

Story Tools

Sitka adds some height to the 'university city'

The views get better the higher you go in Polygon's latest project

By Felicity Stone, Special To The Sun April 9, 2011



The Sitka display kitchen has full-height cabinets and high-end appliances. 'We worked hard to provide sleek and contemporary looking kitchens,' says Polygon's Ralph Archibald.

Photograph by: Ian Lindsay, PNG, Special To The Sun



SITKA

Project location: UBC

Project size: 81 homes; 36 remaining

Residence size: All 2 bedrooms, 2 baths; 825 sq. ft.-1,070 sq. ft.

Prices: From \$768,000

Developer: Polygon

Architect: IBI/HB Architects

Interior Design: Polygon Interior Design Ltd.

Sales Centre: 5802 Agronomy Road

Hours: Noon-6 p.m., Sat-Thurs

Telephone: 604-221-8693

Email: sitka@polyhomes.com

Web: [www.polyhomes.com/ community/sitka](http://www.polyhomes.com/community/sitka)

Occupancy: Fall 2012

The University of British Columbia's founding architects envisioned the Point Grey campus as a "university city in an idyllic setting." Of course, the idyllic setting was a given, but the "university city" has taken a while to materialize. Now, like neighbouring Metro Vancouver, the bucolic UBC campus is becoming increasingly urban.

The campus residential population is currently 16,500, with 8,000 people living in family housing and 8,500 in student beds. The residential population is projected to be 22,500 -12,500 of that family housing -by 2021, and 40,000 at build-out in 2041. One of UBC's latest residential projects is Sitka, a 14-storey tower with 81 homes being built by Polygon. Although Sitka is Polygon's seventh community at UBC, it is the first since Promontory, a tower built six or seven years ago near Thunderbird Stadium. Sitka is in the heart of the campus, in the east campus neighbourhood, formerly home to fraternity houses that were relocated farther south on Wesbrook Mall. In their place, Polygon constructed a four-storey wood-frame community interwoven with parks and pathways.



"This is a great way to live on the west side of Vancouver," says Ralph Archibald, Polygon's senior vice-president of sales and marketing. "It's the only way to buy anything new west of Burrard in terms of highrise." Because Sitka will be the tallest building in the neighbourhood, homes above the fifth and sixth floor will have views of the mountains and Burrard Inlet. Starting at the eighth and ninth floor, the Strait of Georgia will be visible. Those views, and the light, will be captured by floor-to-ceiling windows -ceilings are eight-and-a-half-feet high. IBI/HB Architects' clever deck design, placed alternately along the side of the building with decks directly above jutting out, not only adds interest to the exterior, but means every deck is both partly covered and partly open. Ground-floor homes have patios, and most enjoy individual access from the sidewalk.

The exterior of the contemporary steel-and-glass tower will feature granite cladding on the lower levels and a soaring cantilevered roof with cedar soffits at the top. Sitka's small footprint emphasizes greenery and landscaping, with a bridged walkway over a water feature and a secluded courtyard. To the south, protected green space with old growth trees provides privacy and tranquillity.

Inside, there are just six residences per floor, each with two bedrooms and two baths.

Floors are hardwood in the main living areas with wool carpet in bedrooms and heated marble in the master ensuites. Marble also surrounds the soaker tubs, covers the walls of the walk-in showers and forms the vanity countertops. The custom vanity and matching wood-framed oversized mirror stretches from wall to wall, with its "floating" design emphasized by undermount lighting. The hotelstyle heated towel bar is a new feature from Polygon.

"For us, this is an upscale offering," Archibald says. "We worked hard to provide sleek and contemporary looking kitchens." The real-wood cabinetry is either quarter teak or charcoal rift-cut white oak, depending on whether buyers opt for the Daybreak or Shadow colour palette. (Most are leaning to the lighter Daybreak side.) Integrated Bosch and Liebherr appliances, undermount sinks and Caesarstone countertops with a waterfall edge are clean-lined and elegant. Most homes have full-height pantries and all include handy dual rollout recycling bins. A custom-designed wine rack beside the eating bar and optional TV built into the cabinets make these kitchens ideal spots in which to hang out alone or with friends.

Many Sitka buyers are downsizing from westside homes, with a few downsizing from single-family homes in Richmond, says Archibald. A "fair



percentage" are moving up from smaller, older apartments. A smaller component are parents buying an apartment for their offspring to live in while attending university, with a view to moving in themselves at a later date

"The real draw here is living on a university campus," Archibald says. "One of the big draws is schools. University Hill elementary and University Hill secondary consistently rank in the very top of the Fraser Institute's ranking for public schools, so they are very much sought after."

