



*Riviera.*  
ON THE PARK. METROTOWN.

ADVANCE PREVIEW PACKAGE

# Mid-Century Elegance, Luxurious Modern Living.

## THE JEWEL OF METROTOWN



Defined by an iconic integration of world-class craftsmanship and sophisticated Mid-Century design, Riviera reflects the very best of elevated urban living in the heart of Metrotown. This striking 38 storey collection of spacious one-bedroom and den to three-bedroom homes are meticulously created with the finest finishes and the most extraordinary amenities to amplify your lifestyle.

**This is Riviera on the Park.**



# An Unforgettable First Impression

Designed by award-winning IBI Architects, Riviera inspires at first sight. The grand entrance sparkles with an illuminated water feature and distinctive gold lattice artwork that elegantly drapes your entry. A beautiful 5-star auto court evokes an effortless arrival or pick up.



Your Grand Arrival Experience



5-Star Hotel Inspired Auto Court



Grand Double Height Lobby



Luxurious Fireside Lounge

## Make an Entrance

Grand oversized chandeliers channel the Mid-Century prestige shining an inviting warmth throughout the voluminous space. A dedicated concierge awaits to offer uncompromising assistance while a cozy fireside lounge offers the ideal environment to greet visitors.



Social Lounge



Chef's Kitchen & Dining



Fitness Room

## Gather in Style

Just an elevator ride away, an entire floor of hospitality-inspired amenities awaits. A fully-equipped fitness centre lets you exercise at your convenience, guest suites enable friends and family to remain close by over the holidays, while the Riviera Social Lounge has all the accoutrements of an exclusive private club.



Relaxing Rooftop Terrace



Entertain on the Rooftop Terrace

## Under the Sun and Stars

Just outside, an elegantly composed and lushly landscaped outdoor terrace awaits. The space overlooks the verdant park below, offering inviting open space to sip a morning latte or an evening beverage as the sun sets and the moon rises. Fire tables create a flickering warmth that adds to the atmosphere of easygoing elegance, while barbecues and smartly designed seating and dining space provide ample areas for all manner of events.

# Kitchens Tailored with Taste



Opal Scheme

Generously appointed kitchens are a highlight of your home. A spacious island with a rich stone waterfall edge offers an expansive space for prep or platters. True-height cabinetry, including a pantry, are paired with sleek quartz composite counters and a seamless Carrara-inspired backsplash for a cohesive contemporary canvas. Full-sized appliances make mealtime a special occasion. Your choice of two palettes — warm and vibrant Opal, or cool and elegant Onyx — enable you to reflect and refine your personal sense of style.



Onyx Scheme



## Serene and Superlative Bathrooms



Spa-inspired bathrooms with tasteful under-vanity lighting, quartz composite counters, porcelain Carrara-inspired tile floors, and a custom-crafted mirrored medicine cabinet. A frameless glass shower or spacious soaker tub amplifies the atmosphere of rest and relaxation.





Spectacular Sights,



Inspired Surroundings

## LEGEND

### RESTAURANTS

- 1 Trattoria
- 2 Earls
- 3 Cactus Club
- 4 Chipotle
- 5 Mon Paris Patisserie
- 6 Sushi Garden
- 7 Marutama Ramen
- 8 Nando's
- 9 Starbucks
- 10 La Forêt
- 11 Fondway Cafe
- 12 Jenjudan
- 13 Boiling Point
- 14 ZUBU
- 15 Bella Gelateria
- 16 The Dolar Shop

### RECREATION

- 1 Bonsor Recreation Complex
- 2 Cineplex Cinemas Metropolis
- 3 Central Park
- 4 Central Park Public Tennis Courts
- 5 Central Park Pitch + Putt
- 6 Bonsor Park
- 7 Kinnee Park
- 8 Maywood Park
- 9 GoodLife Fitness
- 10 Fitness World
- 11 Anytime Fitness
- 12 David Gray Off- Leash Park

### SHOPPING & SERVICES

- 1 Metropolis at Metrotown
- 2 Crystal Mall
- 3 Hudson's Bay
- 4 ICBC
- 5 Pharmasave
- 6 PriceSmart Foods
- 7 RBC
- 8 Real Canadian Superstore
- 9 Walmart
- 10 Save-On-Foods
- 11 Rexall
- 12 Scotiabank
- 13 Shoppers Drug Mart
- 14 T&T Supermarket
- 15 TD Bank
- 16 HSBC
- 17 Vancity
- 18 Hilton Burnaby
- 19 Best Buy
- 20 BC Liquor Store
- 21 London Drugs
- 22 Burnaby Public Library
- 23 WeWork

### SCHOOLS

- 1 Marlborough Elementary
- 2 Maywood Community School
- 3 Burnaby South Secondary
- 4 South Slope Elementary
- 5 Wonderworld Montessori Academy
- 6 CEFA Early Learning
- 7 Suncrest Elementary
- 8 Nelson Elementary



# Live More in Metrotown

Burnaby is home to every urban experience imaginable, including diverse restaurants and bars, specialty shops, clubs, pristine parks, playgrounds and more. From shopping to dancing, cafés to craft cocktails, it's all right outside your door. With ample transit options and two SkyTrain stations less than 5 minutes away, you can head to Downtown Vancouver, the airport, and nearby schools such as Simon Fraser University and BCIT. Metropolis at Metrotown is a downtown destination you don't have to travel for—the entrance is just minutes away on foot, offering unmatched access to over 300 shops and services.



