

# THE AUSTIN

THE TEAM | THE LOCATION | THE HOMES | THE PLANS



REDEFINING WEST COQUITLAM LIVING



➤ PRIORITY REGISTER

➤ VIEW FLOORPLANS

## Experience Austin Heights From A Brand New Height.

Set in this established neighbourhood, 1-bedroom homes from the low \$200s and 2-bedrooms from the mid \$300s will be brought to you by Beedie Living, a company with more than 60 years of development and construction experience.

➤ PRIORITY REGISTER

T 604.931.0302  
E info@theaustin.ca



BCCONDOS.NET



# THE AUSTIN

THE TEAM | THE LOCATION | THE HOMES | THE PLANS

## Redefining.

The Austin is a catalyst, and a sign of great things to come.

This mature, tree-lined pocket of West Coquitlam is about to welcome a brand new icon. At 19 storeys, The Austin will stand at the corner of Blue Mountain and Austin Avenue surrounded by established estate homes in a community where shops, schools and recreation are close at hand. Its panoramic views will overlook the private, Vancouver Golf Club next door, dramatic mountain peaks north and south, and a mature community growing even more energized as time goes by.

RYAN BEEDIE, PRESIDENT, BEEDIE DEVELOPMENT GROUP

[LEARN MORE ABOUT BEEDIE LIVING](#)



➤ [PRIORITY REGISTER](#)

T 604.931.0302  
E [info@theaustin.ca](mailto:info@theaustin.ca)



BC CONDOS . NET



# THE AUSTIN

THE TEAM | THE LOCATION | THE HOMES | THE PLANS

NEIGHBOURHOOD VISION

VIEW LOCATION MAP

## West Coquitlam.

Five minutes to great retail. Five minutes to lakeside parks.

West Coquitlam, and its neighbourhood of Austin Heights, has long been a favourite place to lay down roots. Its border with Burnaby, and its proximity to Lougheed Mall, Simon Fraser University and Highway 1 make it a central hub. Yet it still feels tucked away, more peaceful, in the sort of neighbourhood where people spend time walking their dogs and enjoying the outdoors. In the Austin Heights area, a balance has been struck: it's bustling when you need it and peaceful when you don't.



➤ PRIORITY REGISTER

T 604.931.0302  
E info@theaustin.ca



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



# THE AUSTIN

THE TEAM | THE LOCATION | THE HOMES | THE PLANS



➤ PRIORITY REGISTER

T 604.931.0302  
E info@theaustin.ca



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



# THE AUSTIN

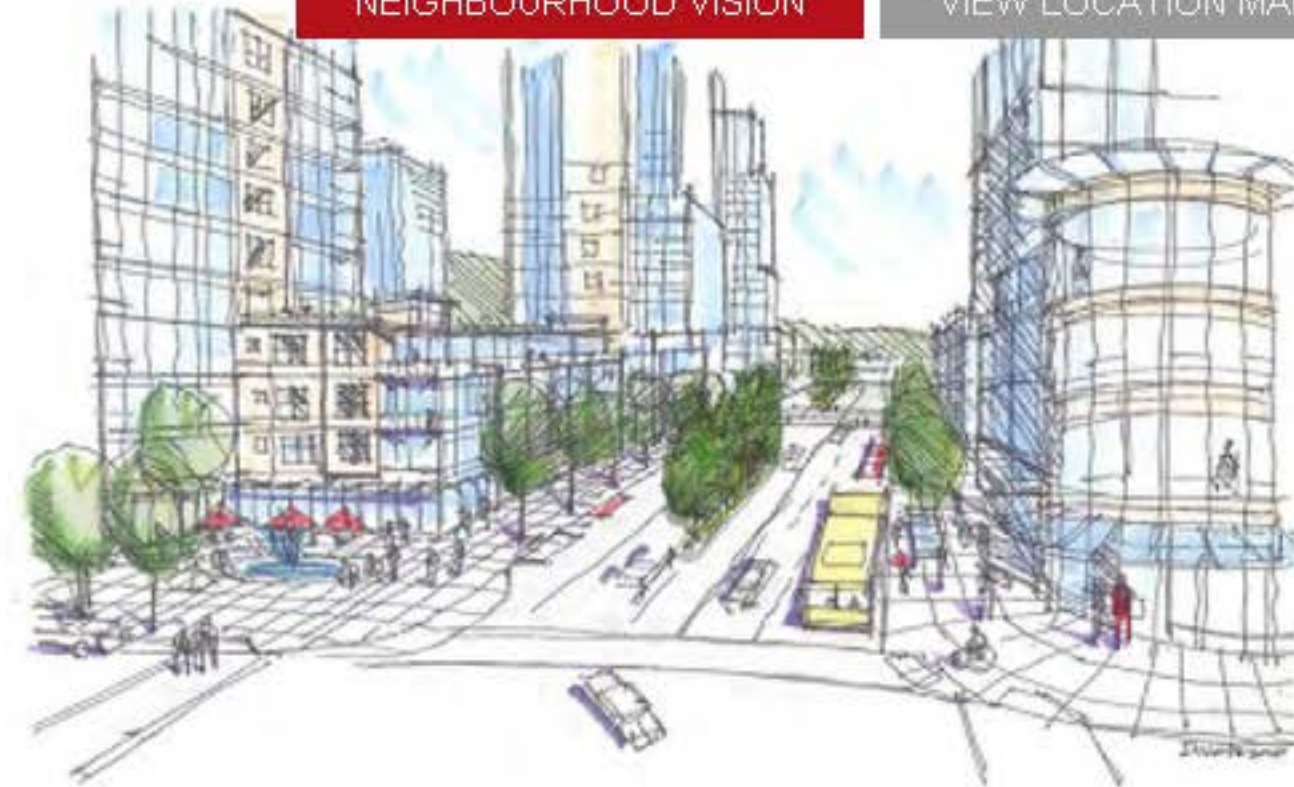
THE TEAM | **THE LOCATION** | THE HOMES | THE PLANS

NEIGHBOURHOOD VISION

VIEW LOCATION MAP

## Austin Heights: A look at what's to come

With the City's new Neighbourhood Plan in place, Austin Heights is establishing itself as a distinctive neighbourhood with a vibrant, attractive, walkable commercial core.



### The Improvements to Austin Heights:

**The Vision:** Energize this important neighbourhood by building on its many strengths to create a walkable, compact, complete, community with a balance of housing and jobs.

**City Core:** Transition the commercial core to a high-density, mixed-use area with a focus on pedestrians, cyclists and transit users. This commercial area is envisioned to meet the needs of the local neighbourhood while serving as a shopping destination and employment centre for the broader community.

**Shopping:** Encourage a mix of local-serving shops and services with small varied frontages to reinforce the neighbourhood shopping character of the area.