Sitka's central campus location is also attractive. Classes and transit are within an easy walk. UBC Village, with a convenience store, restaurants, coffee shops, bank, and a Staples, is nearby. The new UBC medical building is right across Wesbrook Mall, as is a new pharmacy building. To the south, Wesbrook Village offers a Save-On-Foods, plus additional shops and services. For added convenience, Sitka will have a resident manager on hand to help with daily details.

Construction is already underway, with first occupancy scheduled for late summer 2012. Since sales launched just over a month ago, 45 homes have sold, but every floor plan is still available with a good selection of both view homes and smaller ones left, as well as two of the four homes on the penthouse level.

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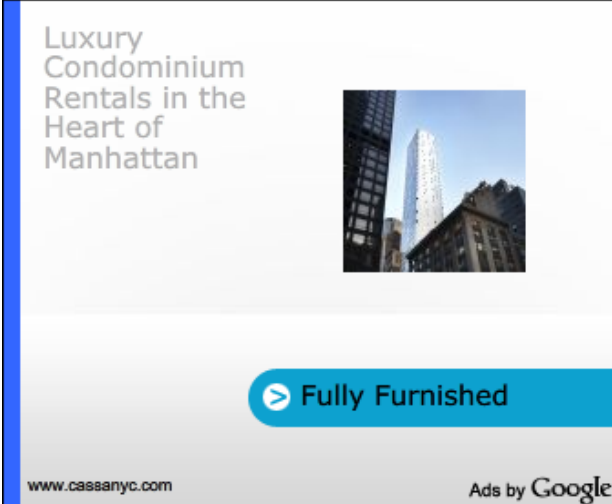
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GRAND OPENING at the Luxury UBC Sitka Apartments – Boutique Westside Vancouver Condos for Sale at Sitka by Polygon – Spacious 1 & 2 Bed Floorplans PLUS Penthouses

UBC Sitka Vancouver Condos by Polygon

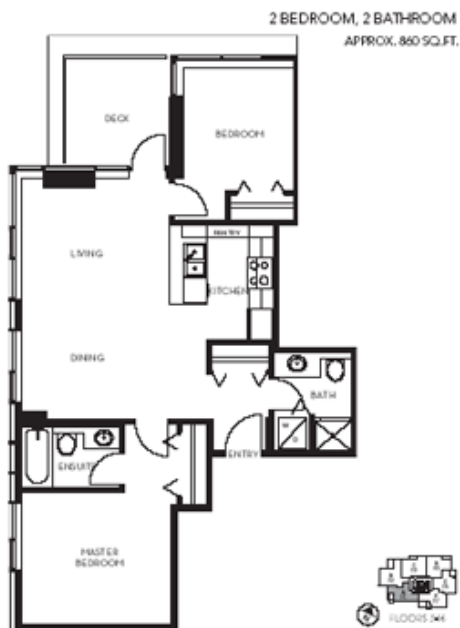
A new Westside Vancouver UBC real estate development is taking form here at the University of British Columbia. This landmark condominium building features 1 and 2 bedroom suites as well as spacious penthouse units by Polygon master builders. The west side Vancouver Sitka Condos at UBC will offer high-rise residences in the most sought after university campus where property prices have risen considerably in recent years. Situated in the heart of UBC Vancouver, Sitka by Polygon is within walking distance to classes for students, university buildings for educators and a great family oriented neighbourhood that is becoming the choice for growing families. In addition, the surrounding areas present numerous recreational opportunities that include hiking, walking and biking trails around the Endowment Lands and Pacific Spirit National Park. The UBC Sitka Vancouver condos for sale are also close to the new amenities and services on campus for the ultimate urban lifestyle. Polygon will soon launch a wide array of one and two bedroom Sitka Vancouver condos for sale that will showcase contemporary West Coast architecture and dramatic exterior/interior detailing. On the exterior point of view, the presale UBC Sitka Vancouver condo building will have natural wood accents coupled with granite stone work in addition to cantilevered canopies that





create great curb appeal. From the interiors point of view, the Polygon Sitka UBC condos for sale will feature bright and open concept condominium floor plans, great layouts, marble bathrooms/ensuites and gourmet kitchens. The chef inspired spaces will feature custom cabinets and caesarstone countertops in addition to high end integrated appliances. Also, the presale UBC Sitka Condos by Polygon will feature large outdoor patios and balconies and many of the Westside Vancouver homes will have views of the North Shore mountains to the north as well as Georgia Strait. For more information about the new Sitka Vancouver Condos by Polygon Sitka Homes Ltd, please visit www.polyhomes.com or call 604.221.8693.

Polygon's Sitka opens Saturday February 5th!



