

# THE CITY OF LOUGHEED

TOWER THREE DRAFT PACKAGE

For the  
First Time in  
Metro Vancouver

SHAPE IS RELEASING A FULLY COMPLETED, MOVE-IN READY TOWER WITH  
262 BRAND NEW, AIR CONDITIONED HOMES FOR SALE.

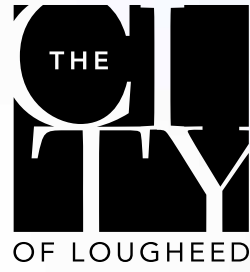
## TOWER THREE

For the first time in Metro Vancouver, SHAPE is offering a completely re-imagined real estate buying experience for move-in ready homes. An opportunity to select the perfect home, view, layout and colour scheme that suits each individual lifestyle, from an exclusive collection of 262 brand new, air conditioned homes. Tower THREE is the final opportunity to own in Neighbourhood ONE's best location, in the coveted south east corner.

It started with an extraordinary vision to build a 37-acre master planned community in Burnaby, complete with over 20 residential towers and 1.3 million square feet of shopping, dining and culture. Now, after years of meticulous planning and unwavering commitment, we're opening our doors to Neighbourhood ONE, a \$1 billion destination. Residents will enjoy the unparalleled convenience and lifestyle of living above an evolving shopping centre with global brands, endless dining options, SkyTrain on-site and the fully connected PriceSmart Foods grocery store.

# Saving the Best for Last





DOWNTOWN VANCOUVER



HIGHWAY 1

LOUGHEED TOWN CENTRE SKYTRAIN STATION



BURNABY, BC

SFU

TOWER THREE MOVE IN JULY

NORTH RD

AUSTIN RD



# An Award-Winning Master Plan

Recognized by the Planning Institute of British Columbia for its excellence in planning, The City of Lougheed is an ambitious master plan that is redefining the meaning of city centre by revolutionizing the way people live, shop, socialize and invest.

## TIER-A MASTER PLAN

The highest calibre of master planned developments, encompassing the unmatched potential of premium residential homes combined with a dynamic shopping and dining destination, all seamlessly connected to transit, and unified under a single vision.

## A 37-ACRE CITY

A new community spanning 16 city blocks, with over 300 new shops and restaurants and more than 5-acres of public parks and plazas.

## \$7 BILLION INVESTMENT

Over the long-term, an estimated \$7 billion will be invested in making this master plan vision a reality.

