



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.

Materials, finishes and other details are subject to change without notice. Renderings are artistic representations only. E.&O.E.

STEPS FROM YOUR PARKSIDE HOME

ARE ALL OF THE AMENITIES OF METROTOWN AND BEYOND



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 reposeful 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

kin
KIN COLLECTION



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

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



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

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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

kin

KIN COLLECTION



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.



PARKSIDE COLLECTION. A HOME THAT GROWS WITH YOUR FAMILY.

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**METICULOUSLY DESIGNED
BY BEEDIE LIVING**

SPACE

- 1 Private outdoor spaces include generously sized rooftop patios, garden terraces and balconies*
- 2 High 9' ceilings on main level and 8' ceilings on all other levels
- 3 Air conditioning 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

*Featured in select homes

FEATURES & FINISHES

The authentic values of family and community emerge in a collection of homes by Beedie Living. Every inch is designed to be functional and to endure as families grow, with elements throughout that make life easier. Bringing it all together is Beedie by Design – a promise to go above and beyond the ordinary to make your home truly special.

A BUILT-FOR-GOOD COMMUNITY

- Envisioned by Beedie Living and built by Beedie Construction, an award-winning community builder with a 65-year legacy of intelligent design and thoughtful details maintaining the highest level of craftsmanship
- Urban West Coast architecture by Integra Architecture includes brick masonry, black window frames and cedar-inspired details
- Residential aspects such as front security gates, doorbells and wide spacing between buildings give the feel of a private and secure single-family home
- A diverse selection of homes is arranged around a landscaped courtyard, which links to a public greenway and future 2.5-acre park, providing plenty of space to enjoy nature
- Private outdoor spaces include generously sized rooftop patios, garden terraces and balconies*
- Gas and water bibs give you the tools to barbecue and garden without hassle

MEANINGFUL AMENITIES EVERYWHERE

- The Kin Club features two levels of community amenities, including:
 - Fitness studio with floor-to-ceiling windows looking out to an expansive lawn and patio, so you can watch your kids play while you exercise
 - Dedicated yoga and barre studio for stretching and relaxing
 - Impressive social lounge designed with a kitchenette, a large dining table, cozy seating, large-screen TVs and a marker board for group games – all perfect for hosting special events with friends and family
- Seamlessly extend your gathering outdoors to an expansive partially covered al fresco lounge with a barbecue, comfortable seating, a dining area and table tennis
- Stay connected with Wi-Fi in The Kin Club
- Ground-level patio features a harvest table, loungers and a field for games and sports
- Lush landscaping, courtyards, walkways and outdoor seating encourage all ages to spend time outside
- Nature-inspired playscape gives children a place to grow their imaginations

QUALITY INTERIORS FOR ALL OF LIFE’S STAGES

- Fresh and modern interiors by Bärbel Interior Design
- Select from a light or dark colour palette to match your individual style
- Air conditioning system maintains a desirable temperature (optional upgrade)
- Generous 9' ceilings on main level and recreation room and 8' ceilings on all other levels*
- Durable laminate flooring sweeps throughout living and dining areas, while tile flooring blankets some entryways and the laundry room – both are resistant to scratches and easy to maintain
- Luxurious soft carpet with stain- and fade-resistant qualities on upper floors, on stairs and in the recreation room*
- Double-glazed, acoustically treated windows keep your home quiet*
- Smooth roller blinds protect against UV rays and maintain privacy
- Sturdy melamine shelving in all closets and detailed millwork in select closets
- A Heat Recovery Ventilation unit reduces heating and cooling demands
- Programmable thermostats control baseboard heating, increasing your home's efficiency and allowing you to choose a climate that suits your schedule
- Thoughtfully placed USB ports in all bedrooms and the kitchen for easy charging, day and night
- Sleek, screwless cover plates on electrical outlets and light switches
- Full laundry room with countertop, rod and linen closet keeps clothing neat and tidy*
- LG front-load, Wi-Fi-enabled, full-size washer and dryer with child lock make it easy to do laundry for the whole family
- Dimmer light switch in the dining area allows you to control the right ambience
- Outlets in the bedrooms and living area are wired to a central switch so you can easily turn lamps on and off when you enter or leave a room
- Blank rosette cover gives you the flexibility to install your own lighting fixture in dining, living and recreation areas*
- Wide-plank baseboards for premium design and durability
- An elevated sense of entry with a solid-core 7' front door with sidelights and transom to maximize natural light
- Interior over-height 7' doors that are 1 3/4" thick

