



SUN TOWERS

WARM
YOUR WORLD
AT THE CENTRE
OF IT ALL

TOWER 2



ALL LIFE REVOLVES AROUND THE SUN

The sun is the energy source that powers our world; it creates and sustains life. We raise our face to it, we thrive in its golden rays. It is the very centre of our existence. The sun is comfort, it's security, it's warmth.

Sun Towers is an expression of the sun's invigorating warmth. Put yourself at that centre, where the best of daily life is within easy reach, and a world of possibility revolves around you. In the heart of Metrotown, Sun Towers is a beacon of cosmopolitan sophistication; the crowning glory of Metrotown's vision for world-class downtown living.



“TURN YOUR FACE TO THE SUN...



AND THE SHADOWS FALL BEHIND YOU.”

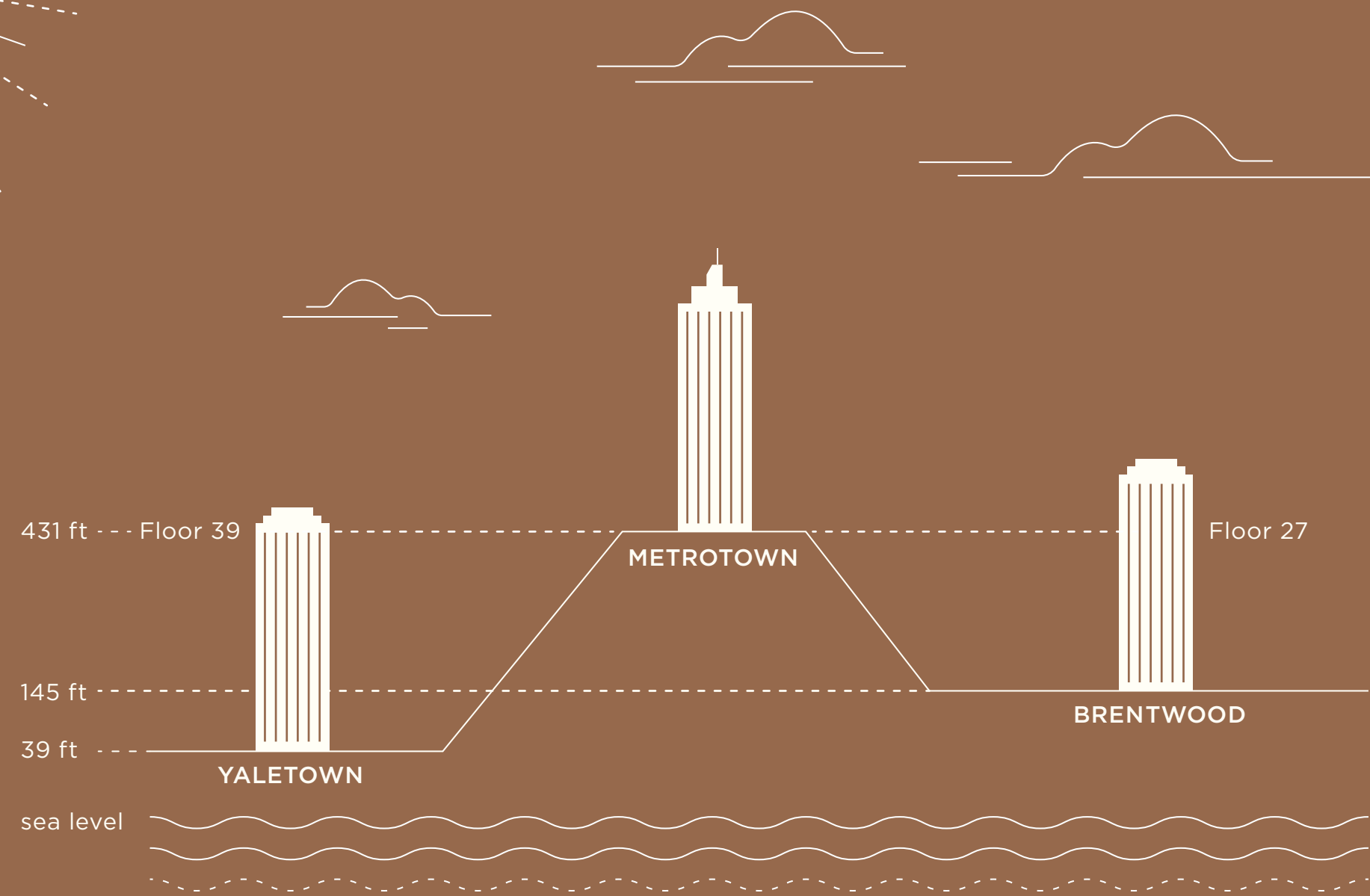
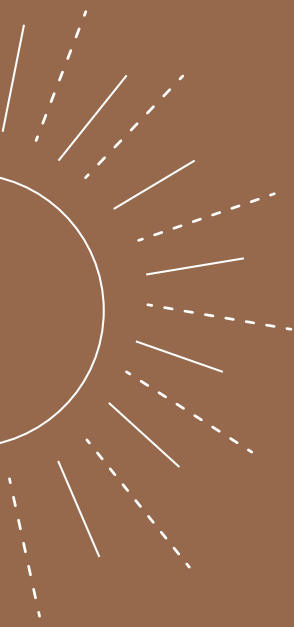


THE HEART OF METRO VANCOUVER

Burnaby sits at the geographical centre of it all in Metro Vancouver. Burnaby offers a level of convenient access to surrounding areas that is phenomenal. It's the perfect place for people who like to get out, do things and go places.

Majestic evergreen trees and stunning mountain views await, and with 25% of the city's space dedicated to parks there is plenty to enjoy. A fantastic urban and diverse community, Burnaby offers a world of cultures, cuisines, and opportunities. All easily accessible.





