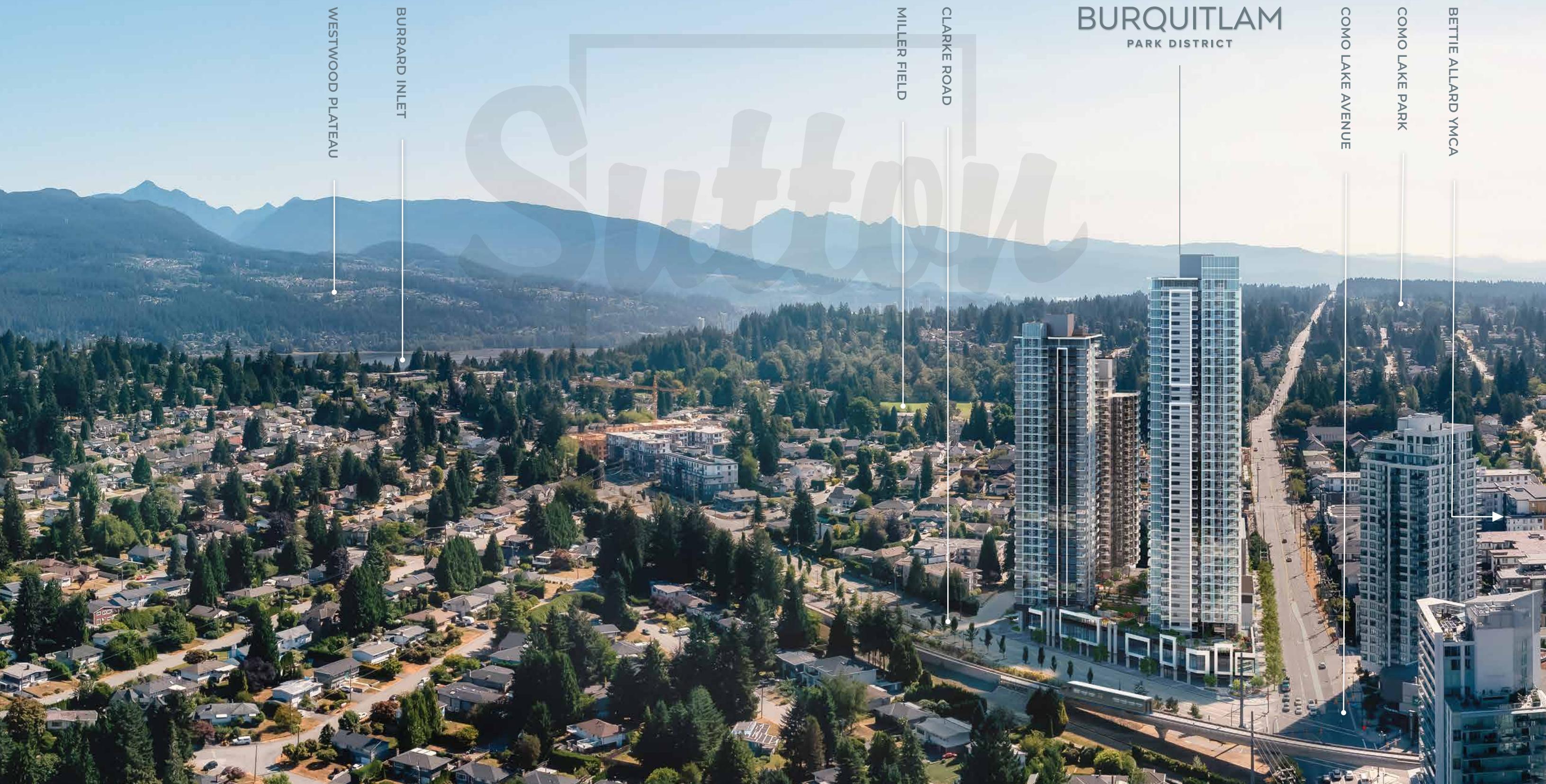




ELEVATE YOUR PERSPECTIVE ON BURQUITLAM



BURQUITLAM
PARK DISTRICT

COMO LAKE PARK
BETTIE ALLARD YMCA

BURQUITLAM PARK DISTRICT

INTELLIGENT DESIGN MEETS MODERN LIVING

This master planned community delivers an unrivalled lifestyle, one featuring a selection of thoughtful amenities that make home the nexus of everything you need. Work out at the state-of-the-art gym, meet your deadlines in the light-filled coworking space, celebrate a milestone in the party room or play a game of frisbee on the lawn.

- ① Tower 1 (40 Storey)
- ② Tower 2 (33 Storey)
- ③ Future Tower

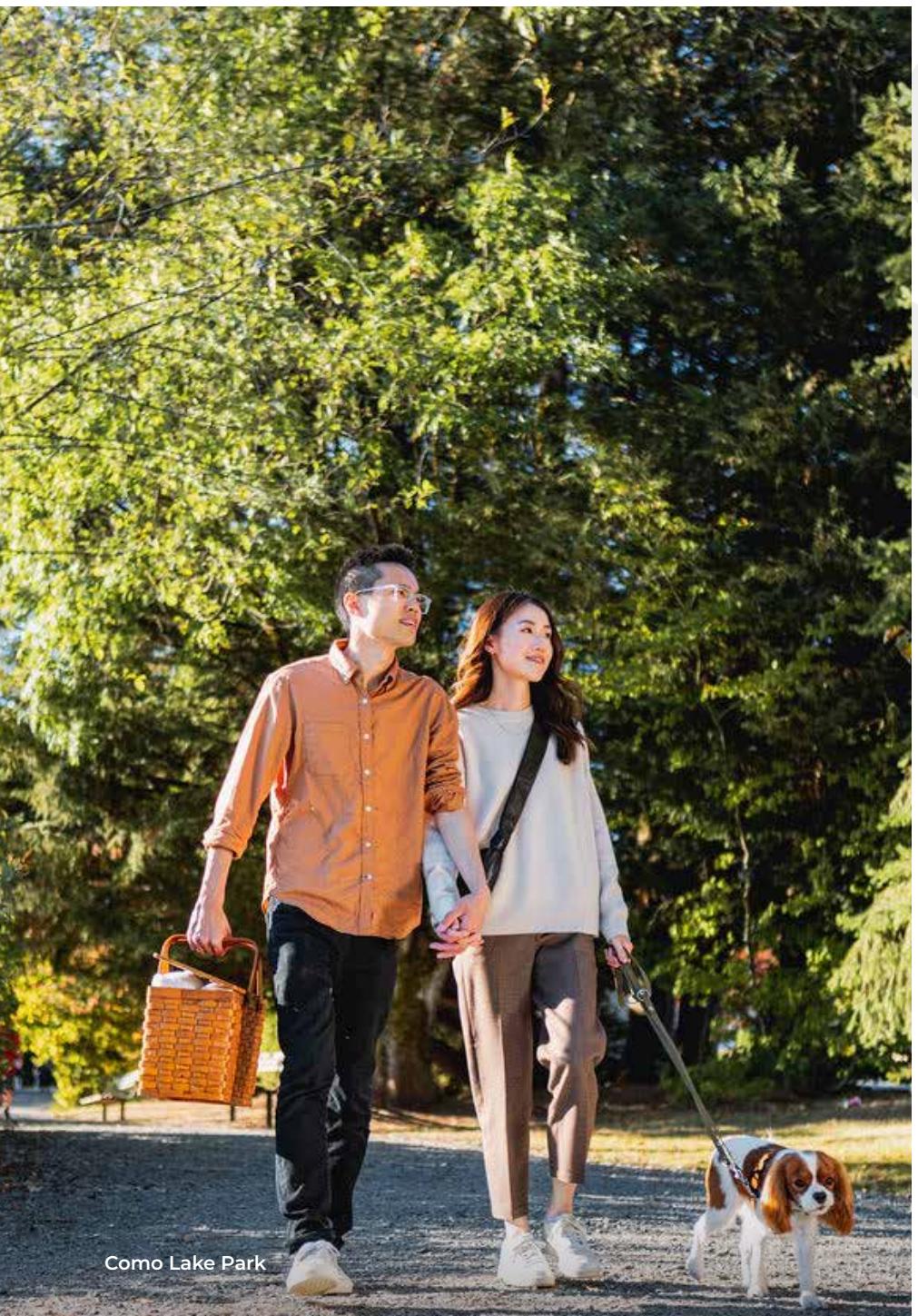
①
BURQUITLAM
PARK DISTRICT

②
BURQUITLAM
PARK DISTRICT



A NEW WORLD AWAITS YOU

The best of Burquitlam is yet to come, and Burquitlam Park District is the final piece of the designated transit-oriented neighbourhood plan. The Evergreen Line, Lougheed Highway and Highway 1 connect you seamlessly to the world around you, while a rich landscape of shops, eateries, cafes and more lies just beyond your doorstep, making this a fantastic neighbourhood to call home.

