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A new exclamation mark on Burnaby's skyline

Intracorp's new tower is an imposing 46 storeys of glass and concrete at the corner of Beresford Street and Telford Avenue. It will sit atop a four-storey commercial and community space on Beresford Street, with five-storey townhomes on Telford Avenue and two-storey townhomes facing south – a thriving new neighbourhood for Burnaby.

The block is designed to become the focus for public events that will take place on Beresford Street, a thoroughfare that promises to become Burnaby's popular new celebration route. To add a flourish to the emerging streetscape, Intracorp will work with an established BC artist to create and place a striking new piece of public art.

With inventive architecture by **Busby Perkins + Will** and exquisite interiors by **Insight Design Group**, MetroPlace will soon be recognized as a landmark building in the Lower Mainland.

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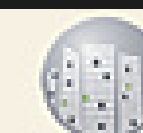
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At the centre of Burnaby, the crossroads of the Lower Mainland

MetroPlace will stand tall at the intersection of Beresford Street and Telford Avenue, just steps from Metrotown Skytrain station. More than 450 stores are spread out below in The Crystal Mall, Station Square and, of course, Metropolis at Metrotown.

MetroPlace is ideally situated for work or school. Metrotown Skytrain is served by the Expo and Millennium Lines, with buses to take you north, south, east and west. The campuses of Simon Fraser University and BCIT are mere minutes away by car or transit.

Central Park, Deer Lake Park, Bonsor Recreation Complex and Swangard Stadium are no more than a leisurely stroll.

If you need to travel further, Highway #1, the Lougheed Highway, Canada Way, Hastings Street and Marine Way are all easily accessible by car.

There really isn't a more perfectly situated place to call home.

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It's all here on your doorstep.

Where **Beresford Street** meets **Telford Avenue**, where the Skytrain meets Metrotown, where high style meets great value, an elegant new tower is rising. MetroPlace by Intracorp.

The Skytrain awaits across the way, ready to whisk you downtown. With Metrotown as your neighbour, you are steps from BC's most complete shopping experience. And on Beresford Street, you are at the focal point of Burnaby's exciting plans for a public gathering place, a special 'celebration street.'

MetroPlace is an elegant 46-storey tower with views as far as the North Shore mountains and the Fraser River. Designed by acclaimed architects Busby Perkins + Will, the new tower will take its place as one of the highest buildings in Burnaby, an instantly recognizable landmark.

Be at MetroPlace in Spring 2011. [Register now](#) for First-to-Know status.

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About MetroPlace

The impactful architecture and refined interiors at MetroPlace will offer owners a new level of urban sophistication that is still highly affordable. In a central Burnaby neighbourhood that's close to everything, affording beautiful 360° views of the city and beyond, MetroPlace promises a true urban experience.

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Burnaby loves MetroPlace. Be a part of our Great Street.

April 20, 2011



4 people recommend this.

A long lineup outside the Presentation Centre was the first sign that MetroPlace's Opening Event was going to be a huge success. And it just got better and better.

The rain held off on Saturday, April 9th, fresh coffee kept the chill at bay and, despite the crush, it was smiles all round.



The response to MetroPlace was truly incredible. But if you didn't take the plunge on April 9th – don't worry. A nice selection of homes are available. MetroPlace will set a new architectural standard for Town Centre development in Burnaby. Not only is it a new landmark tower, it will transform the whole neighbourhood.

For our new homeowners, being part of Intracorp and Burnaby's shared vision to turn Beresford Street into a Great Street was a huge selling feature. Beyond the great views, great floor plans and striking architecture, new homeowners loved knowing that they could help shape this new community. Soon work will begin on MetroPlace – we'll keep you updated.

In the meantime, if you'd like to stop by our Presentation Centre at 6039 McKay Avenue to learn more about our MetroPlace's Great Street and Town Centre plans, please do so. **The MetroPlace Presentation Centre is open from 12pm to 5pm everyday, except Fridays.**

If you've been eyeing a home at MetroPlace, come by the Presentation Centre today. This is your chance to ensure the home you choose reflects your taste. At the moment, you can still choose from one of two colour palettes at MetroPlace. You can also upgrade your finishes, if you wish.

Thanks to all who came out to our Opening Event. And thank you and congratulations to all of our happy homeowners!

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← [All shiny and new: see the MetroPlace display home this weekend. Your Dream Kitchen at MetroPlace](#) →

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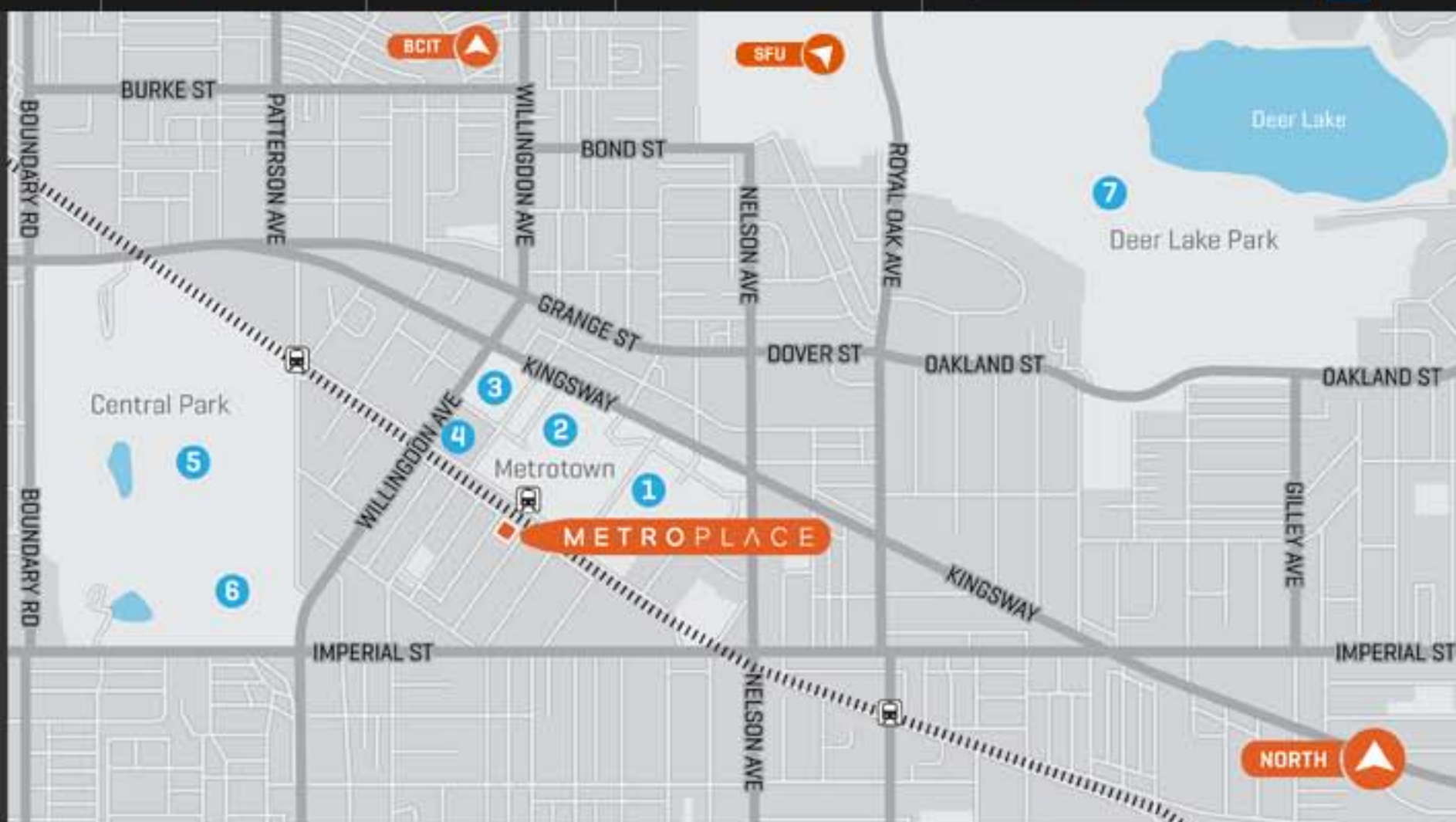
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 - T & T Supermarket
- 2 Station Square
 - Save On Foods
 - Future Shop
 - TD Canada Trust
- 3 The Crystal Mall
- 4 Burnaby Public Library
- 5 Central Park
- 6 Central Park Pitch & Putt
- 7 Deer Lake Park



Neighbourhood

Neighbourhood Map

Beresford Street

Metropolis at Metrotown is your corner store

Metropolis at Metrotown is where life meets style. You'll find all the necessities of life here: groceries, healthcare, banking, childcare. Local stores include Real Canadian Superstore, T&T Supermarket, Chapters, Winners, HomeSense and The Bay. There's even more choices at **Station Square** including Save-On-Foods and Future Shop.

