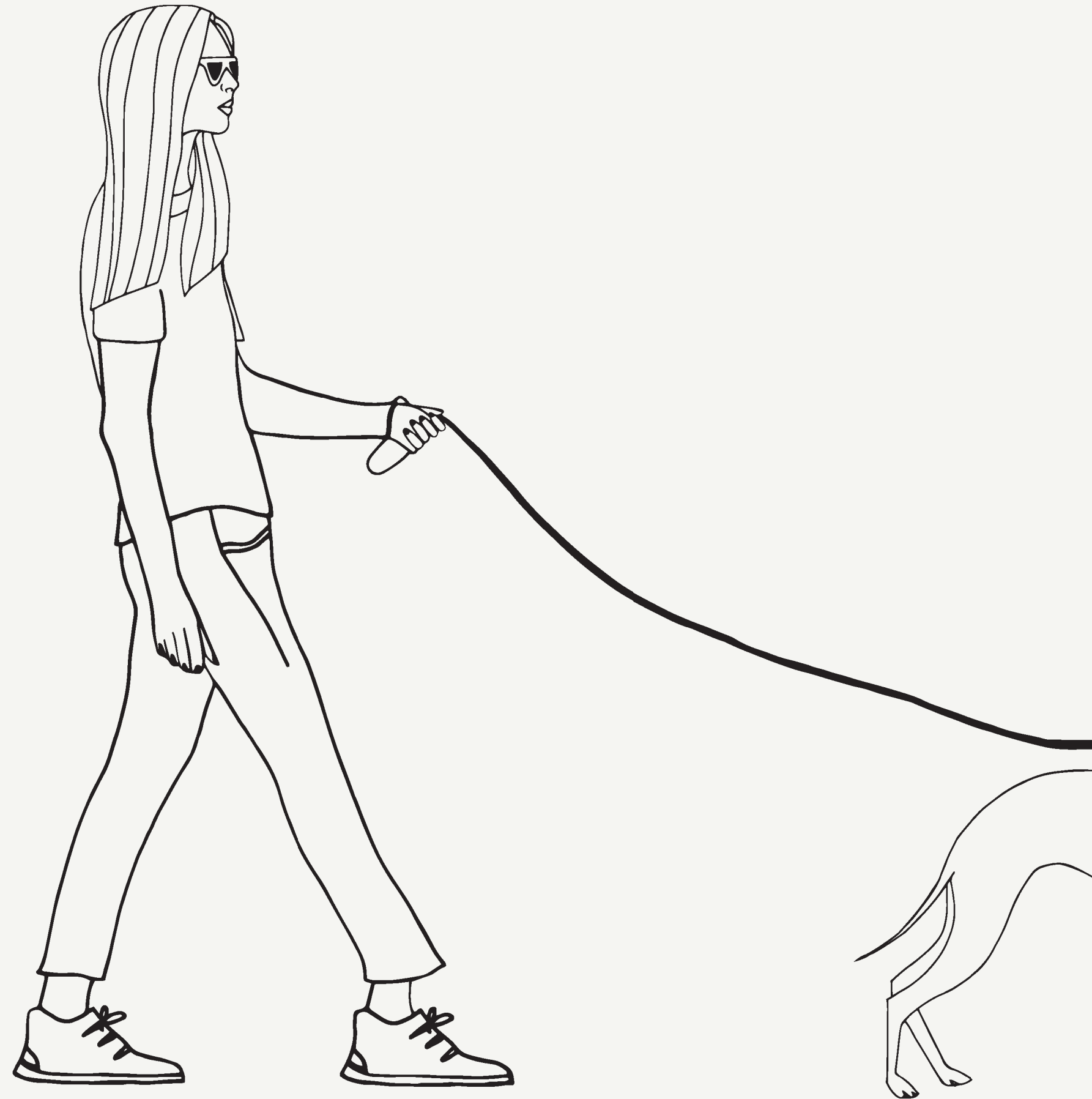


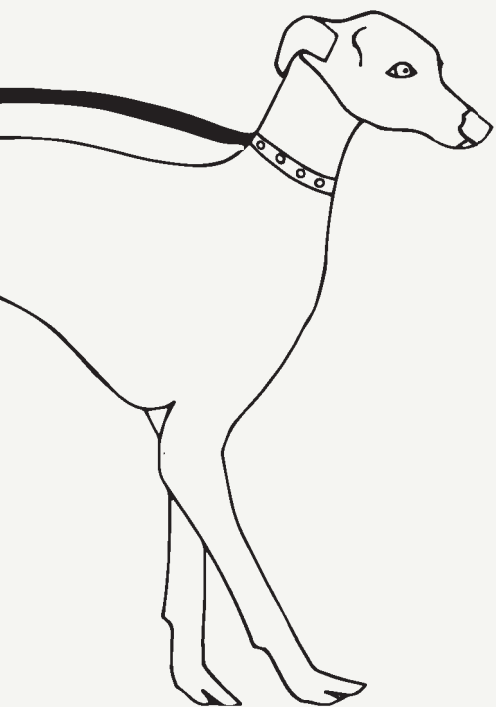
Juno



BY
STREETSIDE

WEL
COME





HELPING BUILD BETTER CITIES

With a solid reputation for providing superior value, exceptional customer service and a real commitment to the communities we serve, StreetSide Developments builds on Qualico's® tradition of hard work, quality, and trust. Our goal is to provide peace of mind.





BUILT BY BUILDERS OF MORE THAN 95,000 HOMES

We didn't build all those homes overnight. Our first was more than 70 years ago. The trucks got a little bigger. The projects did too. But along the way we were building a skillset and reputation virtually unmatched in our industry, and expanding to include companies like Foxridge Homes and Rancho Management.

Today we're nearly 2,000 people strong, we're privately held and the most vertically integrated developer in Western Canada. When you purchase from us, we stand behind everything the same way we always have, with pride in our belief that you're buying a home built to unmatched standards.

8

FAMILIES
MOVE INTO
A QUALICO
HOME
EVERYDAY

1951

The start of our journey.



1950s

We began by building single family homes across Western Canada.



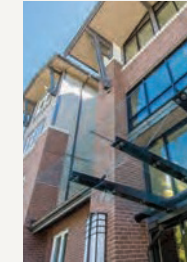
1970s

Became a leader in developing masterplanned communities in Winnipeg.



1990s

Began multi-family development with the StreetSide brand in Alberta. Additionally, our single family division, Foxridge Homes, entered the Metro Vancouver market.



2010s

Completed the tallest office tower in Edmonton and started our first StreetSide multi-family project in BC.

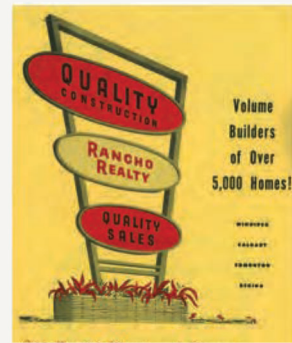


2023

We are thrilled to debut our flagship residential tower in Surrey, BC.

70+ YEARS

OF BUILDING HOMES TO EXACTING STANDARDS



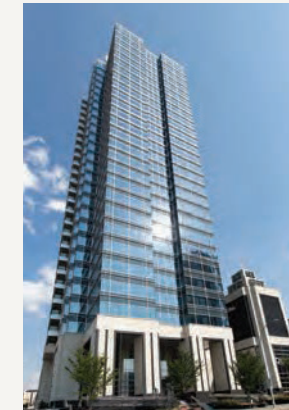
1960s

Recognized as one of the largest builders in Winnipeg, Edmonton, and Calgary.



1980s

Expanded our supply company's operations while venturing into commercial development, successfully incorporating high-rise offices into our portfolio.



2000s

Expanded into the USA.



We built our first Canadian home in 1951. Then 95,000 more in cities and communities across Western Canada and the USA.

Along the way, we refined a reputation for quality homes, great customer service and superior care.

Those Canadian communities and cities made us what we are, and in return everything we build is a little bit of them.

Now we're building Juno on 104 - a flagship tower for the region's fastest growing city.

