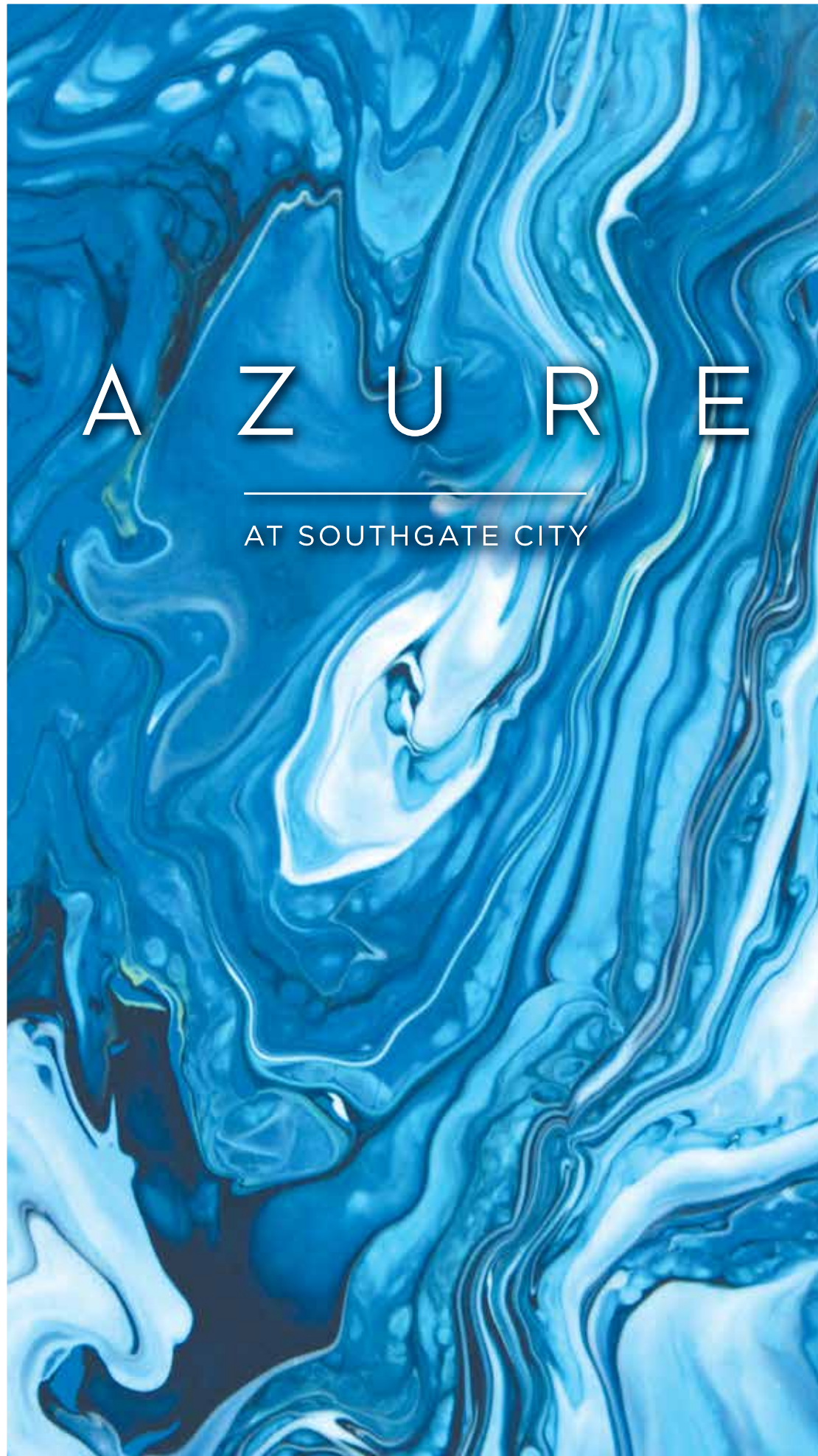


# A Z U R E

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AT SOUTHGATE CITY







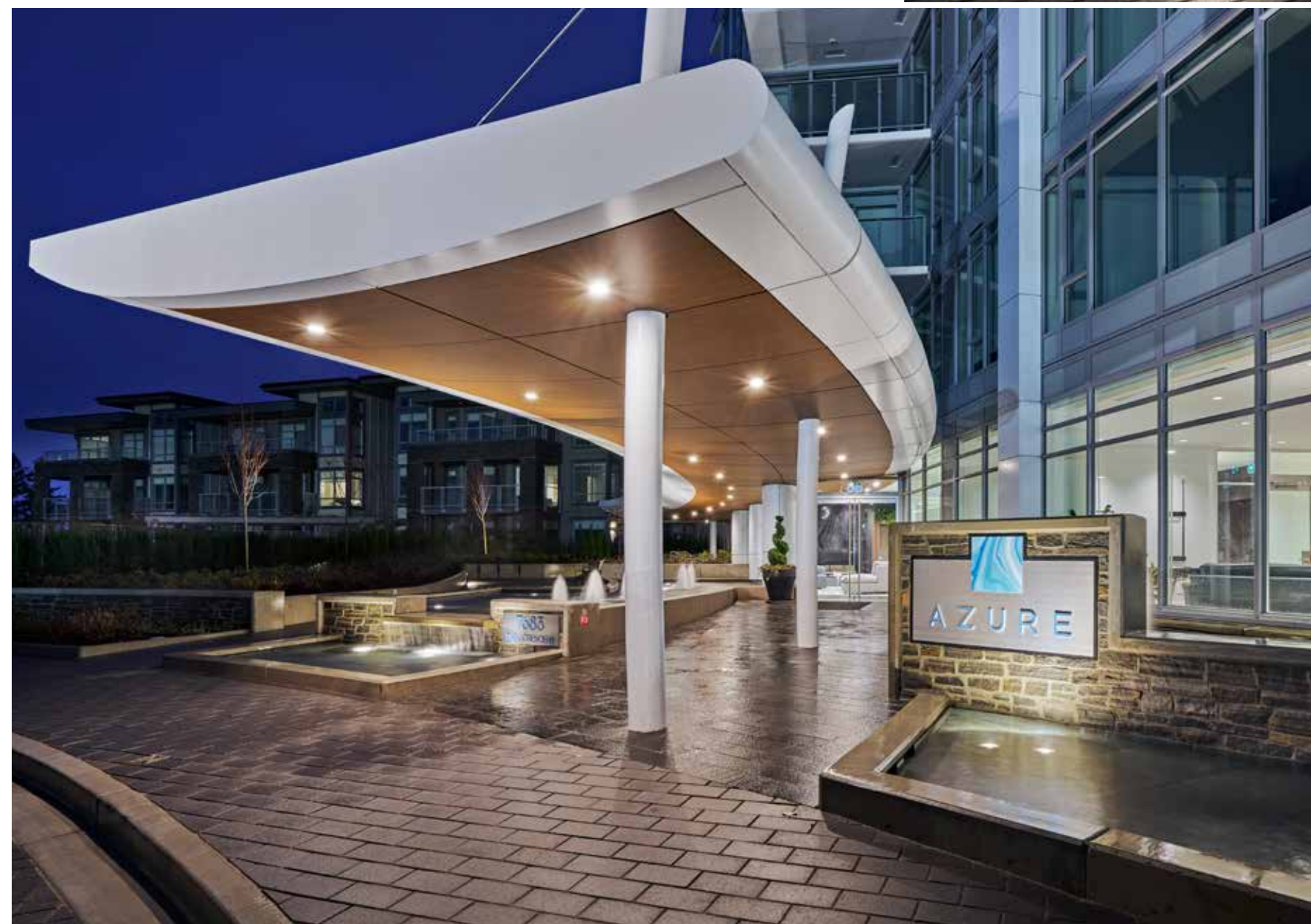
# SOAR INTO LUXURY

Inspired by the understated luxury that comes from stepping into a global first-class flight lounge, Azure takes design cues from the freedom and purity of soaring through clear and open skies. The delicate arc of the entrance canopy is distinctly reminiscent of the powerful sweep of an aeronautical wing. Vibrant blue accents draw your eyes skyward, focusing on 30 storeys of a gently curving glass facade meticulously designed by award-winning IBI Architects. Set your course for Azure and welcome home.



# ELEGANT ARRIVAL

One's arrival at Azure reflects your pride of ownership as you are met by a cascading water feature embracing the entrance to an elegant lobby lounge. A greeting from your dedicated concierge enhances the experience of a soothing and convenient lifestyle for which Azure is exclusively designed. This is what you have earned. This is what you deserve.











## SOOTHING RETREAT

Azure's sophisticated lobby extends into an adjacent fireside lounge, complete with a full kitchen and games room for entertaining friends and family. At Azure, your home extends beyond your own front door.