As well as the necessities, you will find life's little luxuries close by: A/X Armani Exchange, Coach and Guess to name just three out of more than 450 local boutiques, services and stores at your disposal.

The neighbourhood is rich in other amenities. **Burnaby Public Library** and **Bonsor Recreation Complex** are a stroll away. There are three hotels for friends and family who come to visit from out of town. And there are specialty shops for blocks in every direction.

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Hard-working design

The interiors match the sophistication and quality of MetroPlace's exterior. Practical layouts and features by Insight Design Group result in a functional, timeless design.

Kitchens

Your home's conversation piece is the imported, German-engineered Eggersmann™ cabinetry with suppression closing system doors and drawers. Horizontal integrated aluminum handles protect cabinet edges and create a streamlined look.

Bathrooms

A floating Eggersmann vanity, heated porcelain tile flooring and Hytec™soaker tub with ceramic tile tub surround create a comfortable retreat.

Bedrooms

Carpet keeps rooms cozy. Mirrored closet doors are a great space-saver. And contemporary flat slab interior doors ensure privacy.

Workspace

Built-in desk comes with high-speed Internet and optional fibre optics turns your hall into an office.

Working hard for the environment

FSC®-certified

Eggersman is one of only two manufacturers in the world to have full certification by the Forest Stewardship Council (FSC). FSC®-certified wide-plank laminate flooring adds to your home's green credentials.

ENERGY STAR® and more

Stainless steel ENERGY STAR® appliances in the kitchen, dual-flush toilets

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MetroPlace Features

Arrive at a New Landmark Address

- Architectural design by award-winning Busby Perkins + Will architects
- Interior design by Insight Design Group Inc.
- Concrete construction with exterior brick cladding and interesting wood inlays
- Patios, balconies, terraces and roof terraces*
- Gas fireplaces on some roof terraces*
- Expansive windows maximize natural light and overlook spectacular views*

Interiors that Redefine Modern Style

- Choose one of two colour palettes by noted designers Insight Design Group Inc.
- Wide-plank laminated hardwood flooring in entry, kitchen, living and dining (+ master bedroom – sky level homes*)
- Low-profile nylon loop carpet in bedroom
- Tile in washer/dryer closets
- Roller blinds throughout
- 9' ceilings – sky level homes*

Kitchens to Inspire Culinary Creativity

- Fulgor™ smooth-top ceramic cooktop in black
- Fulgor™ self-cleaning, glass-front wall oven in stainless
- Broan™ built-in hood fan in stainless
- Maytag™ bottom-mount refrigerator in stainless
- Maytag™ dishwasher in stainless
- Contemporary-styled Eggersmann™ textured laminate kitchen cabinets in choice of grey pine or walnut with upper cabinets in high-gloss white
- Composite stone kitchen countertops
- Double bowl undermount stainless steel sink

Bathroom

- Hytec™ soaker tub with integral skirt
- Ceramic tile tub surround
- Ceramic tile full-height shower splash
- Porcelain tile flooring
- Single-lever chrome deck-mount lavatory faucet by Grohe™
- Pressure and temperature-balanced chrome shower control by Grohe™
- Toto™ dual-flush toilet with soft-close seat
- Marble countertops in ensuite
- Eggersmann™ textured laminate bathroom cabinets in choice of grey pine or walnut
- Undermount sink in either main bath or ensuite by Blu™

Telus – Future Friendly® Home Package**

- High-speed internet (25 Mbps)
- Wireless Gateway
- Fibre Optics to individual suites
- Free rental of HD PVR
- TTV up to 116 Channels including 22 HD
- Time Choice Programming
- TTV Major HDTV Networks Programming

Central Amenities

- Large private social lounge with kitchen, barbecue area and rooftop patio
- Children's play area
- Secured underground bicycle room
- Equipped fitness studio
- Conveniently located car wash

The Core of our Energy Program

- LEED® Silver equivalency
- Thermally broken, double-glazed aluminum windows with enhanced Low-E glazing
- High-performance building envelope reducing overall energy consumption
- ENERGY STAR® appliances
- Low VOC interior paints and finishes
- Co-op car program

Safety First Ensures Your Peace of Mind

- Lobby entry and parkade entry protected by security proximity readers
- Lobby entry, lounge and parkade entrance protected by security cameras
- Video enterphones installed at lobby entry, parkade entry and visitor parkade
- Keyless entry into building and parkade (key fobs)
- Third Party Warranty Insurance by Travelers Guarantee Company of Canada, providing coverage for up to 2 / 5 / 10 years

* Not available in all plans
** Limited time offer, see salesperson for details

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An elevated lifestyle at a comfortable price

Two bedrooms from \$523,900

The impactful architecture and refined interiors at MetroPlace will offer owners a new level of urban sophistication that is still highly affordable. In a central **Burnaby neighbourhood** that's close to everything, affording beautiful 360° views of the city and beyond, MetroPlace promises a true urban experience.

As a complete package, from the convenient location to the quality of appliances, MetroPlace represents a highly attractive high-rise option for the Lower Mainland. What's more, **Intracorp** backs its projects with comprehensive new home warranties.

Homes will be available in the Spring of 2011. Choose from one or two bedrooms, with or without den.

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One of the world's great views is yours

From its inception, MetroPlace was designed to offer 360° views. To the north, downtown Vancouver is framed by the North Shore mountains. To the south, you can see as far as the Fraser River and Mount Baker. Here, it's not about finding a home with a view, it's about choosing which view is your favourite.

Night and day, you have stunning outlooks of the skyline and the world's most beautiful landscapes stretching out to the horizon.

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The Intracorp story

Canadian-owned, **Intracorp** has earned widespread recognition as a premier designer and builder of quality homes that provide lasting lifestyle and investment value.

For more than 30 years, the Intracorp Group of Companies has built highly successful residential communities at stylish urban locations you may have heard about, such as Centrepont, Pintura, Camera, Uno and Jacobsen.

Intracorp backs these unique projects with a meaningful customer service program and extensive warranty coverage by Travelers Guarantee Company of Canada.

[Click here to see photos of past Intracorp projects.](#)

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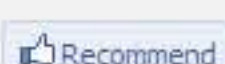
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At MetroPlace, you can go green with comfort – and without busting your budget.

June 9, 2011



Be the first of your friends to recommend this.

It used to be going green was a luxury that few could afford. Now, it means reduced maintenance costs and an increased resale value.

At MetroPlace, you can preserve precious resources as you cook, bake and wash. Kitchens tend to be resource-heavy, so we focused most of our green efforts here. The Satin Finish wide-plank laminate flooring that runs through your kitchen is FSC-certified, as is the Eggersmann® cabinetry. In fact, Eggersmann is only one of two kitchen manufacturers in the world to have full certification by the **FSC**. An ENERGY STAR® dishwasher and low-flow plumbing fixtures use less water.

Throughout your home, low VOC interior paints and finishes have been used. Low volatile organic compound (VOC) paints, stains and varnishes are made with water rather than solvents. They perform just as well as conventional paints, but you don't have to worry about breathing in worrisome levels of toxins.



At MetroPlace, green features include low-flow plumbing fixtures and low VOC paints.

To capture the incredible views available from our 46-storey tower, we included expansive windows. And lots of them. We also made sure they were energy efficient. All of the windows at MetroPlace are **thermally broken, double-glazed aluminum windows with enhanced low-emissivity (Low-E) glazing**. This coating allows sunlight to pass through, but blocks heat from escaping. It also filters out UV rays, which can fade furnishings; and Low-E can reduce condensation on a window by keeping the indoor surface of the glass and frame warmer.

