

# evolve

PASSIVE HOUSE LIVING AT UBC

RENTAL  
HOMES FOR  
UBC'S FACULTY  
& STAFF

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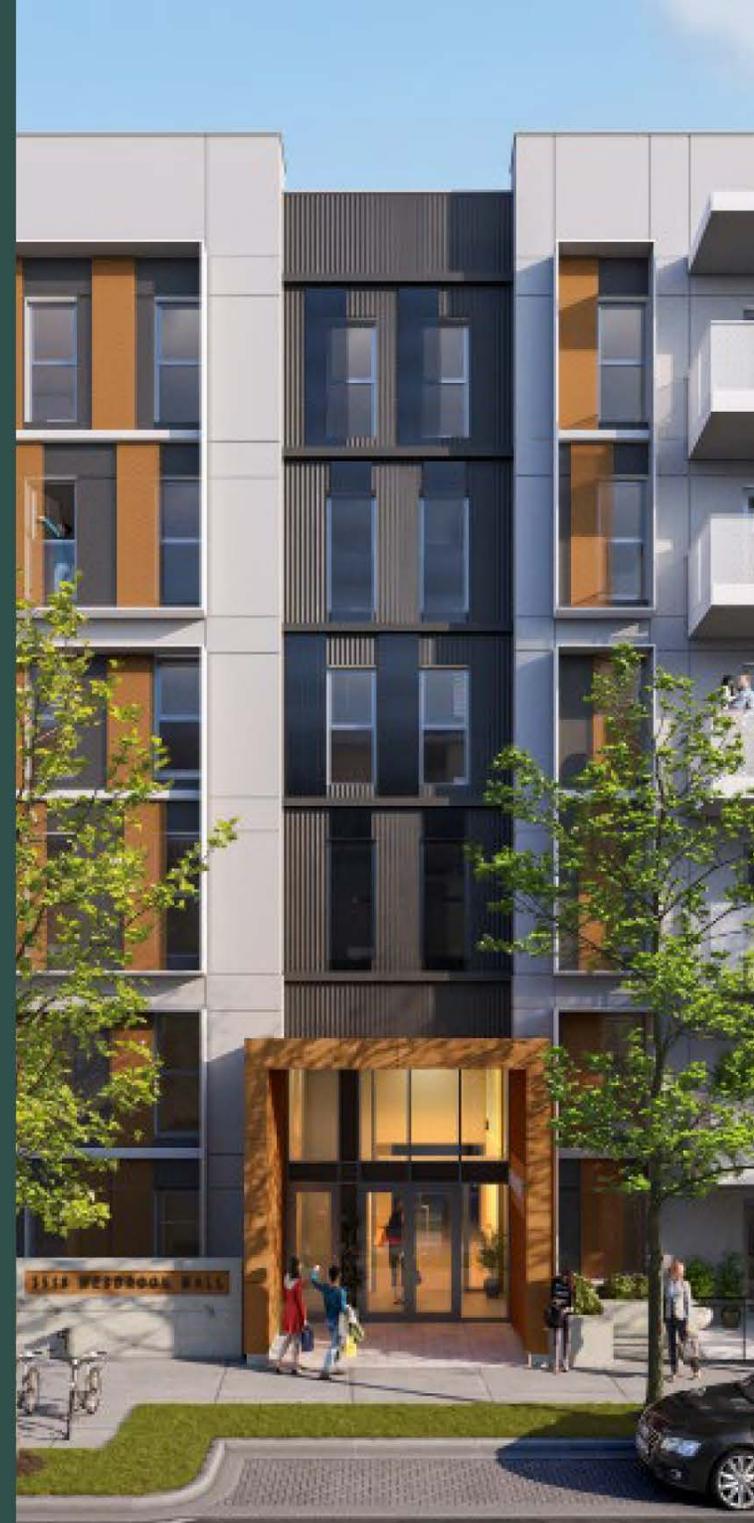
**Evolve is an innovative collection of high-performing rental homes exclusively for UBC's faculty and staff.**

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**Evolve Address: 3518 Wesbrook Mall | Vancouver BC | V6S 0M2**

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Evolve offers 110 rental suites for faculty and staff. Targeting Passive House certification, these are high-performance homes situated at Wesbrook Mall and Gray Avenue. These carefully designed homes minimize energy usage with triple glazed windows, movable sun shades, and heavily insulated walls. The heat recovery ventilation system continuously provides filtered air to create a healthy living environment.





# Evolve has everything you need in a home.

## UNIT MIX

Evolve's selection of home sizes and layouts are thoughtfully created for families and their pet/s. Studio and 1 bedroom homes provide efficient living spaces for smaller households. The 2 bedroom homes with dens provide a space for a home office or a kid's playroom. The 3 and 4 bedroom homes can give everyone a space of their own.