The builder reserves the right to make modifications and changes should they be necessary. The condominiums at Sitka are built by Polygon Sitka Homes Ltd.



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After much anticipation, we are pleased to announce that the Vancouver Sitka Condos, Polygon's exclusive concrete high-rise at the University of British Columbia, will soon be opening. I'm excited to invite you to our grand opening on Saturday, February 5th at noon sharp! Located in one of the most desired neighbourhoods in Vancouver Sitka UBC condos for sale showcase West Coast contemporary architecture with a luxury collection of two bedroom Vancouver Westside apartment residences featuring bright open layouts and sophisticated finishings. Experience a grand lifestyle just steps to top education opportunities, convenient shopping and a host of recreation amenities – West Side Vancouver real estate living at its finest! Due to the great amount of advance interest in the UBC Sitka Vancouver condos for sale, we encourage you to arrive early for the best



selection. Our Vancouver Sitka sales office is located at 5802 Agronomy Road and will be open from noon to 5pm commencing February 5th.

One & Two Bedroom Sitka Vancouver Condominium Floor Plans

The Sitka UBC condos feature one bed and one bath spacious floor plans that includes Layout H which is 797 square feet and features double vanities in the bathroom, in suite laundry and very large walk-in closet. The living space is also separate from the dining area and there is a small deck. Layout J is a 1 bed and 1 bath Sitka UBC condo floorplan that is slightly smaller at 636 square feet and is more rectangular with a single vanity, smaller walk in closet and open style kitchen near the front entry. Layout A is the first 2 bed and 2 bath unit Sitka Vancouver condo floorplan that is 860 square feet with the bedrooms on opposite sides of the floor plan. There are lots of windows too. Layout B is 1045 sf with a very large ensuite bathroom with soaker tub and separate shower and double vanities. Layout C at the presales Vancouver Sitka condos is 1015 sf with back-to-back bedrooms and side-by-side baths. Vancouver Sitka floorplan D is 1001 sqft while Layout E is 810 sf, featuring one of the smaller two bedroom homes. Floor Plan F at the Sitka Vancouver condos is 852 sq ft and again faeatures large living/dining areas, open style layouts and separate bedrooms on opposite sides of the suite for added privacy.

The UBC Vancouver Sitka Penthouse Floorplans

PH1 is a two bed and two bath Sitka floorplan that features 1083 sqft. The master suite is down on one end of the home with ensuite bathroom that includes two vanities, separate shower from soaker tub and a toilet niche. In addition, the second bedroom is very spacious and there is a second bath, washer/dryer laundry closet and an open style living/dining/kitchen area that open onto a large roof terrace deck. PH2 is another Sitka Vancouver penthouse floorplan that is 1087 square footage with large roof terrace as well. PH3 is 1077 sf and PH5 is approximately 1059 square ft. All of the penthouses are located on Floor 17 and features only 4 homes. The builder reserves the right to make modifications and changes should they be necessary. The quality homes at Sitka UBC Vancouver real estate market are built by Polygon Sitka Homes Ltd.

