



215 - 35 West 5th Avenue, Vancouver, BC V5Y 1H4
T 604-558-6955 info@slaarchitect.com slaarchitect.com

SKYHOMES
at THE RAILYARDS

SEAL



Project Summary

Skyhomes is an expressive gateway to Victoria West and the Railyards community becoming of the final phase of the Railyards Master Plan Development. It features generous family oriented units, playful and expressive roof-lines, and contemporary industrial materials and colours. Skyhomes is a two part design separated by a spacious courtyard. The north-eastern portion is a row of 5 multi-level skyhomes fronting bridges park which feature ground oriented patios and entries, 2nd level living and balconies, 3rd floor bedrooms and roof top patios. The south-western portion of the building is a 6 storey multi-residential building, which features 2 level units at grade (facing the courtyard and the Tyee rd) with 4 levels of generous units above.

The extensively planted courtyard proves both privacy for the ground level suites while connecting visually to phase 1 and 2 courtyards. A public multi-use pathway links Panorama to the shopping area at Tyee Road and Bay Street. This passes through Victoria West Entry Park, down to Bridges Park and Tot lot and on to the 55 km Galloping Goose Trail.

Project Summary.
38 Residential units.
Building 1 includes 33 units with 9 - 2 level - 2 bedroom skyhomes, 4 - Studio units, 20 - 2 bedroom units.
Building 2 includes 5 - 3 level 2 bedroom units with ground floor flex space and roof top patios.
Below grade parking includes 49 required stalls, 4 visitor stalls and 2 additional stalls for a total of 55 stalls
Total gross floor area of both buildings is: 45,864 sq.ft.

M	Re-issued for Development Permit	19 Apr 2021
L	Re-issued for Development Permit	18 Feb 2021
K	Re-issued for Building Permit	28 May 2020
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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC


DRAWING
Coversheet

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SLA	Issue Date
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1 : 12	SLA
Project Number	PROJECT NO

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Revisions

Received Date:
April 27, 2021

M	Re-issued for Development Permit	19 Apr 2021
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PROJECT
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DRAWING
Project Stats

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Zoning Summary

Legal Address:
"SUBDIVISION PLAN OF LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN VIP74947 EXCEPT THAT PART IN PLANS VIP76024, VIP77618, VIP84119, VIP88377, VIP89279 AND EPP35998"

Civic Address: "701 Tyee Road, Victoria, BC"
Zoning: CD-5 Railyards Residential Commercial District
Permitted Area: "DA-H, DA-J"
Total Site Area: 7985 sq.m. (H+J)
Lot J Area: 3010 sq.m. (J)
Allowable Height: 31.00m (J) (Geodetic)
Proposed Height: 30.94m
Allowable FSR: 2.35 (J)
Proposed FSR: 1.63

Code Summary

Refer to LMDG Fire Protection and Life Safety Building Code Outline Report dated 29 November 2018.

Project Team

Developer
The Railyards Development Inc.
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Drawing List

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Total: 28	

Area Summary

Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	166 SF
Level 1 (Parking Entry)	Stor.	178 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	186 SF
		1746 SF

Level 2	Residential	3247 SF
		3247 SF

Level 3 (Tyee Grade)	Residential	3713 SF
Level 3 (Tyee Grade)	Residential	1830 SF
Level 3 (Tyee Grade)	Residential	3247 SF
Level 3 (Tyee Grade)	Circulation	1171 SF
		9960 SF

Level 4	Circulation	153 SF
Level 4	Circulation	166 SF
Level 4	Residential	1838 SF
Level 4	Residential	3505 SF
Level 4	Residential	128 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	135 SF
Level 4	Circulation	110 SF
		6450 SF

Level 5	Residential	2912 SF
Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
		6111 SF

Level 6	Residential	2920 SF
Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
		6120 SF

Level 7	Residential	2920 SF
Level 7	Residential	2341 SF
Level 7	Circulation	858 SF
		6120 SF

Level 8	Residential	2912 SF
Level 8	Residential	2340 SF
Level 8	Circulation	859 SF
		6111 SF

Grand total 45864 SF

Gross Floor Area Summary	
Phase 2*	7020 SF
Phase 3	45864 SF
Grand Total	52,884 SF
* Portion within Lot J	

Units

Unit Type Count	
Unit Type	Count
Tyee 2 SH	3
Studio	4
Goose SH	5
Courtyard SH	6
2 Bed	20
38	

Parking Requirements CD-5 Zone 12.5.6 (d & e)

Parking Requirements
1.0 stall per Unit below 46sm = 4 Stalls
1.3 stalls per Unit Above 46sm
or 1 Bedroom = 44 Stalls
Total Required: = 48 Stalls

Accessible Parking Requirements
BCBC 2012 3.8.3.4.(2)
After 50 stalls 1.0 per 50 stalls = 1 Stalls

Visitor Parking Requirements
1.0 per 10 Units = 4 Stalls

Vehicle Parking Summary

Vehicle Parking Summary	
Type	Provided
Residential	
Accessible Stall	1
Regular Stall	50
51	
Visitor	
Regular Stall	4
4	

Bicycle Requirements Schedule C 80-159

Bicycle Parking Requirement
Long Term Parking
1.0 per Unit below 46sm = 4 Stalls
1.25 per Unit Above 46sm = 43 Stalls
Total Required: = 47 Stalls

Min. 50% Horizontal = 24 Stalls

Short Term Parking
0.1 per Unit = 4 Stalls

Bicycle Parking Summary

Bicycle Parking Summary	
Stall Type	Count
Residential	
Bicycle Stall (Horizontal)	26
Bicycle Stall (Vertical)	22
48	
Grand total	48

Storage Locker Summary

Storage Locker Summary	
Type	Count
Storage Locker	34

* Goose facing skyhomes have storage provided within unit

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PROJECT
Skyhomes at the Railyards

