



# THE RESIDENCES

— AT NOBEL PARK —

ADVANCE PREVIEW PACKAGE



“COME FORTH INTO THE  
LIGHT OF THINGS, LET NATURE  
BE YOUR TEACHER.”

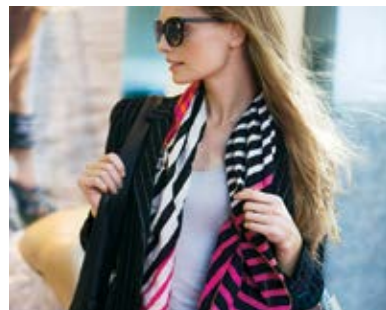
WILLIAM WORDSWORTH



# FIRST-CLASS ACCESS TO A WORLD-CLASS CITY

Situated on the beautiful University of British Columbia campus on Vancouver's West Side, The Residences at Nobel Park offer convenient everyday living amid an environment of academic excellence.

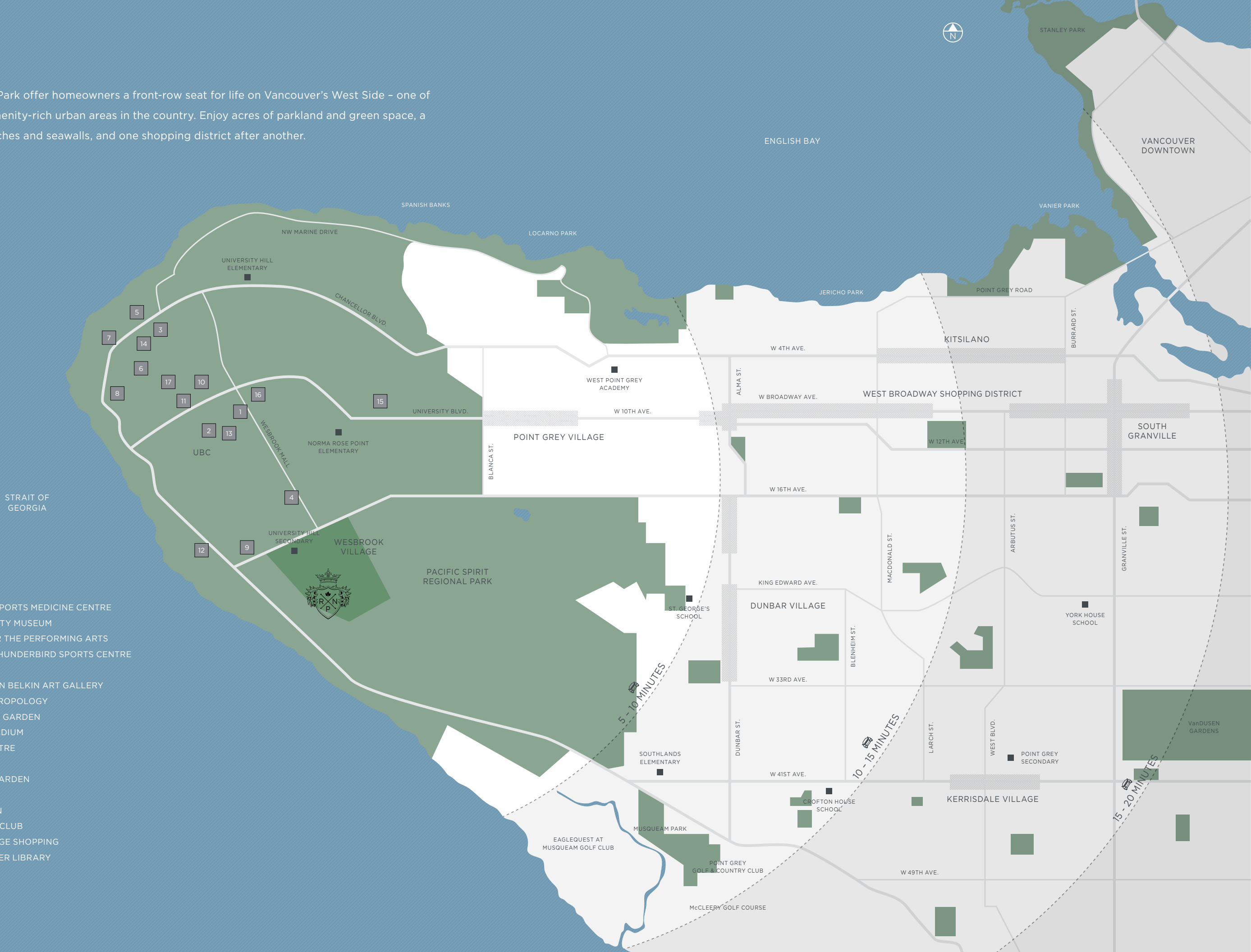
Consistently ranked as one of the most livable cities in the world, Vancouver is home to a wide range of cultural, culinary and community experiences. Just minutes from The Residences at Nobel Park is a rich array of activities, events and attractions in Vancouver. Cycle an ever-expanding system of bike routes; enjoy golfing at countless courses nearby or downhill skiing at Seymour, Grouse and Cypress Mountains; or sample the eclectic mix of cuisines the city has to offer. Exploring is easy – deciding what to do is more difficult.





The Residences at Nobel Park offer homeowners a front-row seat for life on Vancouver’s West Side – one of the most beautiful and amenity-rich urban areas in the country. Enjoy acres of parkland and green space, a waterfront lined with beaches and seawalls, and one shopping district after another.