A KITCHEN THAT WORKS WITH YOU

- A collection of premium appliances specially selected for high performance includes:
 - 32" integrated Fisher & Paykel French door refrigerator with ActiveSmart technology to keep food fresh longer, a fast freeze function and an ice machine
 - 30" Fisher & Paykel gas range with four burners, including a wok burner
 - Broan Elite 300 CFM hood fan
 - GE family-size microwave with trim kit
 - 24" integrated GE dishwasher with seven cycle options and a QuietPower motor
- Thick polished quartz countertops are set against a porcelain slab backsplash resistant to stains and scratches
- Two-tone, soft-close cabinetry with minimalist polished stainless steel pulls
- Abundant storage options, including a magic corner cabinet and pantry*
- Under-sink pullout waste and recycling compartment by Richelieu for a tidier kitchen
- A powerful garburator for easy cleanup
- Single-bowl stainless steel sink with single-handle faucet featuring a swivel spout and pullout spray by Grohe
- LED recessed pot lights and under-cabinet strip lighting for even illumination

METICULOUS DETAIL IN EVERY BATHROOM

- Stunning large-format porcelain floor and wall tiles in select bathrooms
- Nuheat in-floor heating in the master ensuite
- Floating vanities feature modern cabinetry with drawer storage and polished white quartz countertops
- Medicine cabinets with integrated LED lighting in master ensuite and secondary bathroom
- Rectangular porcelain undermount sinks with chrome single-lever faucets by Grohe
- Soft-close toilets with dual flush by DXV
- Frameless glass shower in ensuite features showerhead with adjustable hand-held shower by Grohe and a convenient niche
- Well-placed cut-out in shower glass for ease of access to shower controls in secondary washrooms and select ensuites
- Large soaker tubs with a niche or ledge are perfect for relaxation



By Beedie/Living

- Towel bars are paired with convenient robe hooks and rings for hand towels
- Recessed pot lighting over toilets and vanities, and moisture-resistant downlight in showers and bathtubs

THE EXTRAS THAT MATTER

- Secure underground parking with stalls pre-wired for EV chargers, a convenient car wash and separate visitor parking
- Direct access to your home from the parkade*
- Storage locker to keep extra possessions and seasonal items secure
- Indoor bicycle storage spaces so you can explore nearby trails
- Two elevators from the parkade provide easy access to the courtyard
- Enjoy 1 year of free internet and cable from TELUS (with 2-year contract)
- Infrastructure in place to easily install your own security system
- Experience peace of mind with a 2-5-10 warranty from Travelers Canada
- The Beedie Service Plus team ensures your expectations are exceeded throughout homeowner orientation, move-in and warranty periods

