

**Lot 15, District Lot 6494, Group 1**

New Westminster District, Plan BCP26848  
 Gray Avenue and Binning Road, South Campus  
 University of British Columbia

Max Allowable FSR 3.5  
 Proposed FSR 3.5

Site Area 88,032 SF  
 Max Buildable FSR Area 308,112 SF  
 Proposed FSR Area 308,060 SF

Allowable Site Coverage 45%  
 Proposed Site Coverage 40%

Total Units 272

Total Parking 397 Stalls  
 Total Bike Parking 476 Stalls



1 Gray Avenue Looking West at Crescent West Townhomes



2 Binning Rd Looking North towards the site



3 Binning Rd Looking North at Laureates and Binning Towers



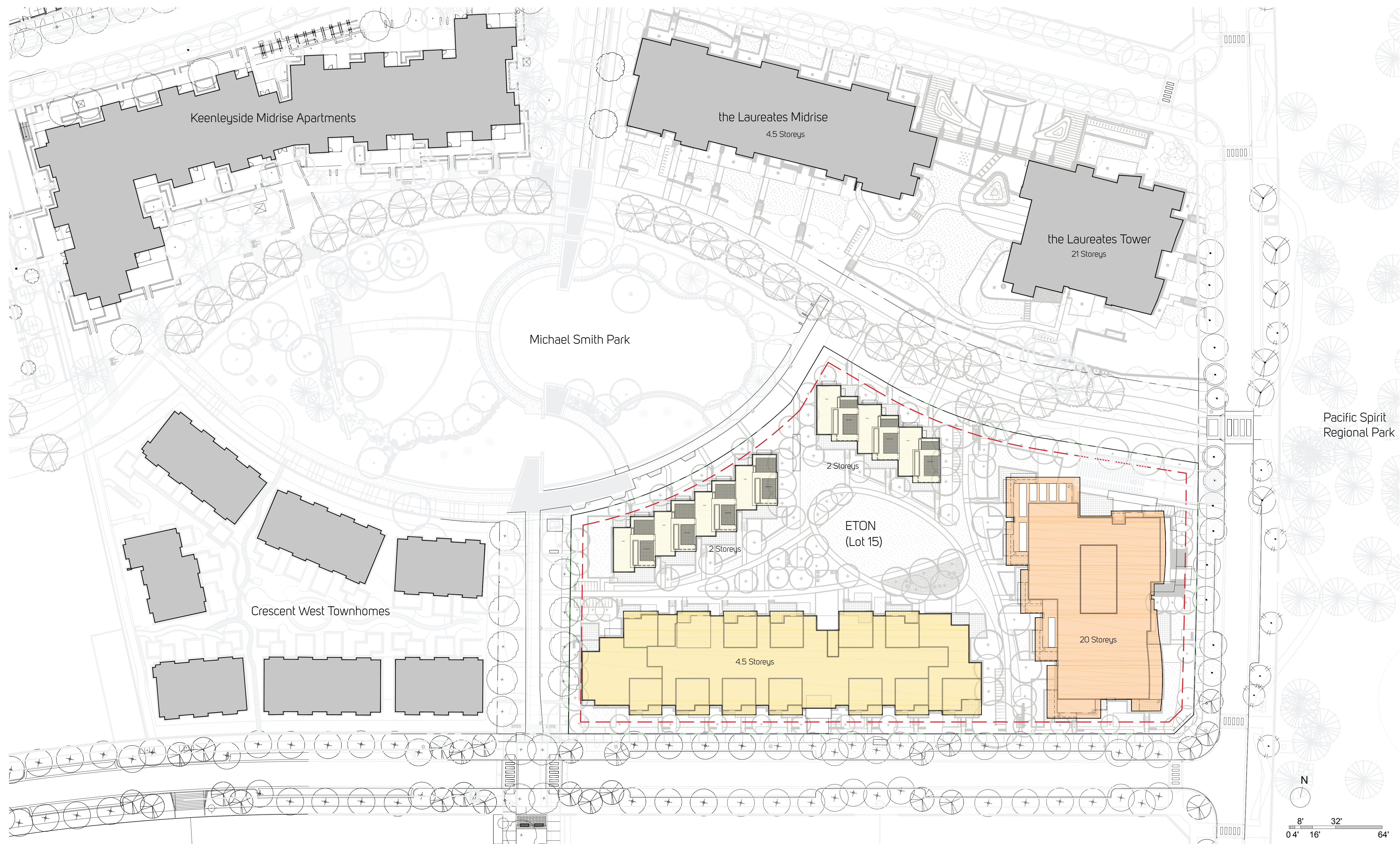
4 Binning and Laureates under construction

