



BYRNEPARK



NATURE IS LOVED
BY WHAT IS BEST IN US

— RALPH WALDO EMERSON

Ideally situated in a tree-filled pocket of South Burnaby, Byrnepark by Polygon is a limited collection of West Coast-inspired apartment residences and modern family townhomes. Nestled in nature. Minutes away from a premium urban lifestyle.



A breath of fresh air

With Byrne Creek Ravine Park as your backyard, invigorating hiking, biking and walking trails are right outside your door. Take the kids to play at Ron McLean Park, serve up some fun at the nearby tennis courts, or let your pup make some new friends at Taylor Park. Ample surrounding green spaces mean an effortless connection to nature, every day.



Enriched by everything at your doorstep



Live in a soothing natural setting with exciting amenities just minutes away. This neighbourhood allows convenient access to the very best of Metro Vancouver, with unlimited choices for dining, shopping, exploring and culture. Tour the shops at Metrotown, stroll the scenic boardwalk at Westminster Quay, or head out for a summer evening at Richmond's famed night market. Byrnepark's central location gives you so many options.

Convenient & connected

SHOPPING & CONVENIENCE

Market Crossing and Big Bend Crossing Shopping Centres are close by for daily errands, and if you're looking to shop till you drop, Metropolis at Metrotown – Canada's largest shopping mall, with over 400 stores, restaurants and a movie theatre – is minutes away.

- | | |
|-------------------------|-------------------------|
| 1. BCLIQUOR | 8. LONDON DRUGS |
| 2. BMO BANK OF MONTREAL | 9. PRICESMART FOODS |
| 3. BUY-LOW FOODS | 10. SAVE-ON-FOODS |
| 4. HIGHGATE VILLAGE | 11. SUNGIVEN FOODS |
| 5. HSBC BANK | 12. TD CANADA TRUST |
| 6. KIM'S MART | 13. VANCITY |
| 7. LANGLEY FARM MARKET | 14. WINNERS & HOMESENSE |

RESTAURANTS & CAFÉS

It's no secret Burnaby is a destination for delicious cuisines of all kinds. Here are some favourite and always-reliable picks:

- | | |
|-----------------------------|-------------------------------|
| 15. CACTUS CLUB CAFE | 23. MASITA KOREAN RESTAURANT |
| 16. CHICKO CHICKEN | 24. NANA'S BAKERY |
| 17. COCO FRESH TEA & JUICE | 25. POPEYES LOUISIANA KITCHEN |
| 18. GAYA KOREAN RESTAURANT | 26. RIVERWAY RESTAURANT |
| 19. HILLCREST BREWING CO. | 27. STARBUCKS |
| 20. JJ BEAN COFFEE ROASTERS | 28. STEM JAPANESE EATERY |
| 21. LA FORÊT CAFE | 29. STUDIO BREWING |
| 22. L'OTUS CAKE BOUTIQUE | 30. TENEN RESTAURANT |

SCHOOLS

From the first day of kindergarten to high school graduation, the local schools have your kids covered.

- | | |
|----------------------------------|--------------------------------|
| 31. BURNABY SOUTH SECONDARY | 36. MORLEY ELEMENTARY |
| 32. BYRNE CREEK COMMUNITY | 37. ST. THOMAS MORE COLLEGIATE |
| 33. CLINTON ELEMENTARY | 38. TAYLOR PARK ELEMENTARY |
| 34. ÉCOLE MARLBOROUGH ELEMENTARY | 39. WINDSOR ELEMENTARY |
| 35. MAYWOOD COMMUNITY | |

HEALTH & WELLNESS

Whether you're inside or out, South Burnaby is a recreation hub for any season – enjoy the convenience of a variety of fitness studios and a mixture of golf, tennis and nature trails to keep you engaged.

- | | |
|-------------------------------|------------------------------|
| 40. ANYTIME FITNESS | 44. EDMONDS COMMUNITY CENTRE |
| 41. BYRNE CREEK TENNIS COURTS | 45. FRASER RIVER TRAIL |
| 42. BYRNE CREEK TRAIL | 46. IRON GORILLA FITNESS |
| 43. CLUB16 FITNESS | |



TIMES & DISTANCES		
NEW WESTMINSTER	5 min	
METRO TOWN	8 min	
RICHMOND	20 min	
DOWNTOWN VANCOUVER	25 min	
YVR INTERNATIONAL AIRPORT	25 min	

Clean lines in a natural setting

Taking cues from the adjacent trails, Byrnepark merges sophisticated design with the calming tones of nature. Accented by dual-tone wooden details, a soothing colour palette and distinctive West Coast features, a warm and welcoming atmosphere brings a contemporary style to parkside living.



ARTIST'S RENDERING ONLY



ARTIST'S RENDERING ONLY



Health and fitness right at home

Life at Byrnepark means you don't have to leave home for your daily workout. Take full advantage of the private fitness studio for your next training session. Your best health starts right at home.



At home among the trees

Open-concept, light-filled living spaces provide the ideal sanctuary after a busy day, while a gourmet kitchen, complete with sleek appliances and a central island, creates the perfect canvas for your next dinner party. When you step outside, your spacious deck becomes a wonderful space for family and friends to enjoy outdoor living.





APARTMENT FLOORPLANS & FEATURES



FEATURES — APARTMENTS

WELCOME HOME TO BYRNEPARK

- Situated in the heart of South Burnaby, Byrnepark is Polygon's newest addition to this nature-filled, family-friendly community.
- The limited collection of West Coast contemporary homes features spacious townhome residences and a low-rise apartment building.
- Defined by distinctive detailing with materials inspired by nature, large flat roof overhangs and expansive windows.
- A grand hotel-inspired lobby welcomes you home, with an overheight ceiling, electric fireplace with refined marble surround, and lounge seating.

INSPIRED INTERIORS

- Warm wood-style laminate flooring throughout the dining and living room sets a natural tone.
- Two-panelled doors enhanced with satin chrome lever hardware complement the interiors.
- Your choice of two designer colour palettes allows you to tailor your home to your preferred style: Snow or Sand.
- Plush and durable carpeting in bedrooms provides comfort with every step.
- Expansive low-E windows let sunshine in while ensuring energy efficiency.
- Convenient roller blinds make it easy to manage the natural light.
- Electric baseboard heating and individually controlled thermostats enable you to customize the interior environment to your liking.

KITCHENS THAT CAPTIVATE

- Modern flat-panel cabinetry in grey wood laminate or high gloss white is elegantly matched with contemporary polished chrome pulls.
- Cabinets and drawers feature quiet soft-close hardware.
- Attractive wood-style laminate flooring is durable and easy to maintain.
- Experience the luxury of an expansive kitchen island, engineered stone countertops and full-height marble tile backsplash.
- Sleek and efficient stainless steel appliance package, including:
 - 30" wide Fisher and Paykel™ fridge with water dispenser and ice maker.
 - 30" wide electric KitchenAid® slide-in range.
 - 30" wide KitchenAid® slim-line, slide-out range hood with 4-speed fan.
 - 24" wide KitchenAid® dishwasher.
 - Microwave with trim kit.
- Double stainless steel sink with Riobel single-lever faucet and convenient pull-out vegetable spray makes for easy preparation and clean-up.
- Light up your work area with contemporary recessed lighting.
- Vibrant under-cabinet lighting adds to the elevated aesthetic.
- Roll-out recycling bins under the kitchen sink make it easy to do your part for the environment.

BATHROOMS THAT PAMPER

- Ensuites boast a spa-inspired shower with a bench, frameless door, and rain shower head with wand. Vanities feature engineered stone counters, dual porcelain sinks and oversized mirrors (floorplan specific).
- All bathrooms include faucets by Riobel, custom flat-panel cabinetry with complementary decorative chrome pulls, porcelain tile flooring and dual-flush water closets.
- Main bathrooms feature a bathtub with ceramic tile surround, porcelain sink, porcelain tile flooring, engineered stone countertops and a vanity light bar.

MAKING LIFE SIMPLE

- All homes are wired for technology with multiple pre-wired connections for high-speed cable and ADSL, and cable television outlets in bedrooms, living rooms and flex rooms.
- Generous decks and patios offer ample space for entertaining, dining and savouring the outdoors all year round.
- USB outlet in the kitchen for convenient charging.
- Stacked, space-saving washer and dryer.

SAFE AND SOUND

- Hard-wired smoke detectors.
- Street-level homes feature high quality aluminium fencing and individual home entry gates.
- Secure deadbolt hardware on front entry door for peace of mind.
- Security system for ground floor homes.
- Polygon New Generation Rainscreen construction for our West Coast climate.
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years).
 - Building envelope (5 years).
 - Structural defects (10 years).
- Enjoy Polygon's after-sales care, provided by our dedicated Customer Service team.

AMENITIES

- EV-capable parking stalls available in the parkade.
- Well-appointed fitness studio provides a convenient place to exercise just steps from your door.
- Landscaped central green space featuring children's play elements and seating to enjoy the outdoors.
- Lit pedestrian walkways throughout provide interconnected routes to green space and major areas within the community.
- Bike storage provides a space for your ride.
- Dog wash area offers everything you need to keep your pup clean.



BUILDING PLAN

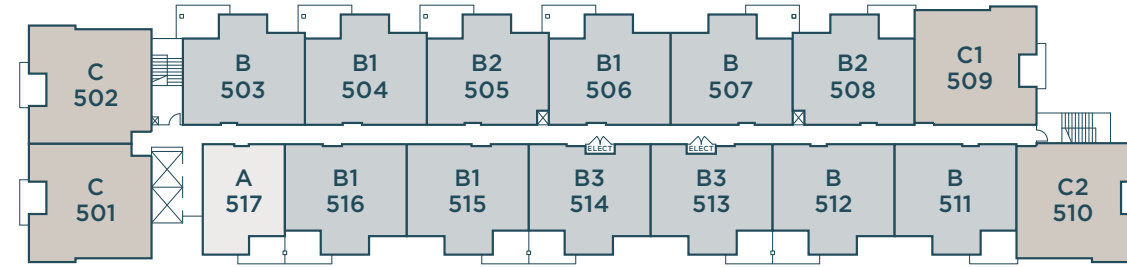
DRAFT

A A SERIES
1 BEDROOM, 1 BATHROOM
APPROX. 600 SQ. FT.

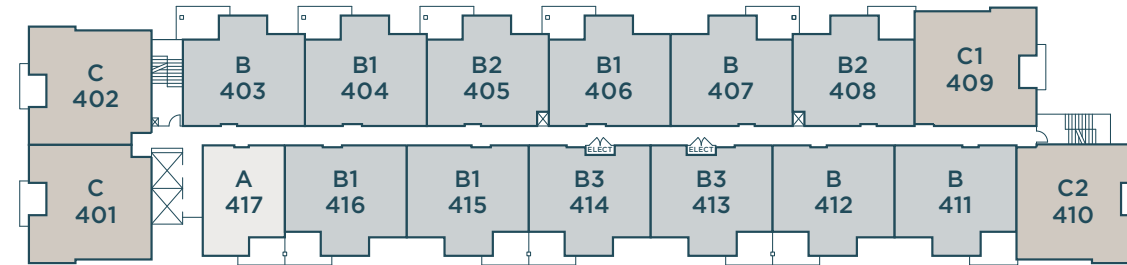
B B SERIES
2 BEDROOM, 2 BATHROOM
APPROX. 833—855 SQ. FT.