**Schools:** Explore opportunities to partner with the local school district to expand, enhance and improve school facilities which benefit both the school and the community.

**Transportation:** Design the neighbourhood to encourage more walking, cycling and transit use.

**Parks:** Explore opportunities to enhance, upgrade and expand existing parks, open space, sports fields and recreational amenities to accommodate current and future needs.

**Gathering Places:** Provide urban plazas and walkways that create a network of pedestrian-friendly areas for sitting, socializing and shopping.

**Housing:** Provide more housing choices to meet the needs of existing and future residents of differing incomes and at all stages of the life cycle.

**Sustainability:** Demonstrate the importance of sustainability in building design, transportation choices, supportive densities, public realm design and green and open space.

➤ PRIORITY REGISTER

T 604.931.0302  
E info@theaustin.ca



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



# THE AUSTIN

THE TEAM | THE LOCATION | **THE HOMES** | THE PLANS

INTERIORS

AMENITIES

VIEWS

## Living.

Have an Austin Heights address and a view of everywhere else.

"The Beedie Living team measures our materials and designs not just by how well they'll perform today but by how they'll function decades down the road. At The Austin, an open, intuitive layout with maximum natural light and clean, modern finishes were everyone's top priorities." RYAN BEEDIE, PRESIDENT, THE BEEDIE GROUP



➤ PRIORITY REGISTER

T 604.931.0302  
E info@theaustin.ca


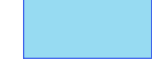











B C C O N D O S . N E T



# AUSTIN HEIGHTS NEIGHBOURHOOD PLAN

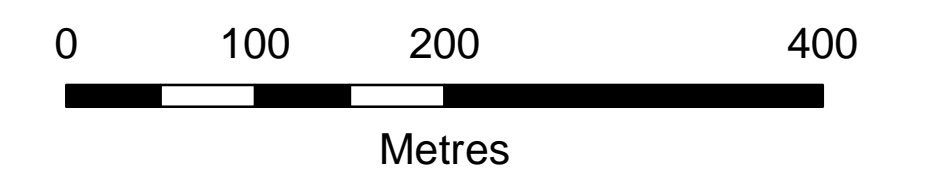
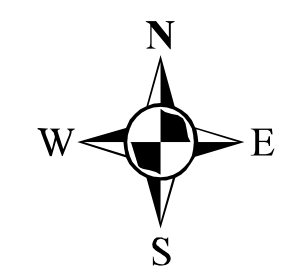
## LEGEND

-  Proposed Austin Heights NP Area
-  Water Bodies
-  Streams
  
- Land Use Designations**
-  Natural Areas
-  One Family Residential
-  Neighbourhood Centre
-  Civic and Major Institutional
-  Extensive Recreation
-  General Commercial
-  Medium Density Apartment
-  Neighbourhood Attached Residential
-  Other Open Space
-  Parks and Recreation
-  School
-  Service Commercial

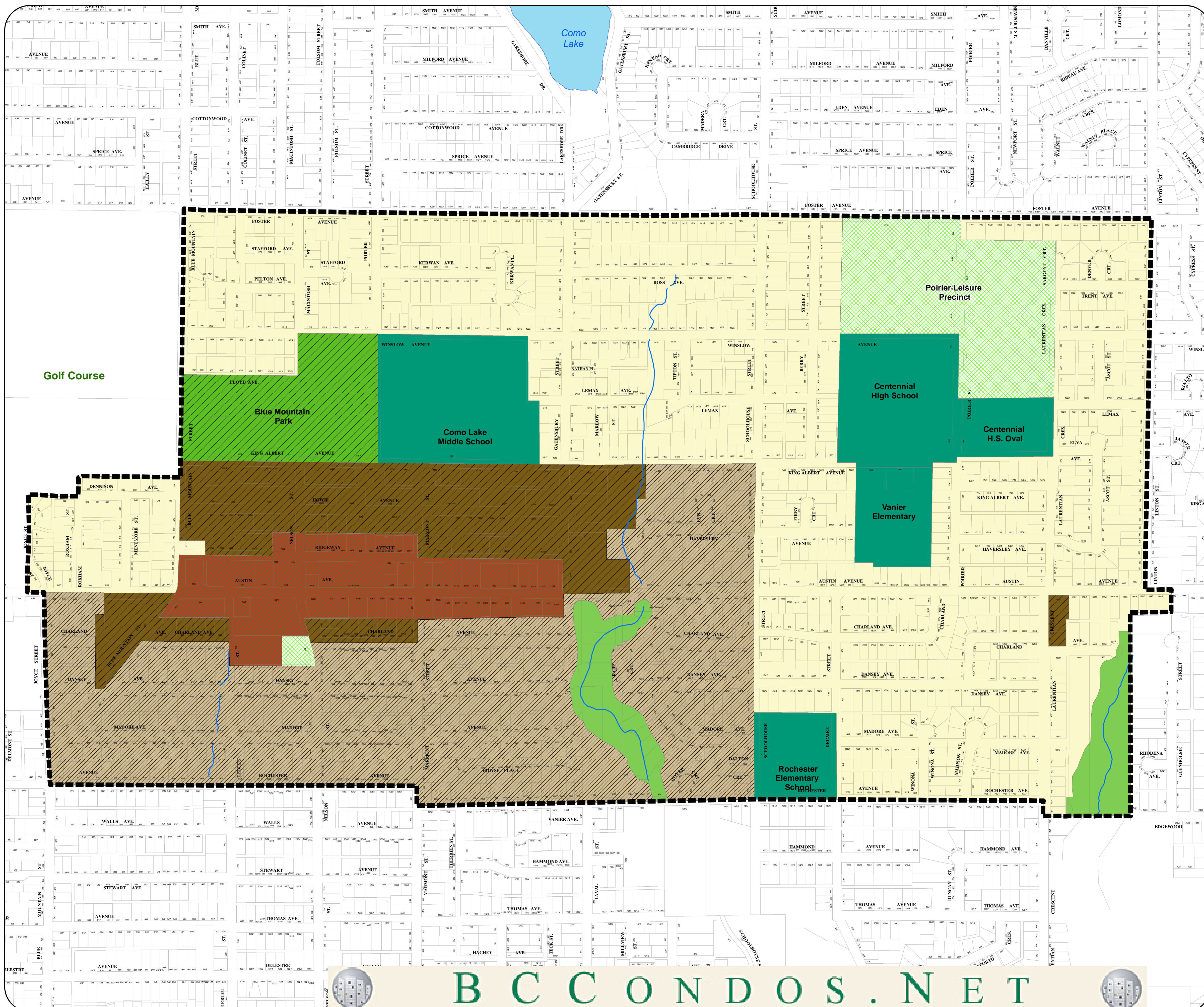
### \*DISCLAIMER

Watercourse protection development permit area policies may apply. This map presents a preliminary assessment of known watercourses, but not necessarily their exact locations. Other permanent and intermittent watercourses may be identified over time as development plans are undertaken. Fish habitat values, top-of-bank surveys and biophysical and hydrological characteristics of these watercourses will need to be evaluated by development proponents at the development permit stage. Streamside protection measures will be determined, as appropriate, in consultation with senior government regulatory agencies. In addition, formal authorization under section 35 of the federal fisheries act may also be necessary.