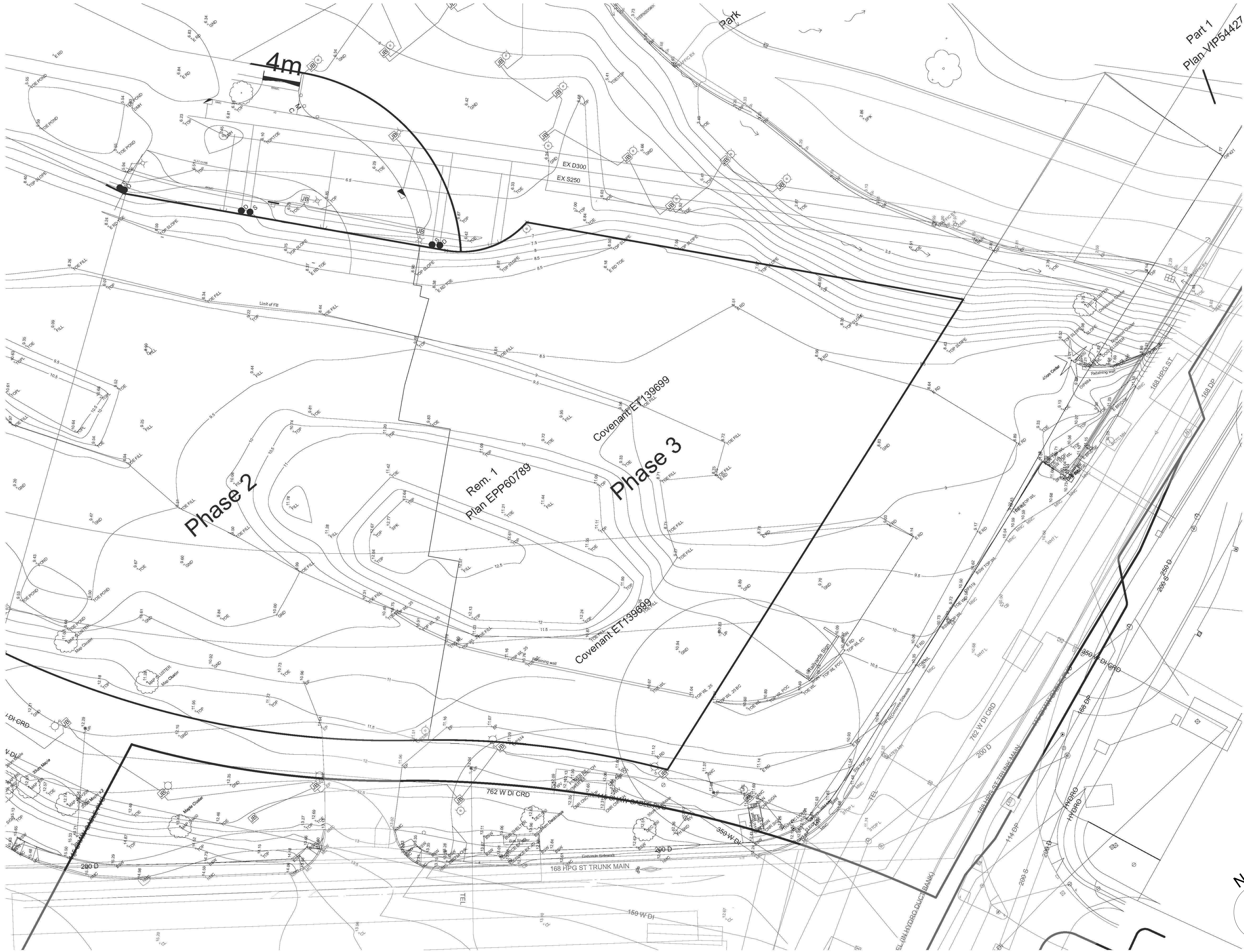
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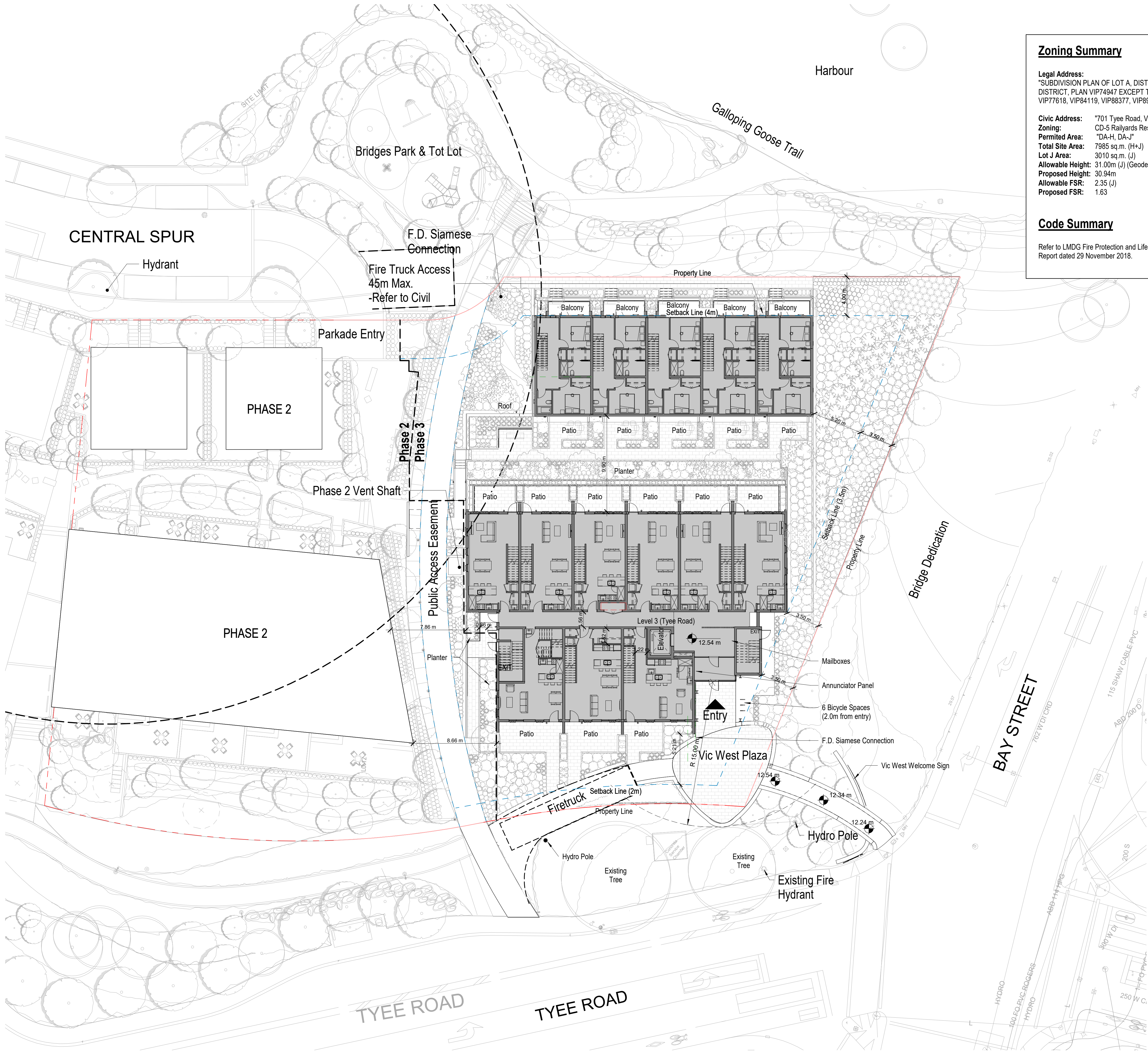
DRAWING
Site Plan Existing

