

VILLAGE
kwasən

INSIDER PREVIEW KIT

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AQUILINI

BURNABY'S NEW GUIDING STAR

"kwasen," the hənᑭəminəᓂ word for star, is of particular importance to the xʷməθkʷəy̓əm (Musqueam) and səliłwətał (Tsleil-Waututh) people. For these Nations, the stars of the night sky provided both wayfinding and spiritual guidance.

kwasen Village is a new guiding star for future generations of artists, innovators and families of all sizes. Grounded in Indigenous values and made possible through a partnership between Aquilini Development and the Musqueam and Tsleil-Waututh Nations, this culturally rich, master-planned community offers families, professionals, first-time homebuyers and empty-nesters alike a new concept of homeownership in the heart of Burnaby.



**A BURNABY ORIGINAL. 40 ACRES.
21 BUILDINGS. 2 LEGACY PARKS.
WALKING PATHS. SPECIALTY
GROCER. LOCAL SHOPS. EATERIES.
AMPHITHEATRE. CULTURAL
CENTRE. FILM STUDIOS.**



+ SO MUCH MORE.

kʷasən Village is a fully integrated 15-MINUTE NEIGHBOURHOOD. While in close proximity to the parks, shopping, transit and other sought-after features of the Burnaby lifestyle, kʷasən Village is a walkable community where residents can easily access eateries, grocery stores, cafés, wellness facilities, green spaces and other everyday amenities, all within a few precious minutes from home and blending into a lush landscape.





BURNABY'S NEXT NEIGHBOURHOOD

5 INTEGRATED DISTRICTS

● VALLEY DISTRICT - PREVIEWING

A district that oversees it all: Take in soaring views of the Fraser Valley to the east, looking past residential neighborhoods, the picturesque BCIT campus and Simon Fraser University, the rolling hills of the Fraser Valley, and pockets of cityscapes all the way to Mount Baker and beyond. Valley District also features the first of many culinary retailers including a specialty grocer.

● MARKET DISTRICT

At the northeast corner of the project, at Canada Way and Willingdon Avenue, Market District is the community's main commercial hub and encompasses over 80,000 sq.ft. of shops and eateries as well as a welcoming gateway.

