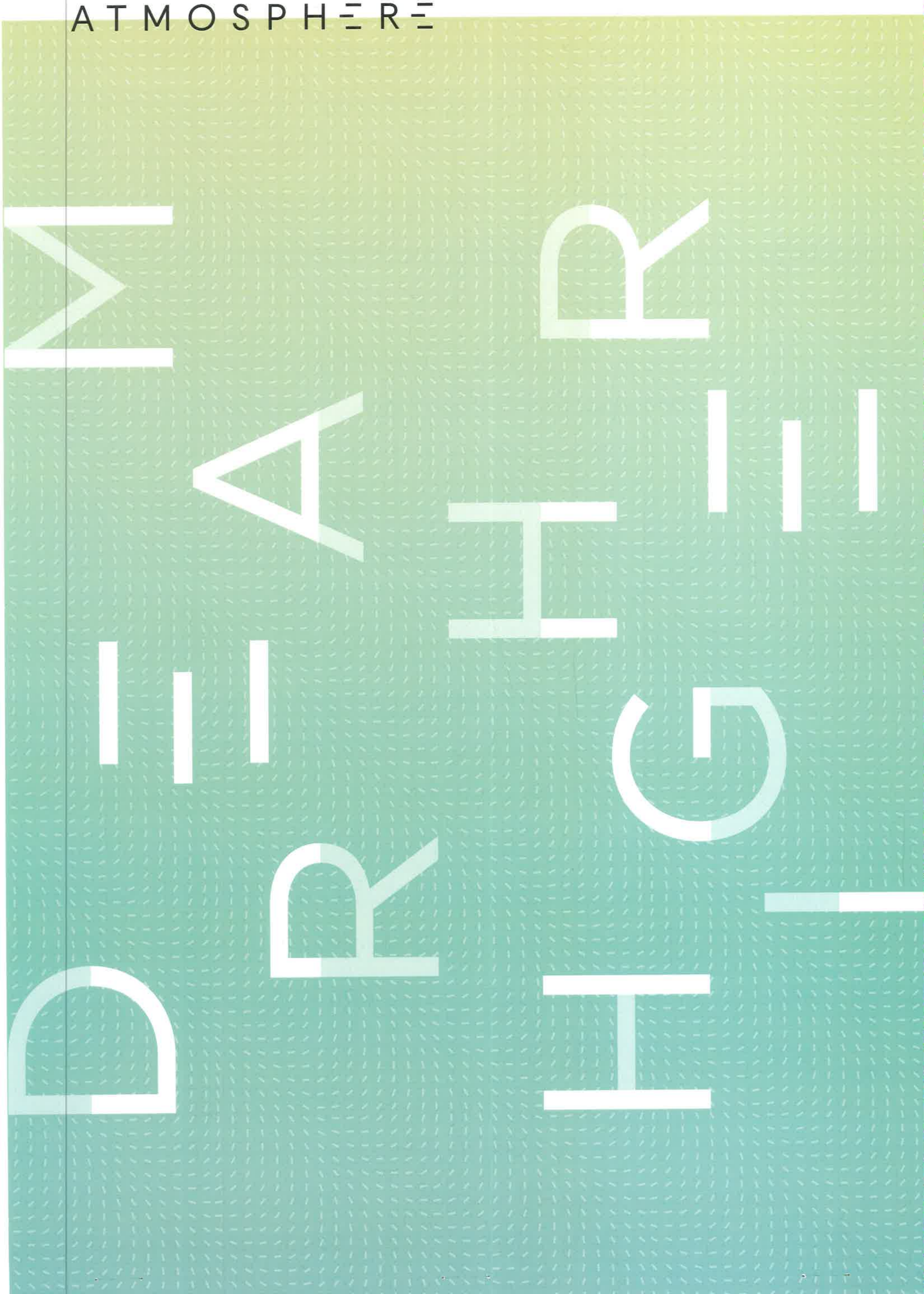
ADVANCED PREVIEW PACKAGE

ATMOSPHERE



CENTRAL RICHMOND'S GRANDEST URBAN COMMUNITY

An intimate urban enclave surrounded by the cosmopolitan glamour of a world-class city.