C C SERIES
2 BEDROOM, 2 BATHROOM
APPROX. 964—975 SQ. FT.

LEVEL 5



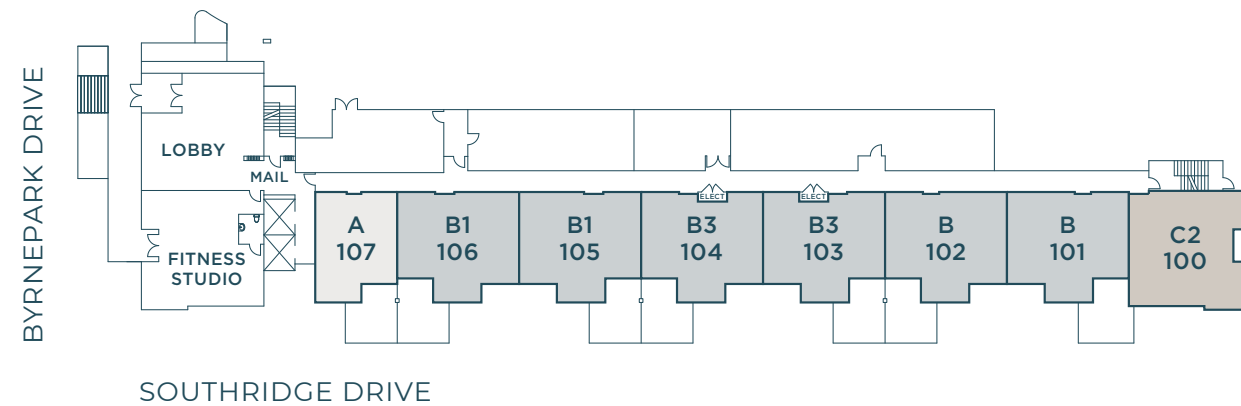
LEVEL 4



LEVEL 2



LEVEL 1

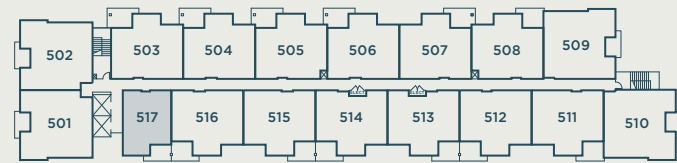




DRAFT

PLAN A

1 BEDROOM, 1 BATHROOM
APPROX. 600 SQ. FT.



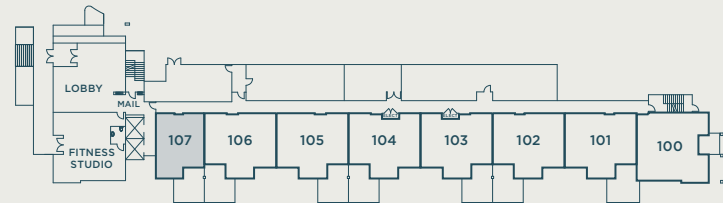
LEVEL 5



LEVEL 4



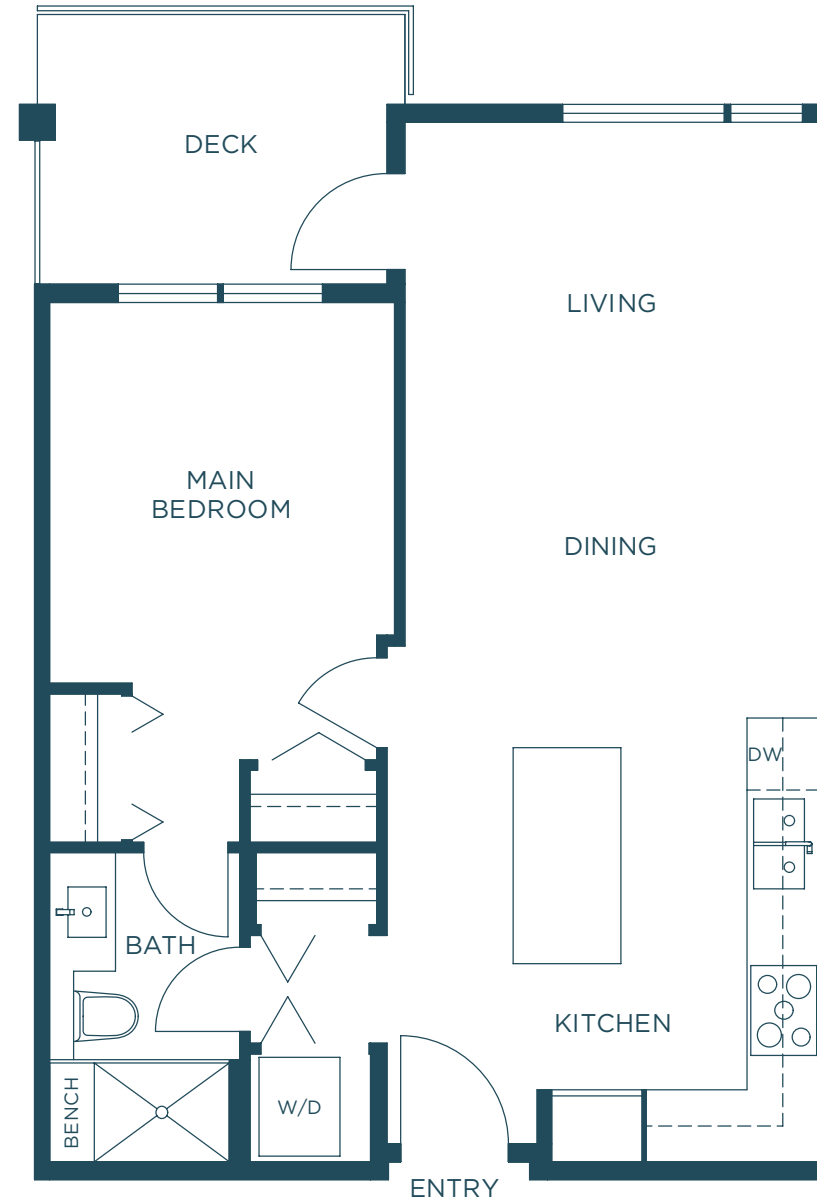
LEVEL 2



LEVEL 1

SOUTHRIDGE DRIVE

BYRNEPARK DRIVE



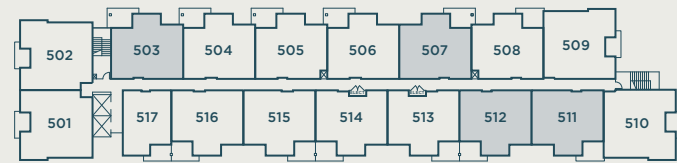
The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Byrnespark are built by Polygon Byrnespark Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08.16.2022





PLAN B

2 BEDROOM, 2 BATHROOM
APPROX. 855 SQ. FT.



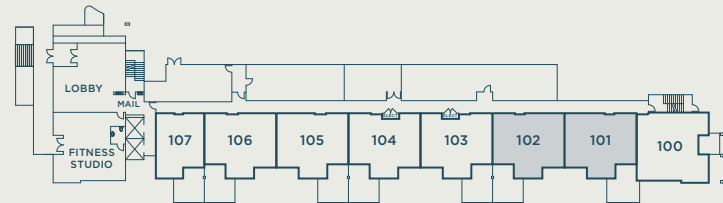
LEVEL 5



LEVEL 4



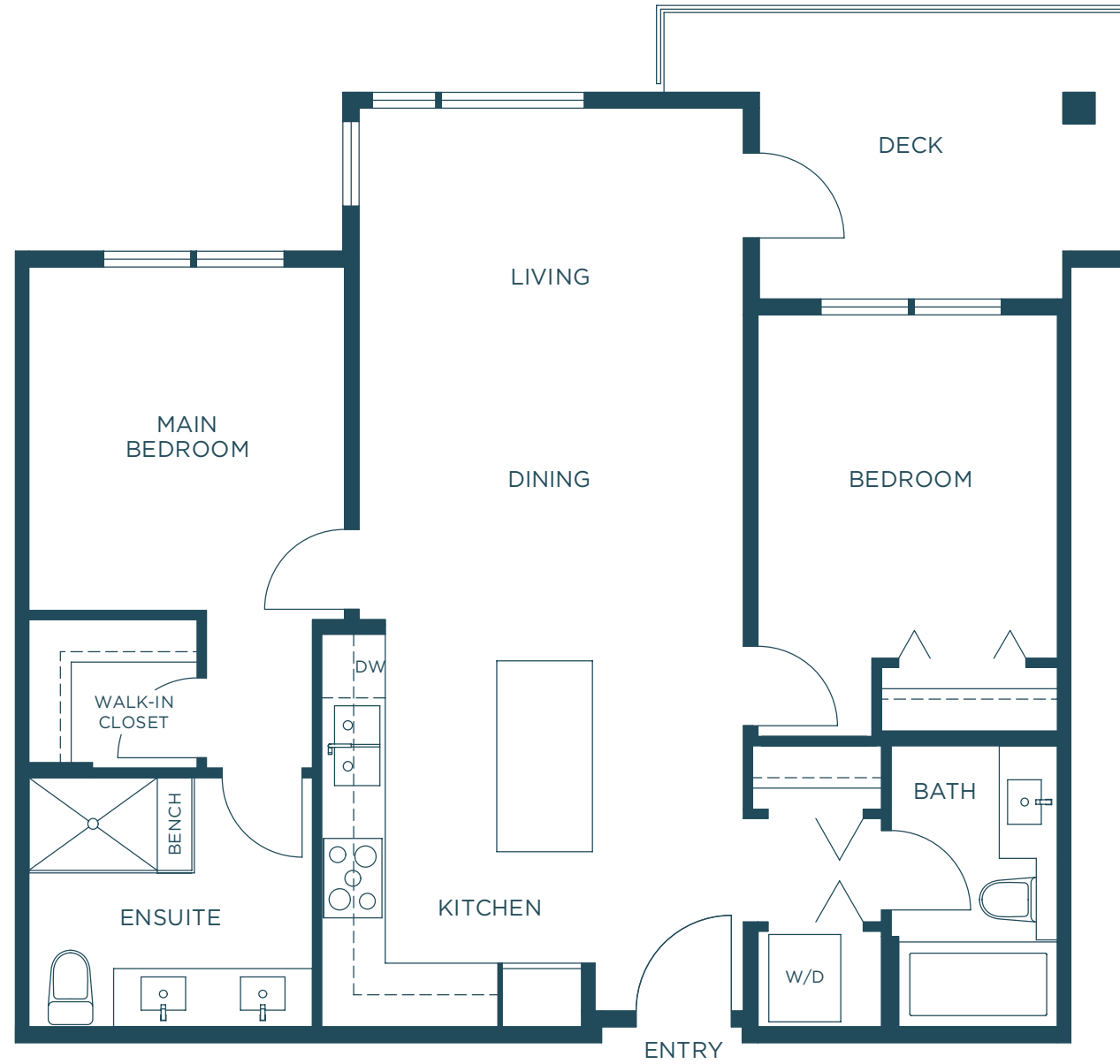
LEVEL 2



LEVEL 1



DRAFT



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Byrnespark are built by Polygon Byrnespark Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08.16.2022





