



PROJECT PROFILE

Winslow Commons

VANCOUVER, BC



Winslow Commons is a 64-unit condominium development on the western tip of the Point Grey Peninsula in Vancouver, BC. Situated within the University of British Columbia (UBC) campus, the area offers numerous hiking and biking trails, and convenient dining and shopping.



THE PROJECT: Built by Polygon in 2001, the property's one- and two-bedroom apartments are featured on four floors and reflect urban West Coast contemporary-style architecture. Interiors boast open-plan layouts, with wood, carpet, or laminate flooring, fireplaces, granite countertops, and luxury appliances. The property's balconies offer outdoor entertaining, and each home has parking, a storage locker, and in-suite laundry.

Winslow Commons is a short walk to Pacific Spirit Park's 1,900 acres of forest, trails, beaches, shopping, and restaurants. UBC Hospital, Chan Centre for the Performing Arts, and the Museum of Anthropology also are nearby.

IKO.COM/NA



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THE CHALLENGE: Buildings at UBC are surrounded by forest and open ocean, so the building owner was looking for the best possible solution with respect to impact resistance and protection against wind uplift and water penetration for their re-roof project.

Considering the factors presented in the project scenario, the consultant needed to find a solution for both steep and low-slope roofing. Vancouver-based IKO ROOFPRO® member BestWest Group stood out and has been selected by the building owner as the preferred roofing contractor to take on the challenge. Since BestWest Group operates in both the residential steep roofing and commercial low-slope roofing sectors, they were equipped to handle the entire project including all custom sheet metal work.

This coating acts like a shock absorber, qualifying Nordic shingles for a Class 4¹ impact resistance rating.

“Using a high-end shingle was imperative,” says Hanelt. “Plus, Nordic shingles offer high-definition colour blends, allowing us to match the Frostone Grey shingles to the three smaller low-slope roof sections of this job, where we specified IKO’s commercial SBS products,” he notes.

The contractor also found that Nordic shingles were resistant to damage by the roofer’s steel-toed boots. “There was no displacement of granules or exposing the material beneath the granules due to boot contact,” Maglio comments. “With the shingles’ light gray color, this was a pleasant surprise.” Hanelt agreed, noting that there was not a single mark on the roof. “Nordic shingle flexibility and resistance are outstanding,” he adds.



“ Since this area is known for extreme winds, I knew a high-quality shingle was important to avoid blow-offs. I believe Nordic is one of the best shingles on the market, it features IKO’s ArmourZone® reinforcement which helps minimize nail pull-through during installation and in high-wind storms.”

THE SOLUTION: The best performing roofs are integrated systems that utilize high quality accessories. At Winslow Commons, installation began with IKO Stormtite® roof underlayment on the residential product sections of the roof. “Stormtite helped us follow the grid lines on the product, which made it very efficient,” Maglio comments. IKO StormShield was used to create a watertight seal. Its tear-resistant properties ensure that it will protect against potential ice and water damage for the long term. IKO EdgeSeal roof starter helps prevent wind uplift and blow-off in the critical areas where shingles are most vulnerable – the roof perimeter along the eaves and rakes.

Next, Nordic™ high-performance shingles specified by Roof Consultant Stefan Hanelt of Applied Roofing Science Inc. were installed as a premium product solution for Winslow Commons. Polymer-modified Nordic shingles are reinforced with a special polymer-modified asphalt coating that provides exceptional pliability for outstanding impact resistance.

Material efficiency was also an important factor in selecting IKO. The large 5 7/8” exposure allows for significant material savings. “The IKO True Square Advantage reduced our installation time by several hours throughout the project,” Maglio says. “As the contractor, I appreciate the labor savings of this product.”

“ IKO manufactures one of our premium product choices for shingles and roofing systems,” says Maglio. “We have a great relationship with IKO, and the ROOFPRO program gives us a nice advantage,” he concludes.

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