Built for Surrey. Made of Canada.

MADE OF CANADA.

CENTRAL CITY SHOPPING CENTRE

SFU & KWANTLEN

SFU ENGINEERING BUILDING

SURREY CENTRAL SKYTRAIN

CIVIC PLAZA

CIVIC HOTEL

KWANTLEN PARK SECONDARY

PATTULLO BRIDGE

104 AVENUE

Juno / BY STREETSIDE

← FUTURE UBC CAMPUS

← SURREY MEMORIAL HOSPITAL

BE FIRST ON 104 AVE

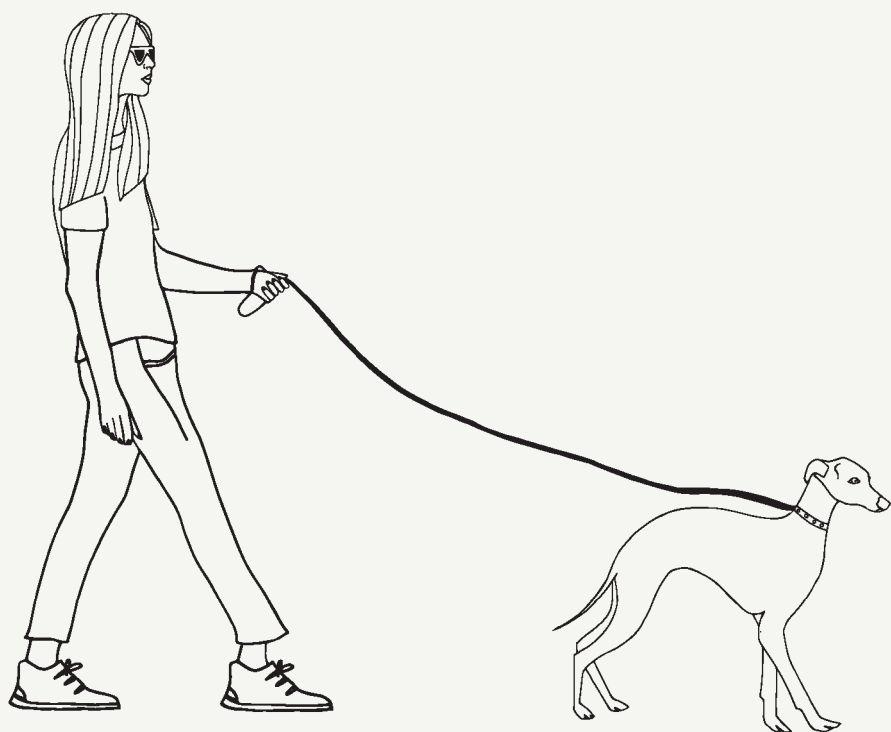
The redevelopment of 104 is the future of Surrey, and Juno is an unparalleled opportunity to be here first. Pioneer a new neighbourhood. Arrive firmly ahead of the curve. 104 is only going to grow in popularity, amenities and reputation over time. Be here first.



\$4.9M

**INVESTED
IN SFU SURREY MEDICAL
SCHOOL**

Every amenity you need is already here,
and there are only more and more to come.
Restaurants. Schools. Universities. Supermarkets.
You name it. They're just a short walk or an even
shorter drive from Juno.



10,000

**NEW
STUDENTS
PROJECTED
TO THE UBC
EXPANSION
AT SURREY
CITY CENTRE**





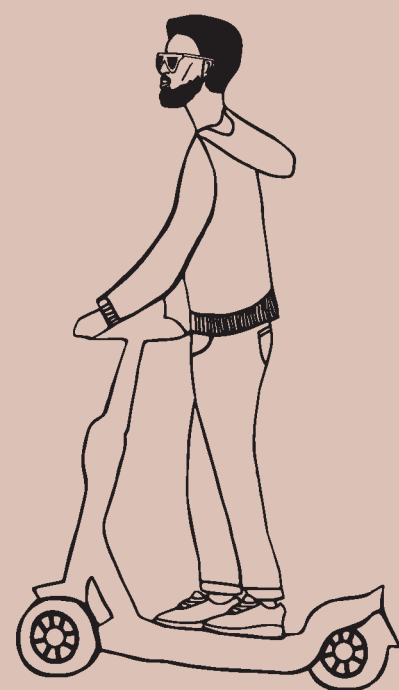
2,000

NEW
BUSINESSES
OPENING
PER YEAR

Surrey is the fastest-growing city in Metro Vancouver. The population growth is explosive — and along with that energy comes new infrastructure. The Surrey Langley SkyTrain project will add six new Expo Line stations to Surrey. This new eight station line will run 16km from King George Station in Surrey to Langley City Centre.

\$424 M

INVESTED BY
THE CITY OF SURREY
IN CAPITAL INFRASTRUCTURE
PROGRAM





650 KM

OF TRAILS
THROUGH SCENIC
COASTAL LANDSCAPES,
FORESTS AND GARDENS



800

PARKS,
PLAYGROUNDS
AND SPORTS
FIELDS



SO MUCH. SO CLOSE.

TRANSIT

- Surrey Central Station
- Gateway Station
- King George Station
- East Bound Bus -104 Ave @ 139 St
- West Bound Bus -104 Ave @ 138A St
- Pattullo Bridge
- Port Mann Bridge
- Alex Fraser Bridge

PARKS & RECREATION

- Forsyth Park
- Hawthorne Rotary Park
- Whalley Athletic Park
- Chuck Bailey Recreation Centre
- Holland Park Display Garden
- Green Timbers Urban Forest Park
- Royal Kwantlen Park

EDUCATION

- 1 Simon Fraser University - Surrey Campus
- 2 Our Lady of Good Counsel School
- 3 Forsyth Road Elementary
- 4 Kwantlen Park Secondary
- 5 Future UBC Surrey Campus
- 6 Kwantlen Polytechnic University
- 7 Sprott Shaw College Surrey
- 8 Goodwin Academy Daycare Centre

FITNESS

- 9 back2fitness
- 10 Fitness World
- 11 Planet Fitness
- 12 Club16 Trevor Linden Fitness