What's more, MetroPlace achieves **LEED® Silver** equivalency. You can feel good knowing that you'll be living in a green-rated building committed to:

- sustainable site development,
- water efficiency,
- energy efficiency,
- materials selection,
- and indoor environmental quality.

The result is a high-performance building envelope that reduces overall energy consumption thereby contributing to your cost-savings.

We thought you'd find it comforting.

This entry was posted in **The Building**, **Value** and tagged **apartments for sale burnaby**, **burnaby living**, **burnaby real estate**, **condos for sale burnaby**, **FSC**, **green features**, **intracorp**, **intracorp vancouver**, **LEED**, **new condos burnaby**. Bookmark the [permalink](#).

← The word on the street. What people are saying about MetroPlace: Flexible, fast and green. Drive without owning a car at MetroPlace. →

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About MetroPlace

The impactful architecture and refined interiors at MetroPlace will offer owners a new level of urban sophistication that is still highly affordable. In a central Burnaby neighbourhood that's close to everything, affording beautiful 360° views of the city and beyond, MetroPlace promises a true urban experience.

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Flexible, fast and green. Drive without owning a car at MetroPlace.

June 15, 2011



Be the first of your friends to recommend this.

You're a conscientious consumer. You buy fair-trade when you can. You believe in being eco-friendly. And you never leave the house to go shopping without your reusable MetroPlace bag in hand.

Yet, you still need to have a keen eye for value. Saving time and dollars while staying green is important to you. That's why we know you'll appreciate MetroPlace's co-op car program.

Here's the deal

We've teamed up with **Modo** to purchase two vehicles for the use of residents at MetroPlace for one full year. Access to these vehicles will be shared among residents, and available 24 hours a day, seven days a week. Reserve a vehicle as often as you want for as long as you need it!



Not only that, we'll be applying a \$70 credit per residential strata unit to help cover membership costs. Use it toward a \$20 registration fee and a portion of a Modo membership, or choose to put it toward a DepositFree account. You can read all about Modo's rates and plans [here](#).

You'll discover why it's the most economical and eco-friendly way to "own" a car without the worry—and at fraction of the expense.

According to Modo, it costs 56.4¢ a kilometre to drive a vehicle in the Lower Mainland. It doesn't sound like much, but those cents sure add up. In a year, that figure totals around \$8,000 for the average driver. That's a lot, especially when compared to Modo's \$50 annual membership rate which covers the cost of insurance, permit parking and BCAA.

Even better, in terms of greenhouse gas emissions, Modo drivers produce 0.32 metric tonnes of carbon dioxide equivalents a year, which is 10 to 36 times less than the average driver.

Whichever way you look at it, there's a lot of savings to be had. The environment will certainly notice a difference. And you will too. With MetroPlace's co-op car program you get the flexibility of car ownership, without all of the unexpected and unwelcome costs to your wallet.

This entry was posted in [Transportation](#), [Value](#) and tagged [burnaby mls](#), [car co-op](#), [condos for sale burnaby](#), [homes for sale burnaby](#), [intracorp](#), [metrotown](#), [modo](#), [new condos burnaby](#). Bookmark the [permalink](#).

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Why glass is integral to MetroPlace's design.

June 30, 2011

Recommend Be the first of your friends to recommend this.

Glass. If you've had a chance to look at any of our exterior building renderings, you'll probably have noticed that it is hugely important to MetroPlace's overall design.

In our minds, no other building medium is able to provide the aesthetic elegance that glass does. So along with architects Busby Perkins + Will we designed a commanding 46-storey tower, showcasing panes upon panes of glass.

You'll see it's the use of coloured glass that makes our distinctive glass curtain wall so striking. Here we've included glass insets in lime green and high style Hermès-themed orange. The entire corner will be subtly illuminated, marking MetroPlace as an instantly recognizable landmark, whether it's day or night.

In the lobby, it's the sheer height of the glass panes that will catch your eye. Double-height glazed entry doors and three sides of double-height glass paneling make for an impressive entrance and flood MetroPlace's expansive lobby with natural light. Glass is essential to creating an entryway that is bright, open and calm.

And when you walk into your home at MetroPlace, we hope that the amount of glass will be one of the first things that strikes you. The expansive windows are purposely designed to capture the incredible views available from our 46-storey tower. They let light flood in. And they're energy efficient. (You can learn more about our windows and some of MetroPlace's green features [here](#).)

At MetroPlace, we think you'll develop a whole new appreciation for glass.

This entry was posted in The Building and tagged burnaby living, burnaby mls, burnaby real estate, condos for sale burnaby, homes for sale burnaby, intracorp vancouver, new condos burnaby, windows. Bookmark the permalink.

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Beresford Street

At the centre of Burnaby, the crossroads of the Lower Mainland.

At MetroPlace, nothing is far away. The SkyTrain is just steps from your new home, and BC's most comprehensive shopping experience could hardly be closer, with Metropolis at Metrotown literally across the street. The Burnaby campuses for both Simon Fraser University and BCIT are mere minutes away by car or transit. And Maywood Community Elementary, Burnaby South and Moscrop Secondary School are even closer.

A short walk will bring you to Burnaby Public Library's Bob Prittie Branch on Willingdon Avenue and to the 90-hectare Central Park. Known for its excellent sports and recreation facilities, you'll find tennis courts, an outdoor swimming pool and a pitch-and-putt golf course at this expansive urban park.

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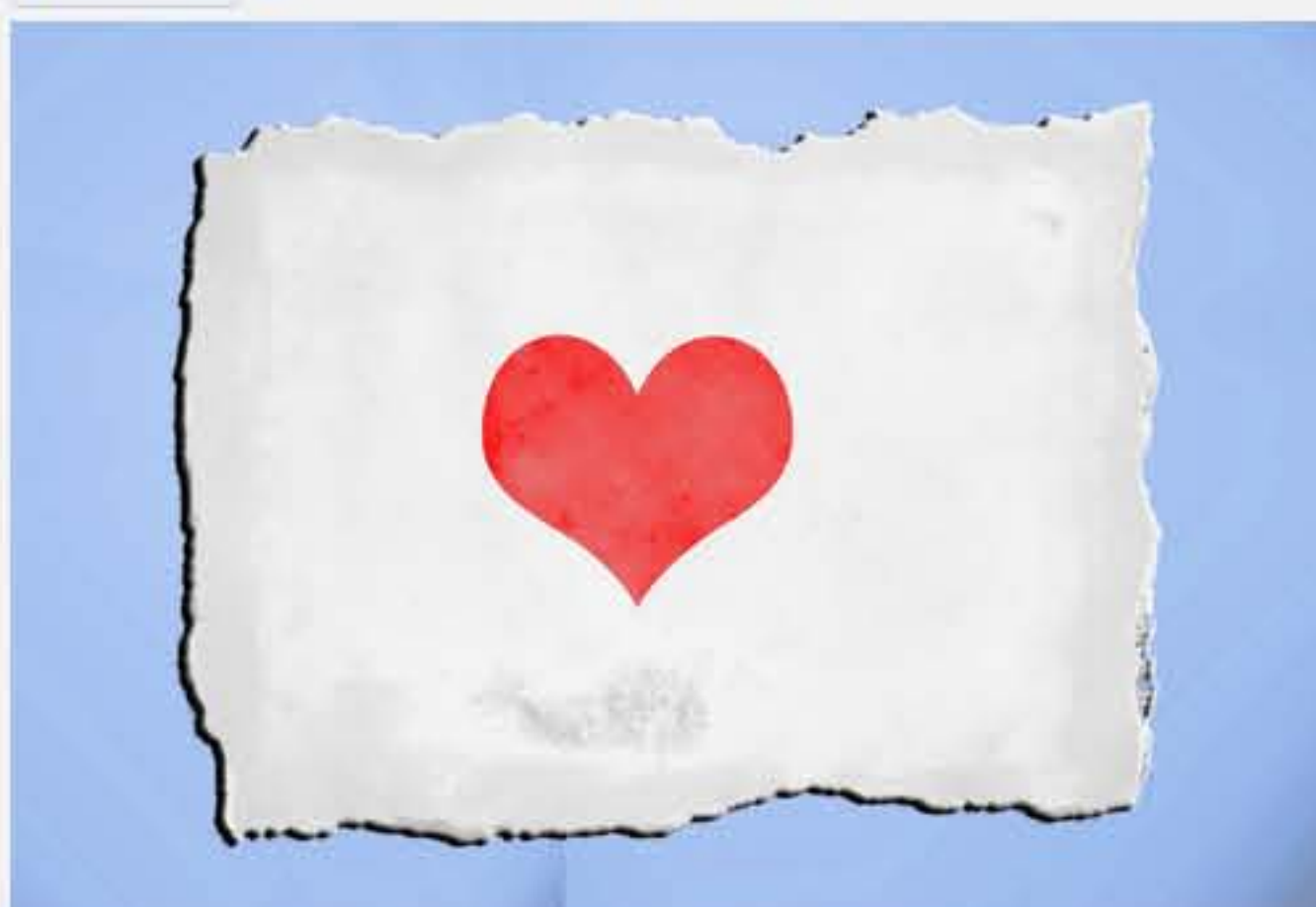


Where to Wine and Dine in Burnaby This Valentine's Day

February 11, 2011



Be the first of your friends to recommend this.



