



S O U T H  
Y A R D S



An aerial night view of a city skyline, likely Vancouver, with mountains in the background. The city is illuminated with lights from buildings and streets. In the foreground, a large, modern building complex is highlighted with a bright, glowing effect, suggesting a new development. The sky is dark blue, and the mountains are silhouetted against the horizon.

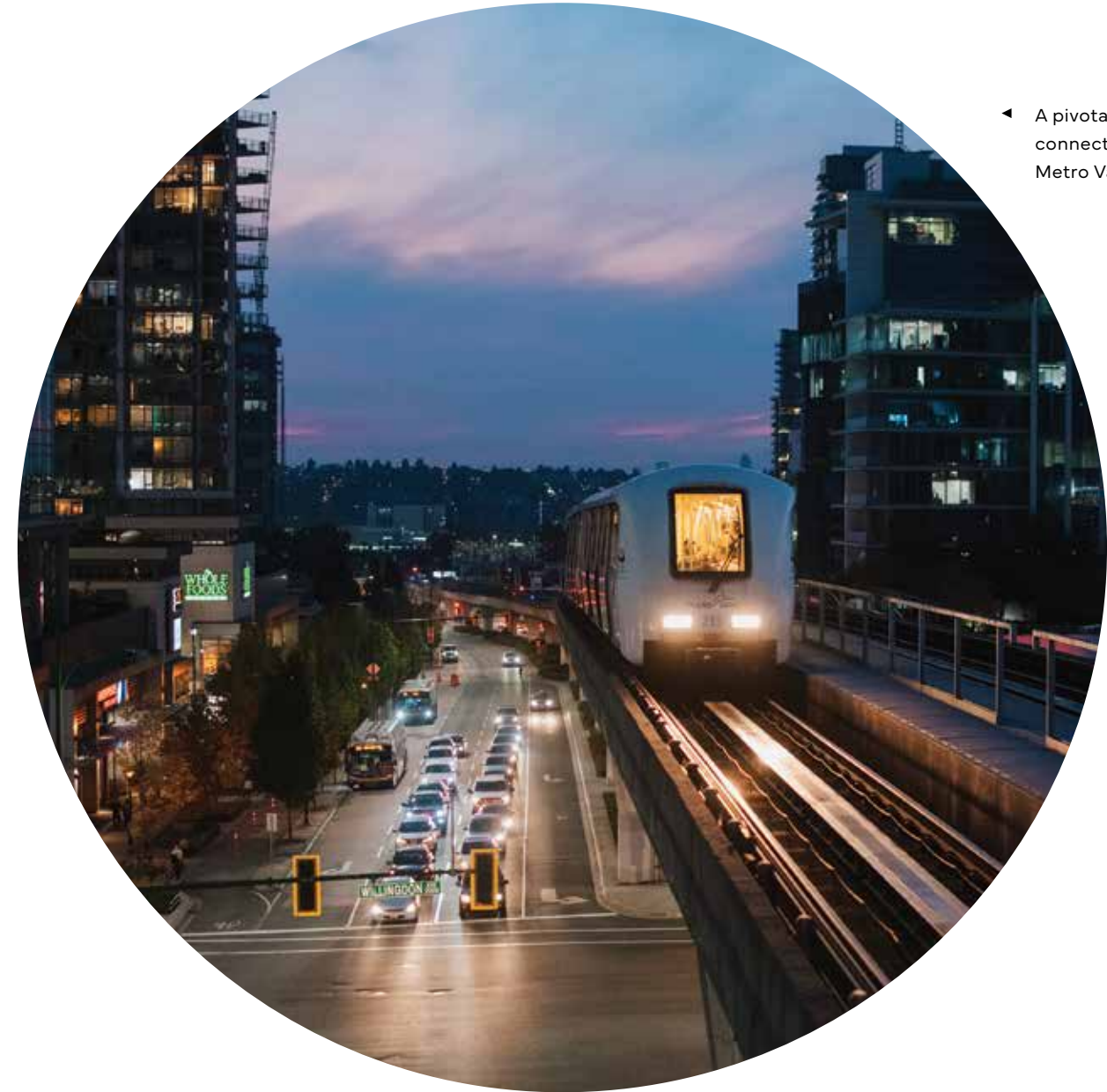
# A Region on the Rise

WELCOME TO THE NEW BRENTWOOD

Here, at the centre of Metro Vancouver, a dynamic new urban core is taking shape. Anchored by the Brentwood Town Centre SkyTrain station, Burnaby has become the next-generation uptown to Vancouver's historical downtown, and the future of urban living on Canada's West Coast.



Countless shopping, dining & social hubs, steps from South Yards. ▲



◀ A pivotal location that connects you to all of Metro Vancouver.

▼ Plaza nightlife is always on.



## Own the Energy

Brentwood vibes to its own cosmopolitan energy, providing a new, exciting and accessible urban destination for Metro Vancouver, and a lifestyle unrivalled in the region.

# Uptown Address

## Downtown Brentwood

With easy access by SkyTrain, car, bike or on foot, living at South Yards gives you access to everything life requires. Schools and parks, groceries and conveniences, eateries and entertainment – it's all here, on your doorstep.

-  **SHOPPING**
-  **DINING**
-  **GROCERY**
-  **WILLINGDON LINEAR PARK**
-  **CENTRAL VALLEY GREENWAY**
-  **EDUCATION**



▲ Dedicated bike lanes along Lougheed & Willingdon with connections to the Central Valley Greenway, taking you to downtown Vancouver or New Westminster.



BRITISH COLUMBIA  
INSTITUTE OF TECHNOLOGY

▼ Willingdon Linear Park – a green corridor designed to bike, stroll & linger along.