CIVIC DEVELOPMENTS

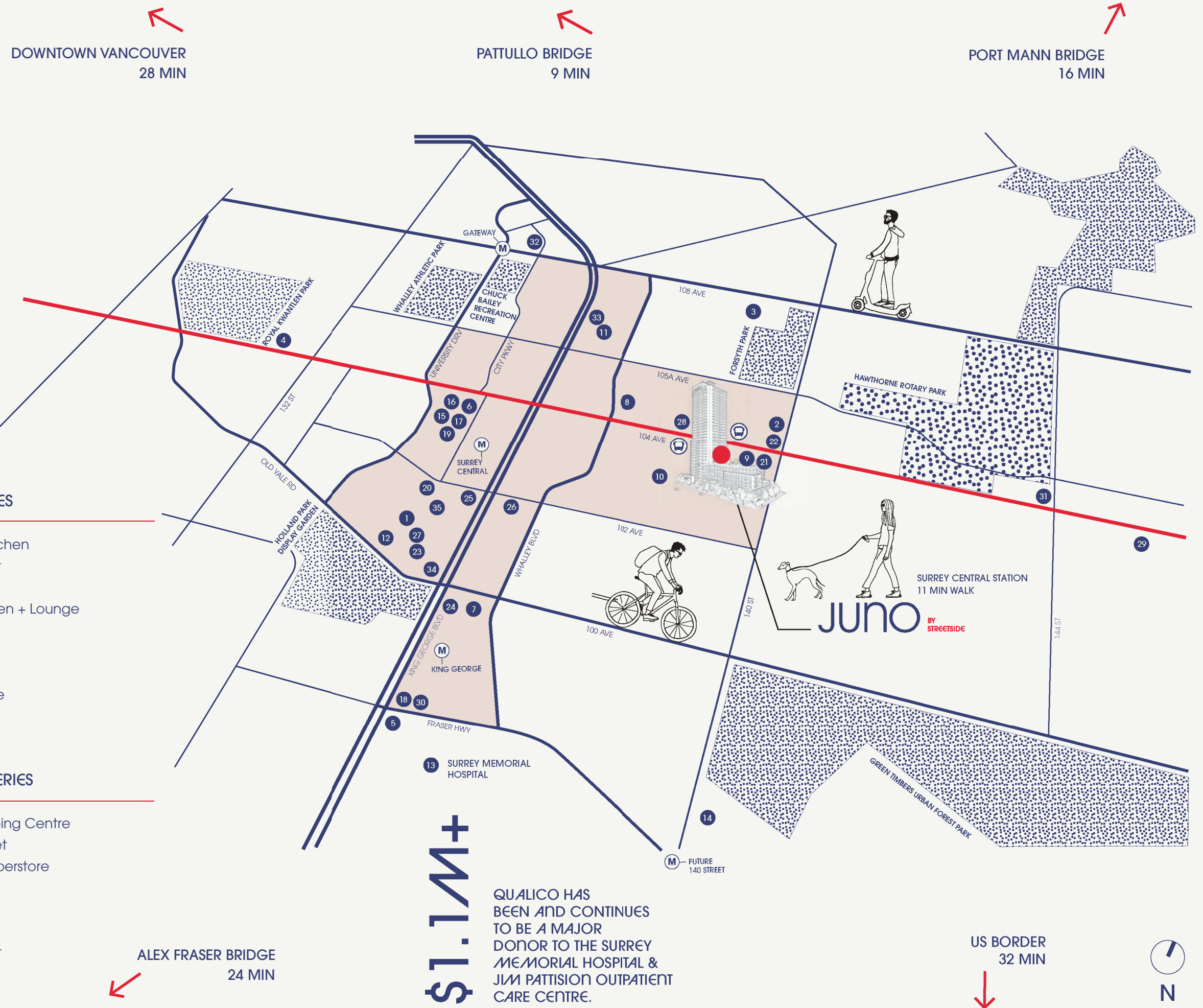
- 13 Surrey Memorial Hospital
- 14 Jim Pattison Outpatient Care Centre
- 15 Surrey Central Library
- 16 Surrey City Hall

RESTAURANTS & CAFES

- 17 Dominion Bar + Kitchen
- 18 Ruex Cafe and Bar
- 19 Prado Cafe
- 20 Skye Avenue Kitchen + Lounge
- 21 King Do Seafood
- 22 Taste of Pho
- 23 Boston Pizza
- 24 Browns Socialhouse
- 25 White Spot
- 26 Nahm Thai Bistro

SHOPPING & GROCERIES

- 27 Central City Shopping Centre
- 28 Surrey Super Market
- 29 Real Canadian Superstore
- 30 Save-On-Foods
- 31 Henlong Market
- 32 Nesters Market
- 33 Lucky Supermarket
- 34 T&T Supermarket
- 35 Walmart



\$1.1M+
 QUALICO HAS BEEN AND CONTINUES TO BE A MAJOR DONOR TO THE SURREY MEMORIAL HOSPITAL & JIM PATTISON OUTPATIENT CARE CENTRE.



An architectural rendering of a modern, multi-story apartment building named 'Juno' at dusk. The building features a mix of light grey and blue-grey facades, with numerous balconies and large windows. The ground floor has a prominent copper-colored facade and large glass windows. The name 'Juno' is visible on the ground floor. The scene is illuminated by warm interior and exterior lighting, with a clear blue sky and some trees in the foreground. A street with a few people and a bicycle is visible in the lower part of the image.

WELCOME HOME

Juno is a flagship tower for BC's fastest growing region. We partnered with award-winning dys architecture to create a striking, modern development at 34 stories and 341 residences. Centrally-located, but comfortably removed from the hustle and bustle of City Centre, Juno sets the stage for a whole new 104. Welcome home.

A GRAND ENTRANCE

We designed the entrance to make a real impression. Because home isn't just through your own front door, it begins at the front entrance. A stunning over height lobby is flooded with natural light from dramatically positioned skylights. Natural elements bring the outside inside and blend striking design with peaceful natural touches.

MEZZANINE MAGIC

Your own work from home office hub. Study pods for focused work. Two meeting rooms for brainstorm and presentations. Or just relax in the lounge and wait for guests to arrive.



SO MANY AMENITIES

Juno features the largest square footage of amenity space in a standalone community in Surrey. It's capped off with views that stretch on forever. Host every one of your friends. Invite the entire family. Or both. The 34th floor Sky Lounge is also the perfect place to relax on a lounge chair and soak up the sun. Have a family picnic at the outdoor harvest table. Or just come up to get some fresh air, take in the sunset and unwind at the end of the day.





SKY LOUNGE

Play the ultimate host 34 floors in the sky with intimate get-togethers or huge family celebrations. The ultra-modern wet bar makes bartending for friends easy. The billiard room offers pool, foosball and flat screen TVs to watch the big game or play a few of your own.

MOVIE NIGHTS

Have a cinematic experience in the cozy entertainment space with cinema-like audio and visual equipment. Movies or games, just add popcorn.



THE ULTIMATE HOME GYM

A fully-equipped gym to crush those workout goals. Punching bags and speedballs in the boxing area, and a tranquil yoga-focused room for planks and downward dogs.

A PLAYFUL PLAYGROUND

Your own beautifully landscaped, outdoor playground. The perfect place for the kids to meet up with friends. It's also conveniently equipped with a BBQ area for birthdays and family fun.





BOARDROOM

LOBBY

CO-WORKING LOUNGE

STUDY PODS

MEETING ROOM

37,000 SF

OF AMENITY SPACE

MEZZANINE & LOBBY

The grand, over height lobby makes a real first impression welcoming you, and your guests, to your home. Up on the mezzanine is your own work-from-home business centre. Equipped with a boardroom, meeting room, study pods and a co-working lounge, it's the ultimate home office.



INDOOR/OUTDOOR MULTI-USE SPACE

Playground or putting green? Private dining or plank pose? Level 8 features lushly landscaped outdoor spaces for play and serious work on your golf game. Inside there's a well-appointed gym and two entertainment areas for workouts and welcoming guests.

It doesn't end there. Practice your putting skills on the putting green, record a podcast in the media room, cozy up to a book in the library or host your guests in the guest suites.

SKY LOUNGE

An opulent hosting space. Invite guests to unforgettable events at an enviable selection of amenity spaces with unbelievable views. Movie and game nights, Sunday night football, cocktail parties, outdoor feasts, and the grandest family celebrations. The Sky Lounge brings all your hosting dreams to life.





3 COLOUR PALETTES

Design at Juno is by the award-winning team at BYU Design. Conceptually the spaces are clean and modern with just a hint of mid-century. Luxe touches in the backsplashes and countertops anchor the look firmly in today. All plans feature airy overhead ceilings.

1 DARK COLOUR PALETTE KITCHEN

Grounded and modern. A statement palette for those who love their classics with a touch of contemporary.

THAT ZEN FEELING

Baths are designed as sanctuaries: built-in medicine cabinet with clean linear sconces, ample storage space, and oversized mirrors. A place to be at peace.



2 MEDIUM COLOUR PALETTE KITCHEN + BATH

A refined selection. Nothing neutral about it. The medium colour palette straddles the line between soothing and striking, offering a healthy dose of each.