The City does not guarantee or warrant the reliability, accuracy, quality, currency, validity or completeness of the information presented. This information is provided for information and convenience purposes only.



Map Date: April 8, 2011  
 Map Projection: UTM Nad1983  
 Prepared By: Planning & Development  
 Source: City of Coquitlam

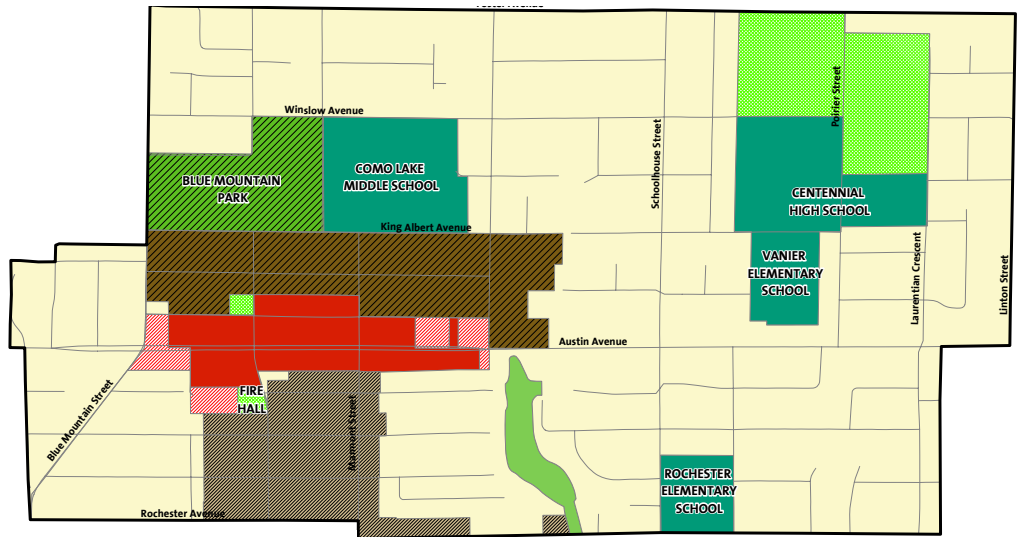


# The Austin Heights Neighbourhood



## About the Neighbourhood

Austin Heights began to develop rapidly as a bedroom community of Vancouver in the post war period. Development was further accelerated by the opening of the Lougheed Highway in 1953 and the Trans-Canada Highway in 1964. The Austin Heights neighbourhood is a complete community made up of a strong commercial core and includes the Poirier Recreation Complex and Blue Mountain Park.



### LANDUSE DESIGNATIONS

- |                                      |                               |                      |
|--------------------------------------|-------------------------------|----------------------|
| One Family Residential               | Service Commercial            | School               |
| Medium Density Apartment Residential | General Commercial            | Other Open Space     |
| Neighbourhood Attached Residential   | Civic and Major Institutional | Parks and Recreation |

*For the purpose of the census data analysis on the following page, specific streets were used to define the study area, as shown by the bolded border.*



For more information or to provide feedback, please contact:

Nadia Carvalho,  
Community Planner  
604.927.3439  
ncarvalho@coquitlam.ca



## Demographics

According to the 2006 Census, Austin Heights had a population of 7,575 persons. When compared to the rest of Coquitlam, Austin Heights has a much larger proportion of single-person households and a much smaller proportion of large (5+ persons) households. The median household income is \$43,864 compared to the City overall at \$59,294.

About a quarter (23%) of Austin Heights residents work within Austin Heights. Seventy percent (70%) of people drive to work, with 15% taking public transit and 6.5% walking to work.

In terms of education, Austin Heights has a slightly higher number of people with no certificate, diploma or degree at 10.8% vs. 7.8% for the City overall. This compares with lower levels of university degrees at 29.7% vs. 36.5% for the City overall.

Austin Heights saw twice as many immigrants settle in the neighbourhood during the last census period (2001-2006) compared to each of the two previous census periods (1991-1996 & 1996-2001). There are slightly fewer visible minorities in Austin Heights (32%) than the rest of Coquitlam (39%).

Nearly three-quarters (73%) of people in Austin Heights speak English at home. The next top three languages spoken at home are: Mandarin (4.5%), Korean (3.7%) and Farsi (2.2%). This compares to the City overall which notes English (71%), Korean (4.6%), Cantonese (4.2%), and Manadrian (3%) as the primary languages spoken at home.

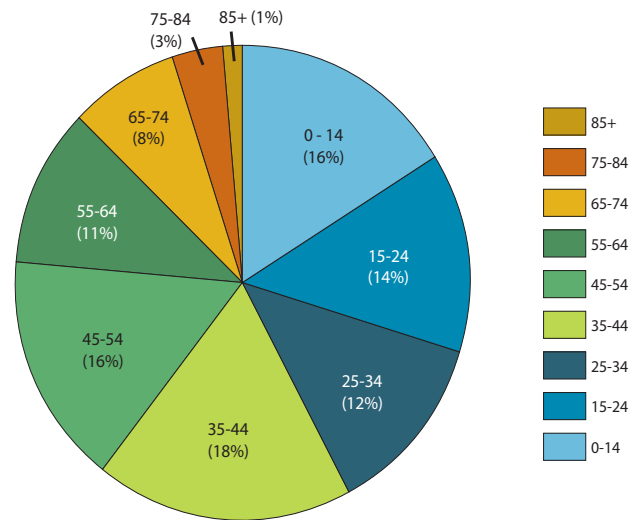
## Housing

Austin Heights contains 15% of the entire city's rental housing stock. Close to half (48%) of all the housing in Austin Heights is rented, compared to only 25% citywide.

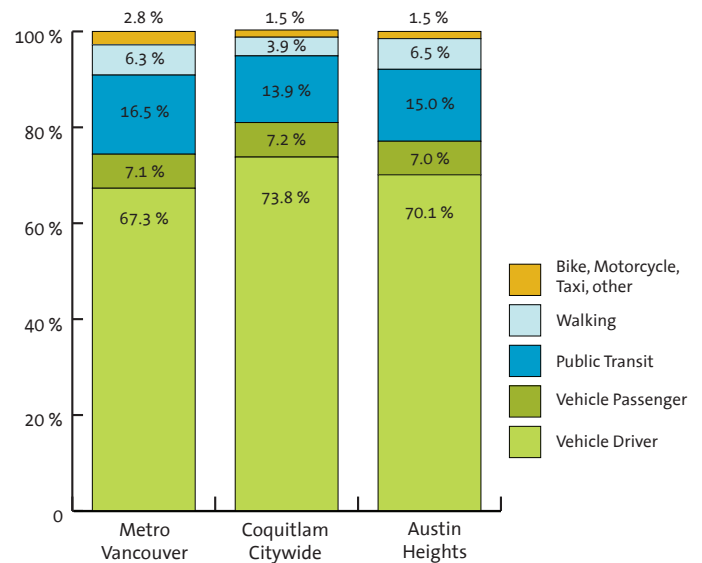
Sixty percent (60%) of all housing in Austin Heights was built between 1960 and 1980. A further 15% was built between 1946 and 1960..

