



WEST WIND



at lelèh

INTRODUCING WEST WIND BY POLYGON
A COLLECTION OF CONCRETE APARTMENT RESIDENCES
STEPS FROM THE UNIVERSITY OF BRITISH COLUMBIA

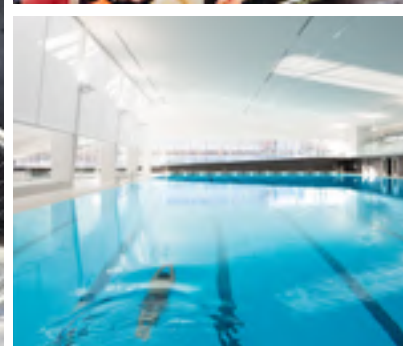
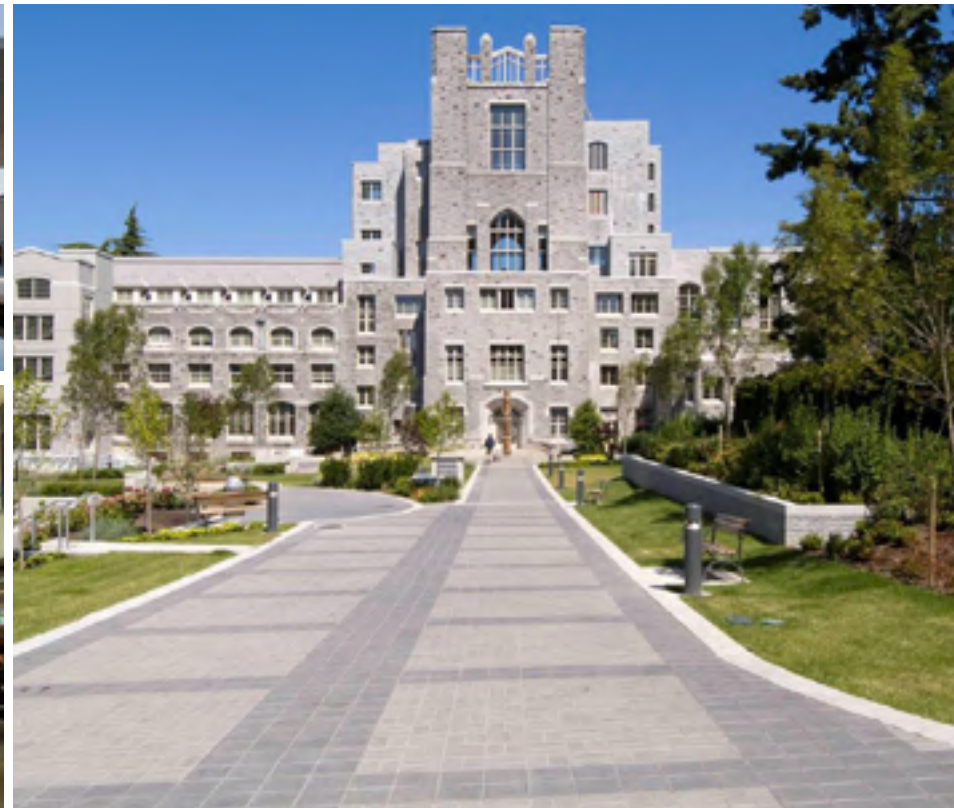
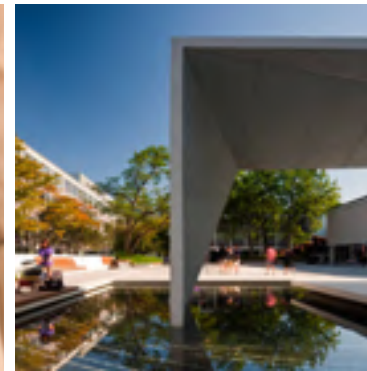


A STORIED SETTING WITH CAPTIVATING VIEWS

This is a place shaped by nature. Where ancient towering trees reach towards the sky, and emerald forests extend as far as the eye can see. Where waves lap rhythmically upon the shore. Where nature grows more majestic with each passing year. Where a cleansing breeze breathes fresh life into every moment of every day. This is West Wind. And this is home.



A PANORAMIC VIEW TO THE NORTH SHORE MOUNTAINS AND VANCOUVER DOWNTOWN FROM THE TOP FLOOR AT WEST WIND



AN ATMOSPHERE OF LIFELONG LEARNING

From its location on the UBC Vancouver campus, West Wind is nestled in an environment brimming with exceptional educational opportunities. UBC is one of the most respected public universities in the world; its campus is home to facilities and spaces that support groundbreaking research and engaging opportunities to expand the mind.

ENDLESS PLACES TO EXPLORE

lelām (see inset map)

lelām means home. Here, each element is infused with a spirit of togetherness, crafting a community of consciousness and genuine connection to nature and people.

- | | |
|--------------------|--------------------------|
| 1 ADVENTURE PARK | 7 PHARMACY |
| 2 COFFEE ROASTERS | 8 SPIRIT PLAZA |
| 3 COMMUNITY CENTRE | 9 SPIRIT WATER PARK |
| 4 COMMUNITY PARK | 10 THE WETLANDS |
| 5 DAYCARE | 11 URBAN FARE GROCERS |
| 6 LINEAR PARK | 12 CEDAR WALK BY POLYGON |

UNIVERSITY VILLAGE + BOULEVARD

Whatever you're craving, you'll find it on UBC's Vancouver campus, with dozens of restaurants and coffee shops to fuel you.

- | | |
|---------------------------|-------------------------|
| • BOOSTER JUICE | • RYUU JAPANESE KITCHEN |
| • BROWNS CRAFTHOUSE UBC | • STARBUCKS |
| • DOWNLOW CHICKEN | • TACOMIO UBC |
| • JAMJAR CANTEEN | • THE BOULEVARD COFFEE |
| • JJ BEAN COFFEE ROASTERS | • UNCLE FATIH'S PIZZA |
| • NORI BENTO & UDON | • VERA'S BURGER SHACK |
| • RAIN OR SHINE ICE CREAM | • AND SO MUCH MORE... |

UBC + YOUR NEIGHBOURHOOD

You'll run out of time before you run out of things to see.

- | | |
|--|------------------------------|
| 13 BEATY BIODIVERSITY MUSEUM | 21 UBC BOOKSTORE |
| 14 CHAN CENTRE FOR THE PERFORMING ARTS | 22 UBC GOLF COURSE |
| 15 MUSEUM OF ANTHROPOLOGY | 23 UBC HOSPITAL |
| 16 NITOBE MEMORIAL GARDEN | 24 UBC ROSE GARDEN |
| 17 REGENT COLLEGE | 25 UBC TENNIS CENTRE |
| 18 THUNDERBIRD STADIUM | 26 UBC VARSITY FIELDS |
| 19 UBC AQUATIC CENTRE | 27 WALTER C. KOERNER LIBRARY |
| 20 UBC BOTANICAL GARDEN | |