- 1 ALLAN MCGAVIN SPORTS MEDICINE CENTRE
- 2 BEATY BIODIVERSITY MUSEUM
- 3 CHAN CENTRE FOR THE PERFORMING ARTS
- 4 DOUG MITCHELL THUNDERBIRD SPORTS CENTRE
- 5 GREEN COLLEGE
- 6 MORRIS AND HELEN BELKIN ART GALLERY
- 7 MUSEUM OF ANTHROPOLOGY
- 8 NITOBÉ MEMORIAL GARDEN
- 9 THUNDERBIRD STADIUM
- 10 UBC AQUATIC CENTRE
- 11 UBC BOOKSTORE
- 12 UBC BOTANICAL GARDEN
- 13 UBC HOSPITAL
- 14 UBC ROSE GARDEN
- 15 UNIVERSITY GOLF CLUB
- 16 UNIVERSITY VILLAGE SHOPPING
- 17 WALTER C. KOERNER LIBRARY







# A COMMUNITY FOR A LIFETIME OF ENRICHMENT

The Residences at Nobel Park are nestled next to lush Nobel Park, named for the esteemed international awards honouring academic, cultural or scientific advances. It is a prized location within the campus of UBC, which itself is ranked among the top 40 public universities in the world. The campus is known for a celebrated learning atmosphere, as well as for a series of amenities that supports a vast array of intellectual and athletic pursuits.



LEFT: UBC Museum of Anthropology. BOTTOM RIGHT: Chan Centre for the Performing Arts.



# OUTSTANDING ACADEMIC OPPORTUNITIES ABOUND

The Residences at Nobel Park are within walking distance of some of the most highly regarded schools in British Columbia, ranging from kindergarten to post-graduate studies. Included in this list is Norma Rose Point School, an innovative elementary school that combines the latest in educational technologies and learning tools. Nearby, University Hill Secondary is consistently ranked among the top public educational institutions in the province. Just a short drive away is York House School and St. George's School, acclaimed private academies for girls and boys, respectively. In addition to a strong focus on education, these schools also offer extensive opportunities for extracurricular engagement, from music to sports to the arts.



CLOCKWISE FROM TOP:  
St. George's School,  
York House School,  
University Hill Secondary,  
and Norma Rose Point School.





# A CAMPUS THAT CELEBRATES BEAUTY AND CULTURE

The UBC campus is home to amenities and activities that encourage a range of passions and pursuits. From parks to performing arts centres, gardens to art galleries, the University of British Columbia is known worldwide for the beauty of its campus and its impressive facilities. Relax in the award-winning UBC Aquatic Centre, then enjoy a tea ceremony and a stroll through Nitobe Memorial Garden. Watch a performance at the Chan Centre for the Performing Arts, or explore the region's natural history at the Beaty Biodiversity Museum. At every turn on this magnificent campus, there's always something new to discover.