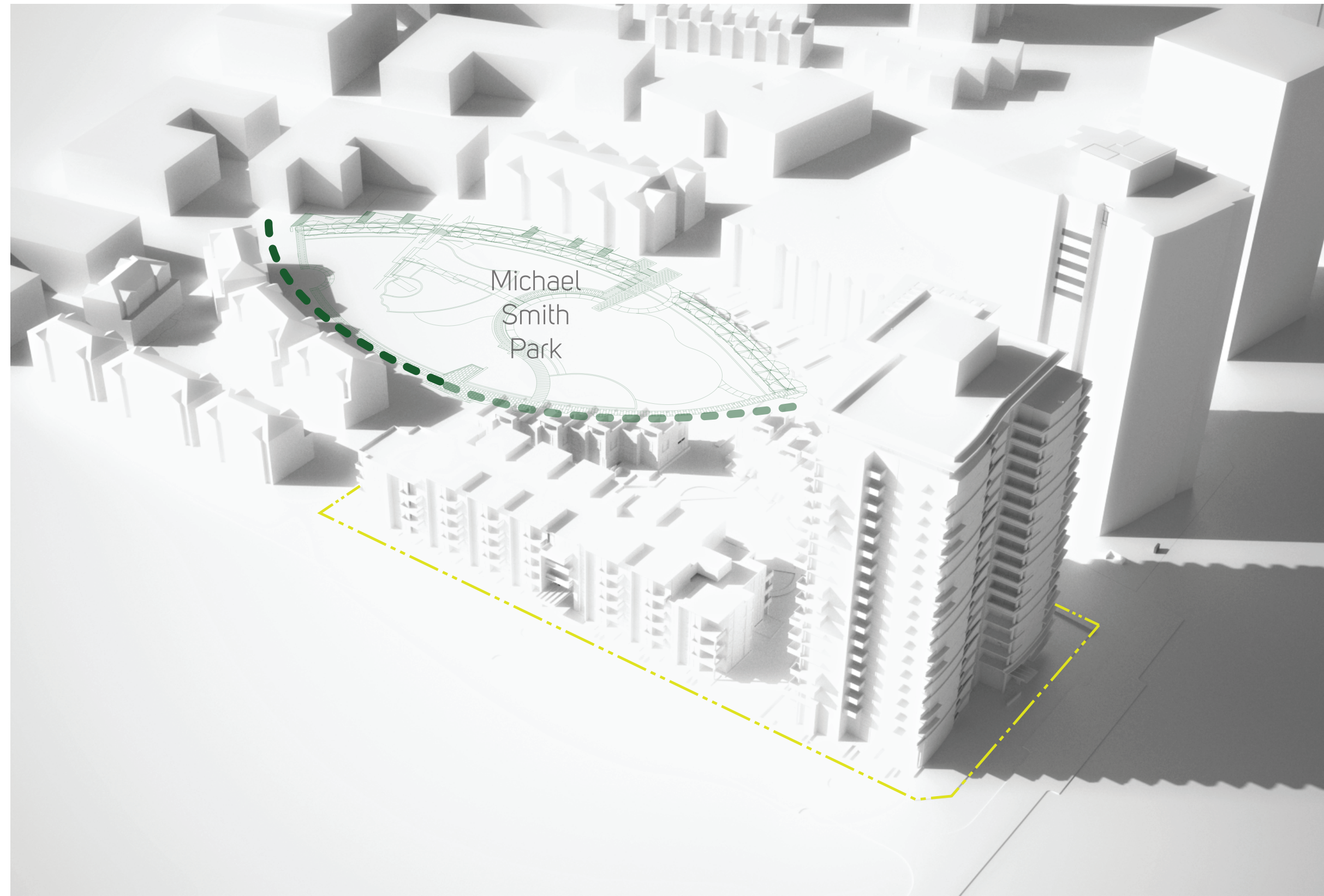


5 The Academy and Sage Towers and Townhomes



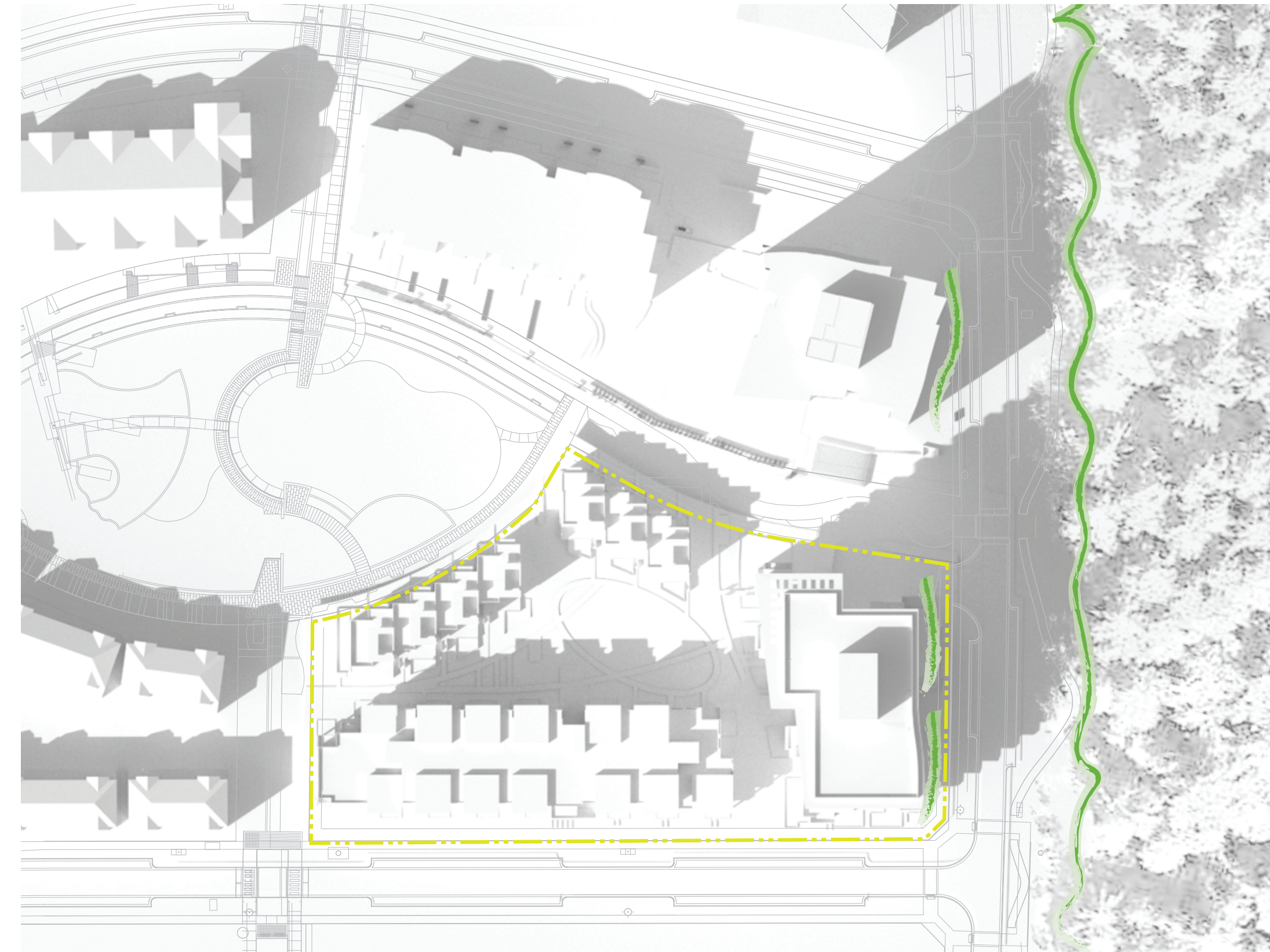