THE NEW UPTOWN THE OFFICIAL DOWNTOWN

An impressive enclave of shopping, services, parks, and community gathering areas, Metrotown is a place where people live, work and thrive.

Metrotown is the official downtown of this great city. Perched on the Metrotown Plateau, the experience here is elevated. Metrotown's superior location makes it a primary urban focal point for growth and development.

Burnaby's official Metrotown Downtown Plan puts the focus on ensuring Metrotown continues to be the premier centre of business, culture, and social activity for the city.

The sky is the limit.



A PLACE THAT BRINGS US TOGETHER





LUXURY IS HAVING OPTIONS

The residential heart of Metrotown is the Maywood neighbourhood where Sun Towers is situated. Here, the needs of modern life are close at hand. Walking, cycling and transit are quick, convenient choices.

This special community provides wonderful opportunities for people to live, gather, socialize, and celebrate. Parks are plentiful, and the neighbourhood is alive with families and friendships thriving. Avoid traffic, live healthier, and save time...all while getting to know your neighbours in the safety of your community.

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| <ul style="list-style-type: none"> SUN TOWERS 01 Sun Tower 1 02 Sun Tower 2 BELFORD PROJECTS 03-06 Belford Future Projects PARKS & RECREATION 07-19 See page 20 | <ul style="list-style-type: none"> SHOPPING & STORES 20 Metropolis at Metrotown 21 Chapters 22 Cineplex cinemas 23 Winners 24 Zara 25 T&T Supermarket 26 BC Liquor Store 27 Shoppers Drug Mart 28 Save-On-Foods 29 Crystal Mall 30 Station Square 31 Best Buy 32 Structube 33 PetSmart 34 Bed Bath & Beyond | <ul style="list-style-type: none"> DINING 35 Earls Restaurant 36 Trattoria 37 Simmer Huang 38 Dinesty Dumpling House 39 Starbucks 40 Boston Pizza 41 Freshii 42 Neptune Wonton Noodle 43 Bow Bow Cafe 44 Green Basil Thai 45 Cactus Club Cafe 46 Satomi Sushi BANKS 47 BMO 48 CIBC | <ul style="list-style-type: none"> HOTELS 49 Hilton Hotel 50 Elements Hotel SCHOOL 51 Marlborough Elementary School THE GOLDEN ROW DEVELOPMENTS 52 Modello 53 Gold House 54 Silver 55 Metro Place FUTURE DEVELOPMENTS 56-68 High-rise Projects |
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STEPS AWAY FROM EXQUISITE SHOPS AND EXPERIENCES

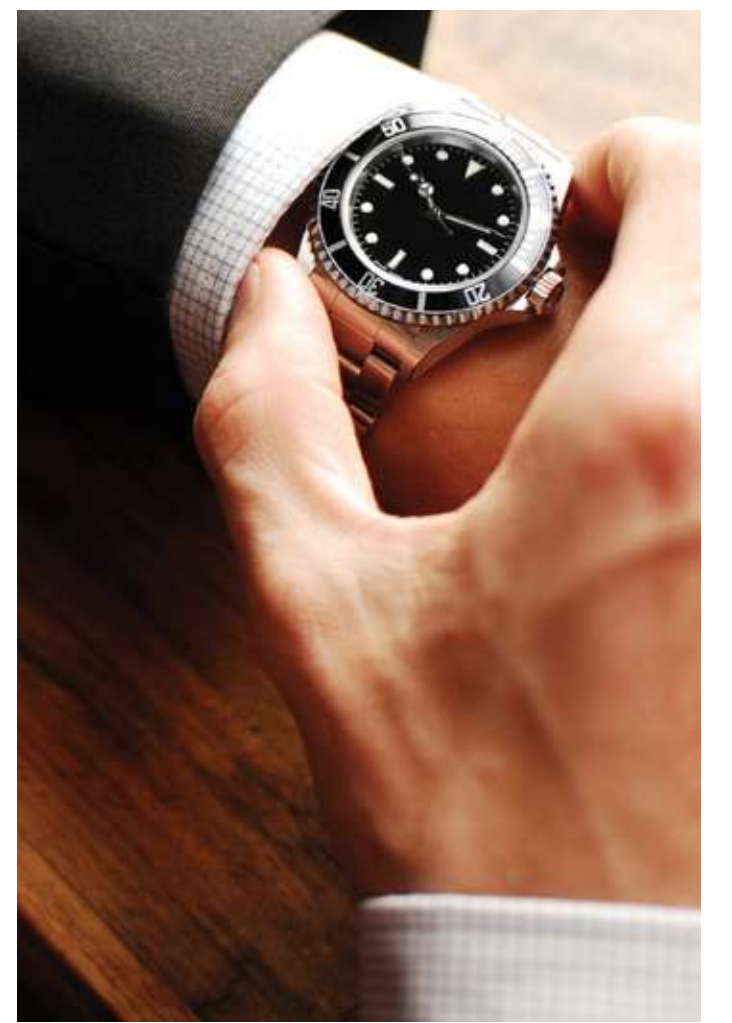
The northern border of the Maywood neighbourhood is defined by Beresford Street, a celebratory street in Metrotown.

This traffic-calmed, pedestrian-focused stretch highlights the very best of this exciting neighbourhood. Wide, beautifully landscaped sidewalks are adorned with boutique shops, dining, and displays of public art by world renowned artists.

An incredible piece of art called "Bright Waters" will front the Sun Towers site. At 35 feet long, it will consist of 11 foot high illuminated sculptures at each end. Produced by world renowned Los Angeles based artist, Cliff Garten, the piece will be a much admired focal point of Metrotown.

Vibrant, alive and beautiful.