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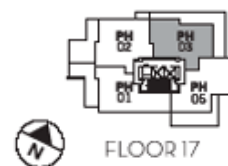
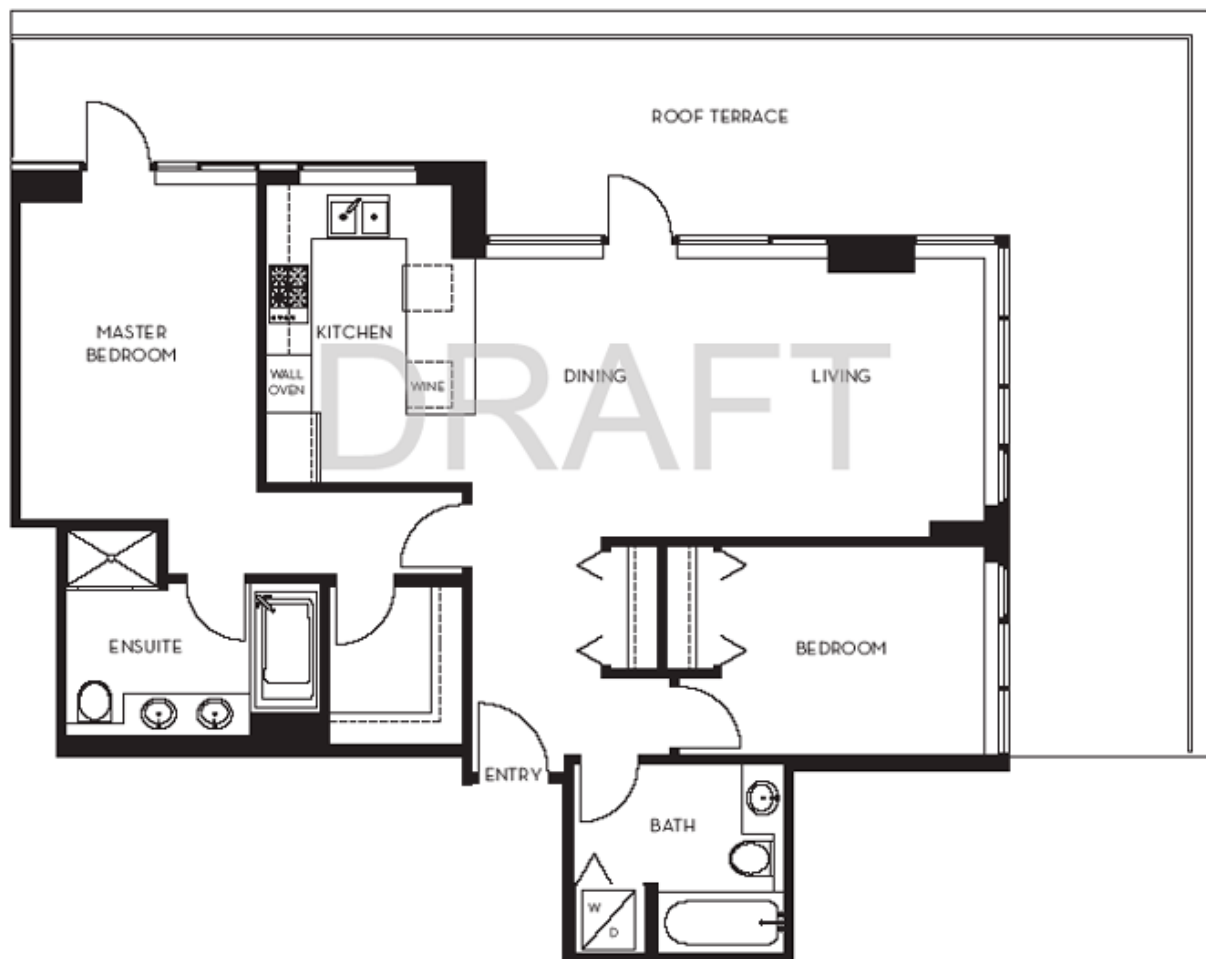
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This is currently not an offering for sale. Any such offering can only be made with a disclosure statement. E. & O. E.

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Vancouver, BC
Open 12 - 5pm (except
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Tel.: 604.221.8693

Polygon Sitka Homes Ltd.

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A new landmark is rising at the University of British Columbia on Vancouver's West Side...discover Sitka, Polygon's newest collection of high-rise apartment residences.

Situated at the heart of a vibrant university campus, close at hand are top education opportunities, an array of hiking and biking trails, convenient new shopping and quick access to everything you need for the ultimate Vancouver lifestyle.

This limited collection of luxury two bedroom apartment residences showcases contemporary West Coast architecture with dramatic details including cantilevered canopies, granite stonework and natural wood accents. Inside contemporary interiors feature bright open-plan layouts, marble bathrooms and gourmet kitchens with caesarstone counters, custom cabinetry and superior integrated appliances. Large private decks invite outdoor entertaining, and many homes offer views of Georgia Straight and the North Shore mountains.



Lana Tse, Sales Manager
sitka@polyhomes.com
Email me for more information.

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SITKA

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FEATURES

- Contemporary West Coast architecture designed by award-winning IBI/HB Architects showcasing distinctive granite stonework, sleek expanses of glass and a dramatic cantilevered roof with wooden soffits.
- Entertain in style in the gourmet kitchens with custom wood cabinetry, marble mosaic backsplash, smooth caesarstone countertops and high quality integrated appliances including gas range.
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- Premium hardwood flooring throughout living spaces and luxurious 100% wool carpeting in bedrooms provide both beauty and warmth under your feet.
- Generous decks provide the ideal spot for outdoor living with many homes enjoying views of the North Shore Mountains and Georgia Strait.

SAMPLE PLANS
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Enjoy the opportunity of being near the most prestigious educational institutions in the province. The internationally acclaimed University of British Columbia and its campus of amenities are steps away. As well, a number of highly regarded schools are just minutes away, including University Hill Elementary and Secondary, St. Georges School and West Point Grey Academy - institutions that are consistently ranked as the top schools in all of British Columbia.

UBC is also connected to a world city, just minutes from downtown Vancouver, residents of this neighbourhood are within easy reach of a wealth of restaurants, shopping and nightlife.

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