



ETON

DEVELOPMENT APPLICATION PART 2

March 3 2016

CLIENT

POLYGON

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STRUCTURE

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LANDSCAPE

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GEOPACIFIC CONSULTANTS LTD.

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Vancouver, BC, V6P 6G5
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ETON

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 New Westminster District, Plan BCP26848
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 South Campus
 University of British Columbia

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PROJECT STATISTICS

Site Area	88,032 sf
Site Coverage	40%
	36,093 sf
Gross Area	324,995 sf
FSR Area	308,070 sf
FSR	3.5

Setbacks

	Required		Proposed	
Front, Rear and Side	2.5 m	8 ft	2.5 m	8 ft
Tower Separation	30 m	98 ft	37 m	122 ft

Building Height

	Maximum		Proposed	
<i>Storeys</i>				
Highrise	20 storeys	59 m (193 ft)	20 storeys	59 m (193 ft)
Lowrise	4.5 storeys		4.5 storeys	
Townhouses			2.5 storeys	

Building Areas

		Gross Area	Amenity Area	Exclusions	FSR Area
Highrise	Level 1	11,825	990	1,453	10,372
	Level 2	11,966		1,284	10,682
	Level 3-19	203,422		9,547	193,875
	Level 20	9,685		322	9,363
	Total	236,898		12,606	224,292
Lowrise	Level 1	15,779		762	15,017
	Level 2	15,779		1,128	14,651
	Level 3	15,981		806	15,175
	Level 4	15,981		806	15,175
	Level 5	11,104		563	10,541
	Total	74,624		4,065	70,559
Townhouses	Level 1	6471		254	6218
	Level 2	6471			6471
	Roof Level	530			530
	Total	13473			13219
Project Total		324,995			308,070

Suite Count

	1 bed	1 bed +den	2 bed	2 bed + den	3 bed	penthouse	Total
	<i>633-713 SF</i>	<i>763-933 SF</i>	<i>863-933 SF</i>	<i>923-1091 SF</i>	<i>1091-1336 SF</i>	<i>1681-1709 SF</i>	
Highrise	1	1	72	56	57	5	192
Lowrise	8	2	55	4	4	-	73
Townhouses	-	-	-	-	7	-	7

PROGRAMME

The project consists of a high rise building, a low rise building along Gray Avenue, and two blocks of townhouses fronting on Michael Smith Park and the greenway. The high rise will house 192 suites predominantly 2-3 bedrooms, with one 1 bed + den unit at the ground level. There will be five penthouse suites.

The low rise building is a five storey residential building with 1-3 bedroom units along a central corridor. This concrete building will contain 73 suites.

Completing the project are seven townhouse units. These two storey units each have a private roof deck. They front the park or greenway and have a private patio towards the interior of the site.

Two levels of underground parking will provide spaces for residents and visitors as well as bike storage compliant with the UBC Development Guidelines.

Eton will be a REAP Gold development and the team will complete energy modeling.

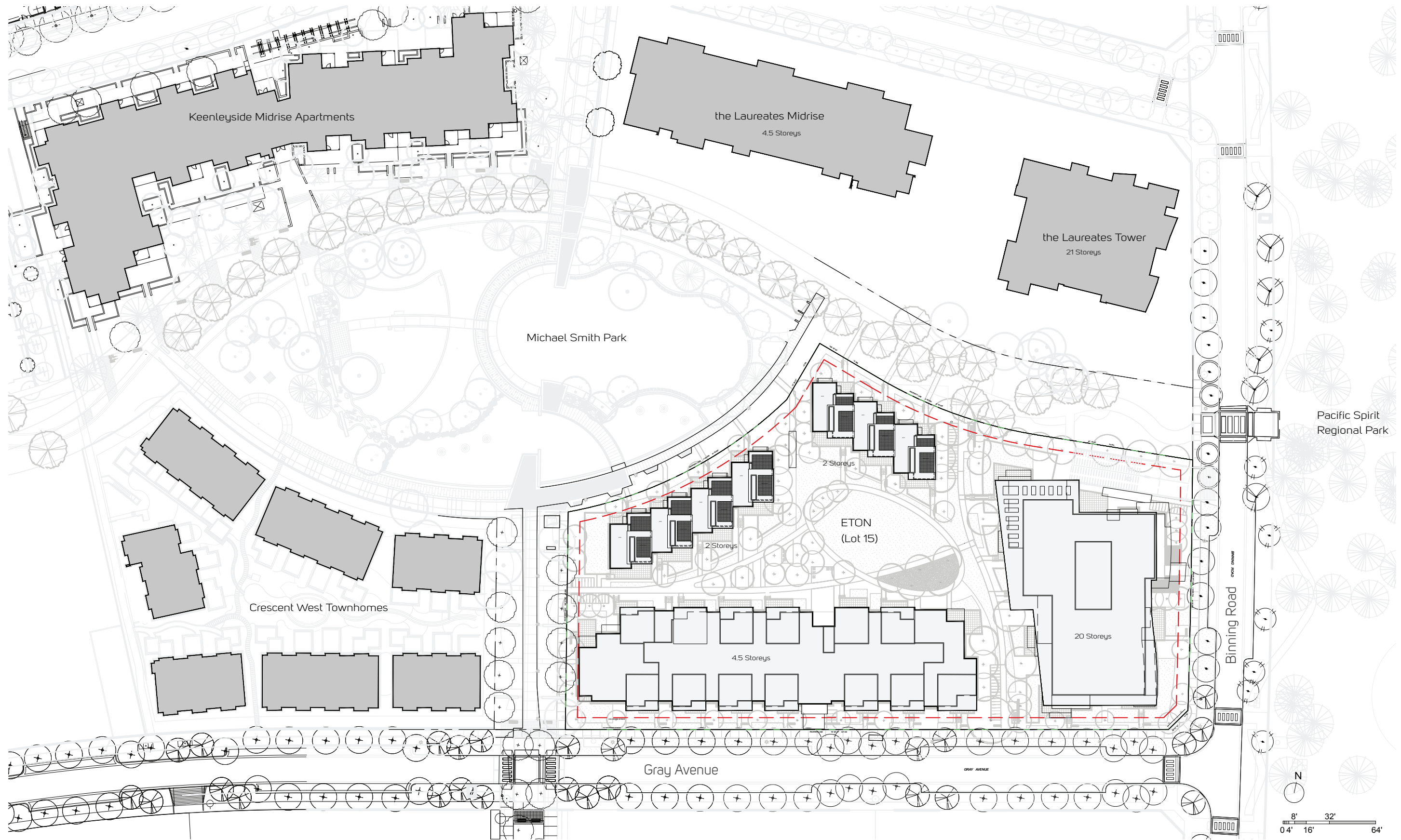
Parking Stall Count

	Maximum	Proposed
Regular Stalls	380	261
Small Car Stalls	25% of total	82
Disabled Parking	27	27
Visitor Stalls	27	27
Total	434	397

Parking Bicycles Storage

	Required	Proposed
Class I - Residents	408	408
Class I - Additional Stalls (REAP 3.0)	-	68
Class II - Visitors	8	8
Total		476

CONTEXT PLAN

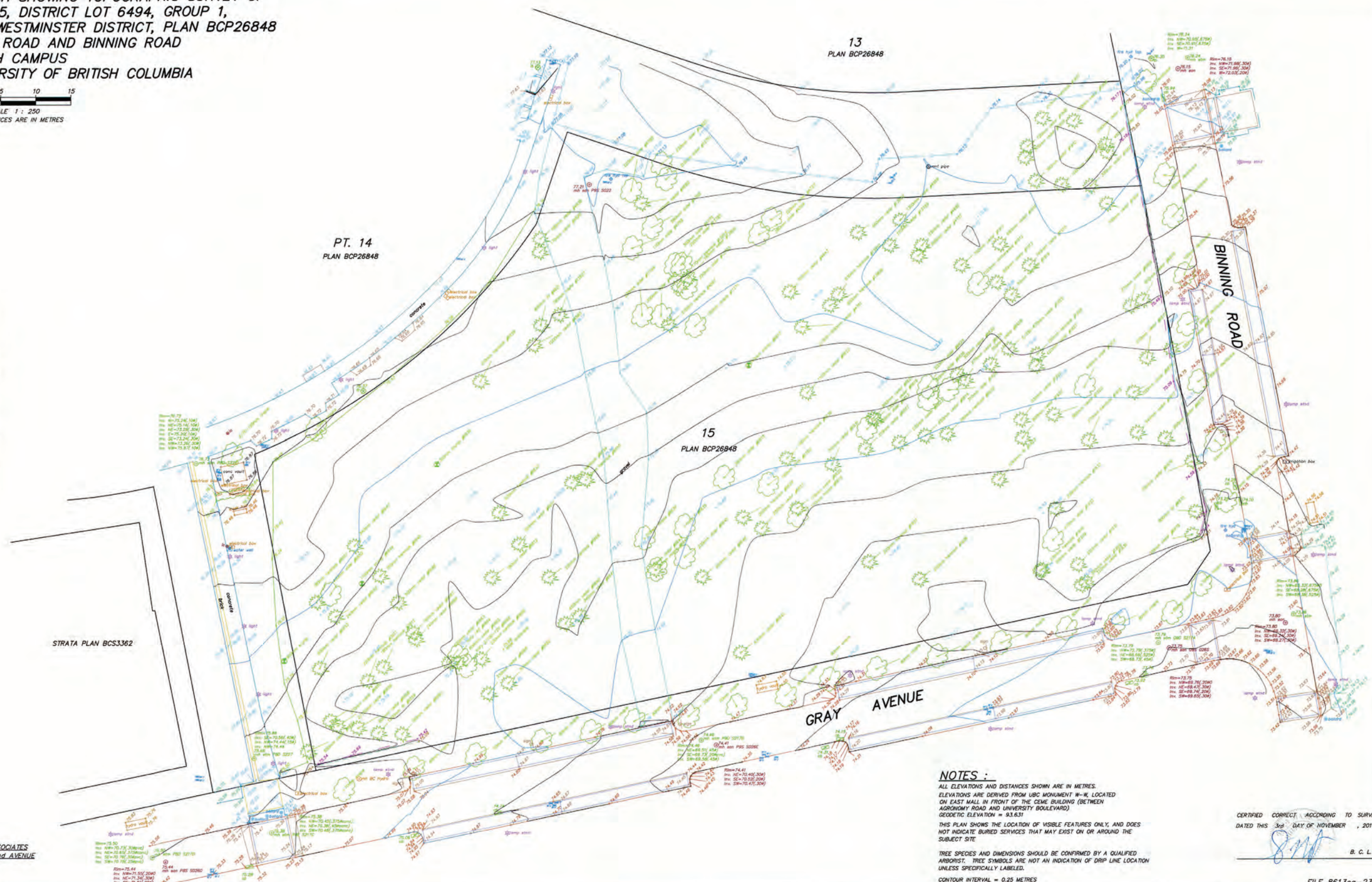


SITE PLAN



SKETCH SHOWING TOPOGRAPHIC SURVEY OF
 LOT 15, DISTRICT LOT 6494, GROUP 1,
 NEW WESTMINSTER DISTRICT, PLAN BCP26848
 GRAY ROAD AND BINNING ROAD
 SOUTH CAMPUS
 UNIVERSITY OF BRITISH COLUMBIA