THRIVE IN THE ENERGY OF THE SUN





SUN TOWERS

- 01 Sun Tower 1
- 02 Sun Tower 2

BELFORD PROJECTS

- 03-06 Belford Future Projects

PARKS & RECREATION

- 07 Bonsor Recreation Complex
- 08 Maywood Park
- 09 Kinnee Park
- 10 Central Park

- 11 Central Park Pitch & Putt
- 12 Central Park Outdoor Pool
- 13 Central Park Upper Pond
- 14 Central Park Lower Pond
- 15 Central Park Tennis Courts

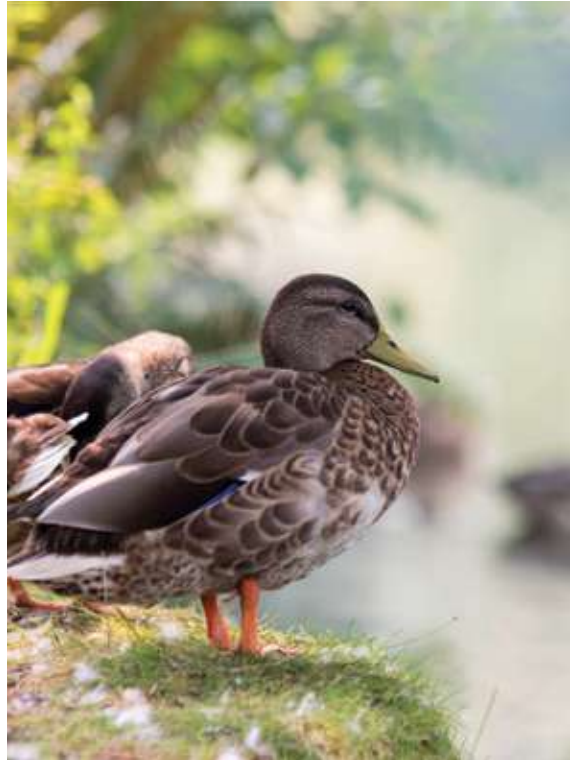
- 16 Swangard Stadium
- 17 Burnaby Library
- 18 Anytime Fitness
- 19 GoodLife Fitness

A NATURAL SENSE OF WARMTH AND WONDER

Central Park, Deer Lake Park and Burnaby Lake Park are a trio of spectacular recreational parks within easy reach of Sun Towers. Together with some additional smaller community parks and recreation facilities they offer an abundance of activities, including numerous walking trails, playgrounds, pitch and putt golf, outdoor swimming, boating, bird-watching, horseback riding, lawn bowling, picnics, tennis, concerts in the park and so much more.

A backyard beyond compare.





LIVE AT
THE CENTRE
OF IT ALL



SUN TOWERS 1

SUN TOWERS 2

Renderings are for informational purposes only and do not constitute an offer. The developer reserves the right to make modifications to floorplans, layout, dimensions, finishes, materials and specific details to meet the requirements of the local jurisdiction. An offering for sale, as an offering can only be made after the filing of a disclosure statement. E.A.O.E.



LIFE ON YOUR TERMS

Sun Towers 2 gives you all the very best of Metrotown. Sitting just to the south of Tower 1, this boutique building is conveniently situated off Beresford St, with easy access to Metrotown Skytrain station, yet enfolded by the relaxed energy and the warm embrace of the Maywood residential neighbourhood.

An evolution in luxury living, **Sun Towers 2** offers the many benefits of a vibrant and desirable neighbourhood, while providing sanctuary to residents who seek spacious comfort of a more exclusive building.

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THE SOLARIS CLUB

Once you become a resident of Sun Towers 2 you also become a member of one of the most exclusive private clubs in Metrotown. The Solaris Club offers 3 floors (close to 24,000 sf) of unmatched amenities, including a stunning pool and hot tub, stylish indoor and outdoor entertainment spaces, with a multi-course simulation play machine golf room, to name a few!

Right at your fingertips you will have the opportunity to tap a team of carefully selected specialists, who will elevate many aspects of your club experience. Whether seeking to improve your golf swing with a private coach, or engaging a private chef for your next party, or to arrange private music lessons for your children with renowned faculty. We understand how precious your time is and have carefully crafted a way for all of our members to leverage the amenity services and facilities with the simplicity of a phone call to the concierge.

Services through our exclusive Club offering:

Sport Coaches: Personal Trainer; Professional Badminton Instruction; Private Golf Instruction / Swing Instruction

Private Events: Gourmet Chef; Sommelier; Party Planner

Children: Private Music Lessons

With such an elevated offering at your doorstep, you can thoroughly enjoy, entertain, relax and rejuvenate in the Solaris Club. Spare moments are made more gratifying here!





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Relaxation or rejuvenation await in your 60-foot swimming pool and adjacent hot tub surrounded by gorgeous style. South-facing floor to ceiling windows allow warm light to bathe beautiful mosaic tile floors and marble styled walls. Relaxation awaits off the pool deck with a european spa-influenced sauna and steam.



Get the heart pumping, stretch yourself or work on your flow. Racket sport enthusiasts will enjoy a regulation-size badminton court with low-impact flooring while those wanting to grab a golf club can enjoy the indoor golf room featuring a multi-course simulator and swing analysis.



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A spacious fitness and adjoining wellness room offer a refreshing cardio, stretching and strength conditioning space. Featuring an abundance of natural light, state-of-the-art equipment, modern, wide plank flooring, protective rubber mats, large windows and air conditioning, it's the perfect space for toning the body and refreshing the lungs.



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The indoor social centre and gathering place of the Solaris Club is the beautifully adorned Private Member's Lounge. Here for member's pleasure is a tastefully furnished lounge area with a large screen television and fireplace. A games area features a billiards table, while a kitchen and communal style dining table are perfect for for a private party.