6 Michael Smith Park





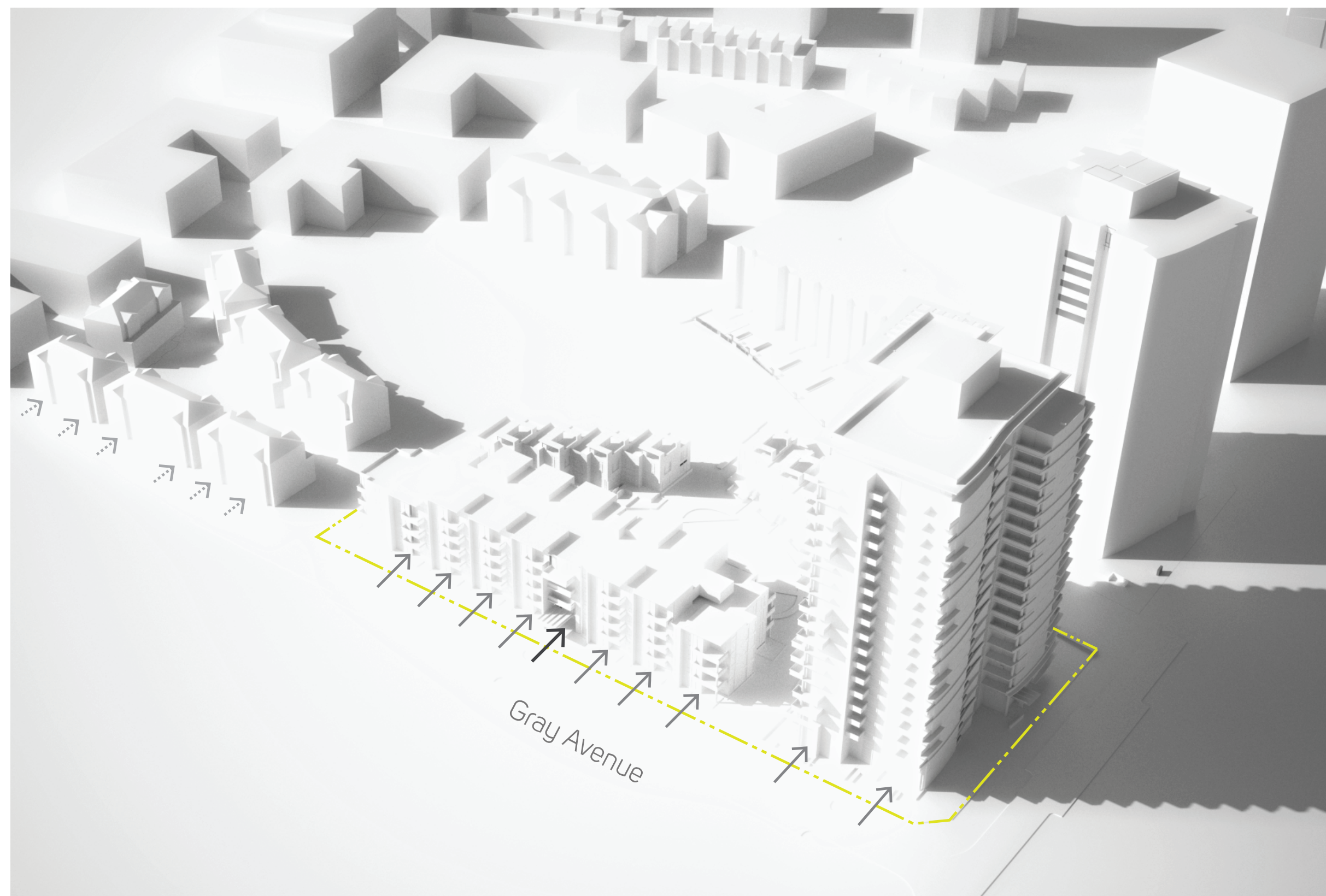
### COMPLETING THE PARK EDGE

Eton completes the southern edge condition of Michael Smith Park with townhouses brought to the edge of the site