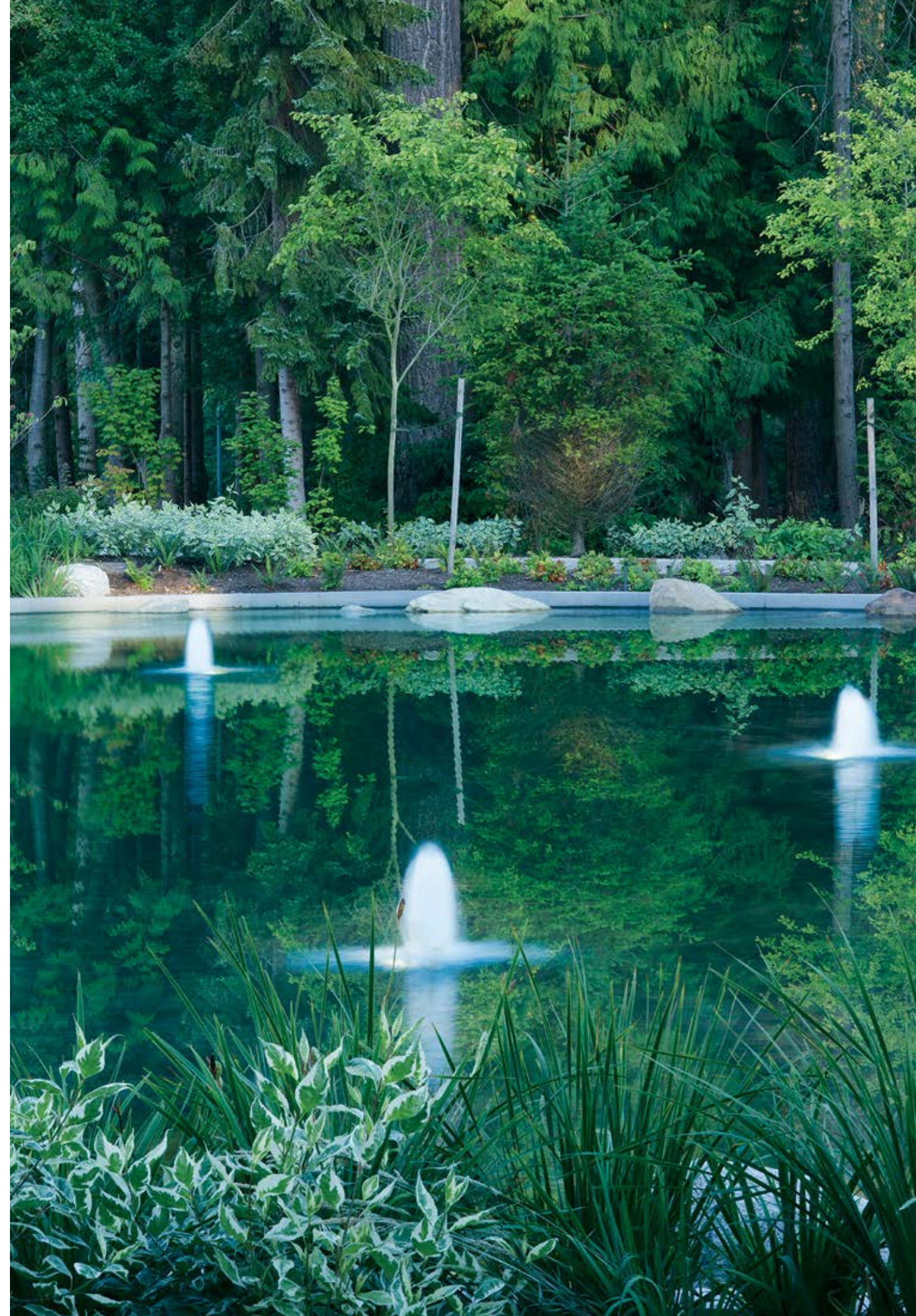
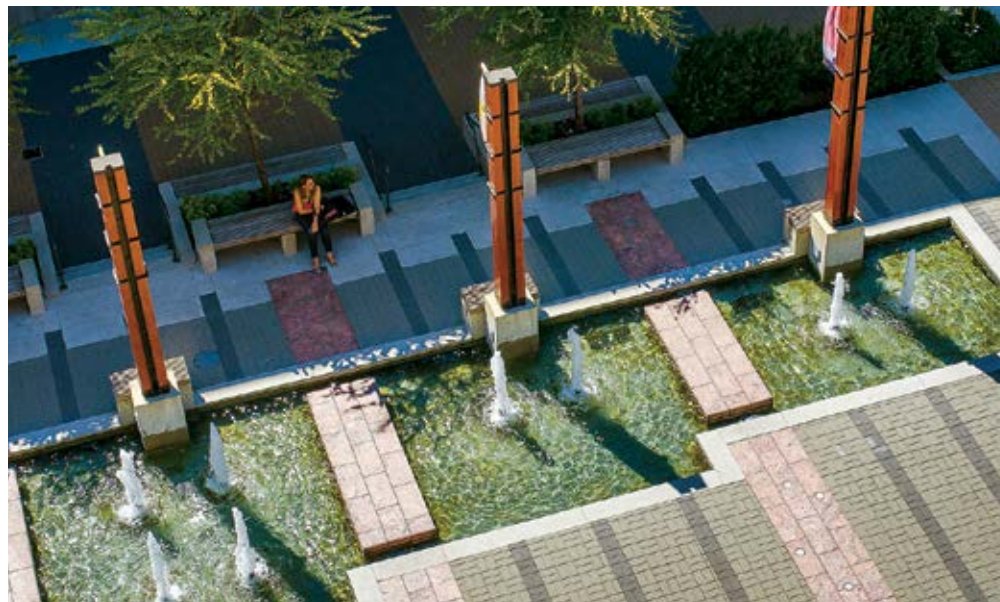
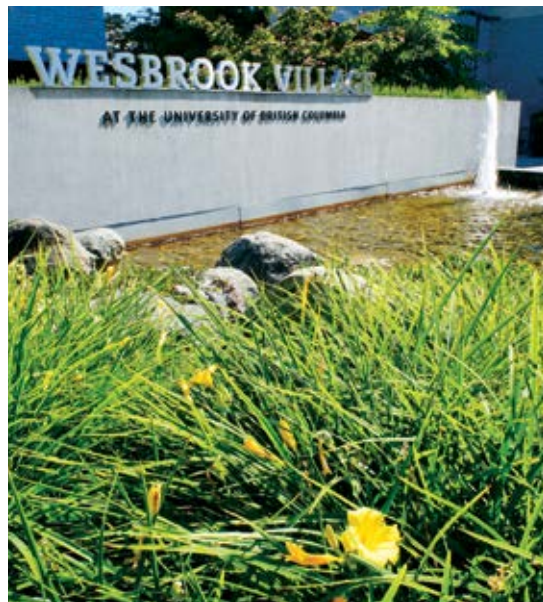


CLOCKWISE FROM TOP LEFT: UBC Sauder School of Business; The new UBC Aquatic Centre opened to acclaim in Winter 2017; Walter C. Koerner Library; The modern Djavod Mowafaghian Centre for Brain Health, one of the architecturally unique new buildings on campus. OPPOSITE PAGE: Nitobe Memorial Garden at UBC is one of the best known traditional Japanese gardens outside Japan.



# WHERE LUSH PARKS ARE PAIRED WITH A WARM COMMUNITY SPIRIT

The Residences at Nobel Park are ideally situated in Wesbrook Village, a thriving and welcoming community that has been carefully planned to provide daily essentials just outside your door. From neighbourhood restaurants to daily grocers, barbershops to medical clinics, everything you need is nearby. Wesbrook is also known for its spectacular public parks and green space – including a lush greenway that lines the southwest edge of The Residences. Magnificent Pacific Spirit Park is just steps away, with more than 750 hectares of old-growth forest and walking trails. And don't forget Nobel Park in your backyard, with a playground, a softball diamond and gardens for everyone in the family.