▲ Any night of the week, drinks & dinner options abound.

◀ Uptown shopping features a dynamic mix of world-class retail as well as local, one-of-a-kind boutiques.

# All-Access Lifestyle



Ramen, burgers, sushi or steak – the selection is as diverse as the neighbourhood. ▶

# A Nexus for the Neighbourhood

## INTRODUCING SOUTH YARDS

Anthem has been instrumental in building the Burnaby we see today. Following the success of Station Square in Metrotown, South Yards raises the bar for complete, community-centric living. An 8-acre, master-planned community of sophisticated tower residences with outstanding amenities and a vibrant mix of commercial and retail surrounding a lush, 1-acre park at its core. Located just one block south of Brentwood Town Centre Station and Lougheed Highway, South Yards will be an integral addition to the most exciting new location in Metro Vancouver.



A COMPLETE COMMUNITY

8-Acre

Mixed-Use Master Plan

2,500

Sophisticated New Homes

1-Acre

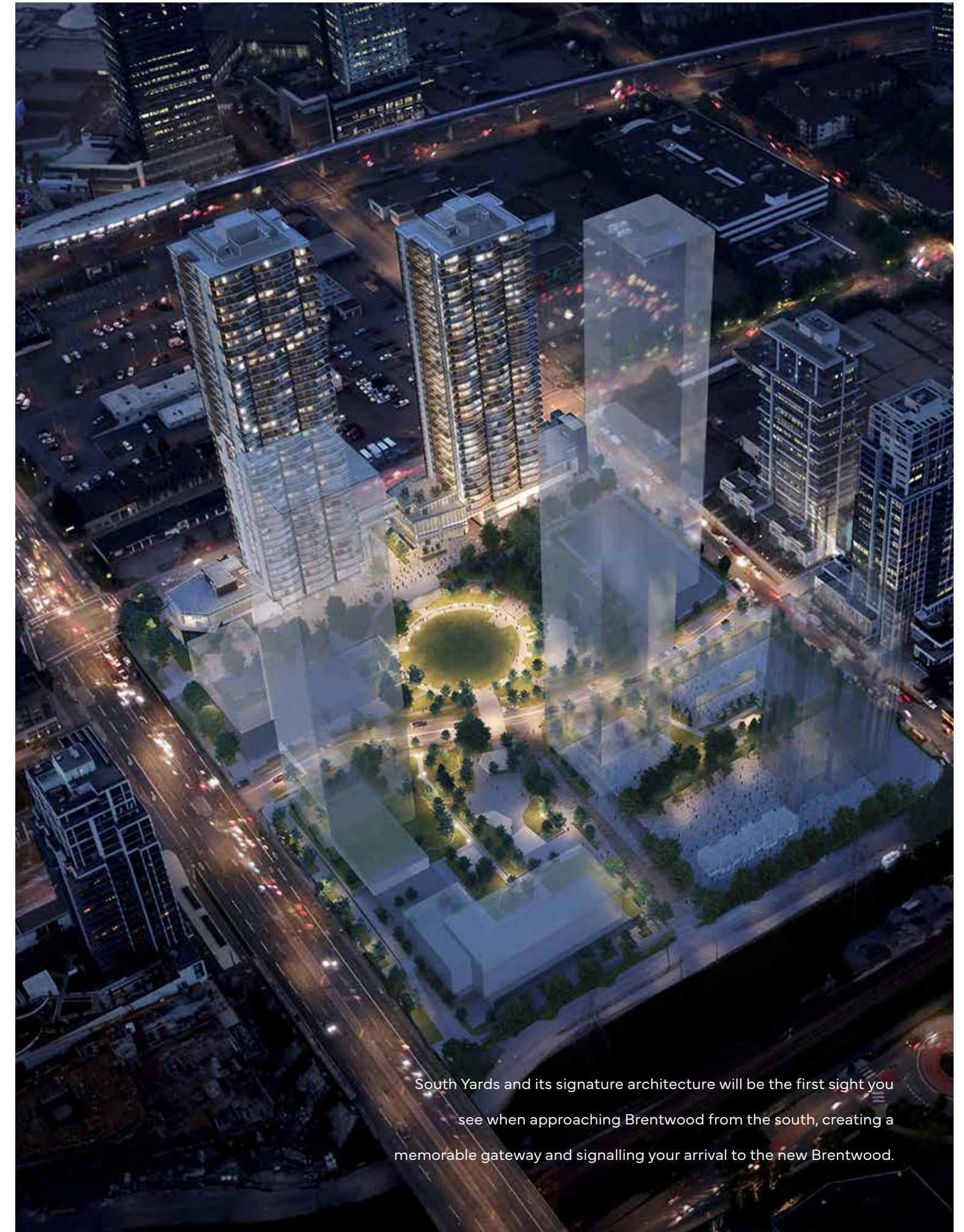
Central Park

60,000 sf

Curated Commercial & Retail

5-Minute

Walk to the SkyTrain Station



South Yards and its signature architecture will be the first sight you see when approaching Brentwood from the south, creating a memorable gateway and signalling your arrival to the new Brentwood.



# An Urban Park Address

South Yards walks to its own laid-back beat, offering a central park vibe that brings an invitingly soft contrast to the surrounding hard streetscape. Terraced steps for people-watching, a great lawn and a playground make this an inviting neighbourhood park.



A ground-floor commercial mix of retail, cafés and eateries, services and conveniences, provides everything a community needs, right on your doorstep.