The seventh tower's offices and business startups are home to cool companies, innovative ideas, and creative minds.

YOUR CITY WITHIN THE CITY

Innovative in every way, Atmosphere is Richmond's new "it" neighbourhood. Gateway to the downtown core and steps from Canada Line, its progressive design puts the best of life directly at your doorstep. The vibrant courtyard, landscaped skywalks, and richly imagined amenities make this the Lower Mainland's most exciting place to live, work, play, shop, and meet friends.

Steps from Lansdowne Station, Atmosphere is incredibly convenient for getting around. Travel to points all over Metro Vancouver with speed and ease.

LEVEL

01

OVER 70,000 SF
OF RETAIL SPACES

URBAN LIVING

Sleek towers frame a convenient shopping plaza. Grab morning coffee en route to the Canada Line and pick up groceries on your way home.

OVER 18,000 SF OF PRIVATE CLUBHOUSE AMENITIES

Balanced living puts everything you desire within steps. Catch up with friends in the vibrant courtyard café, then retreat to the tranquility of roof gardens or the gazebo.

LEVEL

03

HEALTH & WELLNESS CENTRE

CLUBHOUSE / ENTERTAINMENT

RECREATION ROOM

SOCIAL SPACES

Overlooking the central courtyard, the podium leads to landscaped walkways, roof gardens, and sun-soaked outdoor lounges. Character lighting glows after dark.

GREEN SPACE

Your backyard is in the sky. On varied roof levels, boardwalks connect community gardens, pocket parks, and landscaped outdoor lounges.

LEVEL

03

OVER 40,000 SF
OF URBAN PARK

LEVEL

10

INDOOR / OUTDOOR
PRIVATE DINING

PLAY /
ENTERTAINMENT

STUDY LOUNGE

MODERN SPACES FILLED WITH LIGHT

KITCHEN

A clean, uncluttered aesthetic is warmed by the hues and textures of nature. Interiors are inspired by the river and sea, shoreline and skies.

EXECUTIVE SUMMARY

PROJECT NAME
ATMOSPHERE

LOCATION
7960
ALDERBRIDGE WAY

DEVELOPER
SOUTH STREET
DEVELOPMENT
GROUP

ARCHITECT
GBL ARCHITECTS

INTERIOR DESIGN
CRISTINA OBERTI
DESIGN

CONSTRUCTION
METROCAN

RESIDENCES FOR SALE
TOWER 1: 181 UNITS

TOTAL DEVELOPMENT
669 UNITS

STRATA FEES
$0.46

ESTIMATED COMPLETION
SPRING/
SUMMER 2022

WARRANTY
2-5-10

DEPOSIT STRUCTURE
20%

LAWYER
LAWSON
LUNDELL LLP

FEATURES

HOMES FOR URBAN LIVING

Distinctive architecture designed by GBL Architects

Luxurious, thoughtful interiors by Cristina Oberti Interior Design

More than 40,000 square feet of private outdoor space: courtyards, terraces and landscaped roof decks

25,000 square feet of vibrant public plaza with interactive art and over 70,000 square feet of street-level retail

Central air conditioning and heating

INTERIORS

Engineered hardwood (Brushed Oak) flooring in entryway, kitchen, living, dining room and bedrooms

Custom roller blinds throughout

Efficient, full-size, stacking washer/dryer

KITCHENS

Polished Quartz countertops with full height Quartz backsplash

Italian cabinetry with 14" upper cabinets

European Miele appliance package includes, for 1-bedroom homes:

- 24" integrated fridge with dual-drawer freezer
- 24" gas cooktop
- 24" built-in wall oven
- 24" microwave
- 24" stainless steel hood fan
- 30" integrated dishwasher

European Miele appliance package includes, for 2-bedroom and larger homes:

- 30" integrated fridge with dual-drawer freezer
- 30" gas cooktop
- 30" built-in wall oven
- 24" microwave with
- 30" stainless steel hood fan
- 30" integrated dishwasher

