# TAILOR

Townhome Collection

Tailor is located in Brentwood Town Centre just steps from the SkyTrain and vibrant urban amenities.

MARCON

## MEET TAILOR

Rising above Brentwood, Tailor is a design statement from afar and up close. Modern architecture is paired with a rare level of intimacy and connection. While comfort and style flow throughout, living here also feels smart.

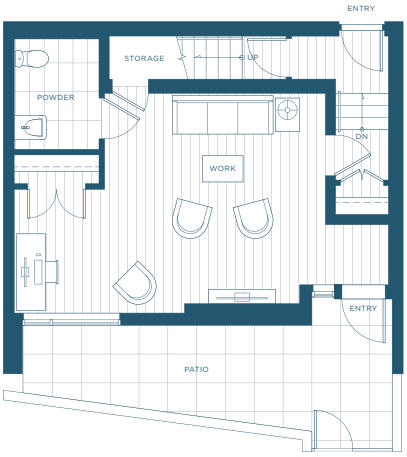
Set back from the corner of Alpha and Alaska, and just minutes from a central SkyTrain hub, the tower at this urban retreat is nearly sold out. Now, after a few thoughtful design improvements, we are pleased to release 5 concrete live/work townhomes for sale.

In Metro Vancouver, the amount of frontage for a home is typically restricted, resulting in deeper floorplans with less natural light. At Tailor, we had the opportunity to reimagine the standard townhome. The outcome is bigger homes, brighter spaces, and better living.

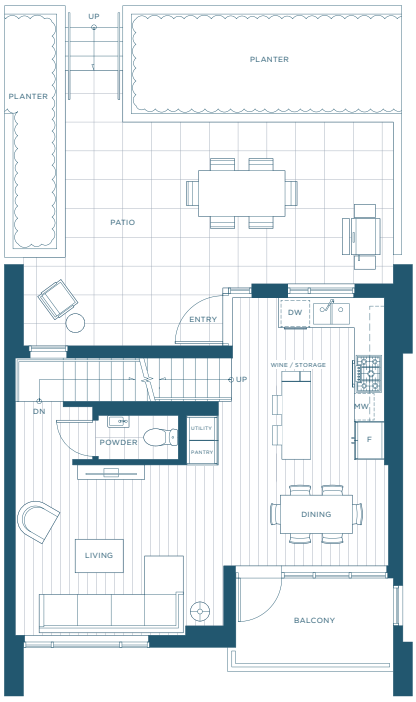
We are excited to welcome you to Marcon's newest community in Brentwood. We want you to be among the first to see the recently released Tailor Townhome Collection.

TAILOR TOWNHOME

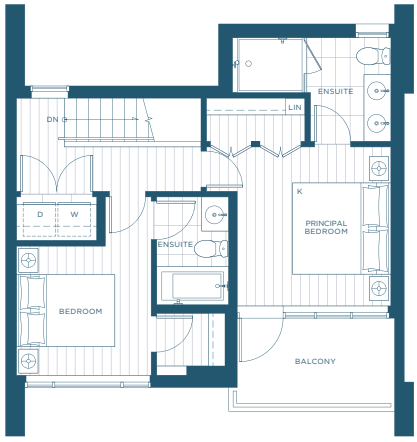
*Spanning 27ft, townhomes at Tailor offer 33% more width than the typical narrow and deep townhome typology.*




ACCESS LEVEL



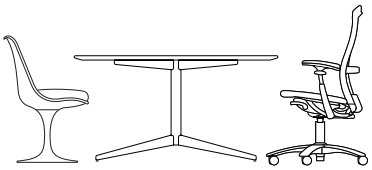

MAIN LEVEL




UPPER LEVEL

## LIVE / WORK

The open-concept lower level has been ideally configured for entertaining and/or the perfect open work environment. Offering 1 bathroom on each level for the utmost convenience, this home has contemporary living and working at the forefront of its design.

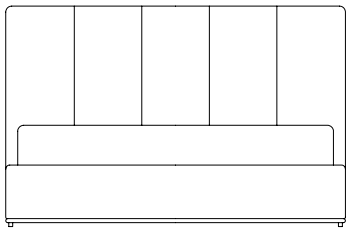


## INDOOR / OUTDOOR

Tailor has a beautifully landscaped courtyard and play area for residents to enjoy – in addition, the main level has a private landscaped patio meaning that you can savour a morning coffee just steps from your kitchen.

## 2 BEDROOM / 2 BATH

The upper level interiors have been planned to maximize light and space and are finished to stand the test of time. Airy 9' ceilings, high-efficiency heating, and air conditioning provide maximum comfort.