# Whimsical Visitors

## WILD COMMUNITY LANDMARKS

The two silver, larger-than-life public art giraffes watching over the southwest corner were created by Canadian artist Maskull Lasserre. Titled *The Visitors*, the sculptures are approachable and playful, yet timeless and elegant landmarks that perfectly embody the essence of South Yards.





# The Height of Urbanity

TOWER B

TOWER A





ONE

# A Landmark Home

## PHASE ONE, TOWER A

Located at the corner of Alpha and Dawson, this inaugural tower address commands a privileged view of this exciting urban community from the top of South Yards' central park.

# Life, Styled

## A SANCTUARY OF MODERNITY

Oversized bevelled balcony design takes its cue from the circular park, creating organic building curves that visually connect these two essential community elements. A unique skybridge element connects the two towers, giving residents of both easy access to amenities and shared spaces.





The lobby provides a spacious, warm and sophisticated welcome home. ▲



# Make an Entrance

Feel elevated every time you set foot in your lobby. In this grand and airy space, residents and guests will find a professional concierge, an elegant lounge, and a discreet mail and parcel room. Designed to celebrate every arrival, this soft landing brings grandeur to your every day.

# Everything

The residents-only amenities at South Yards are as complete as the community itself. Everything you need to work out or get down to work, relax and play, escape or recharge is right on-site.

Designer games room & lounge offer a cozy alternative to your living room.



◀ Inside or out, so many spaces to relax & feel at home in.



▲ Sing your heart out in the purpose-built karaoke room.

## Entertain, Indoors and Out

**OVER 25,000 SQUARE FEET OF AMENITY SPACE**

Rainy days are welcome when you've got a games room, karaoke room, countless lounges and private dining rooms to enjoy. Bring on the sunny days and balmy evenings with features including outdoor firepits, Bocce and badminton courts, garden plots and a putting green. Wherever you, your family or your friends want to be, home has it all.



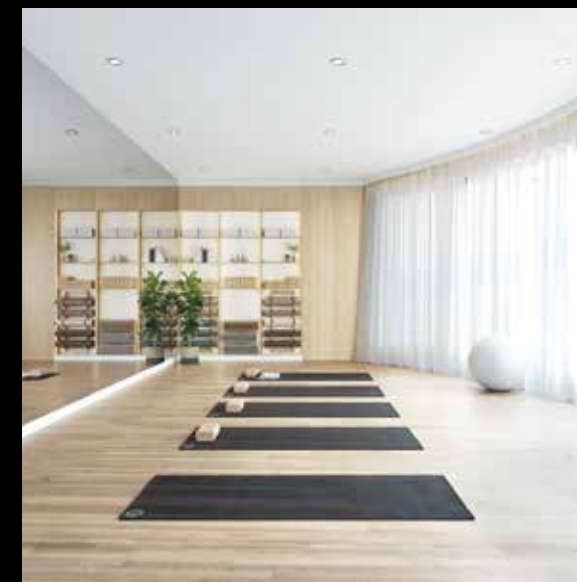
There are endless outdoor areas to enjoy, whether with friends, family or a book.



Stay fit from home in your fully equipped gym. ▲



◀ Be productive in your co-work & study lounge.



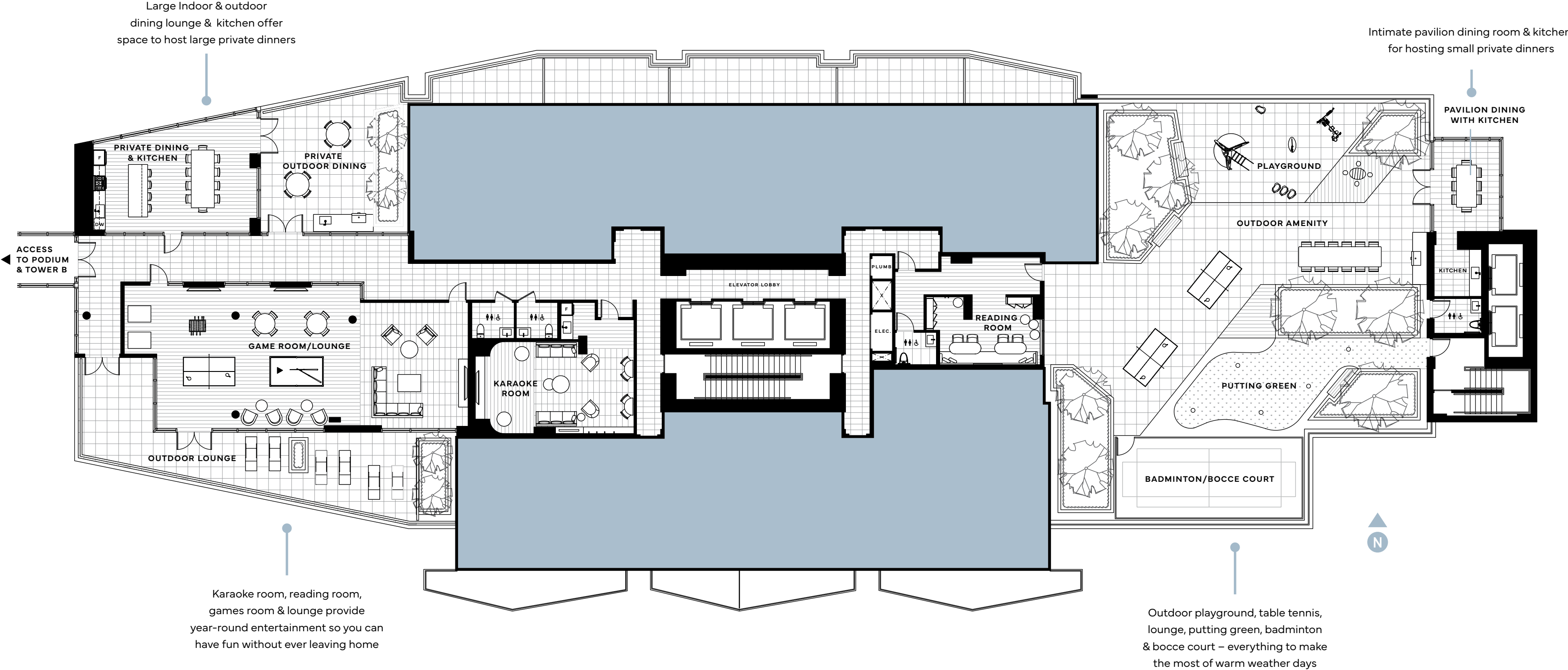
▲ Find your Zen in the yoga studio.