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701 Tye Rd,
Victoria, BC

DRAWING
Site Plan Proposed

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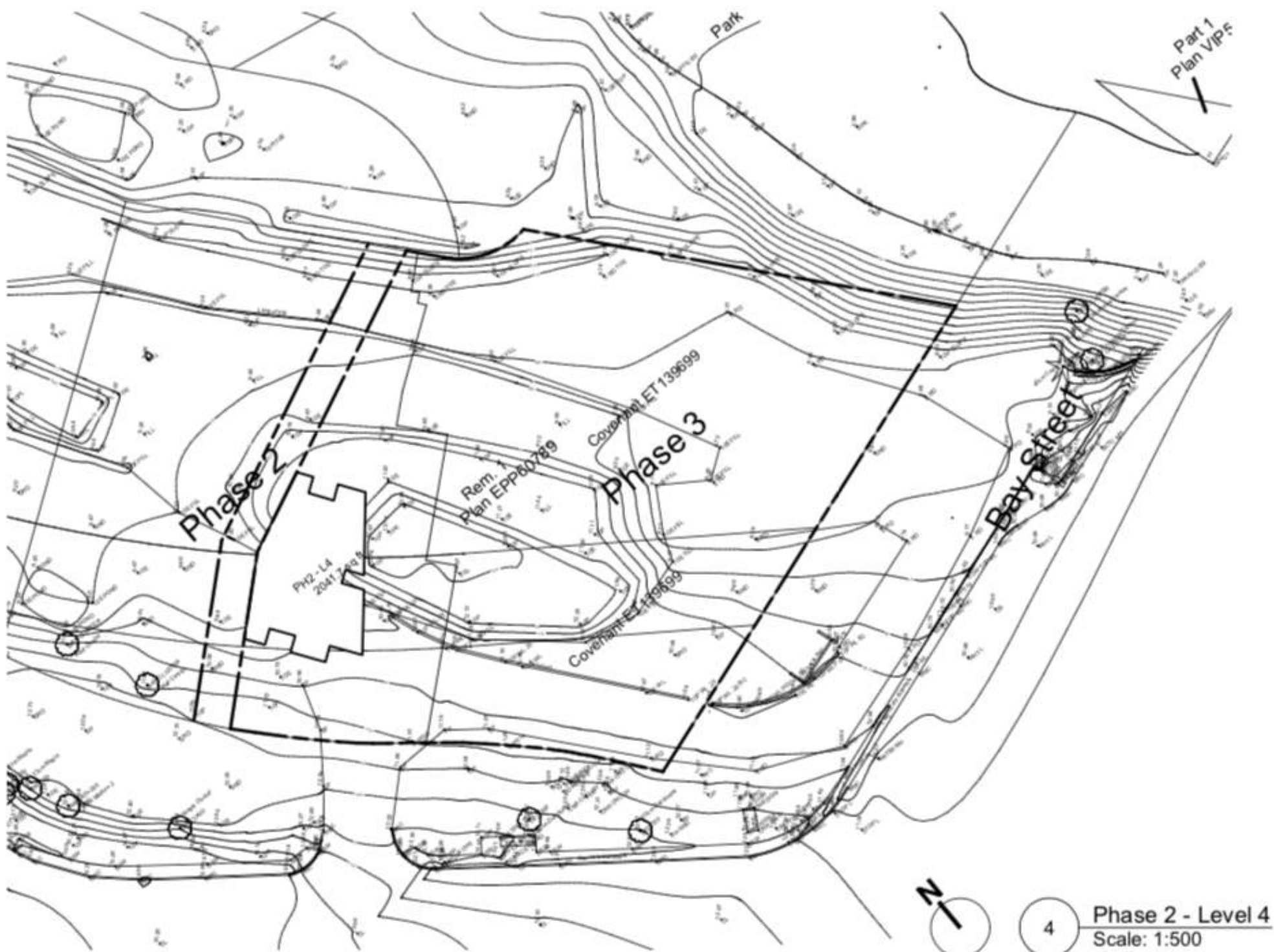
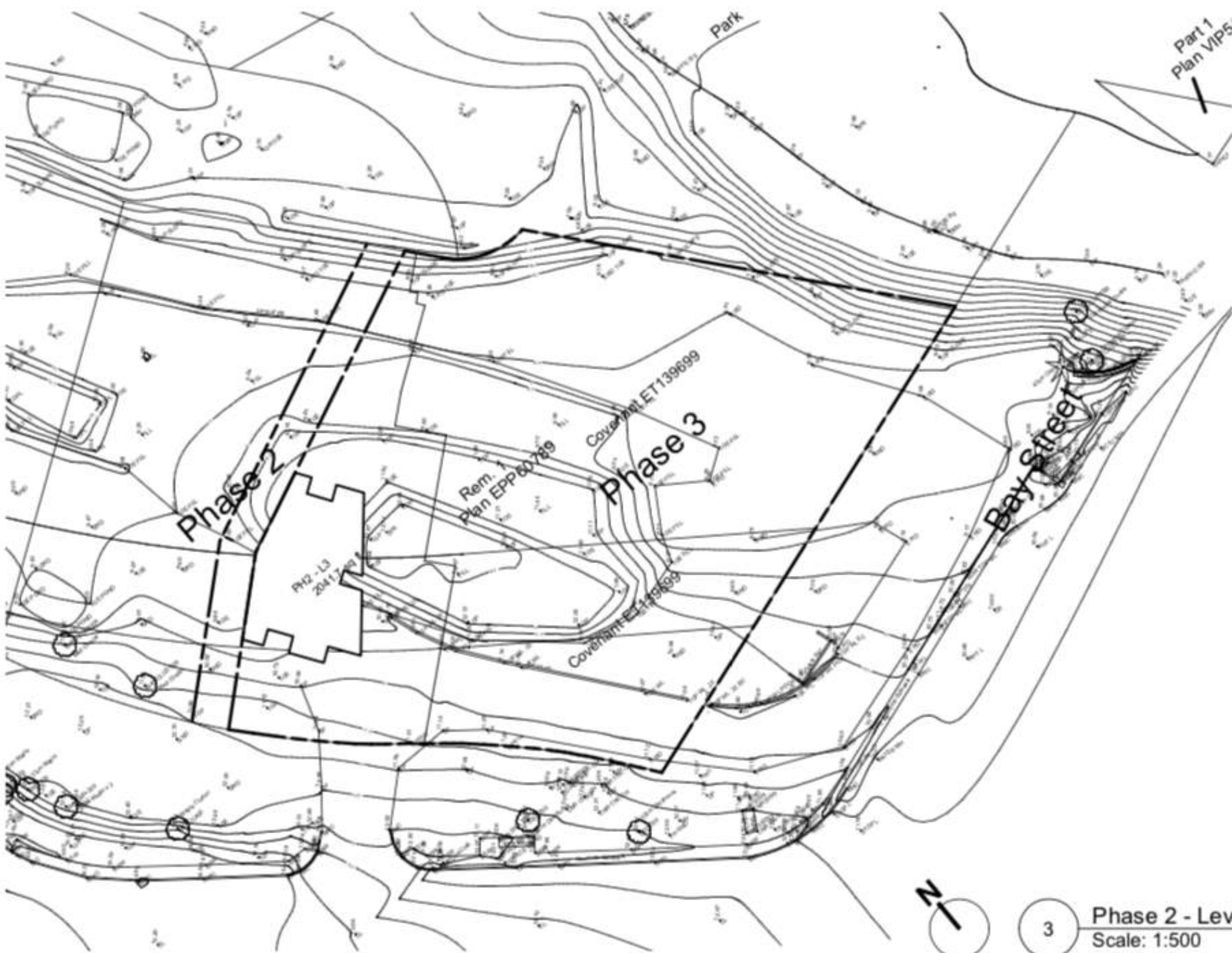
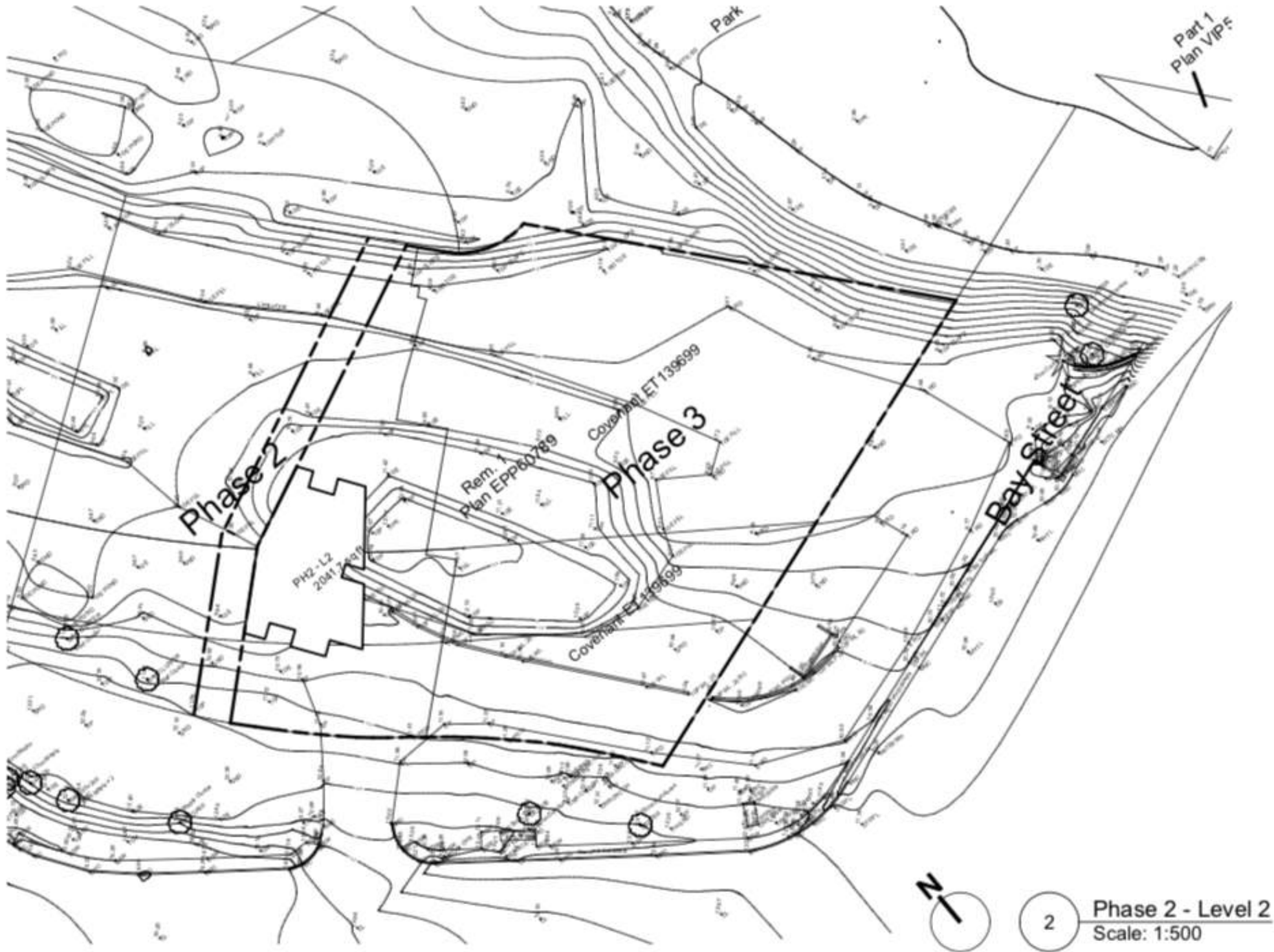
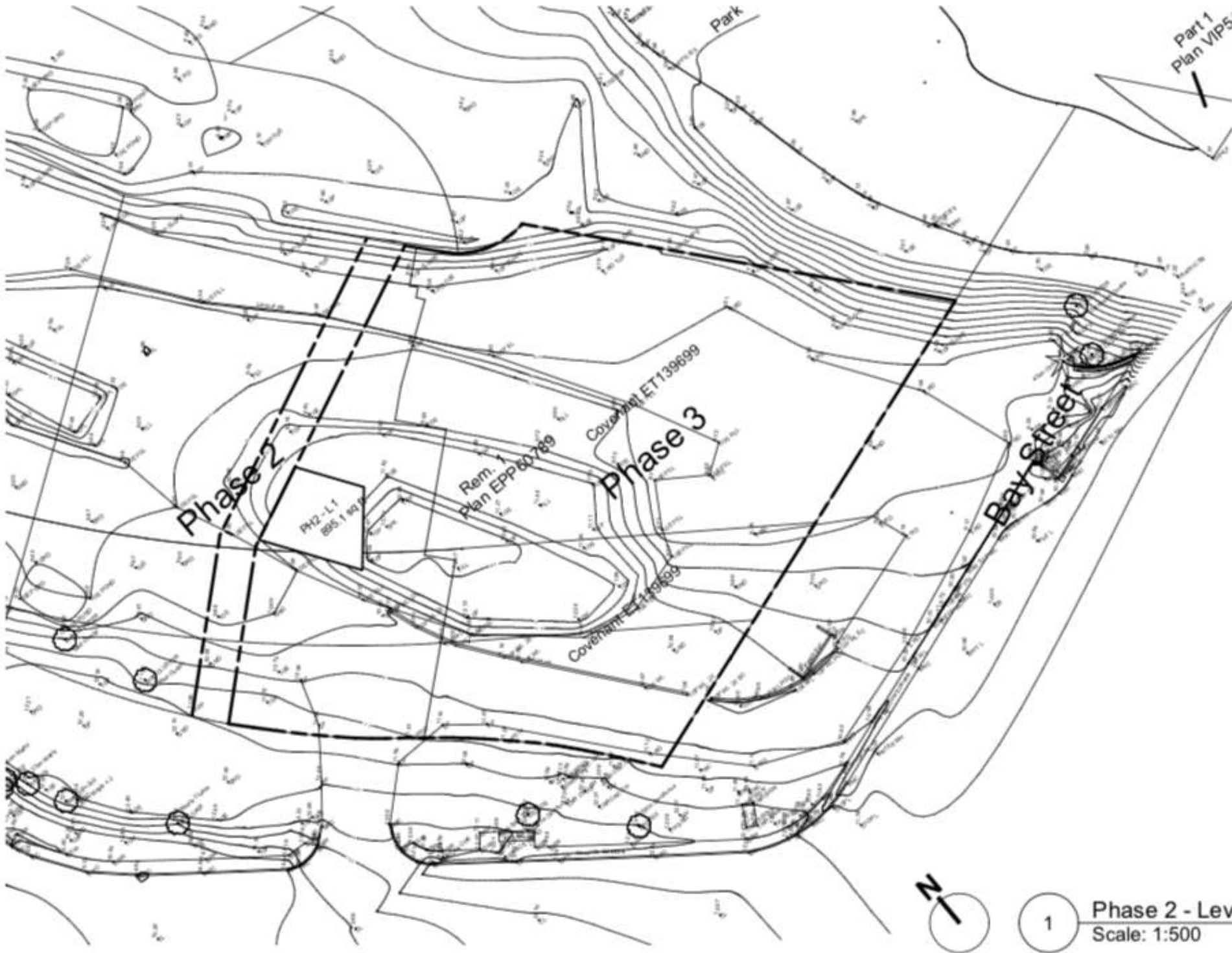
SKYHOMES