0 2 5 10 15
 SCALE 1 : 250
 ALL DISTANCES ARE IN METRES



NOTES :

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
 ELEVATIONS ARE DERIVED FROM UBC MONUMENT W-W, LOCATED
 ON EAST WALL IN FRONT OF THE CEME BUILDING (BETWEEN
 AGRONOMY ROAD AND UNIVERSITY BOULEVARD)
 GEODETIC ELEVATION = 93.631
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES
 NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE
 SUBJECT SITE.
 TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED
 ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION
 UNLESS SPECIFICALLY LABELED.
 CONTOUR INTERVAL = 0.25 METRES

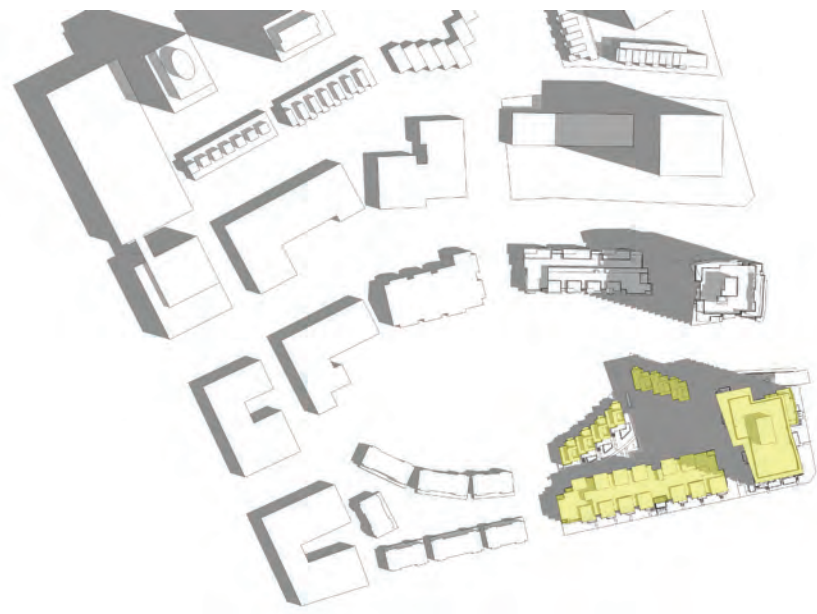
CERTIFIED CORRECT ACCORDING TO SURVEY.
 DATED THIS 3rd DAY OF NOVEMBER, 2015.

[Signature]
 B. C. L. S.