## INDOOR LOUNGE

Residents and visitors at Evolve can mingle with neighbours in the open common space in the lobby with direct access to the shared courtyard outside.

## GUEST SUITE

Evolve residents can host friends and family from afar in a studio suite on level 1. This guest suite is reservable for a minimum of 2 evenings and a maximum of 14 evenings. Guest suites are available to all Village Gate Homes residents regardless of which property they are residents.

## BICYCLE STORAGE

A designated enclosed storage room for bicycles is located in the below-ground parkade and is available for all residents.

## STORAGE LOCKERS

Additional storage lockers are located in the below-ground parkade of Evolve. Residents can rent these subject to availability.

## RESIDENT + VISITOR PARKING

Evolve has gated below-grade parking with interior access to the building. Parking stalls are available at a monthly rate and are subject to availability. Designated short-term parking is available for visitors.



## Outdoor living has evolved.

Evolve offers residents an outdoor living experience for the whole family. Residents will enjoy a large private courtyard complete with communal BBQs, a covered patio area, a soft play surface for kids, and numerous conversation areas. This private courtyard will eventually extend to include a green area shared with the future faculty and staff rental next door. Wesbrook Village is steps away and includes shops and services, making life simpler for residents. Wesbrook neighbourhood offers residents beautiful connected water features, greenways, gathering squares, community gardens, sports fields and imaginative playgrounds throughout the parks, including a community splash pad. Evolve residents will also find themselves mere steps from Pacific Spirit Regional Park, which offers a network of trails in more than 750 hectares of forest. The park is popular with walkers, joggers and cyclists and boasts several off-leash routes for dogs.

## Interiors

Evolve presents a mixture of studio, 1-bedroom, 2-bedroom + den, 3-bedroom and 4-bedroom homes. Each home is thoughtfully and carefully designed. Residents will find various features throughout these suites to reduce residents impact on the environment. Learn more about these suites by exploring the virtual tours and detailed unit plans at [villagegatehomes.com/properties/evolve](https://villagegatehomes.com/properties/evolve)



## Living Area

- Pet-friendly homes\*
- All homes are non-smoking
- Fresh finishes in a light colour scheme
- All hardware in a modern chrome finish
- Durable vinyl flooring
- Low VOC interior paints, finishes and urea-formaldehyde free wood products for optimal indoor air quality
- Space-saving stacked washer-dryer units in all homes



\* restrictions and deposit apply.

## Kitchens

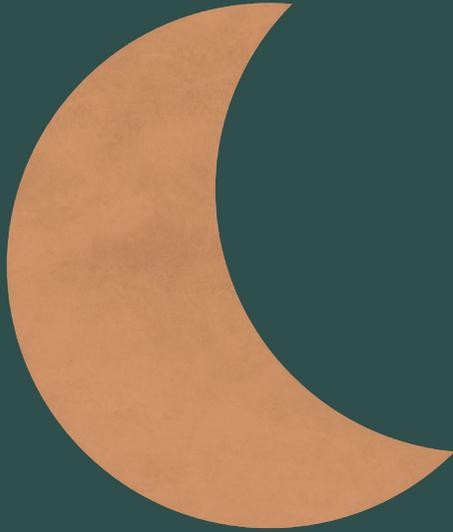
- Energy-efficient Stainless Steel appliances
- Large cabinets offering plenty of storage
- Polished quartz countertops with tile backsplash
- Stainless steel under-mounted double bowl sinks
- Chrome faucets with pull-down nozzle



## Bedroom + Bathroom

- Polished quartz vanity countertops
- Contemporary chrome fixtures and accessories
- Low flow faucets, showerheads & dual-flush toilets to save water
- Rectangular under-mounted ceramic sinks
- High-efficiency toilets and fixtures
- Large-format ceramic tile flooring
- Walk-in closets in homes with multiple bedrooms





# Passive House

Living in a building built to Passive House standards means enjoying energy efficiency and comfortable living. Residents will experience more comfort using less energy, reducing residents' carbon footprint. Energy efficiency is possible by having exceptionally thick insulated walls, triple glazed windows and patio doors and an airtight building envelope with filtered air. Residents will live in the most eco-friendly residential building at UBC Point Grey.

## FRESH AIR

Breathe in and relax. A heat recovery ventilation system quietly distributes a supply of air consistently while removing stale air where moisture and odours exist. This system also provides partial cooling by controlling the supply air temperature and the amount of air being delivered to the space. This is a low-energy alternative to conventional air conditioning.