European-style Kohler undermount sink

Sleek Kohler faucet with pull-out spray head

BATHROOMS

Polished Quartz countertops

Large-format porcelain tile flooring and tub/shower surrounds

Tiled shower floors and wall niches

Italian cabinetry

Back-lit mirrors and night light features

Polished chrome accessories

Kohler dual-flush toilets with quiet-close seats

Kohler faucet fixtures

Deep soaker tubs

Showers with frameless glass enclosures*

Thermostatic, wall-mount Kohler shower faucet with multi-function handshower*

**shower stalls in select homes only*

18,000 SQUARE FEET OF PRIVATE CLUBHOUSE AMENITIES

LEVEL 3

Health and Wellness

- Extensive fitness centre
- Yoga room
- Sauna
- Men's and women's locker rooms

Clubhouse/Multipurpose Room

- Private dining area
- Full catering kitchen
- Relaxing lounge with theatre-like TV and video
- Entertainment: poker and pool tables

Multifunction Space

- Ping pong tables
- Flexible space transforms for various uses

LEVEL 10

Private Indoor/Outdoor Dining

- Full catering kitchen
- Wet bar
- Formal dining
- Linear, see-through fireplace
- Relaxing lounge
- Outdoor patio with formal dining area (great for BBQ)

Play/Entertainment

- Full catering kitchen with dining room
- Lounge area with TV system
- Entertainment: poker, pool table and ping pong table
- Outdoor patio

Study Lounge

- Enclosed music rooms
- Open reading area and collaborative space
- Outdoor patio

OTHER LEVELS

Guest Suites

- 8 visitor suites

Building Security Office

- Designated space for on-site security staff at plaza level

PEACE OF MIND

Home Warranty

- 2 years on workmanship, materials, major systems
- 5 years on building envelope
- 10 years on structural defects

Full-time security

Enter-phone and fob system

ENSUITE

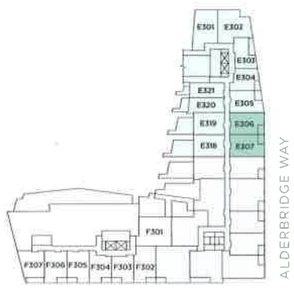
Inviting spa-inspired bathrooms graced with Italian cabinetry, quartz countertops, tile flooring, and Kohler fixtures.