The pressure is on. Valentine's Day is right around the corner, and this year, you've been left with the task of finding the perfect place to wine and dine.

We can't say we envy your position. Planning the ultimate V-Day dinner can be a bit of a toughie. And let's face it, dealing with the wrath of a disappointed lover, can be even tougher. But we're more than happy to offer up a few suggestions.

Go for the blue-ribbon.

They say the way to a man's heart is through his stomach. We think the same can be said for the ladies. If you're a true foodie couple, then why not take advantage of the excuse to indulge in a top-notch meal. **Hart House** restaurant on Deer Lake Park affords an idyllic lakeside setting (gosh, even writing it sounds romantic), with a special Valentine's menu, starting at \$78 per person. Or venture over to Hastings Street's **The Pear Tree Restaurant**, for an intimate candle-lit dinner.

Keep it casual.

Or "premium casual" as those in the biz like to say. Sometimes a vibrant room filled with an eclectic group of people is all you're looking for to guarantee a great night out. Laughter is, after all, one of the best aphrodisiacs, and it's nice to feel at ease in an open environment where you can laugh out loud. Try the recently opened **Joey Burnaby** on Lougheed Hwy., or sip on a few lively libations at **Earls Kingsway** – walking distance from MetroPlace.

Spice things up.

Looking to turn up the heat this Valentine's Day? Then try tantalizing your taste buds with something a little more exotic and spicy. Voted best Indian restaurant in Burnaby four years in a row, **Saffron Indian Cuisine** will definitely keep things hot with their traditional Indian dishes. And you can always grab a bottle of wine and order in, if you want to keep the night extra-cozy.

High-end, casual, take-away – living at MetroPlace, the dining opportunities are limitless. You just need to decide which venue will be the right one to keep you out of the proverbial dog house, and better yet, bring about that special tell-tale smile.

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Explore Metropolis with Help From Some of Vancouver's Top Fashion Bloggers

January 27, 2011



Be the first of your friends to recommend this.

Keeping up with the latest fashions and killer finds takes time. Sometimes a little too much time – if only you didn't have to work, so you could shop all day...

We've got the next best thing: A list of some of Vancouver's top fashion bloggers. A quick glance at their latest Twitters, newest posts and keen comments and you'll be armed and ready to enter Metropolis fully versed in what's hot and what's not this season, along with some essential visuals on how to mix 'n' match and where to find designer deals.



The Haute Pursuit

If you want to know how to put to very different pieces together and make them work you need to check out The Haute Pursuit. Self-described eternal dreamer/fashion blogger/wannabe writer Vanessa has an enviable look and style. Leather on leather, animal print, crop-tops – this girl will show you how to rock them all with her outfit posts.

Le Mode du Jour

Nicole Soon's Le Mode du Jour is another great fashion blog to check out. If you want to see how to mix and match styles and brands. Here, Forever21 and Urban Outfitters share the spotlight with the likes of Michael Kors.

The Starving Stylist

A fashion blog by a man. That alone makes that The Starving Stylist worth checking out. Peter – The Starving Stylist – has a daring look that will give you confidence to try something new yourself when you venture into one of Metropolis's smaller boutiques. And he has an eye for a standout bag.

The Style Spy

If you're looking for fashion, beauty and event updates, The Style Spy is the blog for you. You'll learn about the latest sample sales, get some tips on beauty must-haves and be pleasantly inspired by the blog's Girl of the Week posts.

Shopping made easy with a little help from some of the Lower Mainland's very own fashionistas.

This entry was posted in [Shopping](#) and tagged [burnaby shopping](#), [homes for sale burnaby](#), [le mode du jour](#), [metropolis at metrotown](#), [new condos burnaby](#), [the haute pursuit](#), [the starving stylist](#), [the style spy](#), [vancouver fashion](#), [vancouver stylists](#). [Bookmark the permalink](#)

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Travel Burnaby with ease, and watch your investment grow.

May 12, 2011



Be the first of your friends to recommend this.

Living near a SkyTrain station has more than one advantage: 1) You can get practically anywhere from MetroPlace, and avoid traffic congestion. 2) Property values near transit stations generally increase.

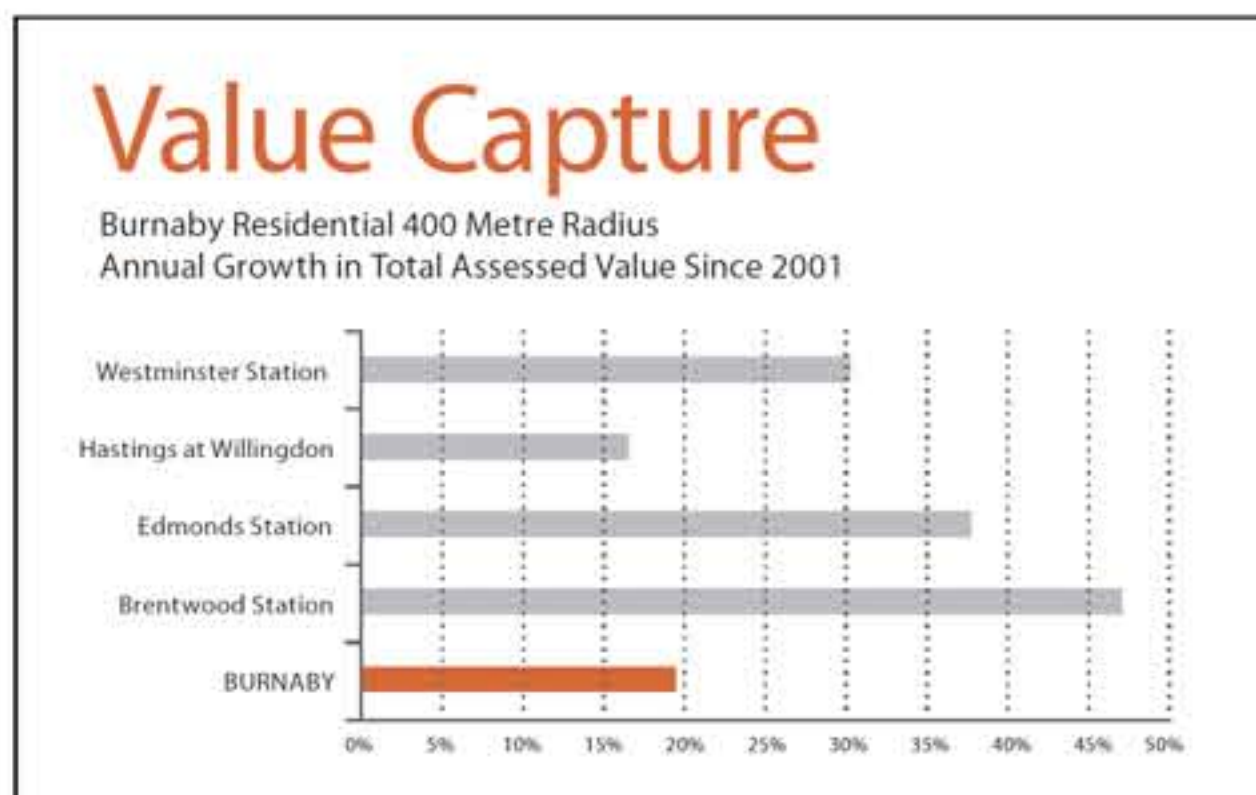
MetroPlace is a matter of minutes by foot from Metrotown SkyTrain Station. The stop is served by the Expo Line and the Millennium Line, so you can look forward to traversing the city without ever having to step foot in a car.