# Features

## FIRST IMPRESSIONS

- 38 storeys of mid-century modern inspired design by award-winning IBI Group
- Extravagant entrance with a cascading water feature, lush landscaping, and a hotel-inspired auto court
- Grand, over-height lobby with luxurious fireside seating and a concierge to welcome you home
- Close proximity to SkyTrain, Lobley Park, Metropolis at Metrotown, Central Park, schools, and everyday conveniences

## YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by The Mill Design Group:
  - OPAL (warm and vibrant)
  - ONYX (cool and elegant)
- Up to 9' ceilings and LG integrated heating and air conditioning throughout
- Contemporary laminate flooring in kitchen and living areas with the option to upgrade to engineered hardwood in a classic herringbone or traditional straight lay\*
- Sleek roller-shade window coverings throughout living areas with blackout features in bedrooms
- Full-size, front-loading, energy-efficient washer and dryer
- Pre-wired for high-speed internet and digital cable access
- Generous balconies and garden patios with outdoor lighting and exterior outlets
- Conveniently located cable and data outlets in the living room and bedrooms

## CRAFTED KITCHENS

- Soft-close, full-height cabinetry
- Contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet task lighting
- Islands with stone waterfall edge detail and pantries in most homes
- Quartz composite countertops with seamless Carrara-inspired backsplash
- USB/USB-C outlet(s) for convenient charging

- Cook and entertain with full-size stainless steel and integrated appliances:
  - 5-burner gas cooktop with undermount 30" wall oven by Bosch
  - French-door style integrated refrigerator with bottom-mount freezer drawer by Fisher & Paykel
  - Modern chimney style stainless-steel hood fan by Broan
  - Sleek 24" integrated dishwasher by Bosch
  - Built-in microwave by Panasonic
- Premium Kohler 'Ludington' undermount double-basin sink
- Single-lever Kohler 'Purist' faucet with an integrated pull-down spray nozzle in polished chrome

## REST & RETREAT

- Spacious walk-in or walk-through closets in main bedrooms
- Bright and contemporary light fixtures
- USB/USB-C outlets in all bedrooms
- Large soaker tub with chrome Kohler bath and shower set with contemporary polished wall tile surround in main bathrooms
- Sleek, frameless-glass shower with polished chrome Kohler multifunctional handheld showerhead, built-in niche, and tile surround in two bedroom ensuite
- Full-wall vanity mirror with LED valance trim lighting in main bathrooms
- Custom mirrored medicine cabinets in ensuite
- Quartz composite vanity countertops with undermount sinks, polished chrome Kohler fixtures, and under-vanity accent lighting
- Soft-close cabinetry with contemporary chrome hardware
- Luxurious porcelain tile flooring

## PEACE OF MIND

- Entry phone with security cameras throughout the building common areas, parkade, and entry
- Two key fob entry devices provide access to the lobby, amenity spaces, storage locker rooms, and secure parkade\*\*
- All homes include energy-efficient, Low E, double-glazed windows and patio doors with thermally-broken aluminum frames
- Rough-in for a wireless security system

- Fire alarm, smoke and carbon monoxide detector, and sprinklers
- One personal storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
  - 2-year materials and labour
  - 5-year building envelope
  - 10-year structural
- Dedicated customer service team ensures that living in your home is worry-free

## EVERYDAY ESSENTIALS

- Dedicated concierge
- 8,000 sq.ft of indoor and outdoor amenity space
- Hospitality-inspired Social Club with a fireside lounge, ping pong table, impressive chef's kitchen and dining area
- Beautifully landscaped 7th floor terrace complete with an outdoor cooking and entertaining space, a fireside lounge, and a tranquility bench located in the lush garden area
- Fully equipped Fitness Centre with an outdoor cooldown area
- Guest suite for out-of-town visitors
- Secured parcel room for deliveries
- Secured visitor parking spots
- 2 car wash stalls
- Electric vehicle charging outlets in all residential parking stalls
- Visitor bicycle storage area
- Dedicated area for future car-share operators to provide vehicles on-site

## OPTIONAL UPGRADES

- Engineered hardwood flooring throughout (classic straight lay or stylish herringbone)
- Window screens

\* Optional upgrades - ask a Sales Associate for pricing and details

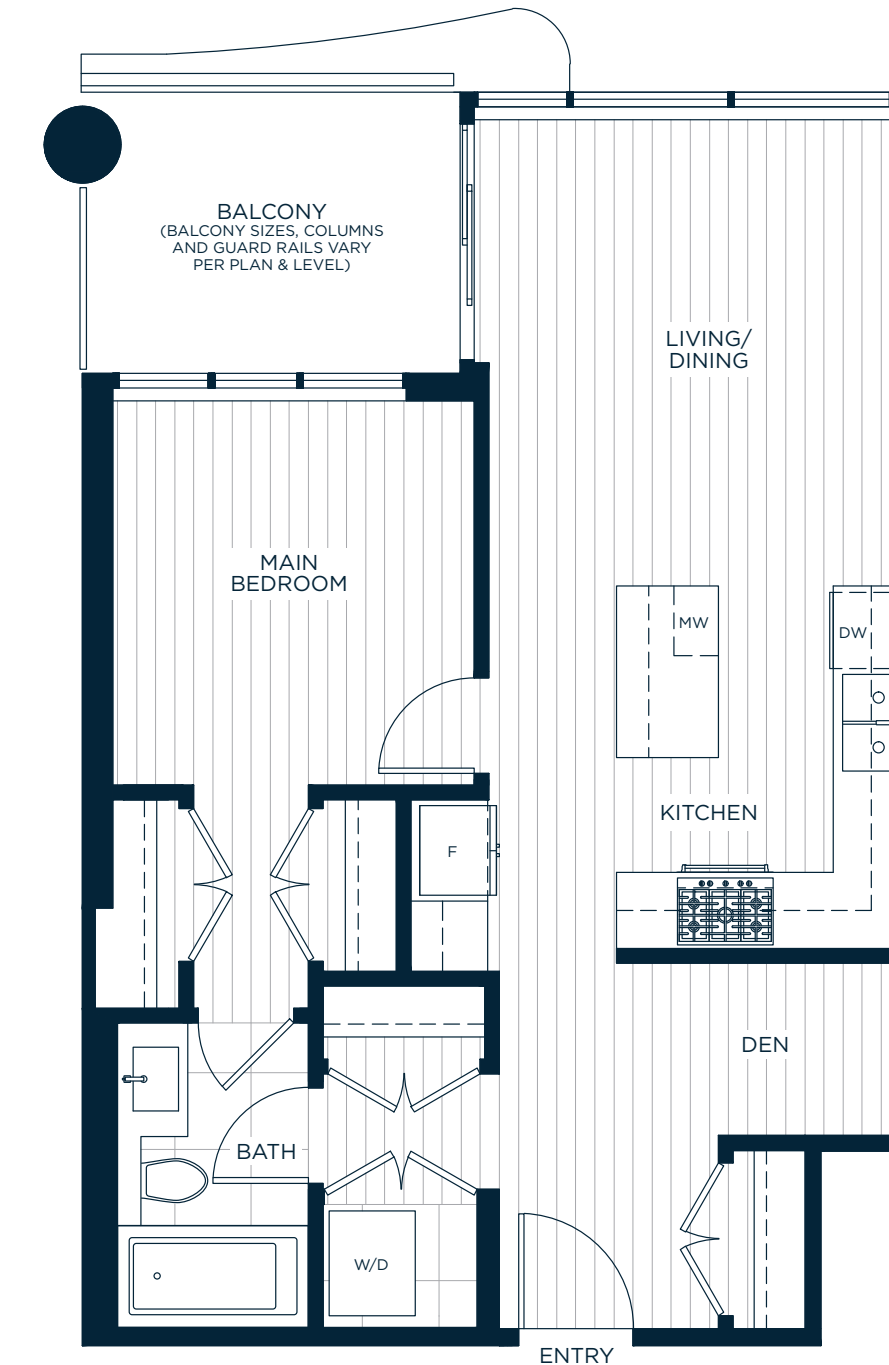
\*\* Additional key fobs available upon request through your dedicated strata management company