EF1A/R

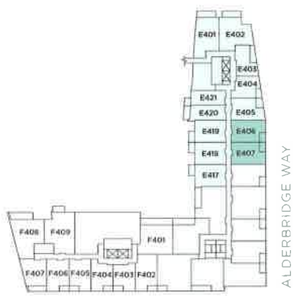
JUNIOR
2 BEDROOM | 1 BATHROOM

LIVING	BALCONY
634 — 635 SQFT	55 SQFT

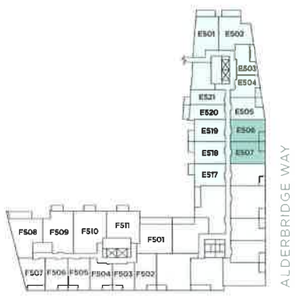
TOTAL
689 — 690 SQFT



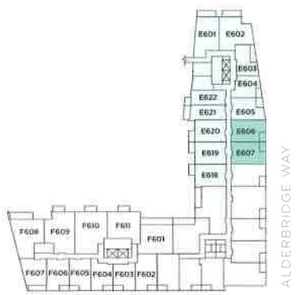
LEVEL 3 NO. 3 ROAD



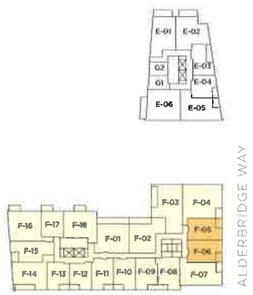
LEVEL 4 NO. 3 ROAD



LEVEL 5 NO. 3 ROAD



LEVEL 6 NO. 3 ROAD



LEVEL 8 — 14 NO. 3 ROAD

N

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

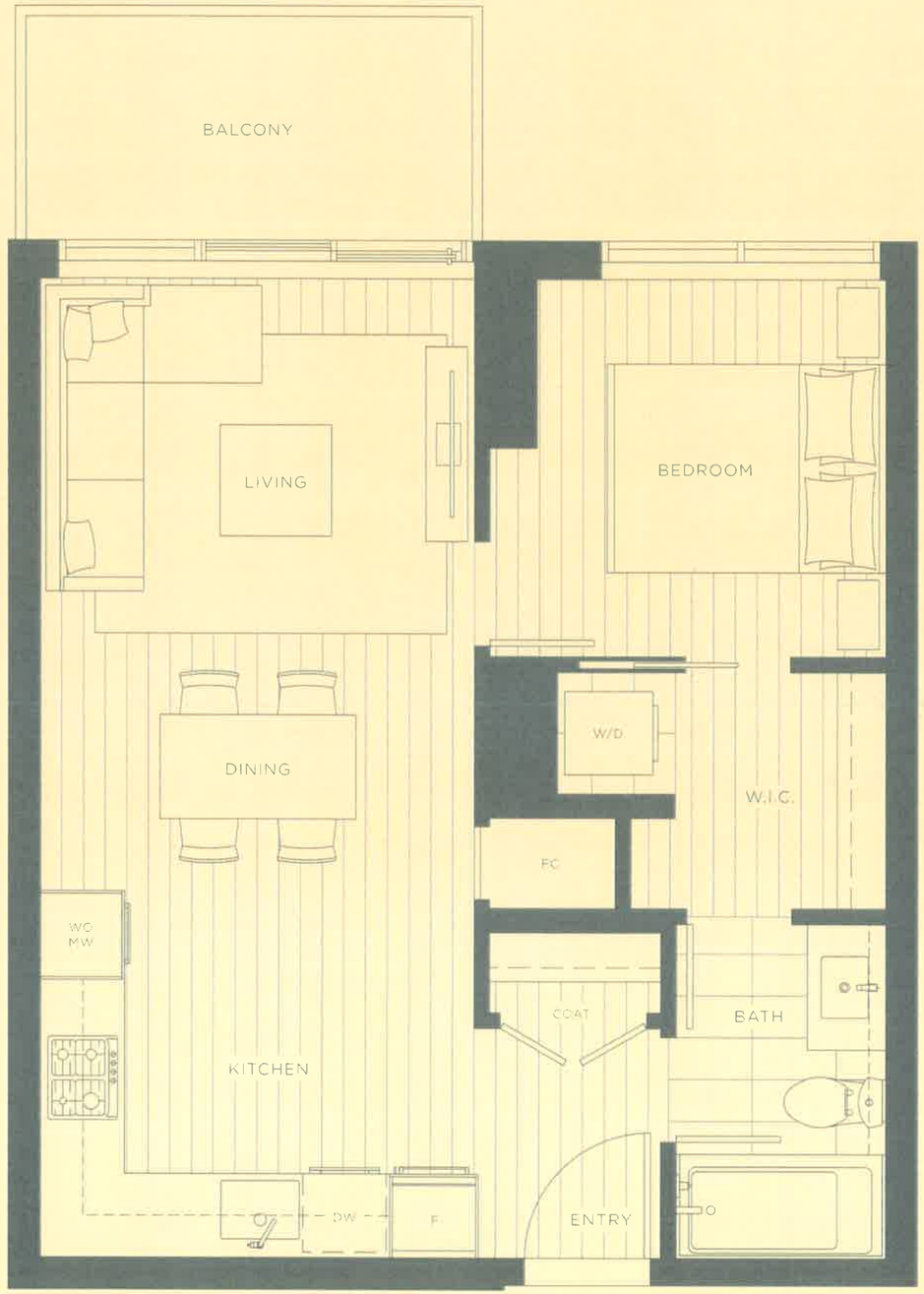
F1I

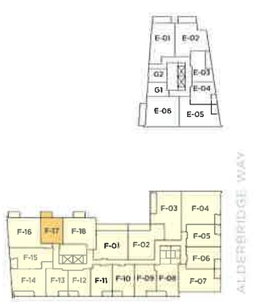
1 BEDROOM | 1 BATHROOM

LIVING
522 SQFT

BALCONY
63 SQFT

TOTAL
585 SQFT





LEVEL 8 — 14 NO. 3 ROAD

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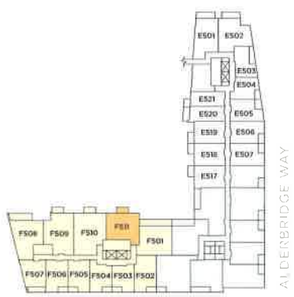
F2D