## Curated Spaces

Amenities that extend beyond a gym to ensure your pets, hobbies and passions are provided for – purposeful spaces curated to cater to the demands of modern urban living.

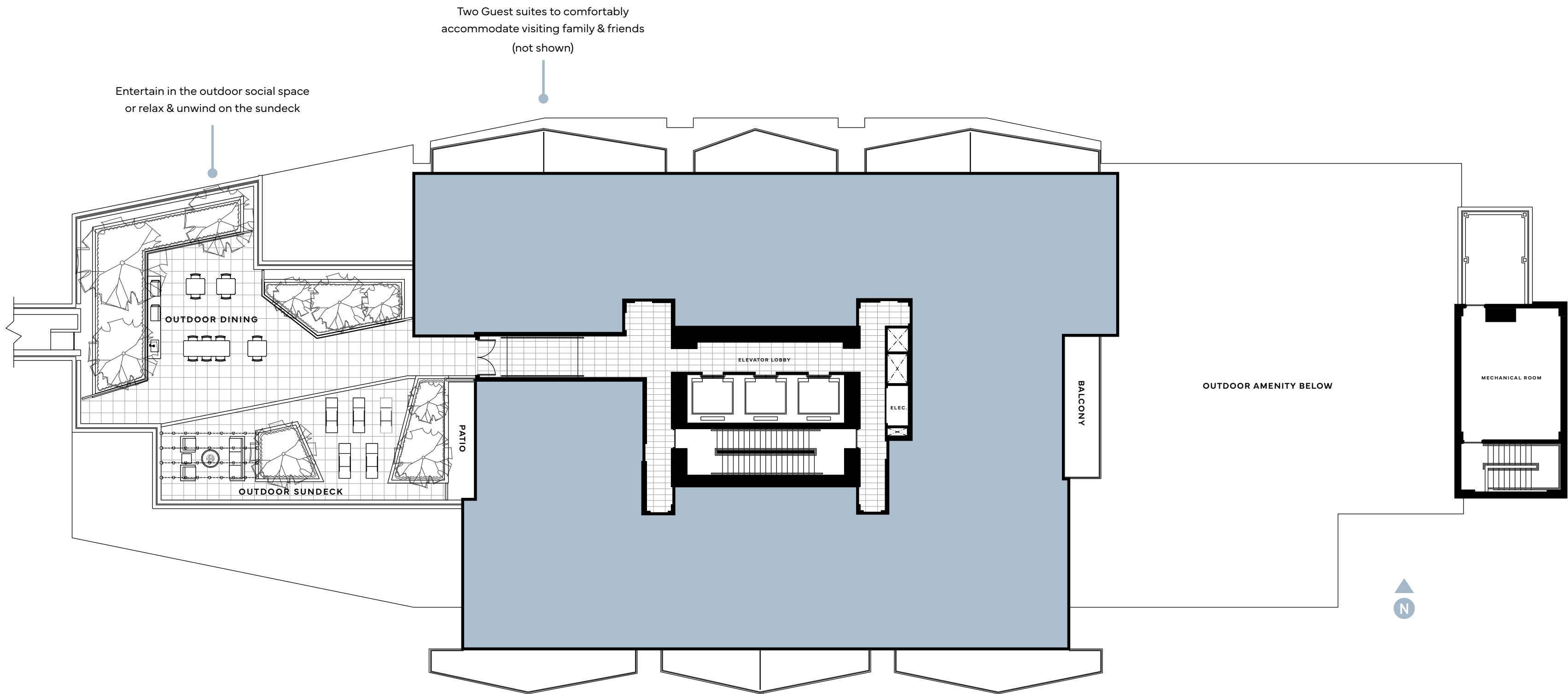
LEVEL 3 AMENITY, TOWER A

Work Your Body



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# LEVEL 4 AMENITY, TOWER A



## Relax Your Mind

Over 15,000 sf of indoor and 13,500 sf of outdoor amenity spaces spread over two towers