### SHOPS & SERVICES

- 1 A Perfect 10 Nail Spa
- 2 BC Liquor Store
- 3 Careville Health
- 4 Éliane's Hair & Spa
- 5 Fido
- 6 Hot Box Yoga
- 7 InsureBC
- 8 Kabro Salon
- 9 More Bikes
- 10 Mozart School of Music
- 11 Murchie's Fine Tea
- 12 Roger's Chocolates
- 13 Royal Bank
- 14 Running Room
- 15 Save-On-Foods
- 16 Shoppers Drug Mart
- 17 University Barbershop
- 18 University Village Medical & Dental Clinic
- 19 Wesbrook Eyecare Optometry
- 20 Wesbrook Village Dental Centre

### PARKS & RECREATION

- 21 Brockhouse Park
- 22 Khorana Park
- 23 Smith Park
- 24 Mundell Park
- 25 Nobel Park & Softball Diamond
- 26 UBC Farm Access

### EAT & DRINK

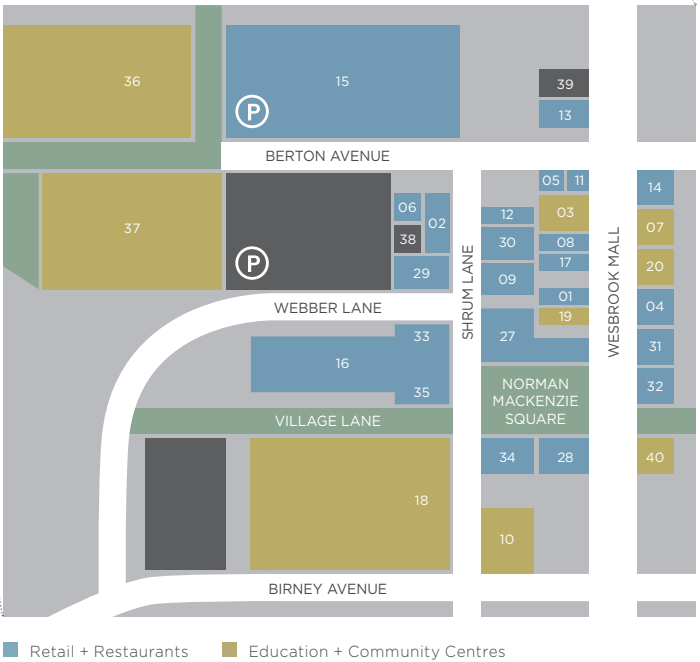
- 27 BierCraft Restaurant
- 28 Blenz Coffee
- 29 Chef Hung Taiwanese Beef Noodle
- 30 Doughgirls Comfort Kitchen & Bakeshop
- 31 Jugo Juice
- 32 Menchie's Frozen Yogurt
- 33 Neptune Chinese Kitchen
- 34 Togo Sushi
- 35 Virtuous Pie

### COMMUNITY

- 36 University Hill Secondary School
- 37 Wesbrook Community Centre

### INFORMATION

- 38 UBC Faculty - Staff Housing & Relocation Service
- 39 University Neighbourhoods Association
- 40 Wesbrook Welcome Centre





# INSPIRED BY NATURE, IN HARMONY WITH NATURE

Designed by award-winning Vancouver firm Franci Architecture, The Residences at Nobel Park are designed to complement their spectacular natural surroundings. Perched next to a treed greenway and beautiful Nobel Park, this residential community includes a concrete tower and a low-rise building, along with a collection of spacious family townhomes. Defined by clean lines, the buildings feature a refined expression of West Coast design, with a tranquil water feature adjacent to the airy lobbies to welcome residents home. The material palette includes concrete, dark metal panelling, glass and brick, accented with wood-grain cladding and colourful details inspired by the wisdom of nature.







ARTIST'S CONCEPT ONLY

## THOUGHTFULLY DESIGNED TO FRAME VERDANT VIEWS

The Residences at Nobel Park are designed to bring the stunning outside in. Expansive windows frame verdant views of the surrounding parks, greenway and beyond. Natural light is drawn inside to highlight the quality of finishes and tasteful detailing, while air conditioning provides soothing comfort. Gourmet kitchens and serene hotel-inspired ensuites pair modern style with functionality. For special celebrations or everyday family events, the homes are designed with comfort and livability in mind, while generous patios and balconies extend gracious living outdoors.





# BUILT RIGHT BY POLYGON

The quality homes of The Residences at Nobel Park are built with care by Polygon Nobel Park Residences Ltd. Now in its third decade of homebuilding in British Columbia, the Polygon family of companies has built more than 27,000 homes throughout the Lower Mainland, from concrete high-rises and wood-frame condominiums to townhomes and single-family communities. During that time, Polygon has earned the trust of thousands of families by committing to quality design, sound construction and exceptional customer service.



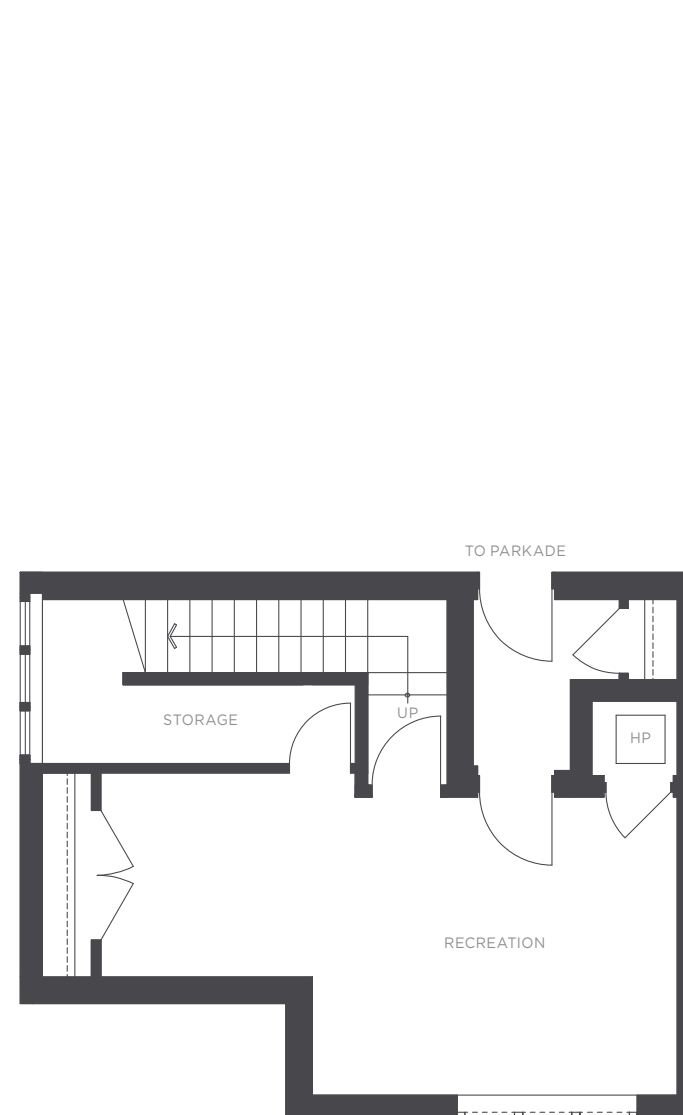
CLOCKWISE FROM TOP: The Laureates, UBC; Academy, UBC; Promontory, UBC; Marguerite House, Vancouver; Sitka, UBC