 PREVIOUS POLYGON COMMUNITIES

 AT YOUR DOOR: OVER 75 KILOMETRES OF MULTI-USE TRAILS THROUGHOUT PACIFIC SPIRIT REGIONAL PARK





WEST POINT GREY ACADEMY



YORK HOUSE SCHOOL



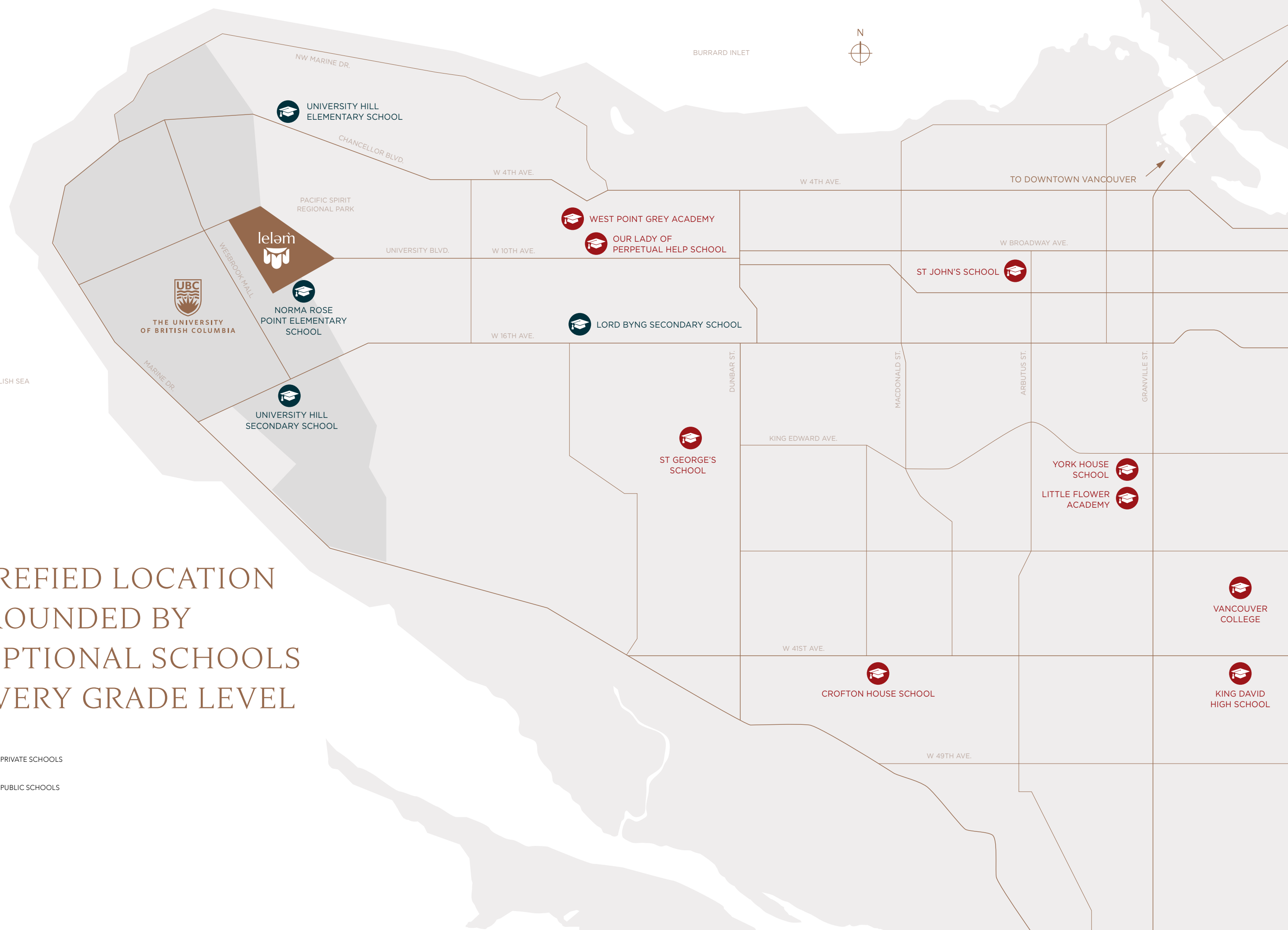
ST. GEORGE'S SCHOOL



NORMA ROSE POINT ELEMENTARY SCHOOL

AN ENVIRONMENT OF ACADEMIC EXCELLENCE

Vancouver's West Side offers access to outstanding learning opportunities and schools for students of all ages, from preschool to postgraduate. Highly regarded schools such as Norma Rose Point Elementary and University Hill Secondary are close by, and other acclaimed public and private educational institutions are just a short drive away. Living at UBC's doorstep also enables access to outstanding learning opportunities via day camps, museums, galleries and installations led by some of the most innovative educators and researchers in the world.



A RAREFIED LOCATION
SURROUNDED BY
EXCEPTIONAL SCHOOLS
OF EVERY GRADE LEVEL

-  PRIVATE SCHOOLS
-  PUBLIC SCHOOLS

INTERIORS DESIGNED TO
ELEVATE EVERYDAY LIVING





Furniture not included.





ARCHITECTURE THAT COMPLEMENTS THE BREATHTAKING SURROUNDINGS

West Wind is designed to highlight the stunning natural environment.

With architecture by Rositch Hemphill Architects, the 18-storey concrete collection features clean lines, contemporary facades, and art panels designed by local Musqueam artist Gracielene Ulu. Inside the homes, spacious windows frame invigorating views of towering evergreens, Burrard Inlet, downtown Vancouver and beyond.





A PLACE TO WELCOME FAMILY AND FRIENDS

West Wind's refined contemporary aesthetic continues inside the residences and common areas, with tasteful finishes that create a canvas to express your unique sense of style. High-quality finishes and thoughtful details are evident throughout the community. Carefully planned amenities and services add comfort and convenience to every day, including a building concierge, residents' lounges, a secure electronic parcel storage centre and more.





FLOORPLANS & FEATURES



FEATURES - CONCRETE APARTMENTS

NATURE-INSPIRED SOPHISTICATION

- Designed by Rositch Hemphill Architects, West Wind is a residential community at Ieləḡ that includes a concrete tower and a collection of spacious family townhomes. Ieləḡ is a 21.44-acre master-planned community by Musqueam Capital Corporation that features extensive and well-appointed lifestyle amenities.
- Steps from beautiful Pacific Spirit Park, University Golf Club, walking trails, a retail plaza, community and daycare centres and more, offering an unparalleled blend of nature, culture and contemporary convenience
- Live in a milieu of higher learning, steps from the University of British Columbia's Vancouver campus
- Enjoy easy access to a beautiful greenway network and multitude of exceptional amenities at UBC, including the Chan Centre for the Performing Arts, the new UBC Aquatic Centre, the Museum of Anthropology, the Beaty Biodiversity Museum and more
- Lush landscaping and a natural rain garden create an impressive and inviting entry
- Community exteriors feature art panels designed by local Musqueam artist Gracieline Ulu
- Step into the over-height hotel-inspired lobby featuring natural wood and stone elements

MODERN INTERIORS

- Come home to a distinguished suite entry featuring a contemporary wood veneer door with polished chrome hardware and a custom entry plaque
- Most homes feature over-height ceilings up to 8'10" in main living areas
- Walk in comfort on wood-style laminate flooring throughout main living spaces and soft wool carpeting in bedrooms
- Choose from two professionally selected designer colour schemes to coordinate with your furnishings and décor: Earth and Sky
- Keep comfortably cool in the warmer months with in-suite cooling through an efficient heat-pump system
- Sleek recessed lighting beautifully illuminates the kitchen and entry area
- Expansive, low-E glazed windows improve energy efficiency while providing light-filled interiors and views of the surrounding parks, Burrard Inlet, downtown Vancouver, North Shore Mountains and beyond

GOURMET KITCHENS

- Smart, contemporary kitchens inspire culinary adventures and gourmet gatherings
- Custom rich matte white or grey cabinetry with polished chrome pulls provides elegant storage
- Sleek engineered stone countertops are complemented by a full-height marble tile backsplash
- Enjoy stylish, superior-quality stainless steel brand-name appliances:
 - 24" gas cooktop
 - 24" electric wall oven
 - Counter-depth 24" refrigerator with integrated cabinet panel
 - 24" dishwasher fully integrated into the beautiful cabinetry
- Intelligent details throughout include soft-closing cabinetry and drawers, a USB electrical outlet and a recycling station
- Food preparation and clean-up are a breeze with a square-profile 18" stainless steel undermount sink and European-style single-lever faucet in polished chrome, with a pull-out spray handle
- Two bedroom homes feature double sinks, 24" dishwashers, 30" refrigerators, 30" gas cooktops and 30" wall ovens.

THOUGHTFUL CONVENIENCES

- Roller shades on all windows and increased opacity shades on bedroom windows provide additional privacy
- All homes are wired for modern technology with various connections for high-speed cable and ADSL
- In-suite stacking washer and dryer make laundry effortlessly convenient
- Socialize with friends in one of two residents' lounges
- Enjoy tranquil reading in the study room
- EV-ready parking stalls included throughout the building for connection to vehicle chargers
- Automatic lockers for efficient parcel deliveries
- A dog wash station and bike repair workshop conveniently located in the parkade
- A concierge stationed in the lobby takes care of the details

SPA-INSPIRED ENSUITES

- Step into an oasis in the master ensuite bathroom, beautifully designed with imported porcelain floor tiles and floating-style cabinets
- Pamper yourself with a European-style frameless shower, featuring a ceiling rain shower head, handheld shower wand and integrated bench seating
- Custom details include a modern vanity with accent lighting, square undermount washbasins and imported engineered stone countertops
- A convenient cabinet behind a mirror keeps your favourite fragrance and skin care products within easy reach
- Polished chrome single-lever faucets add a designer touch
- Conserve water with sleek-profile, dual-flush water closets

PEACE OF MIND

- Proximity readers at West Wind's main entry points, parkades, lobbies and other key locations provide access through convenient cellphone-enabled Bluetooth technology
- Tower elevators restrict floor access to residents only
- A security system is included in all ground-level cityhomes
- Digital recording cameras in parkade and lobbies
- Underground parkade equipped with emergency alert buttons
- Each suite entry includes a door viewer and heavy-duty integral locking system with a reinforced doorframe
- Hard-wired smoke detectors and monitored fire sprinklers in all homes and common areas
- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural defects (10 years)
- Superior steel reinforced concrete construction provides the tower with outstanding durability for our West Coast climate
- Dedicated after-sales service by Polygon's renowned Customer Service team

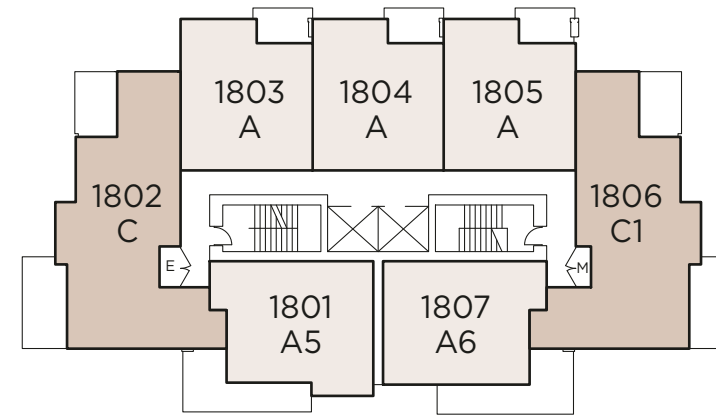


BUILDING PLAN

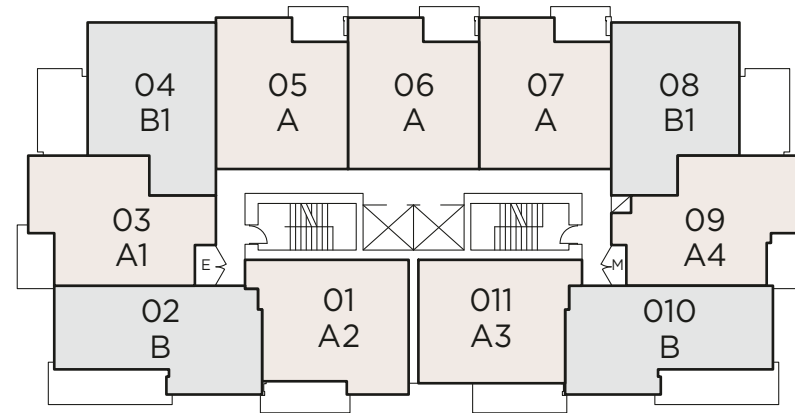
A A SERIES
1 BEDROOM
Approx. 540-592 Sq.Ft.