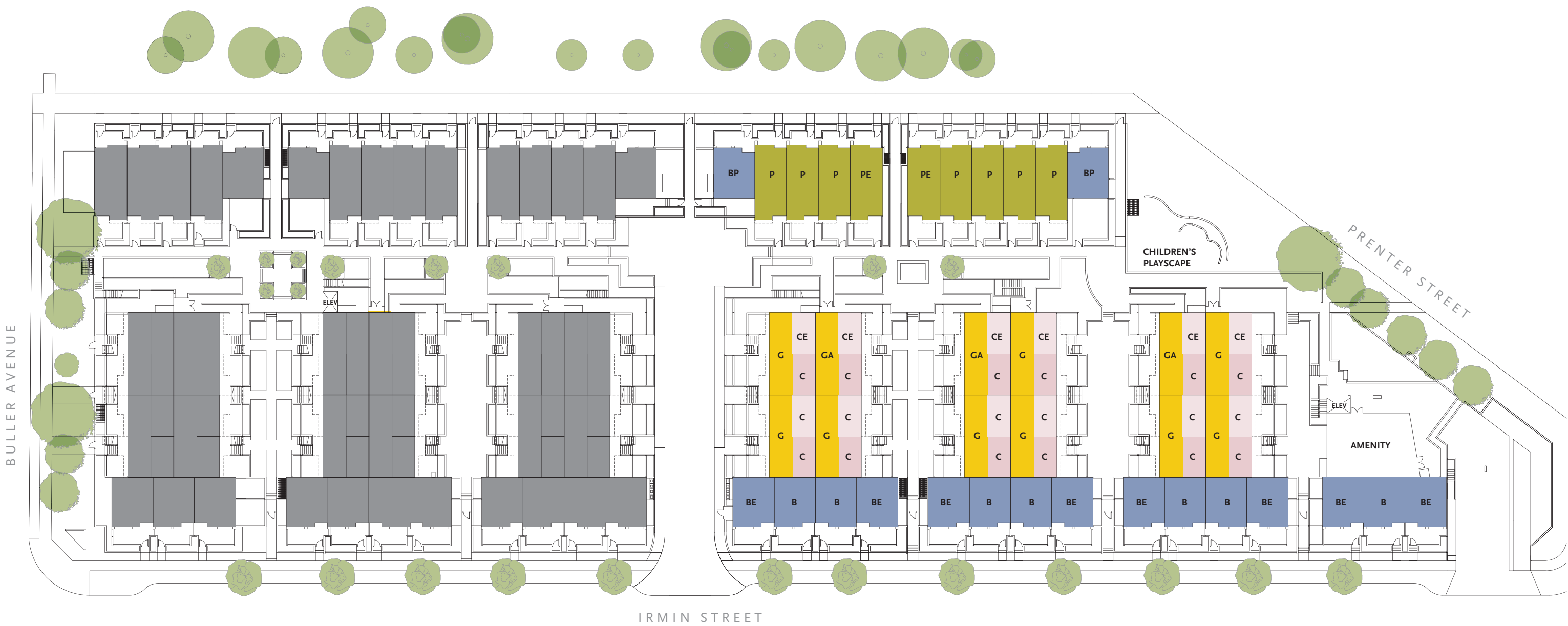
- Beedie by Design home feature

*Applicable to select homes. Please inquire for further detail.

HOMES

connected

BY COMMUNITY SPACES AND LUSH LANDSCAPING



- B, BP & BE** Boulevard Collection
- G & GA** Garden Flat Collection
- P & PE** Parkside Collection
- C & CE** City Home Collection



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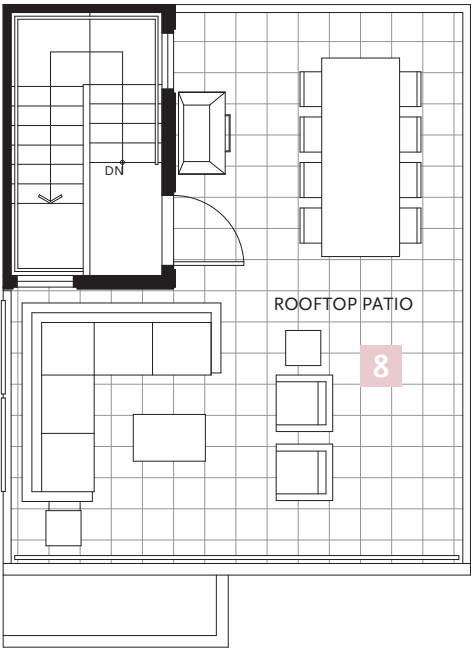
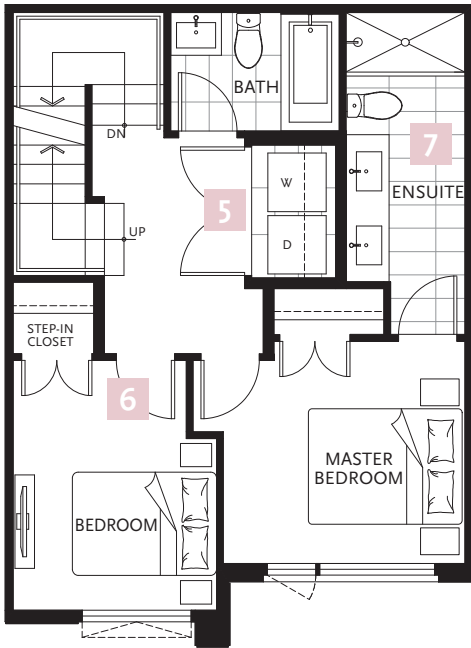
CITY HOME COLLECTION