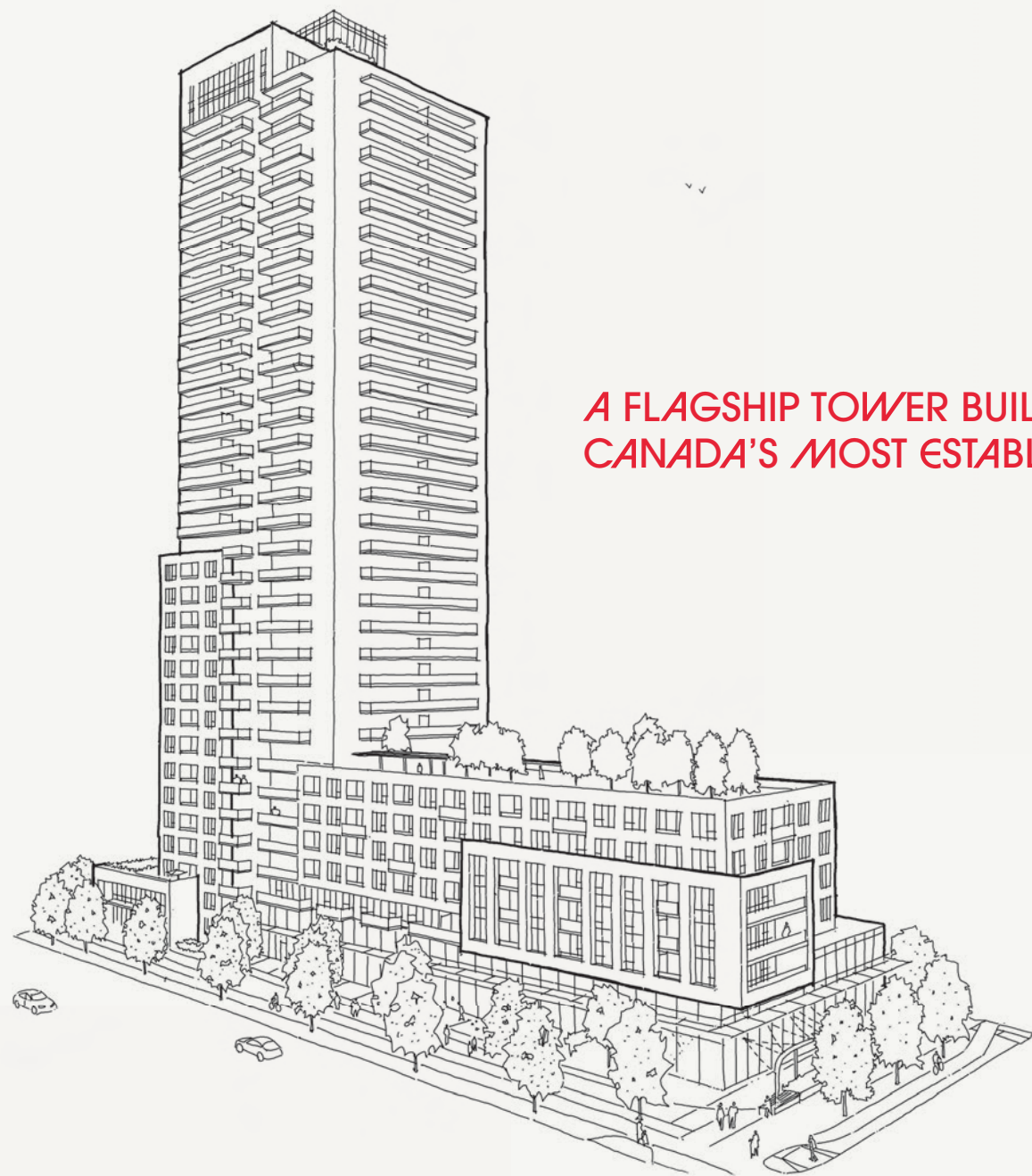
THOSE SPA MOMENTS

Be pampered. Oversized showers with glass surrounds in the ensuites. Soaker-style tubs in the main baths. Stunning tile and countertops. Are you at the spa or at home?



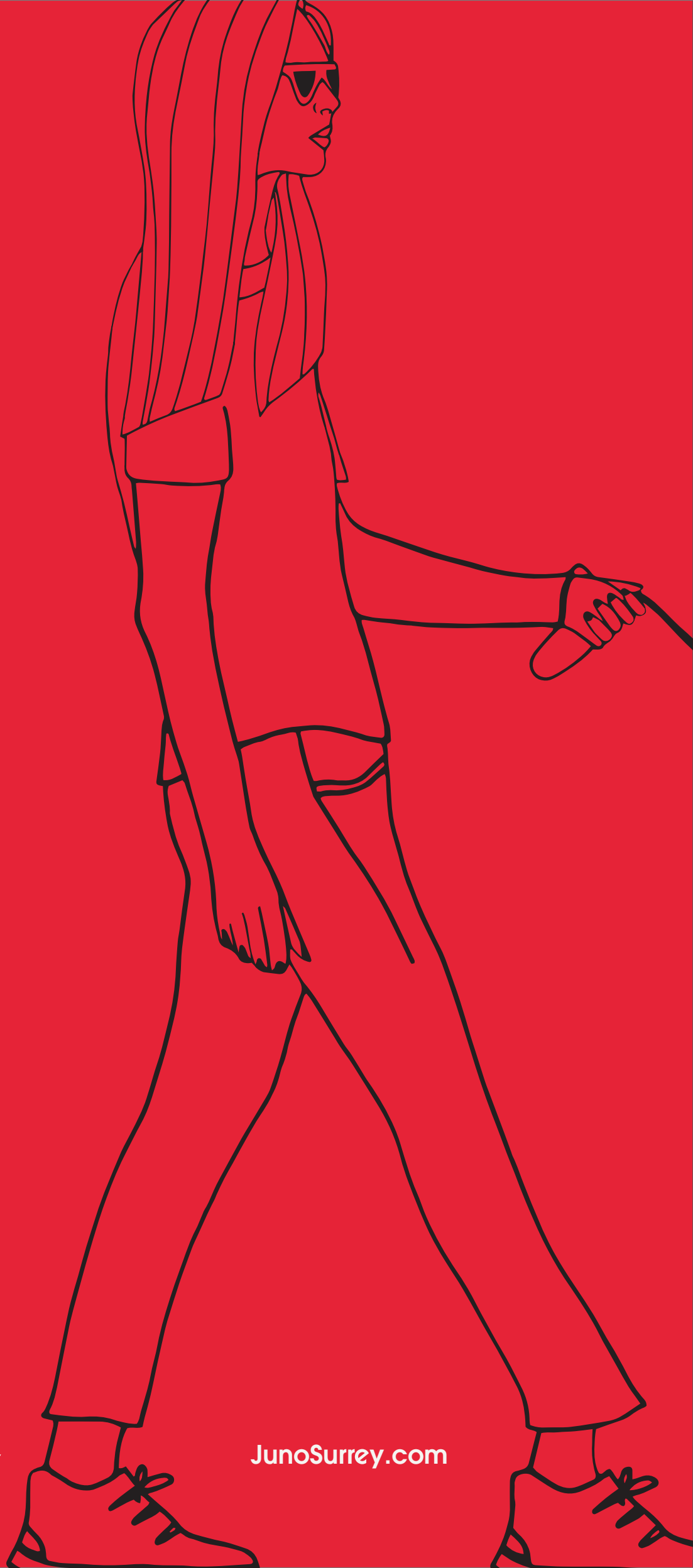
3 LIGHT COLOUR PALETTE KITCHEN + BATH

Vivid, clean and clear. All of the brightness and lightness brings even more volume to ceilings. The airy feeling of wide open spaces.



**A FLAGSHIP TOWER BUILT BY ONE OF
CANADA'S MOST ESTABLISHED BUILDERS.**

The developer reserves the right to make modifications to the building design, specifications and floorplans as deemed necessary in their sole discretion. Prices are subject to change without notice. Renderings are artistic interpretations only, final building design may vary from what's depicted. View studies are not guaranteed. Buyer to verify any feature deemed important. This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&O.E. Sales & Marketing by KEY Marketing.