PLAN BI

2 BEDROOM, 2 BATHROOM
APPROX. 855 SQ. FT.



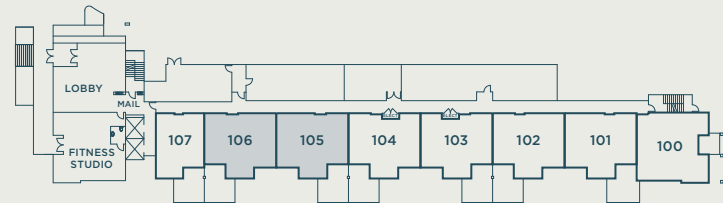
LEVEL 5



LEVEL 4



LEVEL 2



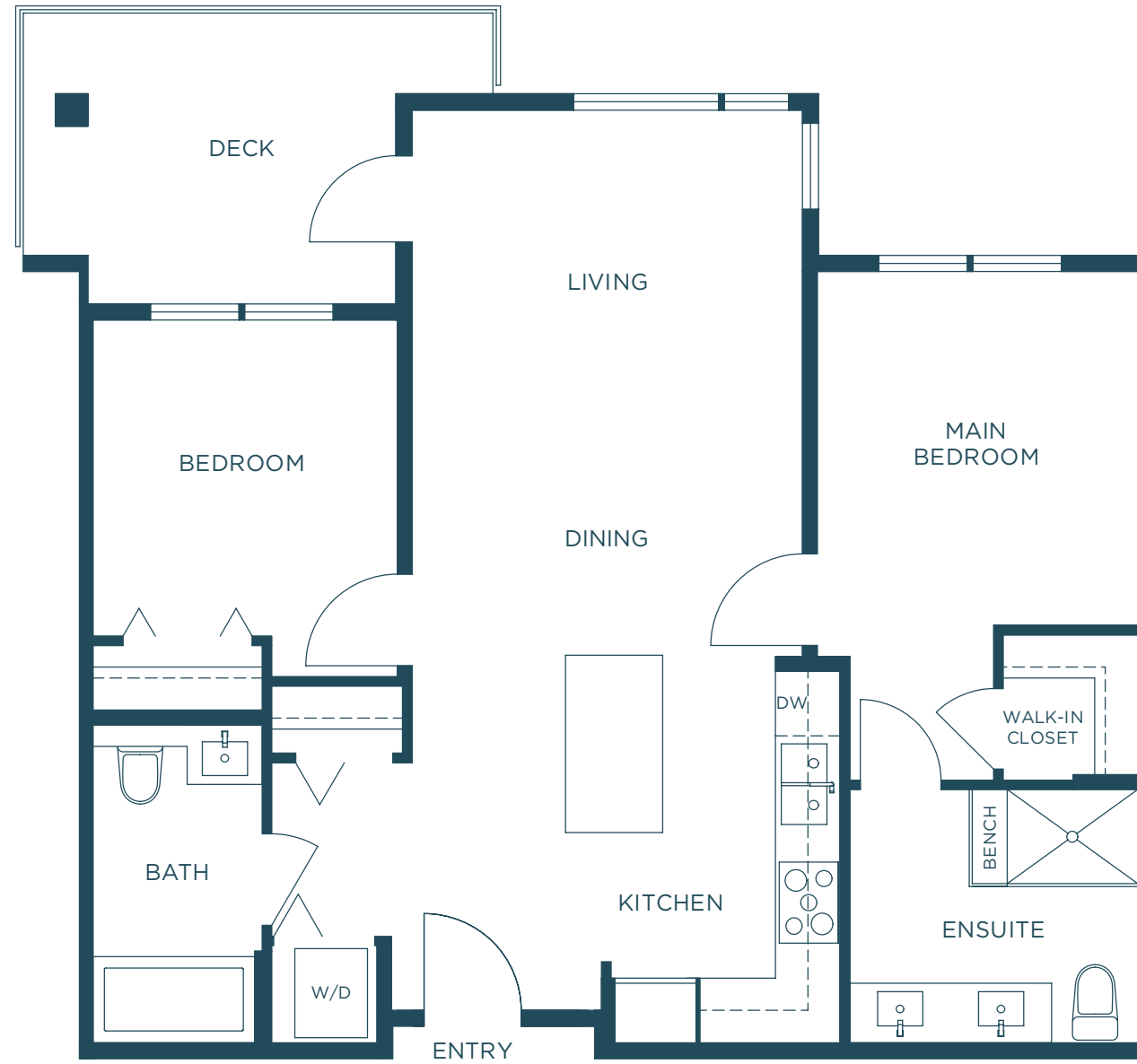
LEVEL 1

SOUTHRIDGE DRIVE

BYRNEPARK DRIVE



DRAFT



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Byrnespark are built by Polygon Byrnespark Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08.16.2022





DRAFT

PLAN B2

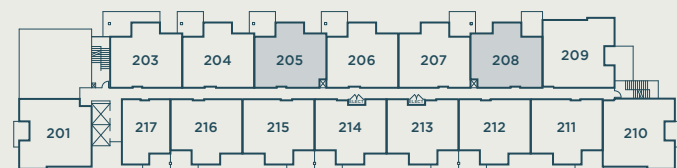
2 BEDROOM, 2 BATHROOM
APPROX. 842 SQ. FT.



LEVEL 5



LEVEL 4



LEVEL 2

BYRNEPARK DRIVE

SOUTHRIDGE DRIVE



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Byrnespark are built by Polygon Byrnespark Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08.16.2022





DRAFT

PLAN B3

2 BEDROOM, 2 BATHROOM
APPROX. 833 SQ. FT.



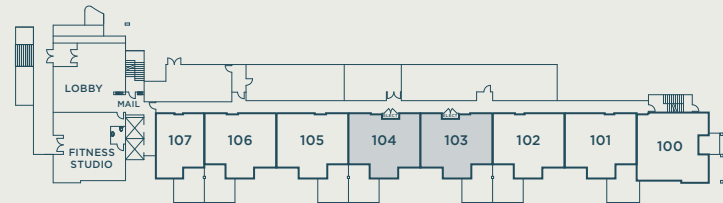
LEVEL 5



LEVEL 4



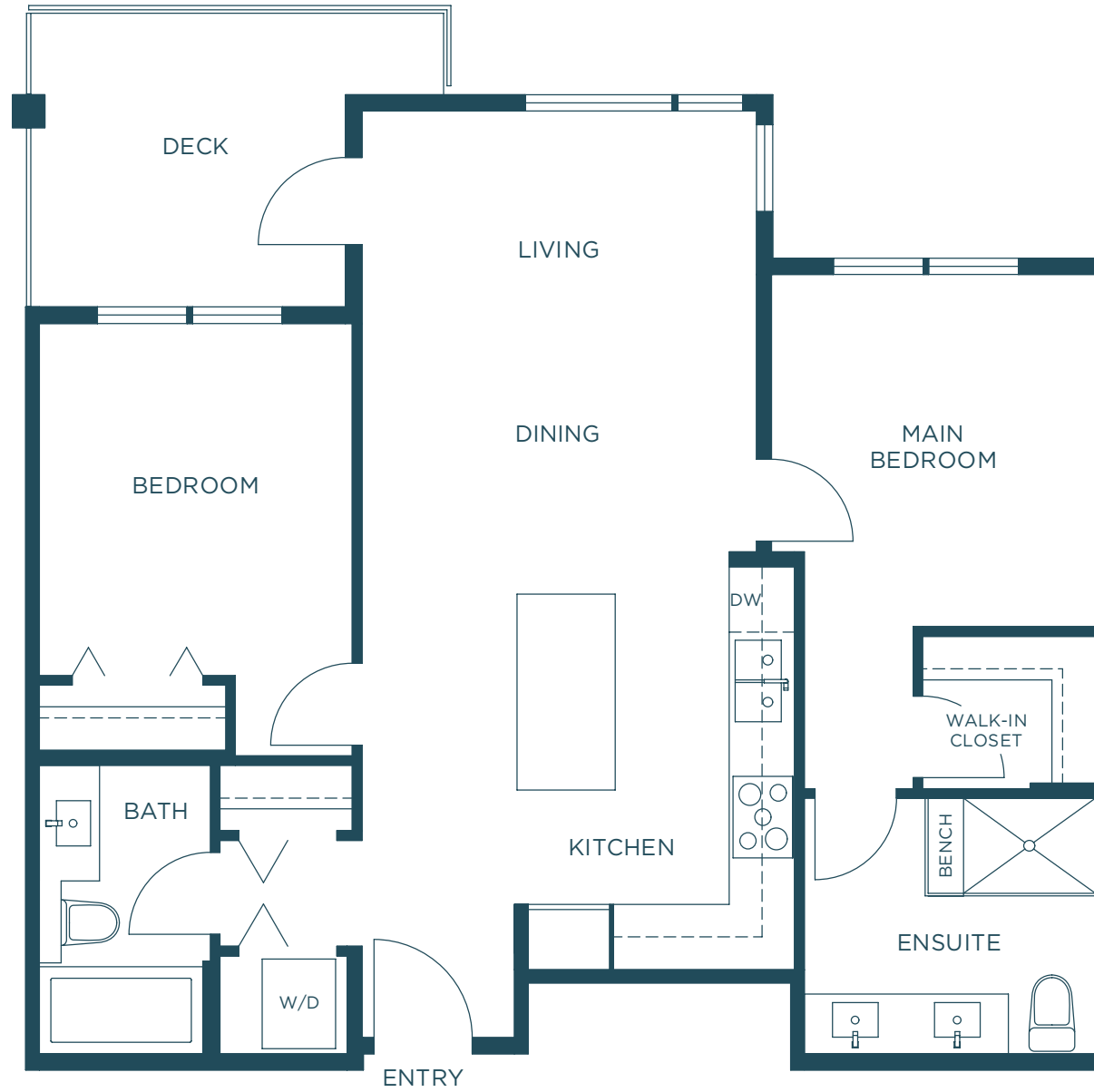
LEVEL 2



LEVEL 1

SOUTHRIDGE DRIVE

BYRNEPARK DRIVE



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Byrnespark are built by Polygon Byrnespark Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08.16.2022