INTERIOR: 2 BED & 2.5 BATH | 1,069 SF
EXTERIOR: BALCONY & ROOFTOP PATIO | 389 SF



HOME HIGHLIGHTS

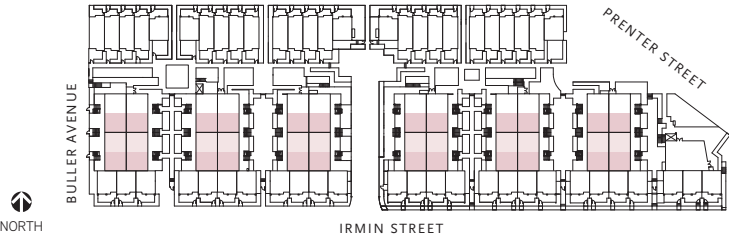
- 1 Home location allows for direct access to the beautifully landscaped courtyard
- 2 Convenient powder room on main level
- 3 Kitchen nook is the perfect workstation or space for added storage
- 4 Large, L-shaped integrated kitchen with an island and plenty of storage, including a pantry
- 5 Side-by-side 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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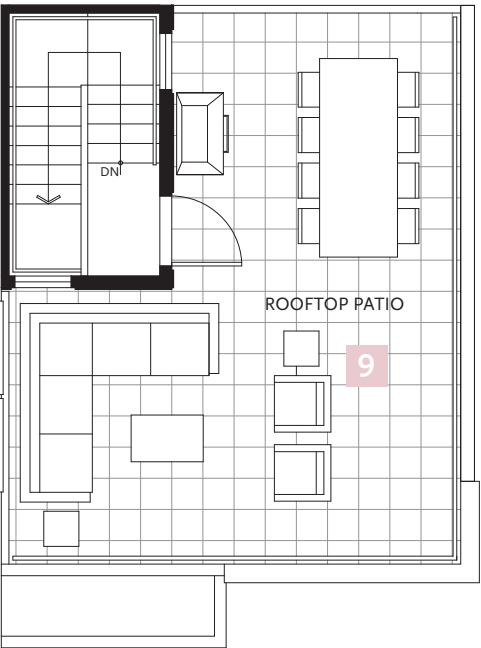
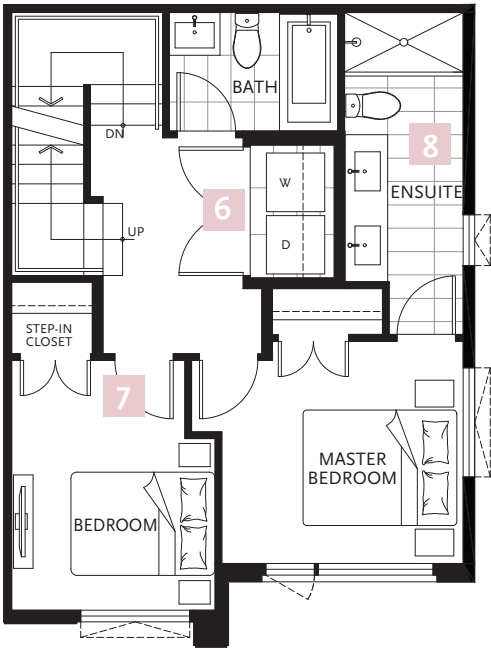
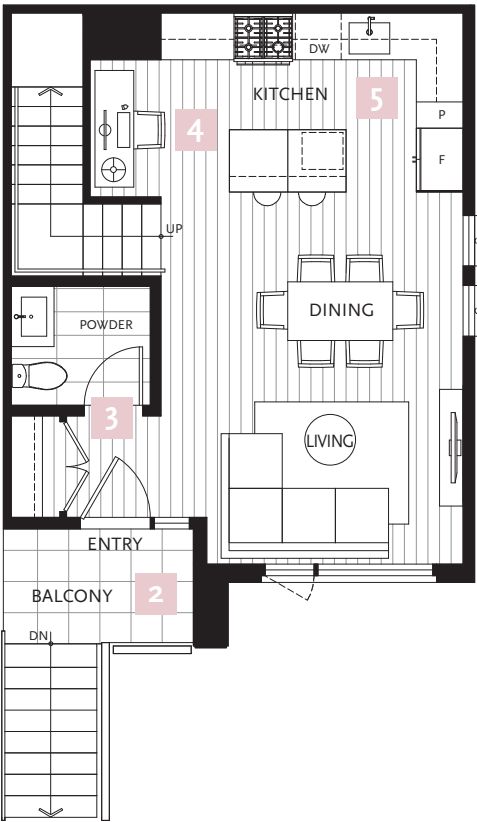
CITY HOME COLLECTION - E