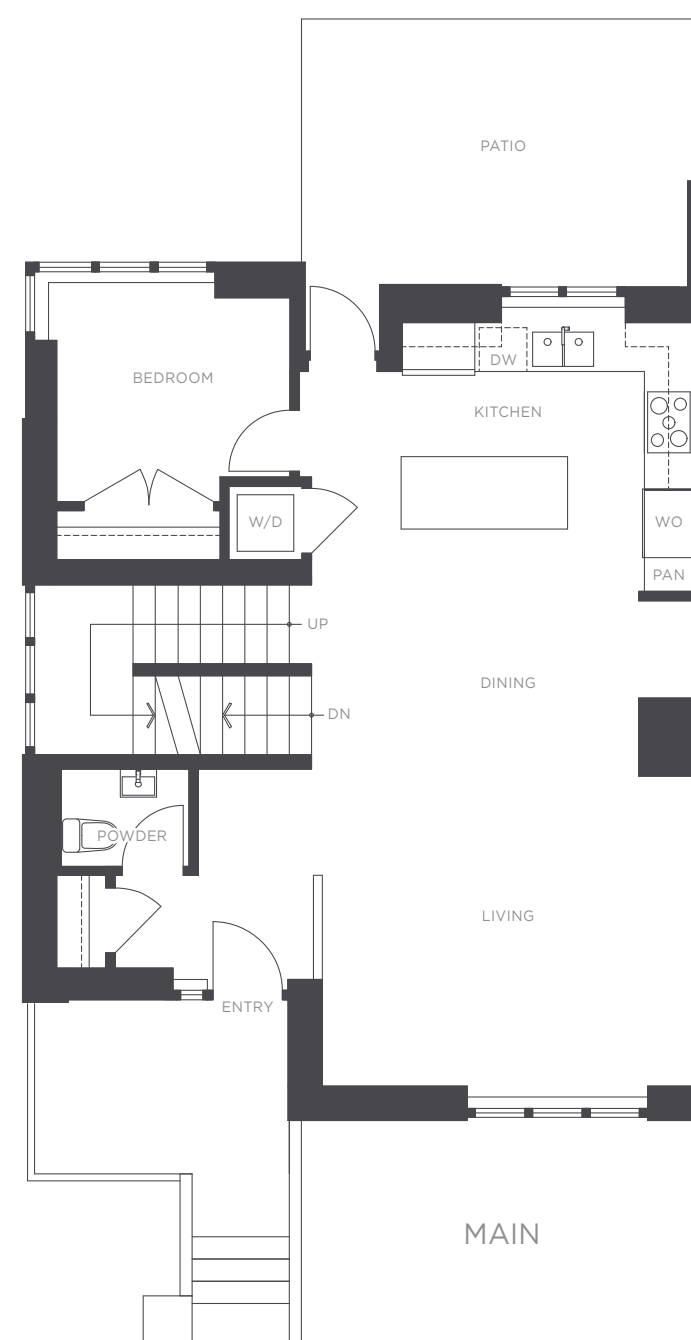
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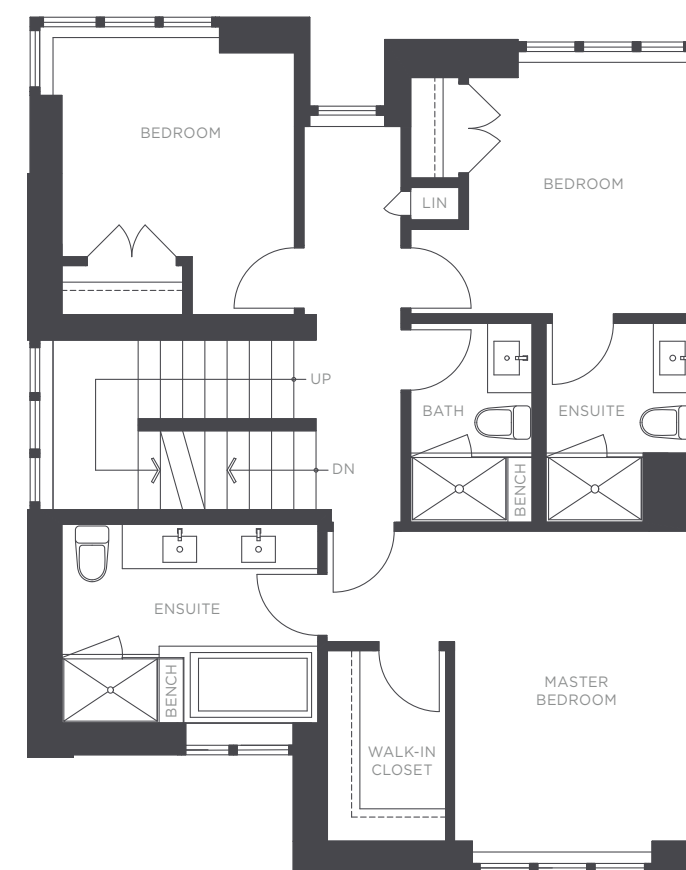