JUNO BY
STREETSIDE

FLOORPLATES



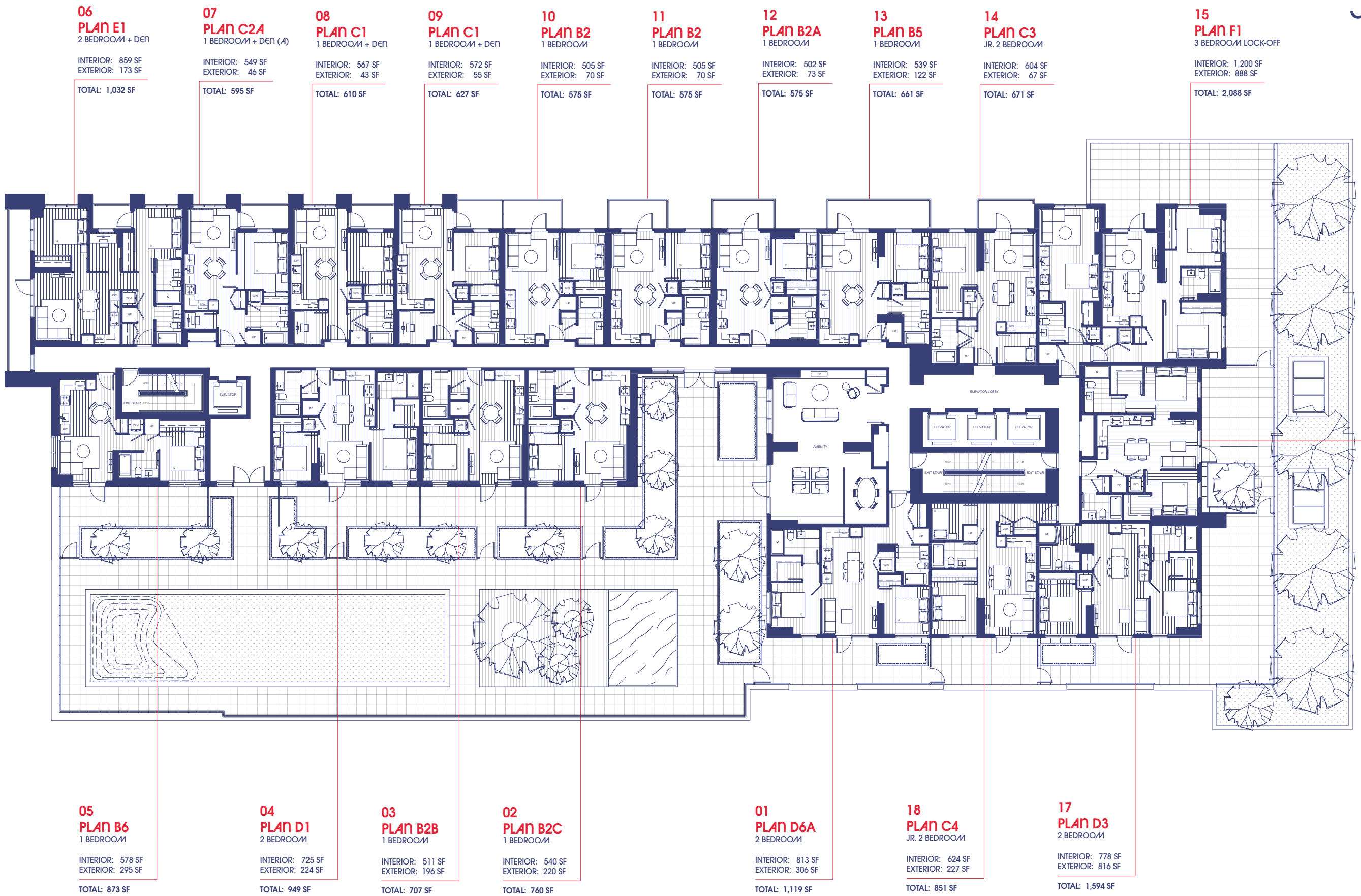
01
PLAN THC
 3 BEDROOM
 INTERIOR: 1,294 SF
 EXTERIOR: 123 SF
 TOTAL: 1,417 SF