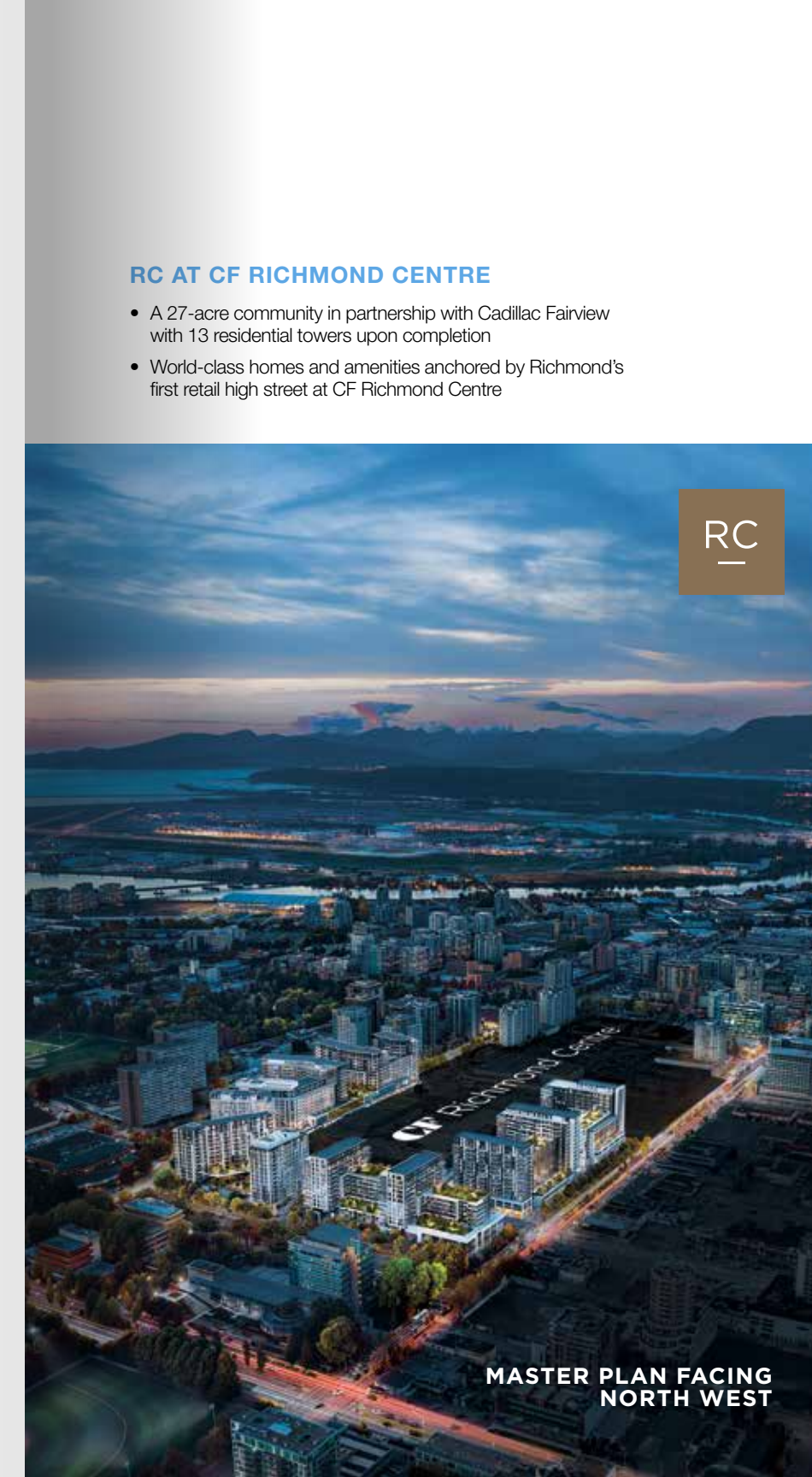
## OVER 20 HIGH-RISE TOWERS

Residents will belong to an expertly-planned community with unique neighbourhoods that each offer distinct character and charm.

SHAPE

# The Experts Behind Metro Vancouver's Most Ambitious Master Plans

SHAPE is leading some of North America's most ambitious master planned projects including The Amazing Brentwood, The City of Lougheed and RC at CF Richmond Centre. With a bold vision and relentless pursuit of excellence, SHAPE specializes in complete communities with shops, restaurants, entertainment and high-rise homes in one thoughtfully designed destination with rapid transit connected.



## RC AT CF RICHMOND CENTRE

- A 27-acre community in partnership with Cadillac Fairview with 13 residential towers upon completion
- World-class homes and amenities anchored by Richmond's first retail high street at CF Richmond Centre



## THE AMAZING BRENTWOOD

- A 28-acre community with 11+ residential towers upon completion
- Market leading retail and a diverse range of culinary options in the heart of North Burnaby

# At the Centre of Metro Vancouver

The City of Lougheed is a significant, central and connected access point for all of Metro Vancouver. As the only community with three SkyTrain lines and a major bus loop on-site, it is the most connected master plan in the region.

Meanwhile, major thoroughfares such as Highway 1 & Lougheed Highway are minutes away, offering immediate access to the entire region by car.



## THE AMAZING BRENTWOOD

CAR: 10 mins SKYTRAIN: 13 mins

## SIMON FRASER UNIVERSITY

SKYTRAIN + TRANSIT: 18 mins CAR: 8 mins

## DOWNTOWN VANCOUVER

CAR: 30 mins SKYTRAIN: 30 mins

# 5 Minutes to Everything

At the centre of the region, The City of Lougheed sits surrounded by every urban convenience imaginable.

Just steps away, the future Cameron Community Centre & Library is being redeveloped into a contemporary facility complete with a two-storey library, aquatic centre, indoor running track and child minding areas. Residents will have direct access to the temporary facility that will be relocated to The City of Lougheed Shopping Centre starting Fall 2023.