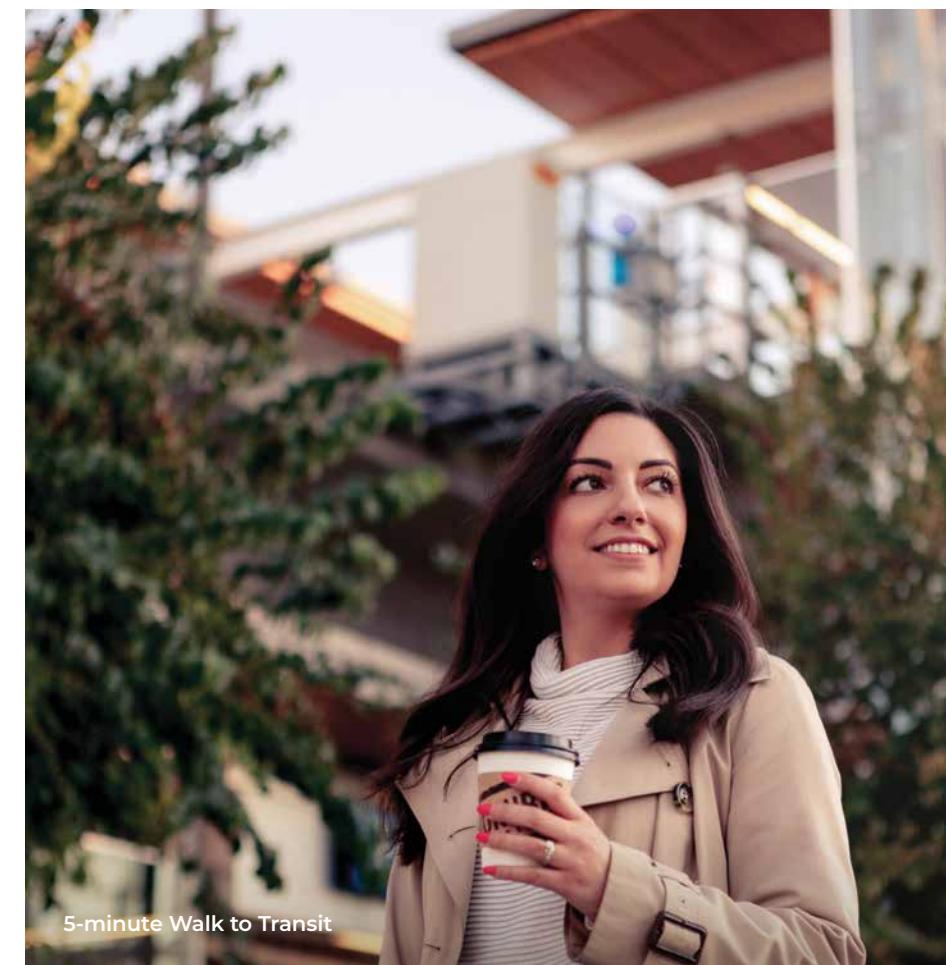


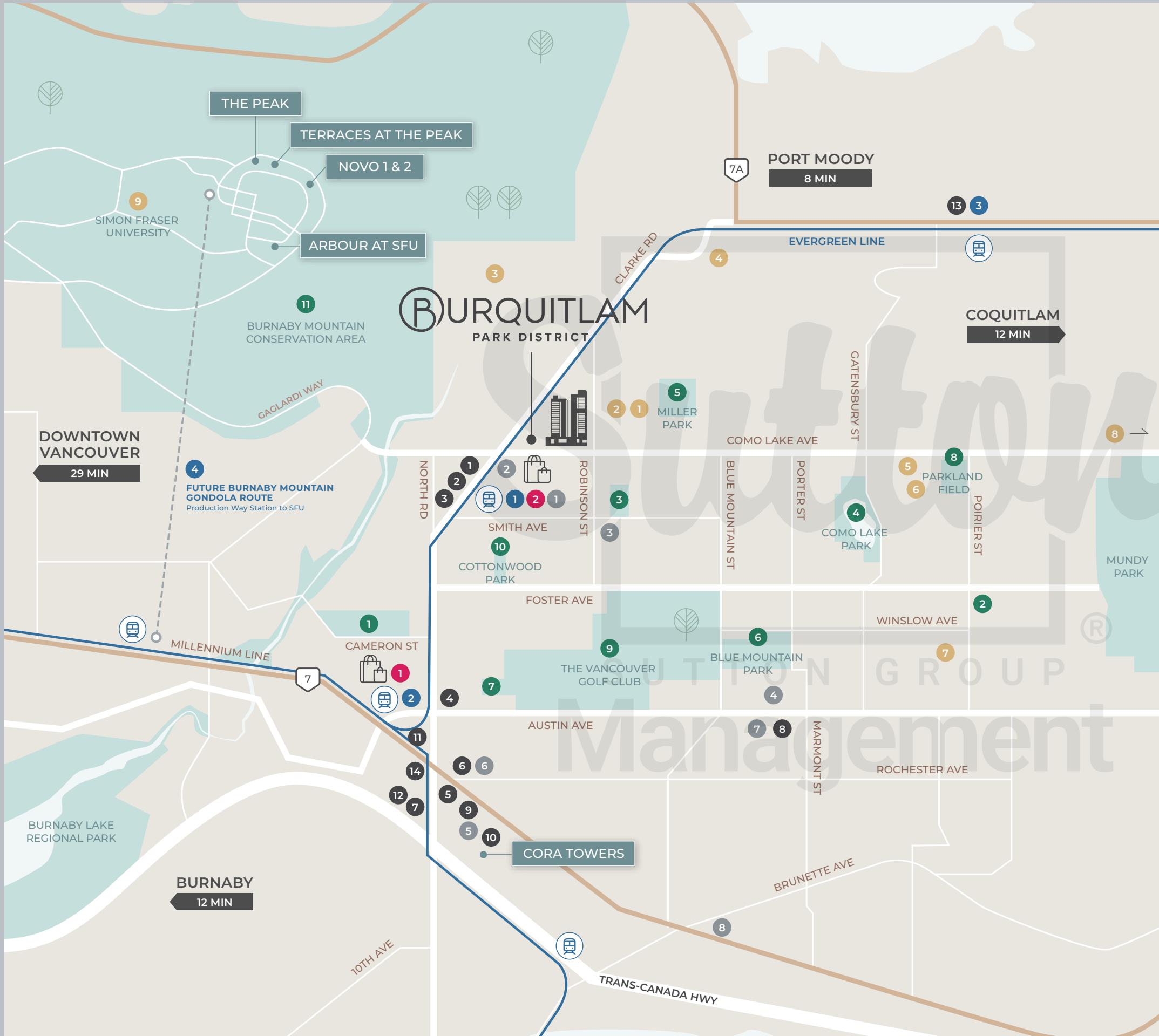
Call Burquitlam home and you're five minutes from Simon Fraser University, an educational institute that's consistently ranked among the top in Canada. Whether you're continuing your studies, embarking on a new career or seeking after-hours adult education, SFU is a sought-after venue for higher learning. [®]

Taps and Tacos



At Burquitlam you get the vibrancy and diversity of shopping and entertainment coupled with the daily conveniences of a growing neighbourhood where everything you want and need is emerging. Plan your agenda while seamlessly catering to your work and life balance, from getting down to work to getting things done. Spend a night out on the town or hit the trails in the nearby parks. However you choose to spend your time, you'll savour the ease and accessibility of this growing city centre.





AT YOUR **DOORSTEP**

SHOPPING

- 1 The City of Lougheed Shopping Centre
 - 2 Burquitlam Plaza

RESTAURANTS & CAFES

- 1 BjornBar Bakery
 - 2 Grand Seasons Restaurant
 - 3 Haenam Korean Restaurant
 - 4 Sushi California
 - 5 WINGS Coquitlam
 - 6 Insadong Restaurant
 - 7 ARISU Authentic Korean BBQ
 - 8 Tâ Bom Korean Cuisine
 - 9 Wang Ga Ma
 - 10 JOEY Coquitlam
 - 11 White Spot North Road
 - 12 Midam Cafe & Bistro
 - 13 Brewery Row
 - 14 Yan's Garden Chinese

Restaurant **RECREATION**

- 1 École Banting Middle School
 - 2 Miller Park Elementary
 - 3 École Glenayre Elementary
 - 4 Port Moody Secondary School
 - 5 Children's House Montessori Preschool
 - 6 Parkland Elementary
 - 7 Centennial Secondary
 - 8 École Dr. Charles Best Secondary School
 - 9 Simon Fraser University

TRANSIT

- Burquitlam Station
 - Lougheed Town Centre Station
 - Moody Centre Station
 - Future Burnaby Mountain Gondola Route (Production Way Station to SFU)

AMENITIES

- Bettie Allard YMCA
 - Safeway Burquitlam
 - Mountain View Group Day Care
 - Safeway Austin Heights
 - H-Mart Coquitlam
 - Rainforest Learning Centre Coquitlam
 - Cyclone Taylor Sports
 - Parsian Halal Meat And Mediterranean Food Market

THE PINNACLE OF BURQUITLAM

Set on the highest point in the neighborhood, the panoramic views from Burquitlam Park District will be second to none. Whether it's the mountains to the north or the endless valley views to the south, magnificent sunrises or spectacular sunsets, selecting your views will be the hardest part of living here.

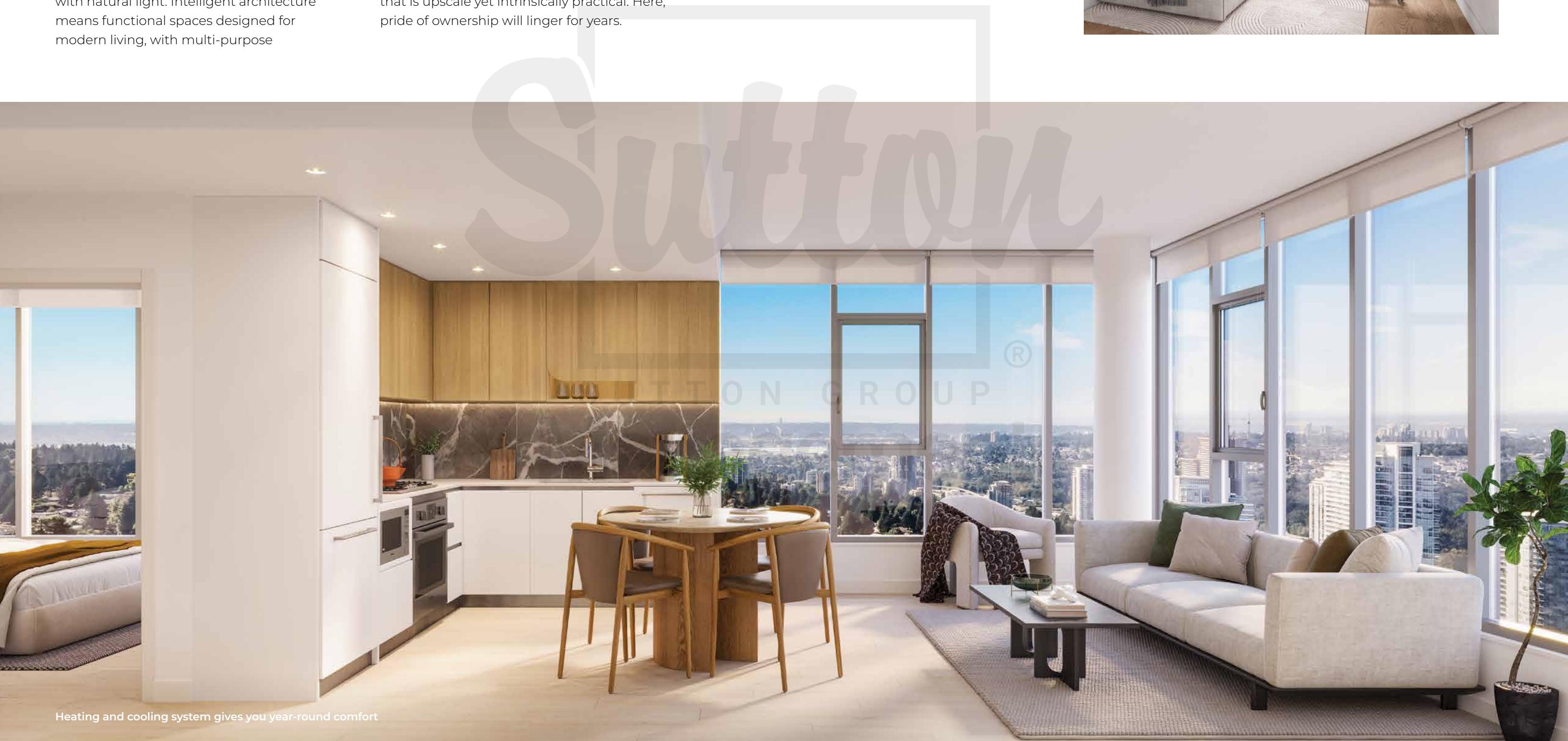




FORM + FUNCTION

Life in the tower means views that will mesmerize and inspire you every day of the year. Oversized windows flood your home with natural light. Intelligent architecture means functional spaces designed for modern living, with multi-purpose