at THE RAILYARDS

SEAL

Phase 2 Floor Areas

(within Lot J)	
PH2 - L1	895.1 sq.ft.
PH2 - L2	2,041.7 sq.ft.
PH2 - L3	2,041.7 sq.ft.
PH2 - L4	2,041.7 sq.ft.
Total	7020.2 sq.ft.



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Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING
Site plan - Phase 2 Areas

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Issued for DP - Apr 19, 2021



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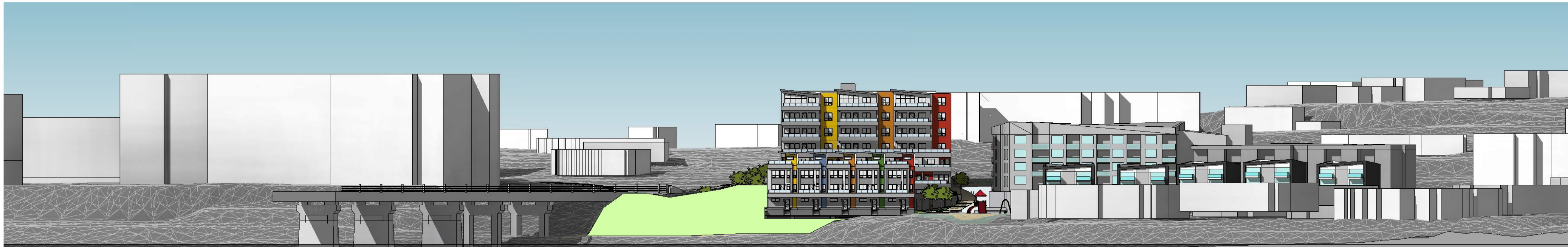
SKYHOMES

at THE RAILYARDS

SEAL



1 Bay Street Context Elevation
1 : 500



2 Central Spur / Harbour
Context Elevation
1 : 500



3 Tyee Street Context
Elevation
1 : 500

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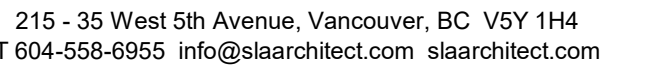
DRAWING
Context Elevations

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PROJECT

Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING

Average Grade

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701 Ytee Rd,
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DRAWING
Overall Areas