02
PLAN THA
 2 BEDROOM
 INTERIOR: 911 SF
 EXTERIOR: 114 SF
 TOTAL: 1,025 SF

03
PLAN THB
 2 BEDROOM
 INTERIOR: 986 SF
 EXTERIOR: 130 SF
 TOTAL: 1,116 SF

04
PLAN THD
 3 BEDROOM
 INTERIOR: 1,158 SF
 EXTERIOR: 124 SF
 TOTAL: 1,282 SF

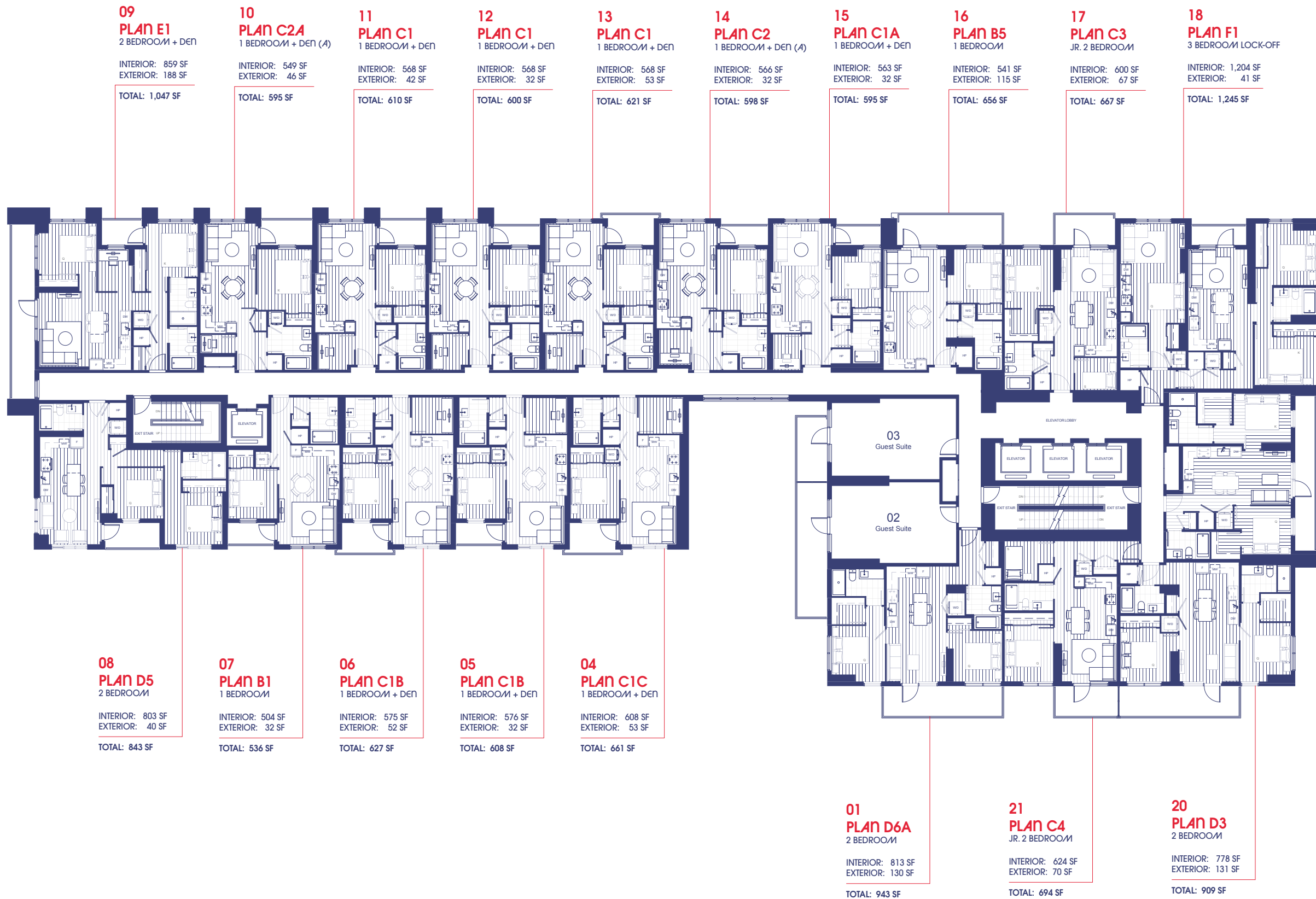