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The outdoor social centre and gathering place of the Solaris Club is the incredible Sky Garden. On the roof of the podium level, accessed off the tower's eighth floor, this 6,700 sq. ft. space is fully programmed for enjoyment. Kids can enjoy the play area with soft fall flooring. Play a game of ping-pong, enjoy a meal with friends in the outdoor kitchen and dining area, or find some quiet "alone time" in the sculpture garden. On a clear evening sip a glass of wine while enjoying the warm evening glow of the fire pit.

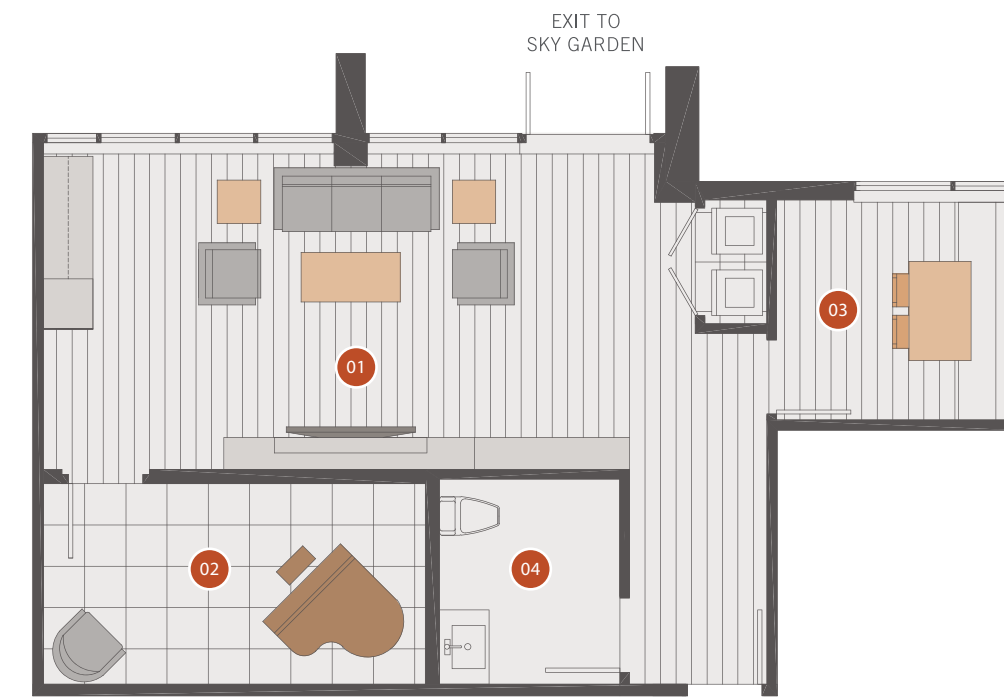


CLUB FLOORPLANS



SKY GARDEN (LEVEL 8)

- 01 Fire pit area
- 02 Fire lounge area
- 03 Outdoor kitchen & dining area with shaded trellis canopy
- 04 Ping-pong table
- 05 Soft-fall play area



LOUNGE (LEVEL 8)

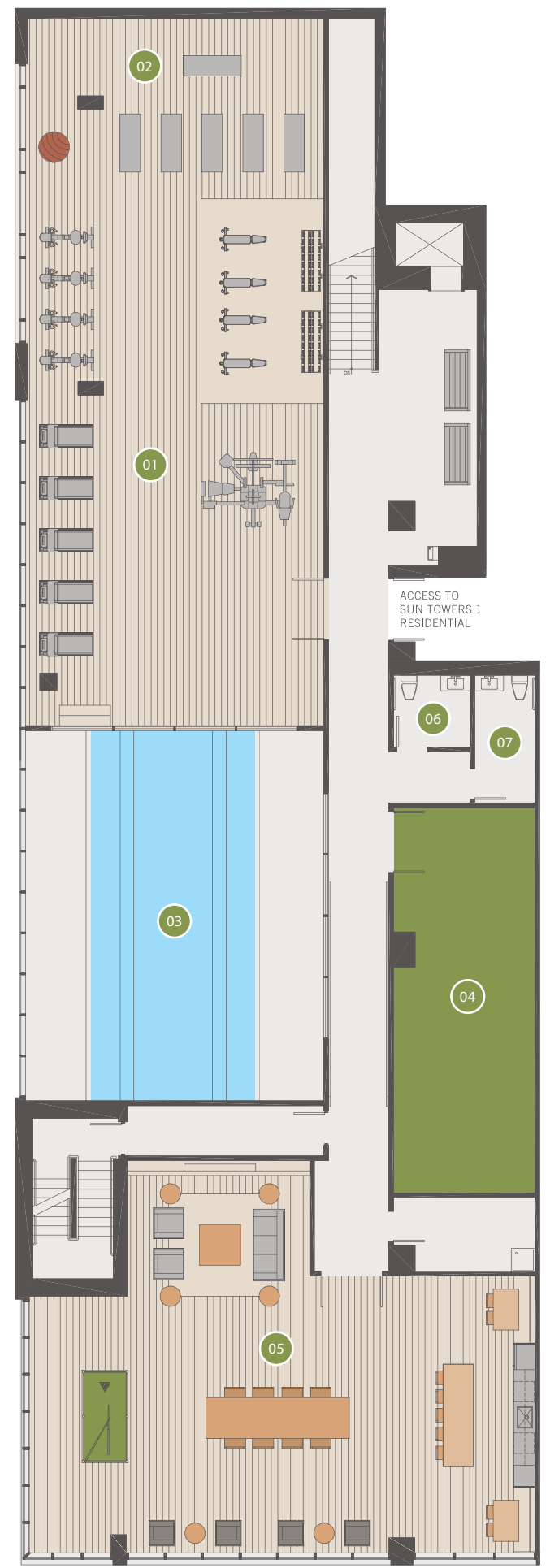
- 01 Lounge with exit to Sky Garden
- 02 Dedicated music room with piano
- 03 Private study room
- 04 Washroom