● PARK DISTRICT

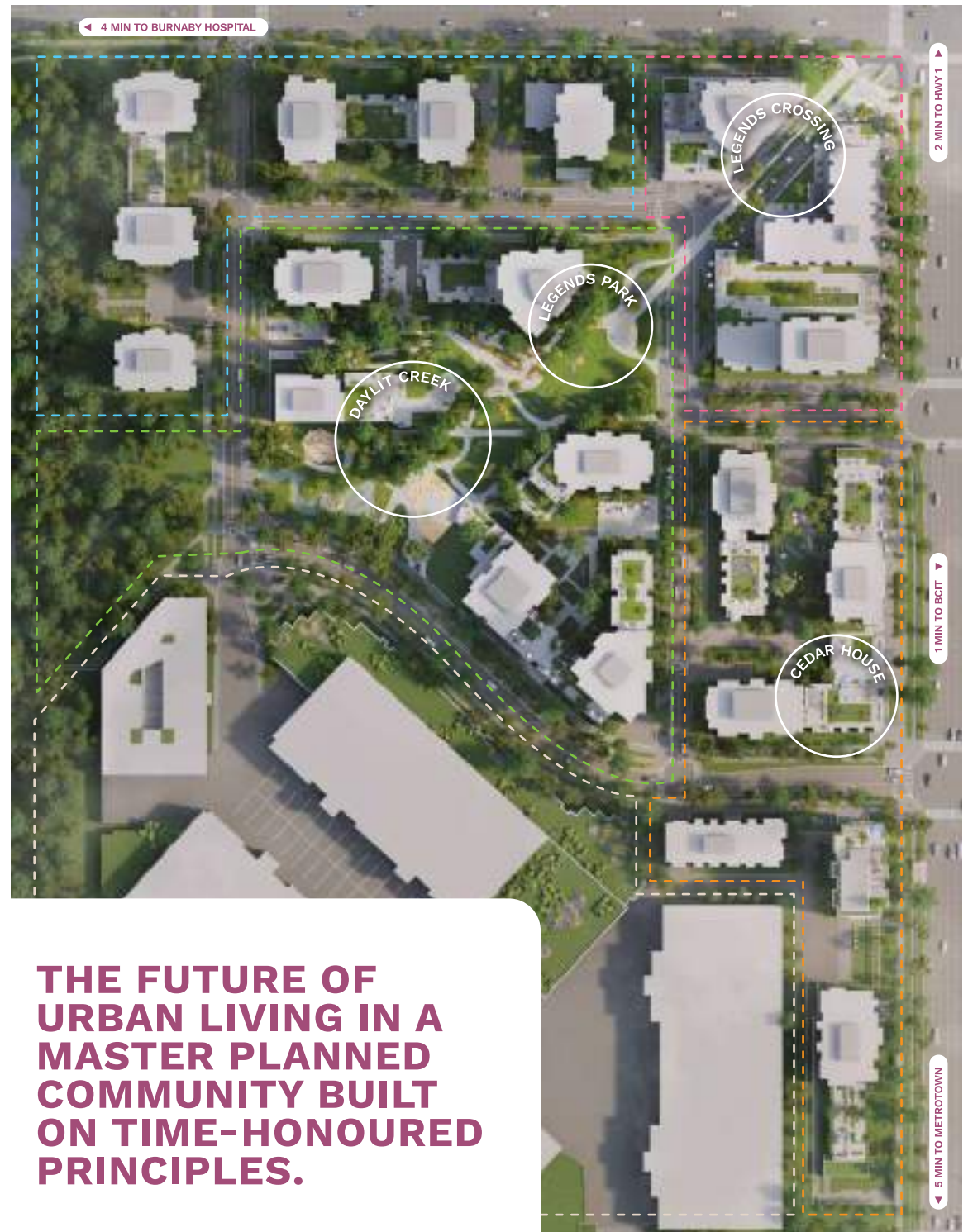
This central park district encompasses Daylit Creek, a restored natural ecosystem, and is k̓wasən Village's cultural hub with an amphitheatre, green spaces, outdoor daycare area, lounge seating, a native species garden, outdoor gathering space, picnic tables, Legends Park and Landing Park.

● DIGITAL DISTRICT

Situated in the southwest corner of k̓wasən Village, the Digital District is home to a cutting-edge film studio poised to become the 'Hollywood of the North.' With state-of-the-art facilities and a vibrant atmosphere, the Digital District is set to inspire the next generation of filmmakers and storytellers, driving the future of filmmaking in the region.

● MOUNTAIN DISTRICT

This residential quarters features homes with stunning mountain views. Homeowners will enjoy picturesque sunsets and sunrises as well as views of the snow-capped North Shore mountain ranges.



**THE FUTURE OF
URBAN LIVING IN A
MASTER PLANNED
COMMUNITY BUILT
ON TIME-HONOURED
PRINCIPLES.**



At the heart of Kwasen Village is Legends Park featuring a performance amphitheatre wrapped in a lush parkside setting