INTERIOR: 2 BED & 2.5 BATH | 1,079 SF
EXTERIOR: BALCONY & ROOFTOP PATIO | 382 SF



HOME HIGHLIGHTS

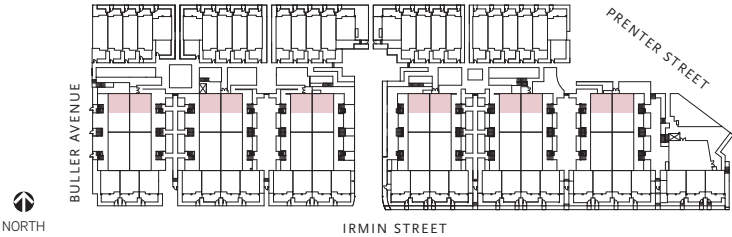
- 1 Corner home features additional windows throughout to invite in more natural light
- 2 Home location allows for direct access to the beautifully landscaped courtyard
- 3 Convenient powder room on main level
- 4 Kitchen nook is the perfect workstation or space for added storage
- 5 Large, L-shaped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



MAIN LEVEL

SECOND LEVEL

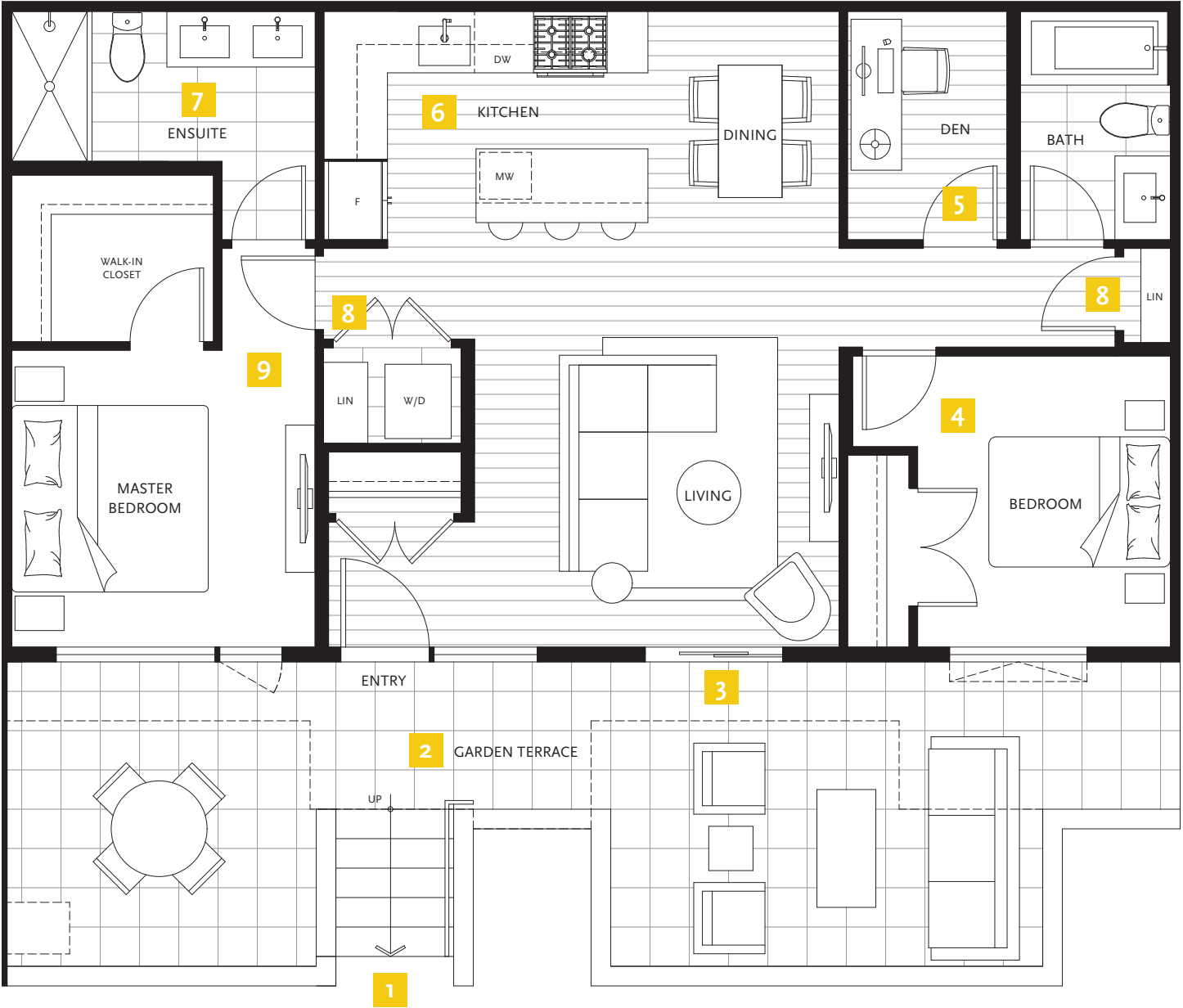
ROOFTOP PATIO



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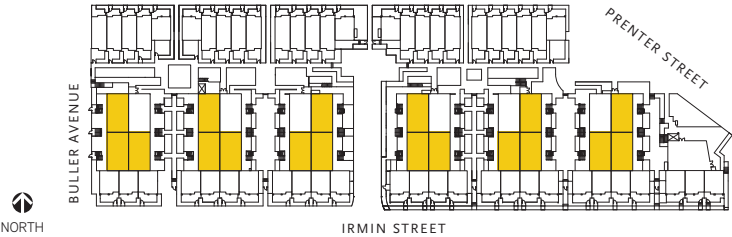
GARDEN FLAT COLLECTION