B B SERIES
1 BEDROOM
CORNER HOMES
Approx. 565-582 Sq.Ft.

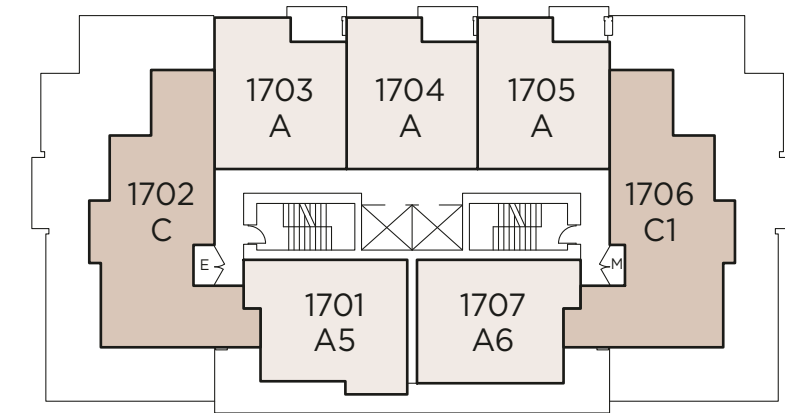
C C SERIES
2 BEDROOM
Approx. 864-869 Sq.Ft.



LEVEL 18



LEVEL 3 TO 16



LEVEL 17

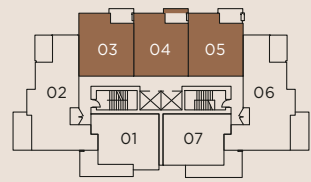




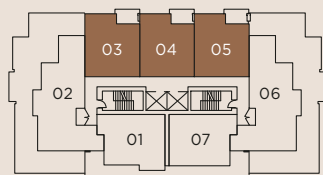
PLAN A

1 BEDROOM, 1 BATHROOM

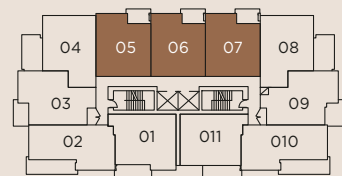
APPROX. 540 SQ.FT.



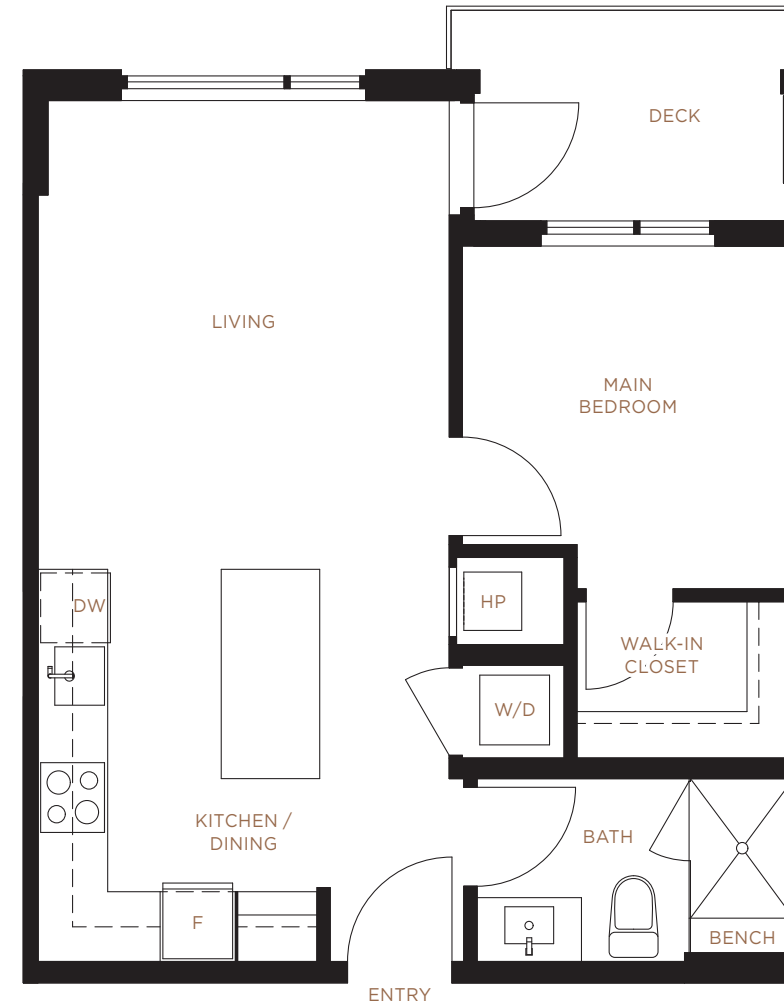
LEVEL 18



LEVEL 17



LEVEL 3 TO 16



ENTRY

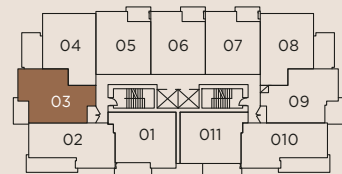
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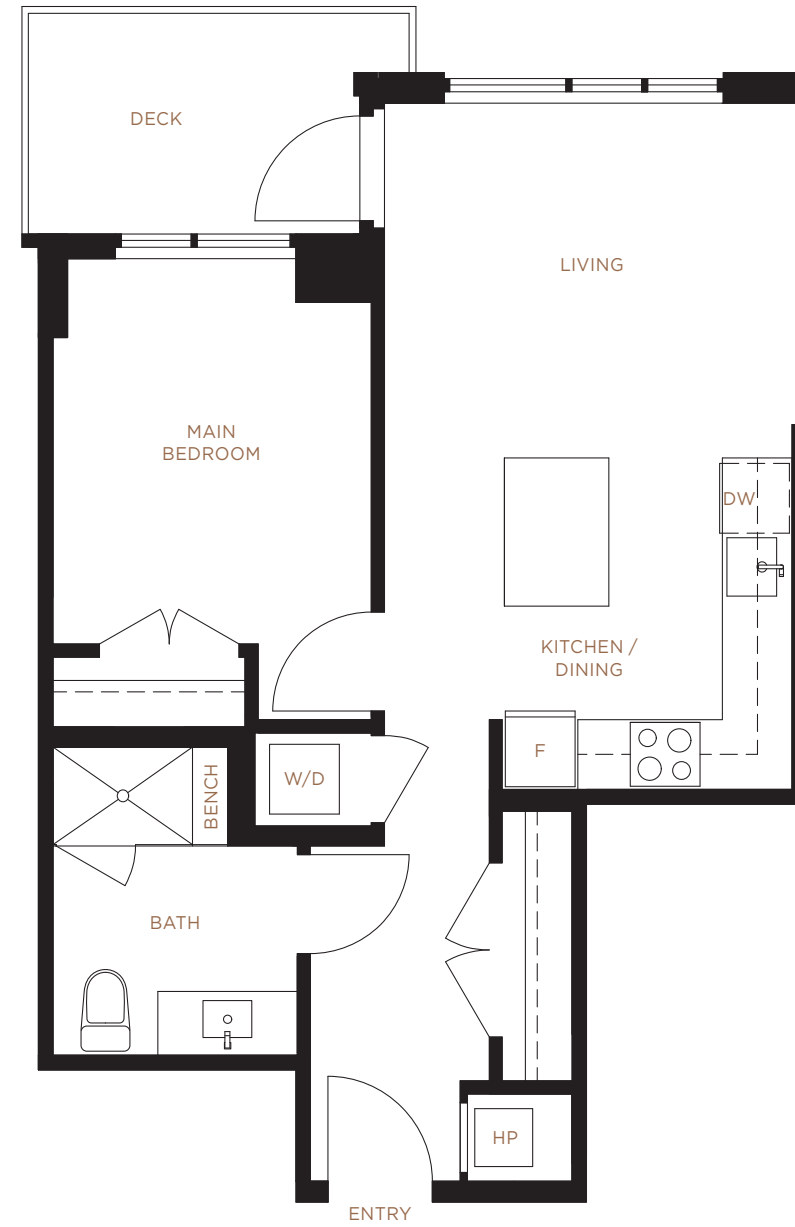
PLAN A1

1 BEDROOM, 1 BATHROOM

APPROX. 570 SQ.FT.



