

KOEN

# Find your place at Koen.

Welcome to Koen, South Burnaby's most coveted place to call home. Named after the Japanese word for 'garden', Koen balances bustling urban living with artful landscaping, lush greenery, and a calming natural aesthetic. Here, community is more than casually bumping into your neighbours; it's a core value built into every square inch. With its engaging amenities, inviting interiors, and prime Metrotown location, Koen goes above and beyond to bring you Burnaby living at its best.

Discover the serene collection  
of 1, 2, and 3-bedroom lowrise  
condos and townhomes.



# Close to everything, far from ordinary.



↑ Lee Garden Seafood Restaurant

Perfectly located in the heart of South Burnaby, near Metropolis at Metrotown, Koen offers the kind of peace of mind that comes from having your every need within reach.

Its prime location features Station Square, Royal Oak & Metrotown SkyTrain stations, Burnaby South Secondary School, Michael J. Fox Theatre, and local favourite – Cafe La Forêt. Not to mention, some of the city's best restaurants, shopping, schools, and recreation. Whether it's a daily commute, weekend errand run, or an impromptu road trip – getting around is so easy, it means less travel time and more 'you' time.





← BC Parkway

Cactus Club Cafe  
at Station Square →





↑ Edmonds Community Centre



← Cafe La Forêt Jubilee



NEIGHBOURHOOD

BC Parkway →

↓ Central Park pond



# Elevating your everyday routine.

The right details can make all the difference. Thoughtful touches are embedded throughout including greenspace that grounds you in nature, a children's outdoor adventure play area, and plenty of space to stretch out. From the zen inspired lobby and fitness centre, to the entertainment lounge and outdoor lounge with a BBQ and fire pit table, our collection of amenities are designed to elevate everyday life.

← Outdoor lounge



# Uniquely inspired homes, inside and out.



↑ Condo balcony

Designed in collaboration with award-winning Integra Architecture and Ross & Company Interiors, Koen homes showcase a perfect balance of Japanese and Scandinavian aesthetics. Whether it's the minimalist approach, functional use of space, or calming palettes, you'll find intention and craftsmanship at the heart of every detail.

From condo living to family sized townhomes, enjoy private rooftop decks or balconies surrounded by the calm neighbourhood, landscaped courtyard and lush greenery.



Garden Home patio →





↑ Townhome private rooftop deck

↓ Morning routines on the balcony



← Aerial view towards North Shore mountains

Multi-level townhomes feature an abundance of natural light and spacious, open layouts.



# Kitchens that cater to every taste.

Whether you're meal prepping for the week or hosting a holiday party, these kitchens are designed to make even the most novice chef look like a natural. Gather by the kitchen island with a snack spread and cocktails, or create a cozy workspace to take your Zoom call. Plus, choose your colour scheme from light and natural Ray or serene and calm Zen. Each kitchen is appointed with integrated Porter & Charles appliances, elegant European-inspired cabinetry, peaceful porcelain backsplash, and modern slat open shelf detail.



↑ One bedroom kitchen in Ray

↓ One bedroom kitchen in Zen



TWO BEDROOM KITCHENS



HOMES



↑ Two bedroom kitchen in Ray

← Two bedroom kitchen in Zen

High performance kitchens in every home,  
with integrated appliance package by Porter  
& Charles and European inspired cabinetry.

This rendering reflects a kitchen variation  
exclusively available in our townhomes.





# A best in class community built by Beedie.



One of British Columbia's most respected companies, Beedie takes a holistic approach to building accessible and dynamic communities throughout Metro Vancouver with 70 years of experience in residential, industrial and mixed-use projects. A family-owned business, Beedie was built on a foundation of intelligent design, thoughtful details, and craftsmanship. Now the largest private industrial land owner, developer and property manager in Metro Vancouver, Beedie stands true to these principles today.

Beedie Living Construction builds thriving communities and commercial properties to the highest standard of quality. The Beedie Living Construction team merges efficient design and craftsmanship to deliver the best in function and design to homeowners serving Metro Vancouver today. With a steadfast commitment to enriching the communities around them, Beedie is building for good.

← Founder Keith Beedie in front of the original Burnaby office



↑ Station Square, Metrotown  
Completed 2021

↓ Storia, Burnaby Heights  
Completed 2021



# The Design Team



**Integra**  
ARCHITECTURE INC.

## Integra

Integra Architecture Inc. has been designing projects throughout BC for both non-profit and for-profit organizations. With a deep understanding of the unique needs of different housing types, Integra focuses on the core principle of design excellence and integrating living environments within every project.



## Ross & Company

Ross & Company Interiors believes that a successful project comes from a collaborative effort. Working closely with the client, marketing and graphics teams to create innovative and cohesive designs for each project. This flexible approach has created many successful projects and relationships for over twenty years.



Landscape Architecture  
Site Planning

## P+A

P+A is a versatile landscape architecture and site-planning firm offering a wide variety of design services. This range of experience, gained over 35 years of consulting, includes the full spectrum of landscape architecture from site design to urban design and the planning of new communities.