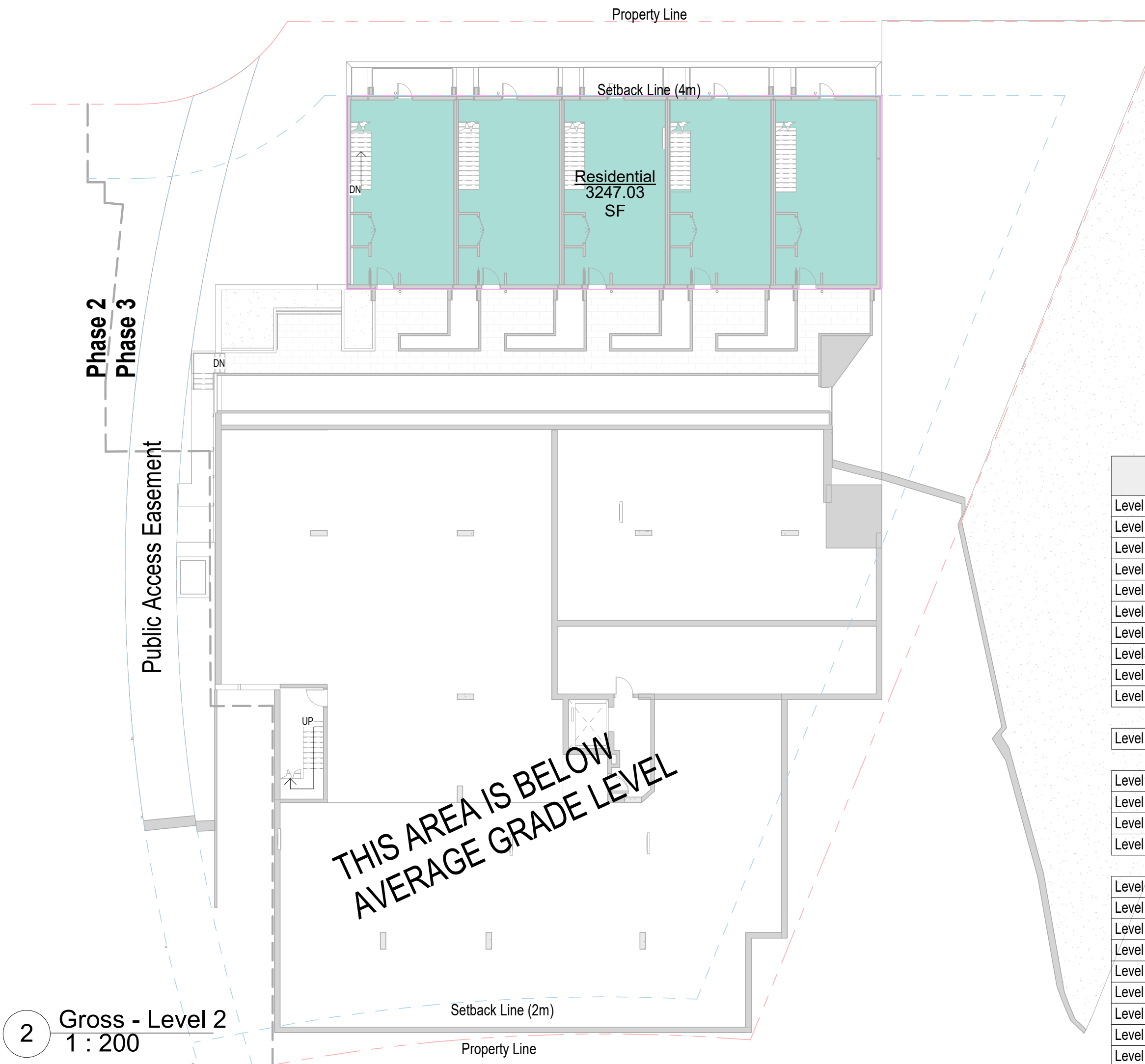
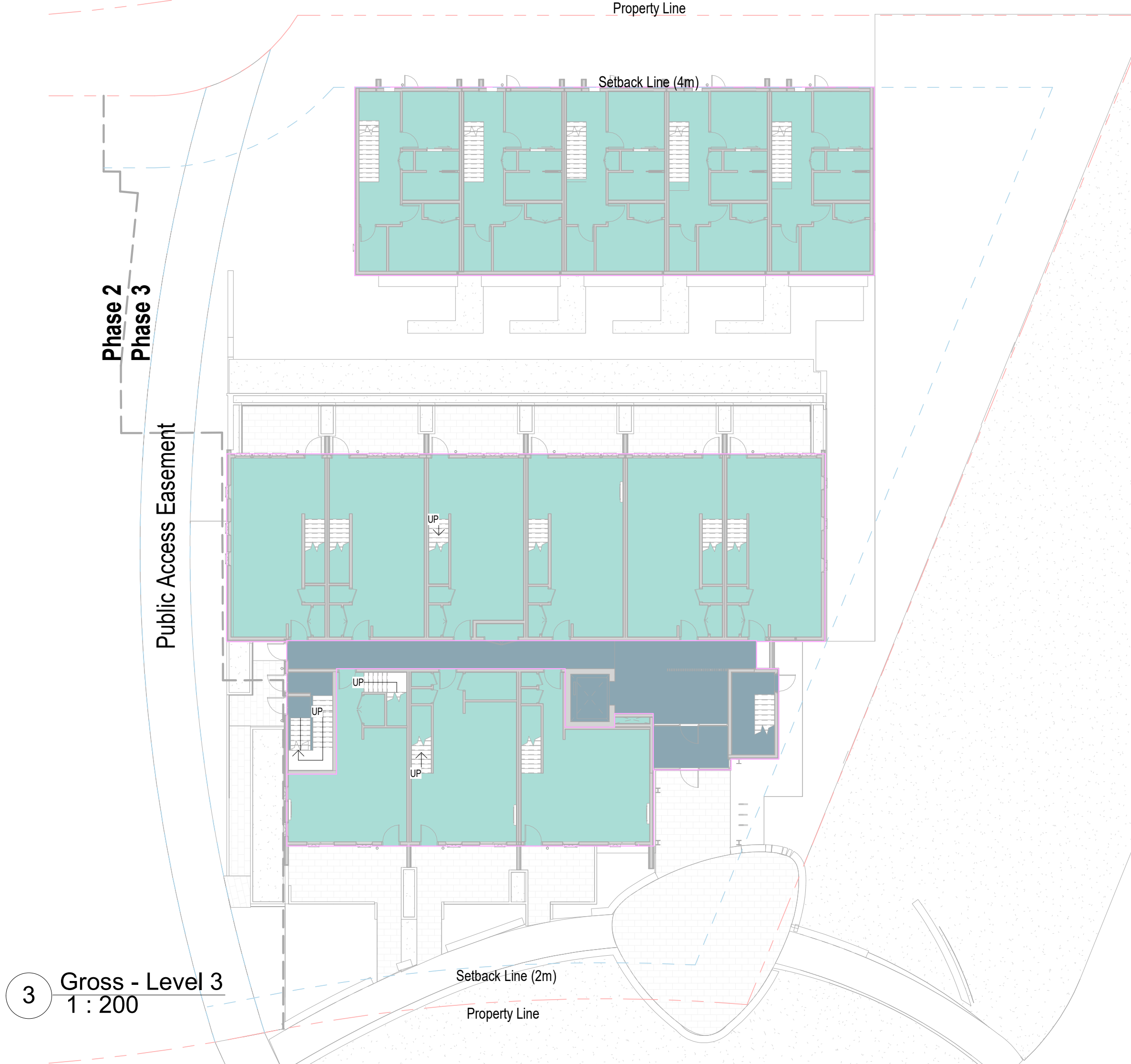
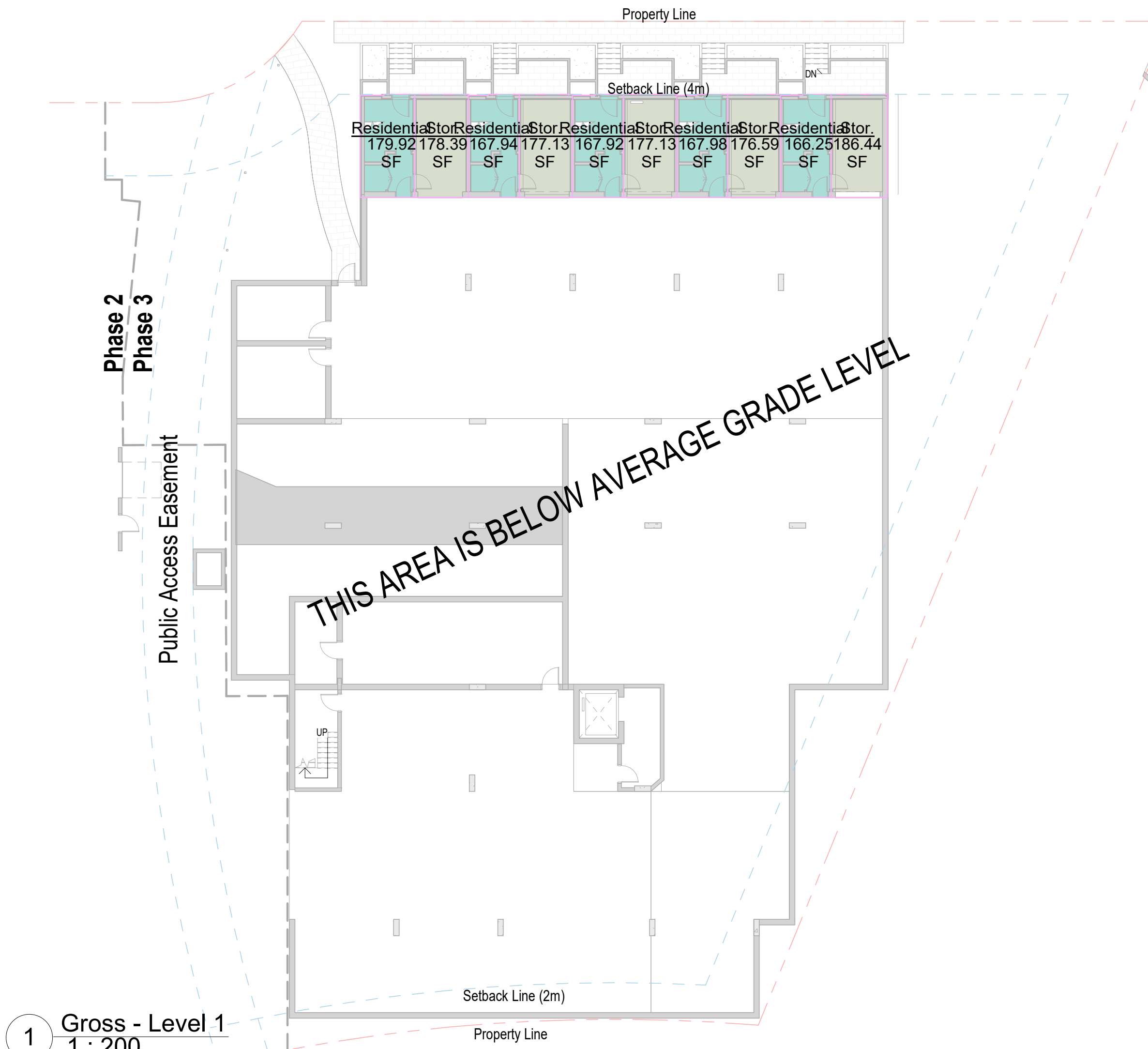
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DRAWN SLA	DATE Issue Date
SCALE 1 : 200	REVIEWED SLA
Project Number	PROJECT NO