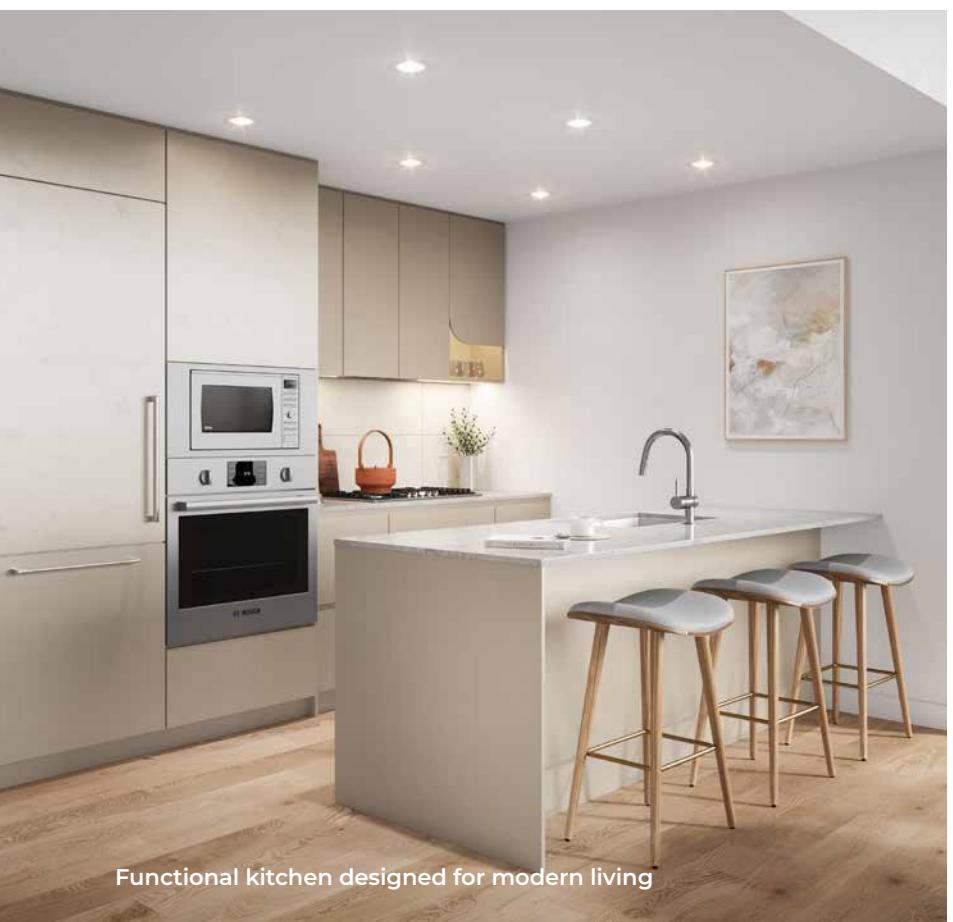
rooms you can easily customize to your family's needs. Contemporary, classic features and finishes accent a state-of-the-art environment that is upscale yet intrinsically practical. Here, pride of ownership will linger for years.



Heating and cooling system gives you year-round comfort

OPEN-PLAN INTERIORS

Open-plan layouts create living spaces that coalesce into interconnected environments where families can connect, relax, break bread and share stories. That means morning smoothies at the kitchen island as the kids prepare for school, dinner prep in a streamlined, state-of-the-art kitchen and family meals to the backdrop of the spectacular skyline.



Functional kitchen designed for modern living



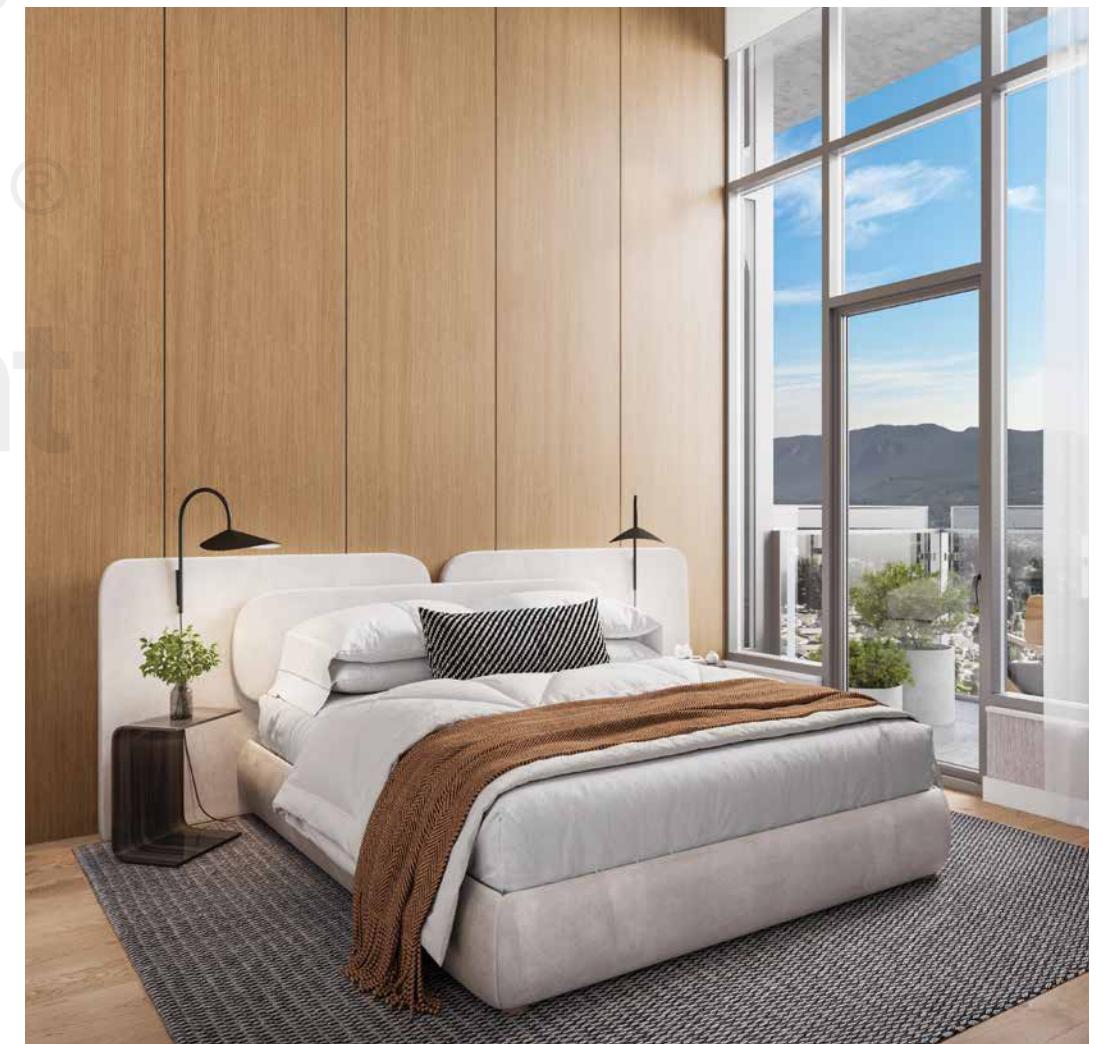
Open-plan layouts with oversized windows



NURTURING SPACES

At the end of the day, you need serenity. Watch the sky change colour as you fall asleep at night. Wake to coffee on your patio, with a view that will soothe your soul. Refresh in an immaculate bathroom, designed to infuse your life with meditative calm and a nurturing sense of peace. Dress for your day in a thoughtfully designed room where everything has a place of its own.

SUTTON GROUP
Management



EXCEPTIONAL AMENITIES

SUTTON GROUP

Management

THE HEIGHT OF LUXURIOUS LIVING

Level 1 – The Oasis

- BBQ Area with Seating
- Play Zone for the Kids
- Spacious Great Lawn
- Sports Zone
- Water Feature with Fire Pit
- Future Daycare
- Public Plaza

Level 3 – The Park

- Community Garden
- Indoor Social Lounge
- Outdoor Lounge
- 7,000 SF of Urban Garden Oasis

Level 2 - The Centre

- 1 Fitness Centre
- 2 Yoga Room
- 3 Party Room
- 4 Games Room
- 5 Meeting Room
- 6 Karaoke Room
- 7 Lounge & Social Kitchen
- 8 Golf Simulator
- 9 Sauna & Steam Room
- 10 Pet Spa
- 11 Coworking Space



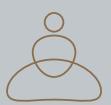
Services & Conveniences

From a daycare to a pet spa, coworking space to parcel room, this is where you'll have everything you need to make your life easier and get things done.



Nature & Nurture

Savour a world where it's easy to plan afternoon picnics with the kids, evenings with friends around the fire pit or a day spent planting and harvesting in the community garden.



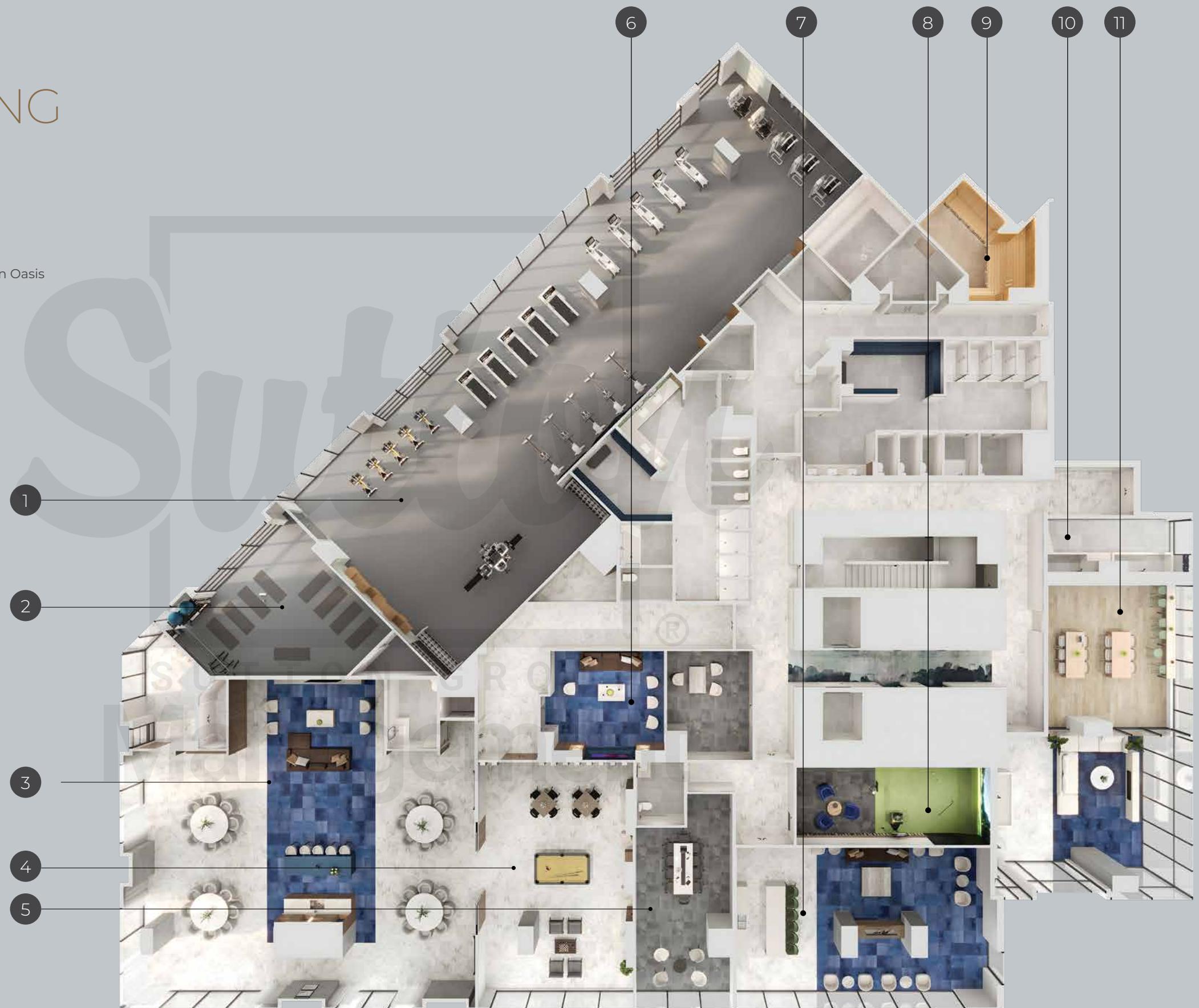
Health & Wellness

Intense workouts, rejuvenating your senses or simply relaxing, here your mind, body and soul are taken care of in every way.