WINDOW FOR HOME #5, 13, 17

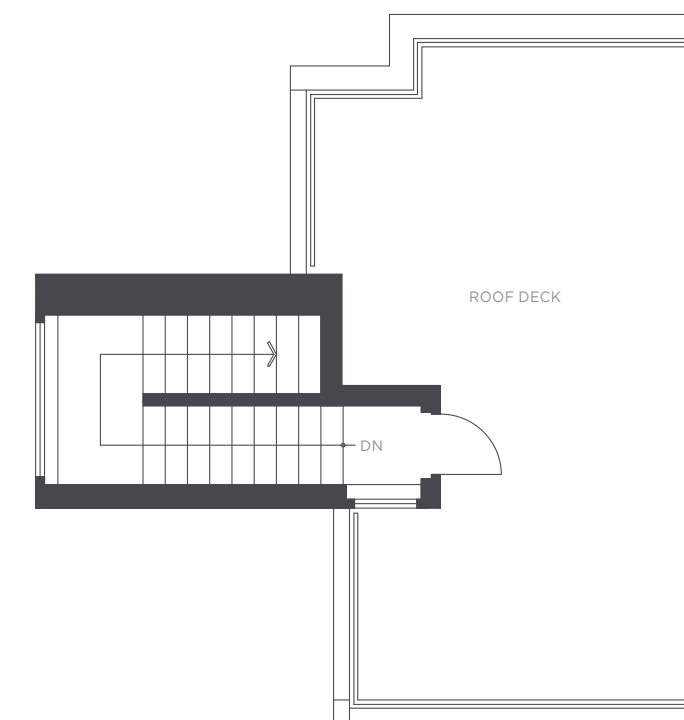
LOWER LEVEL LAYOUT VARIES



MAIN



UPPER



ROOF DECK

Townhome A  
3483 ROSS DRIVE

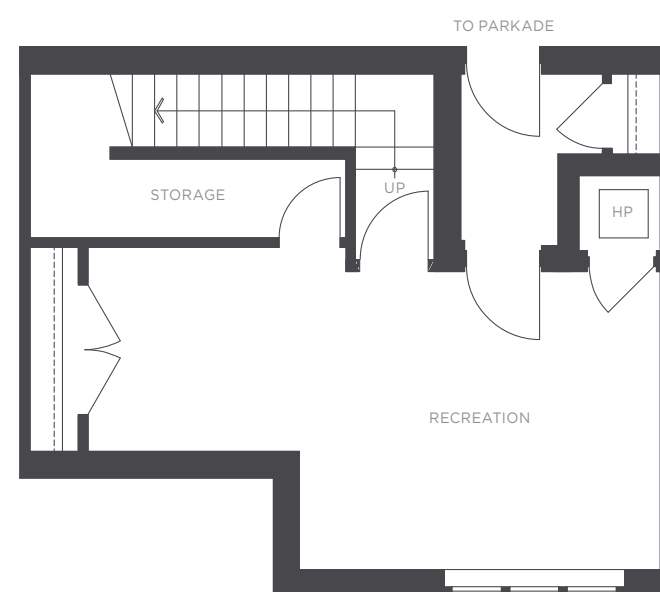
4 BEDROOM  
3.5 BATHROOM  
APPROX. 2,407 - 2,579 SQ. FT.