LEVEL 3 TO 16



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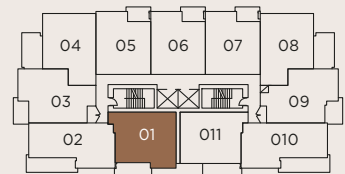




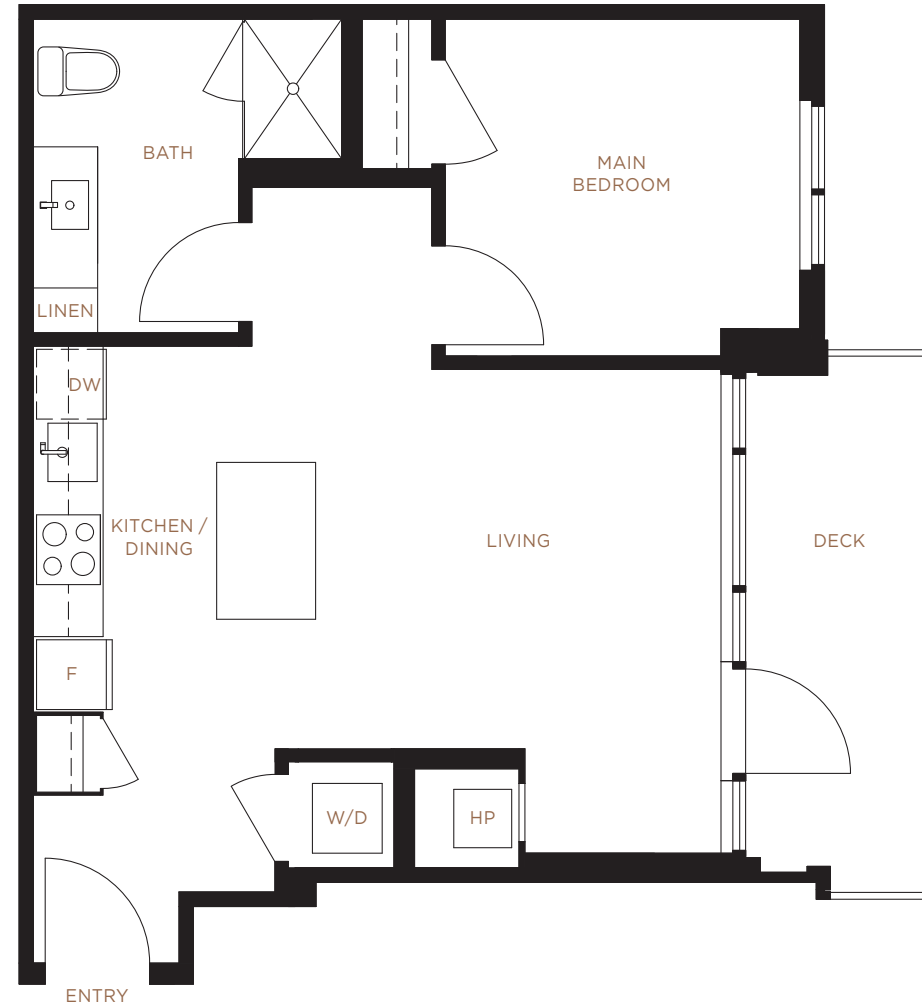
PLAN A2

1 BEDROOM, 1 BATHROOM

APPROX. 583 SQ.FT.



LEVEL 3 TO 16



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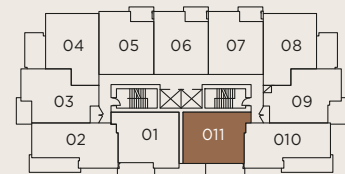




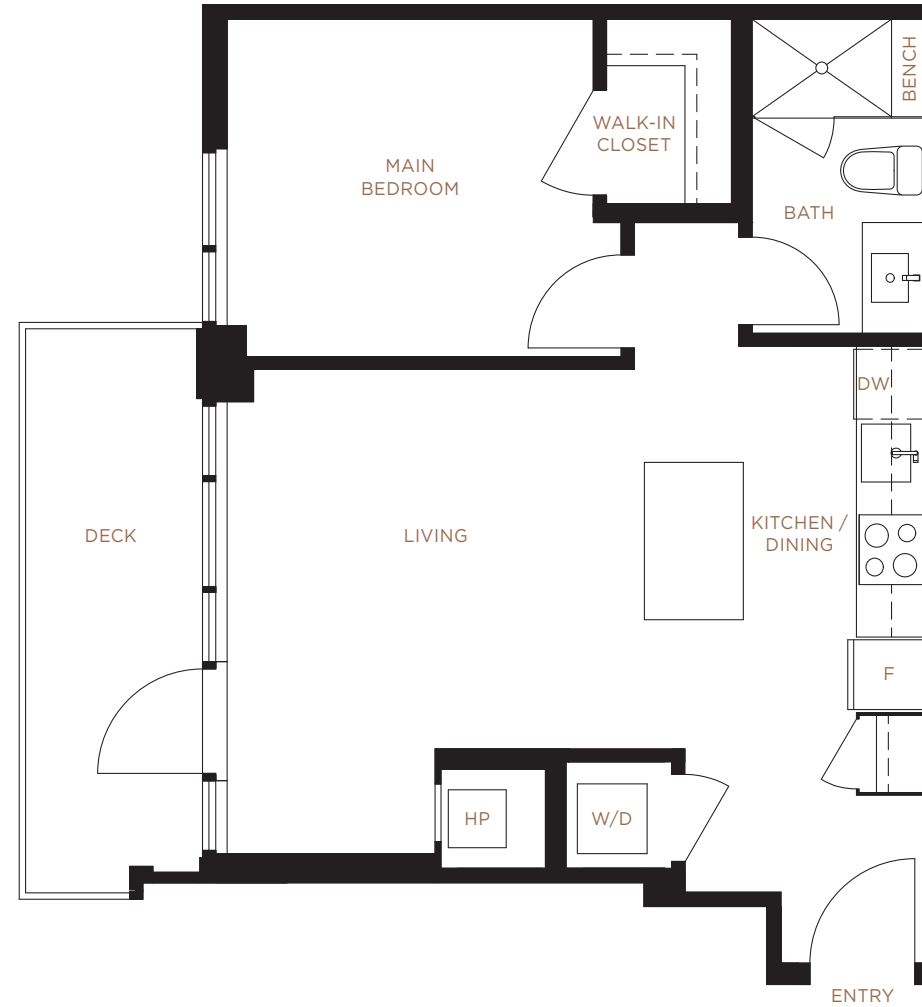
PLAN A3

1 BEDROOM, 1 BATHROOM

APPROX. 568 SQ.FT.



LEVEL 3 TO 16



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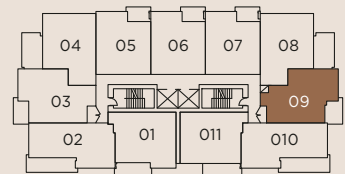




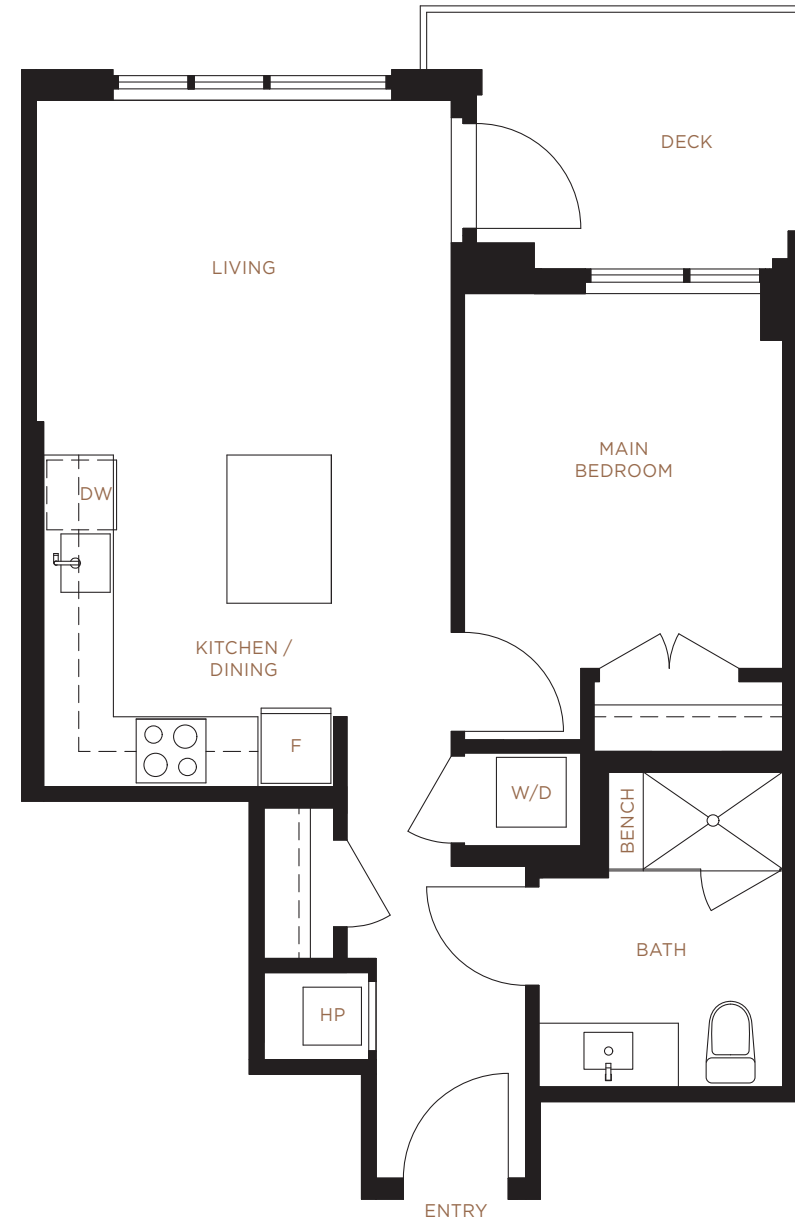
PLAN A4

1 BEDROOM, 1 BATHROOM

APPROX. 557 SQ.FT.