Rest & Recreation

Relax in the lounge and entertain in the party room, from game days to karaoke nights, there are endless ways to unwind.



EXPLORE & EXPERIENCE

The expansive collection of amenities that complement every home at Burquitlam Park District has been created with a singular thought—your quality of life. Whether it's taking the stress out of deliveries with a parcel room, having somewhere you can let the kids run and play, to extending your home's practicality and livability—every amenity makes your day-to-day easier, richer and more rewarding.



Designated play and sports zones - complete with table tennis



Picnic areas with an outdoor kitchen featuring BBQs and ample seating

NATURE & NURTURE

A simmering barbecue, grass under your feet and the joyous sound of kids playing —there are endless ways to rejuvenate here. In the expansive, open space of The Oasis you have a year-round venue to sit back and relax, entertain the kids with a playdate or simply reconnect with the natural world around you.





Fully-equipped Fitness Centre



Coworking Space with meeting room and integrated Wi-Fi

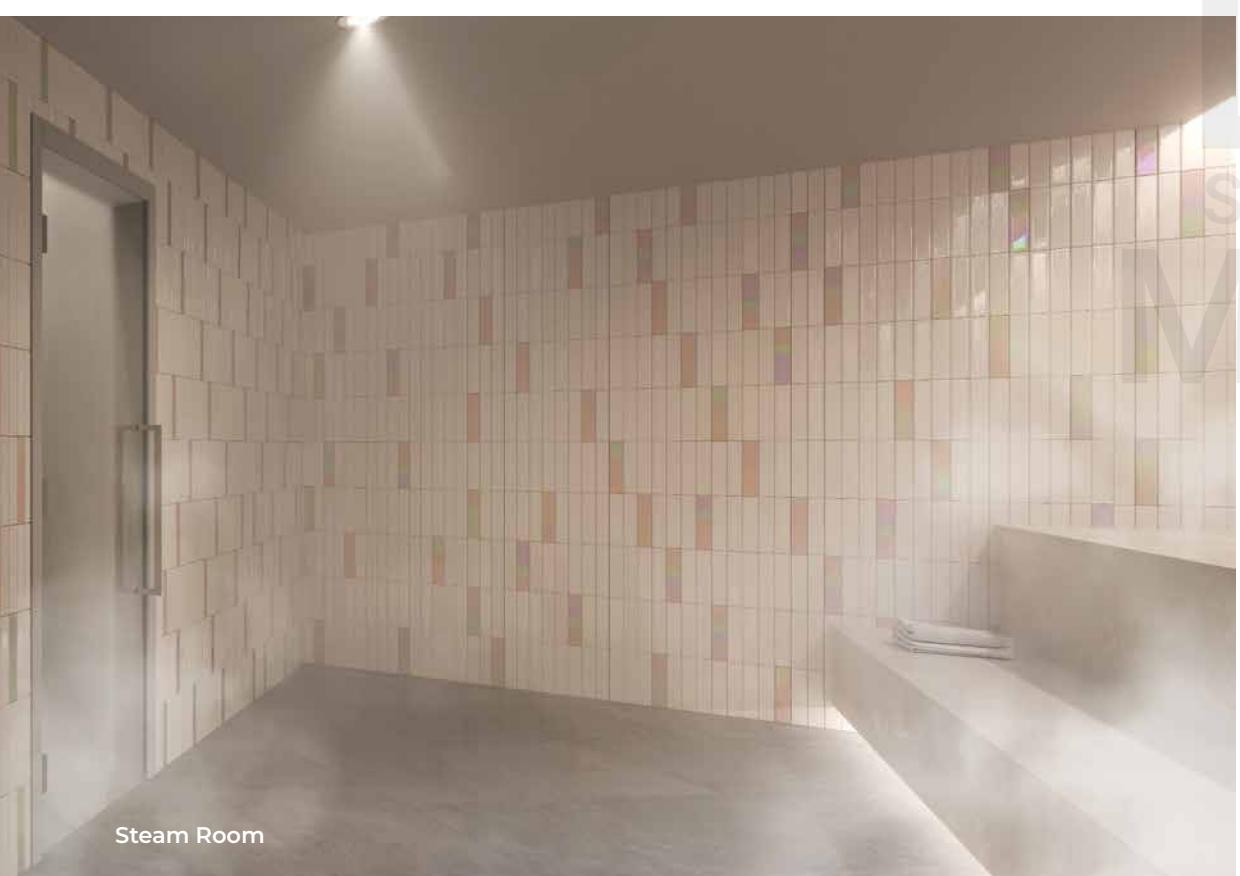
Nothing says you've arrived like the party room, a stylish, contemporary space where tasteful design meets practical convenience, delivering a classy venue for entertaining. Catch up on email in the coworking space, where large windows and a serene environment add light and focus to your work environment.



Over 3,500 SF of entertainment room to gather with friends and family



Sauna Room



Steam Room

utton
SUTTON GROUP
Management

HEALTH & WELLNESS

Invigorating your body and relaxing your mind is a natural part of living at Burquitlam Park District. Here, a fully equipped fitness centre for cardio and strength, a yoga room for balance, and a sauna and steam room for relaxation will take care of you in every sense.