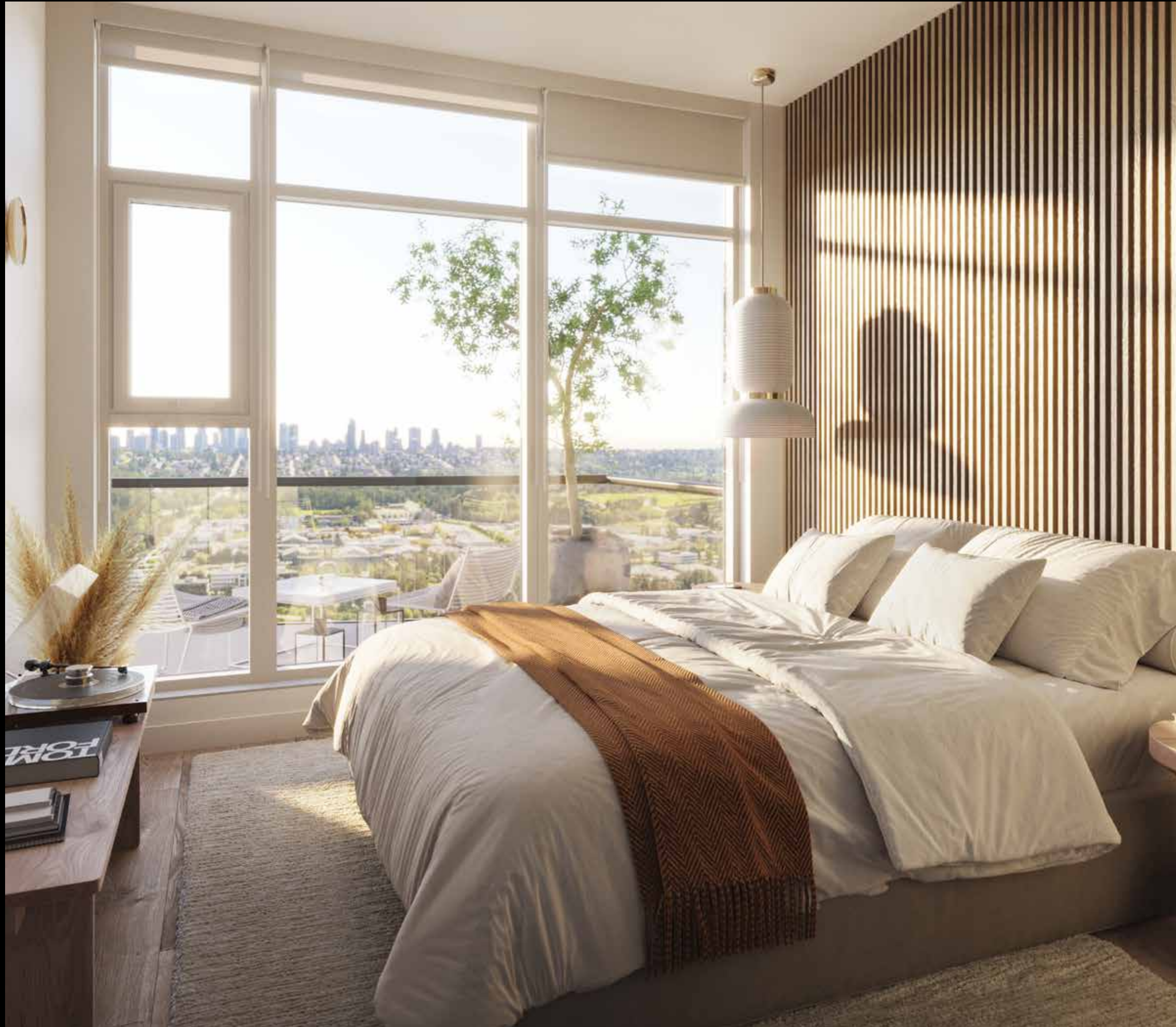
### Tower B Shared Amenities (not shown)

- A fully-equipped, on-site gym & fitness studio
- Study and meeting rooms
- On-site dog wash
- Bike repair and wash room
- Garden centre with an urban agriculture area
- Dedicated car wash
- Car share program
- Ample outdoor lounge spaces & sundeck

# Elegant Efficiency

South Yards' home design makes the most of every last square inch, leveraging natural colour palettes and clean lines to create bright spaces that welcome your personal touch.

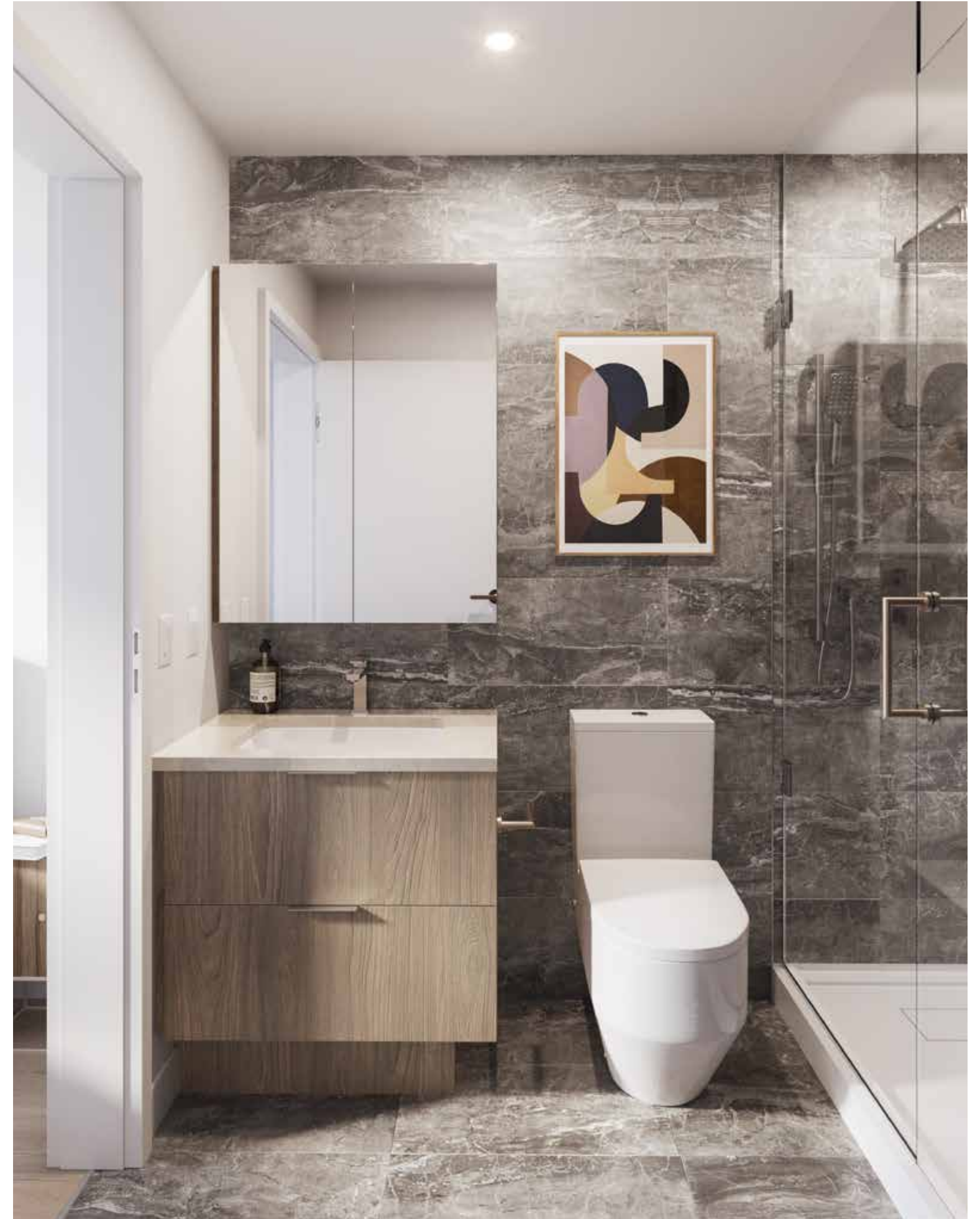
Award-winning BYU Design applies form and function with exceptional grace for South Yards.