LEVEL 3 TO 16



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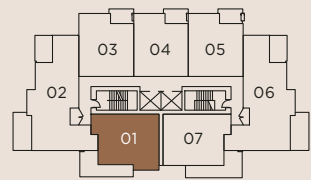




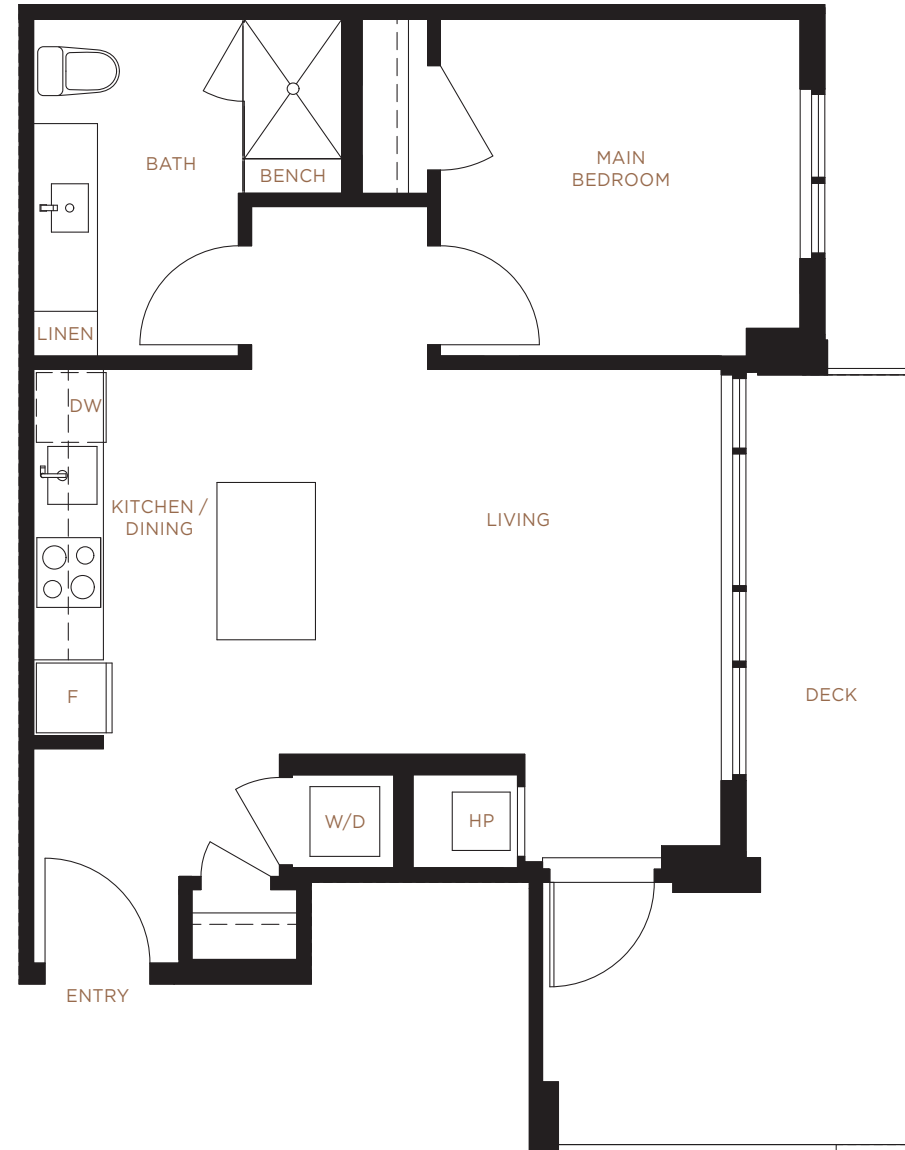
PLAN A5

1 BEDROOM, 1 BATHROOM

APPROX. 592 SQ.FT.



LEVEL 18



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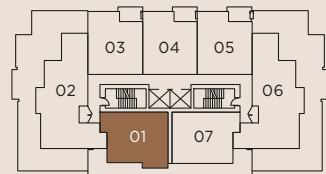


PLAN A5

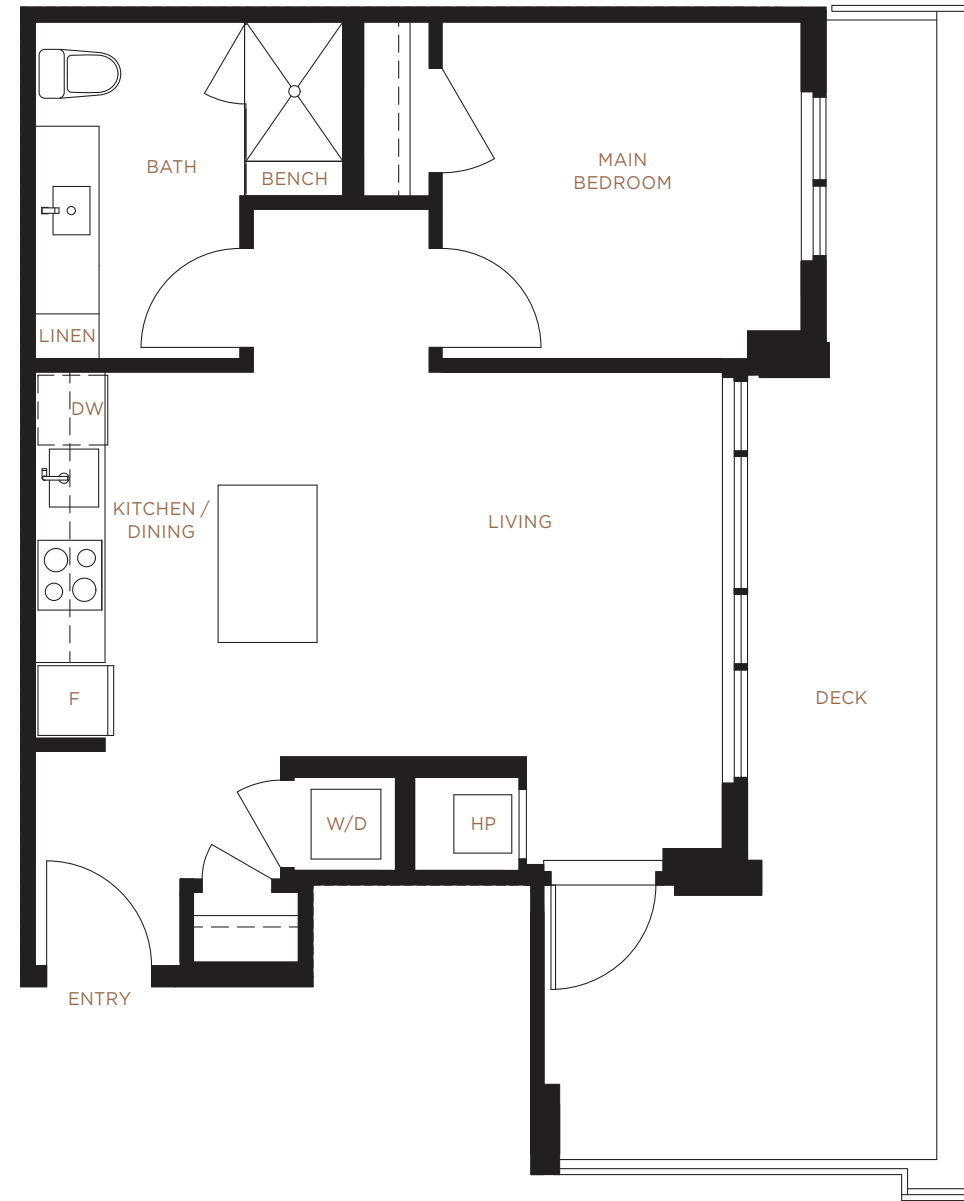
HOME 1701

1 BEDROOM, 1 BATHROOM

APPROX. 592 SQ.FT.