OTHER AMENITIES

- Wifi coverage for the entire Solaris Club
- Guest suite for visiting friends and family on Level 7

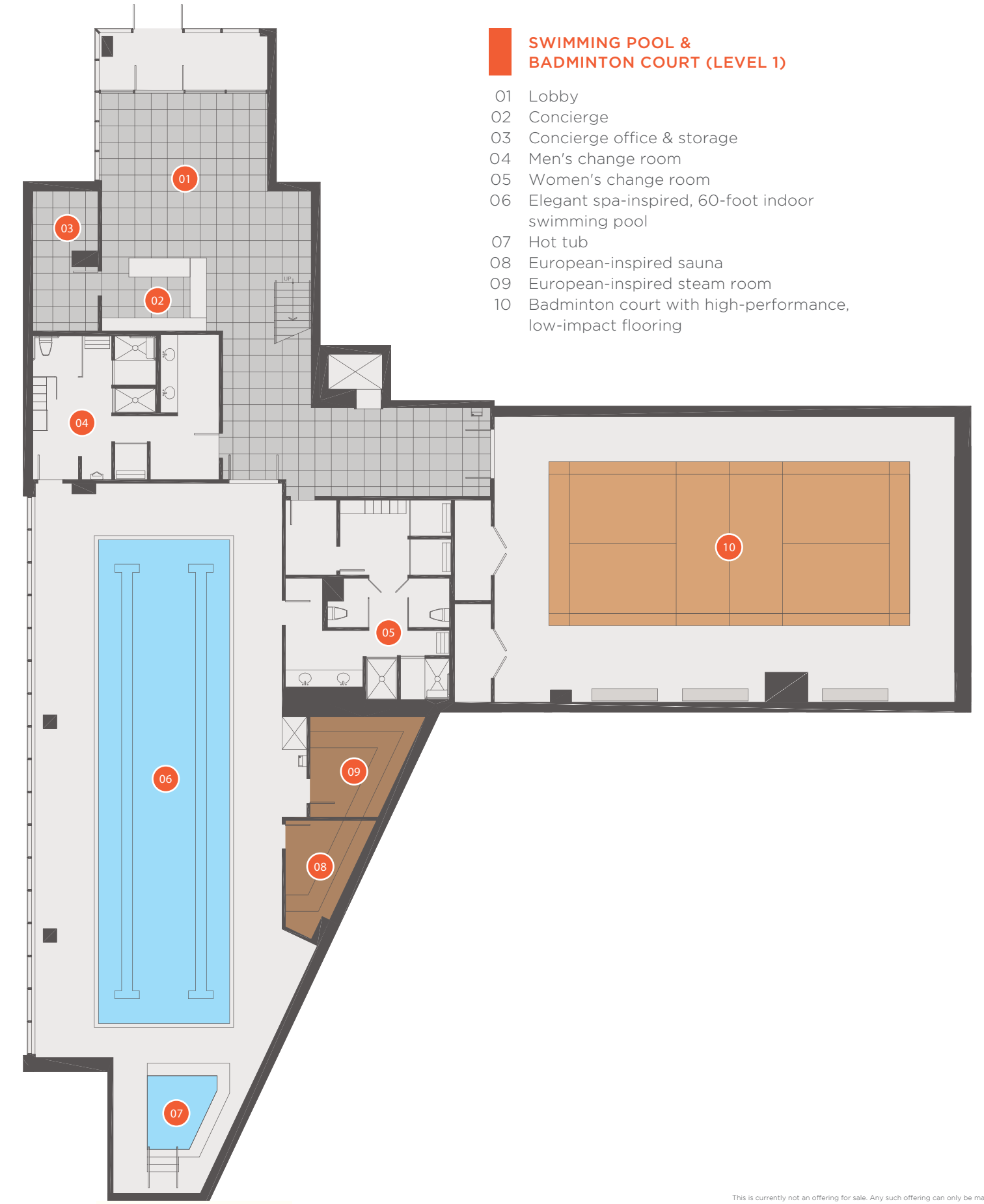
FITNESS AREA & INDOOR GOLF (LEVEL 2)

- 01 Fitness centre with state-of-the-art cardio and training equipment
- 02 Wellness room for yoga, meditation or dance
- 03 Open space overlooking the 60-foot pool on Level 1
- 04 Indoor golf room with multi-course simulator
- 05 Private Member's Lounge featuring television, games area, kitchen and dining space
- 06 Men's washroom
- 07 Women's washroom



SWIMMING POOL & BADMINTON COURT (LEVEL 1)

- 01 Lobby
- 02 Concierge
- 03 Concierge office & storage
- 04 Men's change room
- 05 Women's change room
- 06 Elegant spa-inspired, 60-foot indoor swimming pool
- 07 Hot tub
- 08 European-inspired sauna
- 09 European-inspired steam room
- 10 Badminton court with high-performance, low-impact flooring



This is currently not an offering for sale. Any such offering can only be made by way of Disclosure Statement. E.&O.E. The developer reserves the right to make modifications to floor plans, layout, dimensions, finishes, materials and specifications to maintain the high standard of this development. Sales and Marketing by Key Marketing.