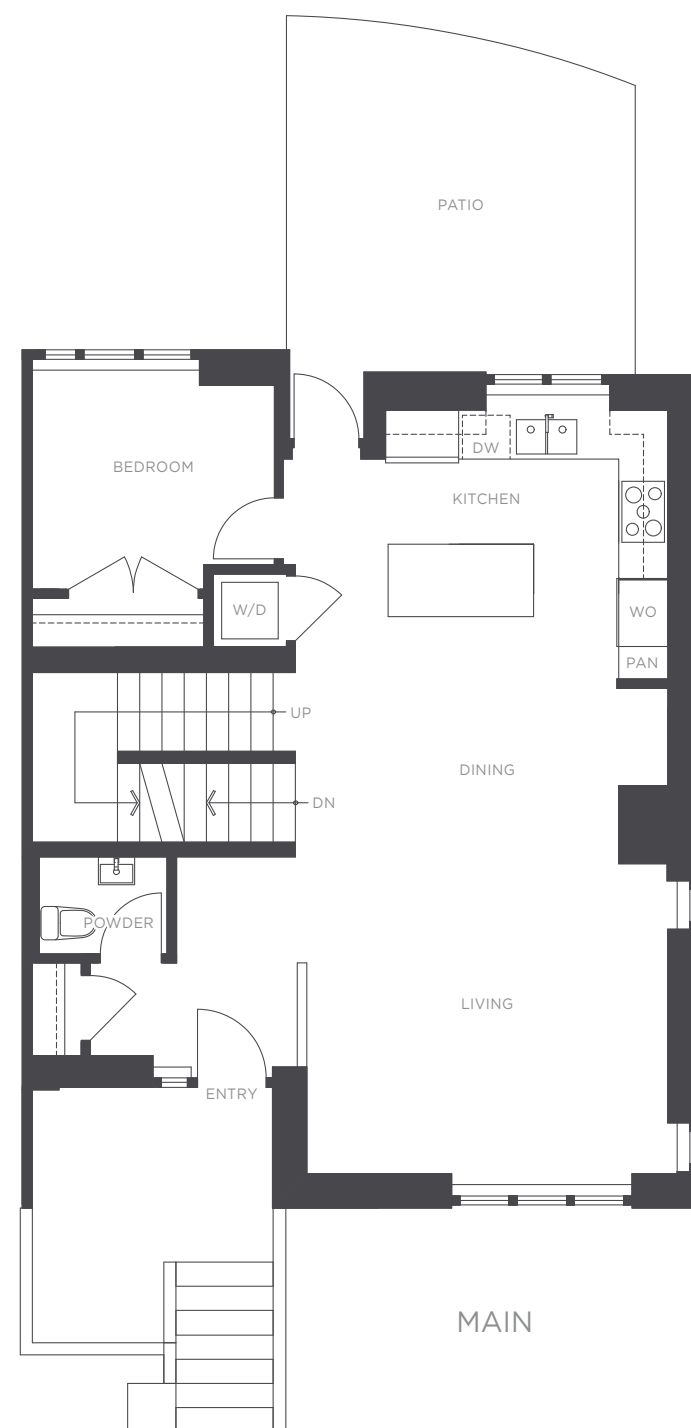


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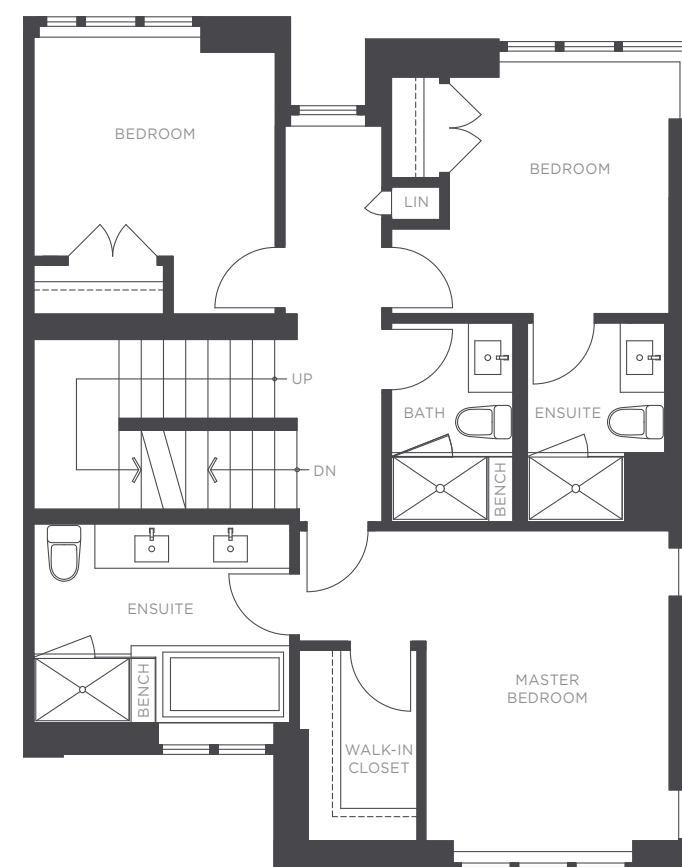
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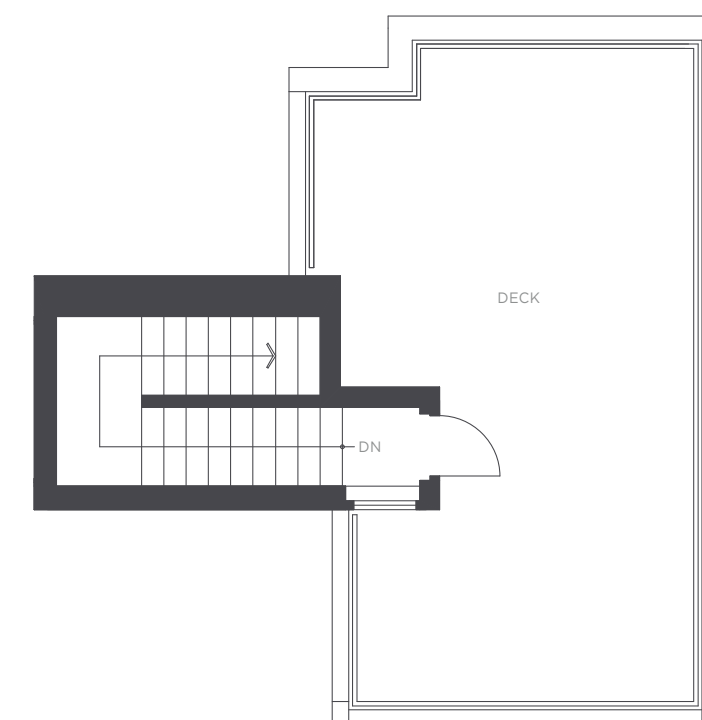
LOWER LEVEL LAYOUT VARIES



MAIN



SECOND



UPPER

## TOWNHOME A1

3483 ROSS DRIVE

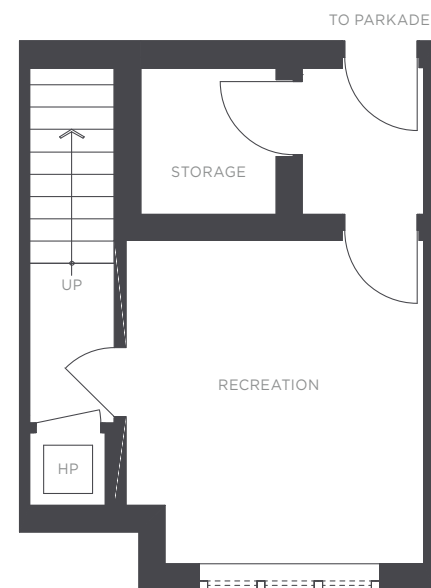
4 BEDROOM  
3.5 BATHROOM  
APPROX. 2,389 – 2,405 SQ. FT.





