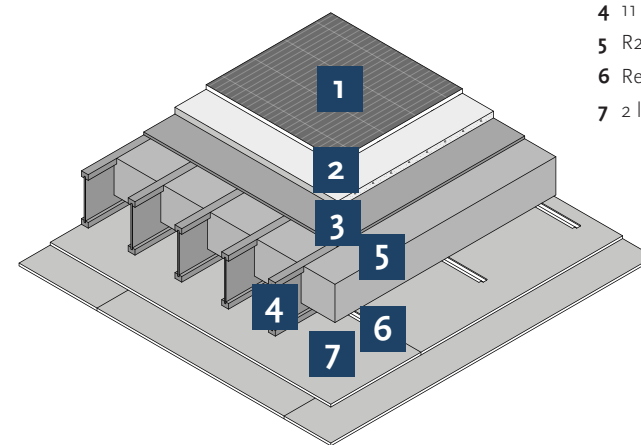
### ACOUSTICALLY TREATED WINDOWS

- 1 Acoustic lamination treatment
- 2 Argon gas filling
- 3 Dual panes
- 4 Thermal break
- 5 Energy Star Certified windows



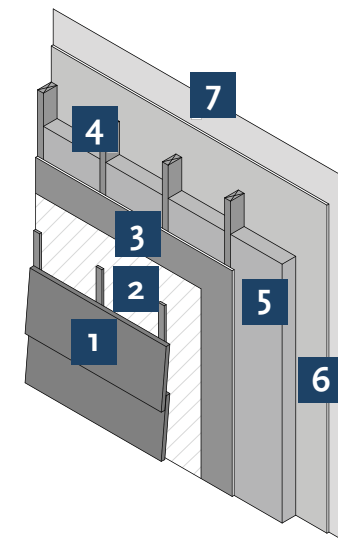
### NOISE CANCELLING PARTY WALL

- 1 5/8" type 'X' gypsum board
- 2 Oriented strand board
- 3 2x4 wood studs
- 4 3 1/2" batt insulation
- 5 1" airspace
- 6 3 1/2" batt insulation
- 7 5/8" type 'X' gypsum board



### SOUND ABSORBING FLOOR

- 1 Floor finish - carpet/tile/laminate
- 2 1 1/2" gypcrete
- 3 3/4" tongue and groove plywood sheathing
- 4 1 7/8" TJI joists
- 5 R28 batt insulation
- 6 Resilient channels
- 7 2 layers - 5/8" type 'X' gypsum board



### ALL WEATHER EXTERIORS

- 1 Exterior cladding as noted on elevations
- 2 Commercial wrap air/weather barrier
- 3 1/2" exterior wood sheathing
- 4 2x6 wood studs
- 5 R24 batt insulation
- 6 Vapour barrier
- 7 1/2" or 5/8" type 'X' gypsum board





Our buildings, like our values, have stood the test of time and have earned the trust of the community and the recognition of the industry.



Today, Beedie Living is one of British Columbia's fastest-growing residential developers, with 2,400 homes built since its inception, and over 7,000 homes currently in planning and development.

### COMMUNITIES BY BEEDIE LIVING



Founder Keith Beedie's first building / 1946

### A 65-YEAR LEGACY

Since 1954, we've combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest residential and industrial developers, and have completed more than 30 million square feet of new development. Everything we create is built on a foundation of intelligent design, thoughtful details and integrity. Whether it's a residential high-rise or a mixed-use community, we have an unmatched track record of creating environments where businesses can prosper and people can thrive.



Station Square, Burnaby (Partnership with Anthem Properties)



Founder Keith Beedie in front of the original Burnaby office / 1956



Innovative tilt-up industrial construction method / 1960s



Beedie Burnaby head office / Present

### COMMITTED TO BURNABY

We started our legacy in Burnaby over 65 years ago, when our founder, Keith Beedie, built his first home and stationed our original headquarters right here, in Metro Vancouver. Through building homes and giving to community organizations, we have always strived to contribute to Burnaby's growth, from our inception to this very day.



President, Ryan Beedie / Present



Crown, Coquitlam



Orchid, Richmond



The Austin, Coquitlam



Winner: Best Suburban High-Rise

**BUILDING**

*thriving*

**COMMUNITIES TOGETHER**

*kin*  
KIN COLLECTION

**CONSTRUCTION**

**Beedie**/CONSTRUCTION

An industry leader in Metro Vancouver, Beedie Construction has been building communities and commercial properties for over 65 years. From our custom homes to “built-to-suit” industrial developments, the Beedie Construction team allows us to maintain the highest level of craftsmanship in our diverse project experiences.

**ARCHITECTURE**

 **Integra** ARCHITECTURE INC.

Integra Architecture Inc. is an award-winning firm, formed in 1999 by two experienced architects. The partners share a belief in client-centred architecture, teamwork and long-term working relationships. The firm’s capable staff has extensive experience in all types of residential buildings and mixed-use projects, as well as renovations and seniors’ housing.

**INTERIOR DESIGN**

**bärbel**

Rooted firmly in a belief that design’s biggest role is to bring people together, Bärbel was founded to serve as a relationship-based interior design practice. The company collaborates with a network of independent designers, and at the centre of every project, from single-family to multi-family, is you, the homeowner.

**HOMEOWNER CARE**

**Beedie**/SERVICE PLUS

Supported by intuitive processes and our knowledgeable and dedicated in-house Service Plus team, we provide service throughout your warranty and regular maintenance periods. More support. More convenience. More peace of mind.



Proudly envisioned and developed by:

Beedie/Living

**KIN BY BEEDIE.COM**

**PRESENTATION GALLERY & DISPLAY HOME COMING SOON**

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