## Noble Materials

Surrounded by the natural solidity of quartz, porcelain, and brushed stainless steel, with soft-close everything and the latest in European appliances, South Yards' homes offer indispensable value to your life, and your portfolio.

# Light



Natural woods and bright tones lighten the mood in all seasons.

Warm greys and deep contrasts create classic everyday elegance.



Dark

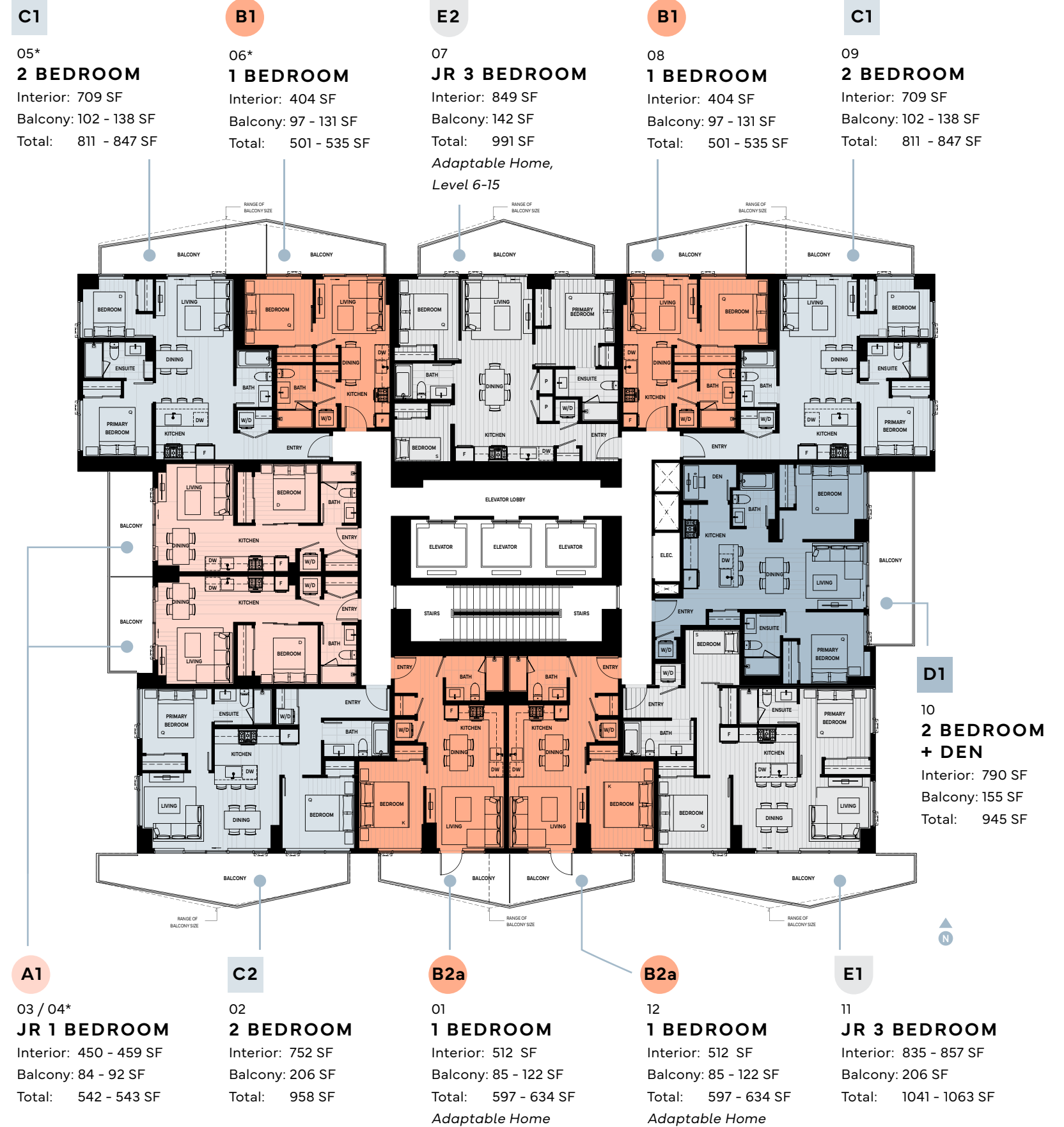


# Floorplates & Features

## PHASE ONE, TOWER A

- JR 1 BEDROOMS
- 1 BEDROOMS
- 2 BEDROOMS
- 2 BEDROOMS + DEN
- JR 3 BEDROOMS
- 3 BEDROOMS

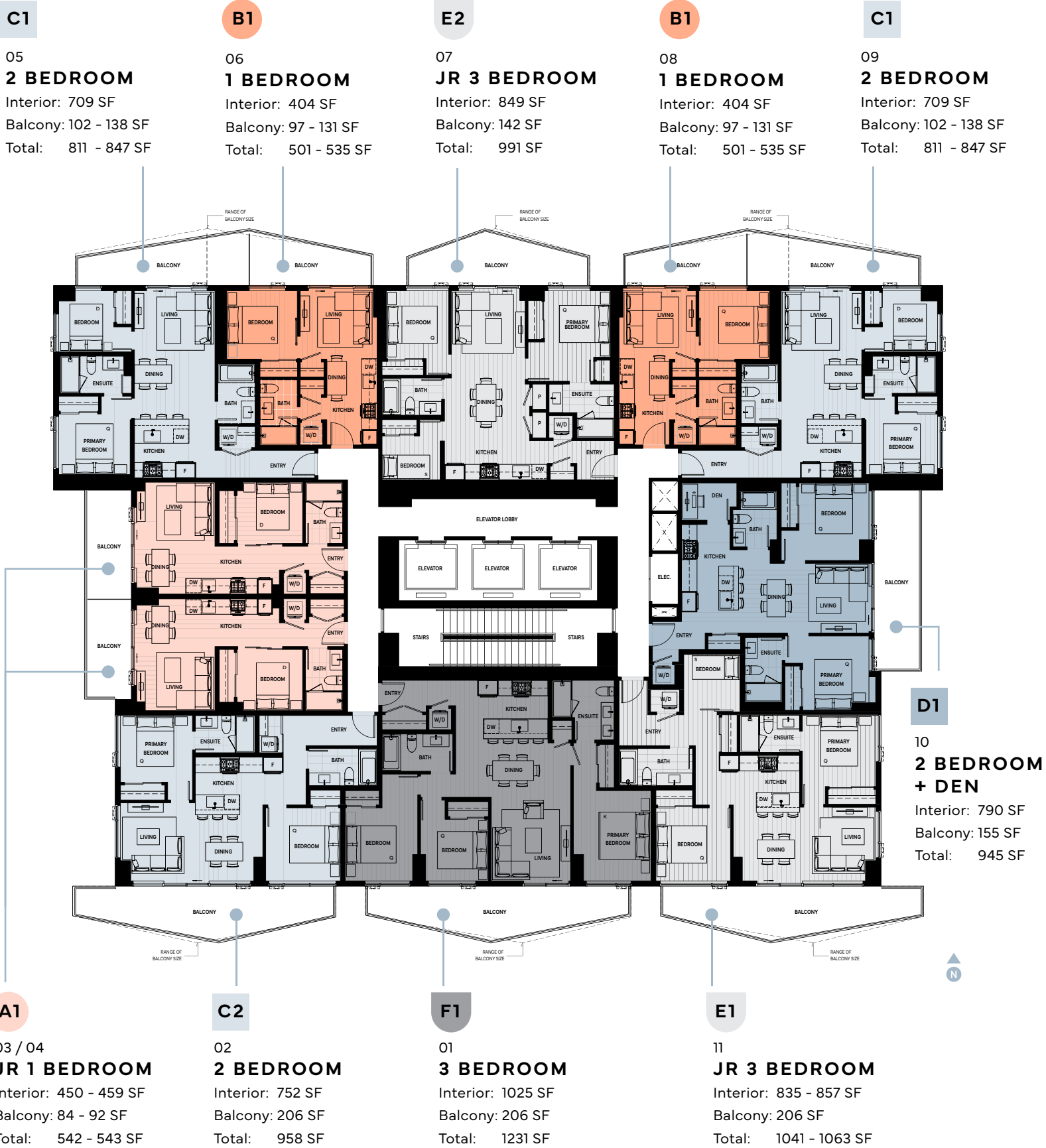
## LEVELS 6-30



\* Homes 04, 05 & 06 are not available on level 6.

# LEVELS 31-36

# FEATURES



## A COMPLETE COMMUNITY

### An 8-Acre Master Plan

- Anthem's newest master-planned community in the heart of Brentwood brings together:
  - 2,500 sophisticated homes
  - 30,000 sf of retail & commercial conveniences
  - 28,750 sf of office space
- A programmed 1-acre central park anchors the community and neighbourhood

### Phase One, Tower A

- 36 storeys of concrete form from Jr 1-bedroom to 3-bedroom homes
- Landmark design by IBI Group architects and impeccable interior design by Bob's Your Uncle Design Ltd. (BYU)
- Double-height lobby includes concierge, parcel lockers, and soft seating for guests