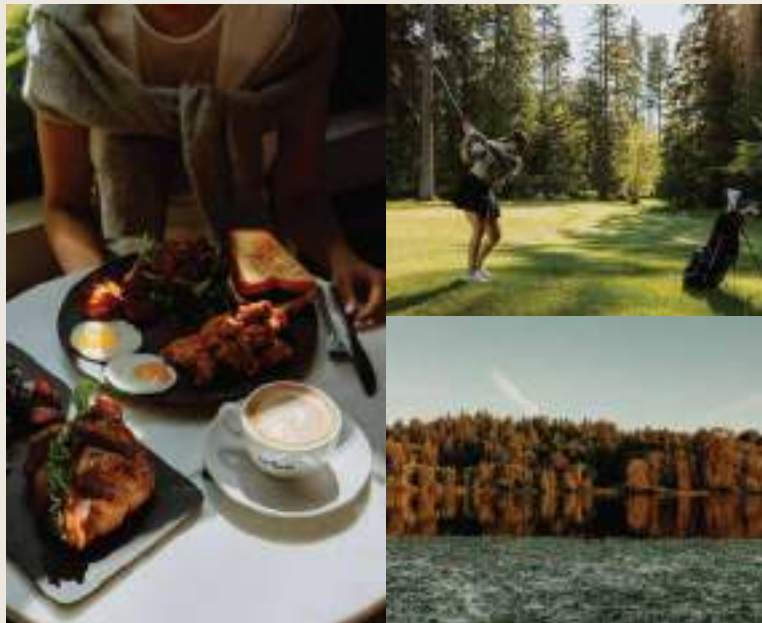




A COMMUNITY OF SPRAWLING GREENSPACES AND A PRESERVED DAYLIT CREEK

kwasen Village's urban energy – as a hub for culture, shopping, and recreation – is uniquely balanced with its serene natural landscape. With over 3 acres of greenspace and a daylit waterway running through the community, residents and visitors alike can enjoy the great outdoors from within the city.

From going on meditative walks to meeting friends for coffee or checking out a show at the amphitheatre, there's no end of fun, relaxing and cool things to do at home. But the excitement doesn't end there. With its enviable location at Willingdon and Canada Way, Kwasen Village is also near the shopping meccas of Metrotown and Brentwood and expansive green spaces like Central and Deer Lake parks, and only a short distance from central Vancouver and the rest of the Lower Mainland.



1. Claudio's Ristorante
2. Earls Kitchen + Bar
3. Cactus Club Cafe
4. Tap & Barrel
5. La Taqueria Pinche Taco Shop
6. Atlas Steak + Fish
7. Neptune Palace Seafood Restaurant
8. Basil Box
9. Hello Nori
10. JINYA Ramen Bar
11. Birdies
12. OEB Breakfast Co.
13. The Keg Steakhouse + Bar
14. Trattoria
15. Browns Socialhouse
16. Steve's Poké Bar
17. JOEY
18. Chatime
19. Oakberry Açaí
20. Starbucks
21. Small Victory Bakery
22. Bella Gelateria

1. Deer Lake Park
2. Burnaby Lake Regional Park
3. Central Park
4. Rupert Park Pitch & Putt
5. Burnaby Mountain Golf Course
6. Christine Sinclair Community Centre
7. Burnaby Lake Sports Complex West
8. Bill Copeland Sports Centre
9. Scotia Barn by Canlan Sports

1. F45 Training
2. Orangetheory Fitness
3. Oxygen Yoga & Fitness

1. Staples
2. Home Depot
3. The Brick
4. Canadian Tire
5. PetSmart
6. London Drugs
7. Best Buy
8. The Amazing Brentwood Mall
9. Adidas
10. Nike
11. H&M
12. Metropolis at Metrotown Mall
13. ZARA
14. Aritzia
15. Lululemon

1. British Columbia Institute of Technology
2. Cascade Heights Elementary
3. Thunderbird ᓂᓄᓐᓂᓄᓐᓂᓄᓐ Elementary
4. Moscrop Secondary School
5. Burnaby Central Secondary School

1. Whole Foods Market
2. Costco
3. Bosa Foods
4. Real Canadian Superstore
5. Save-On-Foods
6. Safeway
7. Walmart Supercentre

1. The Rec Room
2. Burnaby Hospital
3. Cineplex VIP Cinemas
4. EA Vancouver



5KM Radius

Skytrain

Bike Lanes



Tower One

(nəca?)



YOUR EXCLUSIVE AMENITY COLLECTION

Residents in Tower One of the Valley District at Kwasen Village have exclusive access to a variety of in-building amenities. Start your day with an energizing workout in the fitness centre, followed by a refreshing smoothie from the smoothie bar. For productivity, choose between quiet focus rooms or a collaborative co-working lounge.