## THE CITY OF LOUGHEED

1. London Drugs
2. Kins Farm Market
3. Sport Chek
4. Walmart
5. Temporary Cameron Community Centre & Library (Coming Fall 2023)

## 6. THE EAST MARKET:

- Bubble Waffle Café
- CQ Express
- Oomomo
- Shiny Tea

## 7. THE EATERIES:

- Barcelos
- Cazba Persian Grill
- Curry Express
- Freshii

## FOOD & DRINK

- Jugo Juice
- Manchu Wok
- Nikko Teriyaki
- OPA!
- Shiok Express
- Steve's Poké Bar
- Starbucks
- Thai Express

## 8. NEIGHBOURHOOD ONE:

- PriceSmart Foods
- TD Bank
- CIBC
- BMO
- RBC
- Scotiabank
- Oxygen Yoga & Fitness
- Many more retailers to come

## FOOD & DRINK

9. Dageraad Brewing
10. Denny's
11. Green Leaf Café
12. Hee Rae Deung Korean Chinese Restaurant
13. IHOP
14. Jimmy's Place Restaurant
15. JOEY Coquitlam
16. Kokoro Tokyo Mazesoba
17. McDonald's
18. Passion8 Dessert Cafe
19. Pho 99
20. Sharetea
21. Sushi California
22. The Taphouse Coquitlam
23. The Wild Fig Restaurant + Bar
24. WINGS
25. White Spot

## GROCERY & CONVENIENCE

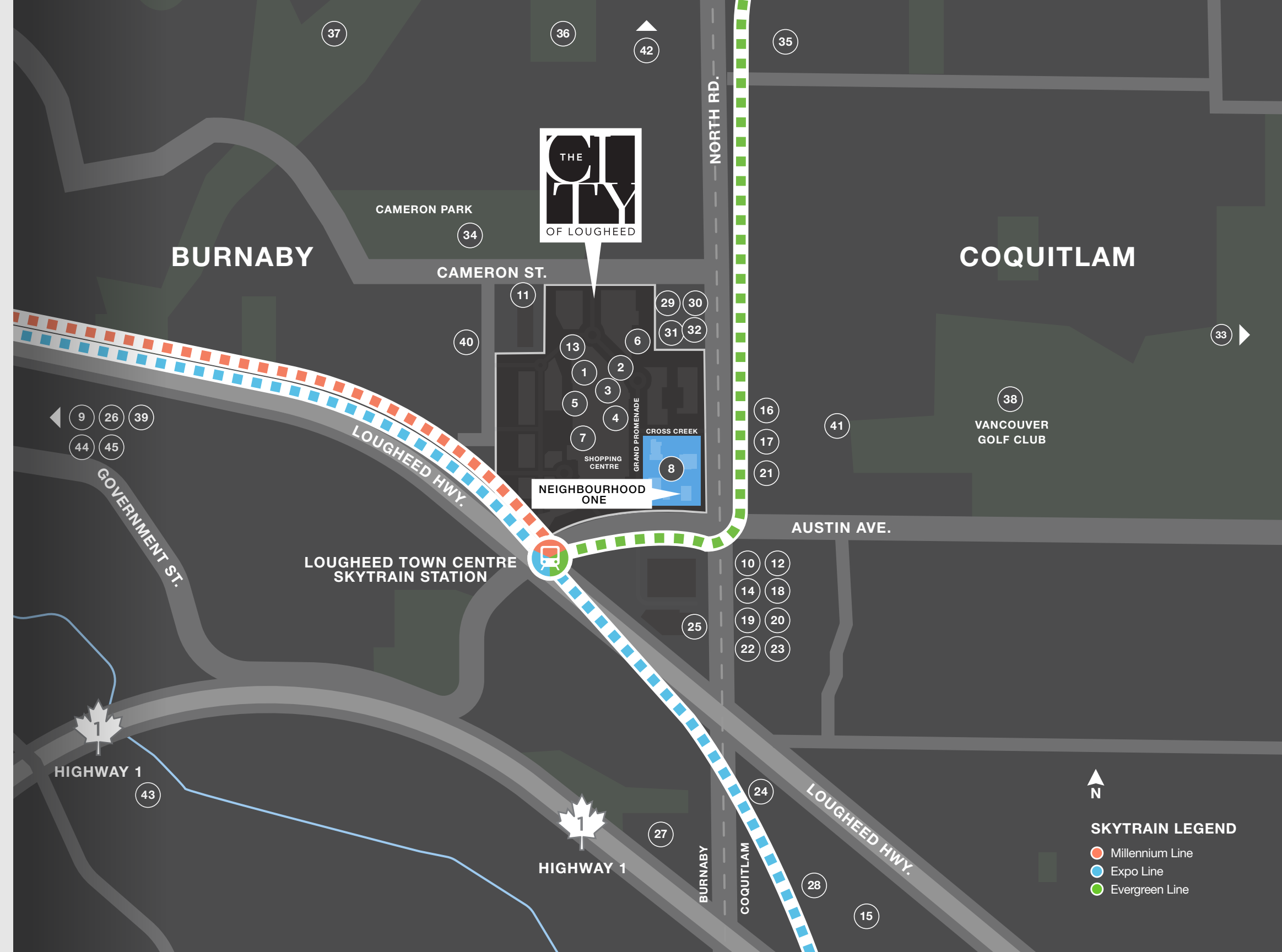
26. Costco
27. Hannam Supermarket
28. H-Mart
29. Save-On-Foods
30. Shoppers Drug Mart
31. BC Liquor Store
32. Canada Post