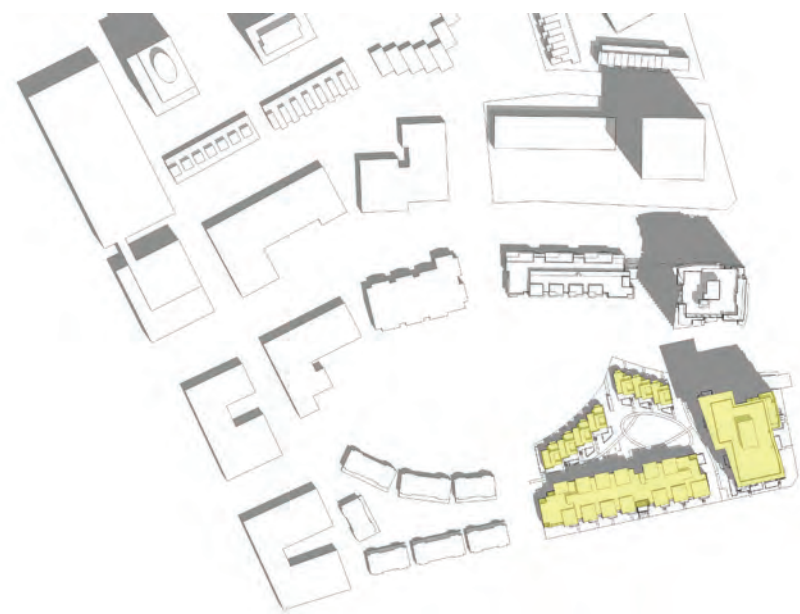
FILE 8613ca-232

MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

SHADOW STUDY



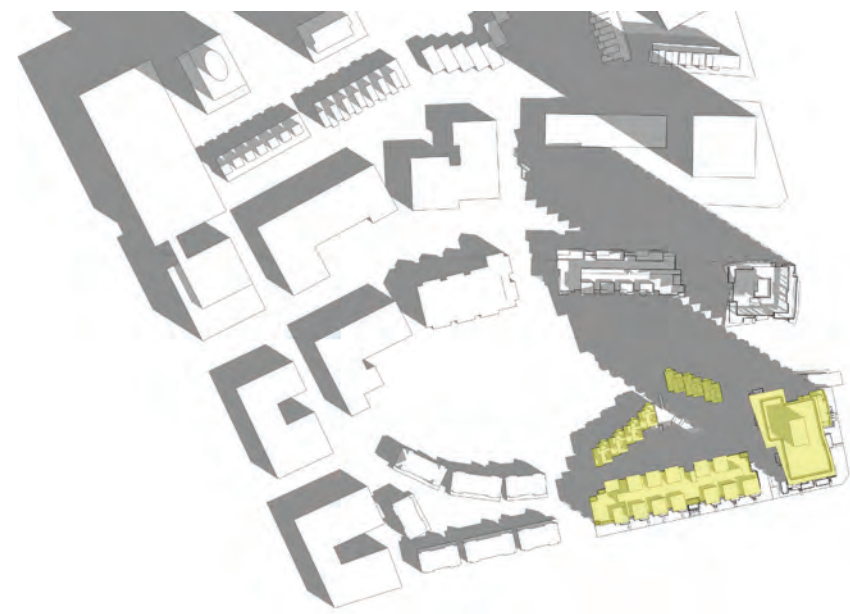
JUNE 21 SUMMER SOLSTICE
10:00 AM



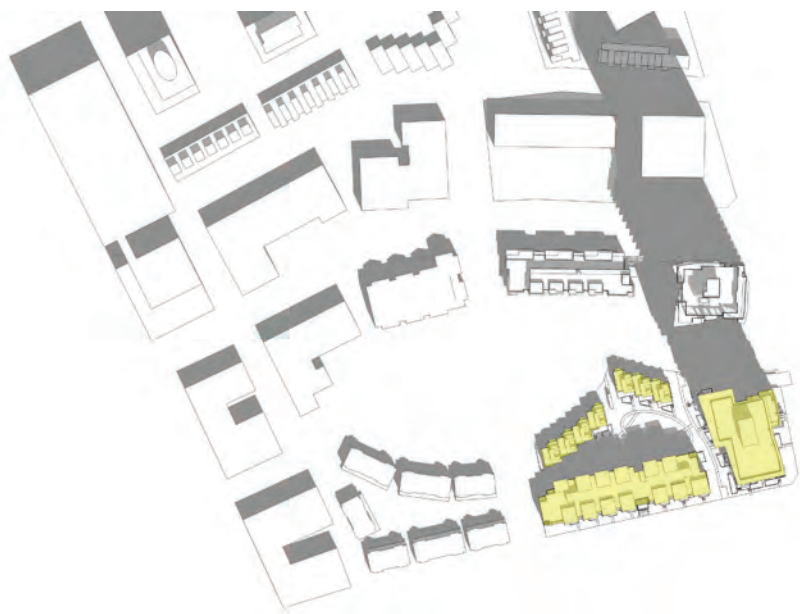
JUNE 21 SUMMER SOLSTICE
12:00 PM



JUNE 21 SUMMER SOLSTICE
2:00 PM



MARCH 20 SPRING EQUINOX
10:00 AM

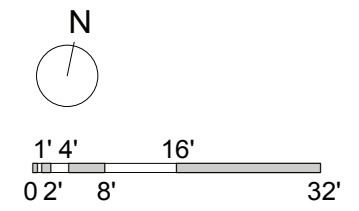
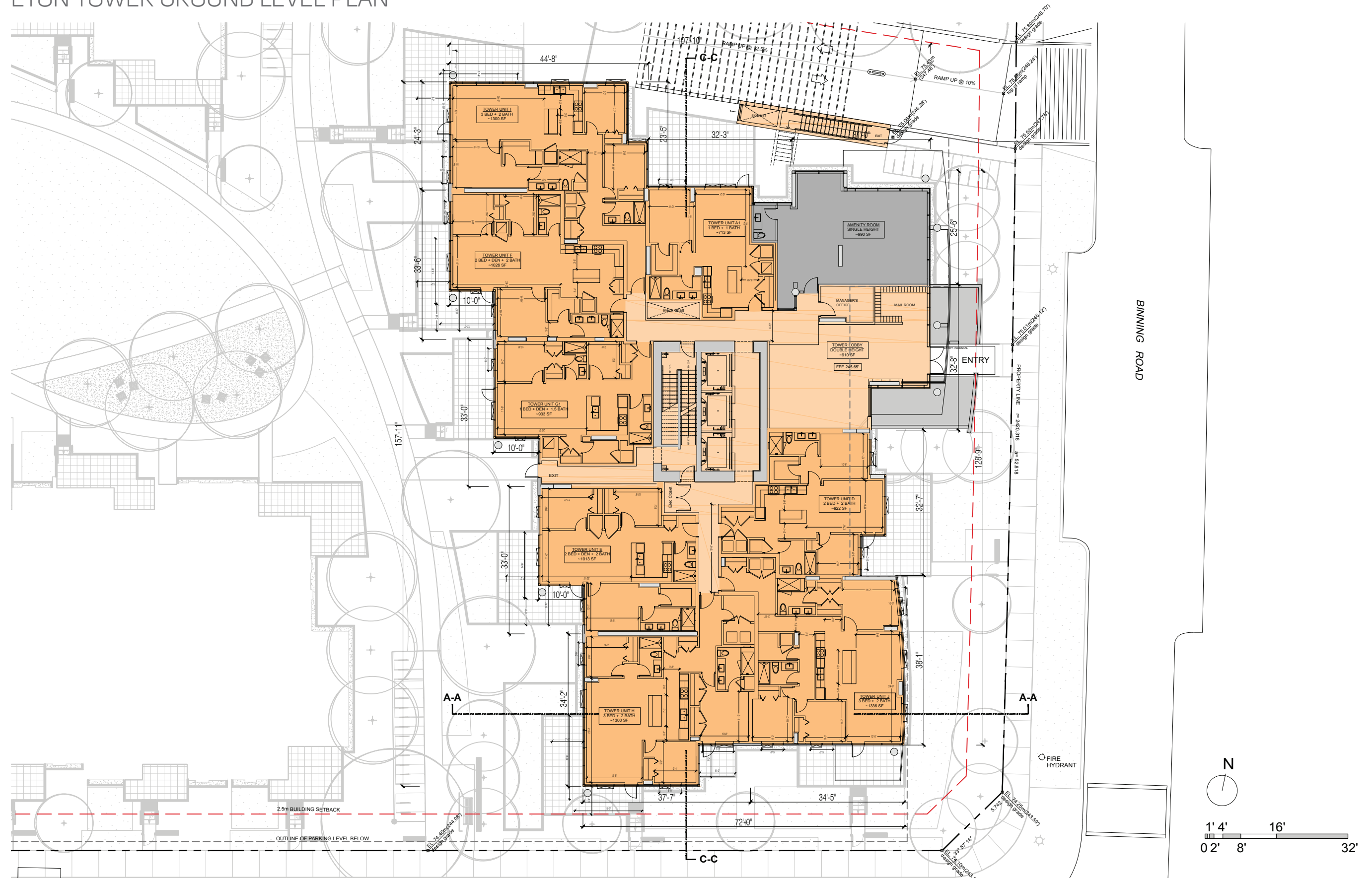