LEVEL 17



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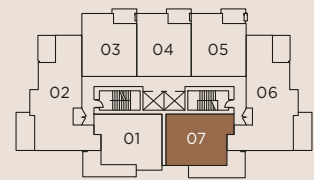




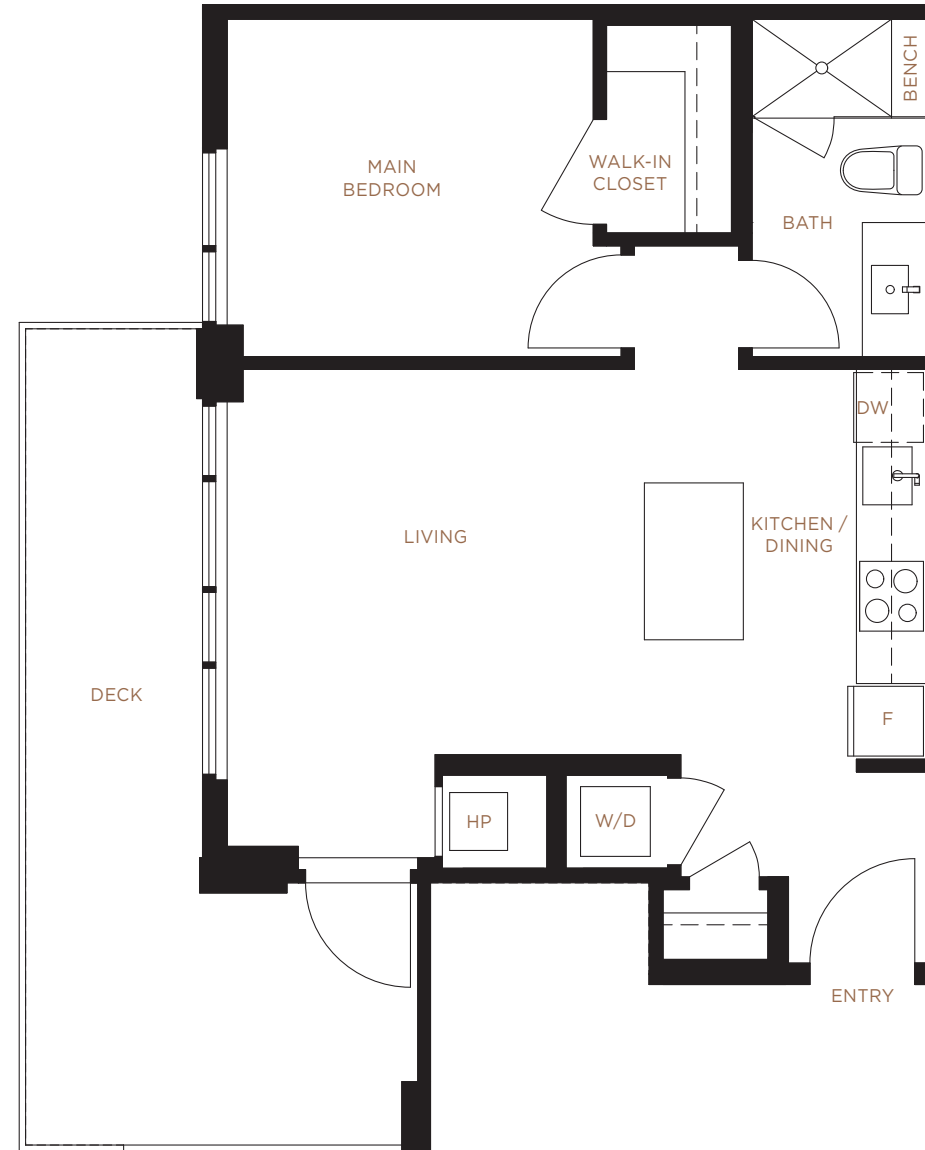
PLAN A6

1 BEDROOM, 1 BATHROOM

APPROX. 575 SQ.FT.



LEVEL 18



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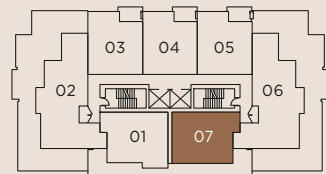


PLAN A6

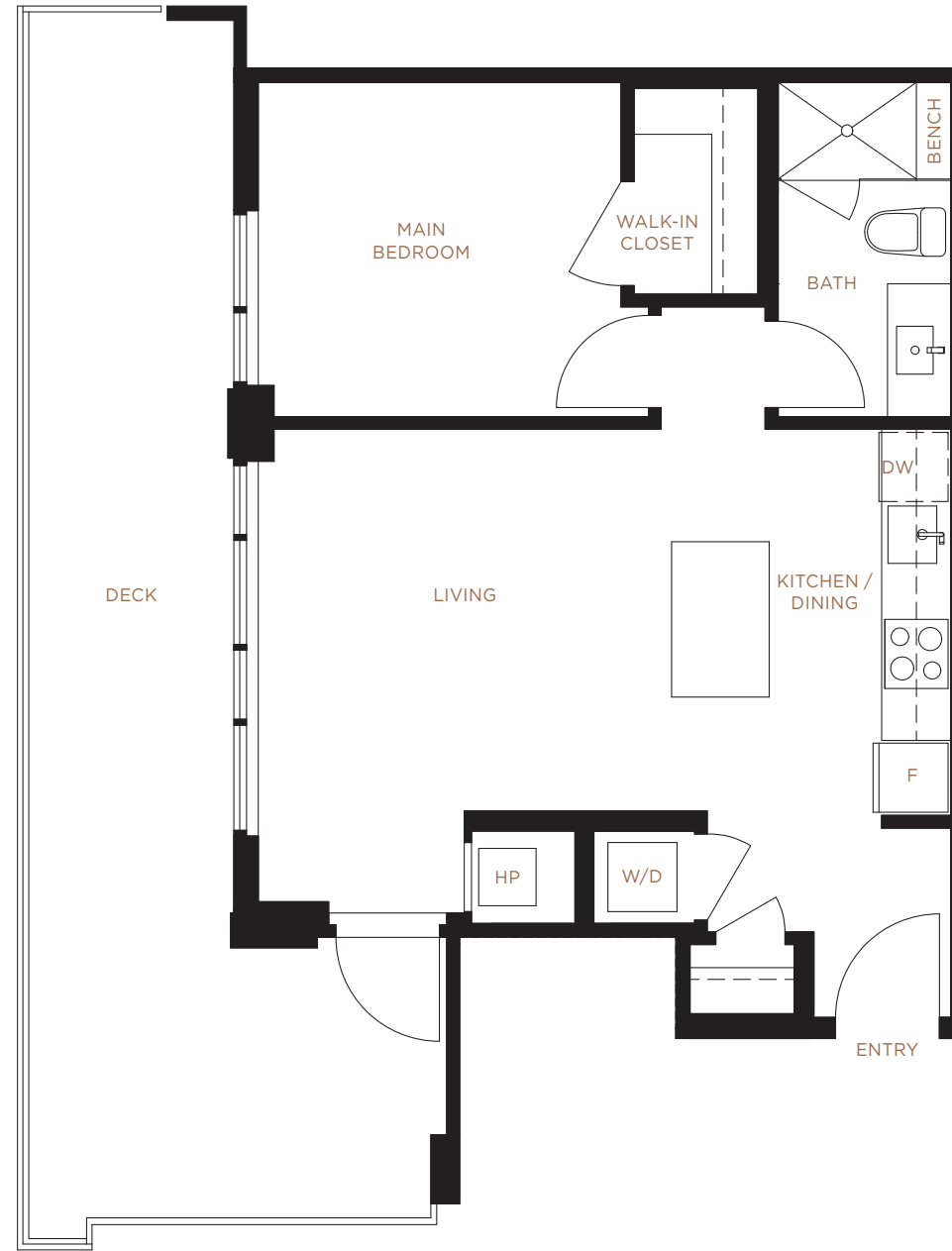
HOME 1707

1 BEDROOM, 1 BATHROOM

APPROX. 575 SQ.FT.



LEVEL 17



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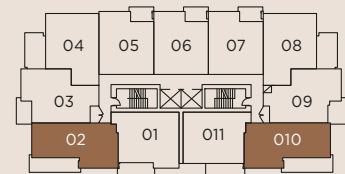




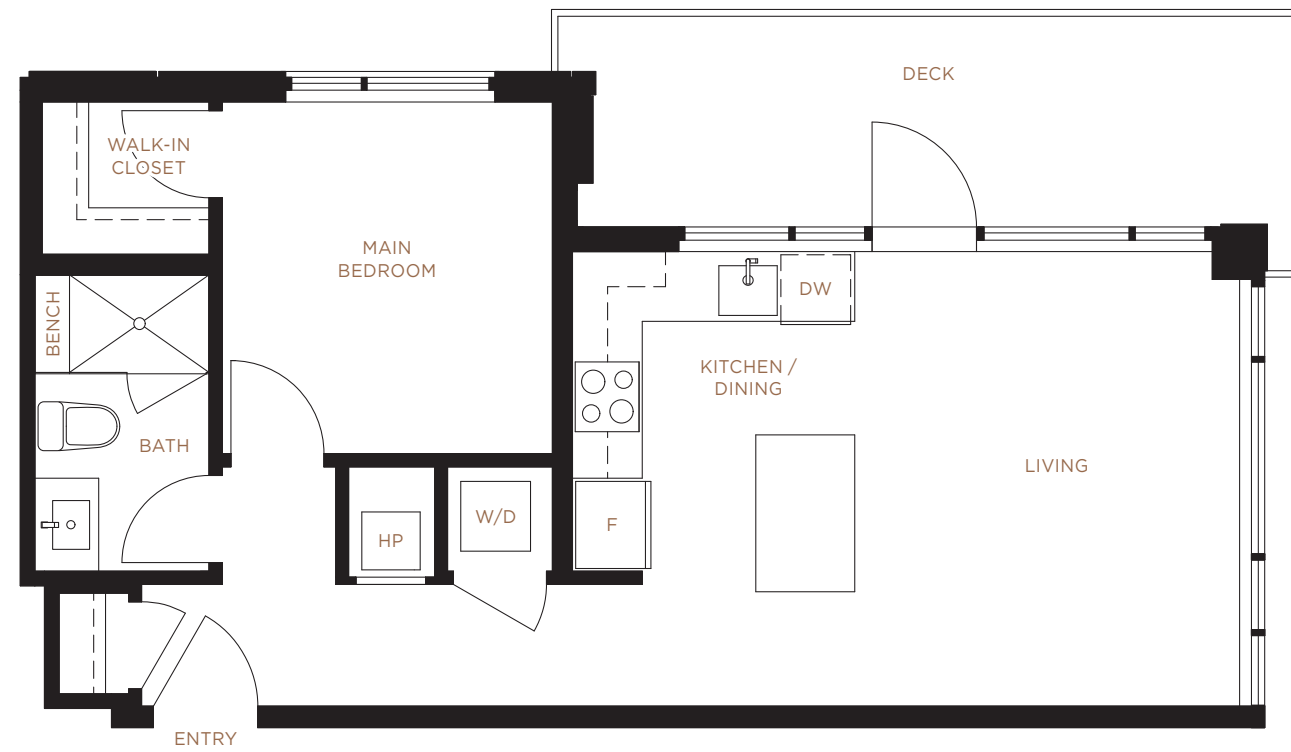
PLAN B

1 BEDROOM, 1 BATHROOM

APPROX. 565 SQ.FT.