One-third of Austin Heights' housing stock are single-detached houses, almost half (49%) are apartment buildings, and 14% are duplexes. This compares to the city overall at 47% single-detached, 29% apartments, 15% duplexes, and 8% in rowhouses.

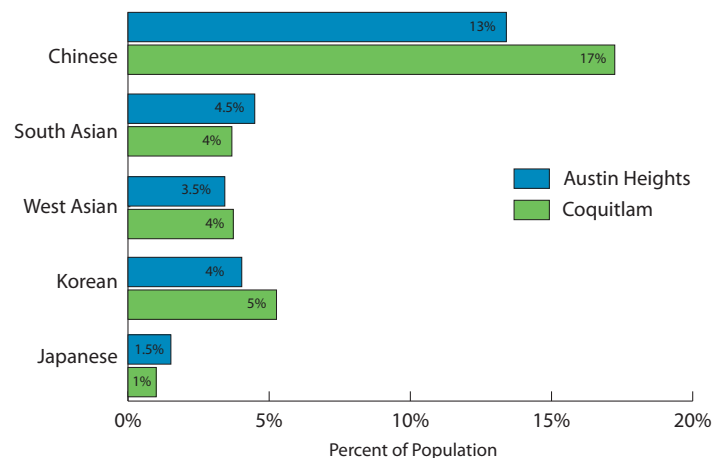
Population by Age in Austin Heights



Journey to Work



Top 5 Visible Minorities in Austin Heights





# THE AUSTIN

## Features

### **A you-wouldn't-want-to-live-anywhere-else building.**

- Designed by award-winning Chris Dikeakos Architects Inc.
- 19 storeys of attractive concrete construction with contemporary cedar and basalt stone detailing
- 133 homes ranging from junior one bedrooms to townhomes, as well as the spacious, well-appointed penthouses of "The Heights Collection"
- Innovative architecture that increases the number of corner homes and interior space
- Extra large patios, balconies and terraces in all homes – many with two outdoor spaces – to enjoy endless views of the Vancouver Golf Club, the city and beyond
- Expansive energy-efficient windows to capture maximum sunlight and reveal dramatic scenery
- A basalt stone fireplace along Austin Avenue
- Shops and services for residents to enjoy at The Austin's street level
- A dramatic water feature at entry to welcome you and your guests

### **Everything-you-could-ask-for interiors.**

- Interiors by Cristina Oberti Interior Designs
- Fresh, contemporary interior finishes with crisp lines
- Wood stained entry doors for a true sense of arrival
- Grand, 7-foot interior doors (1¾" thick)
- An attractive quartz threshold at the front entryway of each home
- Laminate flooring in 10 mm thickness in the entry, kitchen and all living areas
- Plush carpeting in all bedrooms
- LG full-size front load washer and dryer with LED displays
- Horizontal blinds for all windows
- Residents will receive a free year of Telus Optik TV with PVR and Optik Internet compliments of Telus and Beedie Living

### **Feel-like-a-gourmet-chef kind of kitchens.**

- Well-planned kitchens with intuitive layouts and decadent features
- Quality, German-made Grohe faucet that combines European design with superior functionality
- Sleek, white lacquer upper cabinets add a touch of brilliance to the kitchen
- Lower cabinets in wood laminate with stylish vertical grain and custom polished chrome pulls
- Quartz countertops in Crystal White with continuous, full-height quartz backsplash
- A wood laminate ledge floats below the upper cabinets to offer convenient storage
- Acri-tec double-bowl undermount sink with brushed satin finish and built-in garburator
- LG extra-large capacity electric range in stainless steel with black ceramic cooktop
- Stainless steel LG refrigerator with bottom freezer and Design-A-Door feature
- Stainless steel LG dishwasher with the industry's tallest tub and stainless steel interior
- High performing stainless steel LG microwave with 300 CFM hood fan
- Soft-close cabinet hardware and well-placed, under-cabinet lighting

**Continued >**

Dimensions, square footage, specifications, layouts and materials are approximate only and are subject to change without notice. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. The developer reserves the right to make changes without notice. E. & O.E.





# THE AUSTIN

## Features (Continued)

### Above-and-beyond bathrooms.

- Contemporary Acri-tec soaker tubs and undermount basins
- Single lever German-made Grohe faucets in polished chrome
- 12" x 24" large-format porcelain tile flooring
- Quartz countertops with integral backsplash in ensuite bathrooms
- Laminate wood cabinetry with vertical grain in two designer colour schemes
- Semi-frameless, overheight glass shower enclosures with custom hardware
- Recessed pot lighting in all bathrooms
- Toto dual-flush, water conserving toilets with contemporary design
- Floating shelves for additional storage in matching cabinetry millwork

### A special-space-for-everyone kind of amenities.

- Large, private green roof featuring porticos and landscaping features
- Outdoor grill area, including stainless steel barbecue and benches crafted from lpe, a sustainably harvested wood
- Amenity room with entertaining kitchen and comfortable lounge
- Fully equipped fitness studio with built-in HD televisions
- Secure underground storage and bicycle lockers
- Ample visitor parking and a dedicated car washing stall
- Furnished guest suite perfect for out-of-town guests

### Beedie Living's keeping-it-green promise.

- "Built Green Silver Standard"
- Double-glazed aluminum windows with enhanced Low-E glazing to maintain an ideal indoor temperature
- High-performance building envelope to reduce overall energy consumption
- Water-conserving fixtures and appliances
- ENERGY STAR® appliances in all homes
- Low VOC interior paints and finishes
- Building Recycling Program

### A peace-of-mind building.

- Building and parkade entrance protected by security readers
- Security cameras protect lobby entry, outdoor lounge and parkade entrance
- Video enterphones located at lobby, parkade entry and visitor parkade
- Keyless entry into The Austin and parkade using key fobs
- Monitored fire sprinklers in all homes and common areas
- Controlled fob access to individual floors
- Hard-wired smoke detectors
- Homes are pre-wired for in-suite security systems
- Travelers Guarantee Company of Canada coverage for 2/5/10 years
- Dedicated after-sales service by Beedie Living's Customer Service team

Dimensions, square footage, specifications, layouts and materials are approximate only and are subject to change without notice. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. The developer reserves the right to make changes without notice. E. & O.E.