## COMFORT

Residents and their families will enjoy consistent temperatures from floor to ceiling due to thick insulated walls, an air-tight enclosure, and minimized thermal bridge (elimination of any cold patches or drafts). External sunshades minimize solar heat gain during warmer months and prevent overheating in units. Some units feature operable shades in areas with more sunlight to provide personalized thermal comfort.

## QUIET

With thick insulation in the exterior walls and triple glazed windows, these homes reduce some external noises leaving residents to enjoy a peaceful home.

## ECONOMICAL

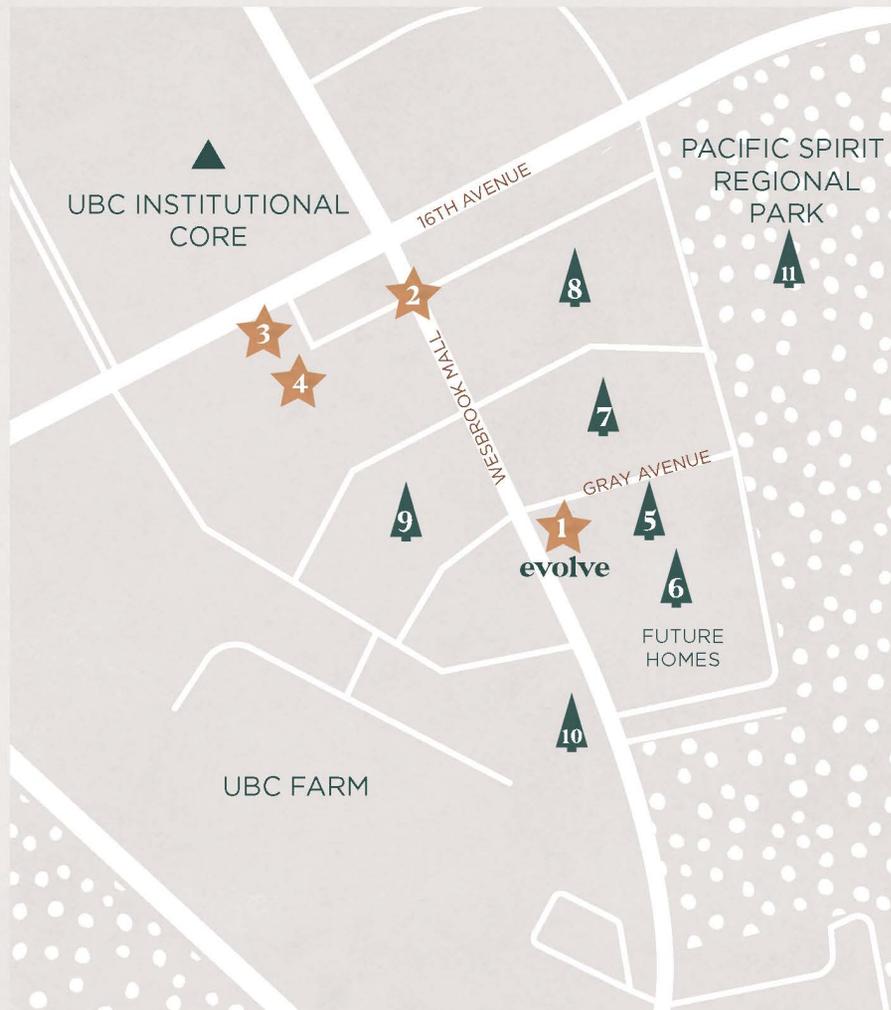
Residents will understand the savings passive house living offers when their utility bill arrives. Passive House buildings use up to 90% less heating & cooling energy than conventional buildings.

## CARBON FOOTPRINT

Evolve's energy efficient design has significantly lower carbon emissions due to fully electrified building systems, high performance enclosure and on-site renewable energy. No fossil fuels used to produce energy.

# Evolve Location

Evolve is located in Wesbrook Place neighbourhood on UBC Point Grey campus in Vancouver. This area is known for its ocean views, old-growth forest, outdoor recreation and the tier-one University of British Columbia (UBC). Wesbrook Village hosts a collection of shops and services and is easily accessible by foot, bike, transit, or car.