PLAN C

2 BEDROOM, 2 BATHROOM
APPROX. 964 SQ. FT.

DRAFT



LEVEL 5



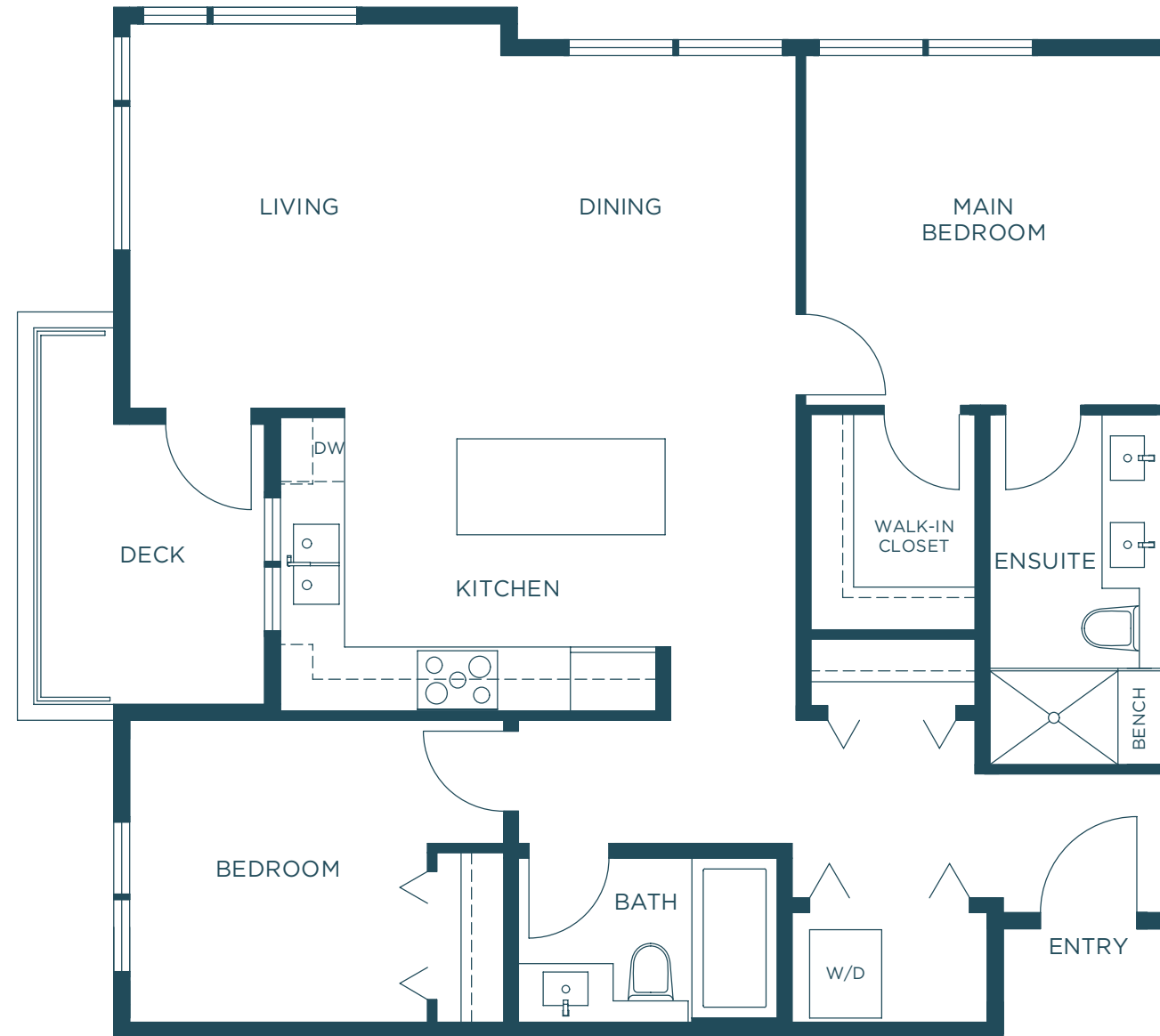
LEVEL 4



LEVEL 2

BYRNEPARK DRIVE

SOUTHRIDGE DRIVE



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Byrnespark are built by Polygon Byrnespark Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08.16.2022





PLAN CI

2 BEDROOM, 2 BATHROOM
APPROX. 970 SQ. FT.

DRAFT



LEVEL 5



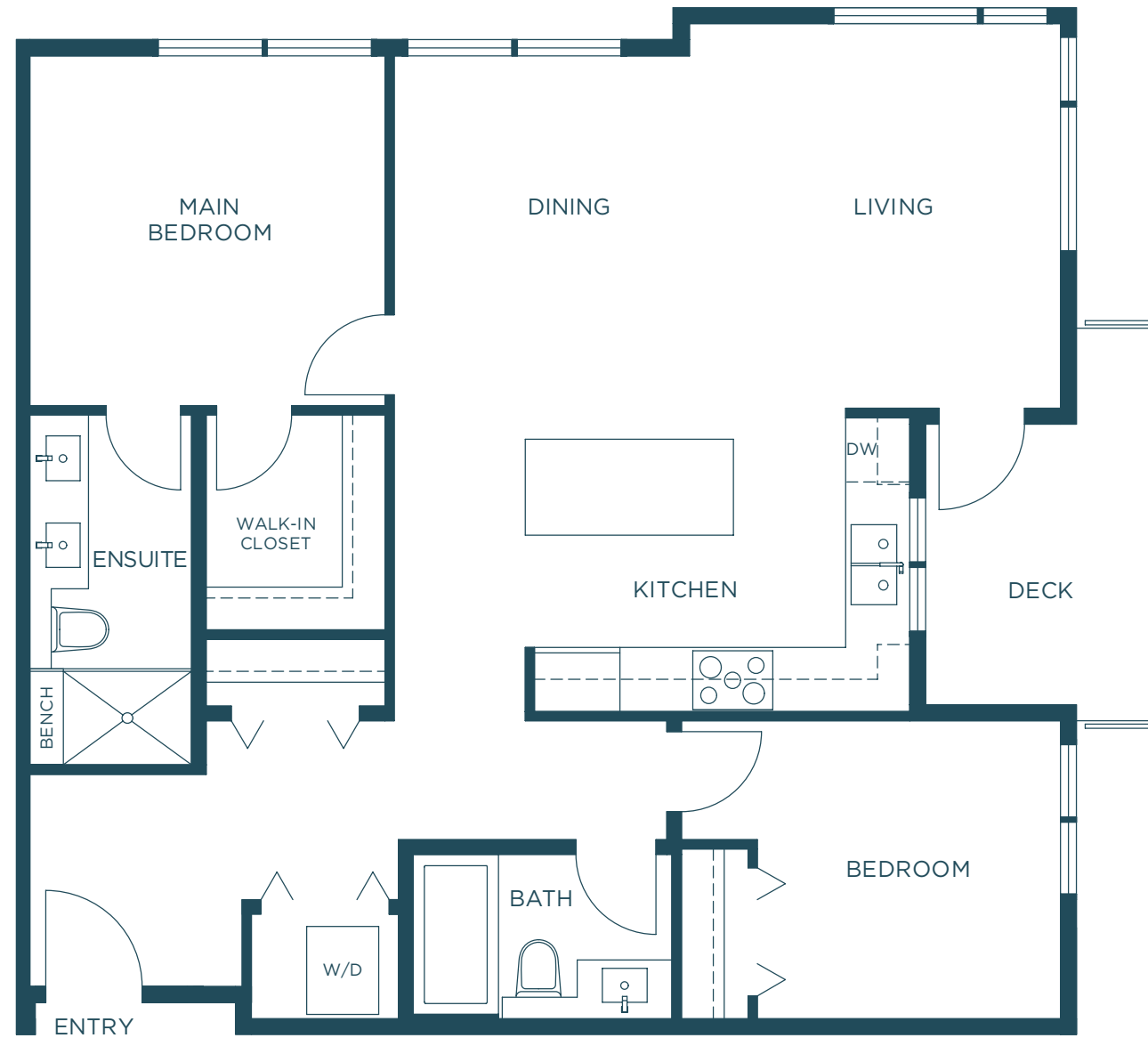
LEVEL 4



LEVEL 2

SOUTHRIDGE DRIVE

BYRNEPARK DRIVE



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Byrnespark are built by Polygon Byrnespark Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08.16.2022