Yoga Studio



Outdoor Lounge includes a full-scale community garden for the urban gardener





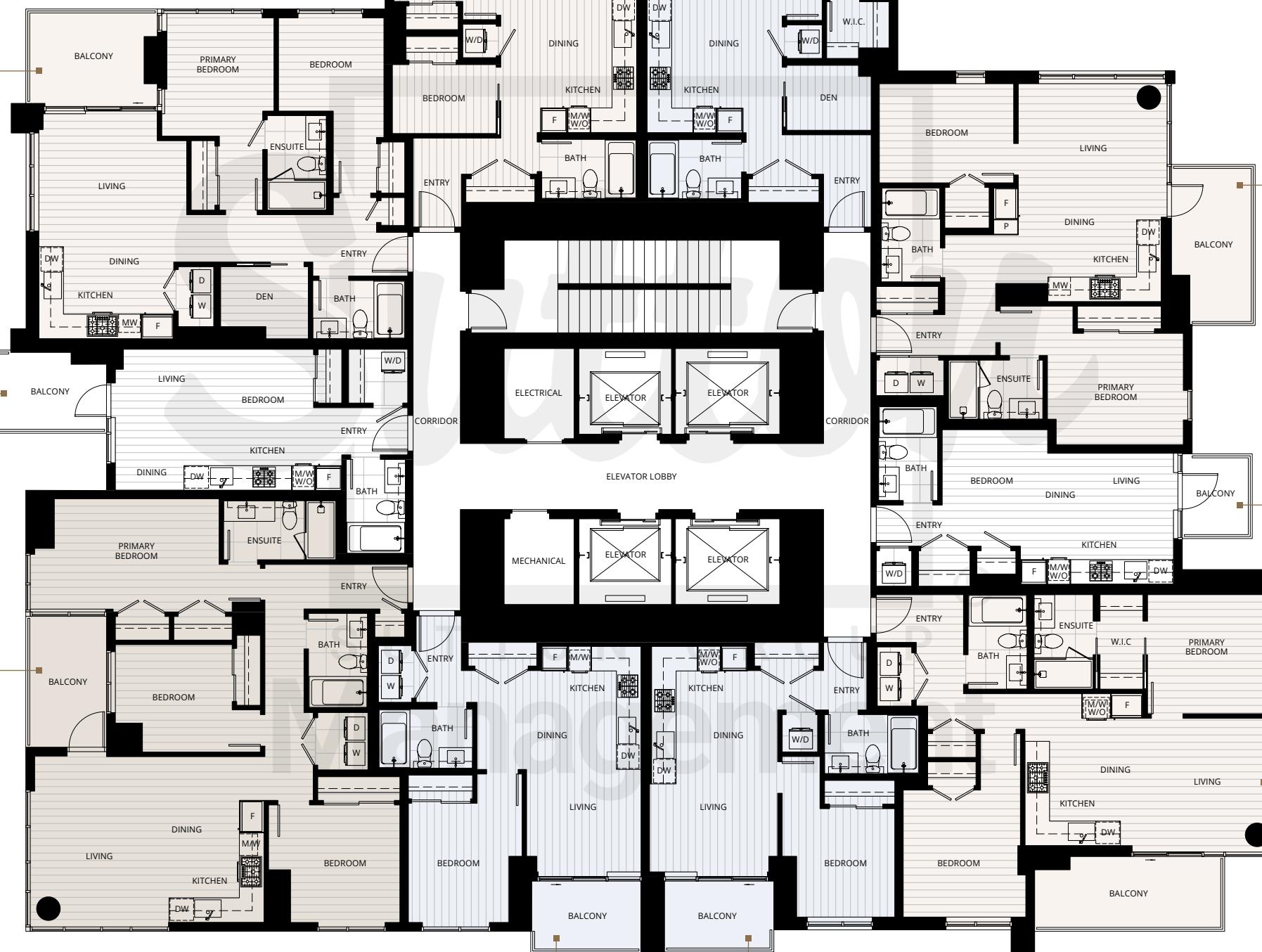
TOWER 1
LEVELS 5-19

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10

PLAN C2
JNR 2 BEDROOM

INTERIOR 591 SF
EXTERIOR 60-253 SF
TOTAL 651-844 SF



09

PLAN E1
2 BEDROOM + DEN

INTERIOR 817-827 SF
EXTERIOR 83-433 SF
TOTAL 900-1,260 SF

08

PLAN A3
STUDIO

INTERIOR 371 SF
EXTERIOR 62 SF
TOTAL 433 SF

07

PLAN F1
3 BEDROOM

INTERIOR 1,054-1,067 SF
EXTERIOR 49-69 SF
TOTAL 1,103-1,136 SF

01

PLAN C1
1 BEDROOM + DEN

INTERIOR 583 SF
EXTERIOR 60-275 SF
TOTAL 643-858 SF

02

PLAN D1
2 BEDROOM

INTERIOR 813 SF
EXTERIOR 86 SF
TOTAL 899 SF

03

PLAN A1
STUDIO

INTERIOR 356-368 SF
EXTERIOR 36 SF
TOTAL 392-404 SF

04

PLAN D2
2 BEDROOM

INTERIOR 809-815 SF
EXTERIOR 89 SF
TOTAL 898-904 SF

06

PLAN B3
1 BEDROOM

INTERIOR 508 SF
EXTERIOR 49 SF
TOTAL 557 SF

05

PLAN B1
1 BEDROOM

INTERIOR 485 SF
EXTERIOR 49-138 SF
TOTAL 534-623 SF



09

PLAN F2
3 BEDROOM

INTERIOR	1,131 SF
EXTERIOR	120 SF
TOTAL	1,251 SF

08

PLAN E1a
2 BEDROOM + DEN

INTERIOR	823 SF
EXTERIOR	83 SF
TOTAL	906 SF



01

PLAN E2
2 BEDROOM + DEN

INTERIOR	902 SF
EXTERIOR	120 SF
TOTAL	1,022 SF

02

PLAN A1a
STUDIO

INTERIOR	364 SF
EXTERIOR	36 SF
TOTAL	400 SF

03

PLAN D2
2 BEDROOM

INTERIOR	809-815 SF
EXTERIOR	89 SF
TOTAL	898-904 SF

TOWER 1
LEVELS 29-39

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PLAN B3b
1 BEDROOM

INTERIOR	524 SF
EXTERIOR	49 SF
TOTAL	573 SF

05

PLAN B1b
1 BEDROOM

INTERIOR	496 SF
EXTERIOR	89 SF
TOTAL	585 SF

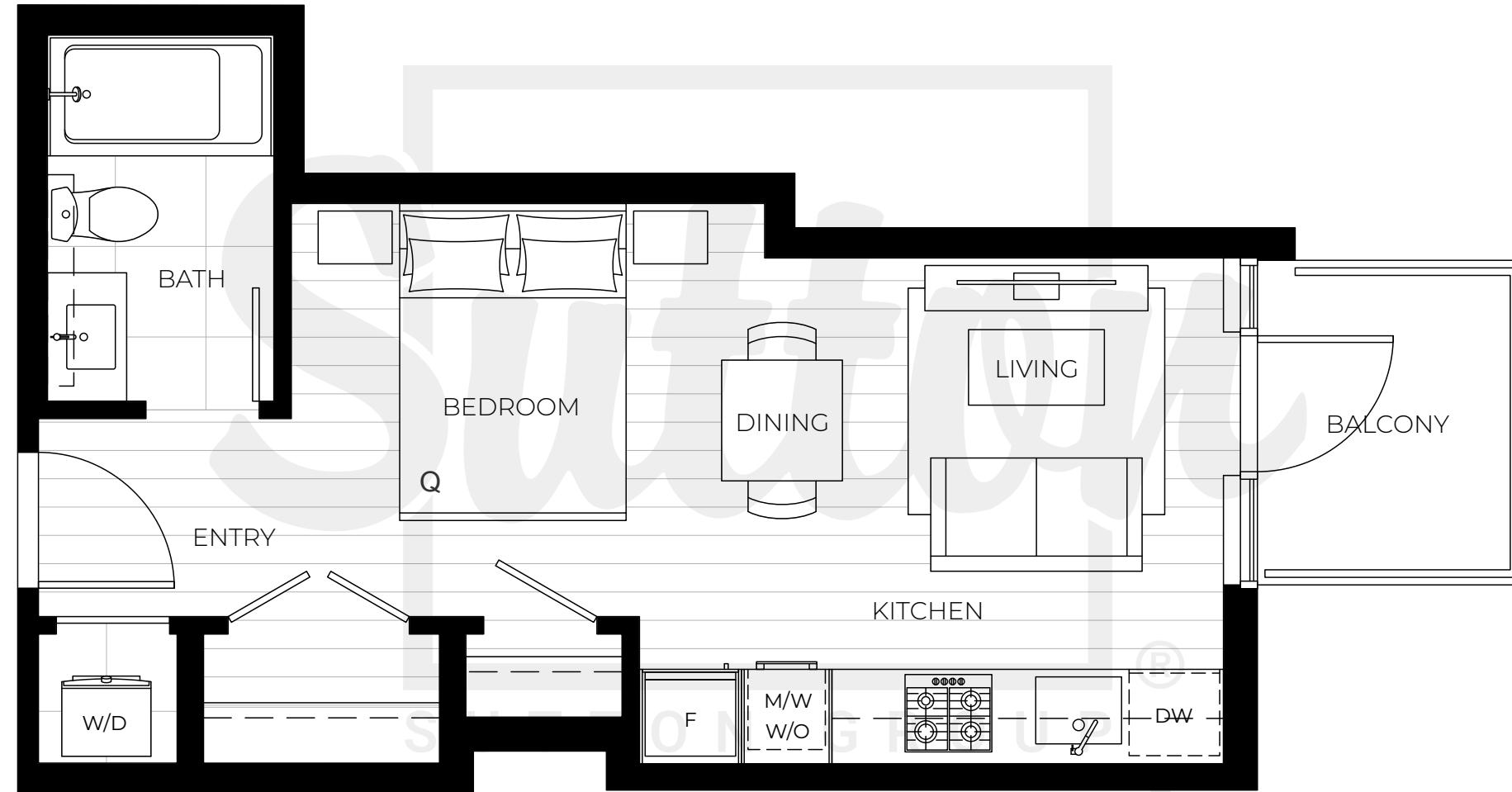
04



FLOORPLANS

®

SUTTON GROUP



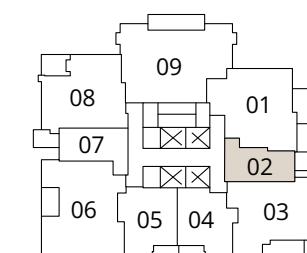
Management

PLAN A1a

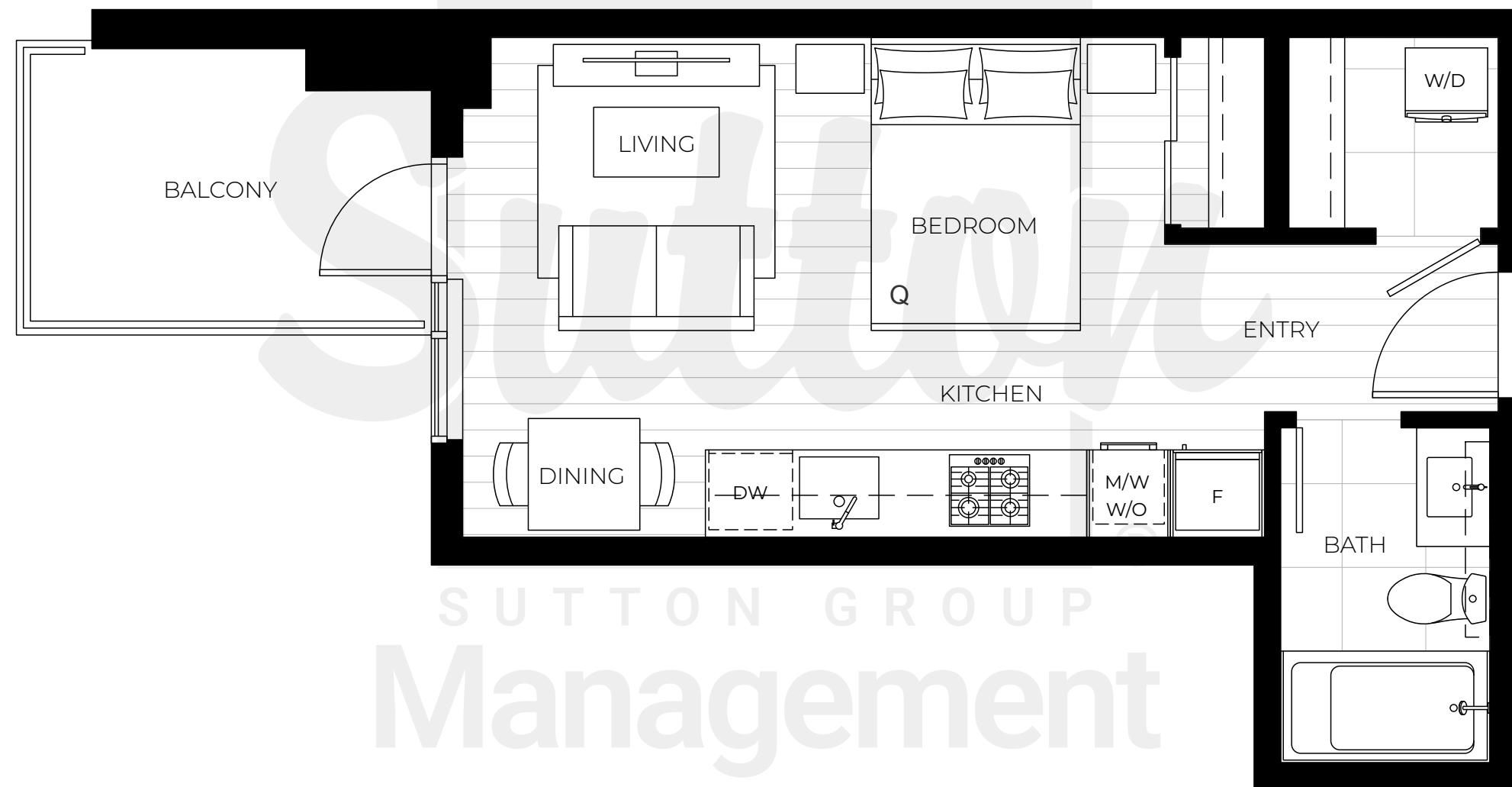
STUDIO

INTERIOR	364 SF
EXTERIOR	36 SF
TOTAL	400 SF

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LEVELS 29-39

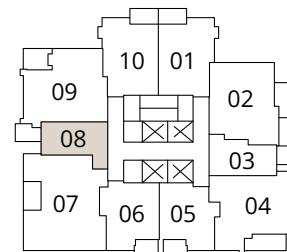


PLAN A3

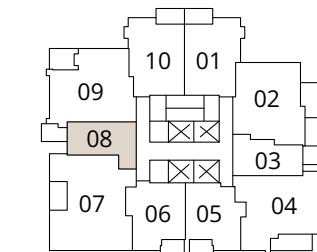
STUDIO

INTERIOR	371 SF
EXTERIOR	62 SF
TOTAL	433 SF

N



LEVELS 05-19



LEVELS 20-28



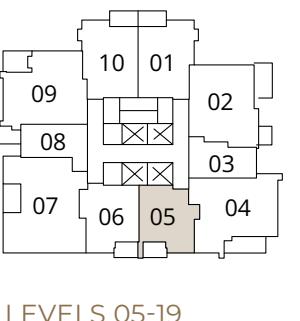
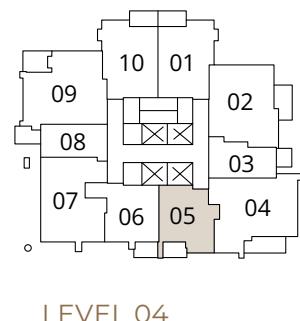
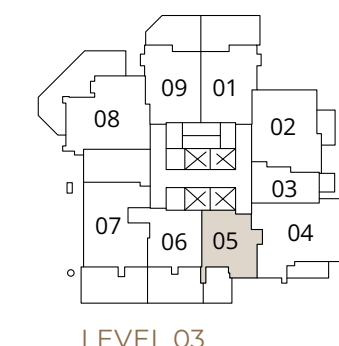
PLAN B1