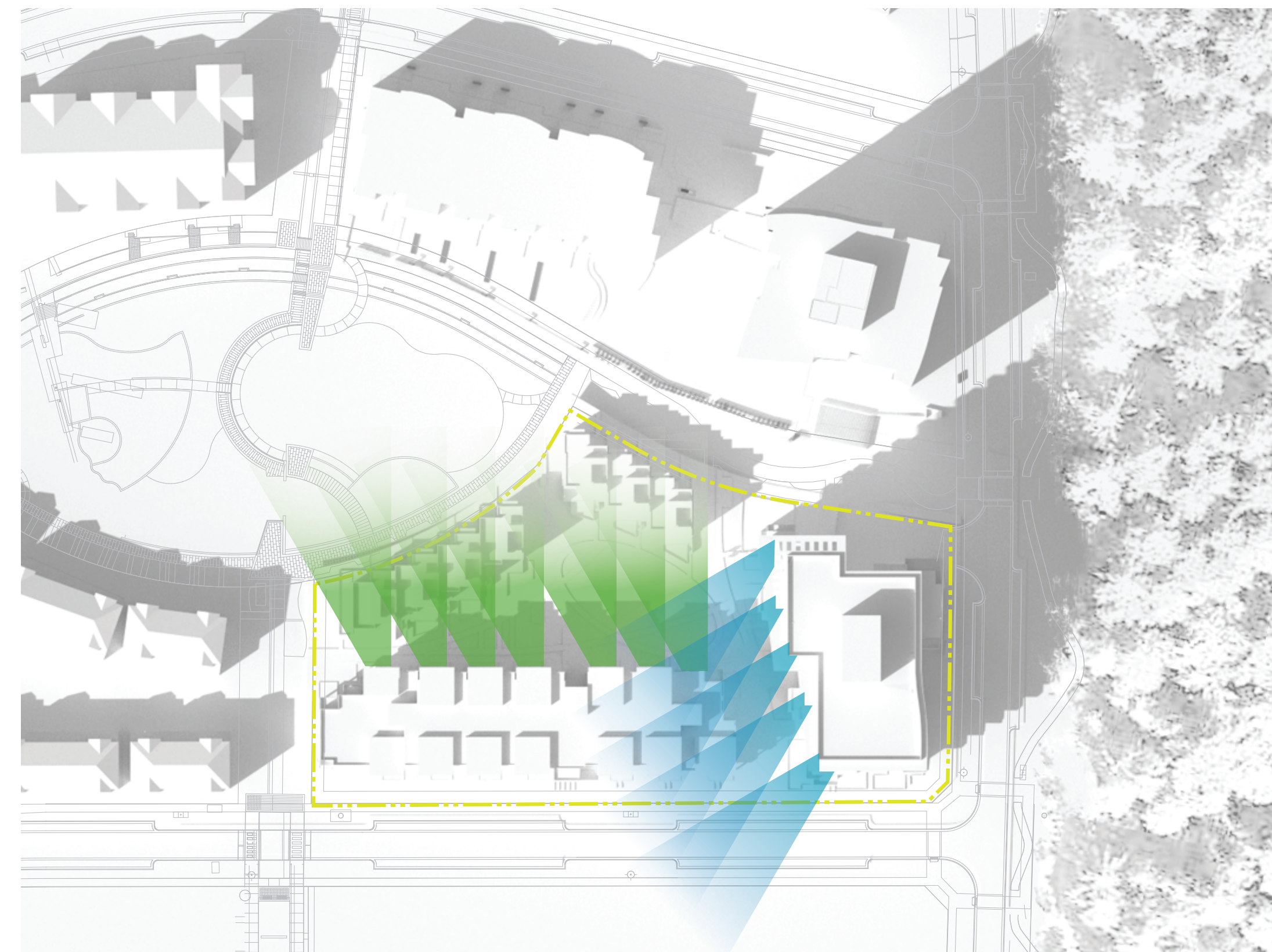
### MEETING THE FOREST EDGE

Eton Tower's eastern facade is defined by two gentle curves, responding to the undulating natural forms of Pacific Spirit National Park