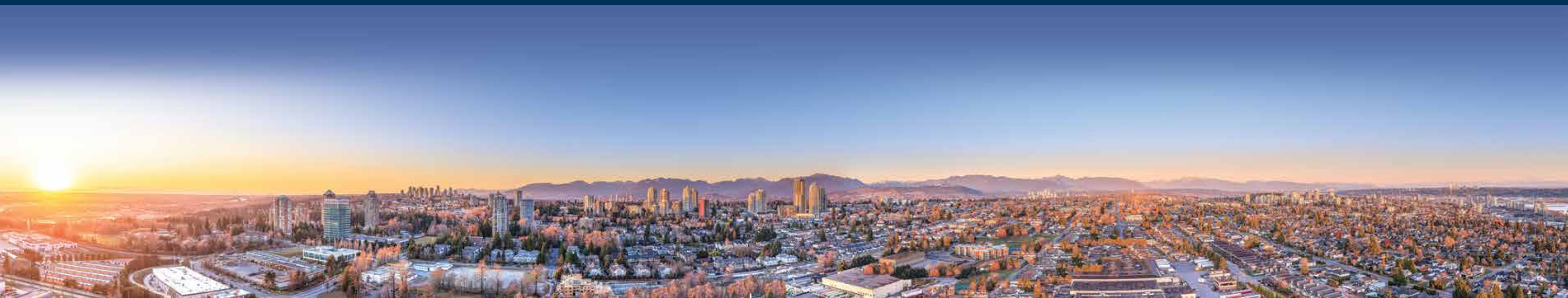
## YOUR PERSONAL SANCTUARY

Choose from one of two exquisite design schemes created to enhance maximum form and function to suit your personal lifestyle. Our signature Kohler kitchens and bathrooms set the highest standards with only the finest-quality fixtures.





ABOVE THE CLOUDS



SO MUCH TO SEE

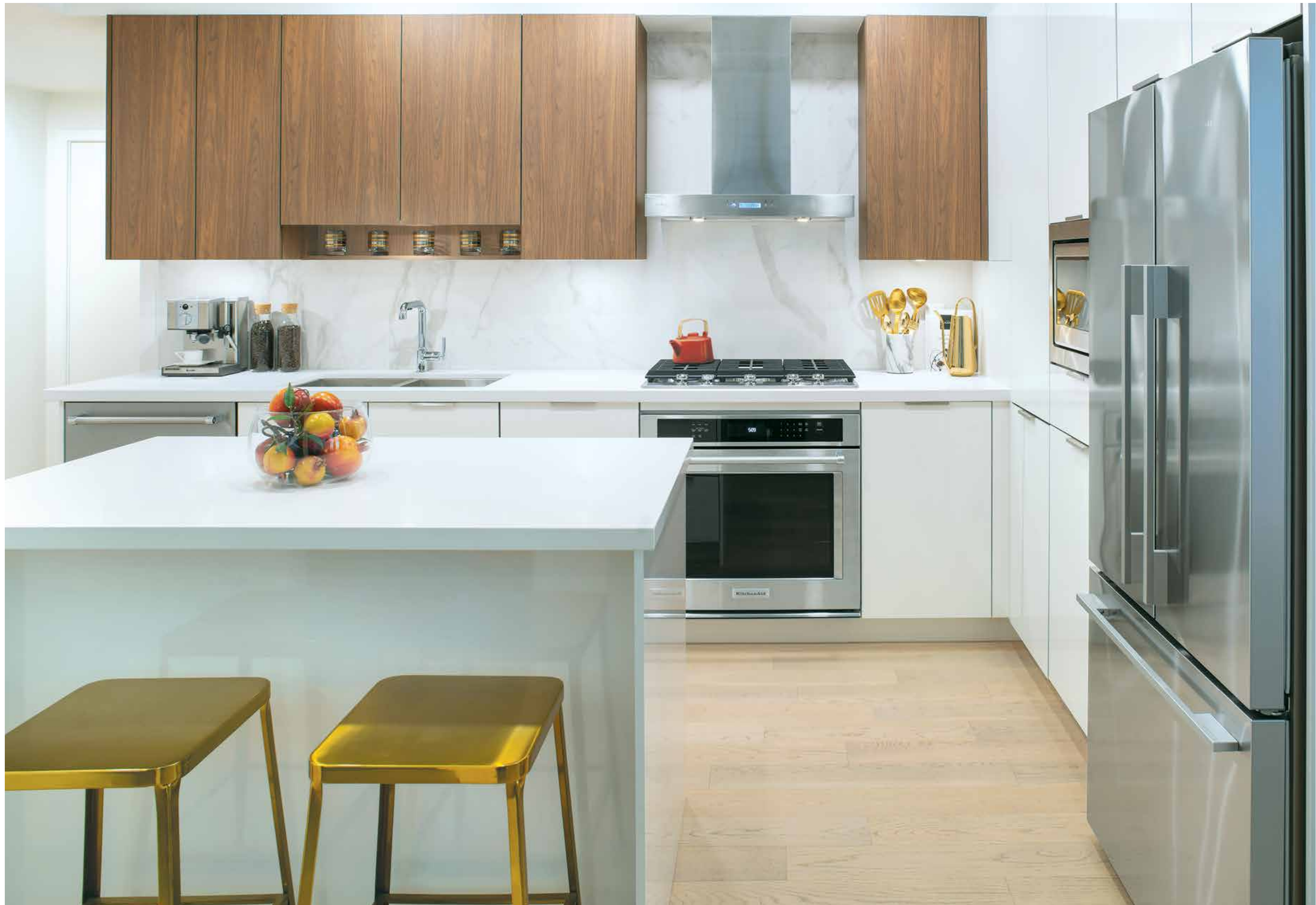




## TOUCH THE SKY

Welcome to interiors that invite a continuous flow of light with expansive glazing for a home that is open and airy from every angle. Spacious kitchens with islands, pantries, and full-size premium appliances are as well-suited to the preparation and enjoyment of a casual meal as they are to a full-scale dinner party. Fit and finish of cabinetry offers a choice of either light and bright or rich and warm designer schemes as a backdrop to your own personal home style.

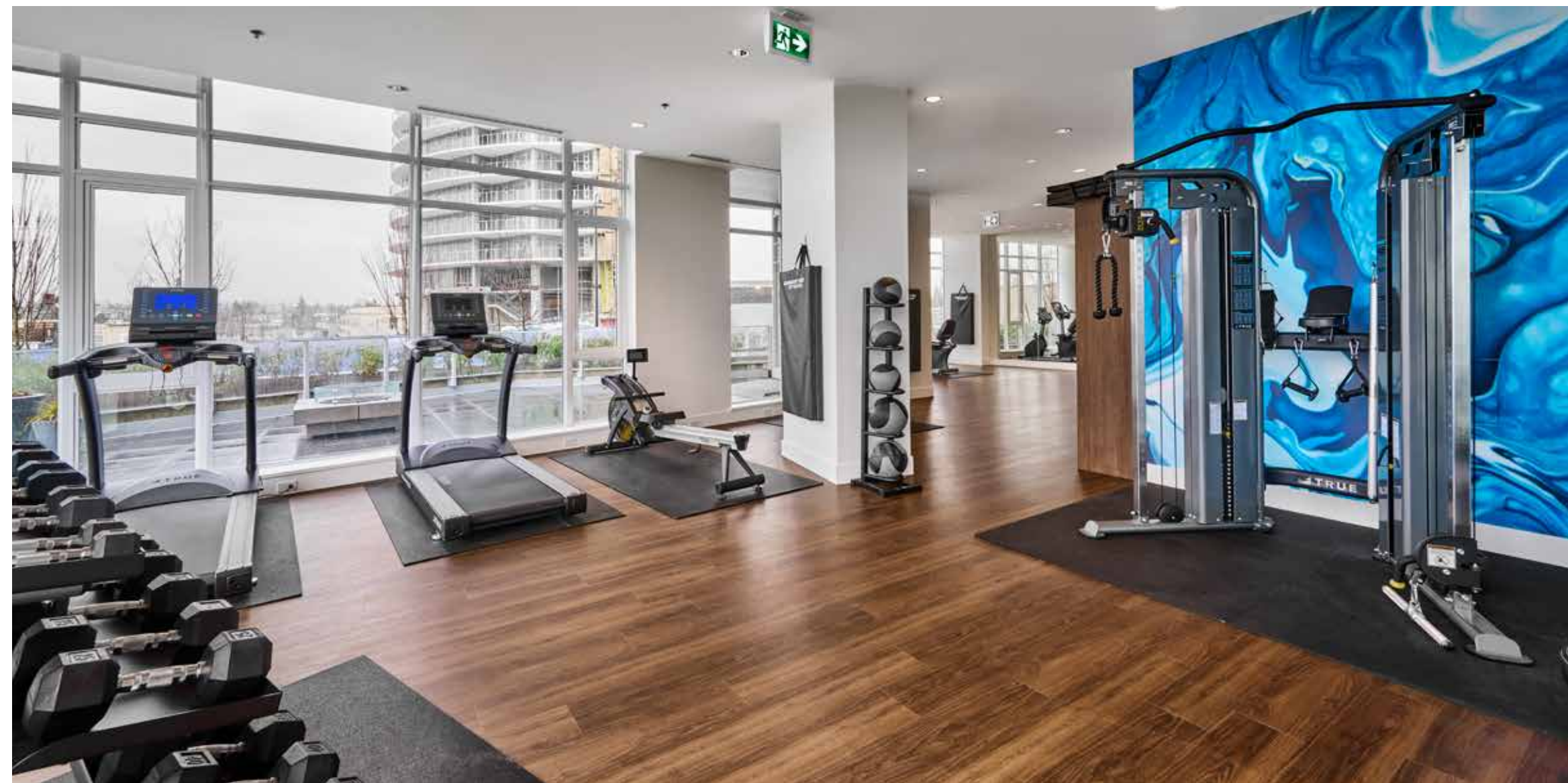






# FIRST CLASS LIVING

We all know that achieving and maintaining our health and wellness goals can be a challenge given the demands of our busy daily lives. Whether you are looking for more downtime with your family and closest friends, or training for that next 10k, the exclusive amenities of Azure have you covered. The fully-equipped Azure fitness center will keep your body and mind thriving. Enjoy the ease of exercising day or night, or entertaining close friends in the stylish billiards lounge without leaving the comfort of your own home.