MARCH 20 SPRING EQUINOX
12:00 PM



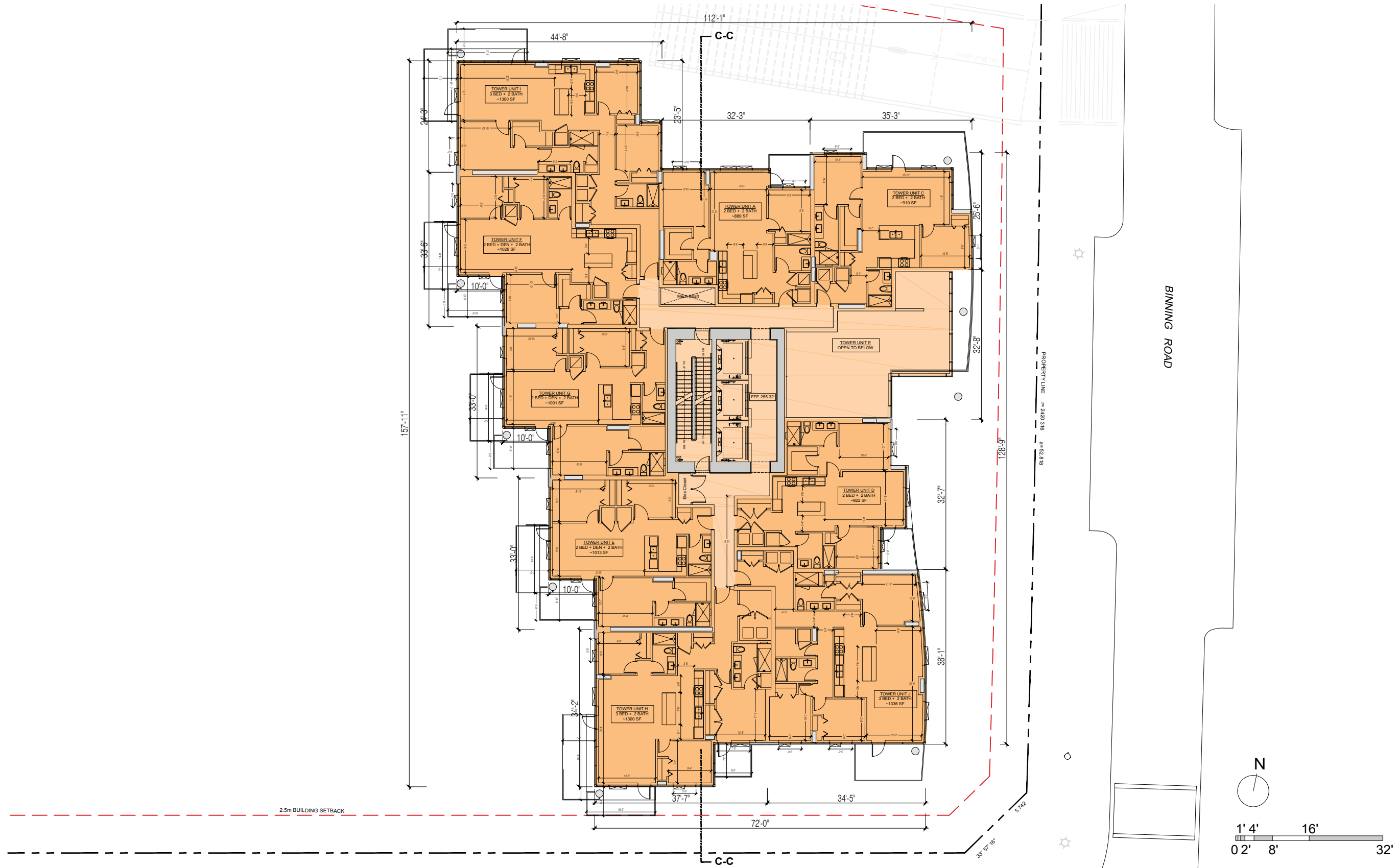
MARCH 20 SPRING EQUINOX
2:00 PM

ETON TOWER GROUND LEVEL PLAN



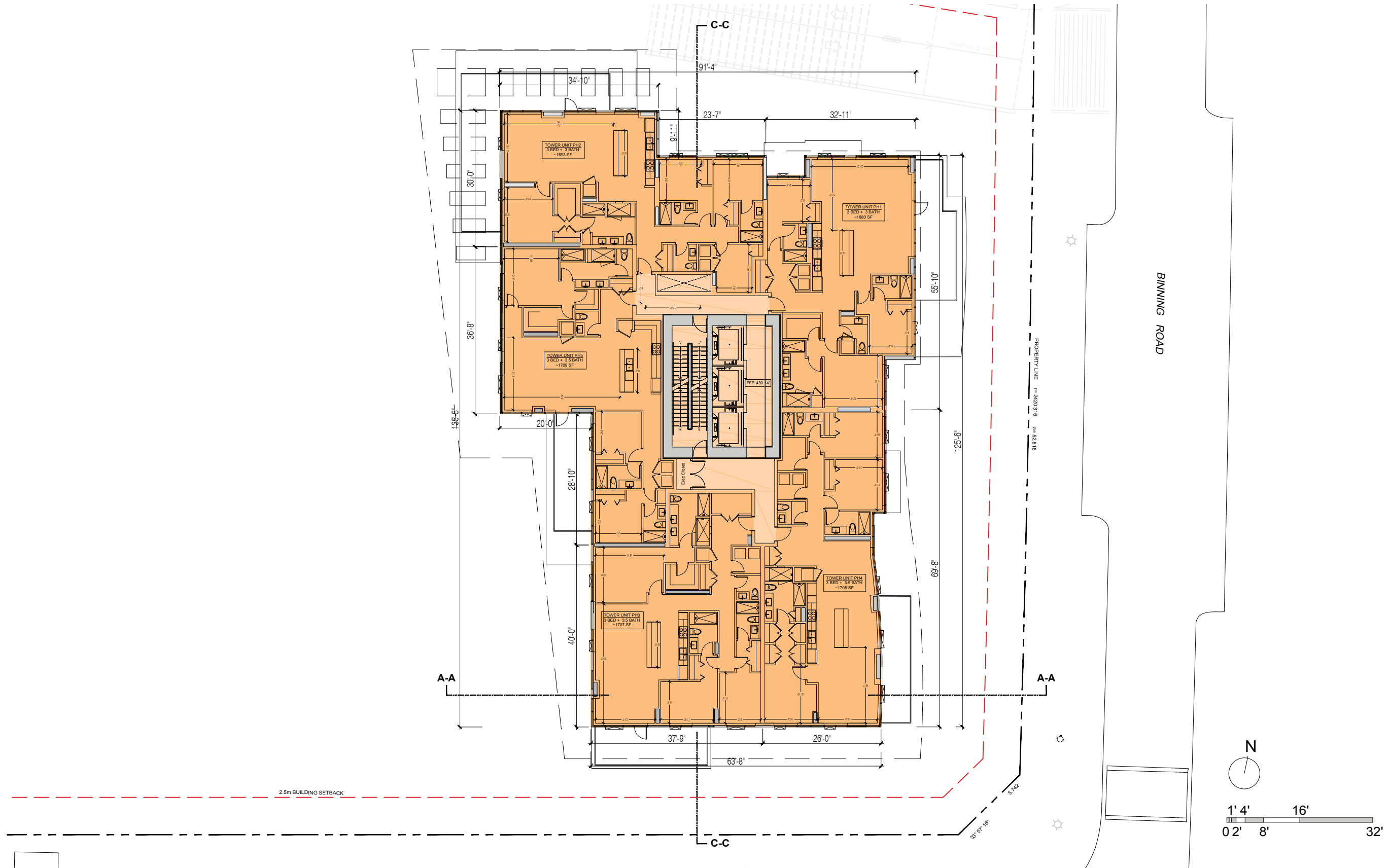
SCHEMATIC PLANS

ETON TOWER LEVEL 2 PLAN

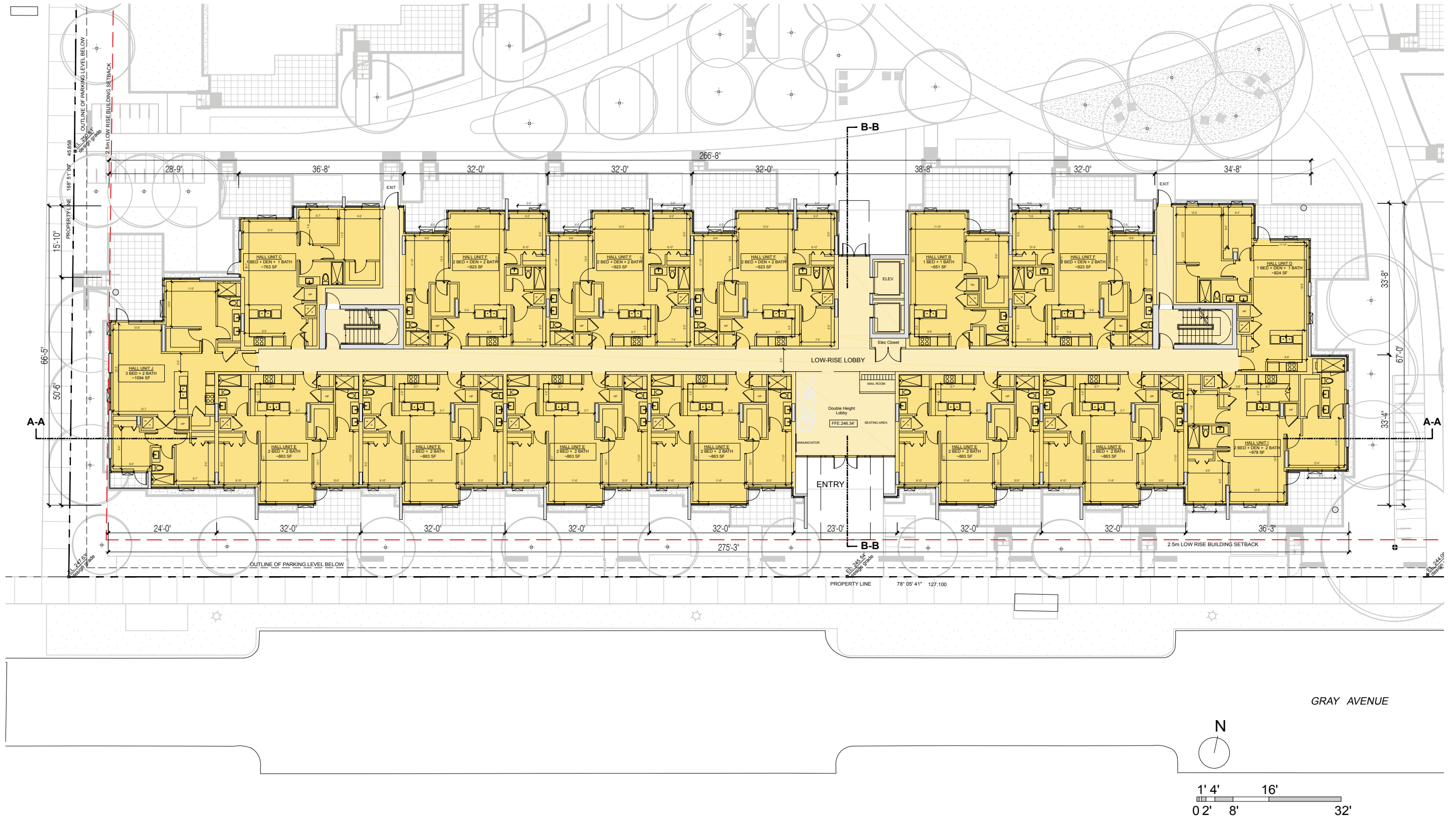


SCHEMATIC PLANS

ETON TOWER LEVEL 20 PLAN

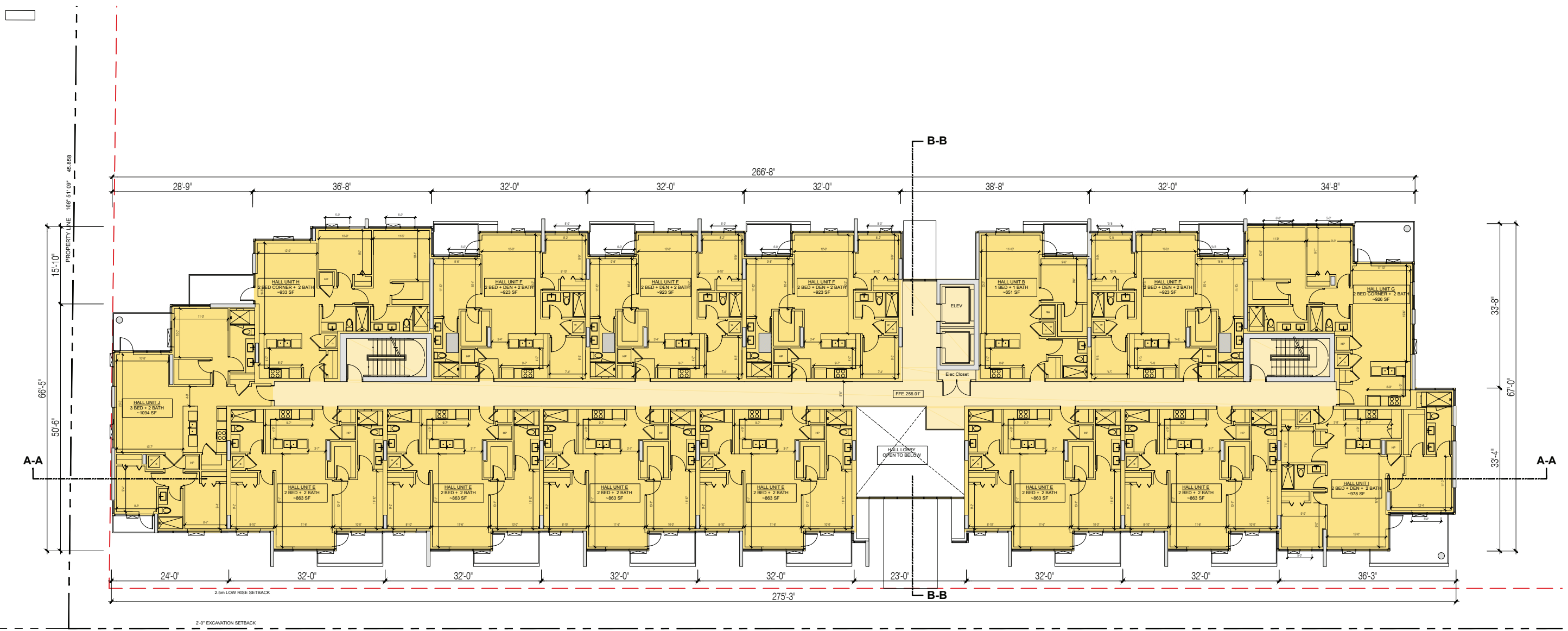


ETON HALL LOWRISE GROUND LEVEL