LEVEL 3 TO 16



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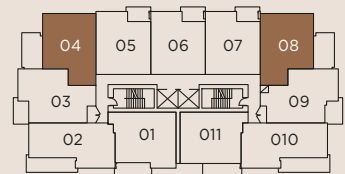




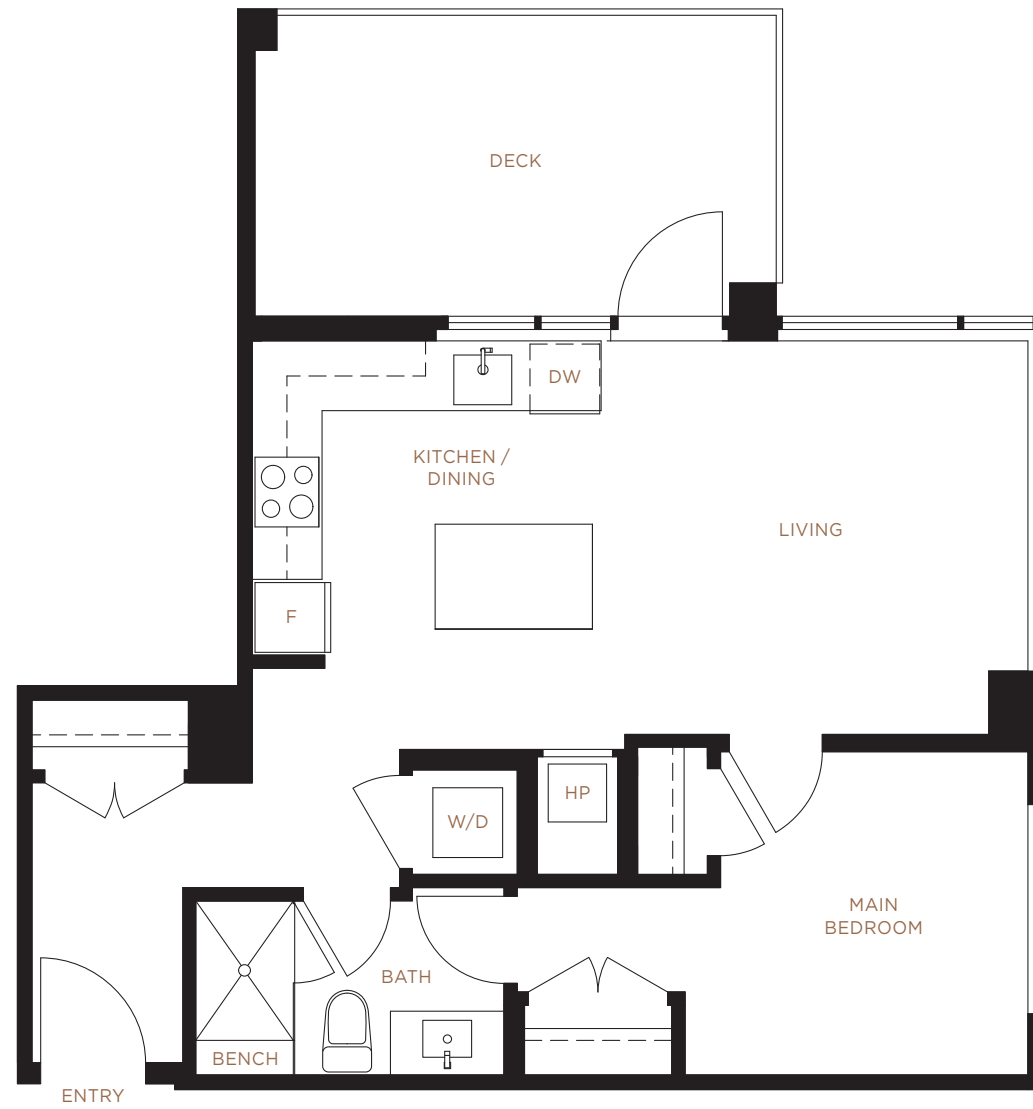
PLAN B1

1 BEDROOM, 1 BATHROOM

APPROX. 582 SQ.FT.



LEVEL 3 TO 16



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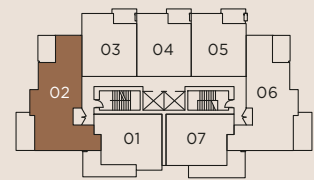




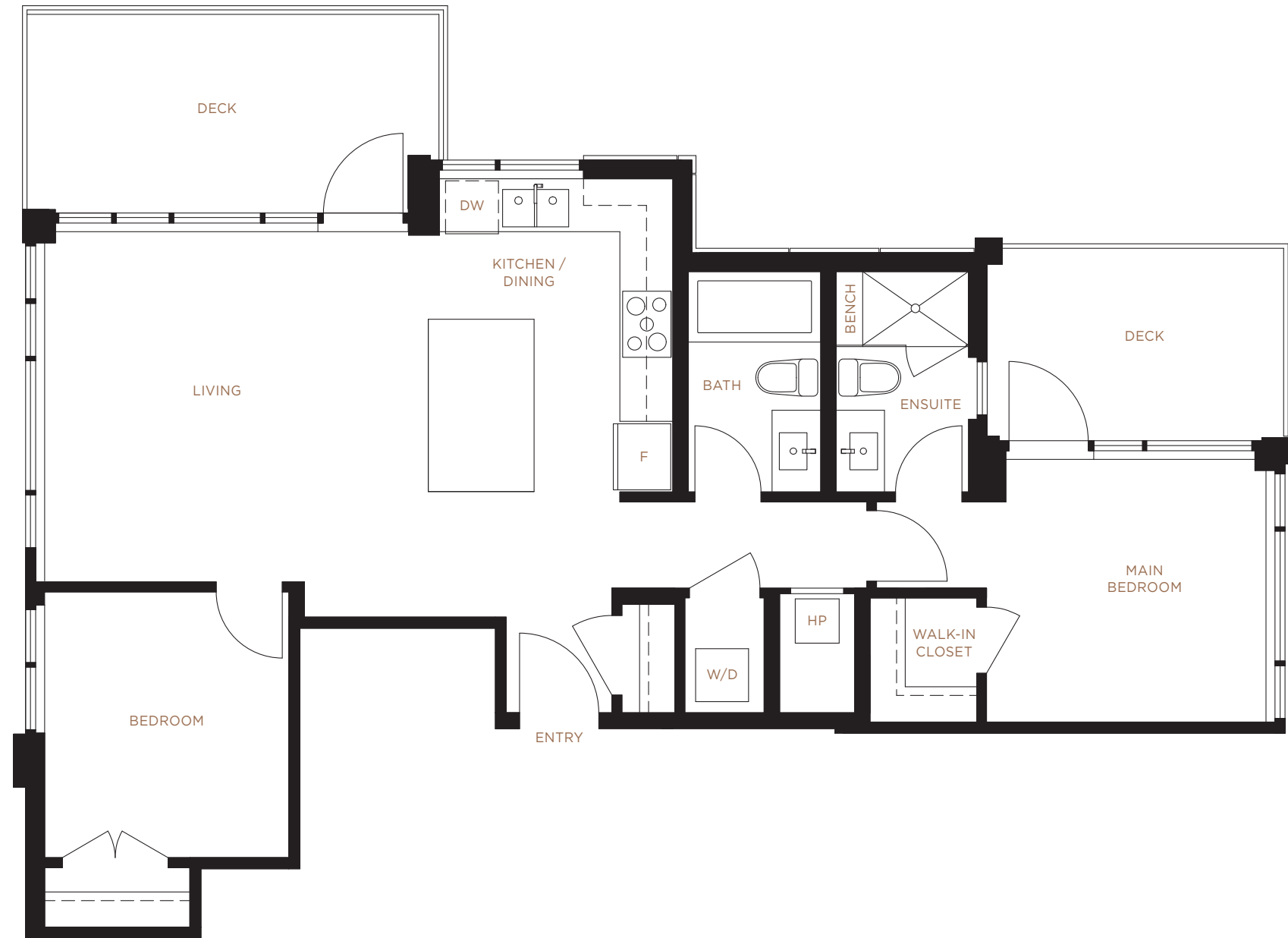
PLAN C

2 BEDROOM, 2 BATHROOM

APPROX. 869 SQ.FT.