When it's time to unwind, enjoy a movie in the indoor or outdoor theaters, or gather with neighbours around the rooftop firepit. Residents of Tower One will also have access to Cedar House: an incredible 10,000 sq.ft. collection of modern wellness amenities located just across the street.

Tower One Daily Comforts



Private Tower One Rooftop Movie Lounge



Private Tower One CoWorking Lounge and Smoothie Bar

Cedar House Wellness Environments



Group Sauna

Private Sauna and Cold Plunge



Halotherapy Salt Room at Cedar House

OPEN LIVING OPENS THE SKY

Open floorplans take full advantage of the views of the surrounding skyline and offer spacious living and entertaining options. Featuring interiors designed by international award-winning CHIL Interior Design, k^wasən Village's homes exude a sense of natural style and serenity, where convenience and functionality play leading roles in creating timeless environments.

CHEF KITCHENS ON DISPLAY

Premium appliances and sleek kitchen islands make cooking a joy in these masterfully designed spaces. Modern shaker-style soft close cabinets are available in two calming colour schemes, while marble-inspired engineered quartz countertops and matching backsplashes are easy to clean and beautifully compliment the heart of your home.



Warm Scheme



Warm Scheme ◀

Calming taupe and natural wood tones foster a tranquil atmosphere.

Cool Scheme ▼

Serene shades of soft greys and crisp whites evoke a soothing environment.

ENSUITES WITH SPA APPEAL

Beautiful design details and sophisticated fixtures come together to create a space of elegance. Travertine-inspired porcelain floor and wall tiles, paired with a deep soaker tub or a sleek frameless glass rainfall shower, transform your ensuite into a rejuvenating retreat. Custom mirrored medicine cabinets add both style and practicality, making every visit to your ensuite a truly refreshing experience.