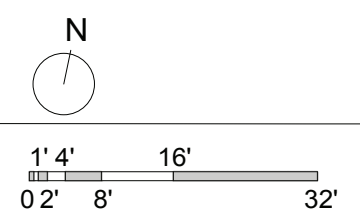


SCHEMATIC PLANS

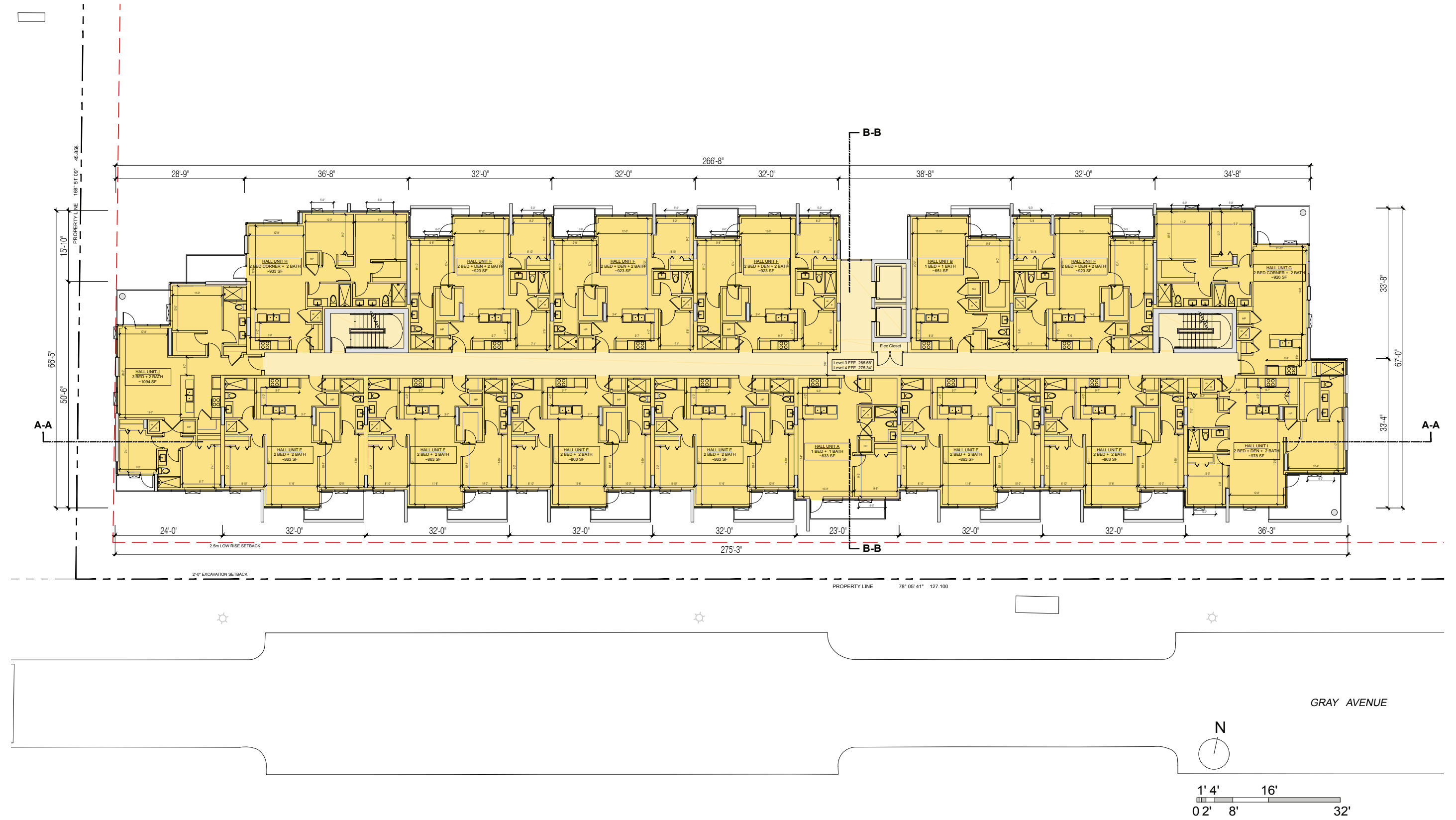
ETON HALL LOWRISE LEVEL 2



GRAY AVENUE

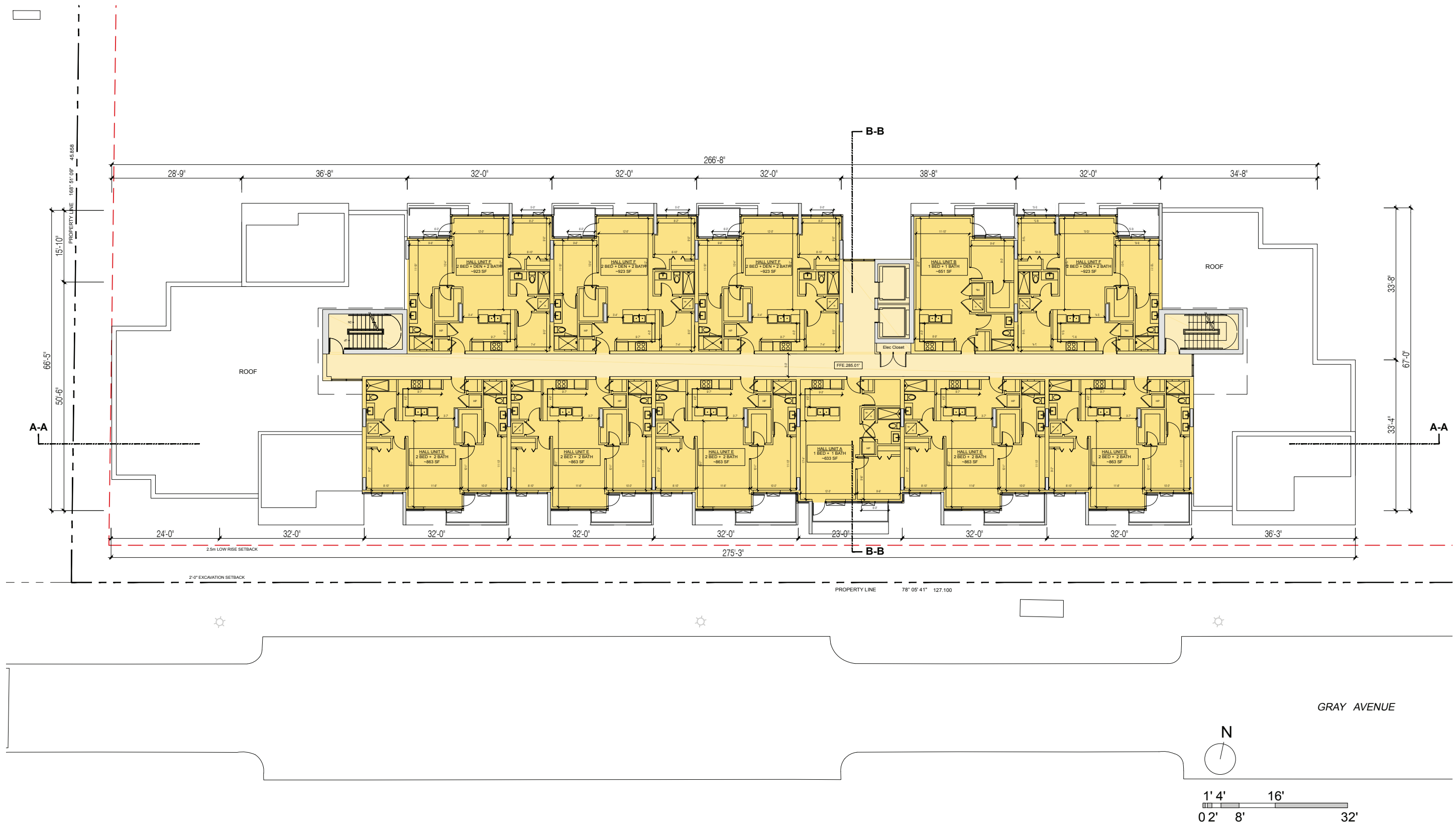


ETON HALL LOWRISE LEVEL 3-4

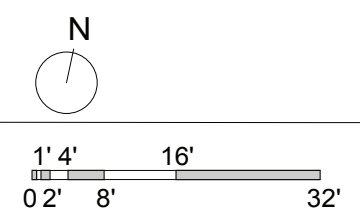


SCHEMATIC PLANS

ETON HALL LOWRISE LEVEL 5



GRAY AVENUE

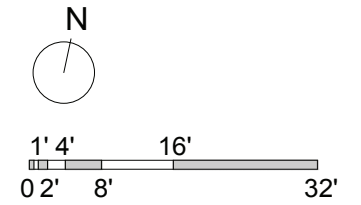
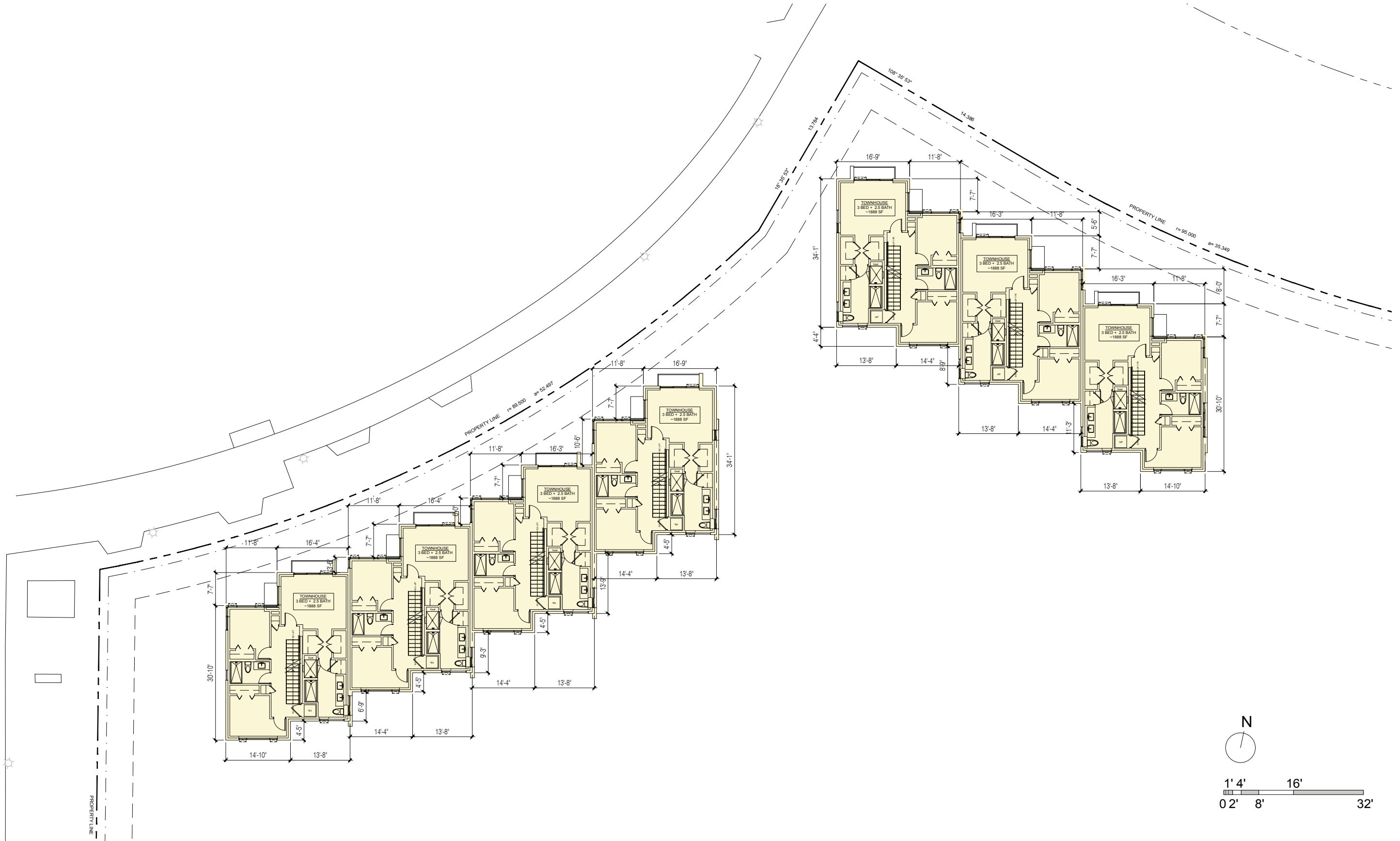