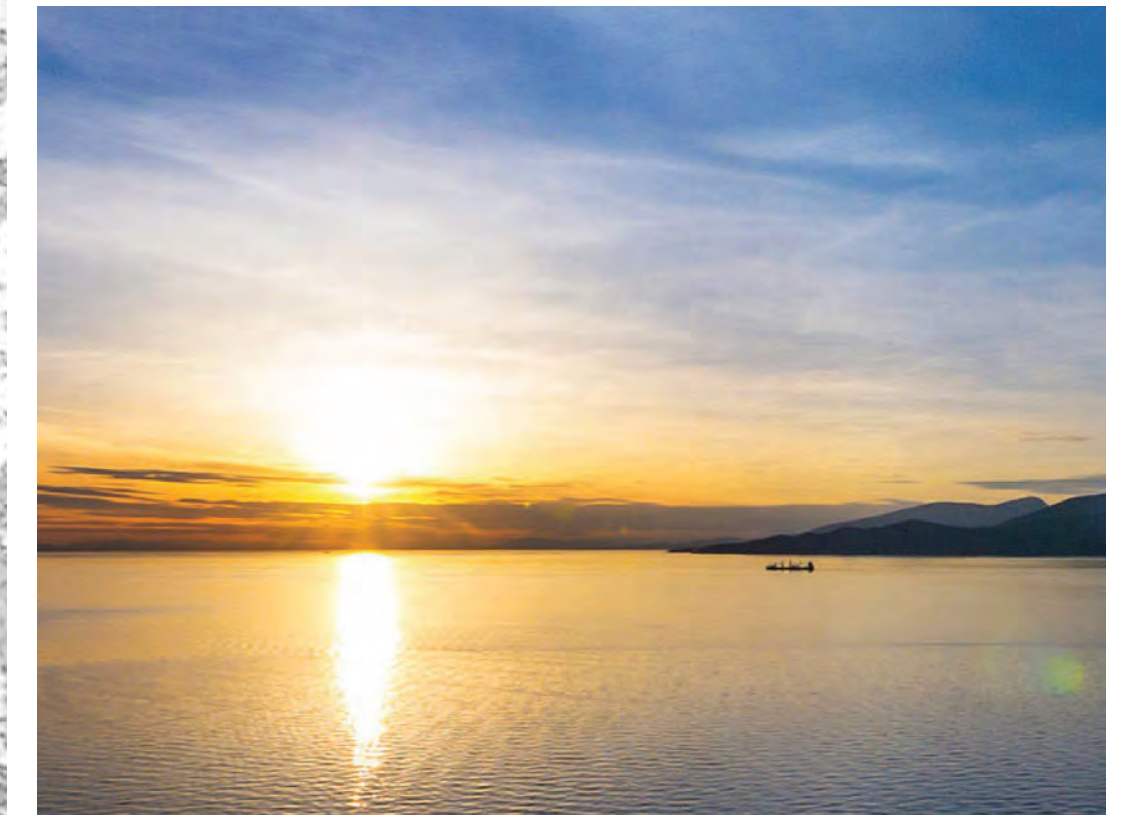
### INDIVIDUAL ENTRIES AT GRADE

Eton continues the pattern of individual entrances along Gray Avenue



### MAXIMIZING VIEWS AND DAYLIGHTING

Eton's massing is