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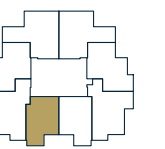
A

ONE BEDROOM & DEN  
ONE BATH

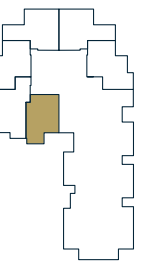
INDOOR LIVING: APPROX. 646 SQ. FT.  
OUTDOOR LIVING: APPROX. 75 SQ. FT.  
TOTAL: APPROX. 721 SQ. FT.



LEVELS 9-34



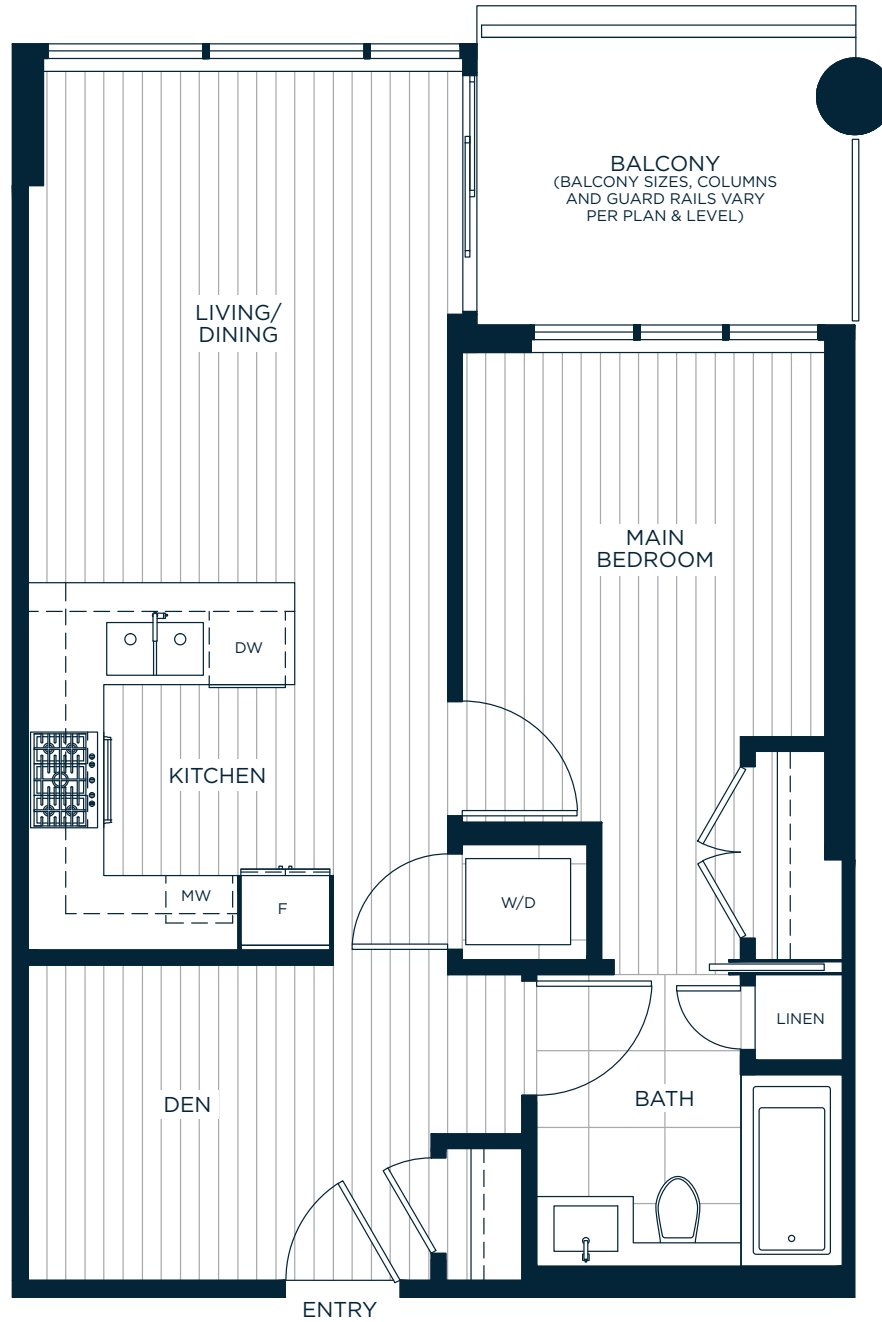
LEVELS 3-6



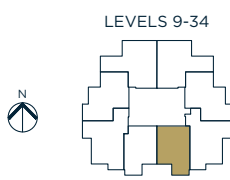
# A1

ADAPTABLE  
ONE BEDROOM & DEN  
ONE BATH

INDOOR LIVING: APPROX. 657 SQ. FT.  
OUTDOOR LIVING: APPROX. 75 SQ. FT.  
TOTAL: APPROX. 732 SQ. FT.