ETON TOWNHOUSES GROUND LEVEL

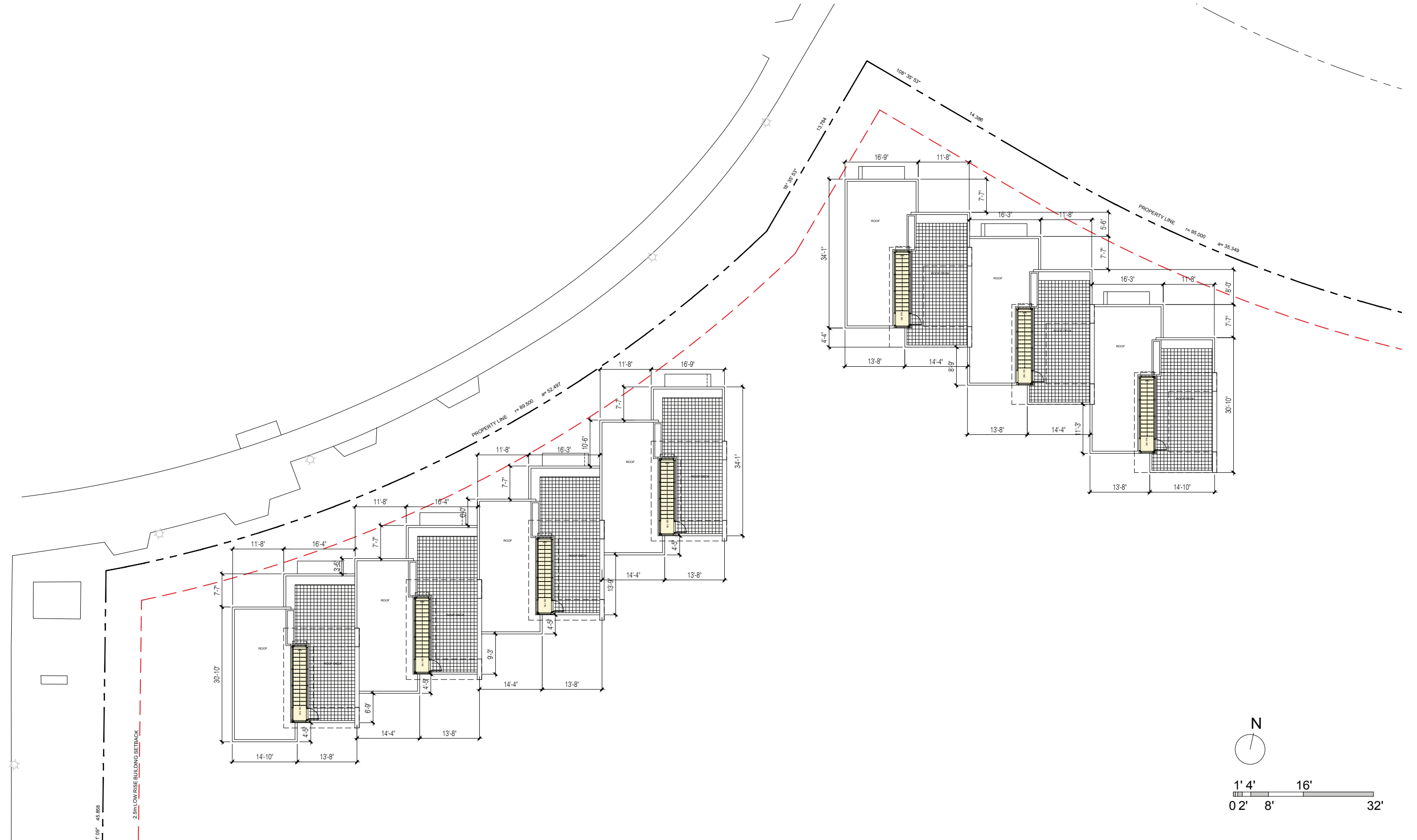


SCHEMATIC PLANS

ETON TOWNHOUSES LEVEL 2



ETON TOWNHOUSES ROOF LEVEL

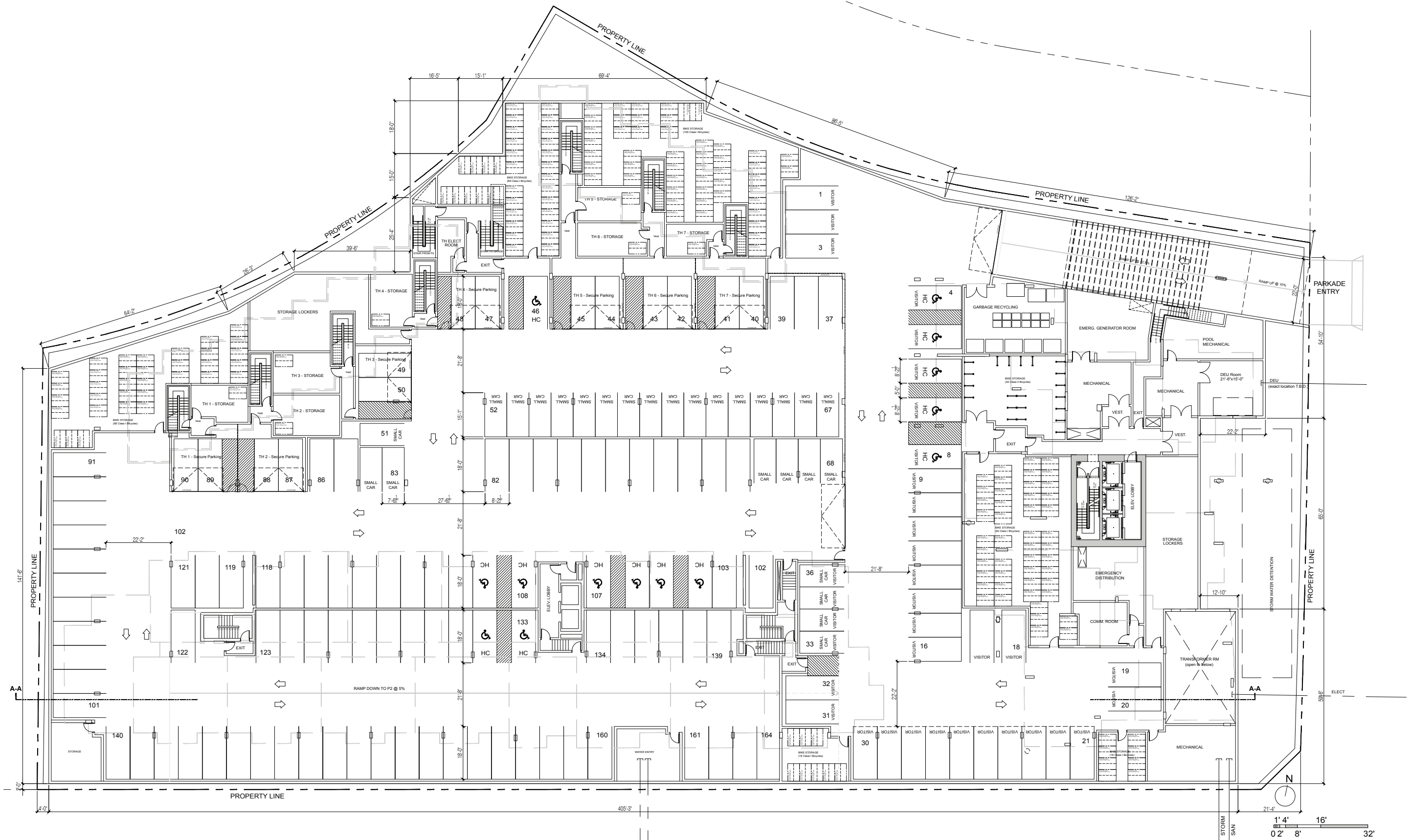


March 3 2016

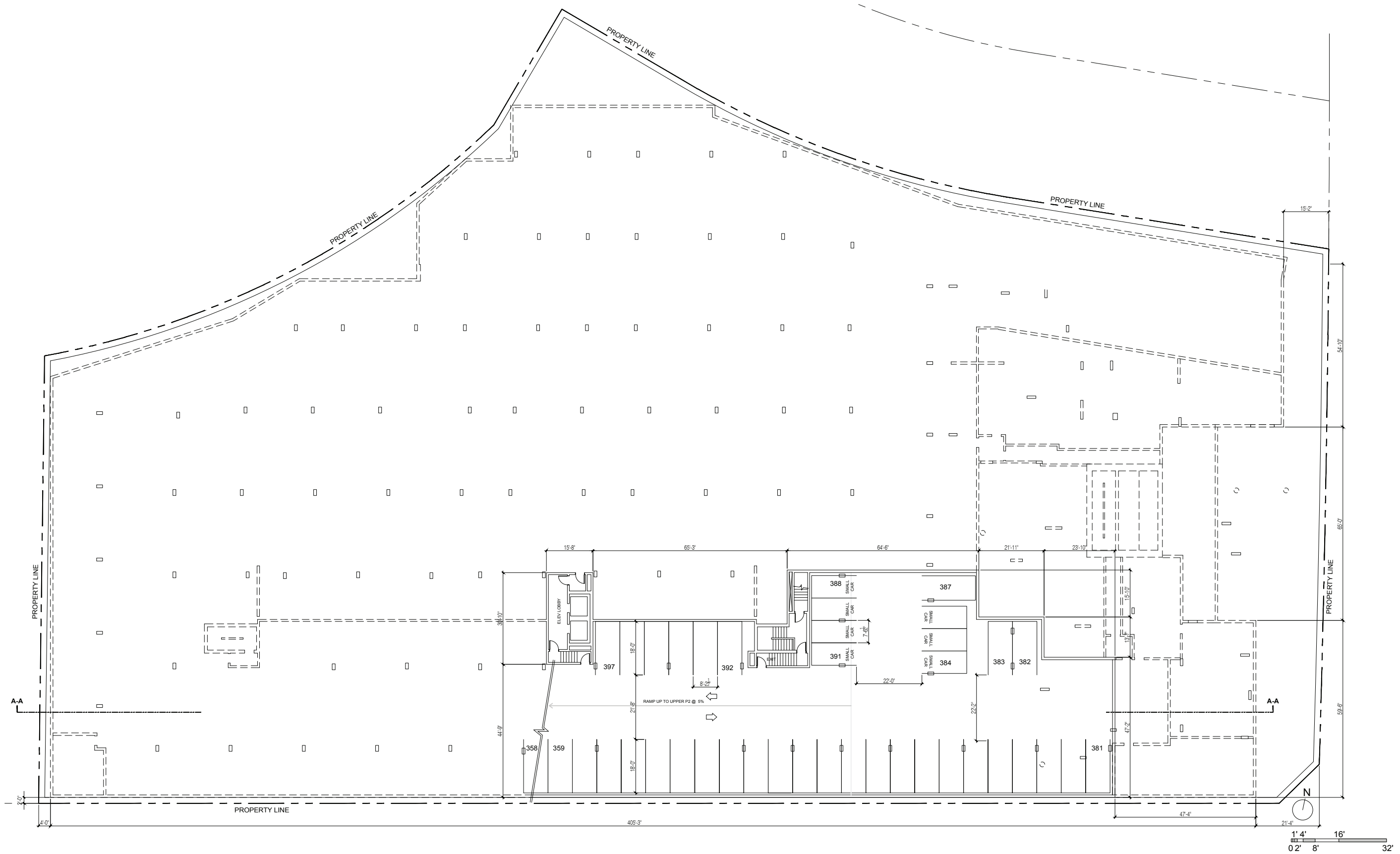
Polygon Homes | Francl Architecture | PWL Partnership