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Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
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Level 4	Circulation	156 SF
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Level 4	Residential	128 SF
Level 4	Residential	142 SF
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Level 4	Residential	135 SF
Level 4	Circulation	110 SF
		6450 SF

Level 5	Residential	2912 SF
Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
		6111 SF

Level 6	Residential	2920 SF
Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
		6120 SF

Level 7	Residential	2912 SF
Level 7	Residential	2341 SF
Level 7	Circulation	858 SF
		6120 SF

Level 8	Residential	2912 SF
Level 8	Residential	2340 SF
Level 8	Circulation	859 SF
		6111 SF
Grand total		45864 SF

Gross Floor Area Summary	
Phase 2*	7020 SF
Phase 3	45864 SF
Grand Total	52,884 SF
* Portion within Lot J	



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SKYHOMES

at THE RAILYARDS

SEAL

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No.	Description	Date

PROJECT
Skyhomes at the Railyards

701 Ytee Rd,
Victoria, BC

DRAWING
Overall Areas

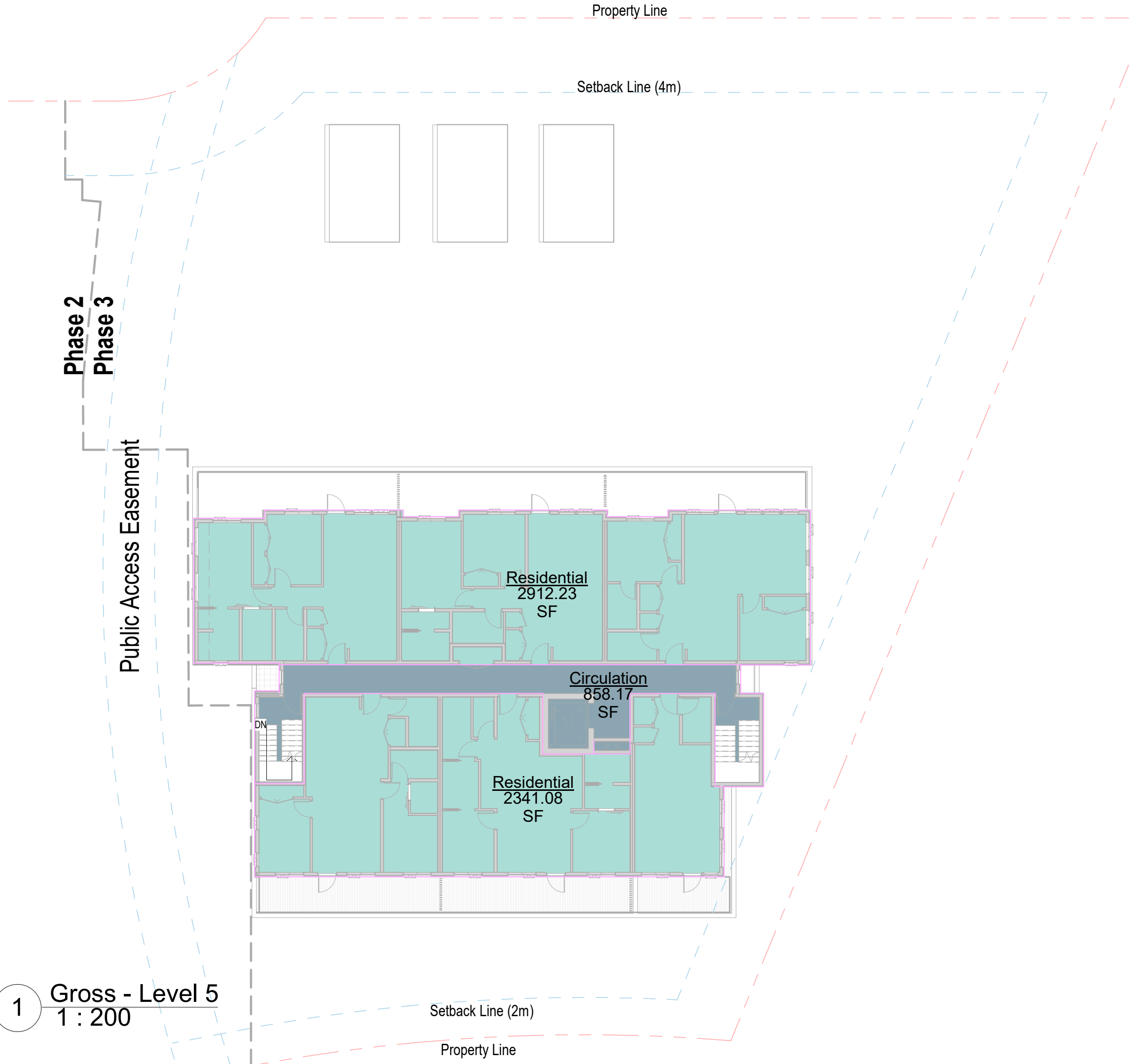
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SLA	Issue Date
SCALE	REVIEWED
1 : 200	SLA
Project Number	PROJECT NO