INTERIOR: 2 BED + DEN & 2 BATH | 897-901 SF
EXTERIOR: GARDEN TERRACE | 353-362 SF



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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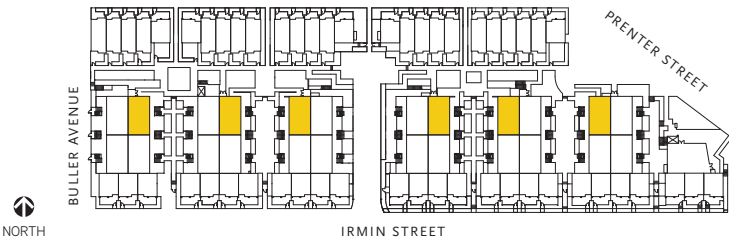
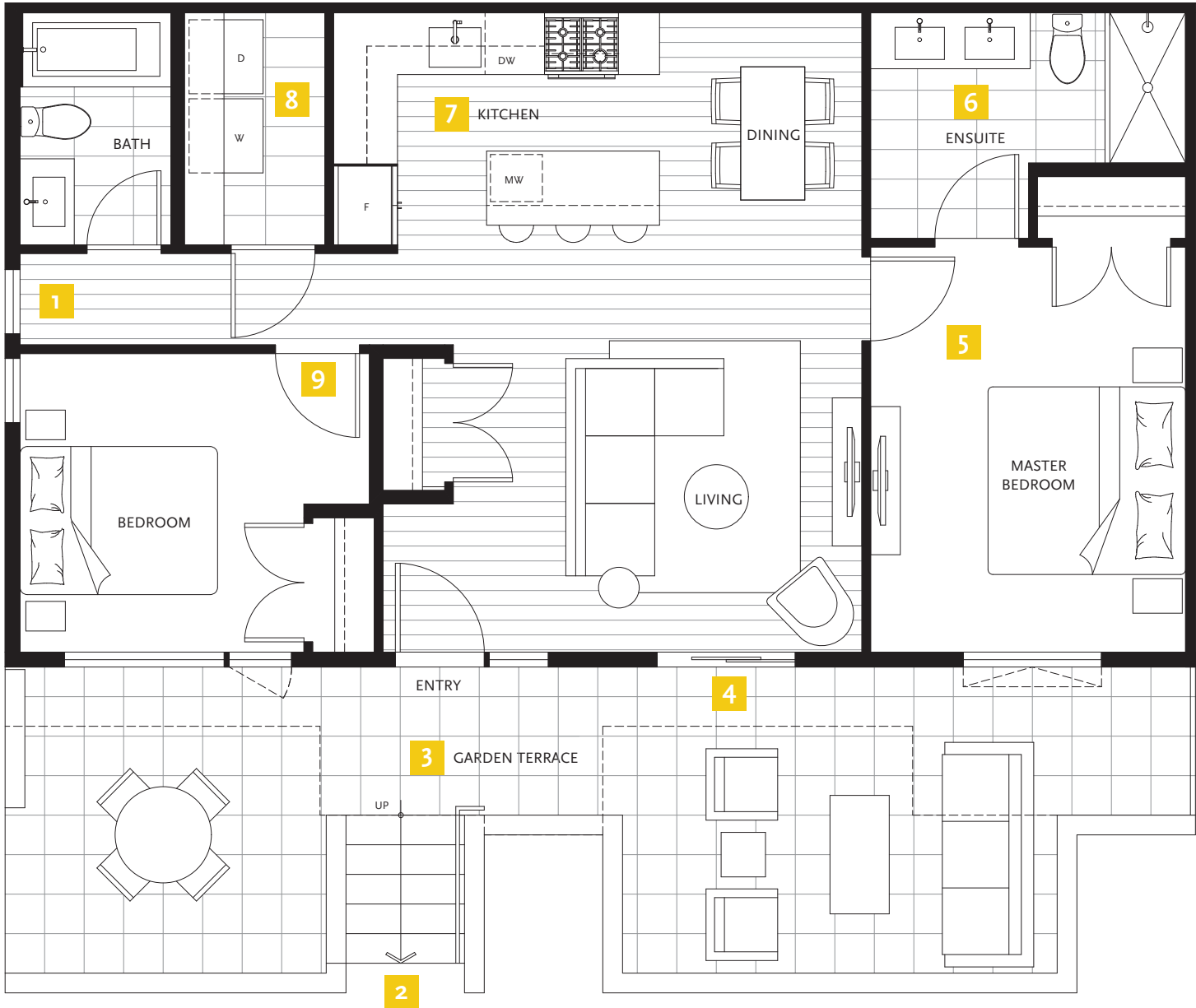
GARDEN FLAT COLLECTION - A

INTERIOR: 2 BED & 2 BATH | 901 SF
EXTERIOR: GARDEN TERRACE | 353-358 SF



HOME HIGHLIGHTS

- 1 Corner home features additional windows for an abundance of light
- 2 Direct access to the beautifully landscaped courtyard from your home
- 3 Large garden terrace with gas and water bibs
- 4 Seamlessly transition from your living room to your garden terrace – perfect for entertaining
- 5 Master bedroom comfortably fits a king-size bed with additional space for more furniture
- 6 Double vanity and frameless glass shower in the ensuite gives everyone their own space to refresh and rejuvenate
- 7 Large, L-shaped integrated kitchen with island and plenty of storage
- 8 Full-size laundry room with side-by-side washer and dryer, countertop, rod and shelving
- 9 Master and second bedrooms on opposite sides of the home allow for optimal privacy