LEVEL 18



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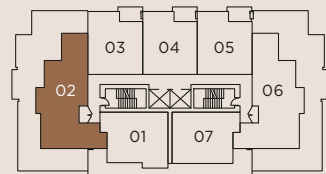


PLAN C

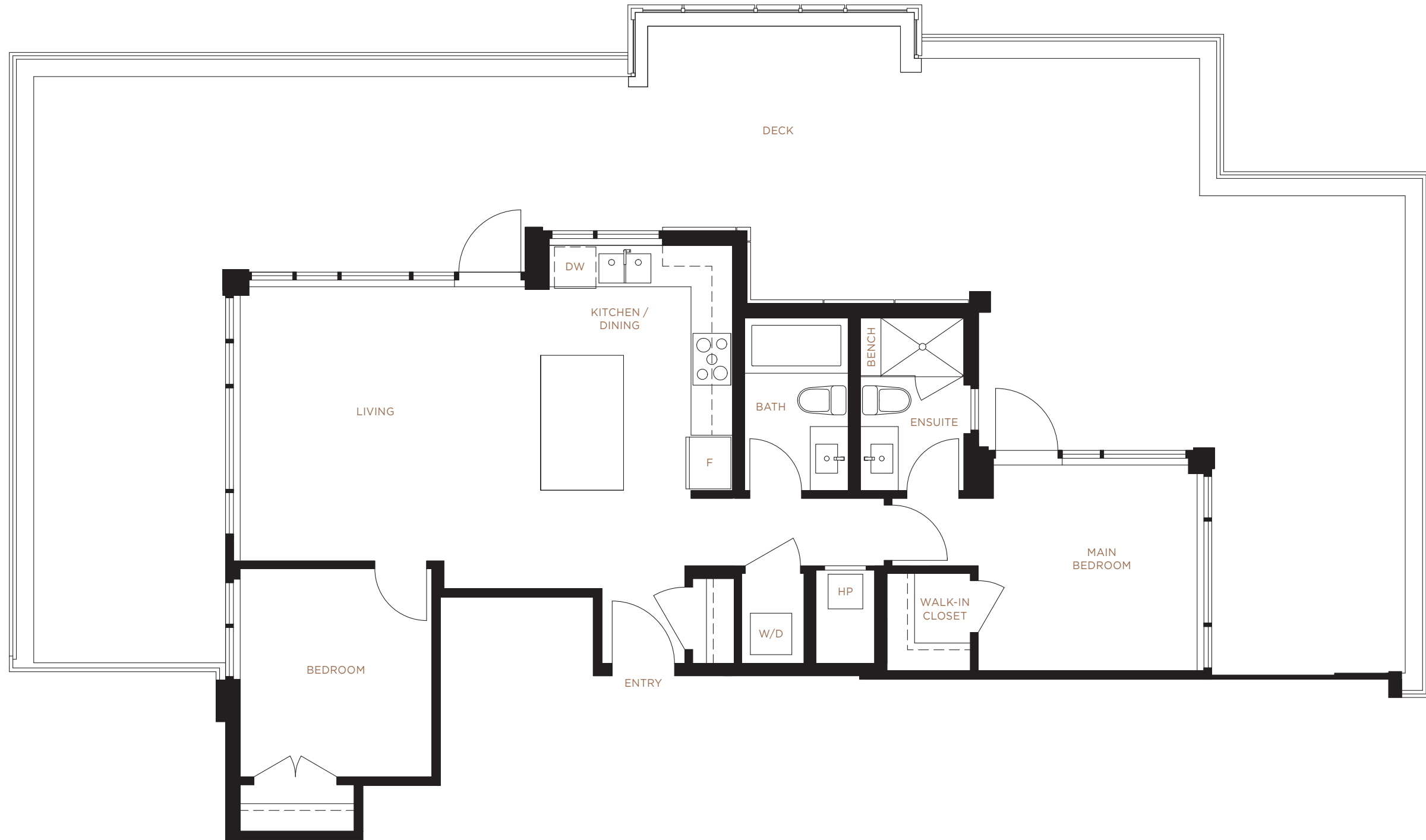
HOME 1702

2 BEDROOM, 2 BATHROOM

APPROX. 869 SQ.FT.



LEVEL 17



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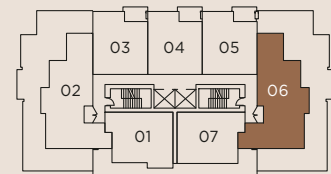


PLAN C

HOME 1706

2 BEDROOM, 2 BATHROOM

APPROX. 864 SQ.FT.



LEVEL 17



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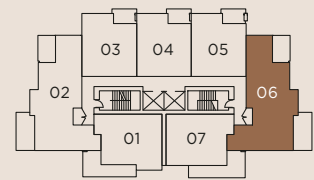




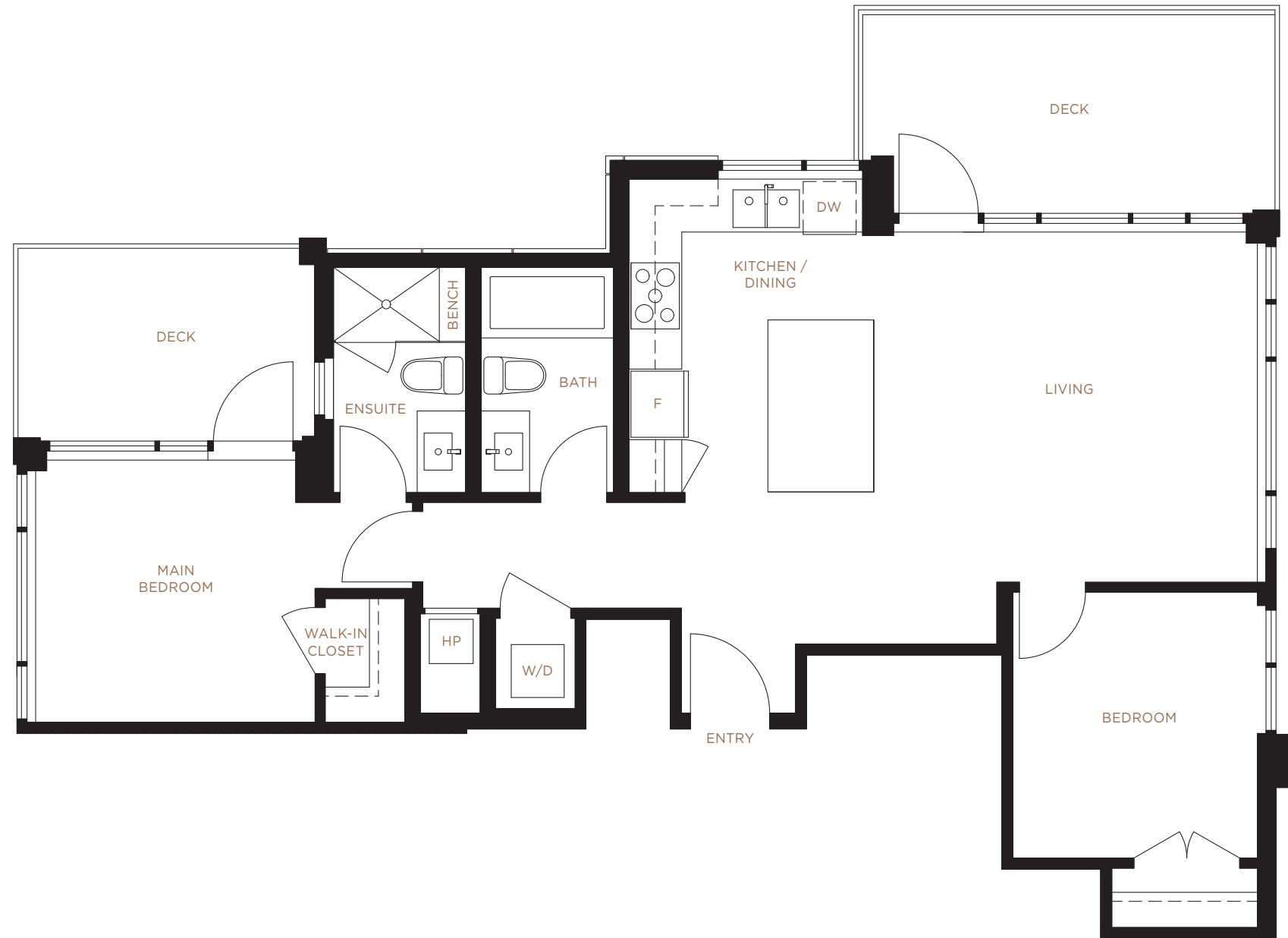
PLAN C1

2 BEDROOM, 2 BATHROOM

APPROX. 864 SQ.FT.



LEVEL 18



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BUILT RIGHT BY POLYGON

The quality homes at West Wind are built with care by Polygon West Wind Development Ltd. With over four decades of homebuilding in British Columbia, the Polygon family of companies has built over 32,000 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.





FOR MORE INFORMATION
PLEASE CALL 604.260.8446 OR VISIT POLYHOMES.COM



SALES OFFICE:
2620 ACADIA ROAD, VANCOUVER
WESTWIND@POLYHOMES.COM

   @POLYGONHOMES