## SOPHISTICATION MEETS EFFICIENCY

### Interiors

- Two elegant colour schemes in classic light and dark tones
- Large balconies with stunning views extend your living space
- Durable laminate flooring throughout living and bedroom areas supports your pace of life
- Full-size Electrolux stackable washer and dryer in 2-bedroom and larger homes
- Compact Samsung stackable washer and dryer for Jr 1-bedroom and 1-bedroom homes
- Convenient roller blinds throughout, allowing full lighting comfort
- Full air-conditioned temperature control to live comfortably year-round

### Kitchen

- European-inspired integrated kitchens with custom laminate soft-close cabinetry and integrated under-cabinet lighting
- Engineered quartz countertop and backsplash provide a rich surface and make cleanup a cinch
- Brushed stainless steel undermount sink with Baril faucet
- Integrated pullout garbage and recycling storage system keeps things clean and organized
- 24" appliance package for Jr 1-bedroom and 1-bedroom homes
- 30" appliance package for 2-bedroom and larger homes
- Appliance package features top-of-the-line brand names:
  - Fulgor Milano:
    - Gas cooktop
    - Electric convection wall oven
    - Integrated fridge
    - 24" integrated dishwasher
  - Porter & Charles built-in hood fan
  - Panasonic microwave

### Bathrooms

- Soft-close millwork laminate vanity
- Dramatic porcelain wall and floor tile
- Satin nickel plumbing hardware and fixtures
- Deep soaker bathtub
- Laufen dual-flush toilet
- Primary bathrooms and ensuites feature:
  - Walk-in shower with glass enclosure and tiled niche
  - Rainfall shower and shower wand combo
  - Custom millwork medicine cabinet

## ENTERTAIN, PLAY, WORK AND UNWIND

### Phase One Amenities

- Over 15,000 sf of curated indoor amenities and over 13,500 sf of outdoor amenities spread across two towers for live, work and play

### Tower A

- Indoor and outdoor dining lounge & pavilion kitchen offer spaces to host large and small private dinners
- Karaoke room, reading room, games room and lounge provide year-round entertainment without ever leaving home
- Two guest suites to comfortably accommodate visiting family and friends
- Outdoor playground, table tennis, lounge and sundeck, putting green, badminton and bocce court – everything to make the most of warm weather days

### Tower B

- A fully-equipped, on-site gym saves you another membership
- Yoga, Pilates or dance studio – breathe deep and move your way
- Study and meeting rooms to keep you focused and on track
- Tend to your pet in the on-site dog wash
- Bike repair and wash room keep your equipment tuned up and clean
- Garden centre with an urban agriculture area for your gardening pursuits
- Keep your ride shiny with a dedicated car wash or participate in the car share program
- Ample outdoor lounge spaces and sundeck

## ANTHEM PEACE OF MIND

### Invested in Your Well-Being

- 2-5-10 New Home Warranty
- Secure building entry system with entry phone, security cameras and key fob entry
- Secure bicycle storage
- Industry-leading Homeowner Care provided by Anthem
- Expertly developed by Anthem



# Fresh Heights

Downtown Brentwood



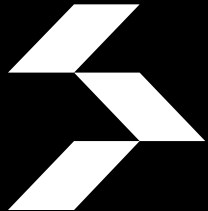
STATION SQUARE, METROTOWN



NUVO, CENTRAL PARK



THE STANDARD, METROTOWN



# Anthem In Burnaby

The geographical centre of Metro Vancouver, and the third-largest city in BC, Burnaby is a well-connected, popular place to live, work, study and play. Burnaby has evolved from a rural suburb to a prolific urban centre that is socially, economically and culturally diverse. Integrated with high-tech research, business parks, shopping centres and highly recognized post-secondary institutions, Burnaby attracts people locally and globally through its commitment to growing stronger, more livable and sustainable places for residents to enjoy, emphasized by strategic planning and community development.

Mirroring Burnaby's journey of growth, Anthem's dedication to the city's development has spanned over 20 years and is a foundational source of pride. Anthem's investment, development and management portfolio in Burnaby includes almost 900,000 square feet of commercial real estate, and over 6,300 homes that are complete, under construction or in development.

With decades of real estate development experience, every Anthem community is an evolution of the last, anchored by a steadfast vision to create great space and vibrant, synergistic communities for all its intended users: homeowners, tenants, retailers and the broader

community. We are driven by a tireless effort to deliver on our promises and to build quality homes designed to maximize livability. Like the city of Burnaby, we are constantly improving and innovating the way things are done.

Building on the legacy and success of Station Square, Anthem will continue to pursue high-density community developments in Burnaby's transit-oriented hubs, like Metrotown and Brentwood. Whether residential or commercial, placing a deliberate focus on developing communities unified by landscaping, connecting pathways, bike lanes, public art and architecture, adding value to the experience of every user group for the entire life cycle of the development.

To further reinforce the vision of our communities and the company mission, Anthem looks at each municipality as a partner, supporting initiatives that give back to the city's residents. In alignment with Anthem's Giving strategy, we seek to strengthen the communities we build in and assist those in need to reach their full potential. Anthem proudly honours Burnaby's dynamic evolution, community and legacy.



Founded in 1991, Anthem is a team of 500 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 320 residential, commercial and retail projects across western North America.

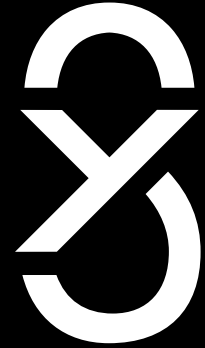
Our growing residential portfolio includes 20,500 homes that are complete, in design or under construction, from master-planned mixed-use residential and multi-family, to townhome, rental and single-family communities.

We own, co-own, manage or have previously owned over 9 million square feet of retail, industrial and office space. We have developed more than 60 communities across 8,500 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

**We are Growing Places.**





# Invest in the Address

## Own the Energy

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