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THE

construction

kin
KIN COLLECTION

DETAILS

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

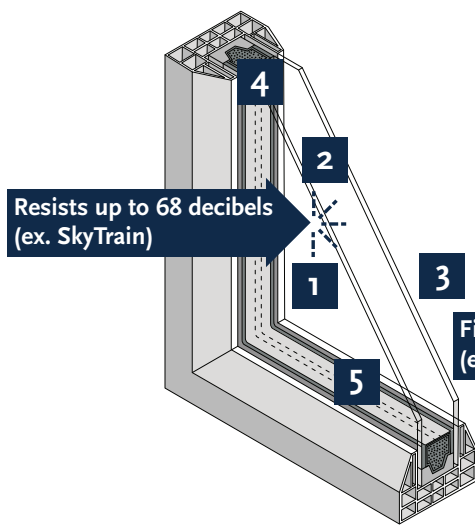
Built to comply with the National Energy Code for Canada, your home is more energy efficient. A Heat Recovery Ventilation unit in every home reduces heating and cooling demands while programmable digital thermostats allow you to choose the climate that suits your schedule.

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.

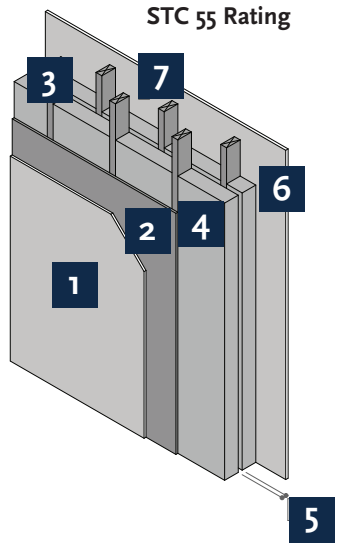


ACOUSTICALLY TREATED WINDOWS

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

Resists up to 68 decibels
(ex. SkyTrain)

Filters to 39 Decibels
(ex. Rainfall)



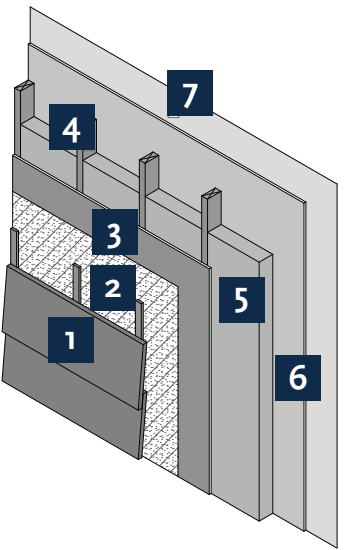
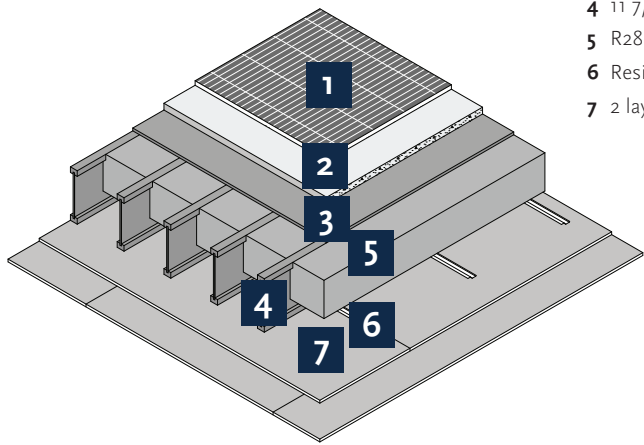
STC 55 Rating

NOISE CANCELLING PARTY WALL

- 1 5/8" type 'X' gypsum board
- 2 Plywood sheathing
- 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 11 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.



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.



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



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



Station Square, Burnaby (Partnership with Anthem Properties)



Crown, Coquitlam



Orchid, Richmond



The Austin, Coquitlam



Winner: Best Suburban High-Rise

BUILDING

thriving

COMMUNITIES TOGETHER



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. 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



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



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.