SOUTHGATE  
CITY

*Destiny is Home*

Azure at SouthGate City represents the first opportunity to own in this highly anticipated, world-class master-planned community with 5 acres of thoughtfully planned parks, meandering waterways, and 400,000 square feet of retail shops and services. Setting the new standard for convenient and prestigious living, Azure places you at the forefront of this grand vision.

UBC

DOWNTOWN

NORTH SHORE

SFU

BCIT

DEER LAKE

METROTOWN

BURNABY LAKE

BYRNE CREEK PARK

HIGHGATE  
SHOPPING  
CENTRE

● SKYTRAIN  
STATION DAYCARE  
STRIDE ELEMENTARY  
SCHOOL

ERNIE  
WINCH  
PARK

BYRNE CREEK  
SECONDARY  
SCHOOL

● AZURE

ROSEMARY  
BROWN ARENA







## SOUTHGATE CITY BY THE NUMBERS

60 acres

26 towers

46 buildings

---

400,000 sq. ft. of commercial & retail space

---

52,000 sq. ft. Safeway grocery and drug store

---

20,000 sq. ft. brand new community centre

---

10 kms of walking & bike paths

5 acre park

---

5 distinct neighbourhoods

2 blocks to SkyTrain





Perspectives, Burnaby



Reflections, Burnaby



Aviara, Burnaby



Seasons, Burnaby



Escala, Burnaby

## 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 25,000 homes later, we can proudly state that our past was built on it, and our future depends on it.



**LEDINGHAM McALLISTER**

*Building BC since 1905*



# LANDSCAPE PLAN

A Z U R E  
AT SOUTHGATE CITY



A Z U R E  
AT SOUTHGATE CITY



In a continuing effort to meet the challenge of product improvements, the Developer reserves the right to modify or change dimensions, sizes, specifications, layouts and materials without notification. Landscaping, features and finishes, fencing, water features, walkways, drive isles, yard, balcony, terrace and patio sizes, columns and guardrail details may vary. All renderings and illustrations reflect the artist's interpretation of the project only and may differ from the final product. The quality homes at Azure are built by LM Azure Homes Limited Partnership. E. & O.E.



HIGH RISE  
FIRST CLASS AMENITIES

A Z U R E  
AT SOUTHGATE CITY

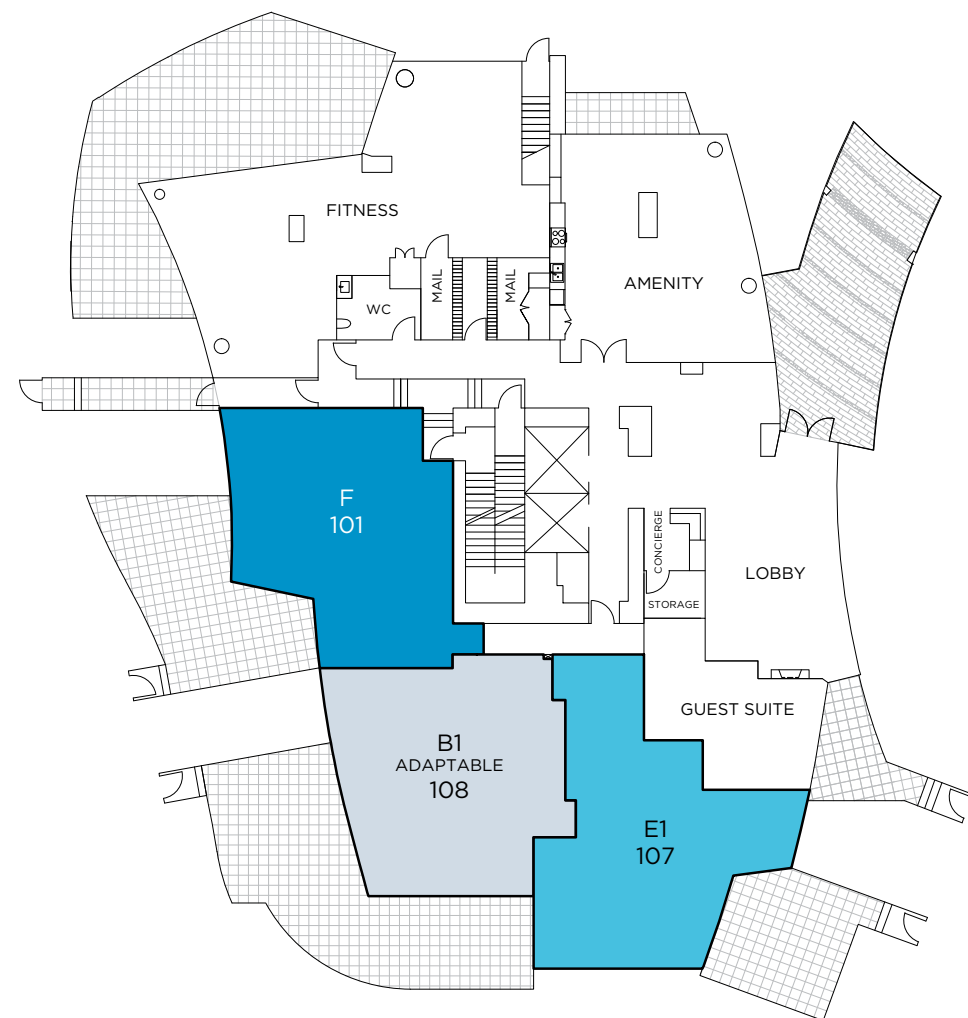


- 1 Main lobby entry
- 2 Concierge
- 3 Secure delivery and storage
- 4 Mail room
- 5 Fireside lobby lounge
- 6 Billiards lounge
- 7 Fully equipped kitchen
- 8 Fireside Lounge
- 9 Private Gym
- 10 Yoga Studio
- 11 Outdoor lounge seating
- 12 Guest suite