## PARKS & RECREATION

33. Blue Mountain Park
34. Future Cameron Community Centre & Library (Coming 2026)
35. F45 Training
36. Lyndhurst Park
37. Stony Creek Park
38. Vancouver Golf Club

## EDUCATION

39. Burnaby Mountain Secondary
40. Cameron Elementary
41. Coquitlam College
42. Lyndhurst Elementary
43. Propel Montessori Daycare
44. Cambridge Montessori Children's House
45. Smilestones Junior Kindergarten Preschool & Daycare



**SKYTRAIN LEGEND**

- Millennium Line
- Expo Line
- Evergreen Line



# Shopping and Dining at Your Doorstep



## TODAY

The City of Lougheed features a dynamic collection of global brands, restaurants and community events.

**FEATURED RETAILERS:** Walmart, London Drugs and Sport Chek.

**THE EATERIES:** A beautiful space featuring restaurants serving contemporary casual fare.

**THE EAST MARKET:** A destination for Asian fare, from dim sum to home goods.

**NEIGHBOURHOOD ONE:** PriceSmart Foods, Oxygen Yoga, RBC, TD Bank, CIBC, BMO, Scotiabank and more for your day-to-day needs.

## TOMORROW

Future neighbourhoods and retailers at the shopping centre will continue to add more energy and excitement to The City of Lougheed.





TOWER THREE  
MOVE IN JULY

TOWER TWO

TOWER ONE

SFU

TOWER FOUR

LOUGHEED TOWN CENTRE  
SKYTRAIN STATION



LOUGHEED HWY.

BURNABY, BC

AUSTIN RD.

NORTH RD.

VIEW OF  
NEIGHBOURHOOD ONE  
FACING NORTH WEST

# Neighbourhood ONE

**TOWER ONE** | **SOLD OUT**  
566 HOMES

**TOWER THREE** | **SELLING JULY**  
262 MOVE-IN READY HOMES

**TOWER TWO** | **SOLD OUT**  
474 HOMES

**TOWER FOUR** | **FULLY LEASED**  
237 LUXURY RENTAL HOMES

After years of meticulous planning, the first neighbourhood has shifted from a vision to reality— and it's incredible. As a resident of Neighbourhood ONE, you will live above parks, pathways, green space and a tree-lined boulevard with vibrant new shops, restaurants, cafés and PriceSmart Foods.

## NEIGHBOURHOOD ONE

# Activating the City, One Neighbourhood at a Time

### FOUR SOARING TOWERS

Over 1,500 modern and timelessly designed homes with breathtaking views

### \$1 BILLION INVESTMENT

A rare opportunity to invest in one of Metro Vancouver's most ambitious master planned communities

### PARKS & GREENERY

Beautifully landscaped public spaces enriched by lush parks and tree-lined boulevards

### OVER 110,000 SQUARE FEET OF NEW RETAIL

An open-air retail experience at your doorstep designed to elevate day-to-day living



TOWER THREE

VIEW OF NEIGHBOURHOOD ONE FROM AUSTIN RD FACING NORTH



# Unparalleled Convenience

Experience the unparalleled convenience of living directly above PriceSmart Foods, located on-site at Austin Road and Grande Promenade, where the luxury of getting farm fresh produce every day is just an elevator ride away.

Here, you'll find a diverse selection of international ingredients catered to every taste. Pick up last minute ingredients and host dinner at your place with ease.