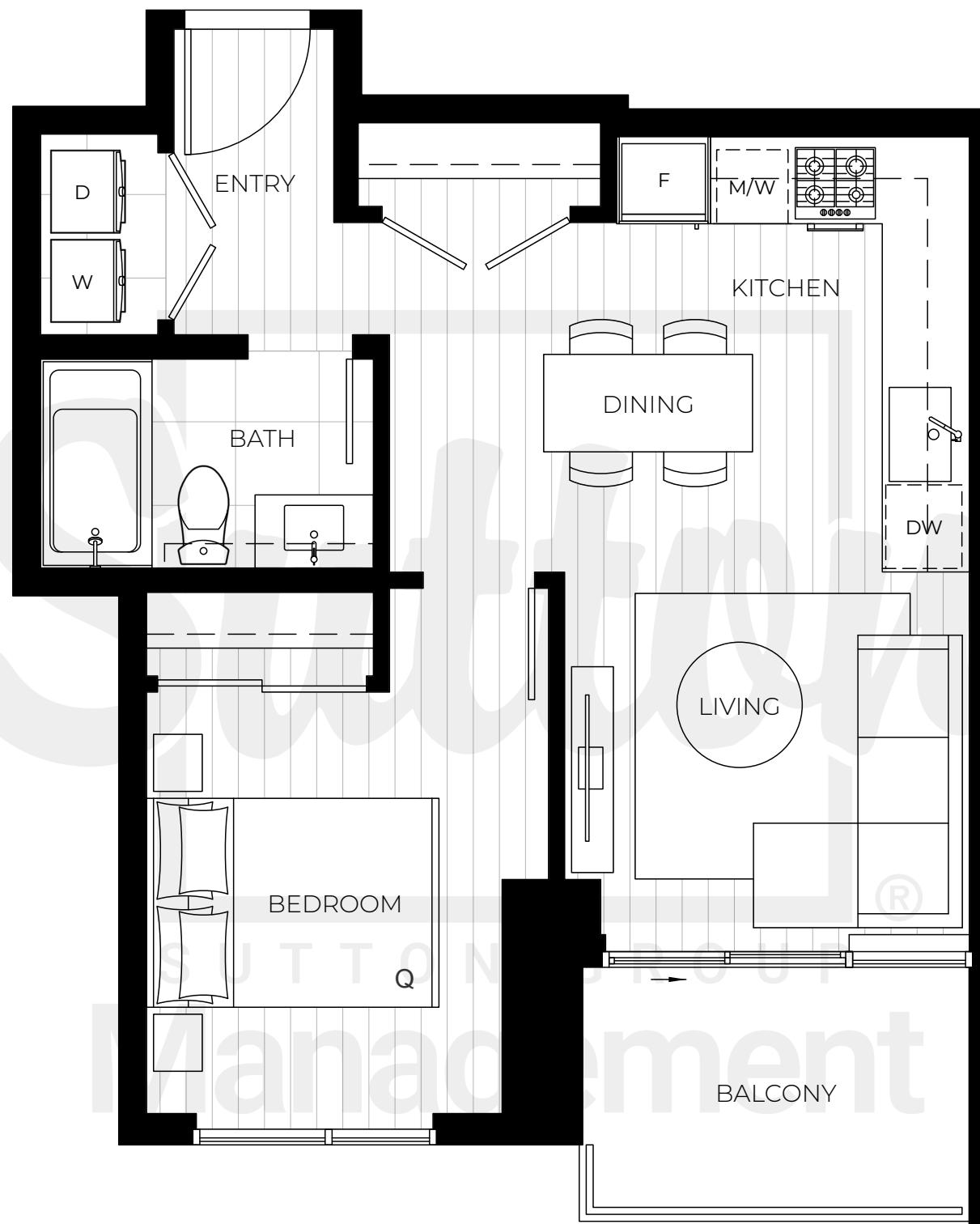
1 BEDROOM

INTERIOR	485 SF
EXTERIOR	49-138 SF
TOTAL	534-623 SF

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EXTENT OF TERRACE
AT LEVEL 03



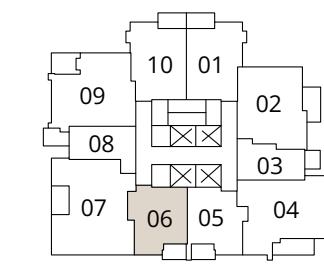


PLAN B3

1 BEDROOM

INTERIOR	508 SF
EXTERIOR	49 SF
TOTAL	557 SF

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LEVELS 05-19

PLAN C1

1 BEDROOM + DEN

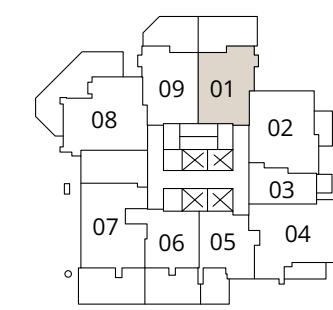
INTERIOR 583 SF

EXTERIOR 60-275 SF

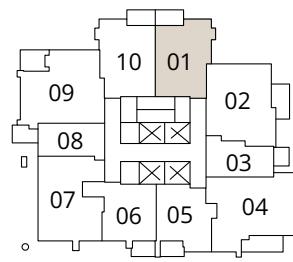
TOTAL 643-858 SF



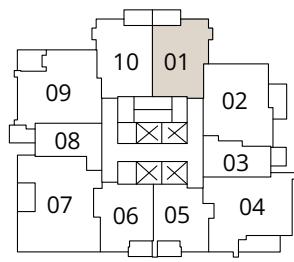
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LEVEL 03



LEVEL 04



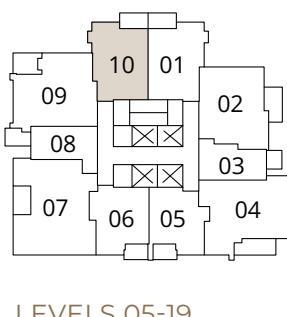
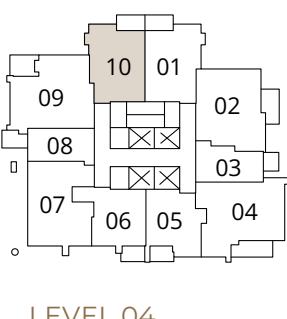
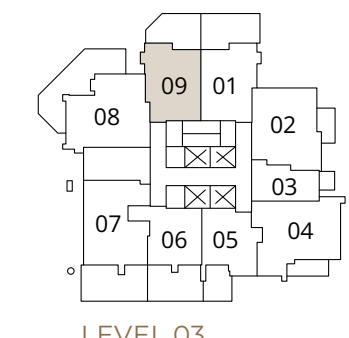
LEVELS 05-19

PLAN C2

JNR 2 BEDROOM

INTERIOR	591 SF
EXTERIOR	60-253 SF
TOTAL	651-844 SF

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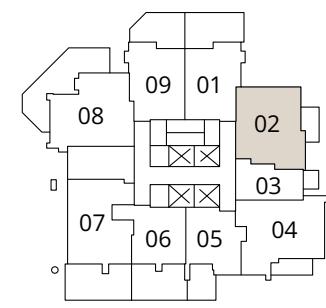
PLAN D1

2 BEDROOM

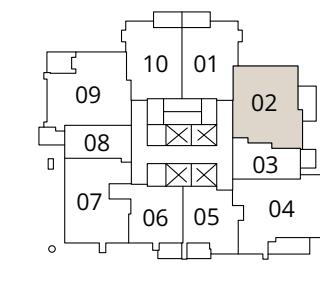
INTERIOR	813 SF
EXTERIOR	86 SF
TOTAL	899 SF

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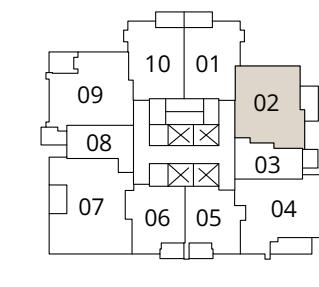
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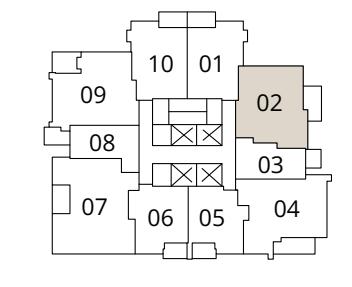
LEVEL 03



LEVEL 04



LEVELS 05-19



LEVELS 20-28



PLAN D2

2 BEDROOM

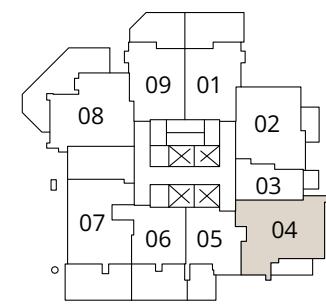
INTERIOR 809-815 SF

EXTERIOR 89 SF

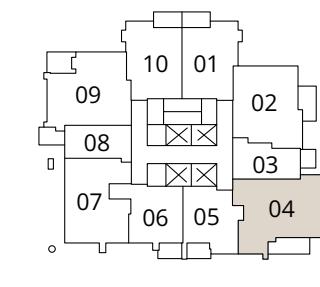
TOTAL 898-904 SF

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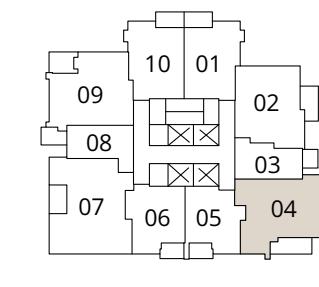
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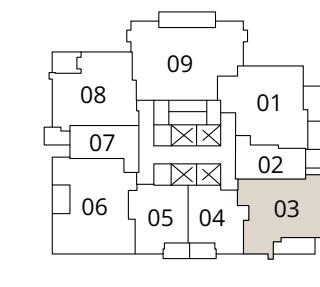
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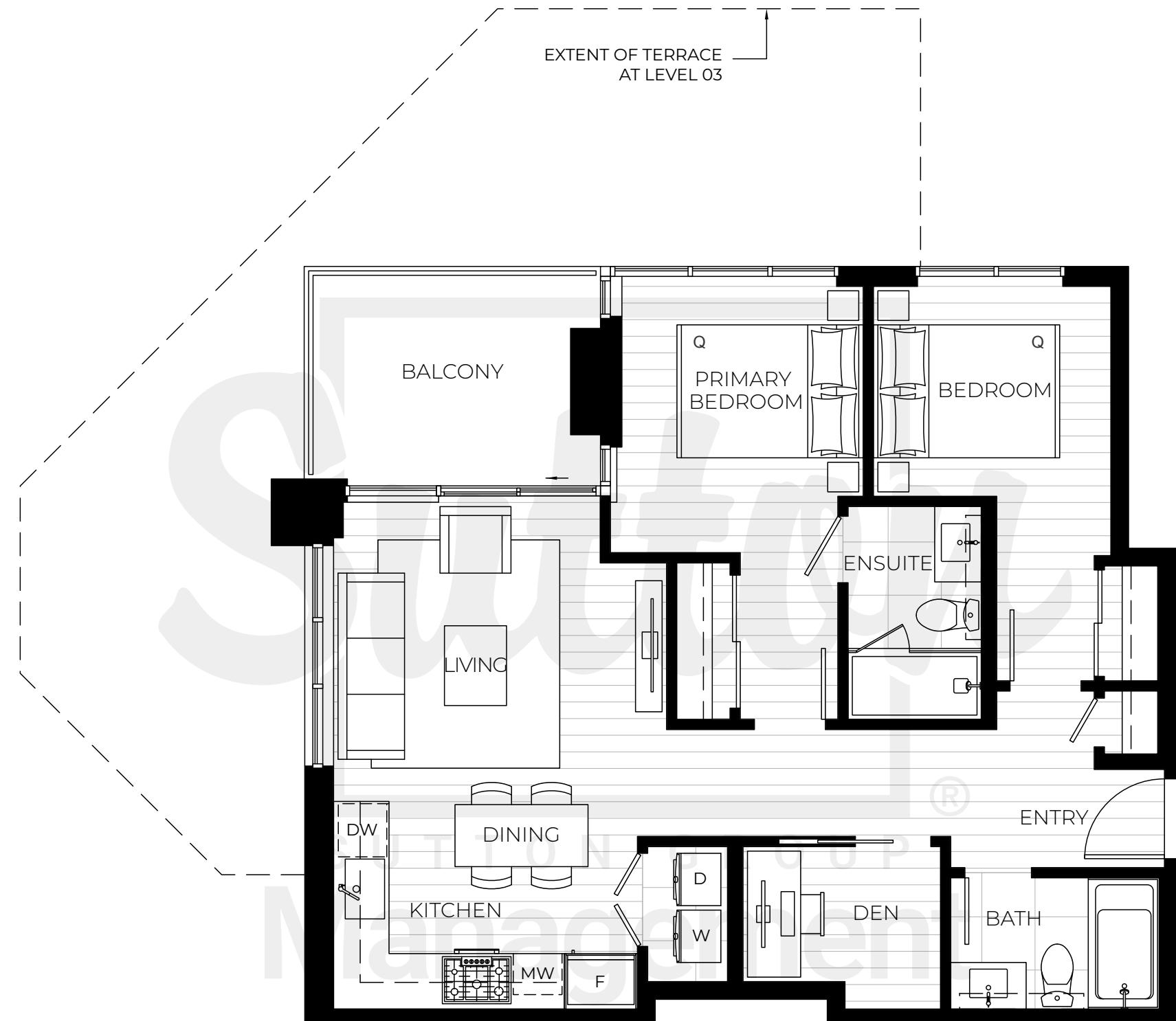
LEVEL 04