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STRATA
MANAGEMENT
& SERVICES



THE CHERISHED MOMENT OF ARRIVING HOME

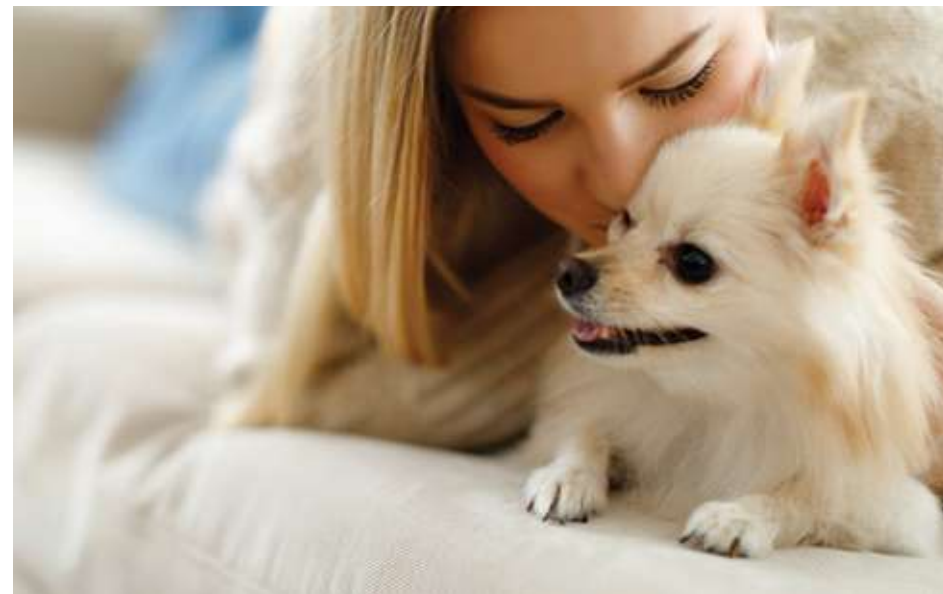
The simple experiences elevate daily life. A familiar face. A beautiful fragrance. A friendly smile. We created Sun Towers to be your sanctuary. A simple place, yet elegantly complex and sophisticated. A welcoming lobby full of space and light, adorned with natural woods and brilliant stone.

CONCIERGE SERVICE

FirstService Residential, North America's largest manager of residential communities, and Metro Vancouver's most trusted concierge and strata management provider, delivering service to some of Metro Vancouver's most beautiful communities. FirstService Residential delivers exceptional service that adds value, enhances lifestyles and make a difference, every day, for every resident.

Sun Towers concierge service has been modelled after the finest resorts; treating residents like true VIPs. Service programs have been designed to enhance lifestyle and provide a level of quality and service that is second to none.

Professional, attentive and diligent, your concierge is more than just a familiar, welcoming face, he is a trusted member of your community – building connections, improving security and protecting your valuable investment. All the while, ready to lend a helping hand when you need it.





SERVICE AT ITS FINEST

COMMUNITY BUILDING

Activities and events planned and programmed for residents to enjoy favourite or new experiences together. Including: games nights, sport nights, movie nights, child play-dates, wine-tastings, bbq, parties and more.

SMALL TOOL SUPPLY

Residents have access to a supply of various small tools that can be borrowed for help with easy repairs jobs around the home.

SHARING SPACE

A centrally managed collection of books, games, music, etc. for residents to borrow and enjoy.

3RD PARTY SERVICE ARRANGEMENT

Program will give residents easy access to the very best service providers in the community, including:

- Handyman services
- Housekeeping
- Personal trainers
- Private chefs
- Pet care & grooming
- Car detailing
- Yoga instruction

SURROUND
YOURSELF
IN WARMTH

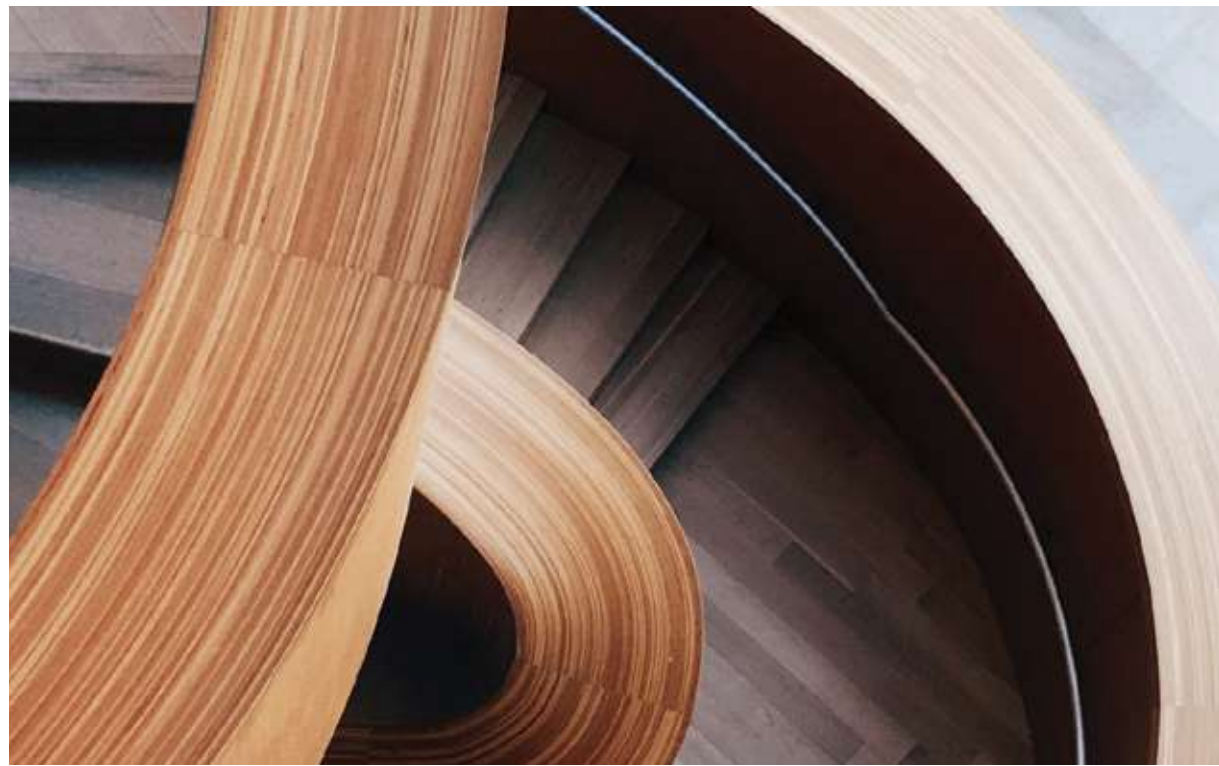
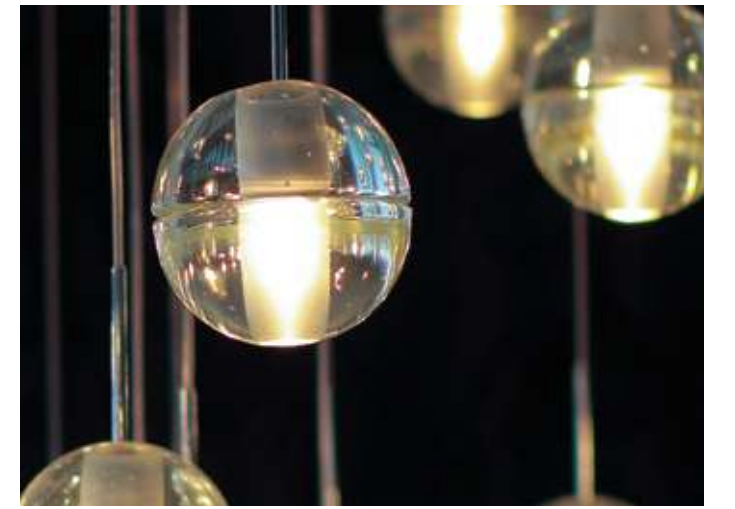