# THE AUSTIN

## The Heights Collection: Penthouse Features

### A you-wouldn't-want-to-live-anywhere-else building.

- Designed by award-winning Chris Dikeakos Architects Inc.
- 19 storeys of attractive concrete construction with contemporary cedar and basalt stone detailing
- 133 homes ranging from junior one bedrooms to townhomes, as well as the spacious, well-appointed penthouses of "The Heights Collection"
- Innovative architecture that increases the number of corner homes and interior space
- Extra large patios, balconies and terraces in all homes – many with two outdoor spaces – to enjoy endless views of the Vancouver Golf Club, the city and beyond
- Gas hose bibs for easy hook-up to a gas BBQ
- Expansive energy-efficient windows to capture maximum sunlight and reveal dramatic scenery
- A basalt stone fireplace along Austin Avenue
- Shops and services for residents to enjoy at The Austin's street-level
- A dramatic water feature at entry to welcome you and your guests

### Everything-you-could-ask-for interiors.

- Signature, upgraded interiors by Cristina Oberti Interior Designs
- Fresh, contemporary interior finishes with crisp lines
- Air conditioning for year round cooling
- Smooth drywall ceilings
- Wood stained entry doors for a true sense of arrival
- Grand 7' foot solid core interior doors (1¾" thick) with upgraded hardware
- An attractive quartz threshold at the front entryway of each home

- Engineered maple or rift cut white oak hardwood flooring throughout living areas
- Quality wool carpet in all bedrooms
- Full-size front load washer and dryer
- Recessed pot lighting throughout all penthouse homes
- Roller blinds for all windows
- Upgraded closet shelving for additional storage
- Residents will receive a free year of Telus Optik TV with PVR and Optik Internet compliments of Telus and Beedie Living

### Feel-like-a-gourmet-chef kind of kitchens.

- Well-planned kitchens with intuitive layouts and decadent features
- Quality, German-made Grohe faucet that combines European design with superior functionality
- Sleek, white lacquer upper cabinets add a touch of brilliance to the kitchen
- Lower kitchen cabinets in real wood veneer and custom polished chrome pulls
- Quartz countertops in Crystal White with continuous, full-height quartz backsplash
- Natural wood ledge floats below the upper cabinets to offer convenient storage
- Soft-close cabinet hardware and well-placed, under-cabinet lighting
- Upgraded appliance package including:
  - Viking 36" french-door bottom-mount refrigerator/freezer with automatic ice maker
  - Panasonic 1.6 cu.ft. designer microwave
  - Viking 24" dishwasher with steel wash arms and Quiet Clean™ performance package

**Continued >**

Dimensions, square footage, specifications, layouts and materials are approximate only and are subject to change without notice. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. The developer reserves the right to make changes without notice. E. & O.E.





# THE AUSTIN

## The Heights Collection: Penthouse Features (Continued)

- Viking electric wall oven with Time Bake™ feature to automatically begin cooking up to 12 hours after setting timer
- Viking 36" continuous grate gas cooktop with durable, one-piece steel top
- Premium brand, full size, front-loading high efficiency washer and dryer
- Slim, European design chimney hood fan by Venmar

### Above-and-beyond bathrooms.

- Contemporary Acri-tec soaker tubs and undermount basins
- Single lever German-made Grohe faucets in polished chrome
- 12" x 24" large-format porcelain tile flooring
- Quartz countertops with integral backsplash in ensuite bathrooms
- Wood veneer cabinetry with vertical grain in two designer colour schemes
- Frameless 10 mm overheight shower doors with custom hardware in main bathroom for an elegant, seamless look
- Recessed pot lighting in all bathrooms
- Toto dual-flush, water conserving toilets with contemporary design
- Floating shelves for additional storage in matching cabinetry millwork

### A special-space-for-everyone kind of amenities.

- Large, private green roof featuring covered porticos and landscaping features
- Outdoor grill area, including stainless steel barbecue and benches crafted from lpe, a sustainably harvested wood
- Amenity room with entertaining kitchen and comfortable lounge

- Fully equipped fitness studio with built-in HD televisions
- Secure underground storage and bicycle lockers
- Ample visitor parking and a dedicated car washing stall
- Furnished guest suite perfect for out-of-town guests

### Beedie Living's keeping-it-green promise.

- "Built Green Silver Standard"
- Double-glazed aluminum windows with enhanced Low-E glazing to maintain an ideal indoor temperature
- High-performance building envelope to reduce overall energy consumption
- Water-conserving fixtures and appliances
- ENERGY STAR® appliances in all homes
- Low VOC interior paints and finishes
- Building Recycling Program

### A peace-of-mind building.

- Building and parkade entrance protected by security readers
- Security cameras protect lobby entry, outdoor lounge and parkade entrance
- Video enterphones located at lobby, parkade entry and visitor parkade
- Keyless entry into The Austin and parkade using key fobs
- Monitored fire sprinklers in all homes and common areas
- Controlled fob access to individual floors
- Hard-wired smoke detectors
- Homes are pre-wired for in-suite security systems
- Travelers Guarantee Company of Canada coverage for up to 2/5/10 years
- Dedicated after-sales service by Beedie Living's Customer Service team

Dimensions, square footage, specifications, layouts and materials are approximate only and are subject to change without notice. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. The developer reserves the right to make changes without notice. E. & O.E.



# Austin 133 unit tower 19-storey tower in West Coquitlam

Nature's vistas front and centre **Michelle Hopkins**

Province

*Sunday, March, 04, 2012*



The open concept living, dining and kitchen area of the show suite for the Austin project in Coquitlam features floor-to-ceiling windows with views of Mount Baker and the Fraser River. Photograph by: Ian Lindsay – PNG, For The Province

## THE FACTS

Project: The Austin

What: 133 units, from junior one-bedrooms to town houses and penthouses in a 19-storey tower

Where: West Coquitlam

Developer: Beedie Living

Residence sizes: 417 - 1,555 square feet

Prices: From \$201,800 - \$748,800; nearly 70 per cent sold



Photograph by: Ian Lindsay - PNG, For The Province



Sales Centre: Unit J, 1001 Austin Ave.,  
Coquitlam

Hours: Sat - Thurs, noon - 5 p.m.

You can invigorate any room with splashes of bold colour.

That's what interior designer Cristina Oberti did to add drama to the clean, contemporary lines of the show home at The Austin.

"Bold elements gives a home a vibrant, contemporary feel," adds the principal at Cristina Oberti Interior Design Inc. "We decorated the show home to be very streamlined, with clean and timeless elements as the modern finishes were a priority for the project."

Even the grey palette throughout was purposely chosen for a seamless blend between interior and exterior design.