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In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. All patio, terrace and balcony sizes may vary. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Riviera are built by LM Riviera Homes Limited Partnership. E. & O.E.

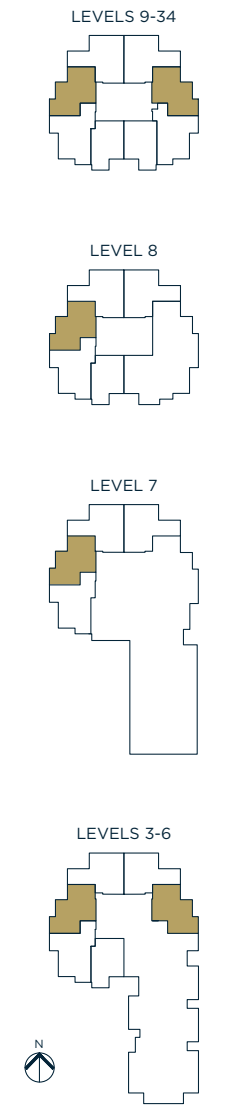
# B

TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 753 SQ. FT.  
OUTDOOR LIVING: APPROX. 180 SQ. FT.  
TOTAL: APPROX. 933 SQ. FT.



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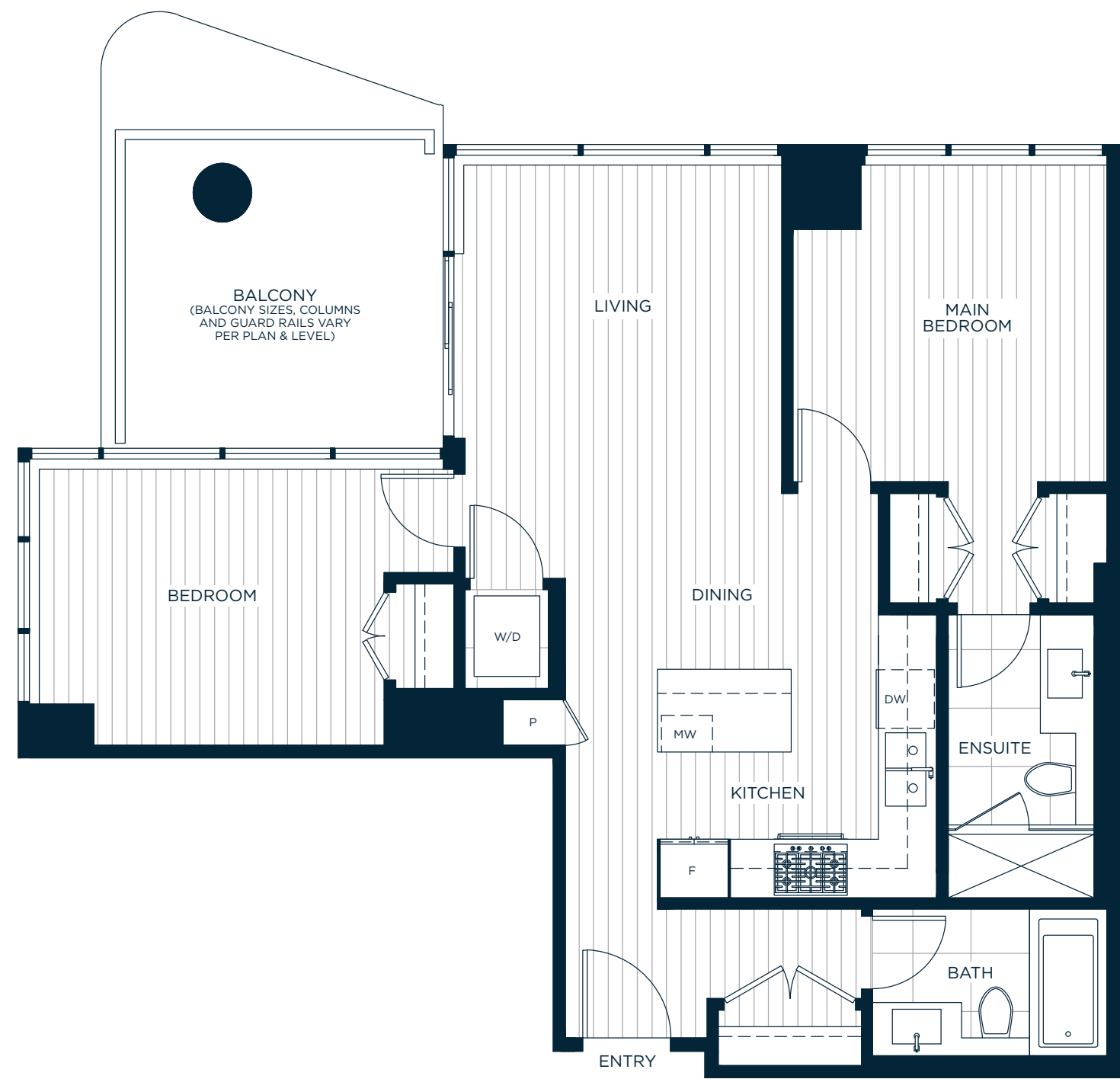


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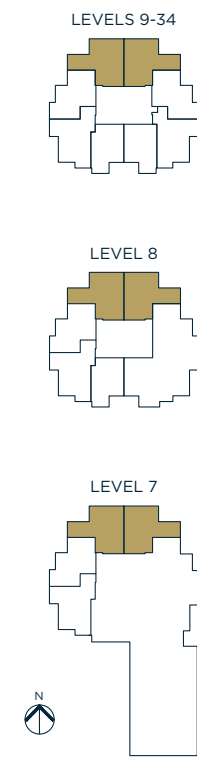
# B1

TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 850-861 SQ. FT.  
OUTDOOR LIVING: APPROX. 118 SQ. FT.  
TOTAL: APPROX. 968-979 SQ. FT.