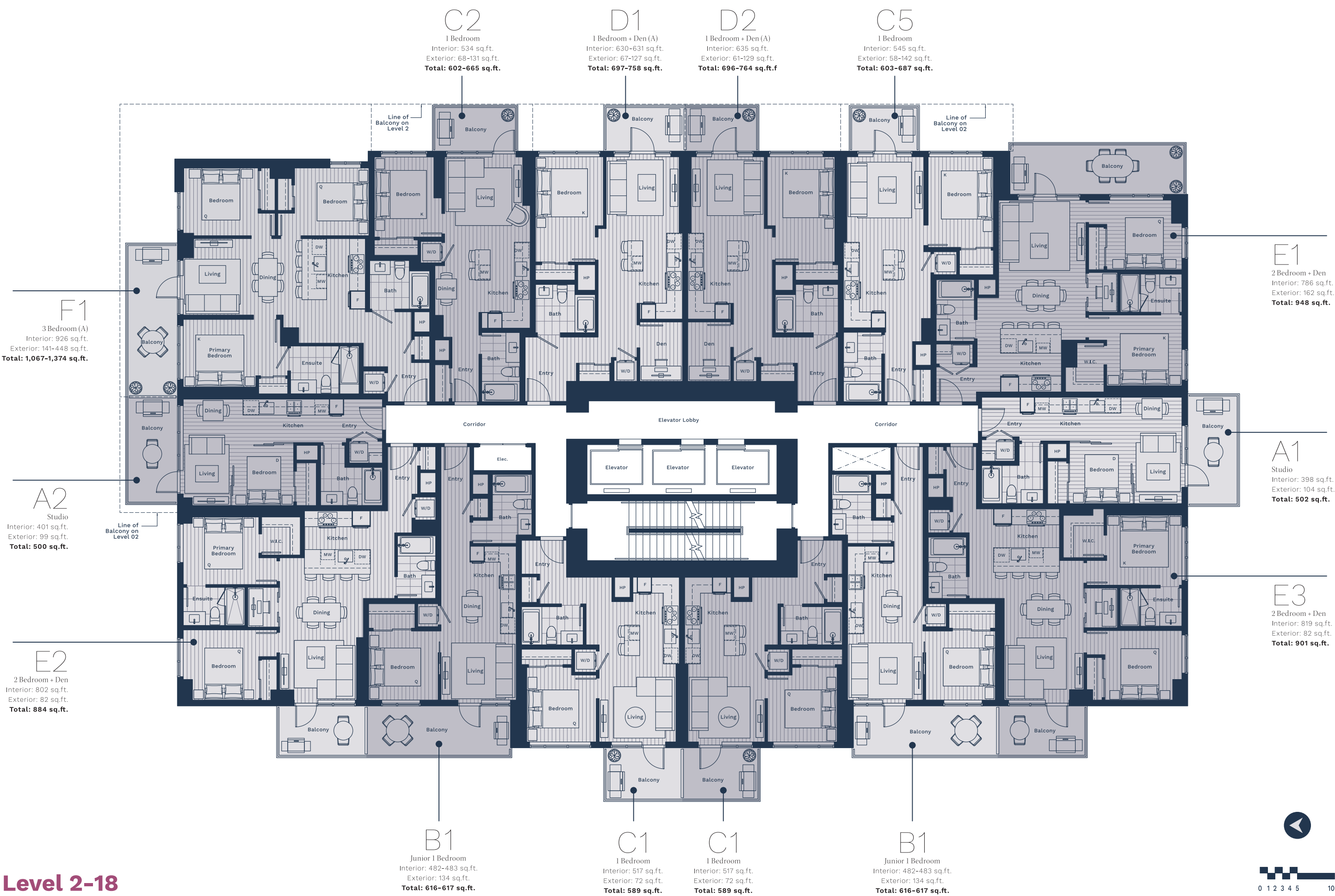


Cool Scheme

Warm Scheme



Level 2-18



Level 19-20

G1
3 Bedroom + Den
Interior: 988 sq.ft.
Exterior: 141 sq.ft.
Total: 1,129 sq.ft.

F3
3 Bedroom
Interior: 1,011 sq.ft.
Exterior: 363 sq.ft.
Total: 1,374 sq.ft.

C2
1 Bedroom
Interior: 534 sq.ft.
Exterior: 68 sq.ft.
Total: 602 sq.ft.

D1
1 Bedroom + Den (A)
Interior: 630 sq.ft.
Exterior: 67 sq.ft.
Total: 697 sq.ft.

D2
1 Bedroom + Den (A)
Interior: 635 sq.ft.
Exterior: 61 sq.ft.
Total: 696 sq.ft.

C5
1 Bedroom
Interior: 545 sq.ft.
Exterior: 58 sq.ft.
Total: 603 sq.ft.

E4
2 Bedroom + Den
Interior: 885 sq.ft.
Exterior: 162 sq.ft.
Total: 1,047 sq.ft.

F2
3 Bedroom
Interior: 987 sq.ft.
Exterior: 267 sq.ft.
Total: 1,254 sq.ft.

C3
1 Bedroom
Interior: 535 sq.ft.
Exterior: 142 sq.ft.
Total: 677 sq.ft.

C1
1 Bedroom
Interior: 517 sq.ft.
Exterior: 72 sq.ft.
Total: 589 sq.ft.

C1
1 Bedroom
Interior: 517 sq.ft.
Exterior: 72 sq.ft.
Total: 589 sq.ft.

C4
1 Bedroom
Interior: 536 sq.ft.
Exterior: 143 sq.ft.
Total: 679 sq.ft.