Developed by Beedie Living, a branch of the Beedie Group, nearly 70 per cent of the 133 homes sold within a month after the presentation centre's Jan. 28 opening. The show suite stands up the slopes of Austin Avenue, within walking distance of the Vancouver Golf Club and a short jaunt to Lougheed Mall and the SkyTrain.

The Austin features sleek finishings on bathroom and kitchen cabinets, an open-concept kitchen, dining and living rooms and floor-to-ceiling windows that capture the diverse views.

"It's those views that have commanded the most attention among buyers," says Robert Fiorvento, director of developer Beedie Living

Oberti used those vistas as a backdrop for her decorating.

She purposely kept the living room simple and clean as to not compete with the sweeping views of Mount Baker and the Fraser River that the expansive windows offer.



Photograph by: Ian Lindsay - PNG, For  
The Province



Photograph by: Ian Lindsay - PNG, For  
The Province



Photograph by: Ian Lindsay - PNG, For  
The Province



Photograph by: Ian Lindsay - PNG, For The Province



However, the seasoned designer did add one of the most eye-catching features of the show home in the dining room - the clear multi-bulb chandelier.

"It's contemporary and makes a bold statement," says Oberti.

When it comes to those memory points, Oberti cautions that less is more.

"Never add more than two or four to really make your statement, otherwise your pieces compete with each other," she adds.

To anchor the rooms in the open floor plan, Oberti had customized millwork shelving made.

"Millwork is quite trendy right now as it shows the opportunity to maximize space through customized built-in's," says Oberti.

Meanwhile, Oberti designed the modern show home because she knew that many of the buyers would be either first time homeowners or residents of the neighbourhood, who are immersed in the community.

Copyright (c) The Province



Photograph by: Ian Lindsay - PNG, For  
The Province



Photograph by: Ian Lindsay - PNG, For  
The Province



Photograph by: Ian Lindsay - PNG, For  
The Province





# The Austin in West Coquitlam by Beedie Living

Nearby amenities - the SkyTrain, the Lougheed Mall, the Vancouver Golf Club - add appeal

**Mary Frances Hill**

Sun

*Saturday, February, 18, 2012*



Residents living in many levels of The Austin will enjoy outstanding outlooks, as demonstrated in the project's presentation centre. It's those views that have commanded the most attention from buyers, reports Beedie Living's Robert Fiorvento. Photograph by: Ian Lindsay, PNG, Special To The Sun

## THE AUSTIN

Project location: West Coquitlam

Project size: 133 units, from junior one-bedrooms to town-homes and penthouses in a 19-storey tower

Residence sizes: 417 - 1,555 square feet

Prices: From \$201,800 - \$748,800; nearly 70 per cent sold

Developer: Beedie Living

Architect: Chris Dikeakos Architects



Photograph by: Ian Lindsay, PNG,  
Special To The Sun



Interior Designer: Cristina Oberti Design

Sales Centre: Unit J, 1001 Austin Ave., Coquitlam

Hours: Sat - Thurs, noon - 5 p.m.

Telephone: 604-931-0302

Email: [info@theaustin.ca](mailto:info@theaustin.ca)/[beedie-living.ca](http://beedie-living.ca)

Occupancy: Spring 2014

If anything, the story of The Austin is a story about family.

It's about the Beedie family, the clan that built an empire of real estate offerings, and spread its wealth through a legacy of philanthropy. But it's the story of another family, too.

When The Austin opens its doors in 2014, Justin Wright, 21, will move into a one-bedroom unit on the 14th floor.

Dawn Wright, Justin's mother, will move in to a two-bedroom, two-bathroom home. And Justin's grandparents, Barry and Sharon Greiner - Dawn's parents - will make their new home in another two-bedroom corner unit on the opposite side of Justin's.

For many families, side-by-side living may be too close for comfort, but the arrangement suits Justin's just fine.

For the last five years, the family has been living in a custom-built 5,000-square-foot-home it split into two households. When it came time to downsize, The Austin seemed perfect.

"My grandparents have lived in West Coquitlam for 60 years, so they wanted to stay here," says Wright, who graduates from Simon Fraser University this fall. He's already secured a job and anticipates a future as an accountant.

Staying within blocks of their current home made sense. "We wanted a comfy homey neighbourhood-y feel," says Wright.

When Jason becomes established and moves out, his condo will be used as a family investment.

Tied to the community and looking to downsize: the Wright/Greiner family isn't alone. Nearly 70 per cent of the 133 homes sold since the presentation centre's Jan. 28 opening. The show suite stands up the slopes of Austin Avenue, within walking distance of the Vancouver Golf Club and a short jaunt to Lougheed Mall and the SkyTrain.



Photograph by: Ian Lindsay, PNG,  
Special To The Sun



Kitchens will have quartz counters and quartz backsplashes and have thoughtful, efficient layouts that will be welcomed by those who love to cook.

Photograph by: Ian Lindsay, PNG,  
Special To The Sun



Bathrooms will have deep soaker tubs, porcelain tile floors and showers with overhead doors, while the roomy bedrooms will



Many of the Austin's attractions lie indoors, with the sleek finishings on bathroom and kitchen cabinets, the airy open-concept kitchen, dining and living rooms and floor-to-ceiling windows that capture the diverse views.

It's those views that have commanded the most attention among buyers, says Robert Fiorvento, director of developer Beedie Living.

The presentation centre includes a panoramic mural of every view available from the fifth floor in the 19-floor tower, and a touch-screen monitor gives a more precise vision of the sterling views.

Fiorvento credits the pace of development in the area for the views that Austin homeowners will enjoy.

"There hasn't been anything developed in this area for 35 years, as far as multi-family structures, " he says.

Above the street retail space, homeowners will enjoy a 9,000 square-foot outdoor living space with a fireplace, shared barbecue area, green space and a playground. Steps away, residents will be able to frequent a gym, yoga centre, guest suites and recreational area.

Beneath the residents' out-door living areas, plans are afoot to build some 4,000 square feet of retail space, a public outdoor fireplace on street level. The junior one-bedrooms will include a deck and most of the other units have two outdoor spaces.

Fiorvento says he's seeing interest from members of the Vancouver Golf Club, from first-time buyers, couples and people like Justin's family - Coquitlam residents whose single-family homes have risen dramatically in value over the years, allowing them the financial freedom to downsize.

The familial bond seems to be a recurring theme with The Austin. Developed by Beedie Living, a branch of the Beedie Group, it's one of three large residential projects currently under Ryan Beedie's purview, an empire that includes land, construction, property management and leasing.