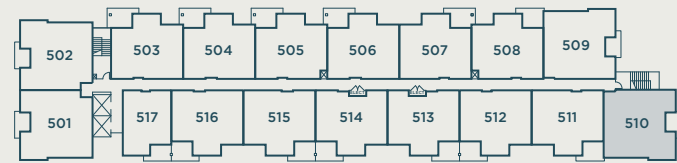




DRAFT

PLAN C2

2 BEDROOM, 2 BATHROOM
APPROX. 975 SQ. FT.



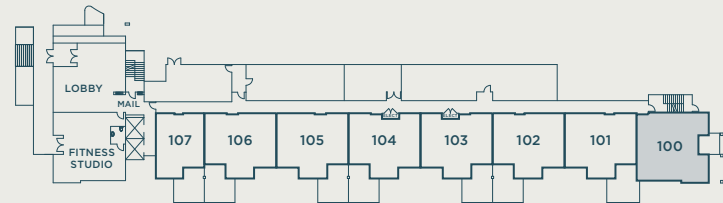
LEVEL 5



LEVEL 4



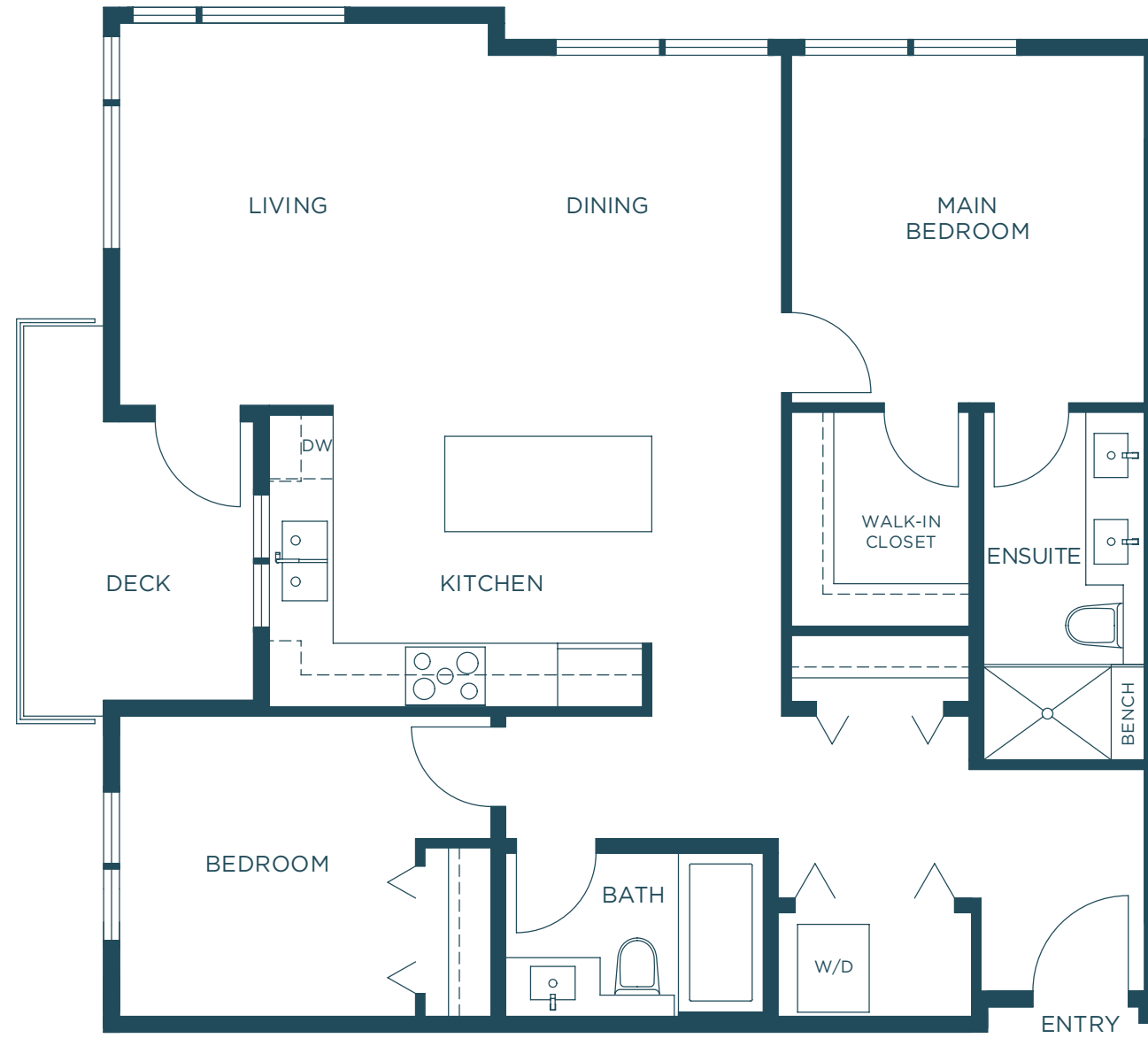
LEVEL 2



LEVEL 1

SOUTHRIDGE DRIVE

BYRNEPARK DRIVE



The developer reserves the right to make modifications or substitutions, should they be necessary. Any measurements provided are approximate only. The quality residences at Byrnespark are built by Polygon Byrnespark Homes Ltd. This is currently not an offering for sale. Any such offering can only be made by way of a disclosure statement. E. & O.E. 08.16.2022





TOWNHOME FLOORPLANS & FEATURES



FEATURES — TOWNHOMES

WELCOME HOME TO BYRNEPARK

- Situated in the heart of South Burnaby, Byrnepark is Polygon's newest addition to this nature-filled, family-friendly community.
- The limited collection of West Coast contemporary homes features spacious townhome residences and a low-rise apartment building.
- Defined by distinctive detailing, features include welcoming entries, materials inspired by nature, large flat roof overhangs and expansive windows.
- Streetscapes and pathways create an inviting pedestrian-friendly outdoor environment, with wood fencing and individual home entry gates.
- Generous decks and patios offer ample space for entertaining, dining and savouring the outdoors all year round.
- Front-entry doors provide a warm welcome, accented with satin nickel hardware, transom windows, soffit lighting and a doorbell.

INSPIRED INTERIORS

- Warm wood-style laminate flooring throughout the main level, lower level bedroom and entry hallway sets a natural tone.
- A main floor powder room offers comfort and convenience for residents and guests alike.
- Two-panelled doors enhanced with satin chrome lever hardware complement the interiors.
- Your choice of two designer colour palettes allows you to tailor your home to your preferred style: Snow or Sand.
- 9-foot ceilings on the main floor add an elegant, airy sense of space and flow.
- Plush and durable carpeting in bedrooms and top floor hallways provides comfort with every step.
- Expansive low-E windows let sunshine in while ensuring energy efficiency.
- Convenient roller blinds make it easy to manage the natural light.
- Electric baseboard heating and individually controlled thermostats enable you to customize the interior environment to your liking.

KITCHENS THAT CAPTIVATE

- Modern flat-panel cabinetry in grey wood laminate or high gloss white is elegantly matched with contemporary polished chrome pulls.
- Cabinets and drawers feature quiet soft-close hardware.
- Attractive wood-style laminate flooring is durable and easy to maintain.
- Experience the luxury of an expansive kitchen island, engineered stone countertops and full-height marble tile backsplash.
- Sleek and efficient stainless steel appliance package, including:
 - 36" wide 22-cubic-foot Fisher and Paykel™ fully integrated into cabinetry refrigerator with ice maker and pull-out freezer drawer.
 - 30" wide KitchenAid® self-cleaning electric wall oven and 5-burner gas cooktop.
 - 30" wide KitchenAid® slim-line, slide-out range hood with 4-speed fan.
 - 24" wide KitchenAid® integrated dishwasher.
 - Microwave with trim kit.
- Double stainless steel sink with Riobel single-lever faucet and convenient pull-out vegetable spray makes for easy preparation and clean-up.
- Light up your work area with contemporary recessed lighting.
- Vibrant under-cabinet lighting adds to the elevated aesthetic.
- Roll-out recycling bins under the kitchen sink make it easy to do your part for the environment.

BATHROOMS THAT PAMPER

- Main floor powder room with stylish porcelain tile flooring, contemporary cabinetry and vanity sink.
- Ensuites boast a spa-inspired shower with a bench, frameless door, and rain shower head with wand. Vanities feature engineered stone counters, dual porcelain sinks and oversized mirrors (floorplan specific).
- Main bathrooms include a bathtub with ceramic tile surround, porcelain sink, dual-flush water closets, porcelain tile flooring, engineered stone countertops and pot lighting.

MAKING LIFE SIMPLE

- All homes are wired for technology with multiple pre-wired connections for high-speed cable and ADSL, and cable television outlets in bedrooms, living rooms and family rooms.
- Two hose bibs – one in the front and one in rear – for easy gardening.
- USB outlet in the kitchen for convenient charging.
- Laundry closets with side-by-side washer and dryer, engineered stone countertops, and upper storage for added convenience (floorplan specific).
- Private double-car garages with EV capable parking keep your vehicles protected from the elements and provide storage for your extra items and seasonal gear.

SAFE AND SOUND

- Hard-wired smoke detectors.
- Secure deadbolt hardware on front entry door for peace of mind.
- Tasteful recessed lighting at your front entrance.
- Polygon New Generation Rainscreen construction for our West Coast climate.
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years).
 - Building envelope (5 years).
 - Structural defects (10 years).
- Enjoy Polygon's after-sales care, provided by our dedicated Customer Service team.

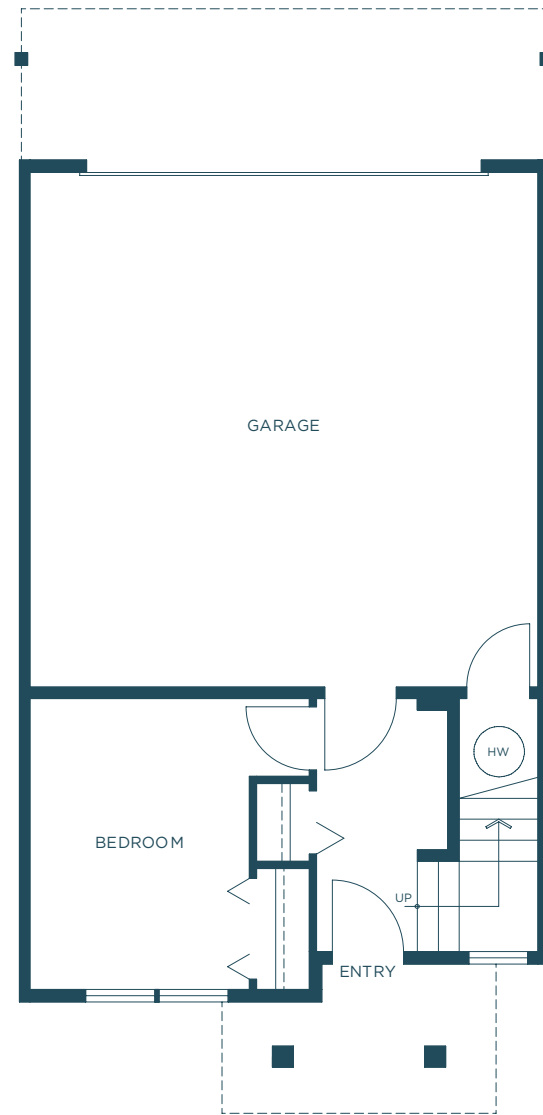
AMENITIES

- Well-appointed fitness studio provides a convenient place to exercise just steps from your door.
- Landscaped central green space featuring children's play elements and seating to enjoy the outdoors.
- Lit pedestrian walkways throughout the site provide interconnected routes to green space and major areas within the community.

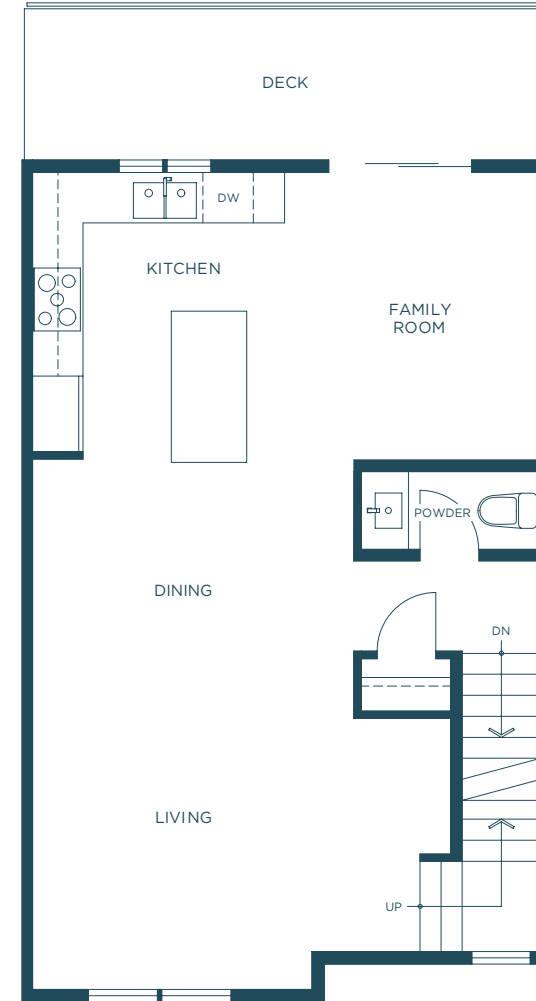


ASPEN SERIES
4 BEDROOM + FAMILY ROOM
2.5 BATHROOM
APPROX. 1,518 SQ. FT.