WARMTH AND LUXURY

The distinct interiors of each home echo a modern elegance, with thoughtfully designed floorplans, sleek, modern kitchens, and sophisticated touches at every turn. Interior colours are elegant and understated. Beautiful woods add warmth; classic marble and quartz bring sophistication.







A PREMIUM KITCHEN FOR THE HEART OF YOUR HOME

Sleek and beautifully-designed kitchens are the pinnacle of cutting edge efficiency and technology. German-made Bosch appliances are seamlessly integrated with custom, european-inspired cabinetry to provide ample preparation space with plenty of storage and world-leading quality. Quartz countertop and full marble slab back-splash adds a clean and sophisticated aesthetic.





The cabinetry featured in the homes of Sun Towers is among the world's best. Kitchens are custom designed and manufactured with the utmost precision. Each cabinet is equipped with soft-close hinges and tracks. Custom cutlery drawer organizers in sophisticated wood are featured. The amazing iMove-intelligent upper cabinet pull-down shelf system and under-cabinet LED lighting improves functionality.



The home is an island oasis in the sea of life's complexities. A great space promotes calm, rest, good sleep and overall rejuvenation and happiness.





Bathrooms are simple yet stunning. You will be embraced by elegance and luxury with a clean modern style. Feel the warmth underfoot of Nuheat heated floors. Medicine cabinets with integrated make-up lighting and under-vanity LED lighting add to a wonderful ambiance.

SMART LIVING AT YOUR FINGERTIPS

Sun Towers 2 features the use of smart technology to make daily living more convenient, sustainable and cost efficient. Intelligent solutions like USB outlets, smart app entry options, Nest programmable, smart-technology climate control thermostat, and an Amazon package locker for the in-building ease of sending and receiving of personal packages are just a few of the great features.



Power outlets with USB inputs



FEATURES & AMENITIES

SLEEK & EFFICIENT KITCHENS

- German made Bosch appliance package includes gas cooktop, convection wall oven, range hood, and integrated dishwasher
- Integrated Blomberg bottom-mount counter-depth fridge
- Quality made, european style cabinetry with soft-close hardware.
 - Custom cutlery drawer organizers in most homes
 - Pull out spice and oil rack in most homes
- iMove-intelligent upper cabinet shelf in most homes
- Integrated magic corner storage solution for blind corners lets you make full use of cabinet corner space
- Under-cabinet LED lighting
- Quartz countertop with waterfall edge detail on kitchen island in most homes
- Full-height marble slab kitchen backsplash
- Polished chrome faucet with lever handle and pull-down sprayer
- Large single-bowl stainless steel under-mount sink
- USB outlet for powering electronic devices in kitchen area
- Two-compartment, under counter waste and recycle separation system in most homes

HOTEL-INSPIRED BATHROOMS

Main Bathroom

- Soothing warmth underfoot with programmable infloor heating from Nuheat
- Custom medicine cabinet with integrated make-up mirror lighting
- Quality made, european style cabinetry with soft-close hardware
- Under-vanity LED lighting
- Custom vanity with quartz countertop and full-height backsplash
- Under-mount porcelain sink with european-inspired chrome faucet
- Deep soaker tub for soothing relaxation
- Polished european-inspired chrome tub spout
- Height adjustable, removable hand shower head
- Elegant european-style toilet with soft-close seat
- Oversized, full height white wall tile
- Oversized, natural mist, matte floor tile

Ensuite Bathroom

- Soothing warmth underfoot with programmable infloor heating from Nuheat
- Custom medicine cabinet with integrated make-up mirror lighting
- Quality made, european style cabinetry with soft-close hardware
- Motion-activated, under-vanity LED night lights
- Walk-in, full-length shower stall enclosed with frameless glass
- Shower niche with honed marble mosaic accent tile
- Full height, oversized Carrera-matte polished wall tile