Ryan, just 42, learned to love building and development at the knee of his father Keith, who constructed his first building in Marpole in 1945 when he was 19 years old.

permit big outlooks of the neighbourhood. The Austin will comprise 133 homes when complete in 2014. Photograph by: Ian Lindsay, PNG, Special To The Sun



Photograph by: Ian Lindsay, PNG,  
Special To The Sun



Photograph by: Ian Lindsay, PNG,  
Special To The Sun



Photograph by: Ian Lindsay, PNG,  
Special To The Sun

After serving in the Royal Canadian Air Force, Keith Beedie launched a construction company in the 1950s. By the next decade, he'd expanded from contracting to development. The Beedie Group grew to become the largest landlord for industrial space in B.C.

In the mid-1990s, Keith's youngest son Ryan took over responsibility for development, and became president in 2001. He began to refocus the company with industrial strata projects and residential properties in Beedie Living, the residential arm of the Beedie Group.

Ryan Beedie recently helped raise \$700,000 to build the \$8.5 million North Shore hospice; in early February, Ryan announced his family's donation to his alma mater Simon Fraser University. The \$22-million gift, the largest in SFU's history, led to the renaming of the university's school of business to Beedie School of Business, and will bolster its endowment fund, offer student scholarships and research grants.

◆ Copyright (c) The Vancouver Sun



FINAL PROPOSAL STAGE > VIP REGISTER for The  
AUSTIN Coquitlam Condos by The Beedie Group in  
Austin Heights West Coquitlam Real Estate Market  
> Proposed 24 Storey High-Rise

**REDEFINING WEST COQUITLAM LIVING**

# THE AUSTIN

New views. New style.  
A new way of living  
in Austin Heights.

The Austin is a residential and retail project by Beedie Living – a company with 60 years of development and construction experience.

Beedie Living remains committed to the projects it builds and the communities it builds them in. During the development approvals process, Beedie Living will continue working with the City of Coquitlam toward The Austin's development permit.

## The Austin Coquitlam Condo Tower

Advanced registrations are now available for the presale Coquitlam Austin condo tower that will be located at the corner of Austin Avenue and Blue Mountain. The Austin Coquitlam condos for sale will be the new icon for West Coquitlam real estate district as it will rise a dramatic 24 storeys in a mature hilltop setting. The Austin Coquitlam condos will be one of the tallest residential towers in the city and a gateway to the new Austin Heights neighbourhood vision. The builder is The Beedie Group. The expected starting price point during VIP presales is around the low \$200,000's, which is very affordable for the Austin Heights Coquitlam real estate neighbourhood that is close to many local eateries, conveniences, services, restaurants, shops and big box retailers. As well, the Austin Coquitlam condos for sale will be close to public transit to



get you to and from downtown Vancouver and elsewhere in the Metro area. With over sixty years of development and construction experience, The Beedie Group at Beedie Living will present the first new project in the Austin Heights neighbourhood in over several decades. The new Austin Coquitlam condo tower will blend seamlessly into the mature and well established Austin Heights community in West Coquitlam and the expected sales launch is this Fall/Winter 2011. Stay tuned for more info.



## The Austin Heights Coquitlam Condo Living

High-rise residences in this new and exciting neighbourhood of Austin Heights Coquitlam is coming to The Austin by Beedie Living. Featuring one bedroom homes from as low as the two hundred thousand dollar range and two bedrooms from the three hundred range, the new Coquitlam Austin condos will offer condominium buyers a blend of high quality construction with comfortable modern living spaces. Redefining the West Coquitlam real estate district, The Austin Heights condos will feature amazing views, on-site amenity areas as well as superior interior craftsmanship and finishing detail. The locale of Austin Heights Coquitlam is also very attractive for people of all lifestyles and walks of life. West Coquitlam Austin Condos for sale are just 5 minutes away from prime retail boutiques and big box retail stores in addition to being just steps away from lakeside parks and greenspaces. Also nearby is SFU and Highway 1, Lougheed Mall and Burnaby, major transit routes and local services. The master



planned Austin Heights Coquitlam real estate district, once complete, will be the center for housing and jobs and the creation of a truly walkable, green, eco-friendly community that offers high-density affordable living featuring shopping, schools, transportation, parks, gathering places, great housing and sustainability. The architecture of The Austin Coquitlam condo tower is designed by Chris Dikeakos Architects Inc. and this 19 storey high-rise tower in Austin Heights neighbourhood features concrete construction and cedar/basalt stone details. The total offering at the new Coquitlam Austin Heights condo development will be 133 market suites from junior 1 bedrooms to 2 bedroom condominiums. In addition, there are well appointed The Heights Collection Coquitlam Austin penthouse suites as well as a boutique collection of townhomes. There are extra large floor plans in addition to spacious patios, terraces or balconies in all homes with great views. The expansive energy efficient windows at The Austin Coquitlam condos will provide great panoramas too. There is a dramatic water feature in the entrance lobby along with a basalt stone fireplace along Austin Avenue. The amenities at The Austin Coquitlam condos for sale include a large private green roof featuring porticos and landscaping, outdoor grill area including a stainless steel barbecue, benches, amenity room with lounge and entertaining kitchen as well as a fully equipped fitness studio with built in HD televisions. Other amenity spaces at the Coquitlam Austin Heights condos for sale will include a furnished guest suite, ample visitor parking and secured underground storage and bike lockers. The building will have enterphones and security cameras and all homes will come with the Travelers Guarantee Company of Canada warranty coverage.





## The Interiors at the Coquitlam Austin Heights Condo Tower

The interior finishes at The Austin Coquitlam real estate development will feature such things as horizontal blinds throughout, LG full sized front loading washer and dryer with LED displays, free year of Telus Optik TV with PVR and Optik Internet, plush bedroom carpets, laminate floors in the living areas and quartz in the entryway. The interiors are designed by award winning Christina Oberti Interior Design group and the Coquitlam Austin Heights condos will feature grand 7 foot interior doors, wood stained entry doors and two colour palettes. The gourmet chef inspired kitchens at the new Coquitlam Austin Heights condo tower will introduce soft closing drawers, under cabinetry lighting, LG microwave, dishwasher, fridge, electric range (all stainless steel finish) as well as acri-teo double bowl undermounted sink with built in garburator. As well, the Austin Coquitlam condos for sale will feature lower cabinets in wood laminate finishing, quartz counters in Crystal White, quartz backsplashes, white lacquer uppers, Grohe faucets and lots of storage space. The Beedie Living Austin Coquitlam condos will have Built Green Silver Standard features throughout including double glazed aluminum windows with enhanced Low-E glazing, water conserving fixtures and appliances, Energy Star rated kitchen appliances, low VOC paints and finishes as well as high





performance building envelope to reduce the overall energy consumption of the building. In addition, the Coquitlam Austin Heights condos will feature a contemporary Acri-tec soaker tub and undermount basins in the master ensuite, single lever Grohe faucets, quartz counters, large format ceramic tiled floors, laminate wood cabinetry, semi-frameless overheight glass shower enclosures, Toto dual flush toilets and floating shelves for additional storage. The Coquitlam Austin Penthouse condos will have upgraded features, mostly in the bathroom and kitchens.