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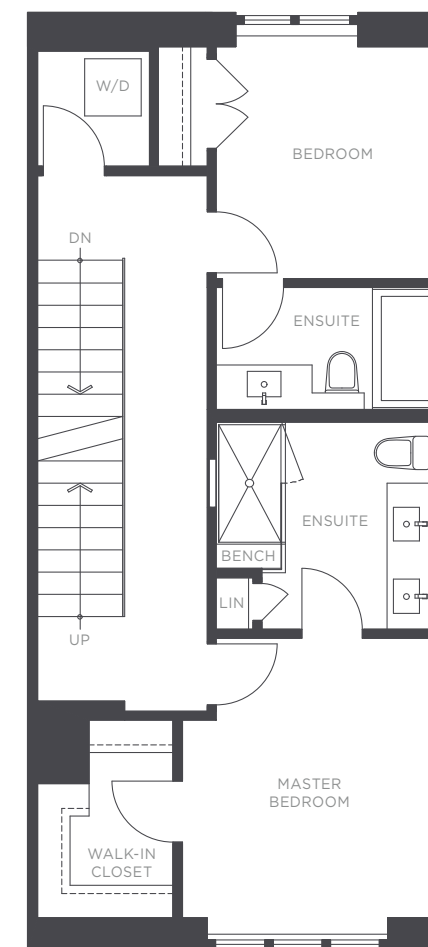


WINDOW FOR HOME #6, 7, 11, 14, 15, 18, 19

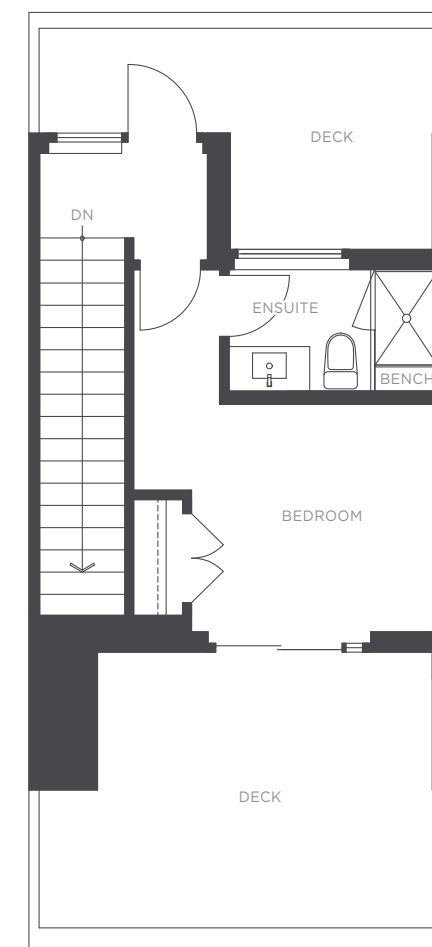
LOWER LEVEL LAYOUT VARIES



MAIN



SECOND



UPPER

Townhome B  
3483 ROSS DRIVE

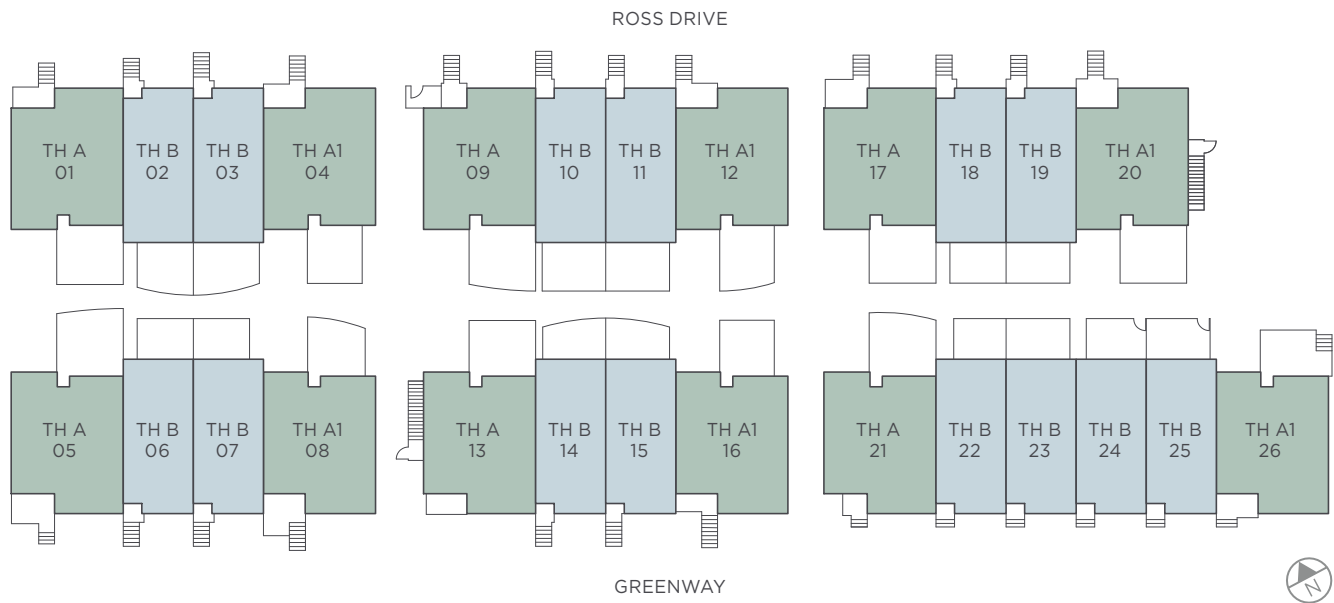
3 BEDROOM  
3.5 BATHROOM  
APPROX. 2,008 - 2,013 SQ. FT.





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— AT NOBEL PARK —



**POLYGON**

POLYGON NOBEL PARK RESIDENCES LTD.