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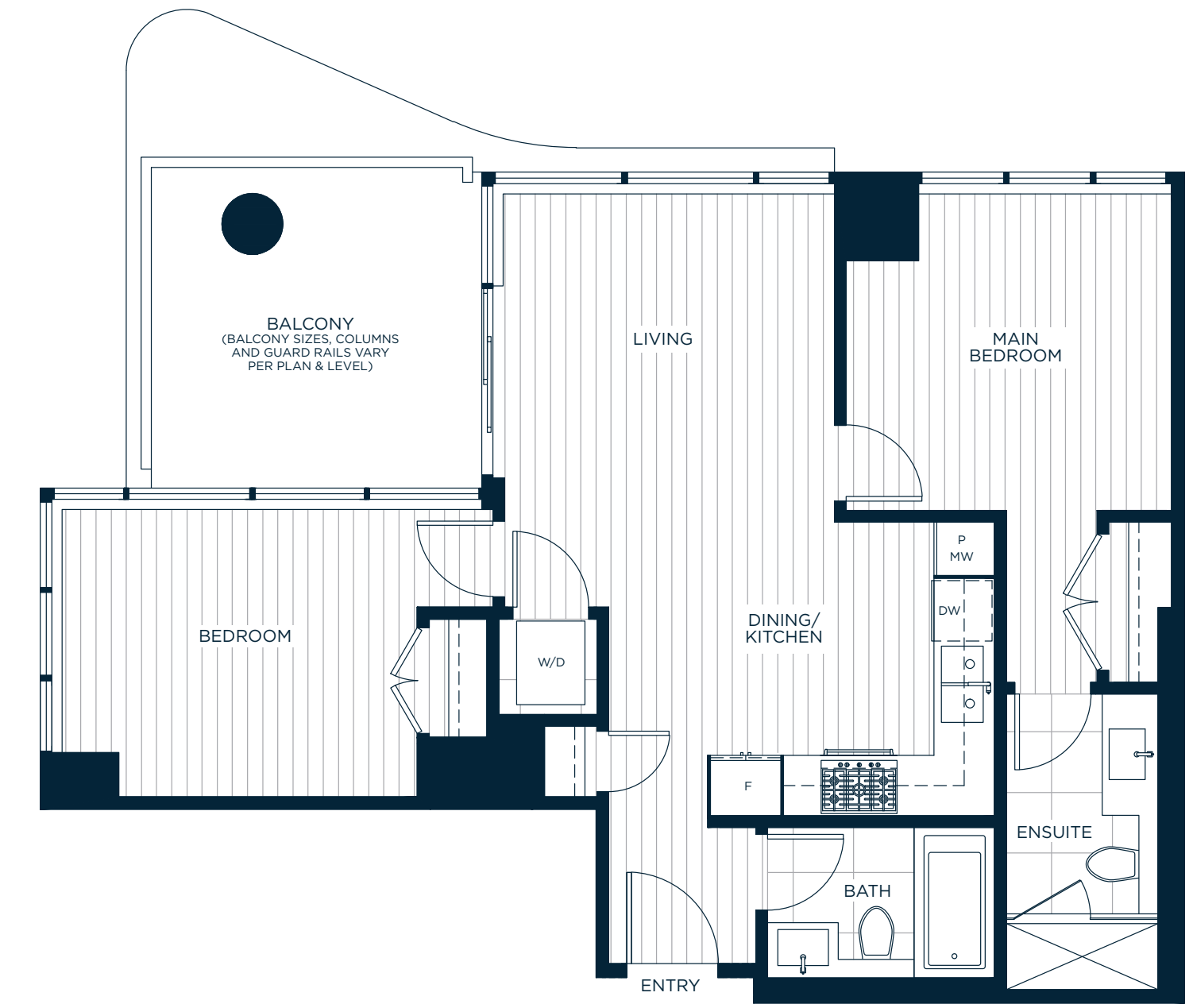


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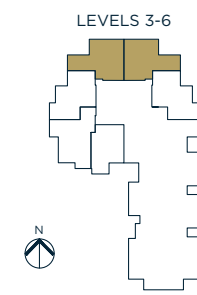
# B2

TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 753 SQ. FT.  
OUTDOOR LIVING: APPROX. 118 SQ. FT.  
TOTAL: APPROX. 871 SQ. FT.



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# C

ADAPTABLE  
TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 840-850 SQ. FT.  
OUTDOOR LIVING: APPROX. 134 SQ. FT.  
TOTAL: APPROX. 974-984 SQ. FT.