# Plan F1

1 BEDROOM + DEN

INTERIOR 732 SQ FT, BALCONY 450 SQ FT



# Plan C

1 BEDROOM

INTERIOR 624 SQ FT, BALCONY 87 SQ FT



## The Austin Floor Plans

The 133 homes at the new Austin Heights Coquitlam real estate development will feature a number of great layout options for condominium buyers. Here are The Austin floor plans just released as draft layouts:

- > Plan A - Junior 1 Bedroom at 417 square feet plus 60 sf balcony
- > Plan B - 1 Bed/1 Bath at 611 sf plus 85 square foot outdoor
- > Plan C - One Bedroom and One Bath Layout at 624 sqft plus 87 sqf balcony
- > Austin Floor Plan J - Large 1 Bedroom Unit at 711 square feet with spacious 189sf exterior
- > Austin Floorplan F1 - 1 Bed+Den and 1 Bath Unit at 732 sqft plus balcony of 450 square feet
- > Plan D - 2 Bed/1 Bath + 2 Balconies at 779 sf + 149 sf
- > Floorplan E - Two Bedroom/One Bathroom plus small balcony of 56 sf and 790sf interior



- > The Austin Plan F - 2 Beds/1 Bath plus 79 square foot balcony and 810 sf interior space
- > The Austin Floorplan G - 2 Bed and 2 Bath at 894 to 907 sqft with 83 sf balcony or 360 sf patio on level 2
- > Plan H - 2 Bedroom and 2 Bath unit with largest layout at 940 sqft interior space plus 130sf exterior

## Plan E

2 BEDROOM

INTERIOR 790 SQ FT, BALCONY 56 SQ FT

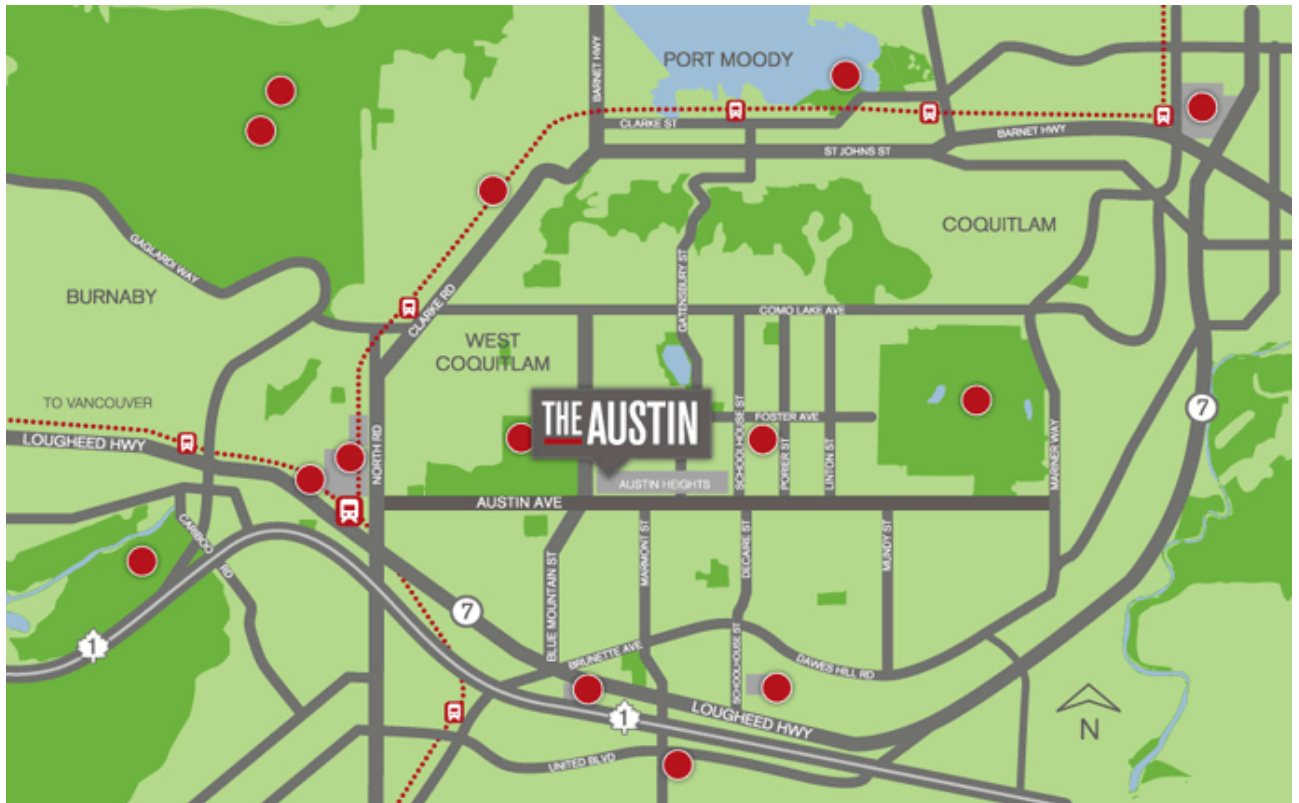


## Plan H

2 BEDROOM + 2 BATH

INTERIOR 940 SQ FT, BALCONY 130 SQ FT





## Proposed Coquitlam Austin Condos - 24 Storey High-Rise Planned

Beedie Living's exciting new community The Austin Coquitlam real estate development, is currently working its way through the city approval process for a contemporary 19 storey high-rise at the corner of Blue Mountain Road and Austin Avenue. Featuring stunning panoramic views from the 4th floor up, The Austin Coquitlam condo tower will redefine West Coquitlam living. Register at [www.theaustin.ca](http://www.theaustin.ca) to keep up-to-date on information as it becomes available! Featuring a landmark 24 storey Coquitlam condo tower, The Austin by Beedie Group will become the gateway to the new Austin Heights Coquitlam real estate neighbourhood vision. In addition, at 24 storeys, The Austin Coquitlam condo tower will become the tallest high-rise in the city, giving homeowners the best views in town. Conveniently located near schools, shopping and major transit connections, The Austin Coquitlam condos for sale are brought to you by Beedie Living, a company with more than sixty years of experience in development and construction in the Lower Mainland. The pre-sale Coquitlam Austin condo pricing is expected to start from below \$200,000, making them the most affordable new Coquitlam offering this year. Just minutes from Mundy Park,



one of the hidden gems of the Austin Heights community, you can register for more information online at [www.theaustin.ca](http://www.theaustin.ca) today. The Austin Coquitlam Condos will be situated at Austin Avenue and Blue Mountain.

## Austin Heights: A look at what's to come

With the City's new Neighbourhood Plan in place, Austin Heights is establishing itself as a distinctive neighbourhood with a vibrant, attractive, walkable commercial core.