SCHEMATIC PLANS

PARKING LEVEL 1



SCHEMATIC PLANS PARKING LEVEL 2 (LOWER)



EAST ELEVATION



1. Painted Concrete (White)
2. Painted Concrete (Smoked Oyster BM2109-40)
3. Horiz. Boardformed (Formliner) Concrete - Painted (Smoked Oyster BM2109-40)
4. Window Wall - Low E Clear Glazing
5. Window Wall - Spandrel Glass (Opaci-coat Charcoal Grey)
6. Window Wall Mullion (Charcoal Grey)
7. Window Wall w/ Metal Panel Clad Spandrel:
 - a. Metal Panel (Cloudy Grey BM2107-70)
 - b. Metal Panel Accent Colours (BM2025-10, 2026-10, 2031-20, 2032-10)
 - c. Metal Panel (Dark Grey)
8. Curtainwall - (Charcoal Grey Frame)
9. Cementitious Panel Cladding (Townsend Harbour Brown BM HC-64)
10. 42" High Glass & Aluminum Frame (charcoal) Guard
 - a. clear
 - b. coloured accent glass (Green VCV #24, #124, 2442, 0246)
11. Fritted Glass Privacy Screen - patterned graphic
12. Laminated Glass Canopy c/w spider fasteners
13. Painted Steel Canopy Structure
14. HSS Galvanized Trellis Structure
15. Architectural Aluminum Screen (Dark Grey)

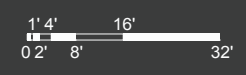
SCHEMATIC ELEVATIONS

NORTH ELEVATION



WEST ELEVATION

1. Painted Concrete (White)
2. Painted Concrete (Smoked Oyster BM2109-40)
3. Horiz. Boardformed (Formliner) Concrete - Painted (Smoked Oyster BM2109-40)
4. Window Wall - Low E Clear Glazing
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6. Window Wall Mullion (Charcoal Grey)
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11. Fritted Glass Privacy Screen - patterned graphic
12. Laminated Glass Canopy c/w spider fasteners
13. Painted Steel Canopy Structure
14. HSS Galvanized Trellis Structure
15. Architectural Aluminum Screen (Dark Grey)



SCHEMATIC ELEVATIONS

SOUTH ELEVATION

1. Painted Concrete (White)
2. Painted Concrete (Smoked Oyster BM2109-40)
3. Horiz. Boardformed (Formliner) Concrete - Painted (Smoked Oyster BM2109-40)
4. Window Wall - Low E Clear Glazing
5. Window Wall - Spandrel Glass (Opaci-coat Charcoal Grey)
6. Window Wall Mullion (Charcoal Grey)
7. Window Wall w/ Metal Panel Clad Spandrel:
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 - b. Metal Panel Accent Colours (BM2025-10, 2026-10, 2031-20, 2032-10)
 - c. Metal Panel (Dark Grey)
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10. 42" High Glass & Aluminum Frame (charcoal) Guard
 - a. clear
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11. Fritted Glass Privacy Screen - patterned graphic
12. Laminated Glass Canopy c/w spider fasteners
13. Painted Steel Canopy Structure
14. HSS Galvanized Trellis Structure
15. Architectural Aluminum Screen (Dark Grey)