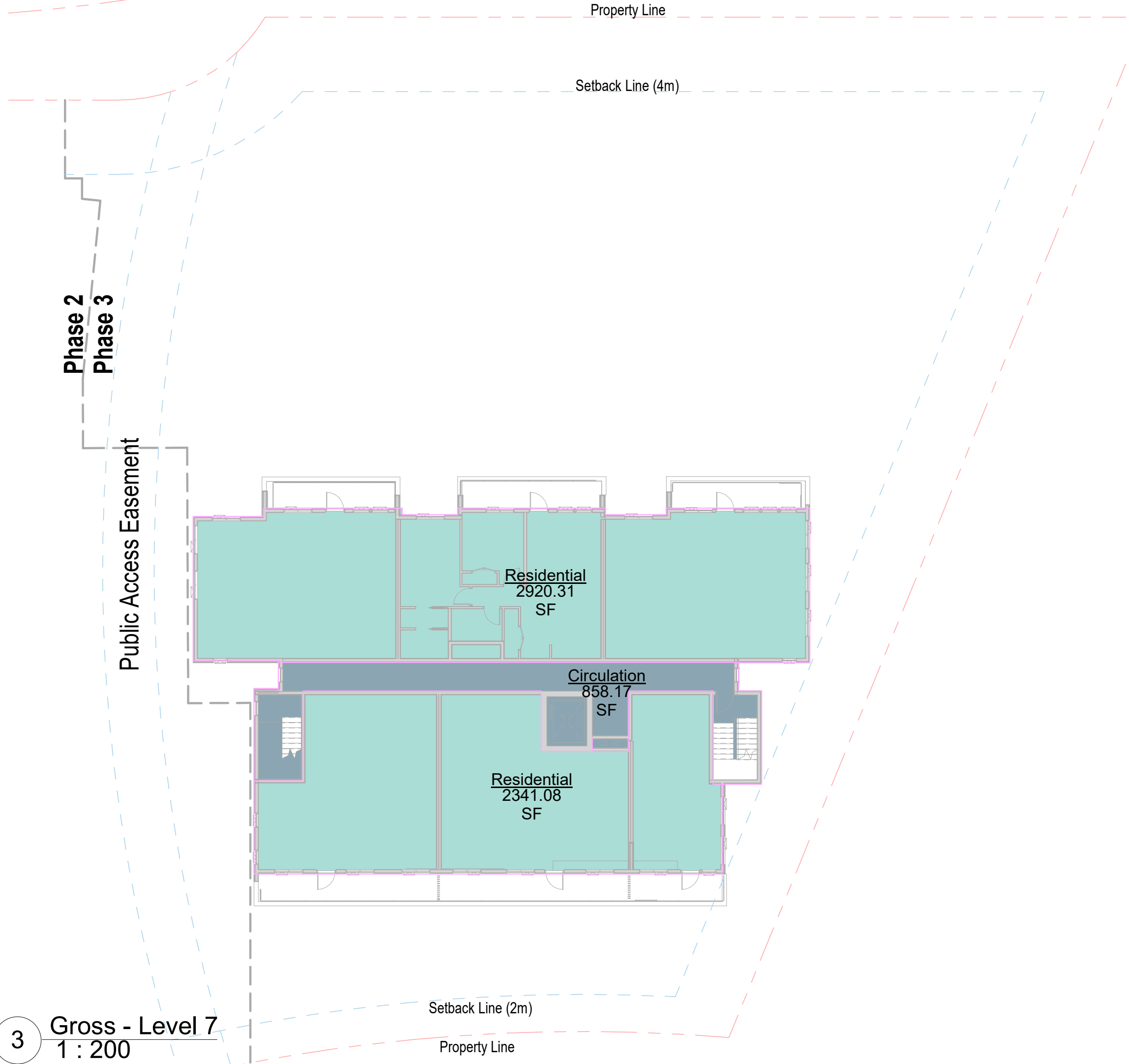
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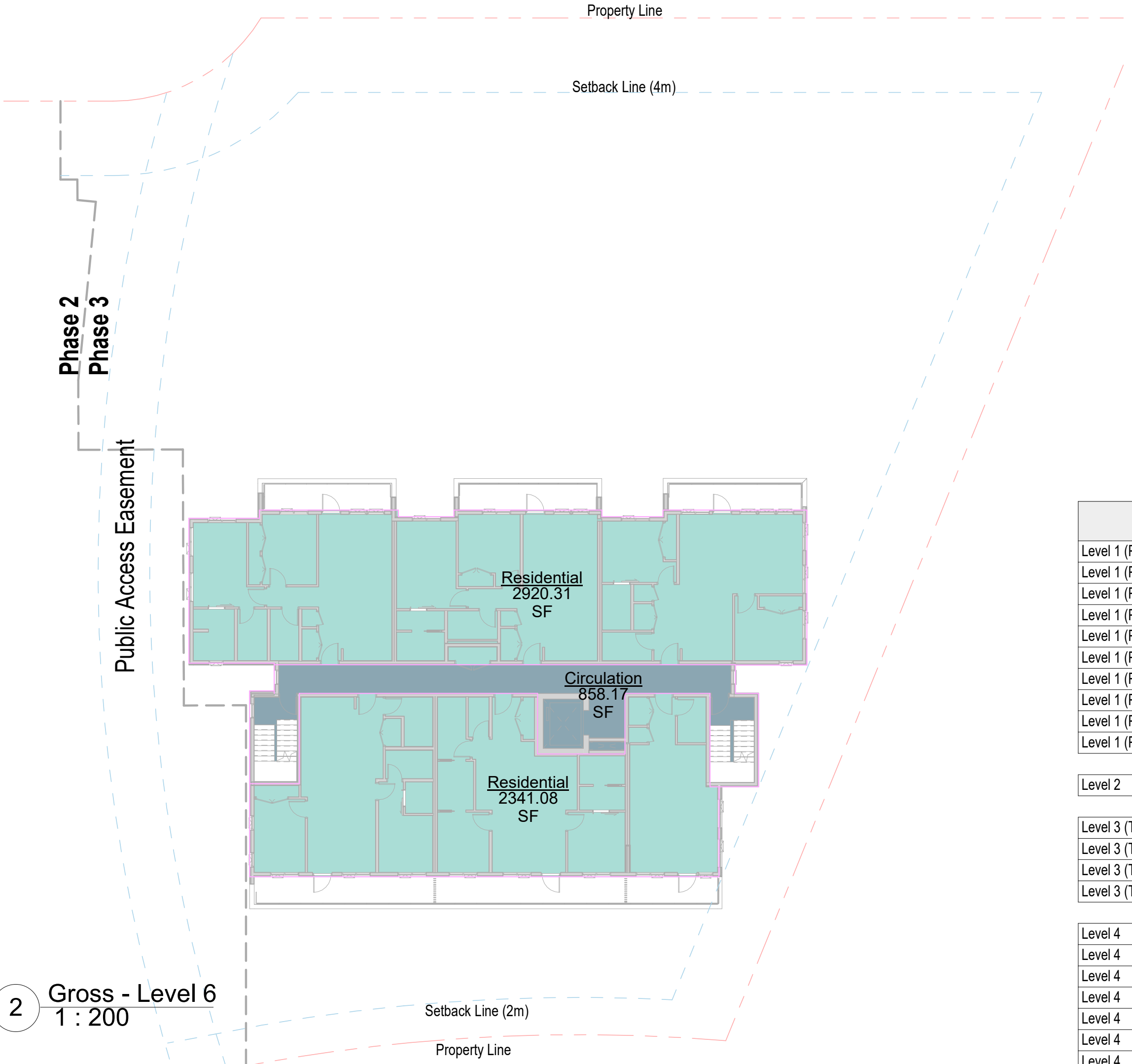
REV