And post-secondary students will have no problem taking advantage of their **U-Pass** (Universal Transit Pass). Three of the city's main post-secondary institutions are on the SkyTrain and bus route: **University of British Columbia**, **Simon Fraser University** and **BCIT**.

An obvious plus:

Even better, is the increase in property values: Increased accessibility equals increased value. The **Real Estate Investment Network's report *The Gateway Effect: The Impact of Transportation Improvements on Housing Values in the Lower Mainland and Fraser Valley*** shows how property values generally rise the closer they are to light rail stations and major highway improvements. In studies conducted across North America, the values of homes in neighbourhoods close to mass transit had premiums ranging between 3% and 40%!

A recent study conducted by **TransLink** indicates similar increases. Just take a look at the graph below.



Clearly, MetroPlace represents a highly attractive high-rise option for the Lower Mainland. Here, you are at the forefront of an emerging neighbourhood—one backed wholeheartedly by the City of Burnaby and Intracorp. What's more, you are in an area positioned to increase in value over time.

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← MetroPlace offers 2 colour schemes. Which will you choose? Our Presentation Centre will be open Victoria Day! →

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B C C O N D O S . N E T



Intracorp launches \$155-million MetroPlace on Beresford Street

The company has several 'transit-oriented' housing developments in the works that will be built within 500 metres of rapid transit

Malcolm Parry Sun Thursday, March, 08, 2012



Intracorp will break ground this morning for its 46 floor MetroPlace condo tower on Burnaby's revitalizing Beresford Street.



ON STATION: If Intracorp president Don Forsgren leaves his Park Place office at 9: 20 this morning, catches an eastbound SkyTrain from the Burrard station across the street, then gets off at Metro-town, he'll be in plenty of time to officially launch construction of his firm's \$155-million Metro-Place at 10 a.m. In the Burrard station, \$3.75 ticket in hand, he'd see a large poster for Intracorp's subsequent project on Burnaby's Beresford Street. That's the \$105-million Silver, which will stand eight floors shorter than the adjacent 46-floor MetroPlace.



Overlooking Christ Church Cathedral, Intracorp president Don Forsgren has faith in condo developments near rapid transit stations.

"Transit-oriented," meaning locations within 500 metres of rapid-transit stations, is the current mantra for Intracorp, which has 3,000 housing units in the three-to-five-year process between proposal and completion. Those units average 700 square feet, Forsgren said, with an average price "between \$400,000 and \$450,000."

With half of its 62 units sold, the firm's \$33-million, four-floor Versatile Building is handy to the North Vancouver SeaBus terminal. Going through the approval process now, its \$200-million, 447-unit Cambie and Marine complex will occupy a whole block near the Canada Line's Marine Drive station. Further down the application-approval pipe-line, a 500-unit development on a two-hectare site beside the Richmond Olympic Oval will be further from rail transit. But nothing could get closer than the 60-floor Massey Tower in which Intracorp will partner MOD Developments Inc. Adjacent to Toronto's Queen Street subway station, that \$300-million project will incorporate a 1907-built Canadian Bank of Commerce temple that has been vacant for two decades.

With close to 30,000 units selling last year, Toronto's condo market has been fire-cracker hot, although Intracorp has no other immediate plans there, Forsgren said.

It was the early-1990s bankruptcies of Toronto based Bramalea Consolidated Development Ltd. and the Reichmann brothers' Olympia and York Developments Ltd. that gave Intracorp its own footing. Originally part of Intrawest Corp, which went public in 1990, Intracorp worried investors reeling from the collapse of those two giant real-estate companies. So Intrawest co-founder and then chair Joe Houssian took Intracorp private in 1994. He still literally oversees it from an office 23 floors above Forsgren's 60-employee operation on the ninth. Intracorp, which has 20 staff in Toronto, doesn't disclose its annual revenue, but rough math suggests it'd be around \$380 million.

Forsgren, who joined Intracorp as a development manager in 1993, sees bigger sums tossed around in his volunteer job as president of the Urban Development Institute. That industry-promoting organization's 600 corporate members account for 25,000 jobs and \$250 billion of economic activity, he said.

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MetroPlace project gets zoning approval

46-storey project exchanges added bonus density for pedestrian-oriented design, public plaza

By Wanda Chow
NewsLeader

A 46-storey project that could become the catalyst for pedestrian-friendly development in the Metrotown area received final zoning approvals from Burnaby council Monday.

Intracorp's MetroPlace project at Beresford Street and Telford Avenue, across from the Metrotown SkyTrain station, will include a pedestrian-oriented high street with street-front shopping, like on Robson Street.

The Beresford Street part of the development will include wide boulevards, public art, landscaping and outdoor seating, as part of a public plaza.

The property is currently occupied by a large warehouse and two single-family homes, and incorporates the city-owned property at 6475 Telford Ave. and part of Beresford Street itself.

The project is the first to take advantage of proposed new "supplemental community benefit density bonuses" for Burnaby's town centres.

The public space was a key component in awarding the bonus density to the project.



CONTRIBUTED IMAGE

Intracorp's MetroPlace project at Beresford Street and Telford Avenue, across from the Metrotown SkyTrain station, will include a pedestrian-oriented high street with street-front shopping, like on Robson Street.

It aims to integrate the adjacent Maywood neighbourhood into the town centre and will include pedestrian and cyclist-friendly linkages to provide easier access to Metrotown mall, the library branch and civic square, Bonsor Recreation Centre, and Central Park from the area south of Metro-town station.

The project will also have reduced parking requirements. The

developer has agreed to reduce the market value of 41 units which have a parking stall as an option, according to a city staff report.

MetroPlace will comprise 342 homes in a 46-storey tower and in townhomes along Telford Avenue. At the base of the tower on Beresford will be a three-storey commercial and community space with a landscaped green roof. It will include up

to 16,000 square feet, over three levels, of city-owned community amenity space, in exchange for an additional amenity density bonus.

Pre-sales start on Saturday, April 9. One-bedroom homes start in the \$250,000s and two-bedrooms in the \$420,000 range. Sizes range from 493 square feet for one bedroom, one bath, to 946 square feet for two bedrooms, two bathrooms and den.

"This is a shared vision, but more than anything it was Burnaby's vision for Beresford Street and for our site," said Maurice Pez, Intracorp's senior vice-president of development, in a press release. "It's going to make an exciting addition to Burnaby's Metrotown Centre plan."

Construction will start in the fall, with completion estimated in fall 2014.

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MetroPlace project gets zoning approval



Intracorp's MetroPlace project at Beresford Street and Telford Avenue, across from the Metrotown SkyTrain station, will include a pedestrian-oriented high street with street-front shopping, like on Robson Street.
Greater Vancouver

By [Wanda Chow - Burnaby NewsLeader](#)

Published: **April 07, 2011 12:00 PM**

A 46-storey project that could become the catalyst for pedestrian-friendly development in the Metrotown area received final zoning approvals from Burnaby council Monday.

Intracorp's MetroPlace project at Beresford Street and Telford Avenue, across from the Metrotown SkyTrain station, will include a pedestrian-oriented high street with street-front shopping, like on Robson Street.

The Beresford Street part of the development will include wide boulevards, public art, landscaping and outdoor seating, as part of a public plaza.



The property is currently occupied by a large warehouse and two single-family homes, and incorporates the city-owned property at 6475 Telford Ave. and part of Beresford Street itself.

The project is the first to take advantage of proposed new "supplemental community benefit density bonuses" for Burnaby's town centres.

The public space was a key component in awarding the bonus density to the project. It aims to integrate the adjacent Maywood neighbourhood into the town centre and will include pedestrian and cyclist-friendly linkages to provide easier access to Metrotown mall, the library branch and civic square, Bonsor Recreation Centre, and [Central Park](#) from the area south of Metrotown station.

The project will also have reduced parking requirements. The developer has agreed to reduce the market value of 41 units which have a parking stall as an option, according to a city staff report.