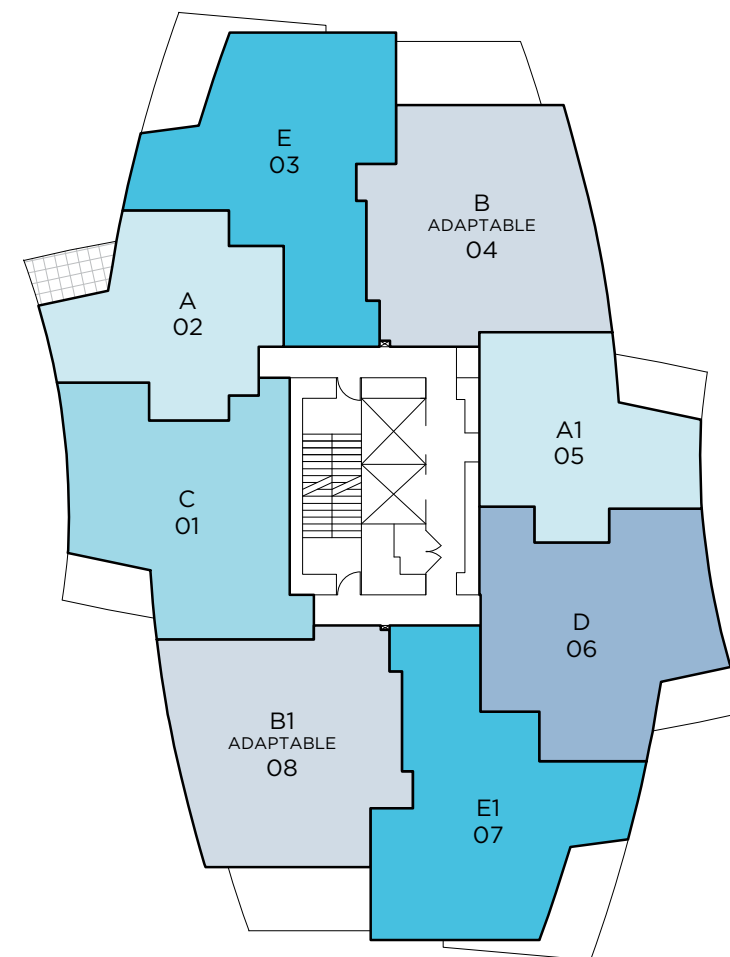


# HIGH RISE SITEPLAN

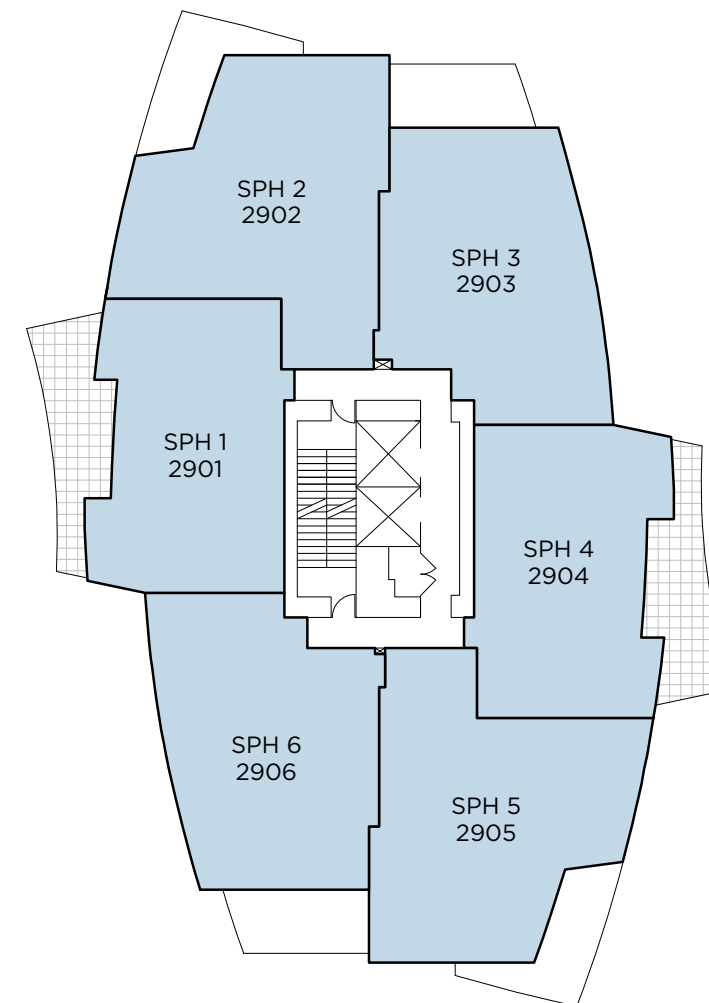
A Z U R E  
AT SOUTHGATE CITY



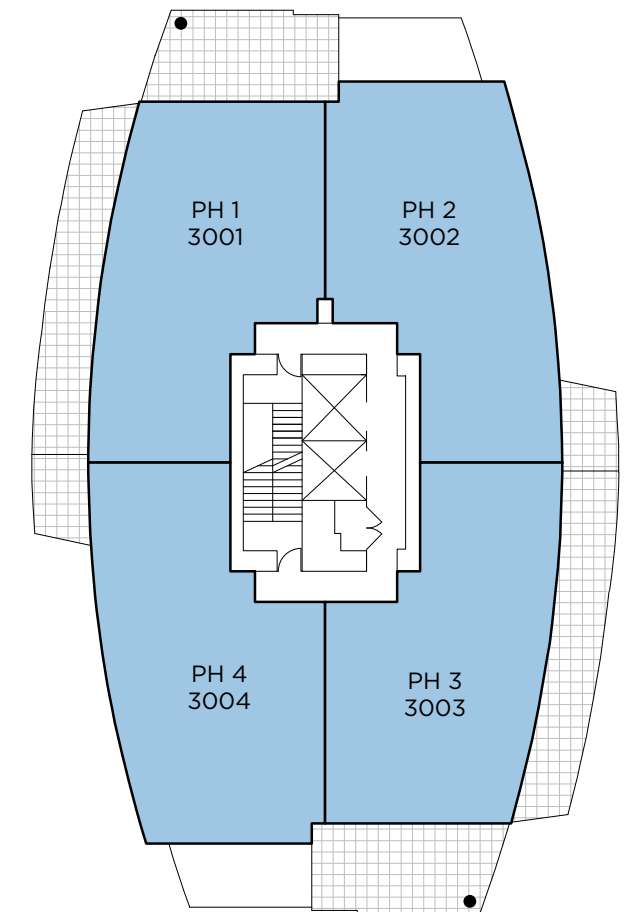
LEVEL 1



LEVELS 2-28



LEVEL 29



LEVEL 30





### FIRST IMPRESSIONS

- 30-stories of iconic design by award winning IBI architecture
- Sweeping covered grand entrance with cascading water feature and lush landscaping throughout
- Grand lobby with a luxurious fireside seating area, and a concierge to welcome you home
- Within easy walking distance of SkyTrain, schools, shopping, ice rinks and conveniences of city living

### YOUR INDIVIDUAL HOME

- Two designer palettes curated by The Mill Design Group:
  - Opulence (light and vibrant)
  - Allure (rich and elegant)
- Contemporary laminate flooring throughout kitchen and living areas
- Sleek roller-blind window coverings throughout and black out blinds in bedrooms
- Full size, front-loading, energy-efficient washer and dryer
- Generous outdoor balconies and garden patios with outdoor lighting and exterior outlets
- Conveniently-located cable and data outlets in living room, some bedrooms and workspace/den
- Pre-wired for high-speed internet and digital cable access

### CRAFTED KITCHENS

- Soft-close full height cabinetry and islands in most homes
- Contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Low maintenance quartz-composite countertops with contemporary, porcelain tile backsplash
- USB outlets for convenient charging

- Cook and entertain with full size stainless steel appliances:
  - 5-burner gas cooktop with undermounted 30” electric Even-Heat convection single wall oven by KitchenAid
  - Counter-depth French door refrigerator with bottom mount freezer by Fisher&Paykel
  - Modern, high-performance, chimney-style hood fan by Broan
  - 24” Energy Star-qualified, ProWash dishwasher by KitchenAid
  - Panasonic microwave oven featuring Inverter Technology®
- Premium Kohler ‘Ludington’ undermount, deep double bowl basin sink with drying mat
- Single-lever Kohler ‘Purist’ kitchen faucet with integral pull-down spray nozzle

### REST & RETREAT

- Spacious walk-in or walk-through closet in primary bedrooms
- Contemporary light fixtures in all bedrooms
- Modern, frameless glass and tile shower with premium Kohler fixtures
- Large soaker tub with contemporary tile surround in main bathrooms
- Large, clean edge vanity mirror with overhead LED pot lighting in all bathrooms
- Flush-mount LED pot light over the shower or tub
- Quartz composite vanity countertop with undermount sink and premium Kohler fixtures
- Soft-close cabinetry with contemporary, chrome hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms

### PEACE OF MIND

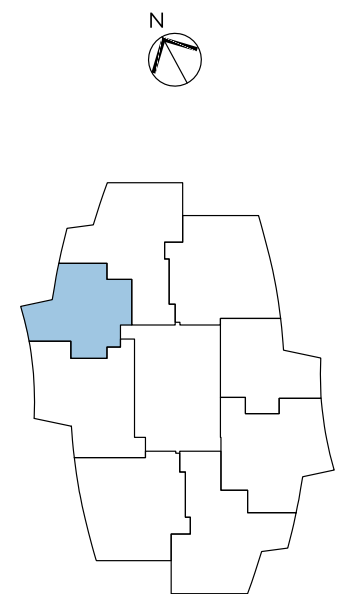
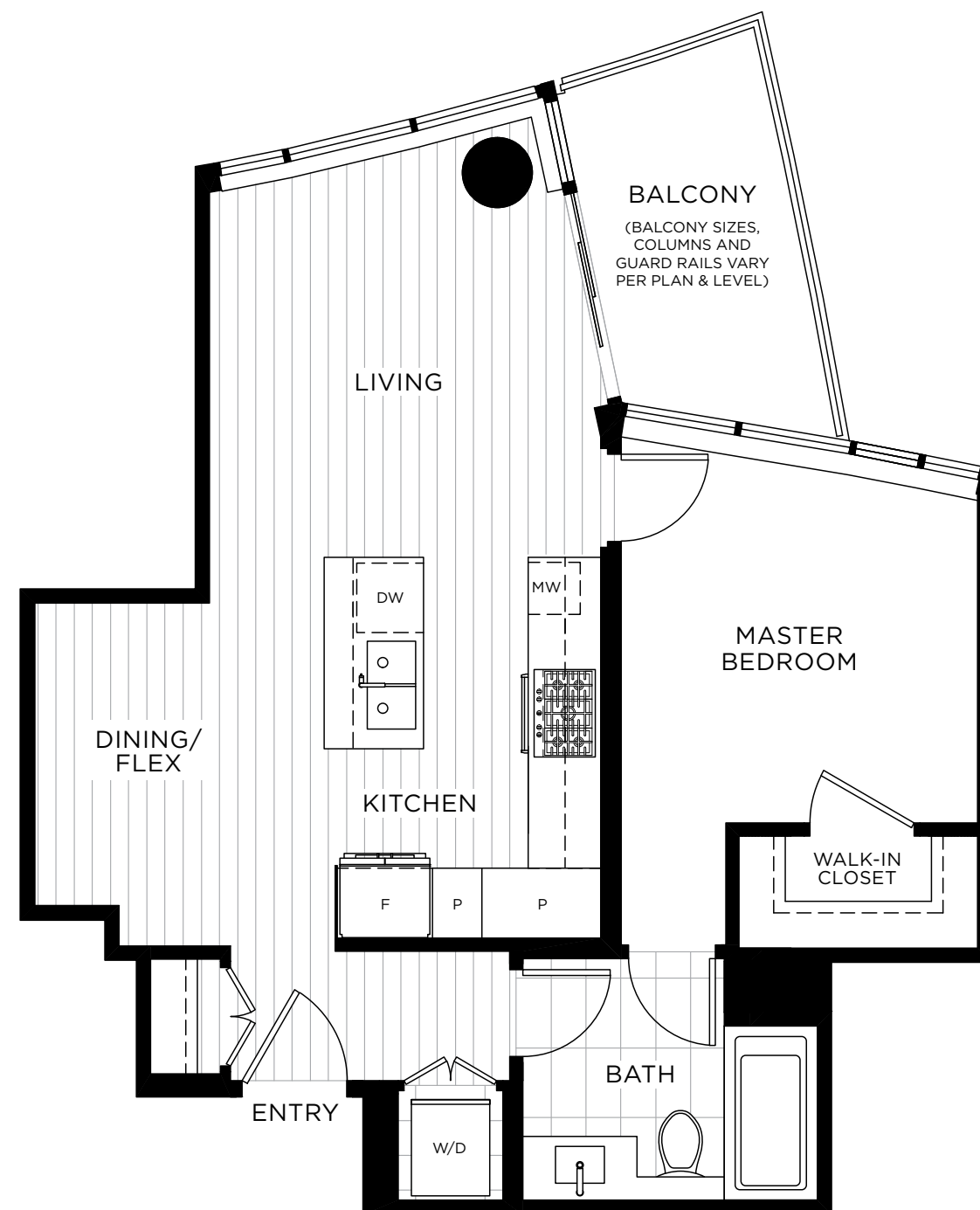
- Entry phone with security camera(s) outside main lobby and parkade entrances