2 BEDROOM | 2 BATHROOM

LIVING
819 — 820 SQFT

BALCONY
63 SQFT

TOTAL
882 — 883 SQFT



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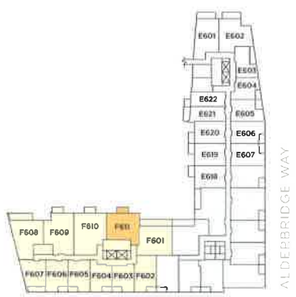
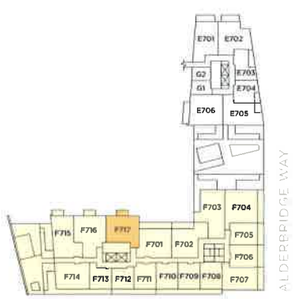


LEVEL 6 NO. 3 ROAD



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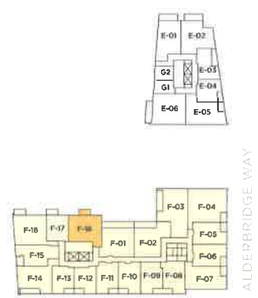

LEVEL 8 — 14 NO. 3 ROAD

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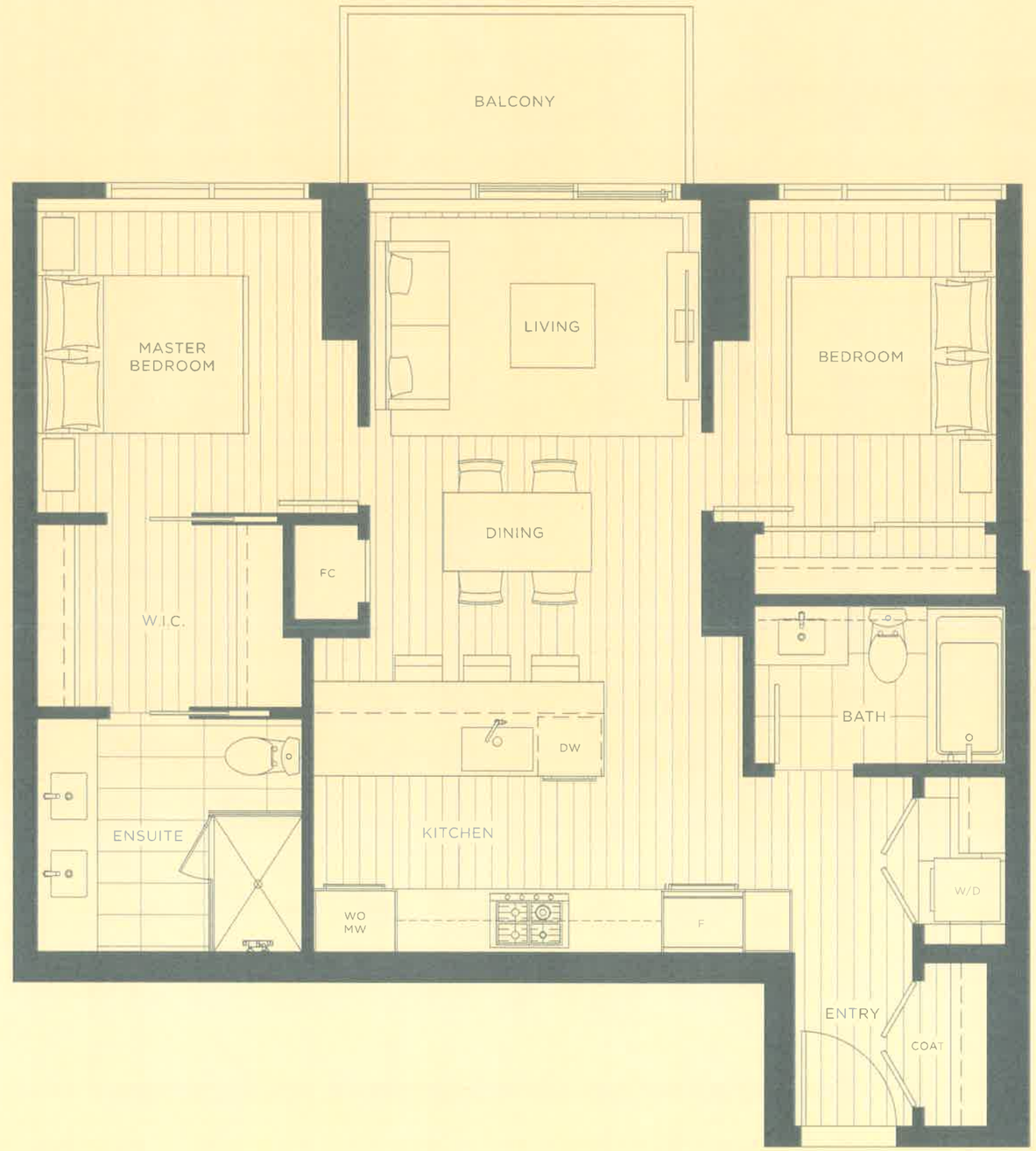