Two  
Timeless  
Colour  
Schemes



# Exceptional SHAPE Home Features

- AIR CONDITIONING
- OVER-HEIGHT CEILINGS UP TO 8'-6"
- THOUGHTFUL L-SHAPED KITCHENS
- EUROPEAN FULL-HEIGHT CABINETS
- INTEGRATED BOSCH APPLIANCES
- CONVENIENTLY PLACED USB OUTLETS
- SIDE-BY-SIDE WASHER AND DRYER ROOM WITH BUILT-IN STORAGE
- REINFORCED TV WALL WITH SECURE PRE-BUILT BACKING

## Lower Level



Over  
22,000 SF  
of Private  
Amenities

## Lower Level



- 1 Multimedia Lounge
- 2 Games Lounges
- 3 Entertainment Lounges
- 4 Dining Lounge
- 5 Open Lounge
- 6 Open Games Room
- 7 Children's Playroom
- 8 Craft Room
- 9 Washrooms

## Main Level



- 1 Cardio Room
- 2 Fitness Centre
- 3 Table Tennis
- 4 Yoga Studio
- 5 Privacy Pods
- 6 Billiards Lounge
- 7 Concierge Desk
- 8 Open Lobby Lounge
- 9 Common Lounge
- 10 Washrooms

## Rooftop



- 1 Children's Play Area
- 2 Community Garden Plots
- 3 Bocce Court
- 4 Putting Green
- 5 Outdoor Lounge
- 6 BBQ Area

# Reasons to Invest

## UNRIVALED LOCATION

The only master plan with three SkyTrain lines and a major bus loop on-site. The City of Lougheed is the most connected master plan in Metro Vancouver.

## A NEW BUYING EXPERIENCE

A completely re-imagined real estate experience for move-in ready homes. Knowledgeable sales associates guide you through the homebuying process, as you select your ideal home, floor and view from a collection of 262 brand new, air conditioned homes.

## CAPITAL COMMITTED

\$1 billion invested in Neighbourhood ONE. Upon completion, an estimated total of \$7 billion will be invested in The City of Lougheed.

## VISION & MASTER PLAN

A cohesive 37-acre master plan in Burnaby with up to 20 residential towers, all orchestrated under one unified vision. The City of Lougheed is an opportune investment that will evolve over time, set to create long-term value for purchasers, residents and the community.

## HOMES & DESIGN

Timeless design, thoughtful layouts and quality homes are all qualities that have become synonymous with the SHAPE brand. This, coupled with over 22,000 square feet of carefully programmed amenities spanning three levels means residents have everything they need right at home.

## URBAN CONVENIENCES AT YOUR DOORSTEP

PriceSmart Foods along with thoughtfully curated shops, restaurants and cafés are all an elevator ride away.

## ESTEEMED INVESTMENT PARTNERS

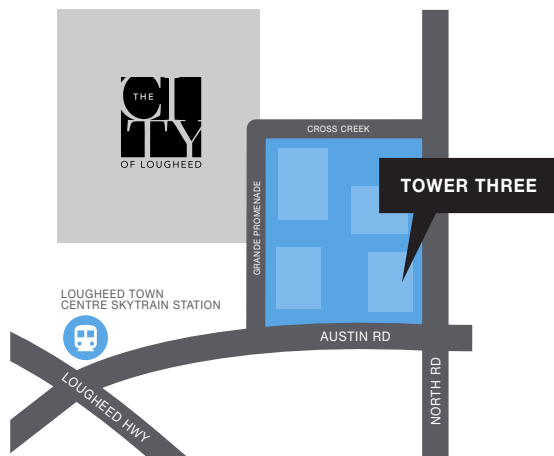
A remarkable opportunity to invest alongside SHAPE and TD Asset Management, one of the most successful asset management companies responsible for \$389 billion in assets.

## PEACE OF MIND

SHAPE's industry leading Customer Care team offer on-site guidance for a seamless move-in process, while 2-5-10 New Home Warranty provides owners with peace of mind.

## SAFE AND SECURE

Five-star service, professional security staff, well-lit walkways and a snowmelt system on Cross Creek that prevents snow and ice build up, all ensure a safe and secure environment.



## TOWER THREE AT THE CITY OF LOUGHEED

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**SHAPE**  
Sales & Marketing by Shape Marketing