- Two key fob entry devices provide access to lobby, all amenity spaces, and bright, secure parkade
- All homes include energy-efficient, Low E, double-glazed windows and sliding doors
- In-suite wireless security system in all ground-floor access homes
- Fire alarm and smoke detector in all homes
- One personal bicycle sized storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
  - 2 year materials and labour warranty
  - 5 year building envelope warranty
  - 10 year structural warranty
- Dedicated customer service team ensures that living in your home is worry free

### EVERYDAY ESSENTIALS

- Heating and cooling system in all tower residences
- Concierge service and desk located in the tower lobby
- Warm and inviting amenity room with a fireside lounge, billiards table and impressive, fully-equipped kitchen and dining area
- Fully equipped fitness room and yoga studio
- Guest suite for out-of-town visitors
- Secured visitor parking spots
- Car wash stalls
- Electric vehicle charging stalls in both residential and visitor areas
- Visitor bicycle racks
- Bike repair room located in parkade
- Ask our sales team about our homeowner’s transit subsidy program





LEVELS 2-28



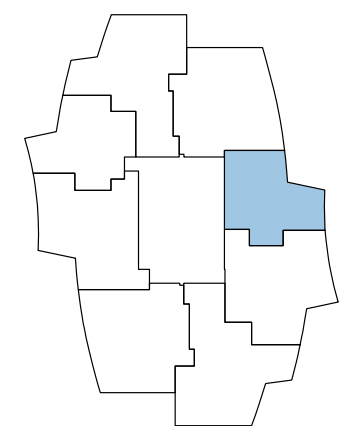
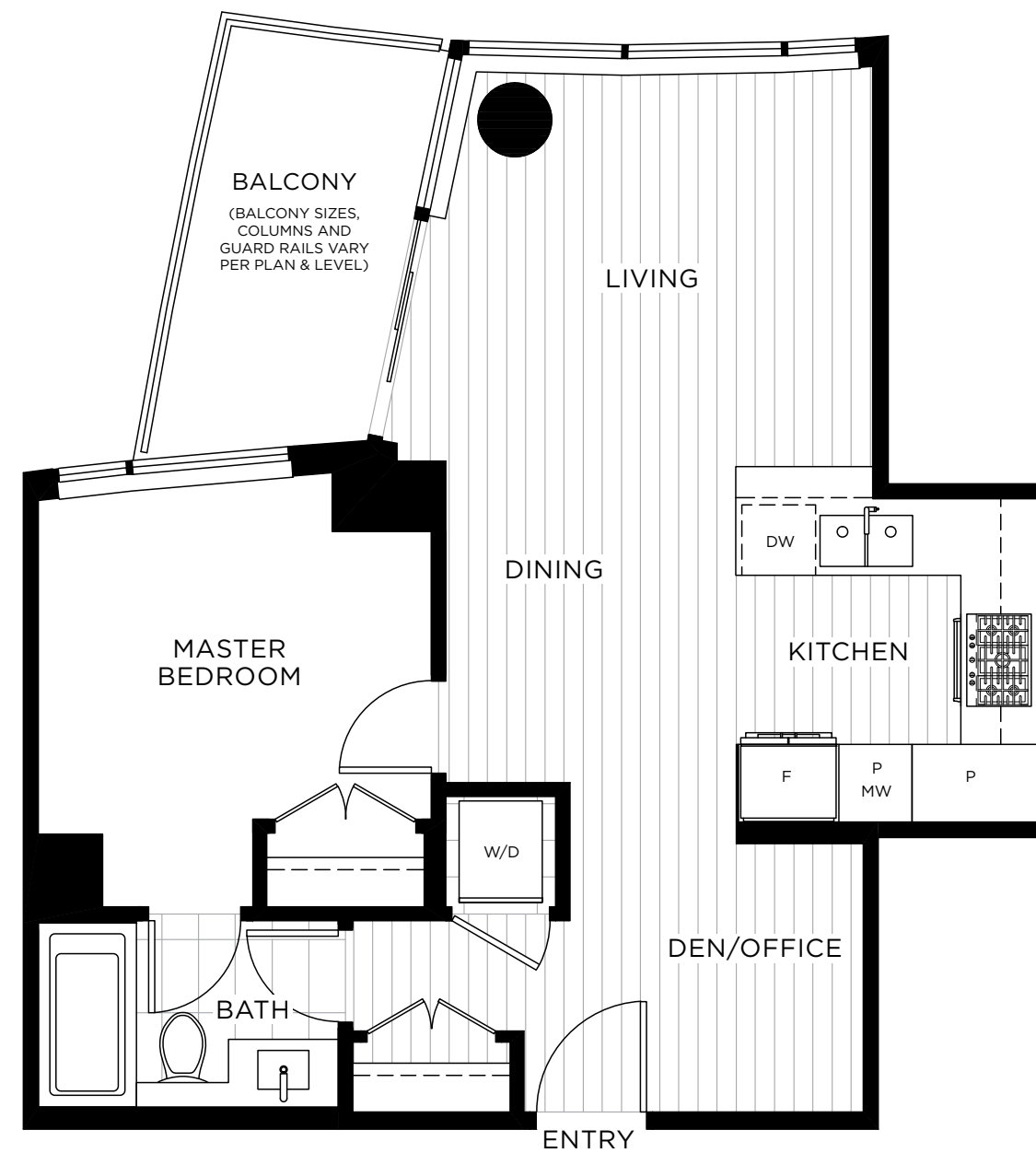
# A1

## HIGH RISE

ONE BEDROOM AND DEN  
ONE BATH  
APPROX. 622 SQ. FT.