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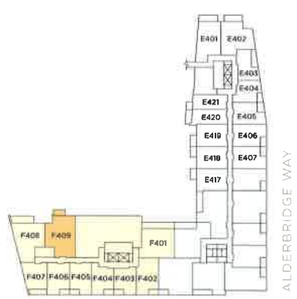
F3A

JUNIOR
3 BEDROOM | 2 BATHROOM

LIVING	BALCONY
1016 — 1030 SQFT	61 SQFT

TOTAL
1077 — 1091 SQFT



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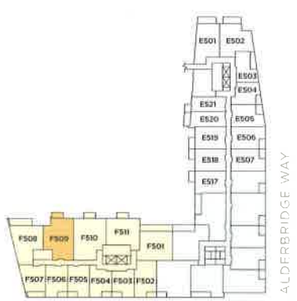

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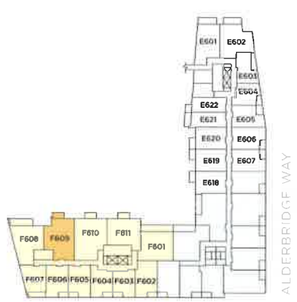

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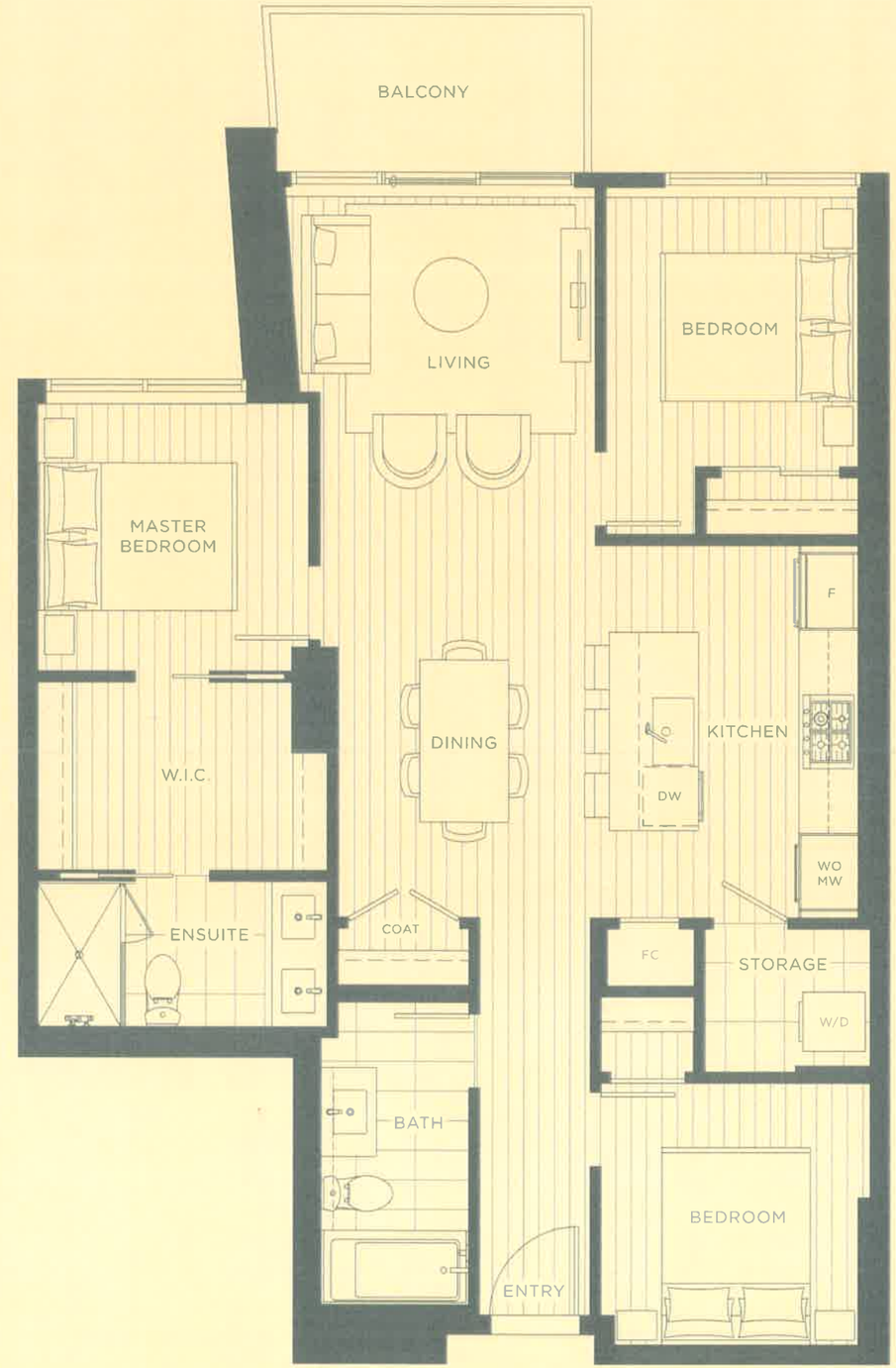

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A VISIONARY COLLABORATION

SOUTH STREET DEVELOPMENT

South Street Development Group was established in 1983 with a vision to create a company that had a positive impact on Metro Vancouver communities for generations to come. South Street prides itself on being a local, family-led company that stands as a trusted and experienced pillar in the community. They have a deep understanding of the needs and interests of local residents and are committed to delivering projects that are based on their values of community, quality, integrity, sustainability and innovative design.

British Columbia is one of the most pristine and beautiful places in the world and they believe that their developments should complement and enhance the experience it offers. They work with leading architects, designers, engineers and contractors who share their values to create compelling residential and commercial projects. They specialize in challenging projects that require just the right amount of balance between experience and creativity.

Driven by community. Defined by quality. Built by Family.

GBL ARCHITECTS

GBL Architects Inc. is a Vancouver based Architectural firm with extensive experience in the provision of leading edge residential and mixed-use buildings, as well as complex master planning and infrastructure development. They have an established track record of providing programming, planning and design services, construction documentation, and construction supervision on some of the most complex projects in Canada.

CRISTINA OBERTI INTERIOR DESIGN

Cristina Oberti Interior Design Inc. is an interior design firm that specializes in multi-unit residential developments and commercial designs. Whether the project is a modern hi-rise, a corporate office or marketing centre, they offer their clients leading industry experience, extensive knowledge and systematic design process. Believing that each project has its own story, they create interiors that convey a unique, coherent yet stylish message.

MAGNUM PROJECTS MARKETING & SALES

Since 1991, George Wong and the Magnum Projects team have established an impeccable track record. Across the Lower Mainland, Magnum Projects has consistently delivered impressive results for developers and purchasers.

Magnum Projects is home to some of the most exceptional real estate professionals in the industry. From initial land acquisition and project development to after sales service, Magnum Projects has experienced industry specialists to help ensure the success of any project.