CONTEMPORARY INTERIORS

- Tower One features interiors designed by CHIL Interior Design, voted in the top 15 in World Architecture One Hundred, 2023
- Striking building form designed by Arcadis IBI Group
- Two colour schemes, warm and cool
- Modern and durable, vinyl plank flooring with the look of real wood is one of the best material innovations of the decade. This flooring will be featured throughout the kitchen, living area and bedrooms
- Roller-blind window covering for light control and privacy in living areas and bedrooms
- 9' ceilings with recessed lighting in main living and dining areas
- Central air cooling and heating
- Front-loading energy-efficient washers and dryers
- Pre-wired for high-speed internet and cable
- Balconies with outdoor lighting and exterior power

CHEF'S KITCHENS

- Slim Shaker-style soft-close upper cabinets with under-cabinet LED lighting
- Engineered quartz countertops and matching backsplash
- Kitchen islands for casual dining and when you need some extra space to do some next-level cooking (most layouts)
- Undermount stainless steel sink with Pixi faucet and pull-out vegetable spray
- Custom kitchen nook to display your favorite cookbooks or that special coffee mug that always needs to be in reach
- High-end appliances, including Fulgor Milano integrated fridge with bottom-mount freezer, Fisher & Paykel induction cooktop, electric wall oven and front-control dishwasher, Panasonic microwave and Cyclone hood fan

SPA-LIKE BATHROOMS

- Contemporary travertine-inspired porcelain floor and wall tiles
- Custom vanity with storage, quartz countertops, undermount sink and polished chrome fixtures

- Deep soaker tub with multi-functional handheld showerhead in all main bathrooms
- Custom mirrored medicine cabinet with built-in storage and stylish light fixture in all one- and two-bedroom ensuites
- Sleek, frameless-glass rainfall shower with multi-functional handheld showerhead in all two bedroom ensuites

PRIVATE & SHARED AMENITIES

9,000 sq.ft. of private amenities, including:

- Lobby lounge with fireside seating
- Movie theatre
- Co-work lounge with Smoothie Bar
- Music rooms
- Content creator studios
- Fitness studio with cardio, weights and yoga equipment
- Rooftop terrace with fire-table lounge areas, harvest dining table and outdoor bbq, kids' play area, stargazing lawn and movie lounge

10,000 sq.ft. of shared wellness amenities at Cedar House, including:

- 5,000 sq.ft. state-of-the-art fitness centre with cardio and strength-training equipment, boxing bags, dedicated yoga/pilates area, and private exercise studios
- Wellness Room with a shared infrared sauna and Halotherapy Salt Room
- Private bookable wellness circuit including a rinse, detox, and plunge station facilities
- 5,000 sq.ft. of outdoor amenity to celebrate connecting with each other and building community

PEACE OF MIND

- 2-5-10-year new home warranty
- Secure building entry system with entry phone, security cameras and key fob entry
- All parking stalls are EV ready and EV charger upgrades are available
- Secure parcel rooms
- Dog and bike wash area
- Secure bicycle room
- Each home comes with a private bike storage locker



Musqueam

musqueam.bc.ca

The xʷməθkʷəy̓əm (Musqueam) are traditional hə́ŋqə́mihəm-speaking people. Today, they are a strong, growing community of over 1,300 members. Like many First Nations, one of the ways Musqueam works towards self-governance is through economic development that leads to economic sustainability. Today, through partnerships with businesses, governments and neighbouring First Nations, Musqueam has been established as business leaders in the region.



Tsleil-Waututh

twnation.ca

səlilwətał (Tsleil-Waututh Nation) now runs multiple successful businesses, which generate their own source revenues, build capacity for economic growth, provide employment opportunities for their people, and create wealth for current and future generations. Tsleil-Waututh Nation have partnered with the Squamish and Musqueam Nations to acquire six properties in their nations' traditional territories – through the MST Corporation – which will lead to sustainable, profitable developments over the long term.



Aquilini

aquilinidevelopment.com

Aquilini Development is one of Canada's pre-eminent builder-developers, synonymous with integrity, value and quality homes of the highest standard. With decades of experience, kʷasən Village will be the 4th masterplan development partnership Aquilini has entered with the First Nations. Current communities under construction include Boardwalk with Tsawwassen First Nation landowners and Seymour Village with Tsleil-Waututh Nation.

Developed in partnership by



AQUILINI

kwasenvillage.com

Marketing by **rennie**