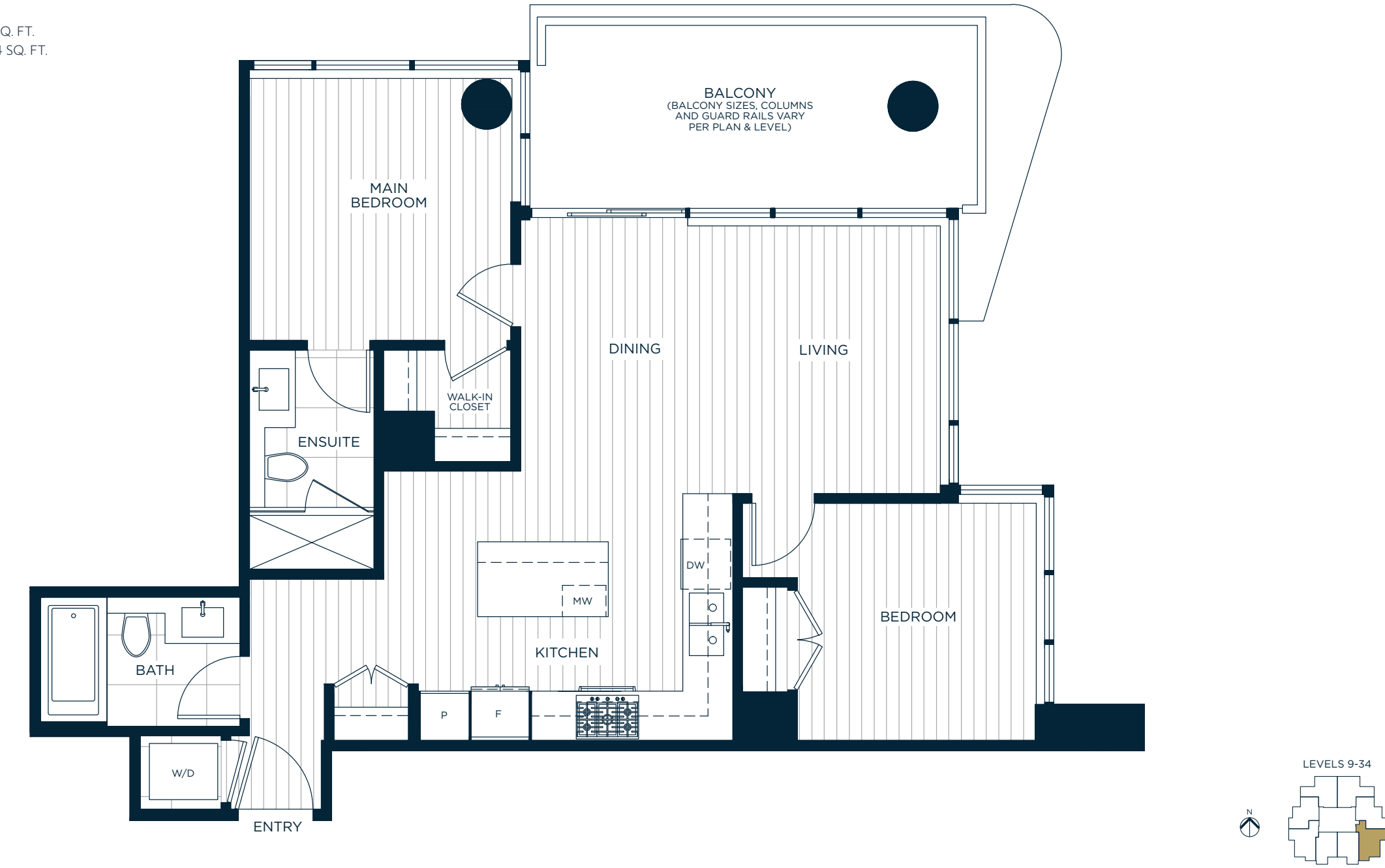


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# C1

TWO BEDROOM  
TWO BATH

INDOOR LIVING: APPROX. 807 SQ. FT.  
OUTDOOR LIVING: APPROX. 134 SQ. FT.  
TOTAL: APPROX. 941 SQ. FT.