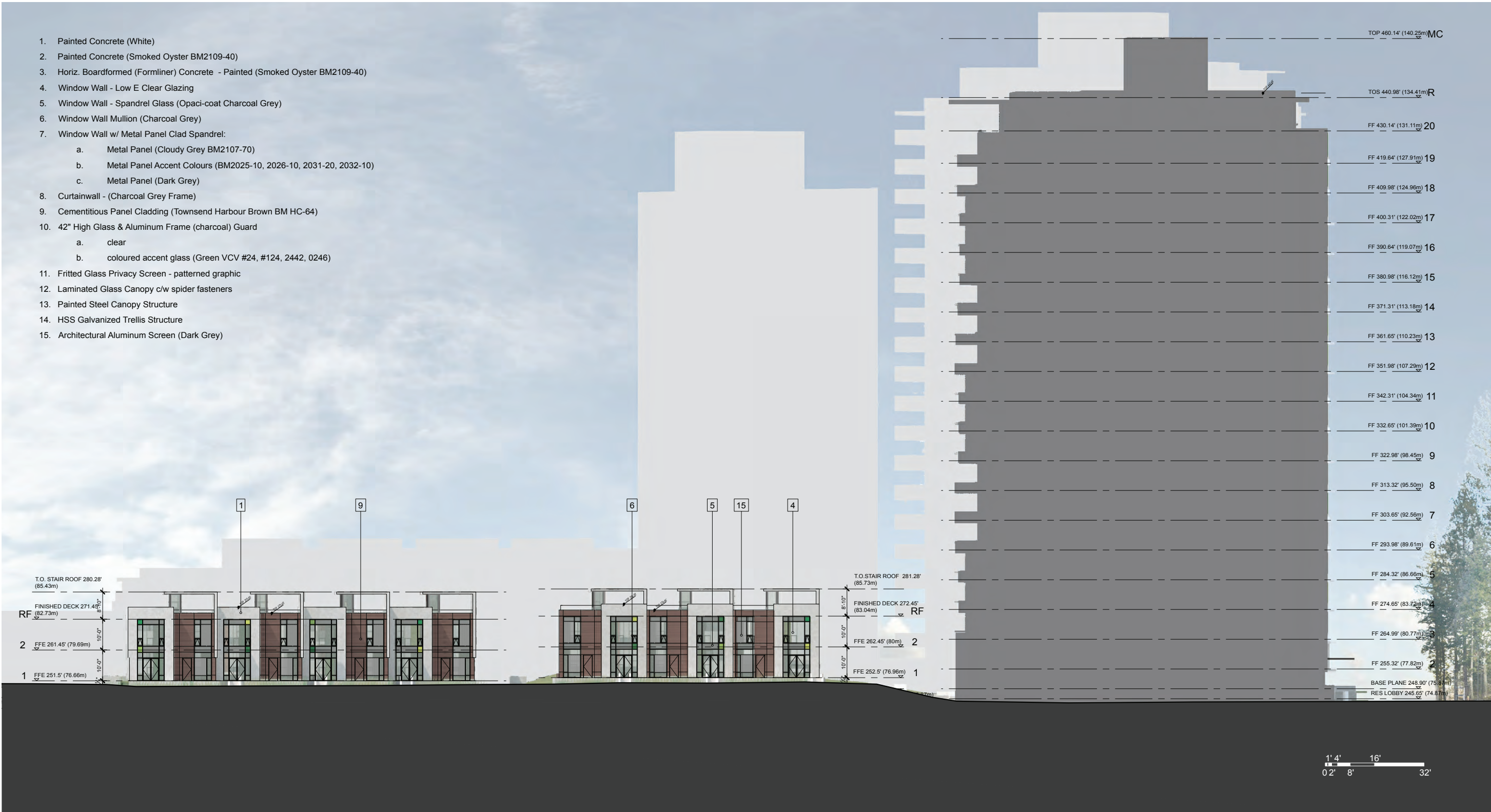
NORTH LOWRISE ELEVATION



SCHEMATIC ELEVATIONS

SOUTH TOWNHOUSE ELEVATION

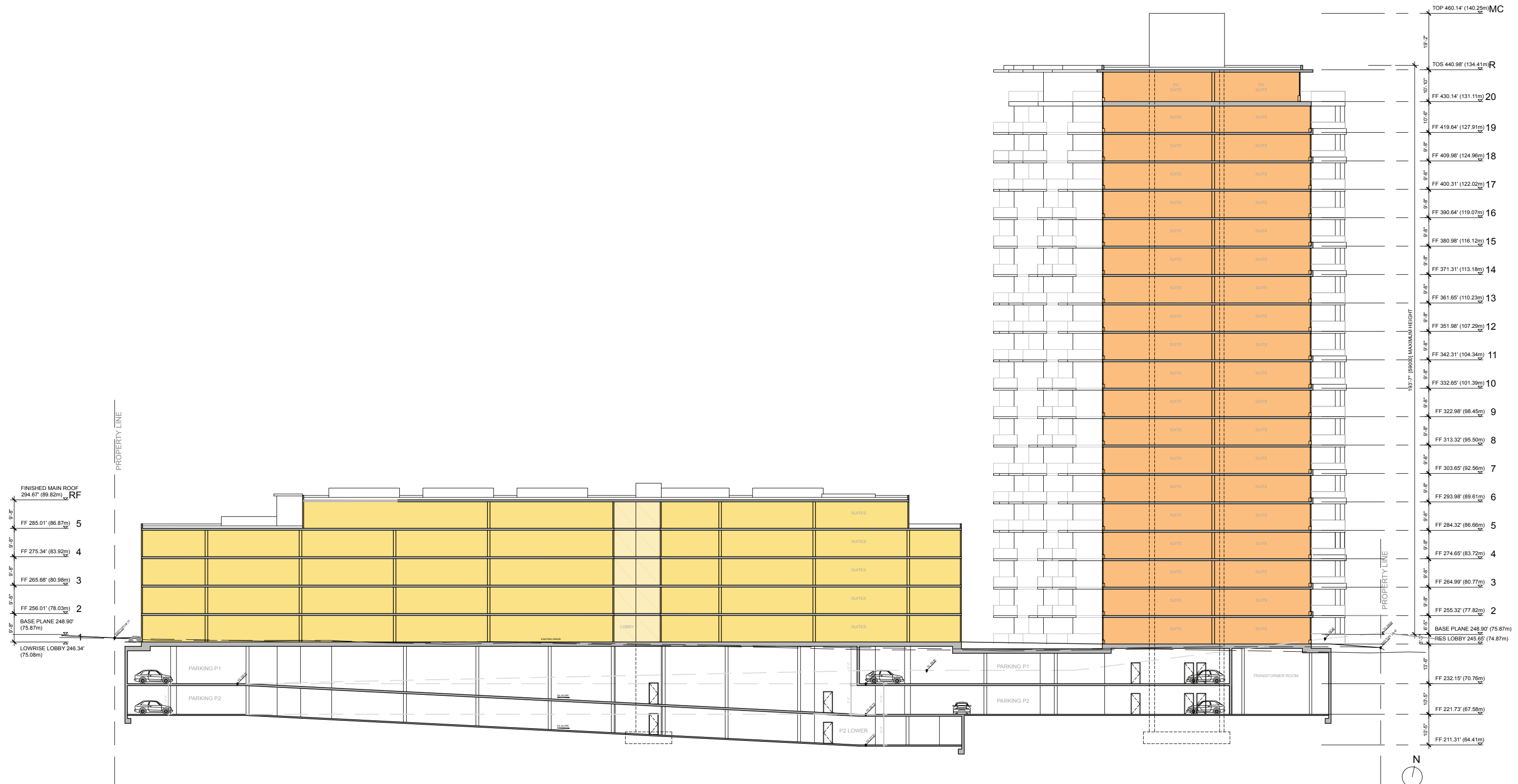
1. Painted Concrete (White)
2. Painted Concrete (Smoked Oyster BM2109-40)
3. Horiz. Boardformed (Formliner) Concrete - Painted (Smoked Oyster BM2109-40)
4. Window Wall - Low E Clear Glazing
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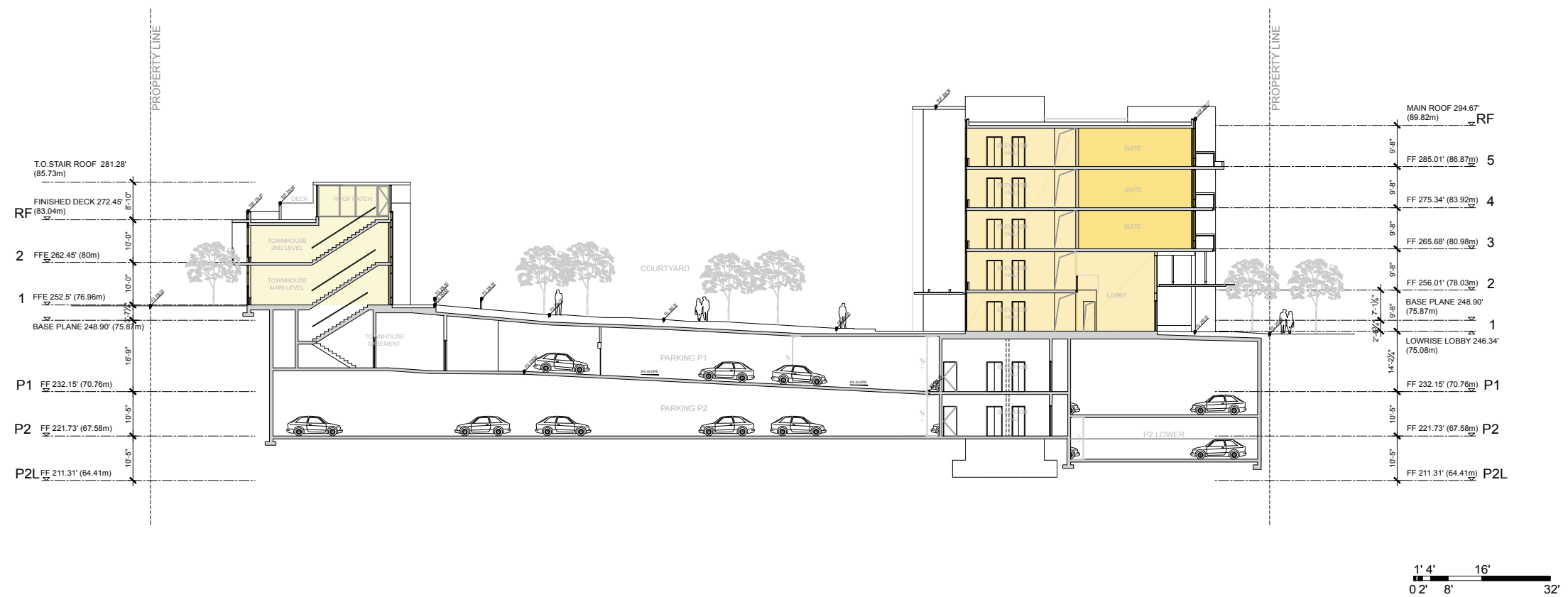
WEST TOWER ELEVATION



SECTIONS SECTION A-A

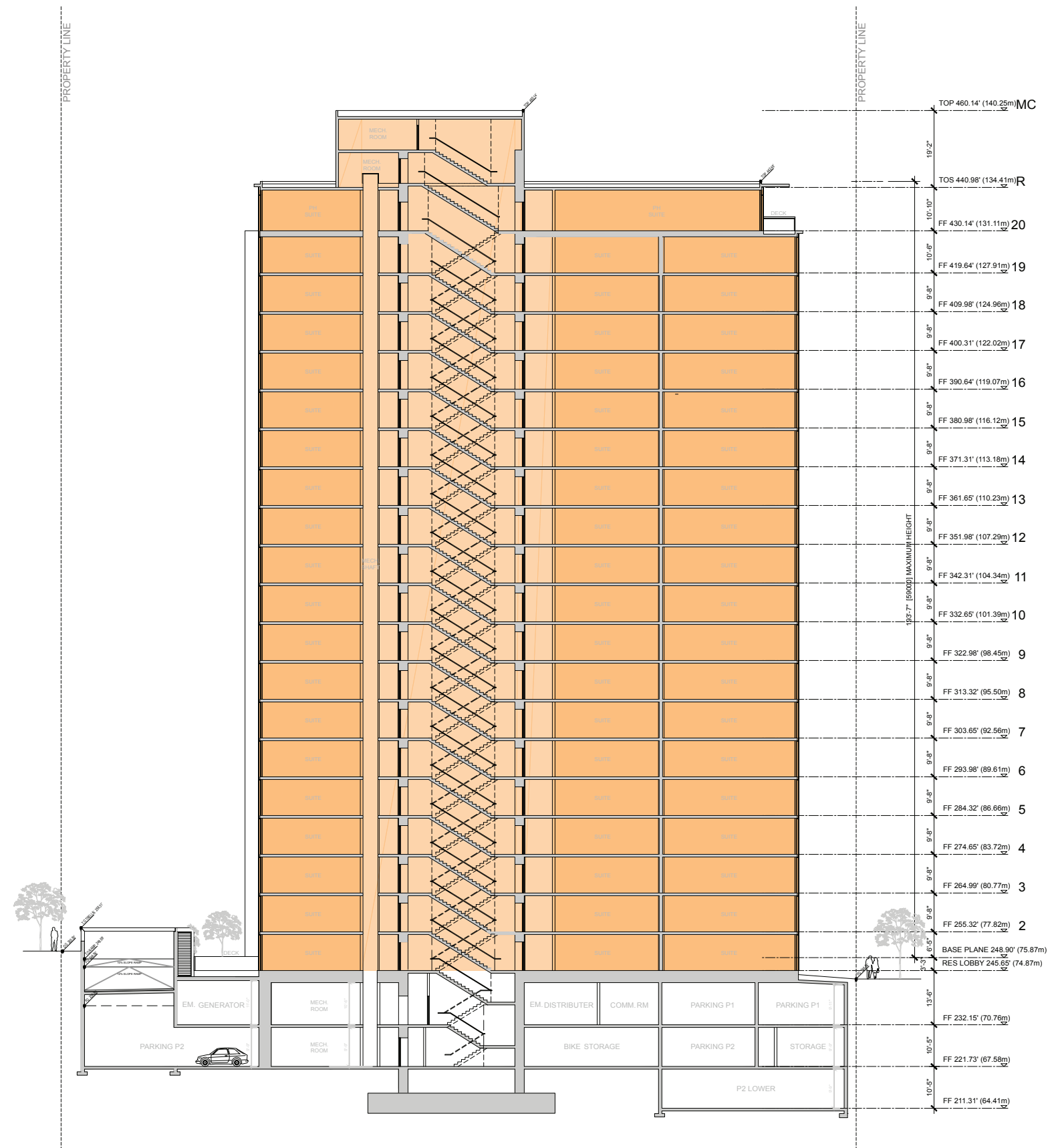


SECTION B-B



SECTIONS

SECTION C-C



1' 4" 16'
0' 2" 8" 32'



PERSPECTIVE RENDERINGS





PERSPECTIVE RENDERINGS