# A Z U R E

AT SOUTHGATE CITY



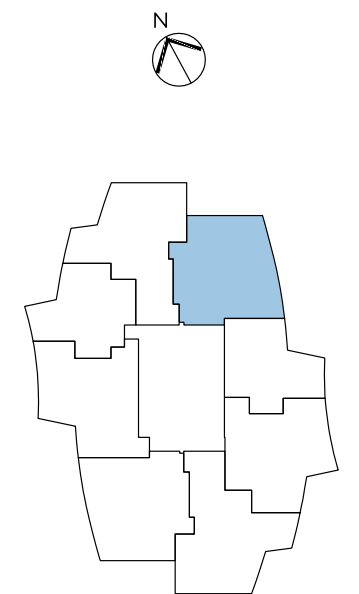
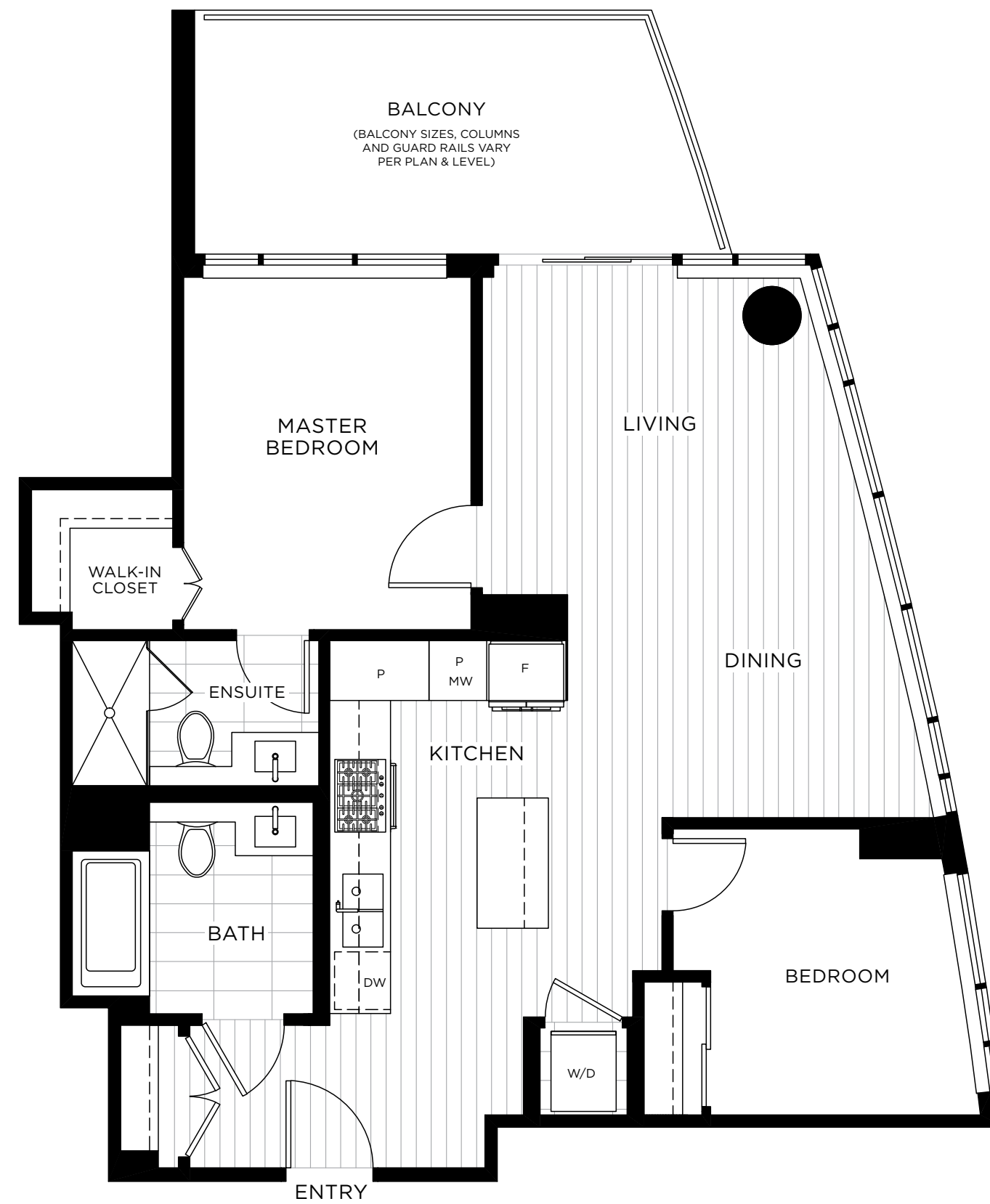
LEVELS 2-28



B  
ADAPTABLE

HIGH RISE  
TWO BEDROOM  
TWO BATH  
APPROX. 881 SQ. FT.

A Z U R E  
AT SOUTHGATE CITY



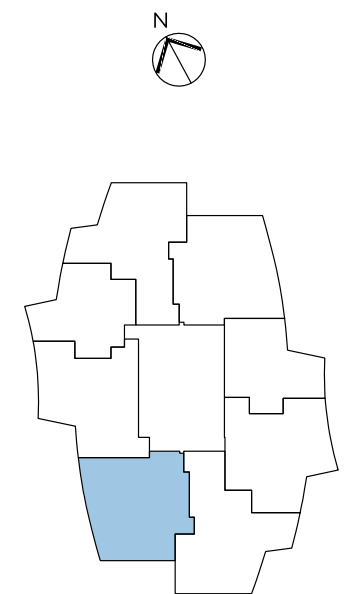
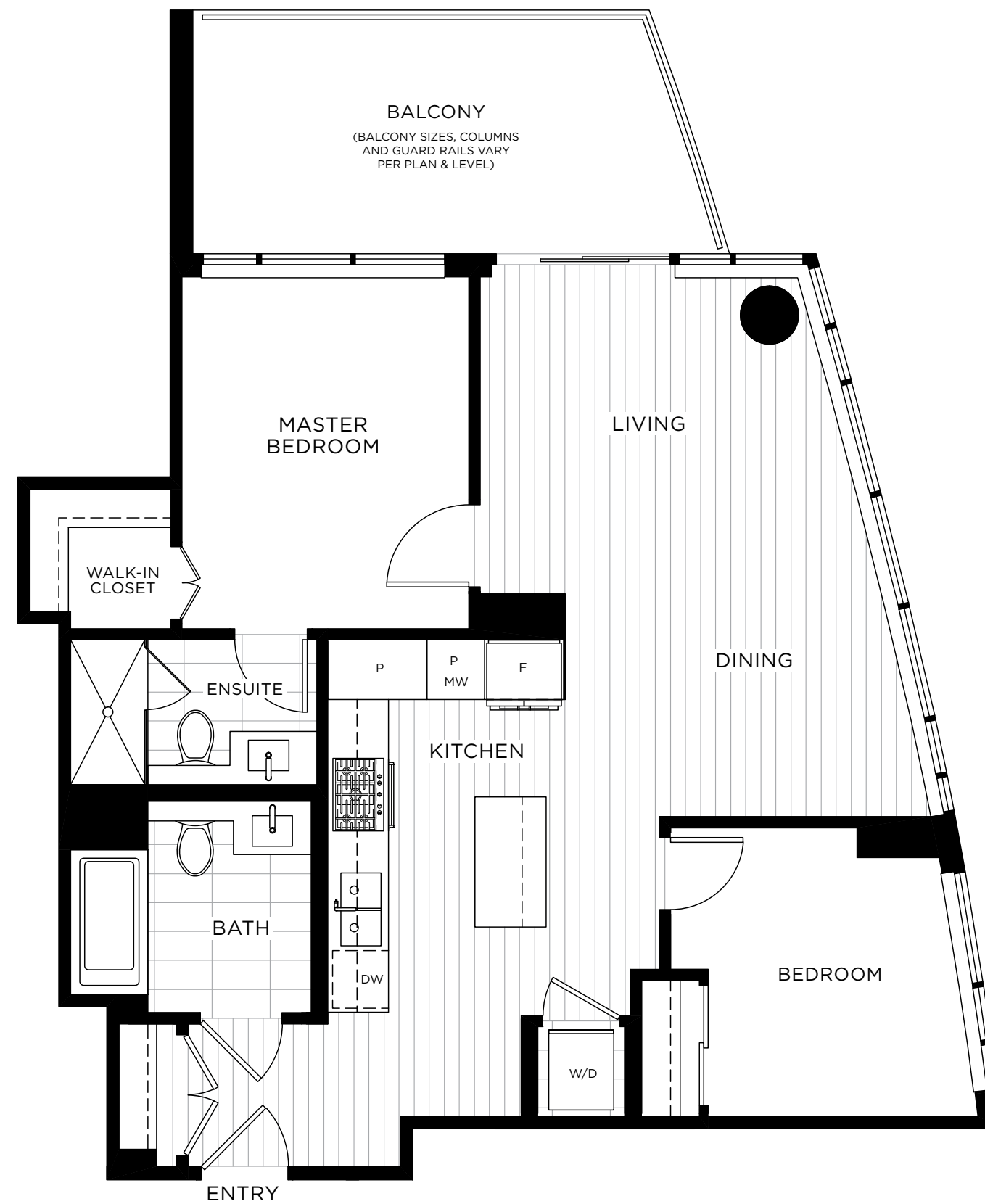
LEVELS 2-28