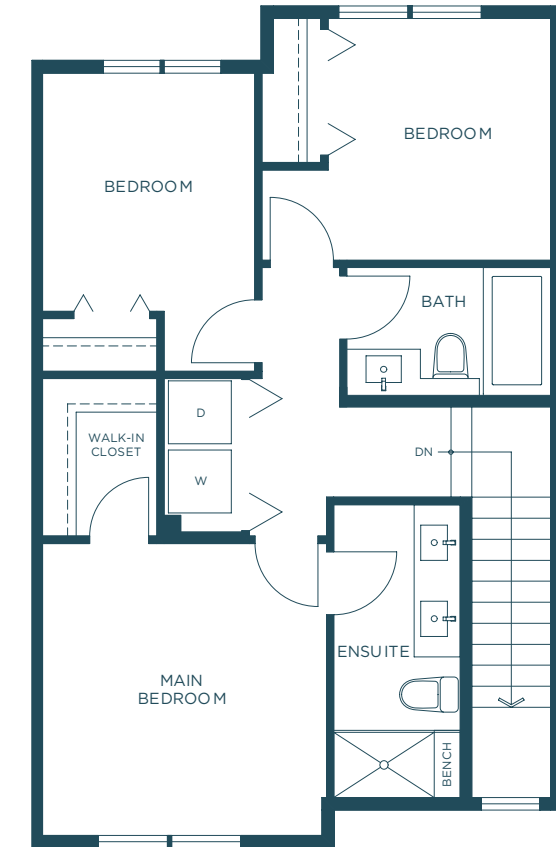
DRAFT



LOWER



MAIN



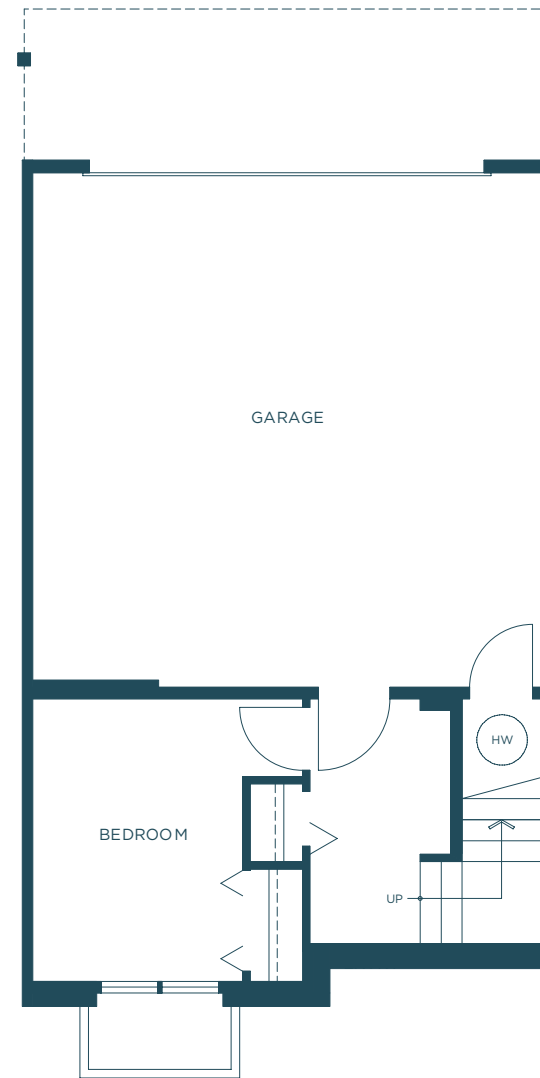
UPPER



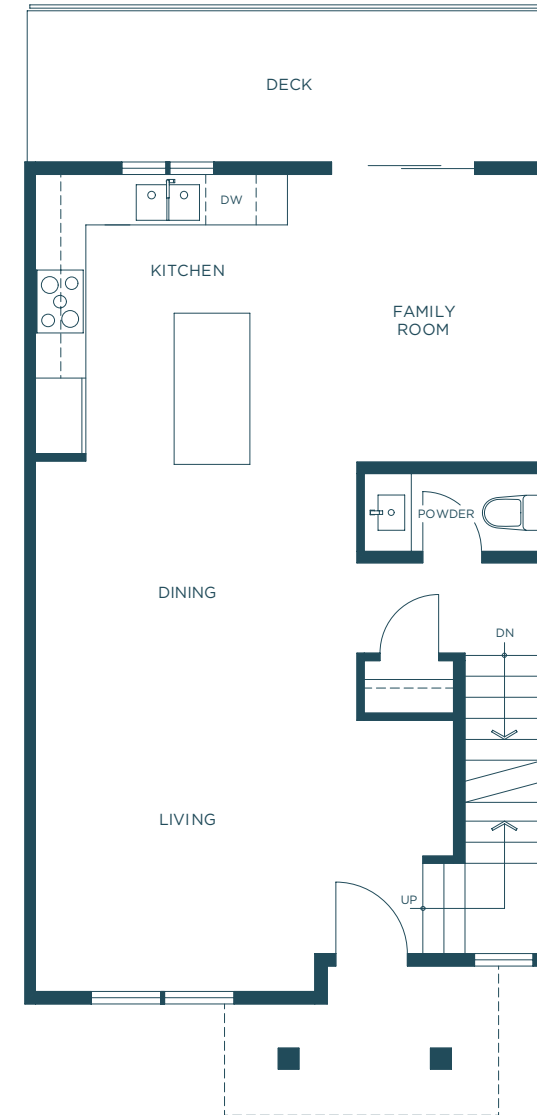
BIRCH SERIES

4 BEDROOM + FAMILY ROOM
2.5 BATHROOM
APPROX. 1,528 SQ. FT.

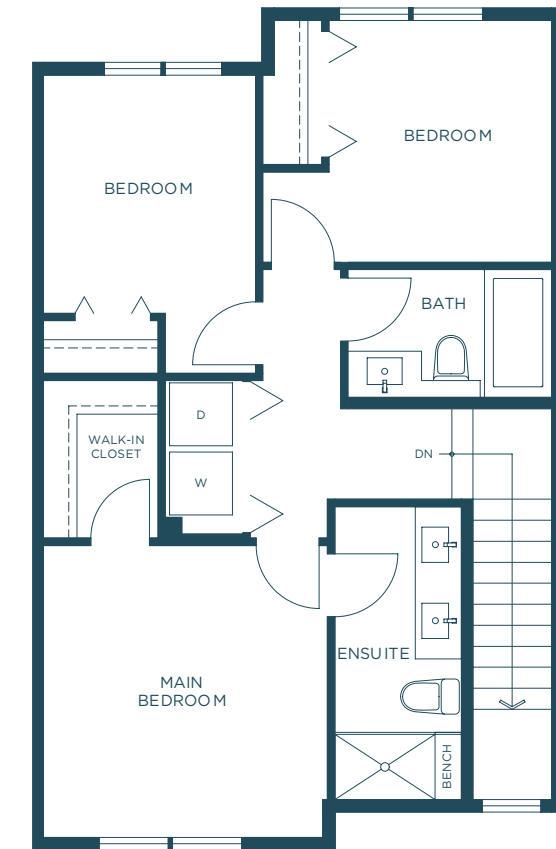
DRAFT



LOWER



MAIN



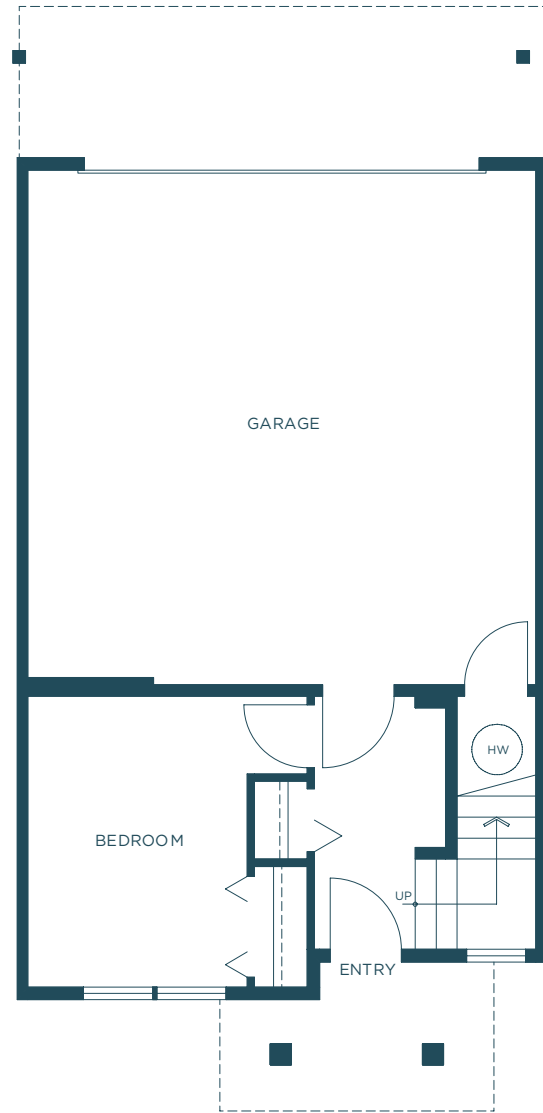
UPPER



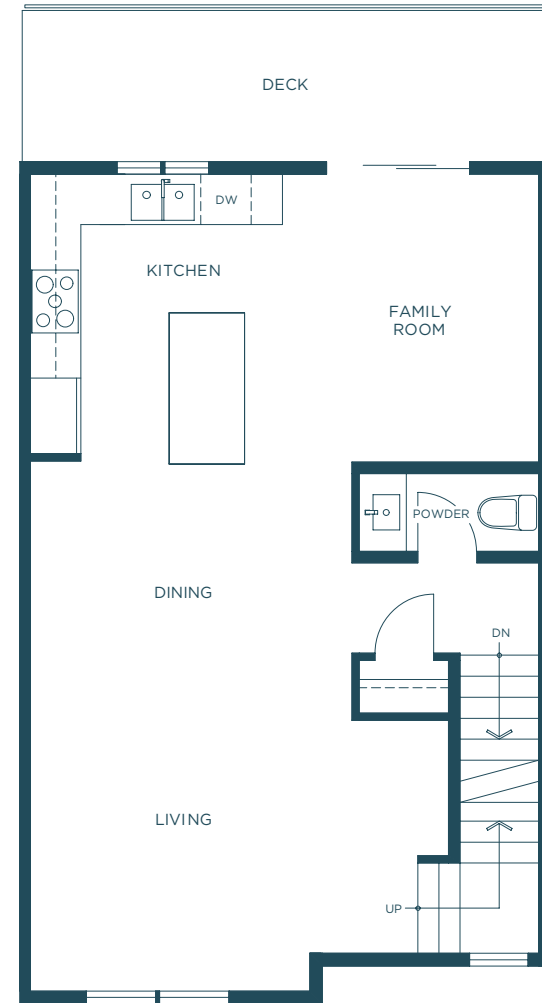
CYPRESS SERIES

4 BEDROOM + FAMILY ROOM
2.5 BATHROOM
APPROX. 1,507—1,512 SQ. FT.

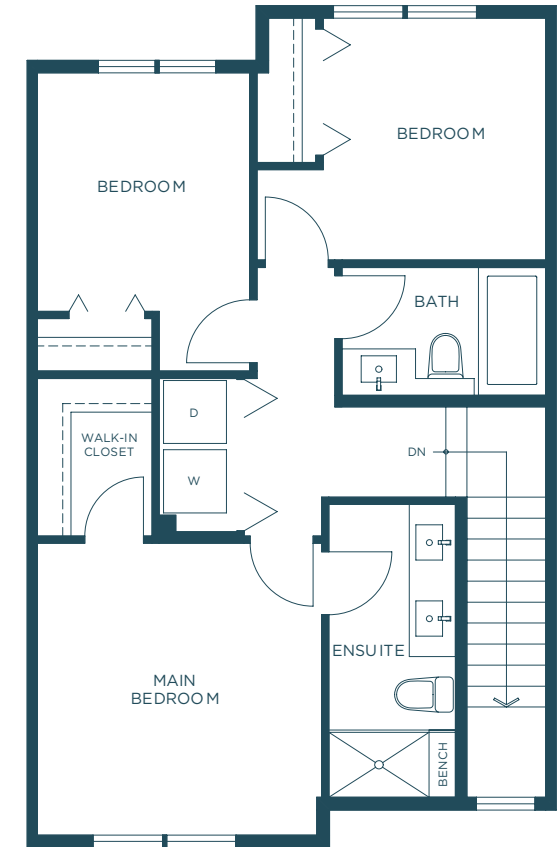
DRAFT



LOWER



MAIN



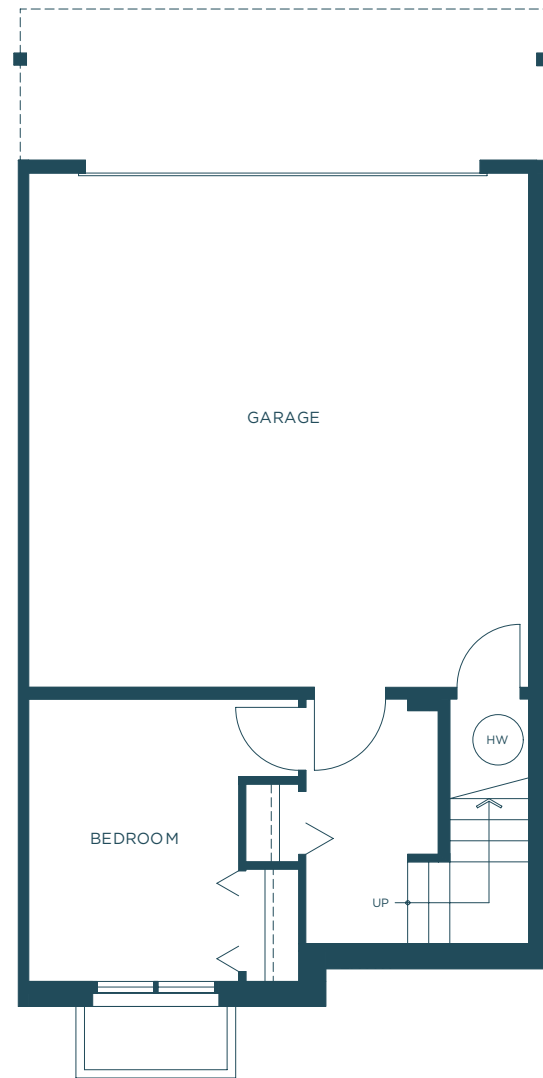
UPPER



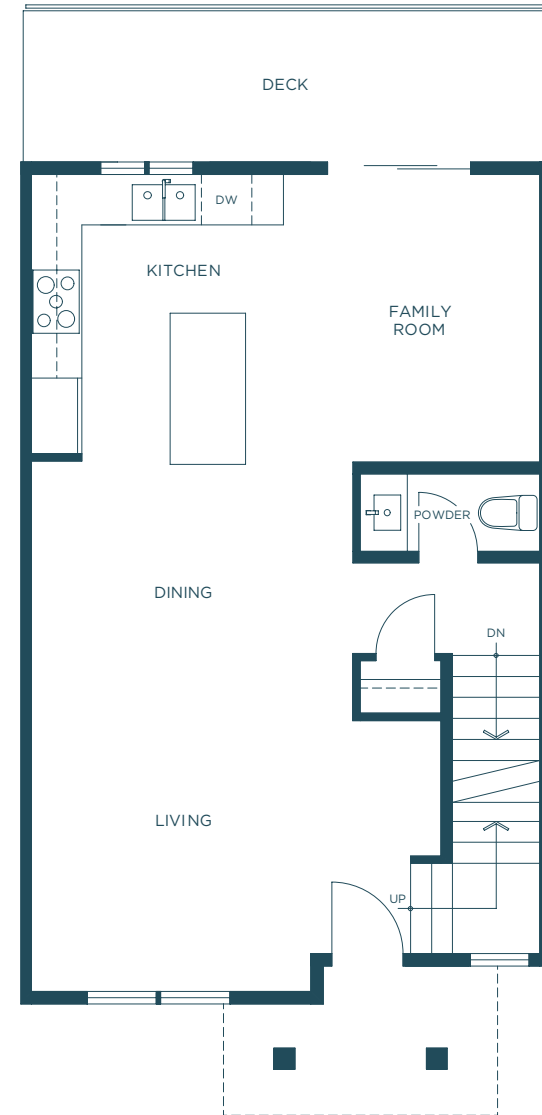
DOUGLAS SERIES