LEVEL 2



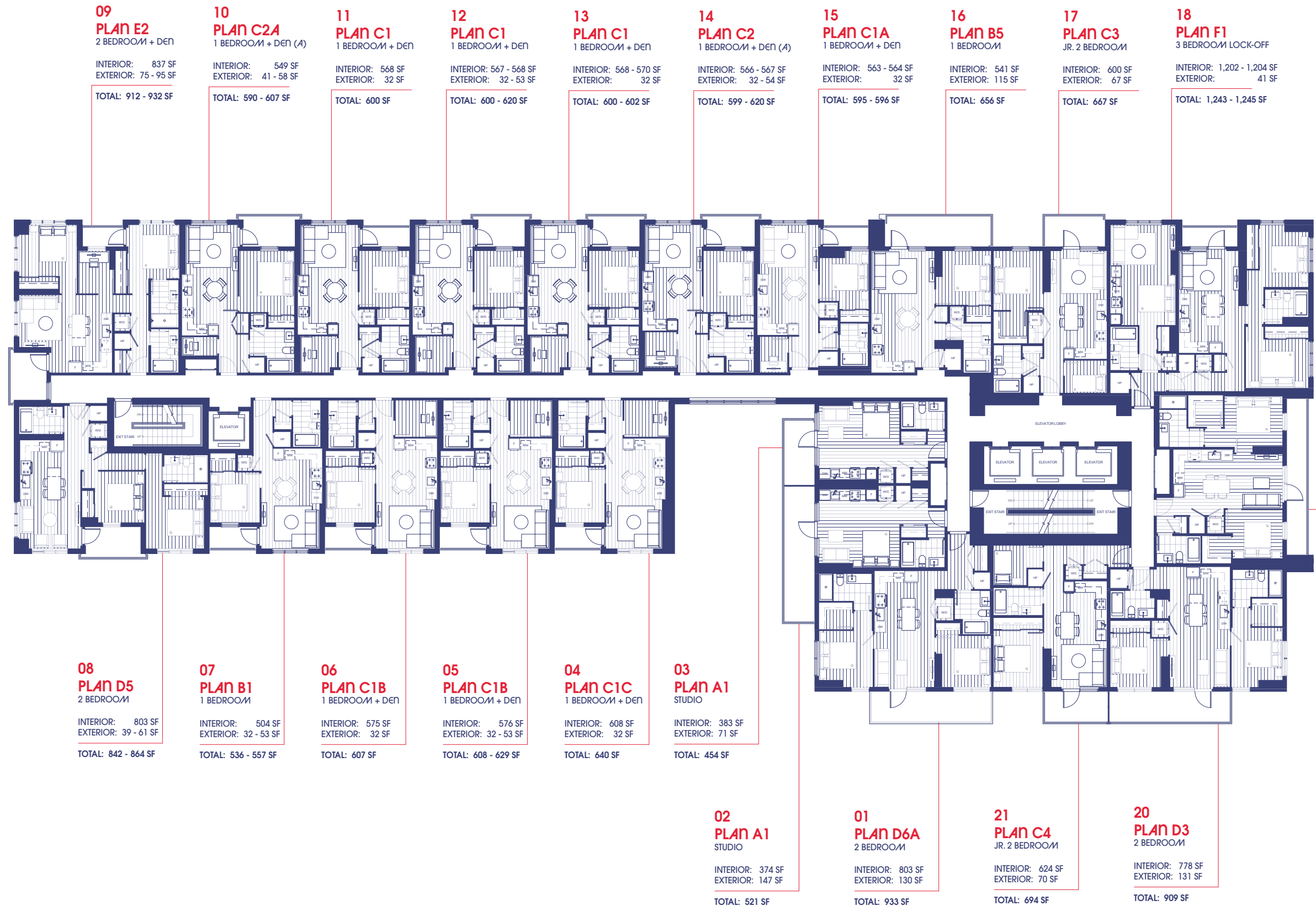
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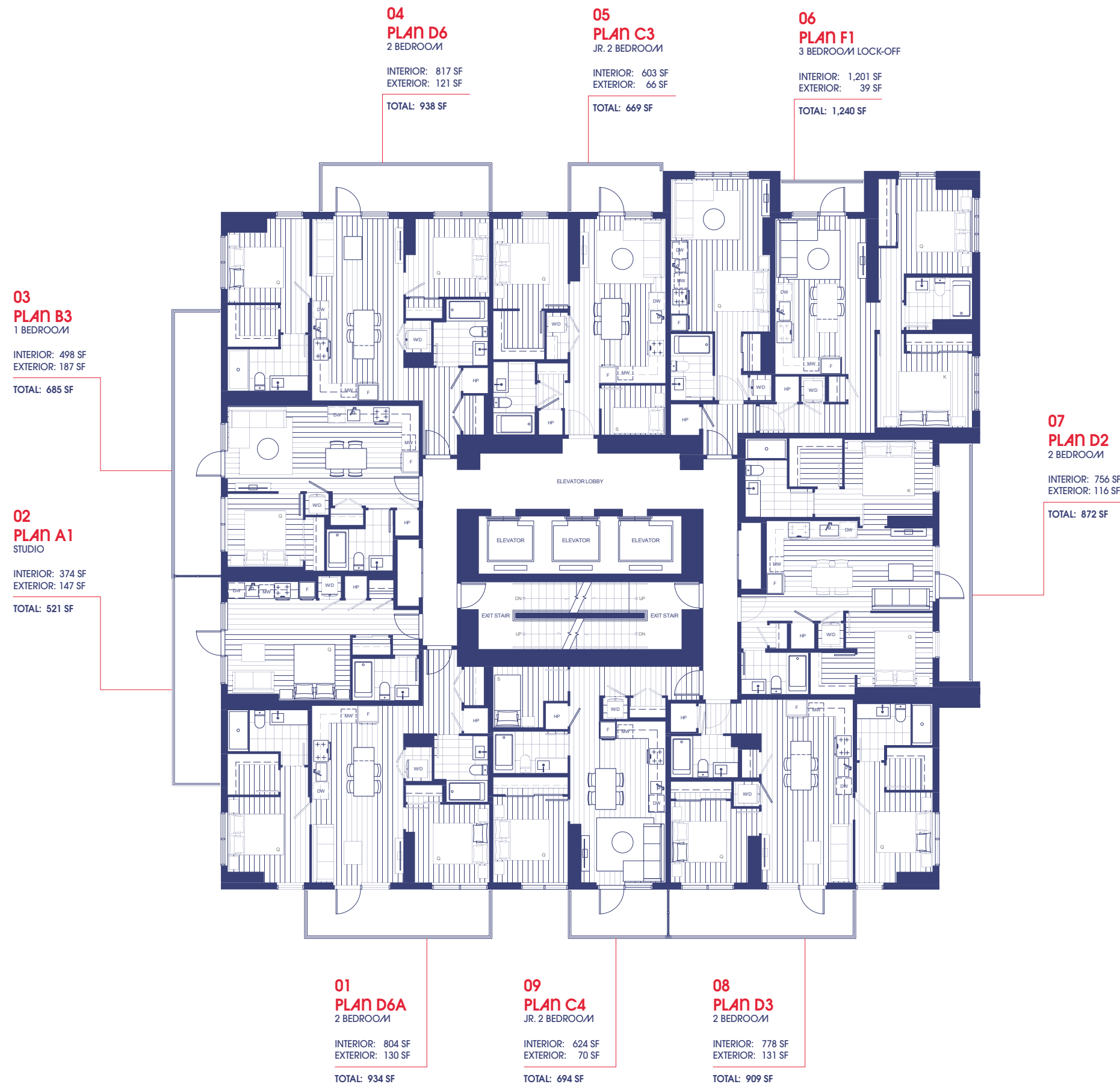
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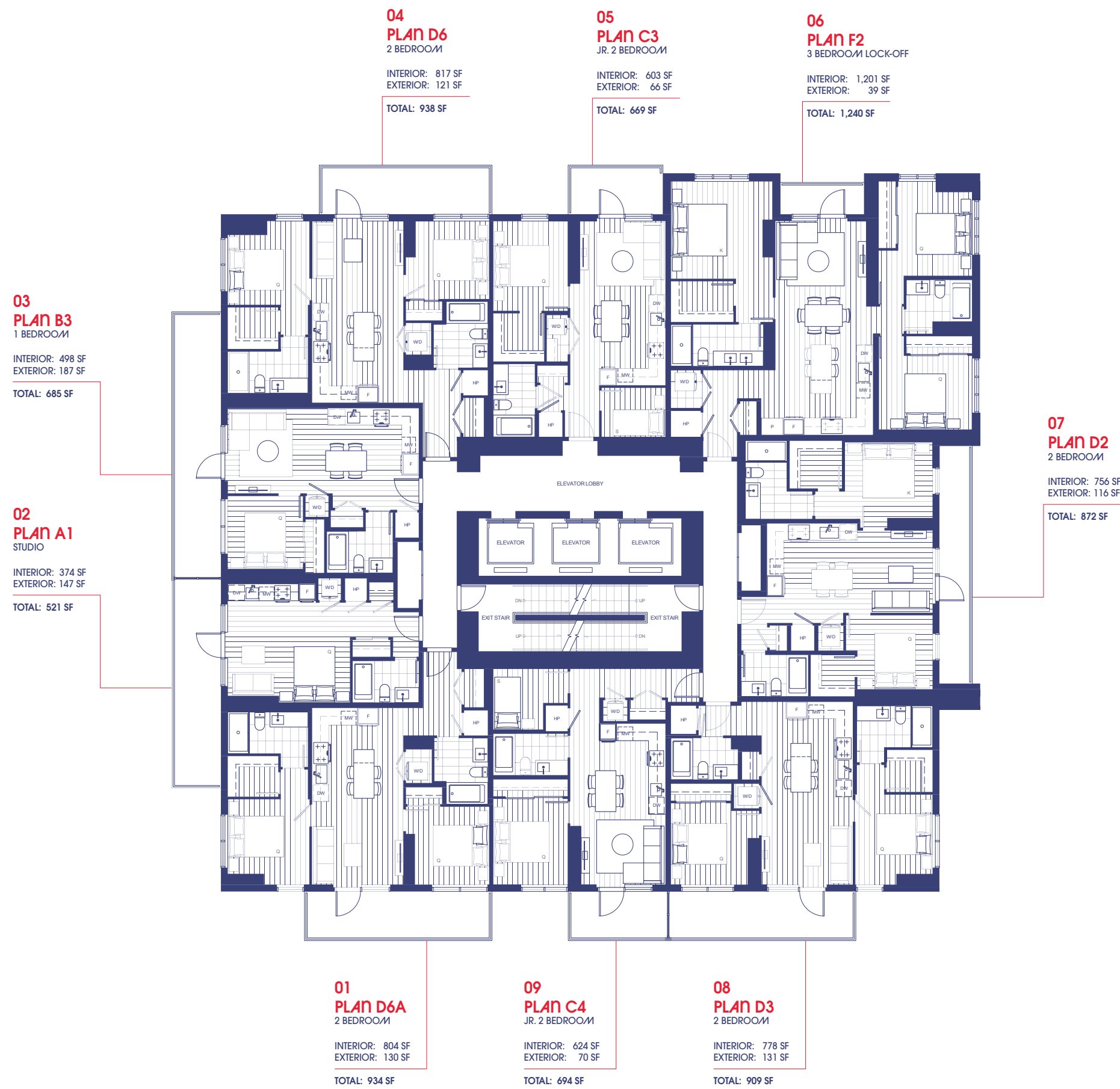
LEVEL 5



