

Binning Tower 216 condos in an 22-storey tower by Wall Group

Province

Sunday, December, 01, 2013



The Binning Tower, a tower-and-townhouse project, is planned for UBC's Wesbrook Village. Photograph by: Ward Perrin, PNG , The Province

Project: Binning Tower

What: 216 homes (205 suites in a 22-storey tower, plus 11 townhomes)

Where: 3355 Binning Rd., Wesbrook Village, UBC

Residence sizes and prices: One -three bedrooms, 632 -2,016 sq. ft, from \$529,900

Builder and developer: Wall Group of Companies

Sales centre: 5898 Gray Ave. Wesbrook Village, UBC

Hours: noon -5 p.m., Sat -Thurs

In a city where most pre-sale condos meet high standards in quality, it takes extra effort to stand out.

The developers who succeed often do so because they work on display suites with designers committed to perfecting the details.

In the display suite at Binning Tower, a tower-and-townhome project destined for UBC's Wesbrook Village, BYU Design's Ada Bonini sweated that small stuff - and it shows.

It shows in the marble on the tub surround and throughout the ensuite bathroom, and in touches that are at first less apparent, such as the organizers included in the cutlery drawers and the orderly recycling and garbage sections under the kitchen sink.

It shows in features like the a kitchen hood fan, which might go beyond homebuyers' expectations.

With the Wall Group and Rennie Marketing, BYU Design installed a fan that extends so far it becomes a lit floating shelf of sorts, hovering above the kitchen island, spacious enough to hold an assortment of pots and pans.

"The hood fan has a long linear light source - fantastic for prepping food on the island," says Bonini, who heads BYU (Bob's Your Uncle) Design with Cheryl Broadhead.

Lower cabinets under the sink hold organizers for garbage, recycling, cutlery and accessories.

The island holds even more unique storage, while still looking sleek with sliding doors. It's one of Bonini's favourite parts of the eating area.

"We made these doors bypass each other with a very unique hardware system. When you are living in the space, you'll realize how great it is."

In the master ensuite bathroom, marble surrounds the bathtub and covers the vanity countertops, making an attractive contrast to the dark glass tiles lining the wall above the bathtub.

This is a reversal of a typical design in show homes, Bonini says.

"Typically, we do a darker floor and a lighter backsplash. In the master ensuite, we decided to flip that notion and do the darker walls with the lighter floor.

"It almost gives a feeling of floating.

"Because the lighting reflects off of the flooring it gives a lighter, more airy feel to the ensuite (and) the glass colour really brings out the warm tones of the marble."

Though BYU Design masters the important details, in many senses, the interior design on Binning Tower took a team effort, with Bonini, Wall Group and Rennie making decisions together on appliances, quality of finishes, storage, extra features and use of space, she says. The process is fluid and cooperative.

"Tweaks occur, suggestions for changes are made, and then the final design is born."



The kitchen hood fan is a lit floating shelf of sorts, with room to accommodate pots and pans. Photograph by: Ward Perrin, PNG, The Province



The Binning housing project display suite on UBC lands provides a very roomy and open floor plan. Photograph by: Ward Perrin, PNG, The Province



Pullout garbage and recycling organizers sit beneath the sink. Photograph by: Ward Perrin, PNG, The Province



The Binning tower will comprise 216 homes on Binning Road at UBC's Wesbrook Village. It is an undertaking from the Wall Group of companies. WARD PERRIN/PNG