LEVELS 05-28



LEVELS 29-39



PLAN E1

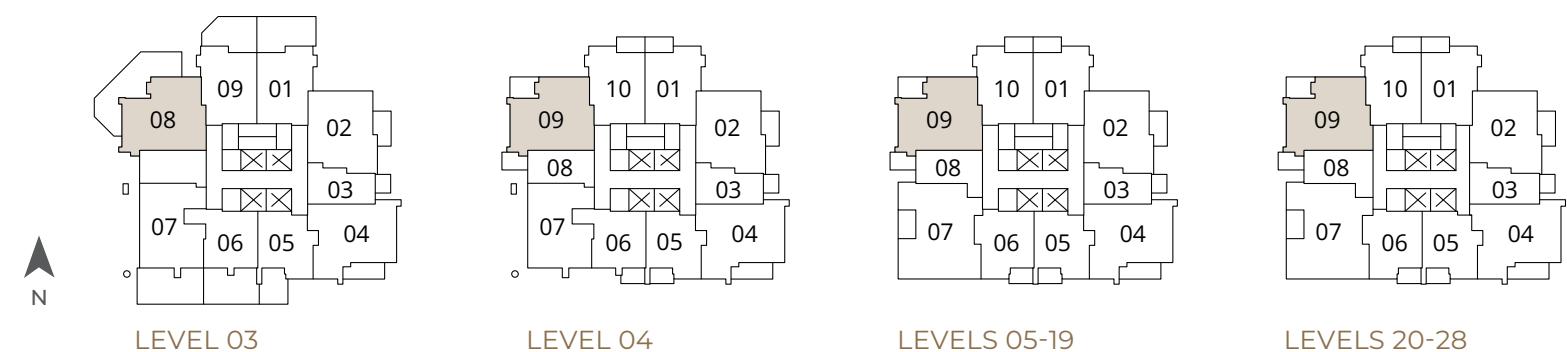
2 BEDROOM + DEN

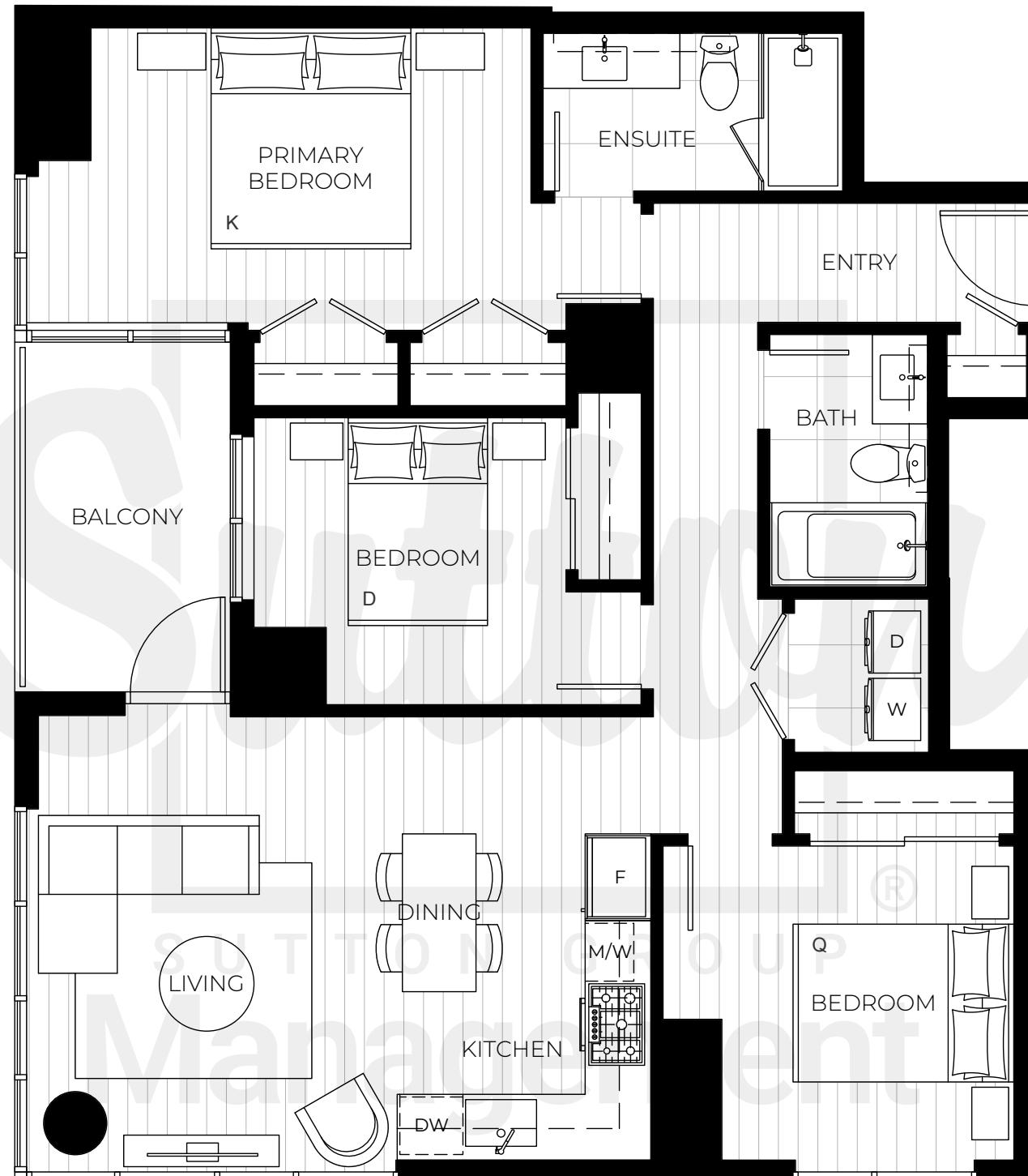
INTERIOR 817-827 SF

EXTERIOR 83-433 SF

TOTAL 900-1,260 SF

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PLAN F1

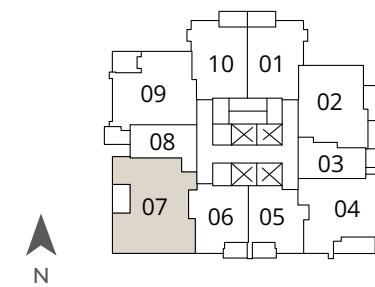
3 BEDROOM

INTERIOR 1,054-1,067 SF

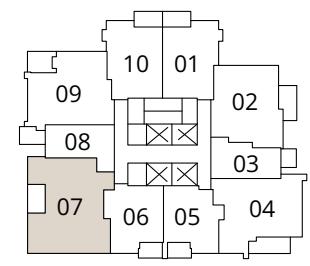
EXTERIOR 49-69 SF

TOTAL 1,103-1,136 SF

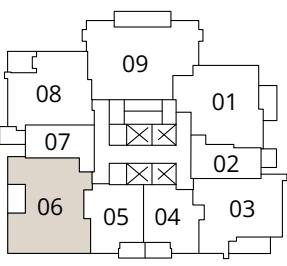
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LEVELS 05-19



LEVELS 20-28



LEVELS 29-39

SPECTACULAR FEATURES & LUXURIOUS FINISHES

A growing city and an intelligently designed future - Burquitlam's newest masterplan community is brought to you by Intergulf Development Group. This is where homes welcome you with natural style, impress with features, and make you feel at home with incredibly thoughtful design details.

LANDMARK ARCHITECTURE

- Set in the heart of Burquitlam on the North East corner of Clarke Road and Como Lake Avenue, Burquitlam Park District's multi-phase masterplan community reaches 40 storeys into the skyline and extends over nearly 200,000 SF
- Tower 1 consists of 364 homes including studios, 1, 2 & 3-bedroom residences
- Developed and built by a trusted developer with over 40 years of experience, Intergulf Development Group has constructed 12,000+ homes to date in Western Canada, including Grand Central, Empire at QE Park, Lilibet at Queen Elizabeth Park, Hunter at Lynn Creek and Arbour at SFU
- Designed by IBI Group Architects and landscaping by PMG Landscape Architects

ELEGANT INTERIORS

- Created by BAM Interior Design, each home can be selected in a light or dark colour scheme
- Inspired by natural textures and tones of the West Coast environment, homes feature airy ceilings up to 9'+
- Wide-plank laminate flooring throughout
- Heating and cooling system gives you year-round comfort
- Vented front-loading Bloomberg washer dryer or side-by-side washer dryer complete with folding table, storage, drying rod and LED lighting (in select homes)
- Roller shade window coverings throughout

INSPIRED KITCHENS

- Premium integrated Bosch appliance package in every home
- 2 & 3 Bedroom homes include:
 - 30" wall oven*
 - 30" 5-burner gas cooktop*
 - 30" full-size integrated refrigerator with bottom mount freezer* with water filter and ice maker in select homes
 - 30" stainless steel AEG built-in range hood fan with LED

- lighting and sliding switch*
 - 24" integrated dishwasher with 3rd rack for optimal use of space
 - Built-in Panasonic microwave with trim kit
 - Magic Corner optimizes storage and convenience
 - Large format European kitchen porcelain tile backsplash
 - Soft close laminate upper and lower cabinets with touch latch functionality
 - Curved millwork door detail with open shelf and lighting
 - Recessed LED strip undershelf lighting
 - Engineered quartz stone countertops
 - Single basin stainless steel undermount sink with chrome Moen high arc pulldown faucet
- (*Studio & 1-bedroom homes include 24" appliances)

SERENE BATHROOMS

- Thoughtfully designed contemporary vanity with ample storage and curved mirror design detail
- Laminate cabinet with added LED strip light for ambiance
- Moen faucets in a stylish chrome finish
- Engineered quartz stone countertops
- Large format 24" x 48" porcelain wall tile in wet area
- Large format 24" x 24" porcelain floor tile
- Dual flush toilet

SUSTAINABLE DESIGN

- Design focus on energy efficiency, green and open spaces, transportation choices, housing affordability and supportive densities
- Step Code 2 energy-efficient building
- EV-ready parking spaces feature 240-volt outlets for Level 2 charging
- Secure bike lockers with e-bike charging capabilities available

PEACE OF MIND

- Expanded parcel locker system for your everyday convenience
- Intergulf Development Group Commitment to Warranty with a comprehensive 2-5-10 National Home Warranty: 2 full years coverage for workmanship and materials, 5-year building envelope coverage, and 10-year structural coverage