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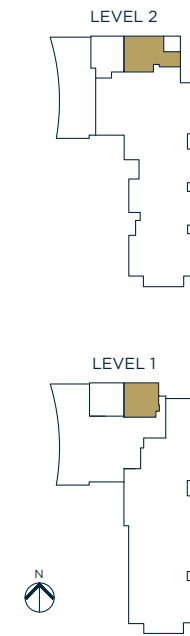
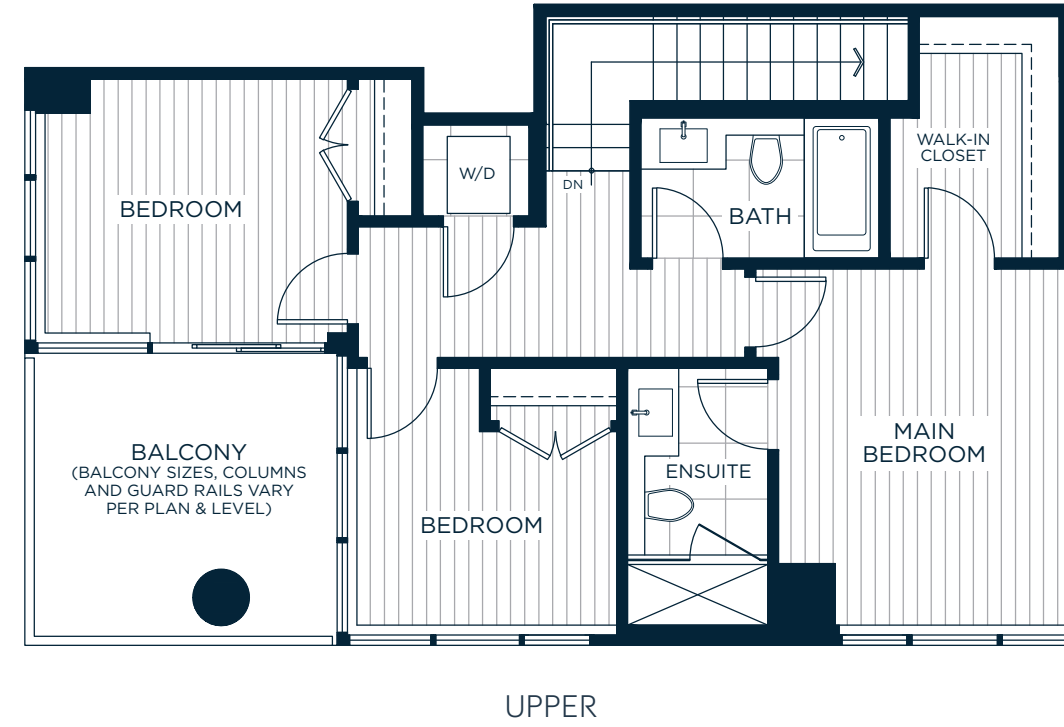
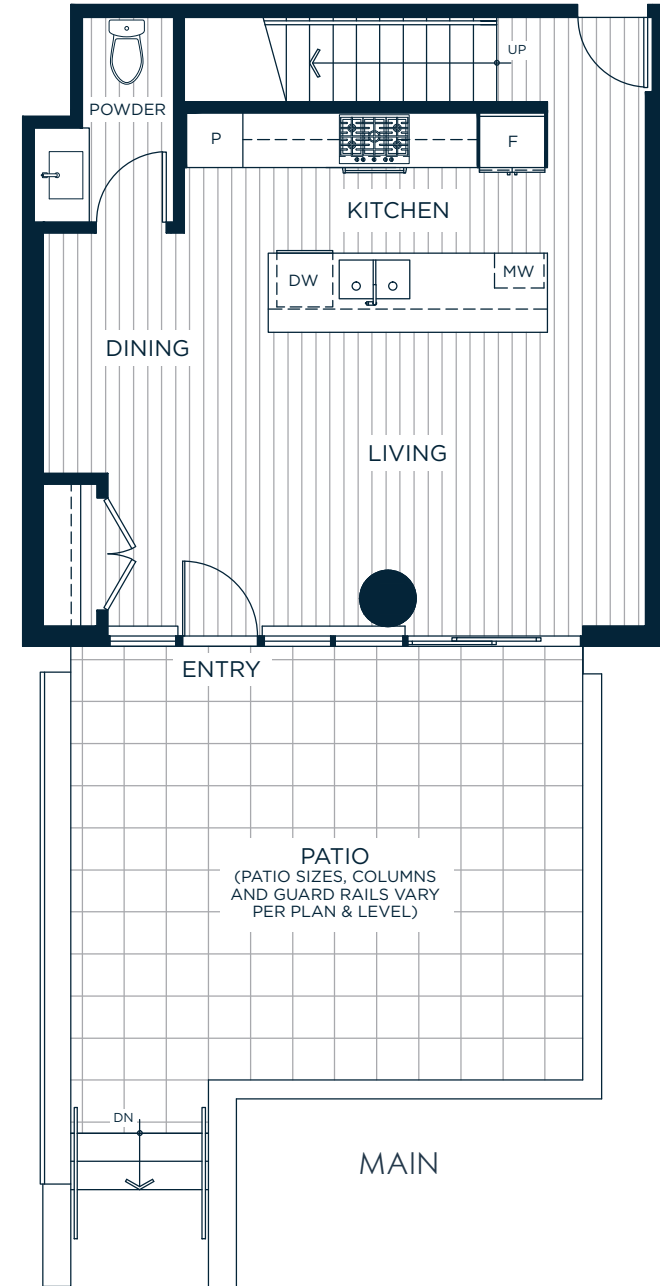
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# TH1

THREE BEDROOM  
TWO AND A HALF BATH

INDOOR LIVING: APPROX. 1,281 SQ. FT.  
OUTDOOR LIVING: APPROX. 396 SQ. FT.  
TOTAL: APPROX. 1,677 SQ. FT.