B1  
ADAPTABLE

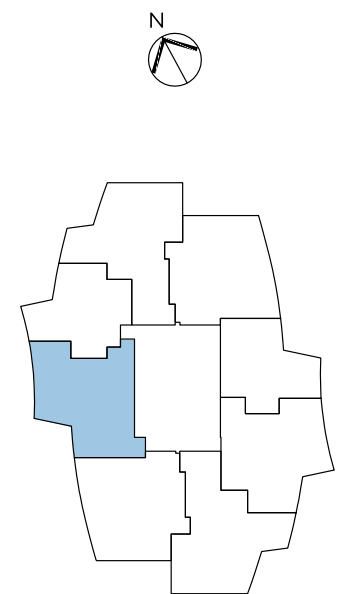
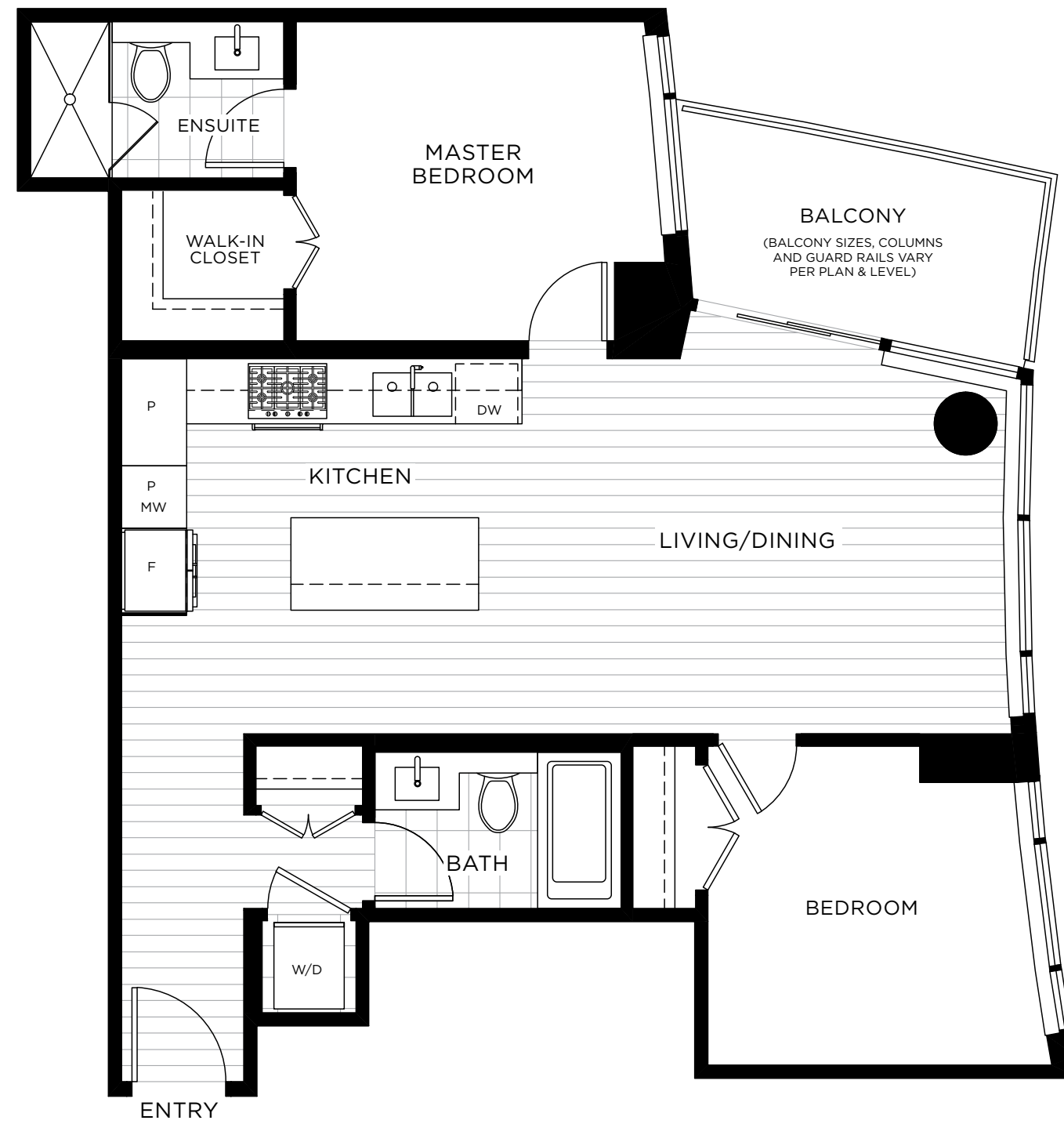
HIGH RISE  
TWO BEDROOM  
TWO BATH  
APPROX. 874 SQ. FT.

A Z U R E  
AT SOUTHGATE CITY



LEVELS 2-28





LEVELS 2-28



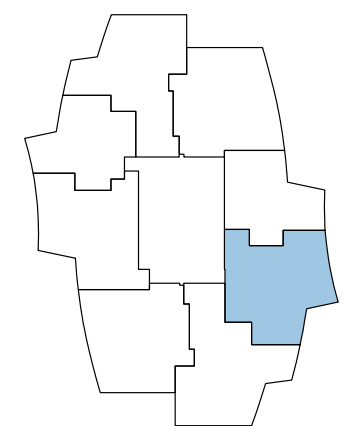
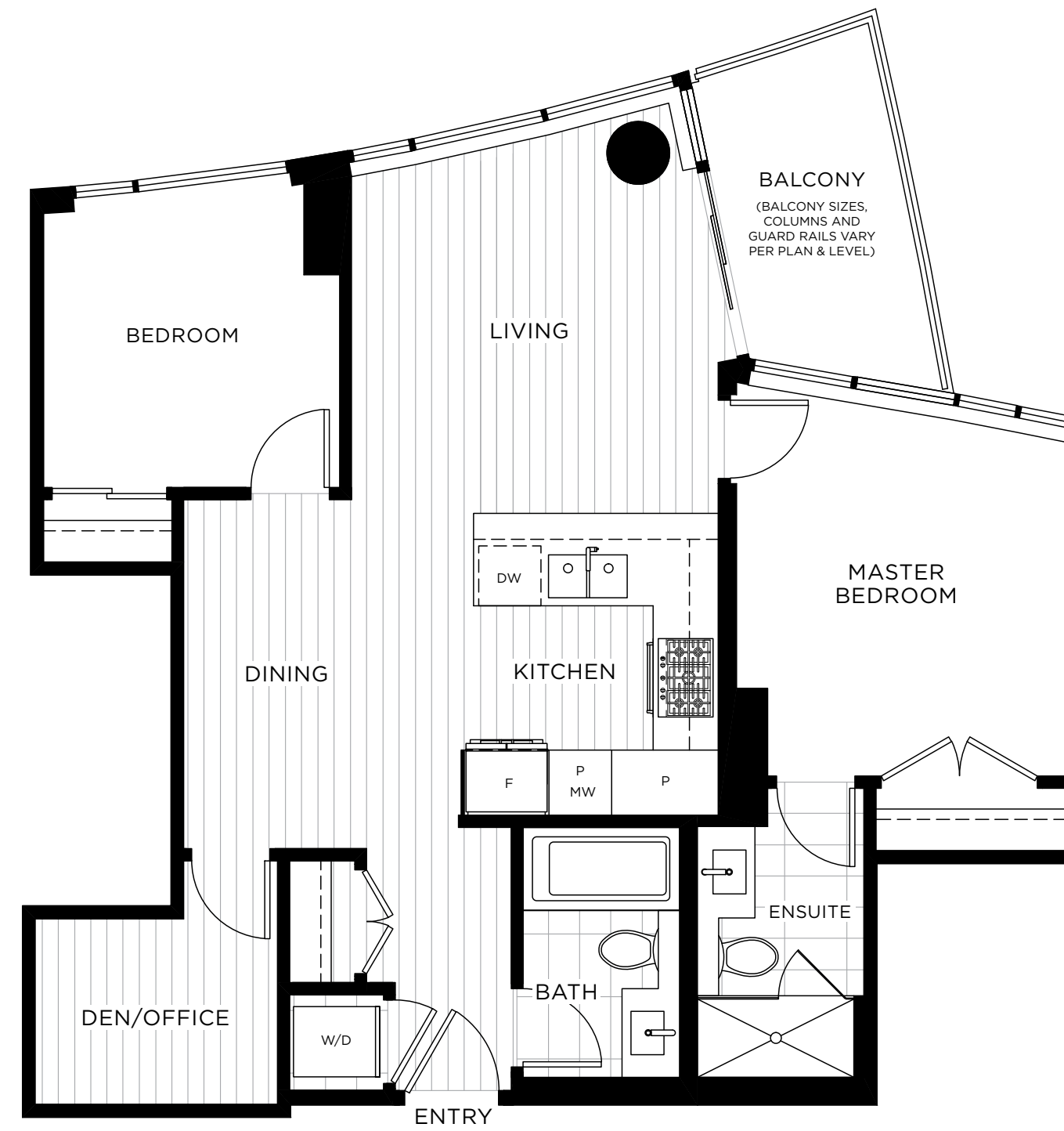
D

HIGH RISE

TWO BEDROOM AND DEN  
TWO BATH  
APPROX. 846 SQ. FT.