INTERIOR DETAILING

- Year-round, individual home comfort control with energy efficient heating and cooling in all homes
- Energy savings with the beautifully designed Nest learning thermostat
- Choice of two interior colour schemes: Eos (Light) or Helios (Dark)
- Wide-plank laminate flooring throughout living spaces and bedroom(s)
- Custom built-in closet organizers in bedrooms
- 8' 8" over-height smooth finish ceilings for most homes
- Roller shade window coverings
- Samsung front-loading, energy efficient washer/dryer
- Overhead light fixtures in bedroom
- USB outlet for electronic devices in master bedroom

FEATURES & AMENITIES

BUILDING FEATURES

- Exclusive resident access to the Solaris Club, the most comprehensive private resident club in Metrotown
- Singular resident-only tower for added sense of exclusivity and community
- Steps away (70 meters) from the newly redesigned Metrotown Skytrain Station
- Sophisticated, modern architecture designed by internationally recognized IBI Group
- Tower facade featuring distinctive ornamental terracotta banding
- Vehicle pull-in area for passenger drop-off / pick-up at lobby entrance
- Elegant welcoming experience featuring a serene, reflective water pool with underwater lighting
- Grand 2-storey lobby with beautiful piano alcove and concierge
- Main level amenity space with outdoor patio with lounge and community bbq area
- 2 high-speed elevators minimize wait times to and from your home
- Four incredible penthouses with access to expansive rooftop patios (min. 1250 sf)
- Three city homes along Silver Avenue
- Three, 3-bedroom townhomes with private backyard located along the internal mews
- Car wash station exclusively for resident use
- Carshare program offering exclusive use of two electric vehicles for residents
- Lobby level bike stalls for residents and visitors
- Adjacent to the BC Parkway bike route connecting Metrotown to New Westminster & Vancouver
- Designed to meet LEED Silver Standards

SECURITY & PEACE OF MIND

- Concierge service for residential tower and Solaris Club
- Professional strata management services by industry leading FirstService Residential
- Secured underground gated parking and bicycle storage lockers
- Entry phone system for guests
- Smoke detectors and sprinklers in all homes
- Pre-wired for high-speed internet and digital viewing needs
- New Home Warranty includes:
 - 2 year material and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty

SUN TOWERS 2 SPECIAL EXTRAS

- Commissioned art piece by internationally renowned, LA based artist Cliff Garten
- Convenient parcel locker for safe and convenient 24/7 pick-up of packages
- East-west public mews providing increased neighbourhood connection
- Priority access to Montessori Daycare program located on 5th floor of Tower 1 commercial building
- Choice of fob-controlled or mobile phone smart app for access to building
- Every home comes with Nest programmable, smart-technology climate control thermostat
- All resident homes feature Nuheat programmable in-floor heating for soothing underfoot warmth
- Every bathroom features elegant in-mirror integrated frame lighting
- Beautiful baby grand piano featured lobby



BELFORD

PROPERTIES

PROGRESS TOGETHER

A great project like Sun Towers is the end result of meticulous planning and review by city, park and transit planners, as well as community groups, architects, designers and builders – people who have dedicated their working lives to the goal of building better cities, neighbourhoods and homes.

For Sun Towers, each detail has been carefully considered by a triple-A team of industry-leading professionals to deliver Metrotown's premier real estate property.

IBI ARCHITECTS

Stunning design and intelligent engineering by IBI Architects. One of the world's largest firms, and visionaries behind Three Harbour Green, One Burrard Place and Hotel Georgia Residences.

GLOTMAN · SIMPSON

For over 50 years, Glotman · Simpson has provided innovative structural engineering services for some of the most iconic buildings in Vancouver and across North America, including Vancouver House, Station Square, The Erikson and Jameson House.

WILLIAMS ENGINEERING

Williams Engineering is a leader in engineering consulting for new construction projects across Western and Northern Canada. Regardless of the project size the Williams team is invested and determined to deliver the best solutions. They understand the level of pride that comes with ownership.

NEMETZ & ASSOCIATES

Industry-leading specialist in design and delivery of cost-efficient power, communication, security and lighting systems for more than 50 years in the Lower Mainland.

CRISTINA OBERTI DESIGNS

Luxurious lobbies, interiors and expressive spaces by Cristina Oberti Designs, creators of the beautiful interiors of Jewel Metrotown, and Solo District.

FIRSTSERVICE

North America's Strata property management leader, delivering expertise and service with a local touch, resulting in enhanced property value and lifestyle.

IBI LANDSCAPE ARCHITECTURE

One of the largest architecture practises in the world. Their award-winning work is driven by holistic, collaborative, environmentally responsible design. It has earned IBI Group recognition as an emerging global leader in landscape architecture.

METRO-CAN

Metro-Can Construction started as a family business in 1964. With experience in all disciplines of construction, they are well versed in delivering the highest quality of work. Metro-Can has completed over 300 projects.

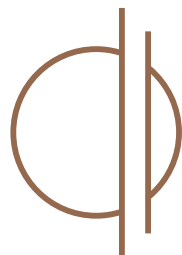


BELFORD METROTOWN DEVELOPMENT

Burnaby is the Regional City Centre at the centre of the Vancouver metro core. Metro-town, as the Official Downtown occupies the best location at the centre of the region – offering unequalled regional access. The future of Metrotown is very bright.



FUTURE PROJECTS COMING SOON




SUN TOWERS

WARM YOUR WORLD
AT THE CENTRE OF IT ALL

Unit 101-4211 Kingsway, Burnaby, BC
604.336.0899

SunTowersMetrotown.com

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The image features a light beige background with a sunburst pattern of thin, dark lines radiating from a central circular area. The lines are evenly spaced and extend to the edges of the frame. In the center of this circle, the text "SunTowersMetrotown.com" is displayed in a dark brown, sans-serif font.

SunTowersMetrotown.com