4 BEDROOM + FAMILY ROOM
2.5 BATHROOM
APPROX. 1,525—1,528 SQ. FT.

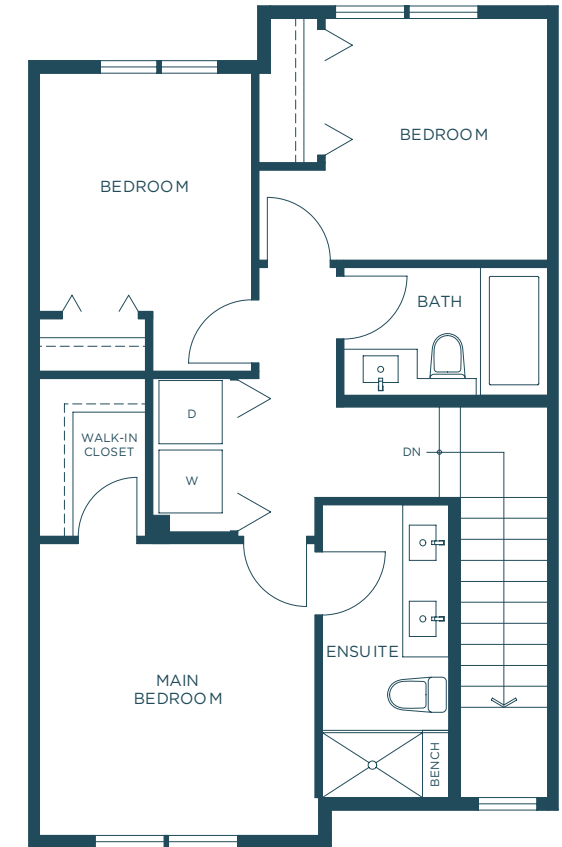
DRAFT



LOWER



MAIN



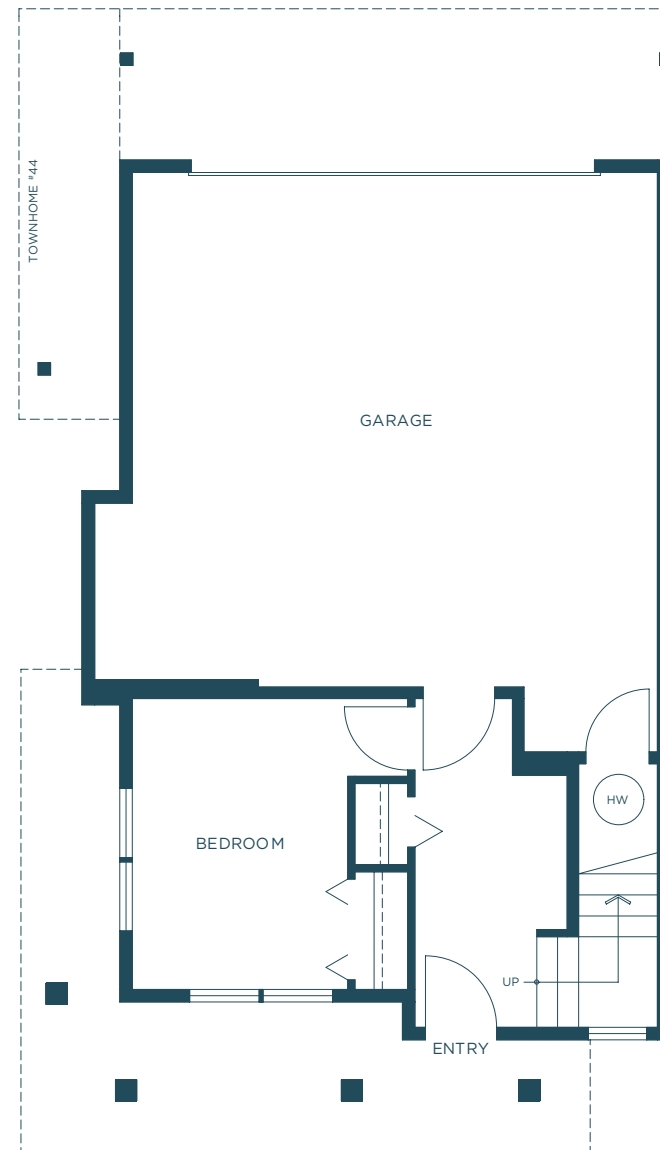
UPPER



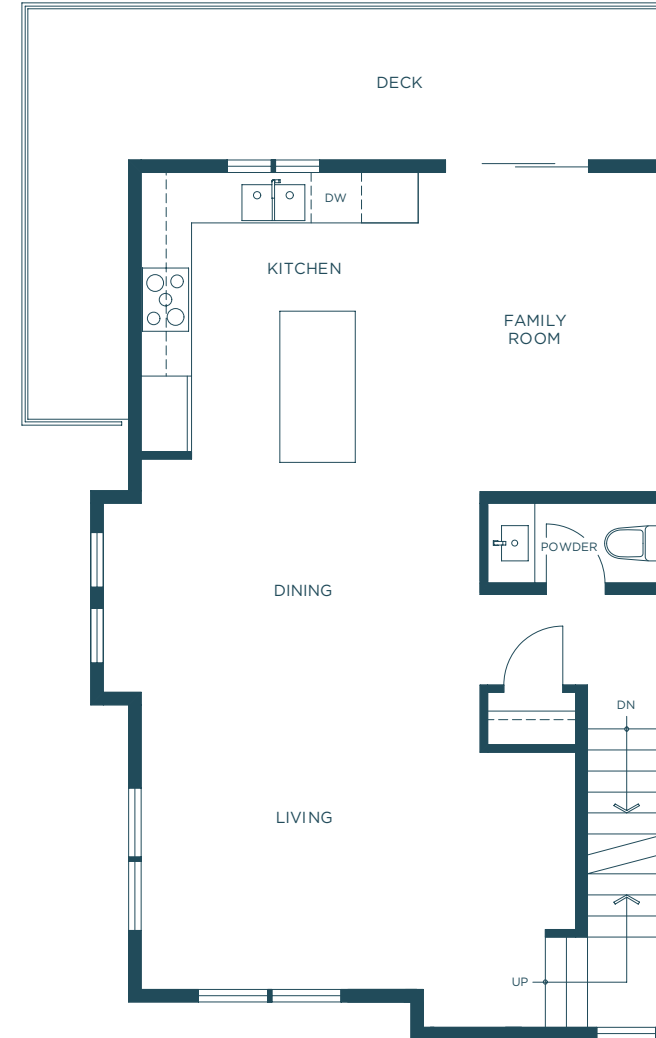
ELM SERIES

4 BEDROOM + FAMILY ROOM
2.5 BATHROOM
APPROX. 1,657 SQ. FT.

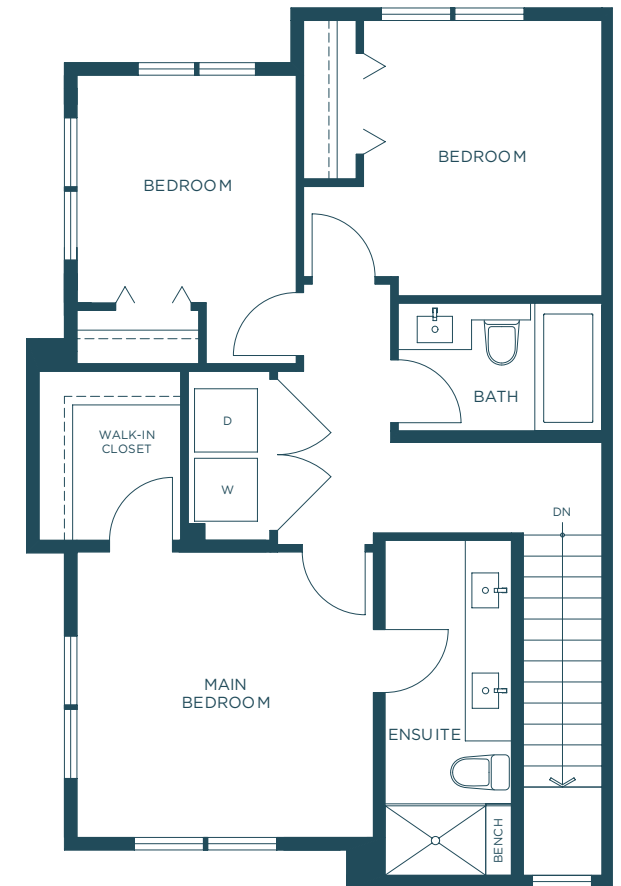
DRAFT



LOWER



MAIN



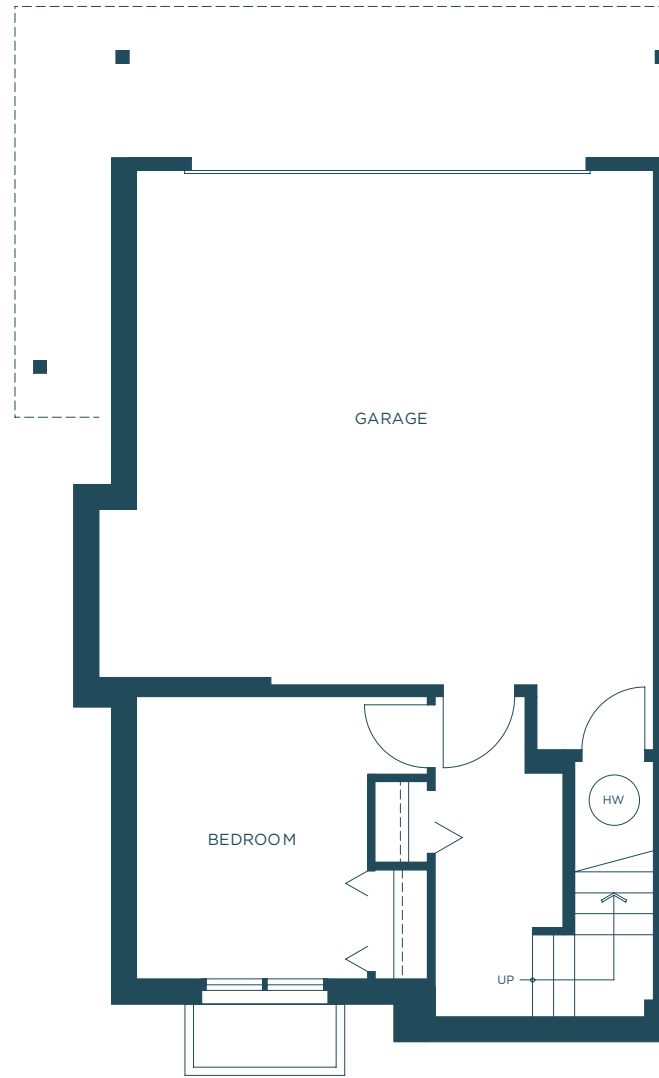
UPPER



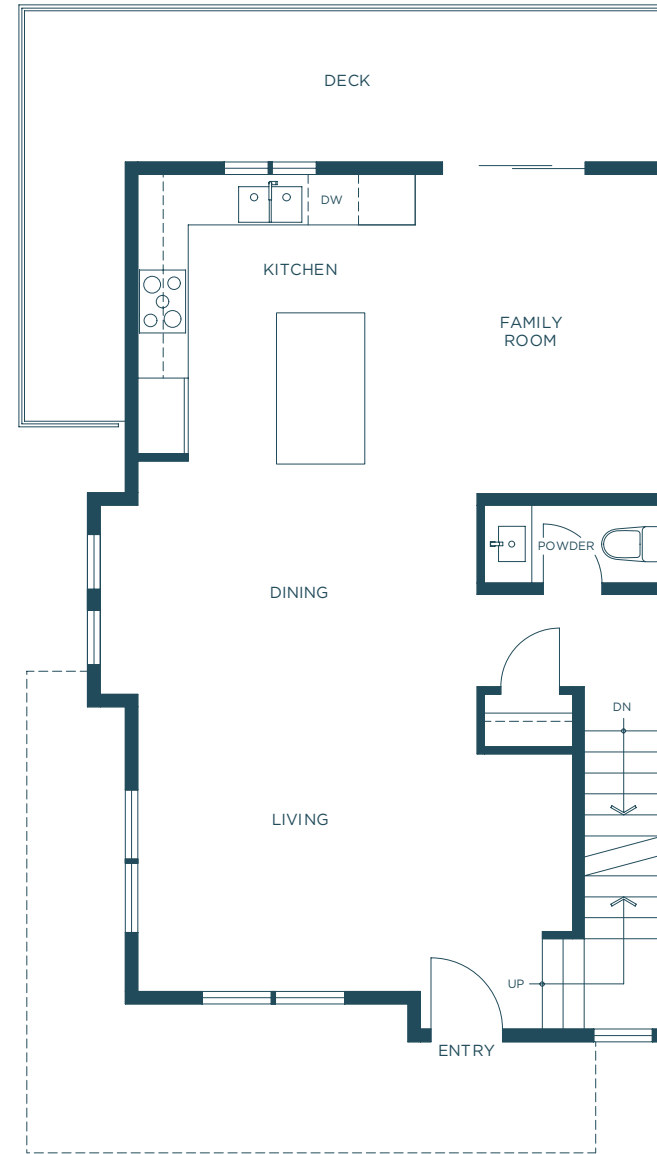
FOXGLOVE SERIES

4 BEDROOM + FAMILY ROOM
2.5 BATHROOM
APPROX. 1,678 SQ. FT.

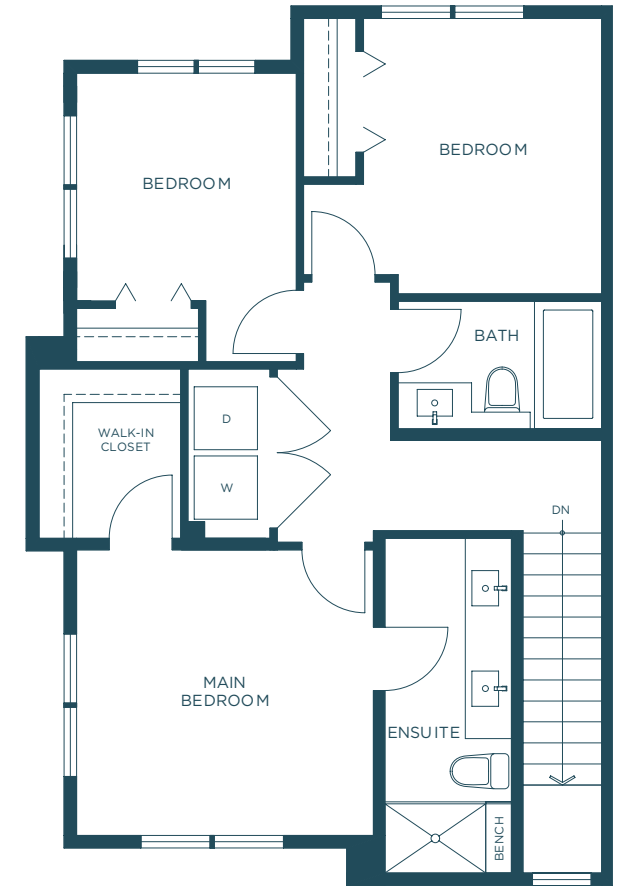
DRAFT



LOWER



MAIN



UPPER

Built right by Polygon

The quality homes at Byrnespark are built with care by Polygon Byrnespark Homes Ltd. With over four decades of homebuilding in British Columbia, the Polygon family of companies has built more than 32,000 homes throughout the Lower Mainland, from concrete high-rises and wood-frame condominiums to townhomes and single-family communities. During that time, Polygon has earned the trust of thousands of families by committing to quality design, sound construction and exceptional customer service.



FOR MORE INFORMATION
PLEASE CALL 604.228.8530 OR VISIT [POLYHOMES.COM](https://polyhomes.com)



POLYGON
POLYGON BYRNEPARK HOMES LTD.

   @POLYGONHOMES

[POLYHOMES.COM](https://polyhomes.com)