PUBLIC AMENITIES

Spacious Plaza

- A significant landmark at the South West corner of Clarke Road and Como Lake Avenue will feature public art and ample seating areas thoughtfully designed for connection and community
- 10,500 SF of new public space will be available to the community
- Pedestrian-oriented design connects you to the Burquitlam SkyTrain Station and new pedestrian and cycling paths create direct public access between Lea and Como Lake Avenue

EXPANSIVE RETAIL

- Live, play, shop and connect with almost 18,000 SF of new retail space just steps away
- Future Daycare Centre provides childcare at your doorstep in a family-friendly setting
- Continuous pedestrian-friendly sidewalks are designed for you to walk and shop while staying protected from the weather elements, as storefront glazing allows for natural light

20,000 SF OF EXCLUSIVE AMENITIES

The Centre - Level 2

- Golf simulator to perfect your swing and practice with friends
- Pet Spa with wash stations and grooming area
- Coworking Space with meeting room and integrated Wi-Fi to take care of your WFH and hybrid working needs

- Party Room with a kitchenette for entertaining
- Lounge & Social Kitchen to relax and recharge with friends and family
- Games Room with pool table connected to the party room
- Karaoke Lounge with state-of-the-art technology for the entertainer in your life
- 4,000 SF Health and Wellness Centre with fitness centre, sauna and steam room, and yoga studio

The Oasis

- 20,000 SF private park and greenspace with water feature, open lawn areas and sculptural play elements
- Picnic areas with an outdoor kitchen featuring BBQs and ample seating
- Designated play and sports zones - complete with table tennis
- Lounge seating with fire pits

The Park - Level 3

- Indoor amenity kitchen
- Full-scale community garden for the urban gardener
- Landscaped outdoor lounge seating areas with BBQs for you to connect with your friends and family

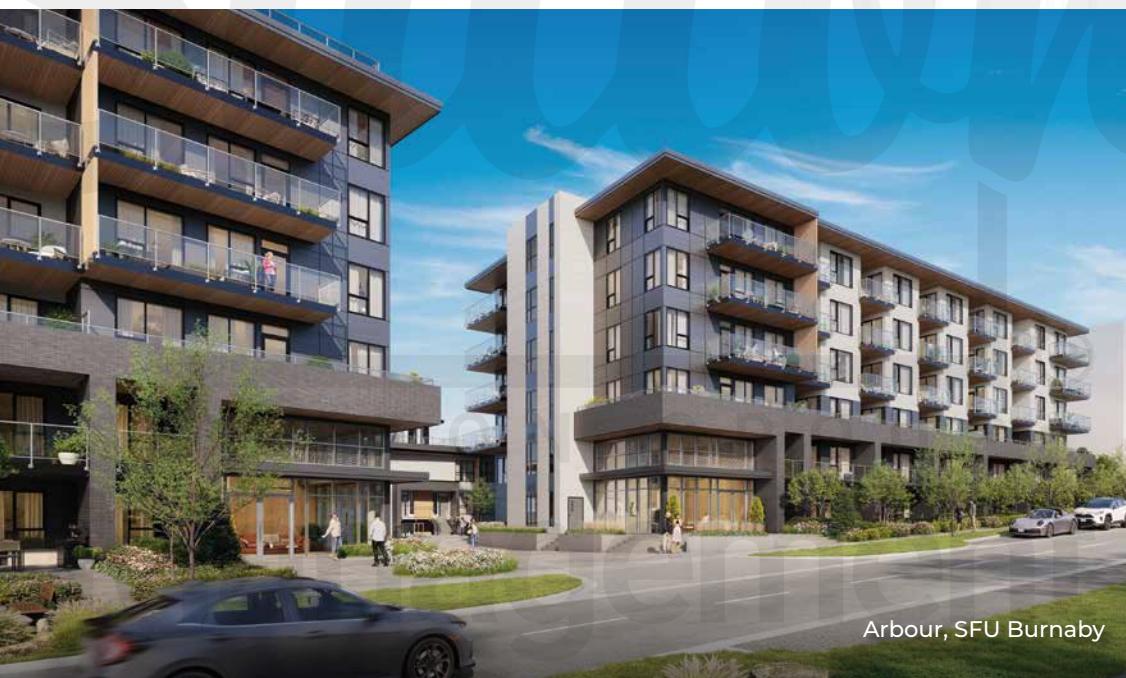




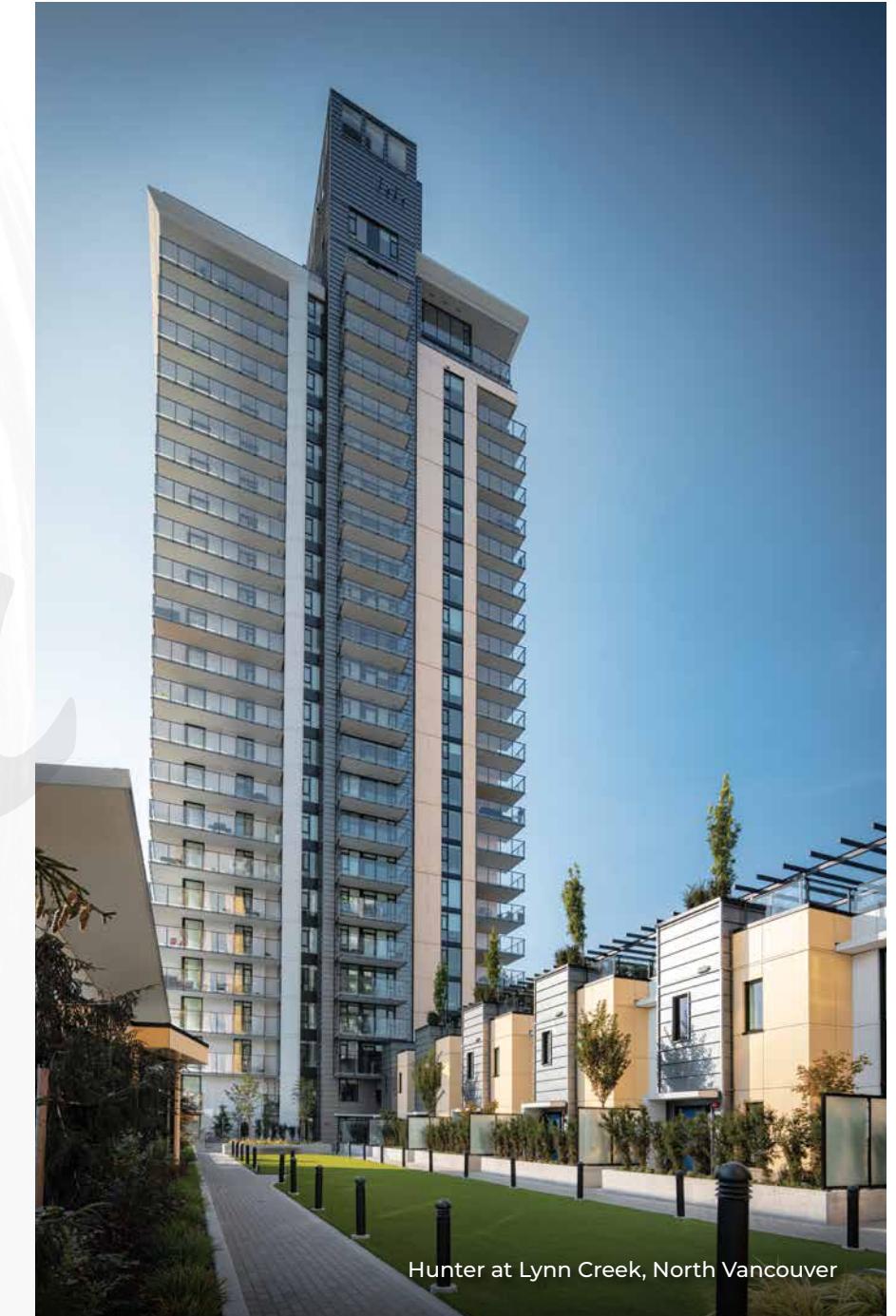
Grand Central, Coquitlam



The Park Metrotown, Burnaby



Arbour, SFU Burnaby

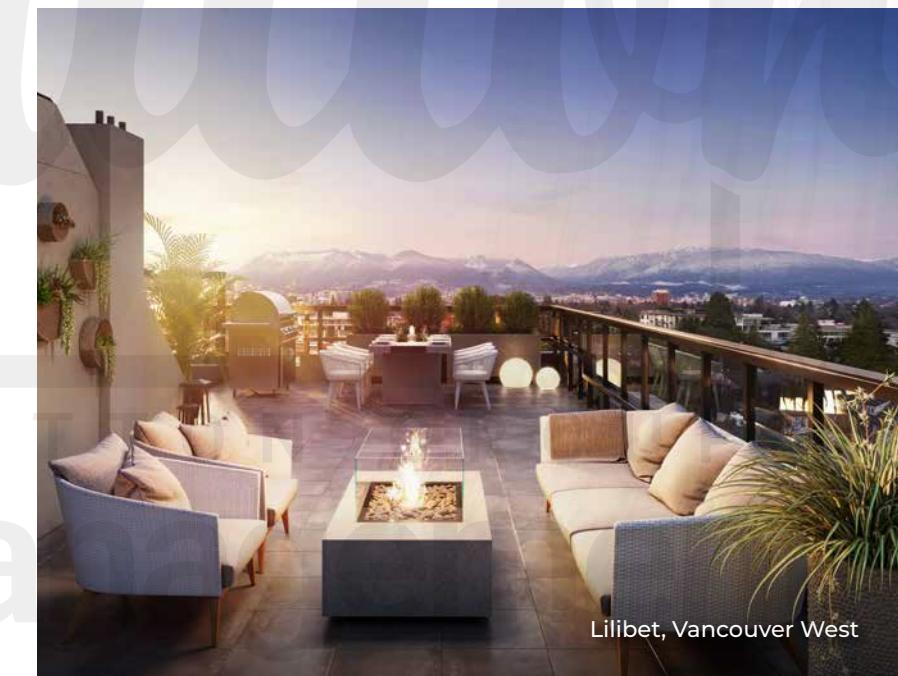


Hunter at Lynn Creek, North Vancouver

A LEGACY OF EXPERIENCE

Intergulf Intelligence is the guiding principle that informs all our work, reflecting our commitment to outstanding quality and carefully considered design at every stage of a project's development. It's the key to our success and your trust - based on over 40 years of experience as an industry leader in B.C. and beyond.

BROUGHT TO YOU BY



From land acquisitions through design and construction, our integrated approach allows us to oversee every detail of the communities we create, ensuring your home is as smart as you.

BROUGHT TO YOU BY



ARCHITECTURE
IBI Group Architects (Canada) Inc.

At the IBI Group, we focus on design that promotes and enhances integrated cities. Our highly specialized team of architects bridges the gap between design and technology, creating sustainable buildings, efficient infrastructure and future-forward solutions in every design that carries our signature. Embracing a research and progress-driven collaborative approach, we combine intelligent design with smart systems to create innovative spaces for the next generation.

BAM Interior

INTERIOR DESIGN
BAM Interior

BAM Interior believes that the essence of interior design is about creating identity, expressing unique character, and cultivating passion. We draw our inspiration from the natural world, creating timeless spaces that gracefully blend into their environment.



LANDSCAPE ARCHITECTURE
PMG Landscape Architects

Providing sustainable design that connects people to their community and environment through the thoughtful integration of form and function, our multi-disciplinary team has created thousands of residential, institutional, commercial, recreational, and urban planning and design projects over the last twenty years, demonstrating our consistency and versatility in working with others.



Sutton Management

SUTTON GROUP

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DEVELOPMENT
GROUP

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