## LIVE-WORK FAQ

Live-work townhomes at Tailor offer a seamless blend of residential and commercial spaces, designed for those who desire the convenience and cost-efficiency of working from home without sacrificing a dedicated office space. Coupled with the amenities just steps away, live-work townhomes at Tailor redefine work-life balance in a single, cohesive space.

---

**Q: Can this home purely be used for residential purposes? If so, are there any implications or costs associated for only residential use?**

A: The covenant notes that the "Live" portion and the "Work" portion shall be primarily designated as those uses. We cannot provide confirmation that the City will or will not conduct inspections.

**Q: What type of businesses would be eligible and are there restrictions for any types of businesses?**

A: Eligible uses include business office, retail, and child care. Any purchasers who are interested in potential allowable uses can obtain a comprehensive list of all potential uses from the City by emailing planning@burnaby.ca.

**Q: Are there additional soundproofing measures between the live and work areas within the townhome and between each townhome?**

A: Specific windows have been intentionally selected to have an OITC (Outdoor-Indoor Transmission Class) rating of 32 which offers a higher level of sound attenuation.

**Q: Are there any restrictions via strata about owner having signage, for their business, on the exterior of the townhome?**

A: Signage will be determined by the strata and city by-laws.

**Q: Are any permits or licenses required?**

A: The City requires a business license to operate in the "Work" portion of the home.

**Q: What are the tax implications associated?**

A: BC Assessment attributes a percentage of the property value to commercial and residential. We highly recommend purchasers to do their own due diligence around tax implications for their specific situation.

**Q: Is strata or can strata be involved at all with the commercial use?**

A: The commercial component is based on Community Commercial District (C2) zoning. Uses permitted are specified by the City. Speak to one of our sales advisors for more information.

**Q: Does the live-work component change when the home is resold?**

A: No, the live-work component and the policies and regulations associated to it continues to be in effect.

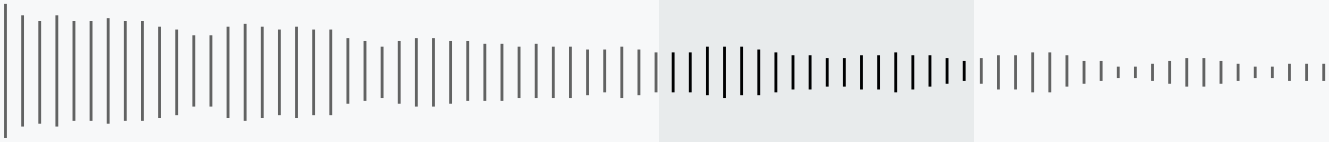
## SOUND ATTENUATION

At Tailor, we have meticulously designed the homes to provide serene living environments amidst the bustling urban landscape. Since windows are typically the weakest part of the building envelope for noise pollution, we have intentionally selected specific windows at Tailor that offer higher sound attenuation.

THE OUTDOOR-INDOOR TRANSMISSION CLASS (OITC) RATING SYSTEM

*The Outdoor-Indoor Transmission Class Rating System measures how well a building material blocks or reduces noise from outside sources from entering an indoor space. A higher OITC Rating means the material is better at reducing outside noise.*

| **OITC 22-26** | OITC 29 | OITC 32 | OITC 35 |
|---|---|---|---|
| TYPICAL RATING FOR WINDOWS | MODERATE NOISE REDUCTION | IMPROVED NOISE REDUCTION | HIGH NOISE REDUCTION |



| | | | |
|---|---|---|---|
| | Suitable for locations with moderate outdoor noise levels – some noise might still be noticeable | Suitable for locations situated in an urban street with heavy traffic | Suitable for locations near an airport |
| | | HOMES AT TAILOR | |

Bosch 30” integrated refrigerator and freezer

Bosch 30” 5 burner gas cooktop and Bosch 30” wall oven

Spacious bedrooms with an abundance of storage

Mirrored medicine cabinets in ensuite to store your daily bath essentials

Floating vanity with under-cabinet motion sensor lighting complete with soft-close hardware

Front-loading side-by-side Blomberg washer and dryer

## AMENITY LOUNGE WITH CO-WORKING AREA

The Tailor lobby awes with forty-foot ceilings to accommodate "Wind Veil", a stunning public art piece by Catherine Widgery.

This is production material is not an offering for sale.  No  offering for sale can be made without a Disclosure Statement. The Developer reserves the right in its sole discretion to make modifications or changes to building design, floor plans, project designs, specifications, finishes, features, incentives and dimensions, without prior notice or compensation to any person. E.&O.E.

MARCON