heavily shaped by views and daylight



<https://www.ubc.ca/about/vision-values.html>

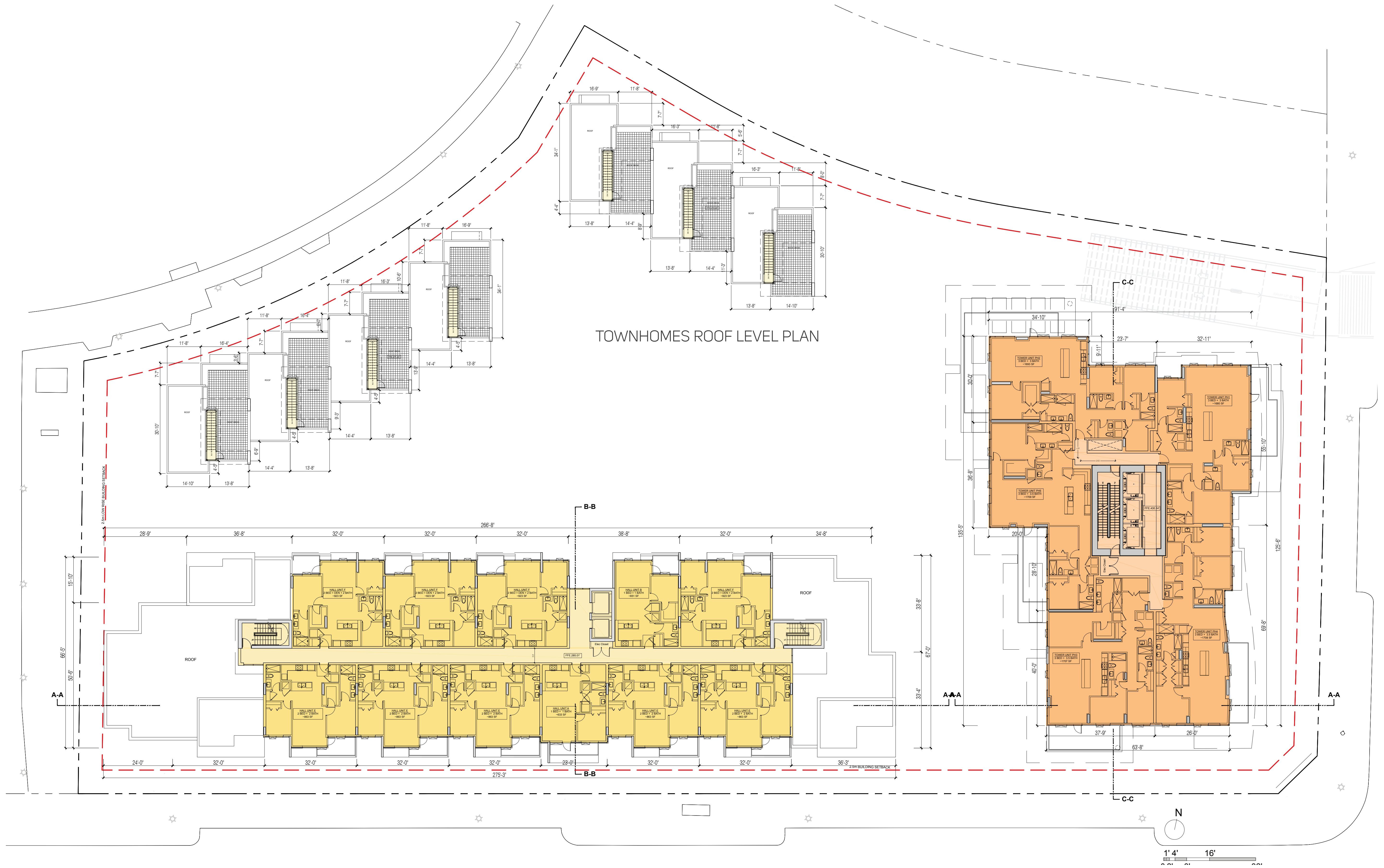




TOWNHOMES LEVEL 2 PLAN

LOW RISE LEVEL 3-4 PLAN

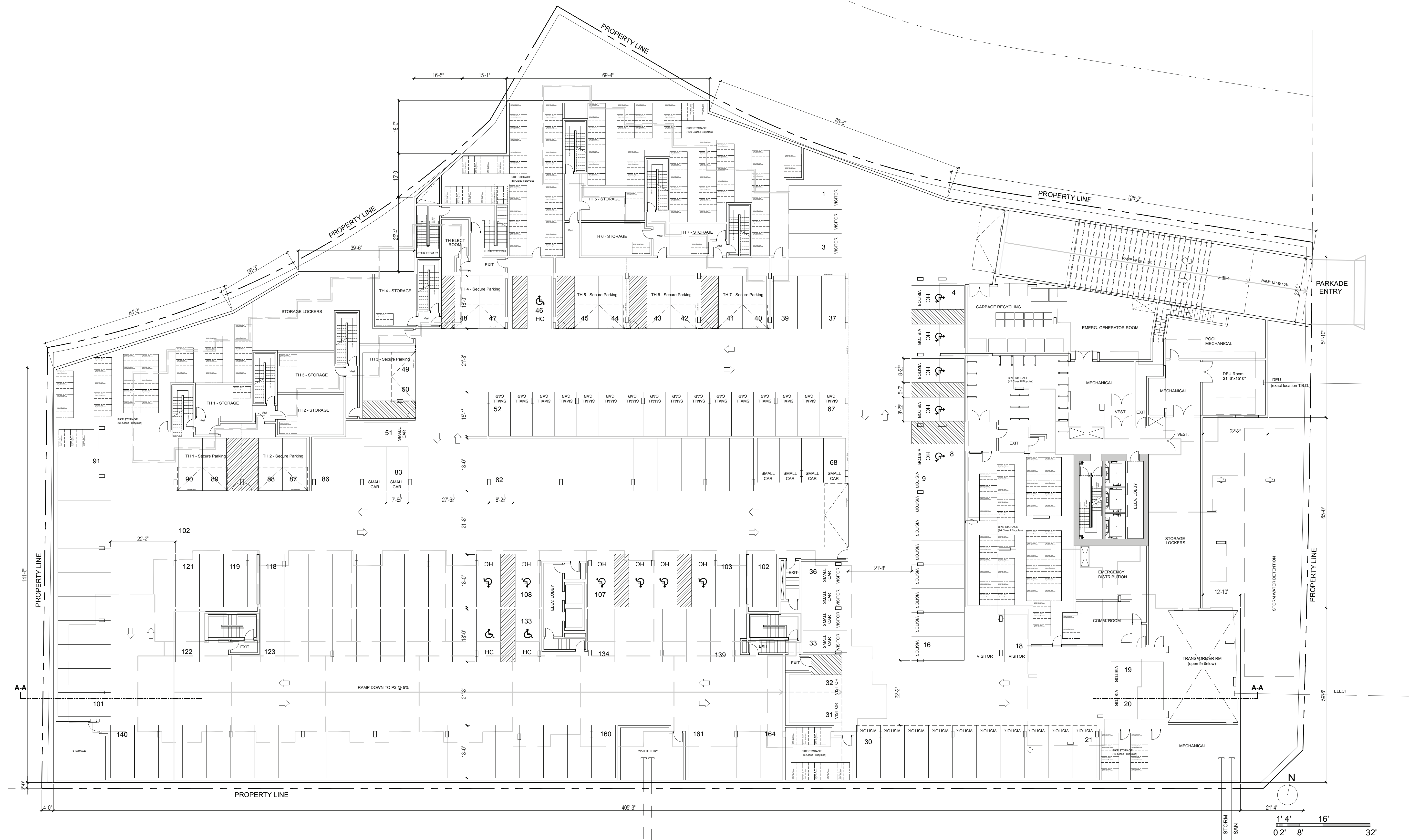
HIGH RISE LEVEL 3-19 PLAN



TOWNHOMES ROOF LEVEL PLAN

LOW RISE LEVEL 5 PLAN

HIGH RISE LEVEL 20 PLAN



PARKING PLAN LEVEL 1



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION