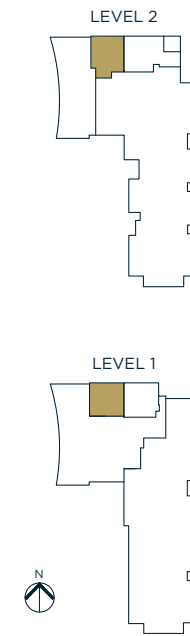
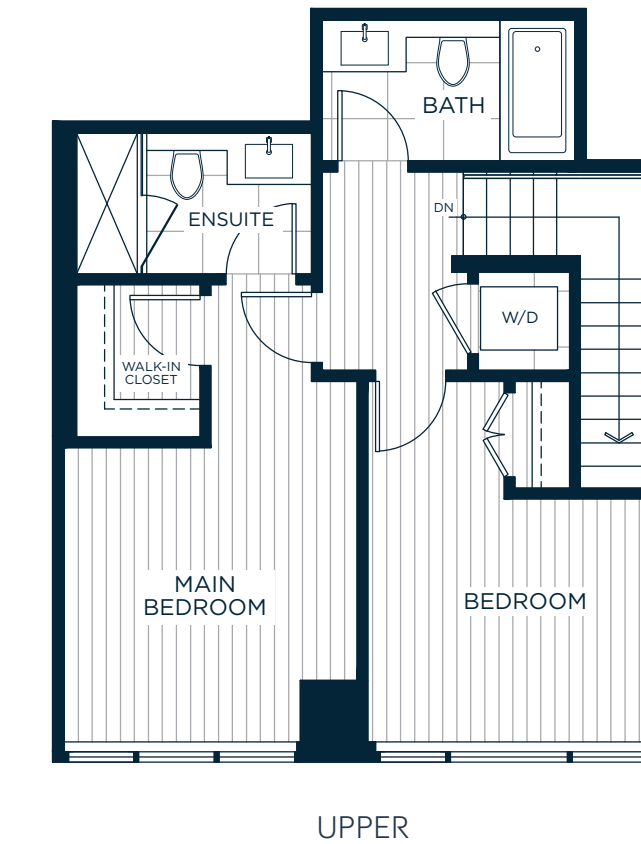
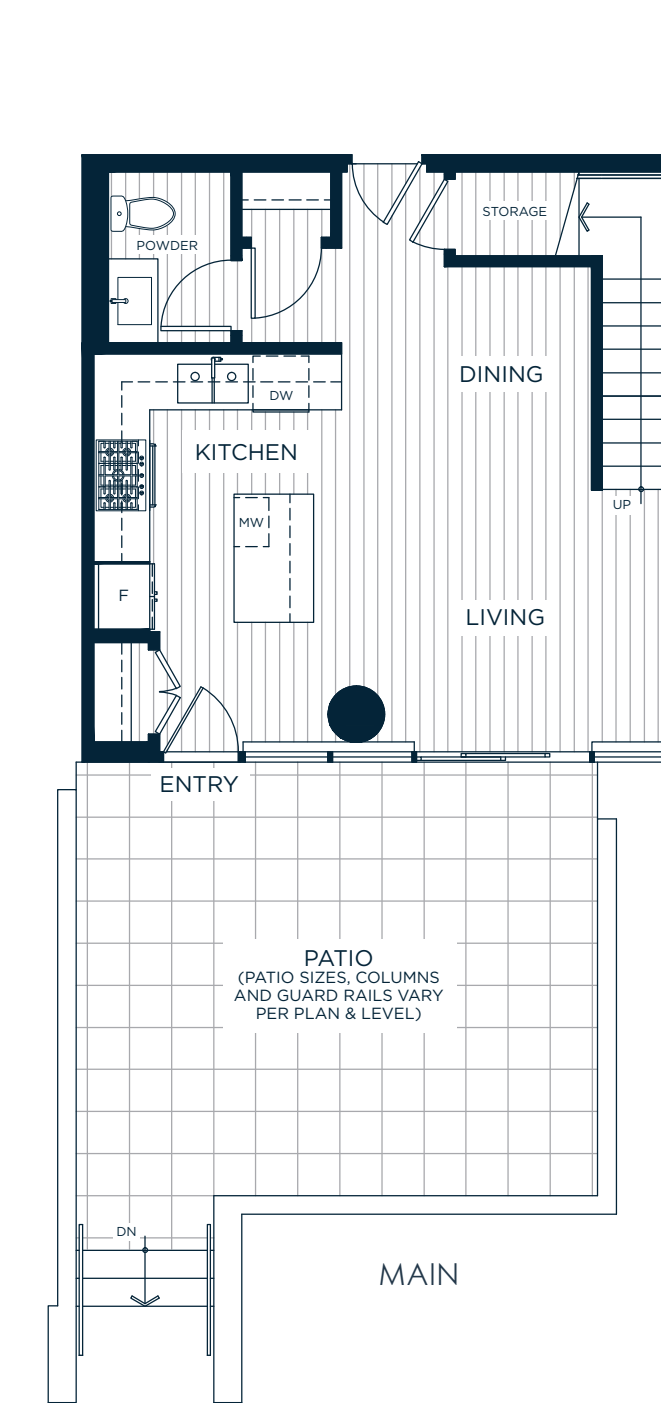


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# TH2

TWO BEDROOM  
TWO AND A HALF BATH

INDOOR LIVING: APPROX. 1,066 SQ. FT.  
OUTDOOR LIVING: APPROX. 286 SQ. FT.  
TOTAL: APPROX. 1,352 SQ. FT.



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# Amenity Level 7



- 1 CHEF'S KITCHEN
- 2 DINING
- 3 FIRESIDE LOUNGE
- 4 PING PONG TABLE
- 5 FITNESS CENTRE
- 6 GUEST SUITE
- 7 TERRACE DINING
- 8 TERRACE FIRESIDE LOUNGE



# Landscape Plan



- 1 LOBBY ENTRANCE
- 2 FIRESIDE LOUNGE
- 3 CONCIERGE DESK
- 4 AUTO COURT ENTRANCE
- 5 AUTO COURT
- 6 7TH FLOOR TERRACE





# Award Winning Partners



## IBI GROUP

IBI Group™ is a technology-driven design firm, providing architecture, engineering, planning, systems, and technology services to their clients for nearly 50 years. With more than 2,700 professionals located in over 60 offices around the world, they create responsive, resilient spaces and smart urban environments by bringing the established capabilities from their Intelligence practice into their core Buildings and Infrastructure businesses. From high-rises to hospitals, and transit systems to schools, IBI Group™ shapes the way people live, work, move, learn, and heal in the cities of tomorrow.

## PWL PARTNERSHIP

For 40 years, PWL Partnership's team of landscape architects, urban designers, and planners have built a reputation for excellence across Canada, the USA, and Asia. Their office has five Partners, four Associates and a team of 30 landscape architects and designers. Based in Vancouver, PWL works hard to establish meaningful and lasting relationships with their client groups, project teams, and local stakeholders. The firm's experience encompasses complex waterfronts, greenways, transit corridors, urban plazas, streetscapes, neighbourhood parks and parklets.

## THE MILL DESIGN GROUP INC.

The Mill Design Group Inc. was founded in 2011 by interior designer, Janine Wilson. Based in beautiful North Vancouver, The Mill Design Group Inc. specializes in Multi-Family residential design. With over 18 years of experience in the interior design industry, Janine and her amazing team work with developers to create interiors and home finishes that reflect the best of a neighbourhood while embodying the future buyer's aesthetics and values. The Mill's design belief is that interior finishes should be timeless and easy to manage, without sacrificing style and comfort.



**LEDINGHAM McALLISTER**

*Building BC since 1905*



## CONFIDENCE. QUALITY. VALUE

At Ledingham McAllister we are dedicated to smart development by creating superior new home communities in great locations. For over a century it has been our commitment to exacting standards of design, environmental leadership, engineering and construction that ensures homes of enduring quality and value. More than 20,000 homes later, we can proudly state, that our past was built on it, and our future depends on it.





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