A Z U R E

AT SOUTHGATE CITY



LEVELS 2-28



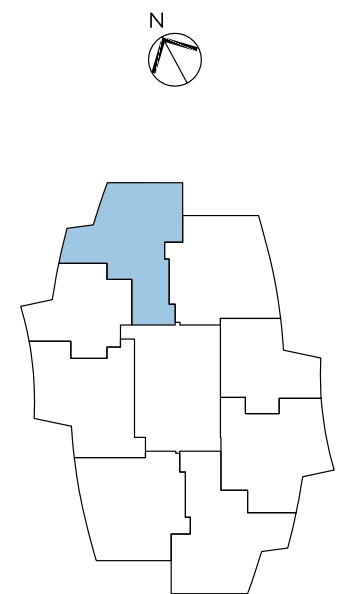
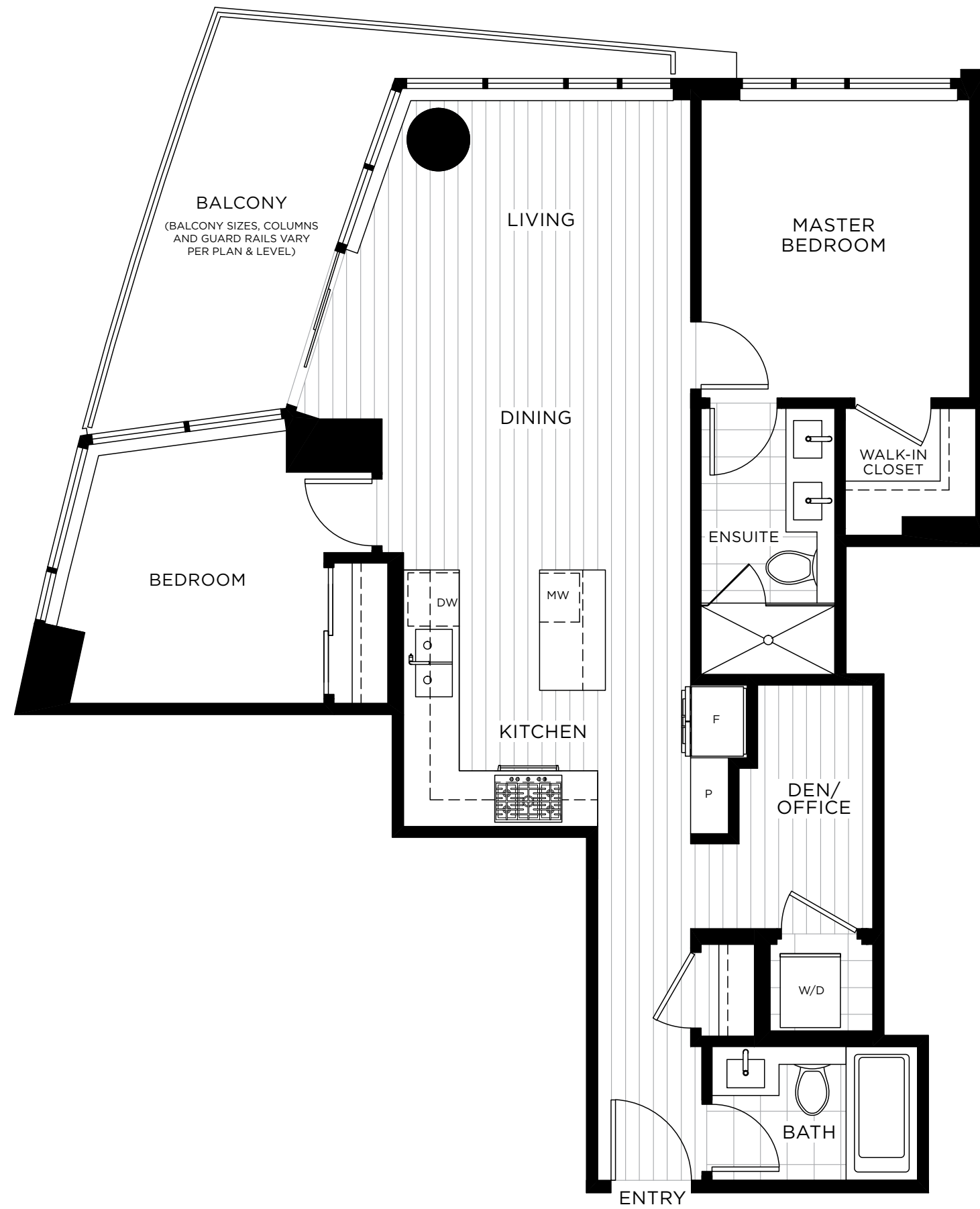
# E

## HIGH RISE

TWO BEDROOM AND DEN  
TWO BATH  
APPROX. 897 SQ. FT.

# A Z U R E

AT SOUTHGATE CITY



LEVELS 2-28



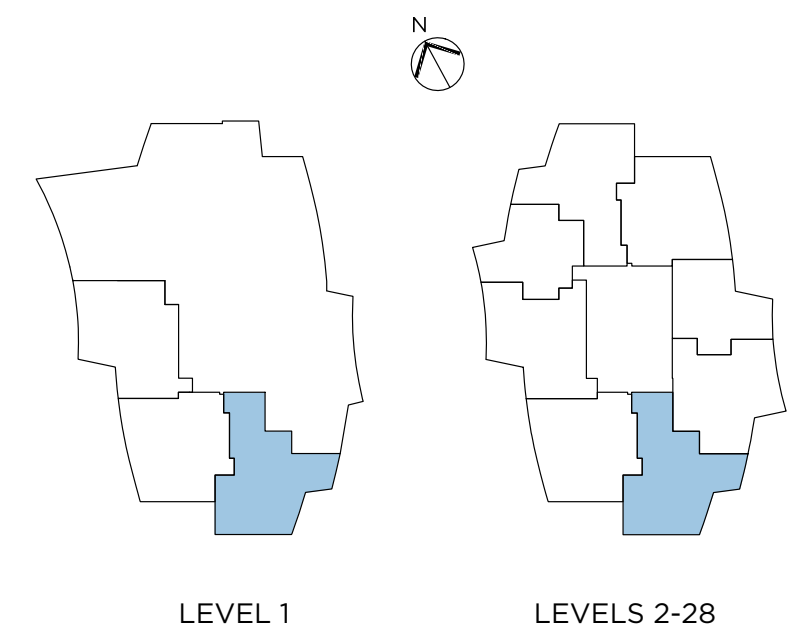
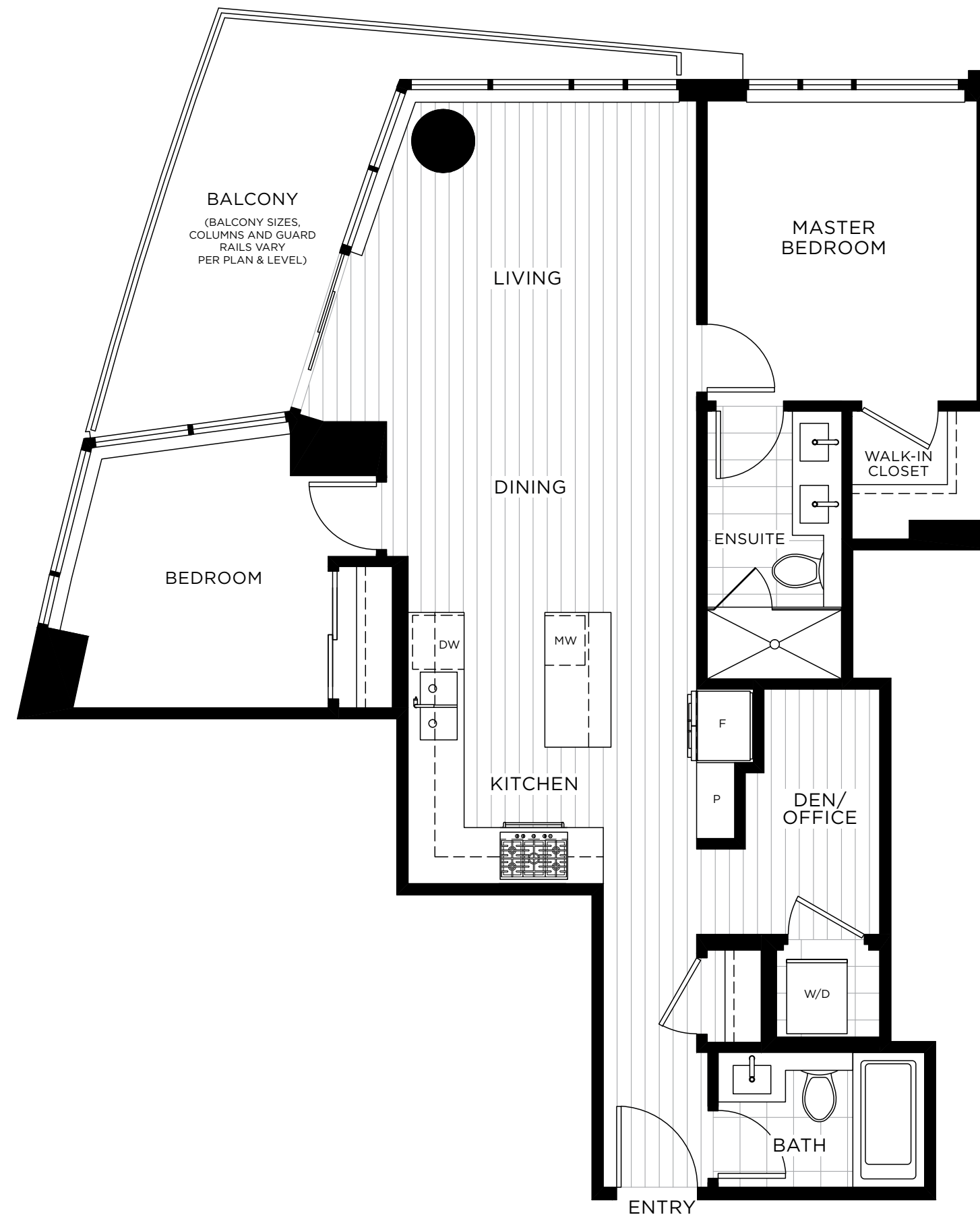
# E1

## HIGH RISE

TWO BEDROOM AND DEN  
TWO BATH  
APPROX. 909 SQ. FT.

# A Z U R E

AT SOUTHGATE CITY







**LEDINGHAM McALLISTER**

*Building BC since 1905*



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LM AZURE HOMES LP.