LEVEL 6 - 7



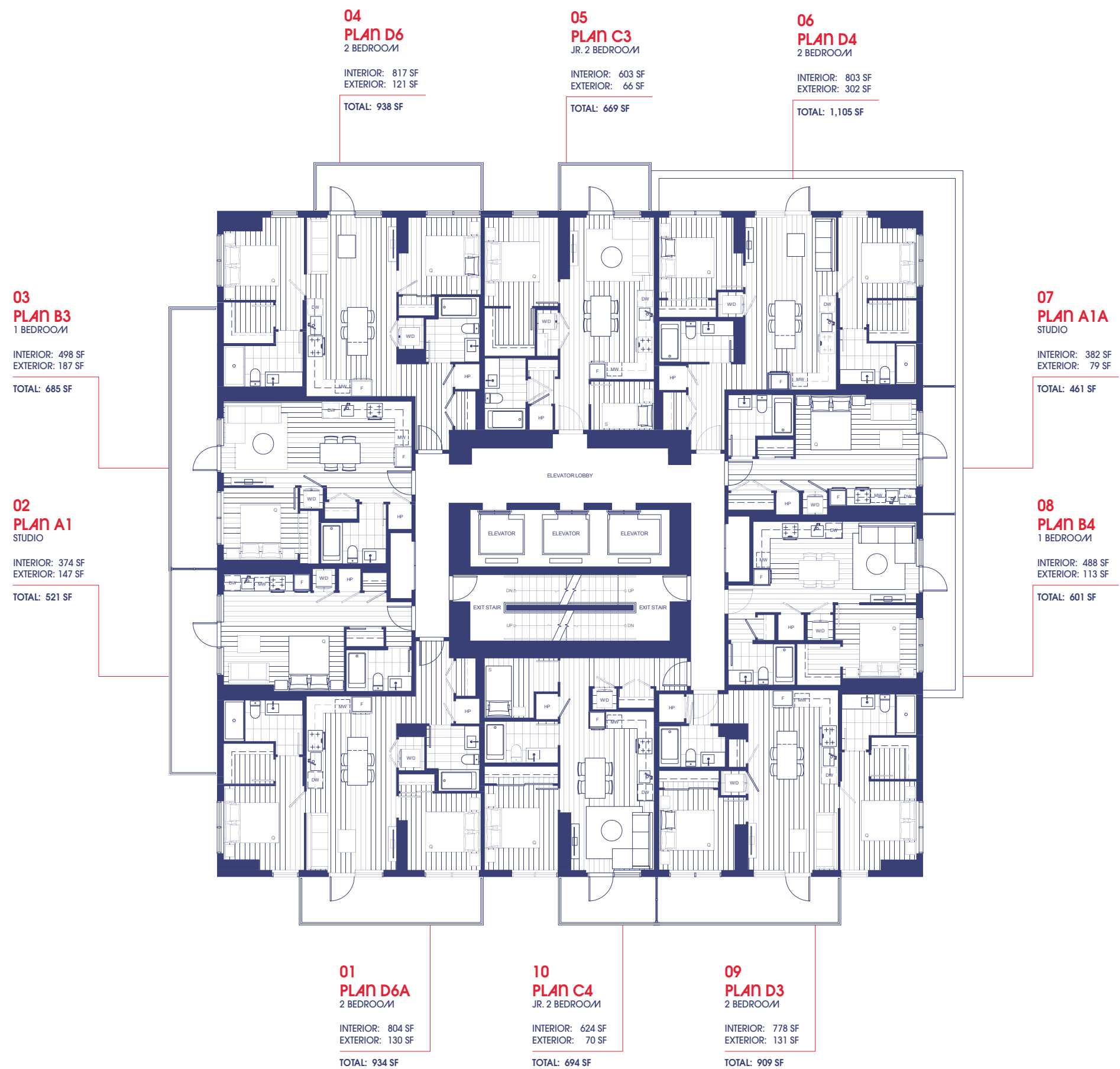
LEVEL 9 - 11



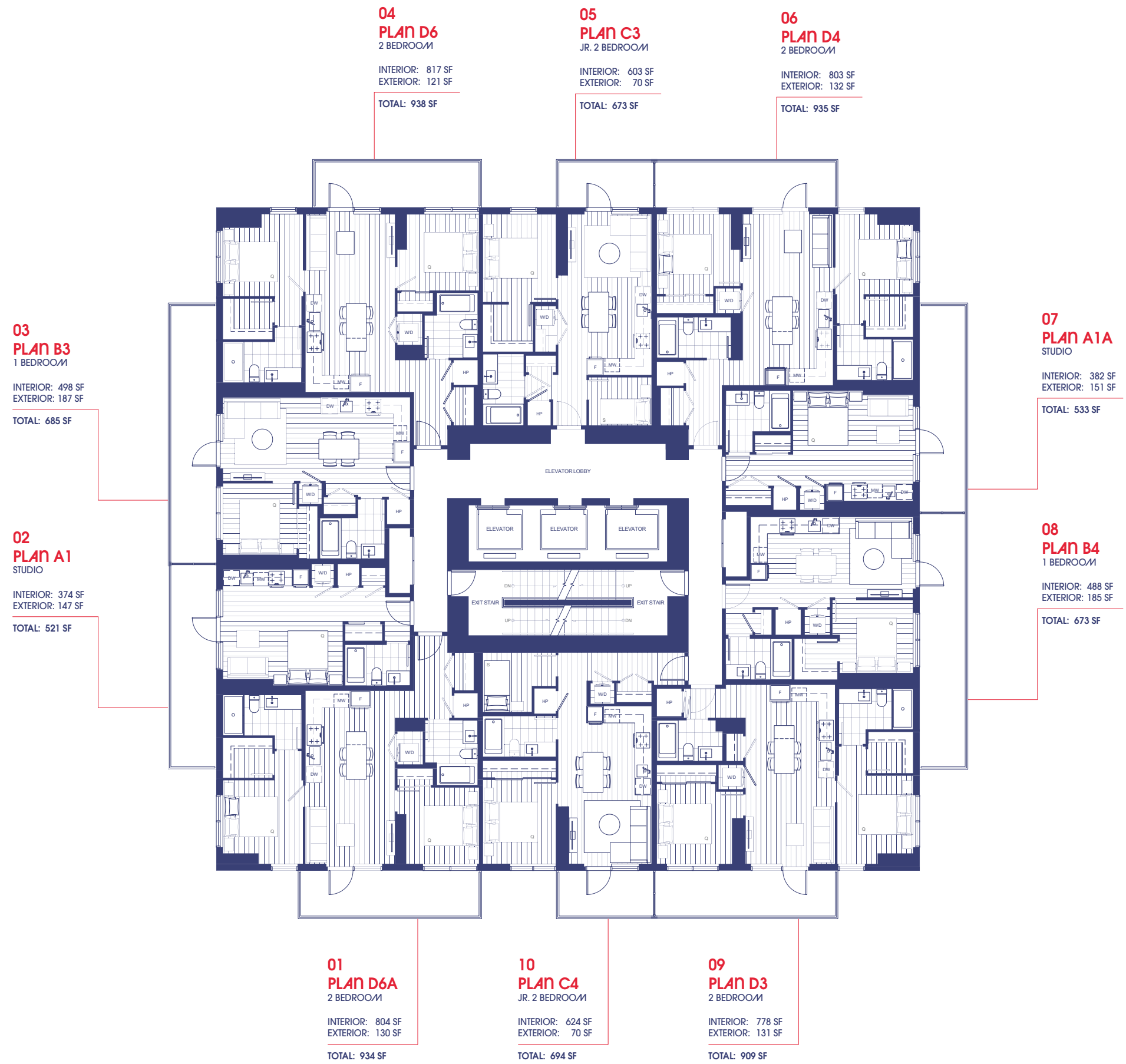
LEVEL 12 - 14



LEVEL 15



LEVEL 16



LEVEL 17 - 32

02
PLAN PH02
1 BEDROOM

INTERIOR: 944 SF
EXTERIOR: 227 SF
TOTAL: 1,171 SF

01
PLAN PH01
2 BEDROOM

INTERIOR: 1,048 SF
EXTERIOR: 266 SF
TOTAL: 1,314 SF

03
PLAN PH03
2 BEDROOM

INTERIOR: 1,083 SF
EXTERIOR: 166 SF
TOTAL: 1,249 SF

04
PLAN PH04
2 BEDROOM

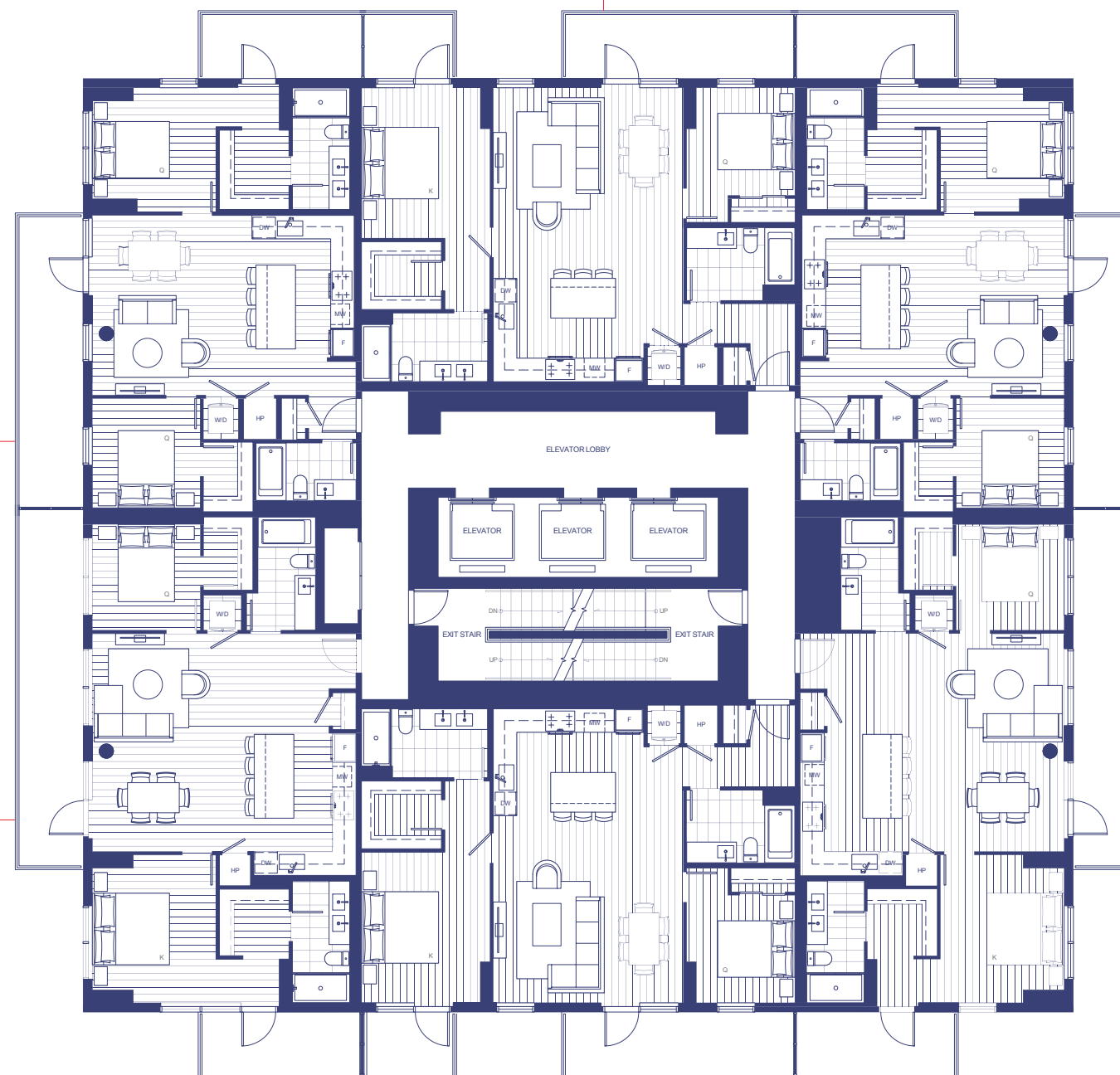
INTERIOR: 943 SF
EXTERIOR: 234 SF
TOTAL: 1,177 SF

05
PLAN PH05
2 BEDROOM

INTERIOR: 1,048 SF
EXTERIOR: 268 SF
TOTAL: 1,316 SF

06
PLAN PH06
2 BEDROOM

INTERIOR: 1,081 SF
EXTERIOR: 166 SF
TOTAL: 1,247 SF



LEVEL 33