MetroPlace will comprise 342 homes in a 46-storey tower and in townhomes along Telford Avenue. At the base of the tower on Beresford will be a three-storey commercial and community space with a landscaped green roof. It will include up to 16,000 square feet, over three levels, of city-owned community amenity space, in exchange for an additional amenity density bonus.

Pre-sales start on Saturday, April 9. One-bedroom homes start in the \$250,000s and two-bedrooms in the \$420,000 range. Sizes range from 493 square feet for one bedroom, one bath, to 946 square feet for two bedrooms, two bathrooms and den.

"This is a shared vision, but more than anything it was Burnaby's vision for Beresford Street and for our site," said Maurice Pez, Intracorp's senior vice-president of development, in a press release. "It's going to make an exciting addition to Burnaby's Metrotown Centre plan."

Construction will start in the fall, with completion estimated in fall 2014.

wchow@burnabynewsleader.com



SATURDAY, DECEMBER 4, 2010 | BREAKING NEWS: VANCOUVERSUN.COM

WESTCOAST LIFE II G7

THE INDUSTRY | FROM PREVIOUS PAGE

"With a full-blown presentation centre, you have to factor in how much it costs to build or rent a space. There's interior design, furniture ... it can easily cost \$200,000 to \$300,000 or more, depending how lavish it is," Wong says.

Westbank is not the first company attempting to manage the bottom line when executing a sales office. In recent years, developer Onni Group has made it a practice to be economical with its presentation centres. It has sold three Vancouver developments — V&A, Social, and The Mark — from one downtown centre with a small show suite area. It also doubled up for the Shaughnessy in Port Coquitlam and Oasis in Coquitlam, selling both from one office.

"It's part of a continuing approach to try to cut costs whenever possible," points out Beau Jarvis, vice-president of development for Onni. "We can then pass those savings on to the consumers. I don't think we'll ever see a day where we do away completely with a presentation centre, but reusing one is good for everybody."

Taking the targeted approach to sales at 700 W. 8th has had an unexpected green benefit, too. For some projects, Wong estimates, they have about 2,000 pamphlets on hand to give to people popping into a presentation centre for a look.

But rather than having glossy, generic brochures printed up, the team here has opted for booklets with extensive, detailed information. Wong likens them to the specification manuals you're given for a new car once you're relatively far along in the sales process, rather than little flyers filled with promotional copy.

"We've probably given about 200 of those booklets out," he says. "The difference in printing costs is probably about \$50,000, and think of how much paper we've saved."

The developer has extended its search for savings to other areas. The 700 W. 8th project is the first Westbank project to be built by Icon Construction, a company owned by Westbank in partnership with Robert Bosa (of Bosa Properties.)

"This allows us to have better control over the process — better quality," says Westbank's Michael Braun. "We have better availability from workers and they're highly skilled. We're probably six weeks ahead of schedule (on 700 W. 8th), after breaking ground in the spring."



George Wong of Magnum Projects at the River Green development sales centre in Richmond. He says presentation centres can be expensive.

Wong estimates that after prospective buyers have gone through the website and sent e-mails or called sales staff, it takes an average of 24 hours for them to move on to appointments. He says 30 to 40 per cent of the

people who move to that stage end up buying, much higher than the 10-to-15-per cent rate of people who come into a standard presentation centre.

"That appointment is almost a viewing to confirm this is what they want,"

he says. "I'll take you back to that car analogy. You can do all the research you want online, but then you want to see what the leather is like in the interior, and what colour the car is in daylight. You take it for a test drive — that

touch and feel part is the last piece in the process."

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Burnaby loves MetroPlace. Be a part of our Great Street.

[April 20, 2011](#)

A long lineup outside the Presentation Centre was the first sign that MetroPlace's Opening Event was going to be a huge success. And it just got better and better.

The rain held off on Saturday, April 9th, fresh coffee kept the chill at bay and, despite the crush, it was smiles all round.



The response to MetroPlace was truly incredible. But if you didn't take the plunge on April 9th - don't worry. A nice selection of homes are available.

MetroPlace will set a new architectural standard for Town Centre development in Burnaby. Not only is it a new landmark tower, it will transform the whole neighbourhood.

For our new homeowners, being part of Intracorp and Burnaby's shared vision to turn Beresford Street into a Great Street was a huge selling feature. Beyond the great views, great floor plans and striking architecture, new homeowners loved knowing that they could help shape this new community.

Soon work will begin on MetroPlace - we'll keep you updated.



In the meantime, if you' d like to stop by our Presentation Centre at 6039 McKay Avenue to learn more about our MetroPlace' s Great Street and Town Centre plans, please do so. **The MetroPlace Presentation Centre is open from 12pm to 5pm everyday, except Fridays.**

If you' ve been eyeing a home at MetroPlace, come by the Presentation Centre today. This is your chance to ensure the home you choose reflects your taste. At the moment, you can still choose from one of two colour palettes at MetroPlace. You can also upgrade your finishes, if you wish.

Thanks to all who came out to our Opening Event. And thank you and congratulations to all of our happy homeowners!



Artist's rendition: Units in MetroPlace, a high-rise to be built on Beresford Street, went up for sale as of last weekend.

Contributed photo/BURNABY NOW



Metrotown project planned

Janaya Fuller-Evans
staff reporter

MetroPlace, a high-density highrise development in the Metrotown neighbourhood, began sales of its units last weekend.

The project is an ambitious one for the city and the developer, Intracorp Lands Ltd., with a 46-storey residential tower, three storeys of commercial and community space, and a public pedestrian plaza along Beresford Street.

"It really is the template for a new, more sophisticated building for Burnaby," Maurice Pez, Intracorp's senior vice-presi-

dent of development, said in a phone interview. He compared the vision for the project to areas like Kitsilano and Robson Street in Vancouver, and Lonsdale Avenue in North Vancouver, calling it "an urban high street."

"There's a plan for all of Beresford, to make it a really active, vibrant street," he said.

The area is intended to become the downtown heart of Metrotown, he said.

The lobby of the building will open in the back onto Beresford, Pez said, and the plan also includes a courtyard and Zen garden in that area.

► Development Page 11



2011 WATERMAIN FLUSHING

The Operations Department will be conducting its annual program of flushing and cleaning of watermain starting October 1, 2010 until May 31, 2011.

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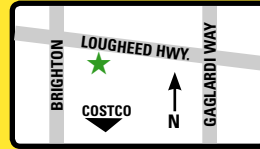
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Development: Highrise first for new city zoning

continued from page 9

Architectural firm Busby Perkins + Will designed the project.

The design for the tower includes a large, lit glass lantern at the north-east corner and a transparent lobby entrance on Telford Avenue over a raised walkway with a water feature on each side. Other amenities include a green roof over the commercial area and a two-storey fitness studio.

Planning for the pedestrian plaza along Beresford Street includes landscaping, public seating and an art walk.

The units are based on an open floor plan, with glazed glass partitions, Pez said.

Two-story townhomes are planned to line Telford Avenue, with stacked flats above and roof terraces with out-

door fireplaces.

The 342 homes start in the \$250,000s for one-bedroom units, and two-bedroom units in the \$420,000s.

Sizes range from 493 square feet for one bedroom, one bath, to 946 sq. ft. for two bedrooms, two bathrooms and den, according to a press release from Intracorp.

MetroPlace is directly across from the Metrotown SkyTrain station, over three former property zonings – 6451, 6475 and 6479 Telford Ave.

"It's a very exciting proposal," Coun. Sav Dhaliwal said about the project at a recent council meeting. "It opens up the south side of the mall area."

The plaza could be used for public events, parades and celebrations, Mayor Derek Corrigan said at the

meeting. It would open up the area from the Bonsor Recreation Complex to Central Park, he added.

"It's much more walker-friendly," he said. "Intracorp made this a very appealing project for the city."

The highrise is the first under the city's new zoning as part of its density initiative, which adds the suffix 's' zoning to RM3, RM4 and RM5 districts. The increased density also means an increase to community benefit contributions, according to council. Through the policy, developers are required to give a portion of space on site or at other developments for non-profits or to make a financial contribution to the city in lieu of space.

The MetroPlace presentation centre is at 6039 McKay Ave., Burnaby. See www.metroplaceliving.ca.