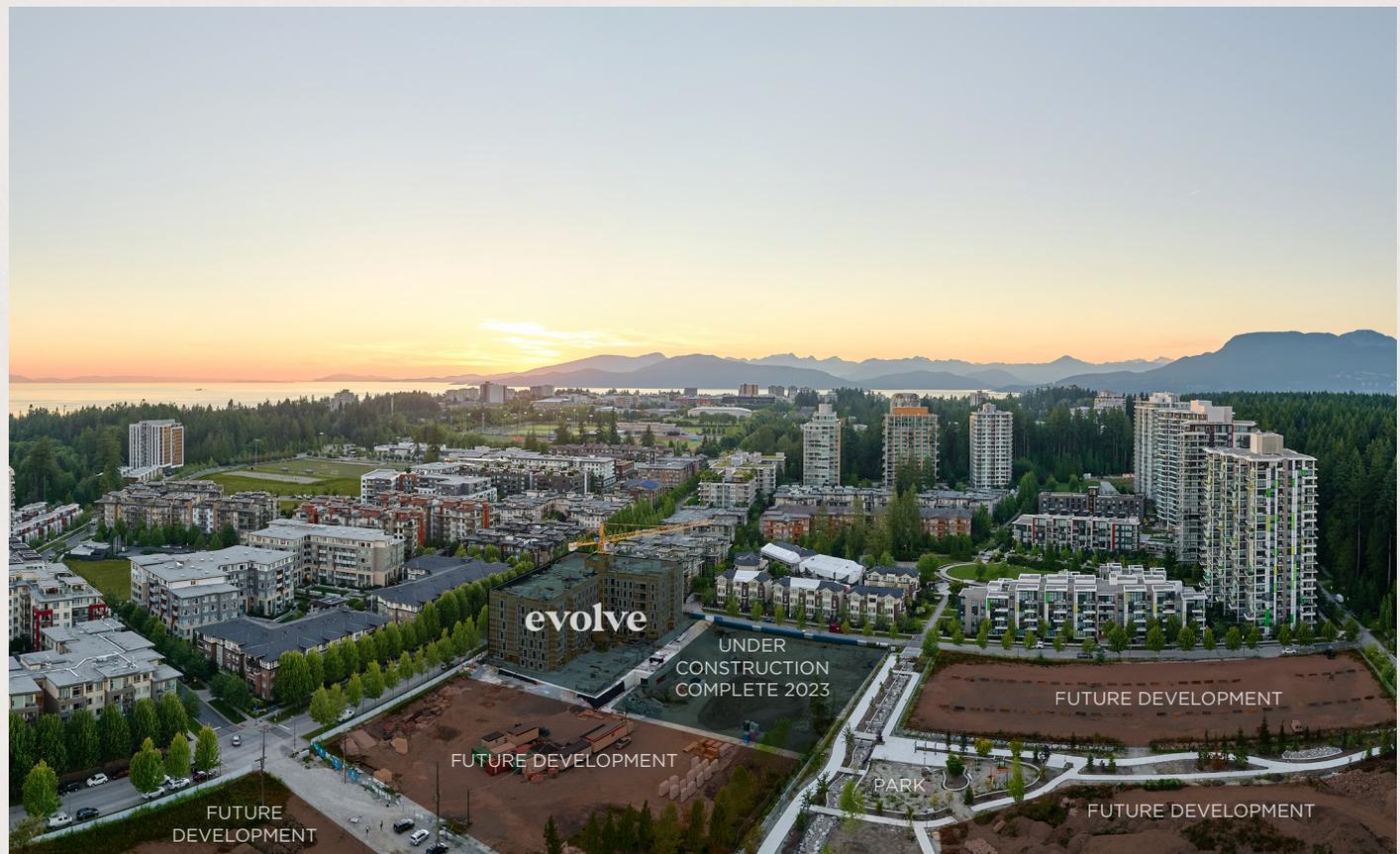


- ★ 1 Evolve
- ★ 2 Wesbrook Village
- ★ 3 Wesbrook Village Community Centre
- ★ 4 University Hill Secondary School
- ▲ 5 McCrae Lane
- ▲ 6 Park (Name TBC)
- ▲ 7 Smith Park
- ▲ 8 Khorana Park
- ▲ 9 Mundell Park
- ▲ 10 Nobel Park
- ▲ 11 Pacific Spirit Regional Park



# Future Development

Evolve is the first residential opportunity on the southeast corner of Wesbrook Place neighbourhood at Wesbrook Mall and Gray Avenue. Construction of additional faculty and staff rental homes is underway next to Evolve. These new homes will be complete in 2023, at which time Evolve will share and expand its outdoor courtyard. The adjacent lots are zoned for future residential developments varying in scale and density. To learn more about the latest development and planning projects in UBC's neighbourhoods, please visit UBC Campus and Community Planning at [planning.ubc.ca](https://planning.ubc.ca).



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## HOW TO APPLY

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Village Gate Homes is currently accepting applications to join the waitlist for faculty and staff housing at [villagegatehomes.com](https://villagegatehomes.com).

Applicants from the waitlist are reviewed and prioritized by UBC Board of Governors. Village Gate Homes will contact applicants based on assigned prioritization by UBC, the date of application and when preferred homes become available.

Department name and UBC ID are required for application submission.

**Reserve your  
home today.**