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New to their neighbourhoods

Sitka, a Polygon addition to UBC: I11



IAN LINDSAY/ PNG

Intracorp's MetroPlace to rise in Burnaby: I2



WAYNE LEIDENFROST/ PNG

LIVING GREEN | I8

Kudos to Richmond
A city takes steps to tap into geothermal energy to heat and cool new homes. Pamela Groberman looks at a technology that's taken hold.

CONSTRUCTIVE THOUGHTS | I9

New-home comfort
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COUNTRY IN THE CITY | I10

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1/2

NEW-HOME PROJECT PROFILE

Taking a neighbourhood to new heights

Intracorp's MetroPlace tower will anchor changing area south of Burnaby's Metrotown



Smoked oak flooring and cabinets reflect the colour scheme with grey undertones in the MetroPlace show suite. The tower will rise to 46 storeys at Beresford Street and Telford Avenue near the Metrotown SkyTrain station.

MetroPlace

Project location: Beresford Street and Telford Avenue, Burnaby
Project Size: 342 units in a 46-storey building; 12 town houses in a three- and four-storey L-shaped building
Residence size: one-bed 477 — 612 sq. ft; one-bed + den 552 sq. ft; 2-bed 736 — 1,320 sq. ft; 2-bed + den 945 sq. ft; two-bed town houses 1,184 — 1,330 sq. ft
Prices: one-bed from \$250,000; one-bed + den from \$299,000; 2-bed from \$415,000; 2-bed and den from \$455,000; town houses from low \$500,000s
Developer: Intracorp
Architect: Busby Perkins + Will
Interior Designer: Insight Design Group
Sales centre: 6039 McKay Avenue, Burnaby
Hours: by appointment only
Telephone: 604.435.8866
Web: www.metroplaceliving.ca
Occupancy: Fall 2014

BY CLAUDIA KWAN

The triangle of land immediately south of Metrotown — bordered roughly by Willingdon, Nelson, and Imperial — has traditionally been a relatively low-profile area of Burnaby. But the neighbourhood, long primarily home to single-family residences and low-rise apartment buildings, is about to get high-profile attention in the coming years. Developer Intracorp is introducing a 46-storey tower called MetroPlace and the highrise will be something of an anchor point of a new hub of activity in the area. Much like the condo buildings seen in the southern areas of Vancouver's downtown, the tower will be set atop a wider podium that will contain new commercial and community space. A low rise L-shaped building will contain town houses and surround a courtyard, and the streetscape will be

converted so that it can be used for public events. "The official community development plan calls for Beresford [Street] to be changed from Willingdon to Dow," explains MetroPlace sales associate Patricia Janvrin, a longtime Burnaby resident. "They're widening the street, putting in trees and making it more pedestrian-friendly. They're adding cafes and stores and an artwalk. It's exciting." Janvrin and fellow sales associate Eva Marsh estimate that over the past three months there have been more than 2,000 inquiries in the form of phone calls, website registrations and emails. Approximately 80 per cent of those queries have come from people who already live in Burnaby, a reflection of the pent-up demand for high-end condominiums in the city. "We're seeing young professional couples, students, people downsizing, and parents who are buying apartments to hold on to for their children," Marsh

says. "They want to be a part of this downtown [Vancouver] style model here in Burnaby." Transportation options will abound for MetroPlace residents. It will take 20 to 30 minutes to drive to most parts of the Lower Mainland. Residents who don't own a car will be able to borrow one of three building co-op vehicles, and purchasers of suites that don't have a parking spot included will be given two years worth of two-zone transit passes. To Marsh's way of thinking, buyers will be getting in on the ground floor of an emerging neighbourhood, but one that already has solid infrastructure: it's a short stroll to the Metrotown SkyTrain station and the shopping centre (the biggest in B.C.) The neighbourhood also includes grocery stores and banks, as well as restaurants and the Bonsor Recreation Centre.

CONTINUES ON I4



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NEW-HOME PROJECT PROFILE | FROM 12

A dramatic new look for a long-established neighbourhood

"It's like Yaletown was when it was first emerging, but better because the community is already pretty developed," says Marsh. "The price points are better, too."

The idea of bringing a downtown-style esthetic to Burnaby also guided the look of the building, according to Allisa Karvonen of Insight Design Group.

"The architects (Busby Perkins + Will) created a very sleek building, quite striking and dramatic for Burnaby," Karvonen points out. On one side, there's one seamless-looking cascade of frameless glass from the top to the bottom of the tower. "We wanted the interiors to flow from that downtown flavour, to be very urban."

While the goal was to create a clean contemporary feel, Karvonen also wanted the homes to be timeless, rather than trendy. In the show suite, she used white countertops to enhance a sense of lightness, particularly since the tower's height will allow for an abundance of natural light, while high-gloss white doors for the overhead cabinet doors in the kitchen bring in a little glam factor. Marble countertops and backsplashes introduce some texture.

The bathrooms have two other glamorous elements: "floating" vanities that create an enhanced sense of space without sacrificing storage, and deep soaker tubs.

In the show suite, the smoked oak flooring and cabinetry reflect a colour scheme with a grey undertone. This, Karvonen says, is a hot new trend in design: a way to add a little modernization to the classic palette of neutrals. The other colour plan involves warm natural oak cabinetry and flooring, with everything else – counters, carpeting, tiles – staying the same as the other colour scheme.

The kitchen cabinets, a product of a German company called Eggersmann, are FSC-certified, and many can't tell that they are laminate, rather than wood veneer.

"People run their hands over it and say 'this has to be wood?' It has wood texture and everything," Karvonen says. "It's less expensive, but still very good quality – this is good compromise, not bad compromise."

The European influence carries over to the range-top. Made by a company called Fagor, it's a sealed, flat unit in glossy black, with bevelled edges that make for cleaner usage and a cleaner look.

Beneath the kitchen sink is a feature not often seen in apartments: an aluminum lining that thoroughly covers the interior of the cabinet. Janvrin says it's there to prevent transfer of heat or moisture to the cabinets, and to make cleaning up more convenient.

And as noteworthy as the interiors are, they by no means overshadow the outdoor perspective. On the MetroPlace website, an animation shows the 360-degree views that are available courtesy of the building's height: there's downtown Vancouver, the North Shore mountains, the Fraser River and Mount Baker. You can even switch the image from daylight to dusk, to see what the sunset would look like.

"It's going to be right in the centre of everything," says Janvrin. "It's going to be such a vibrant area."



White kitchen counters were installed in the MetroPlace show suite, along with white, high-gloss overhead cabinets. The glossy, black range-top (left) is a product of Fagor, and has bevelled edges that make for a clean look. Bathrooms are fitted with deep tubs and 'floating' vanities, while ample glazing will permit plenty of natural light, as demonstrated in the show home bedroom.

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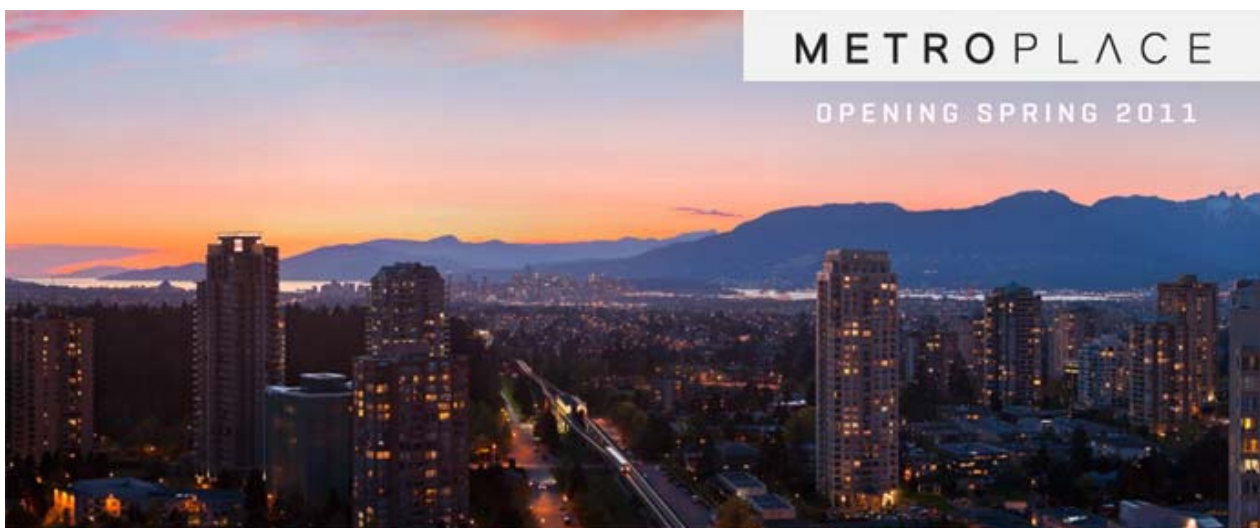
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HIGH STYLE HIGH RISE – Opening Spring 2011, MetroPlace Condos brings high style living to Metrotown Burnaby real estate market. **Highly desirable.** High above Metrotown, MetroPlace Burnaby condos for sale will bring urban sophistication to high rise living. The new MetroPlace Burnaby condo tower at Beresford Street and Telford Avenue is a fresh look from acclaimed architects Busby Perkins + Will. Exquisite modern interiors by Insight Design Group will bring the latest design thinking to Burnaby real estate market place. **A real high point.** Forty-six storeys high, the presales Burnaby MetroPlace condo high-rise is set to become a new city landmark – and give owners some of the best outlooks in Burnaby. The MetroPlace condominium tower's elegant silhouette offers superb 360° views of the mountains to the north and the river to the south. **Highly accessible.** BC's most

comprehensive shopping experience could hardly be closer, with Metropolis at Metrotown literally across the way and new shops on Beresford Street right at your doorstep at the presales Burnaby MetroPlace by Intracorp condos. With the Skytrain just steps from your new MetroPlace Burnaby home, you can be downtown in 15 minutes flat. Presales Burnaby homes will be available in the Spring of 2011. Choose from one or two bedrooms, with or without den. MetroPlace. **HIGH STYLE HIGH RISE.** Opens Spring 2011 – Register Now for First-to-Know Status at www.MetroPlaceliving.ca.

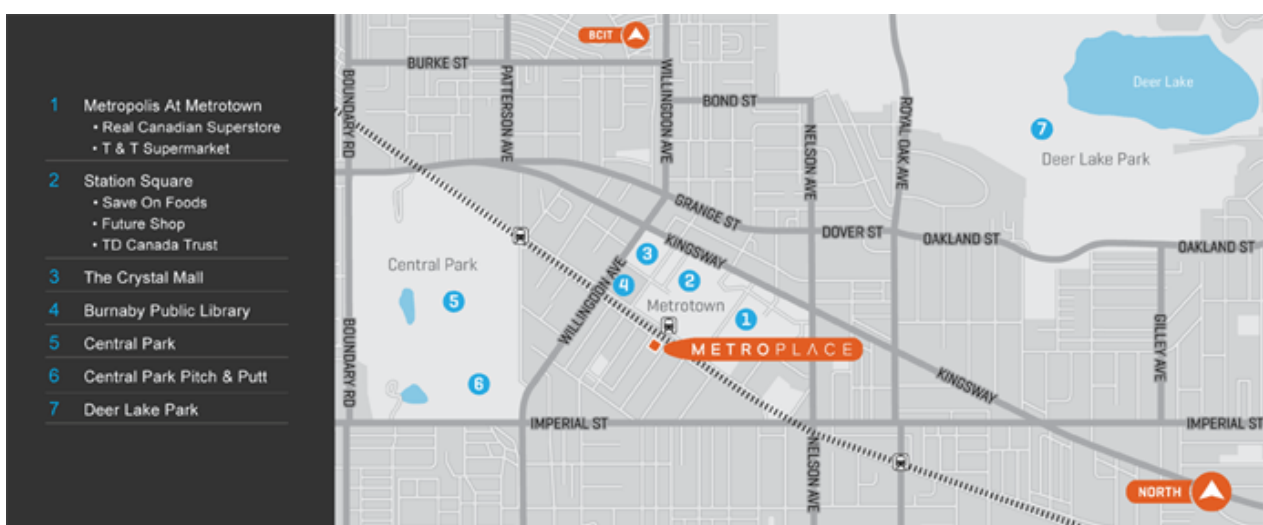
Intracorp Presents the New Burnaby Metroplace Condos in Metrotown

Coming Soon to Metrotown Burnaby real estate market this fall is a High Style High Rise condominium tower by Intracorp developers. Just steps to Metrotown shopping, dining and amenities, the new Burnaby Metroplace Metrotown condos for sale will be a striking new addition to this burgeoning and exciting community. Coming this fall, Intracorp has an exciting new Burnaby condo high-rise in the works. As always, they wanted to let our friends and previous Intracorp owners know about this exciting Metroplace Burnaby condo tower offering first. This is the high urban style you've been looking for. A connected location, minutes from downtown Vancouver. A stylish Metrotown Burnaby condo tower, with exquisite city and mountain views. Architecture at Metroplace Burnaby condo tower is by Busby Perkins + Will, one of Canada's leading architectural firms, and interiors by Insight Design Group, an award winning Vancouver based Interior Design firm. Metrotown Mall and the Skytrain are only steps outside your front door here at





Metroplace Burnaby condo living. Now this is a style that suits you. Register today for more information about the pre-construction Burnaby Metroplace condos for sale by Intracorp Developers and be the first to learn more about the special VIP Previews and sales event coming Fall 2010. You won't want to miss this perfect opportunity to preview and select the best floor plans and pre-construction pricing at the landmark Burnaby Metroplace condo tower in Metrotown neighbourhood. Metroplace Burnaby condominiums: Thank You for your Registration! Thank you for registering your interest in the new Burnaby Metroplace condos by Intracorp. You've just taken the first step to owning a new home in this exciting Burnaby Metrotown real estate neighbourhood. We promise to contact you soon with more information. Best regards, Intracorp



New Burnaby Condo High-Rise at MetroGate Metrotown Launching!

Intracorp Developers brings another great landmark condominium building to the Metrotown Burnaby real estate market. Named MetroGate Burnaby condo high-rise, these residences are high style and well finished for savvy homebuyers. Affordably priced and well located, the pre-construction Burnaby condos at Metrogate Metrotown high-rise features high urban style that you have been waiting for. Just minutes away from downtown Vancouver via the SkyTrain and within a short walk to Metrotown Station, shopping and entertainment, the Burnaby Metroplace condos for sale are created by Intracorp, Busby Architects and Insight Design Group, forming a great development team that surpasses any other. Not only that, but just steps outside your door is British Columbia's largest shopping mall, dining options and nightlife/entertainment that will keep you entertained and busy all day and night long. The sleek stylish condominium tower at the new Metroplace Burnaby pre-construction condo residences will be launching studio/bachelor pads to two bedroom and den homes, giving homebuyers a great choice and plenty of options for varying lifestyles. For more information and to pre-register for the pre-construction Burnaby Metrogate condos, please visit www.metroplaceliving.ca today.

More Details

Coming soon, Metroplace brings high-rise sophistication to the Metrotown Burnaby real estate neighbourhood. Just minutes from downtown Vancouver via SkyTrain, this stylish Burnaby Metroplace condo tower from Intracorp boasts exquisite city and mountain views, inspired interiors, upscale finishes plus outstanding proximity to schools, shopping, restaurants and Central Park. Register today at metroplaceliving.ca for more information about Metroplace Burnaby Metrotown condos for sale.

Tags: [Beresford Street and Telford Avenue](#), [Burnaby Metrogate Condos](#), [Burnaby MetroPlace Condos for Sale](#), [Burnaby Real Estate for Sale](#), [High-Rise Condos](#), [Insight Design Group](#), [Intracorp Developers](#), [Invest in Burnaby Real Estate](#), [Luxury Burnaby Condos for Sale](#), [MetroPlace Burnaby Condo Tower](#), [MetroPlace by Intracorp](#), [MetroPlace Metrotown Condominiums](#), [Metrotown Burnaby Condos](#), [Metrotown Burnaby Real Estate](#), [New Burnaby Condos](#), [New Burnaby Homebuyers](#), [Perkins + Will Architects](#), [Pre-Construction Burnaby Condos](#), [Presale Burnaby Condominiums](#), [Presale Burnaby Town Homes](#), [www.metroplaceliving.ca](#)

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