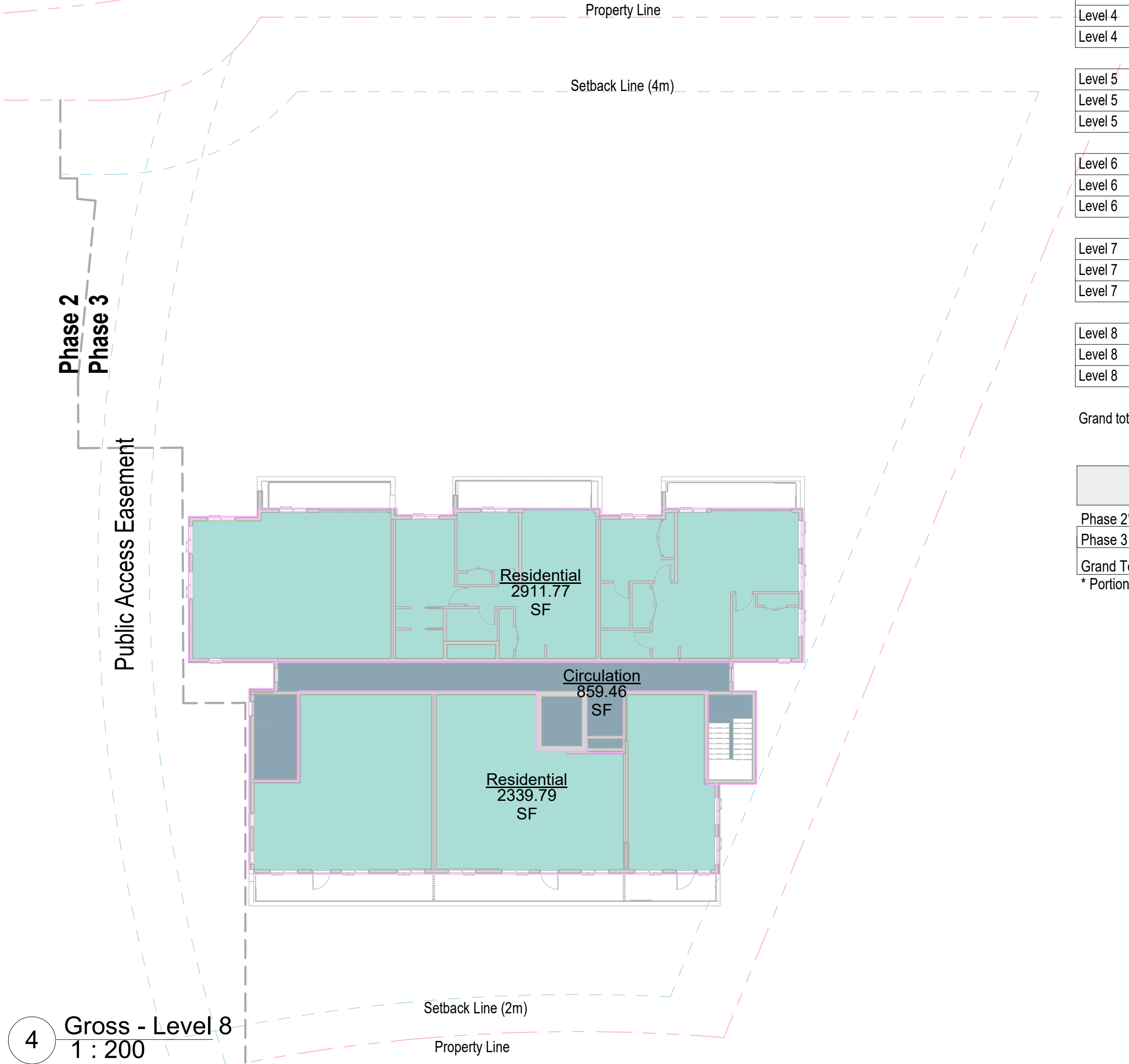
1 Gross - Level 5
1 : 200



3 Gross - Level 7
1 : 200



2 Gross - Level 6
1 : 200



4 Gross - Level 8
1 : 200

Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	166 SF
Level 1 (Parking Entry)	Stor.	178 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	186 SF
		1746 SF
Level 2	Residential	3247 SF
		3247 SF
Level 3 (Tyece Grade)	Residential	3713 SF
Level 3 (Tyece Grade)	Residential	1830 SF
Level 3 (Tyece Grade)	Residential	3247 SF
Level 3 (Tyece Grade)	Circulation	1171 SF
		9960 SF
Level 4	Circulation	153 SF
Level 4	Circulation	156 SF
Level 4	Residential	1838 SF
Level 4	Residential	3505 SF
Level 4	Residential	128 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	135 SF
Level 4	Circulation	110 SF
		6450 SF
Level 5	Residential	2912 SF
Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
		6111 SF
Level 6	Residential	2920 SF
Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
		6120 SF
Level 7	Residential	2920 SF
Level 7	Residential	2341 SF
Level 7	Circulation	858 SF
		6120 SF
Level 8	Residential	2912 SF
Level 8	Residential	2340 SF
Level 8	Circulation	859 SF
		6111 SF
Grand total		45864 SF

Gross Floor Area Summary		
Phase 2*		7020 SF
Phase 3		45864 SF
Grand Total		52,884 SF
* Portion within Lot J		



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING WEST FROM GALLOPING GOOSE TRAIL



AERIAL VIEW LOOKING SOUTH FROM BRIDGES PARK



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SKYHOMES

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SEAL

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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING
Artistic Renderings

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SCALE	REVIEWED
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Project Number	PROJECT NO

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SKYHOMES
at THE RAILYARDS

SEAL



VIEW LOOKING NORTH FROM TYEE ROAD AND BAY STREET



VIEW LOOKING NORTH FROM TOP OF PATH NEAR TYEE ROAD



VIEW LOOKING SOUTH FROM SHARED PATH

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PROJECT
Skyhomes at the Railyards

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SCALE	REVIEWED
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Project Number	PROJECT NO

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SKYHOMES
at THE RAILYARDS

SEAL



VIEW LOOKING SOUTH FROM END OF CENTRAL SPUR



AERIAL VIEW LOOKING WEST



VIEW LOOKING NORTH FROM VIC WEST PLAZA



VIEW LOOKING NORTH WEST FROM TYEE ROAD AND BAY STREET AT DUSK

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PROJECT
Skyhomes at the Railyards

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VIEW LOOKING WEST FROM BAY STREET BRIDGE DECK



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SKYHOMES

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PROJECT
Skyhomes at the Railyards

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SCALE	REVIEWED
	SLA

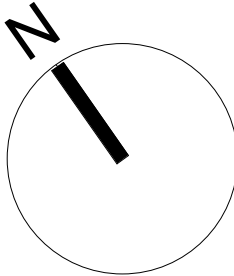
Project Number PROJECT NO

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LOOKING SOUTH WEST AT BASE OF PATH



VIEW FROM PUBLIC EASEMENT PATH LOOKING NORTH NEAR COURTYARDS



VIEW LOOKING NORTH EAST ALONG PATH NEAR TYEE ROAD



PERSPECTIVE SECTION SHARED PATHWAY



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SKYHOMES

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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING
Public Easement Views

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SCALE	REVIEWED
	SLA
Project Number	PROJECT NO

A0.13



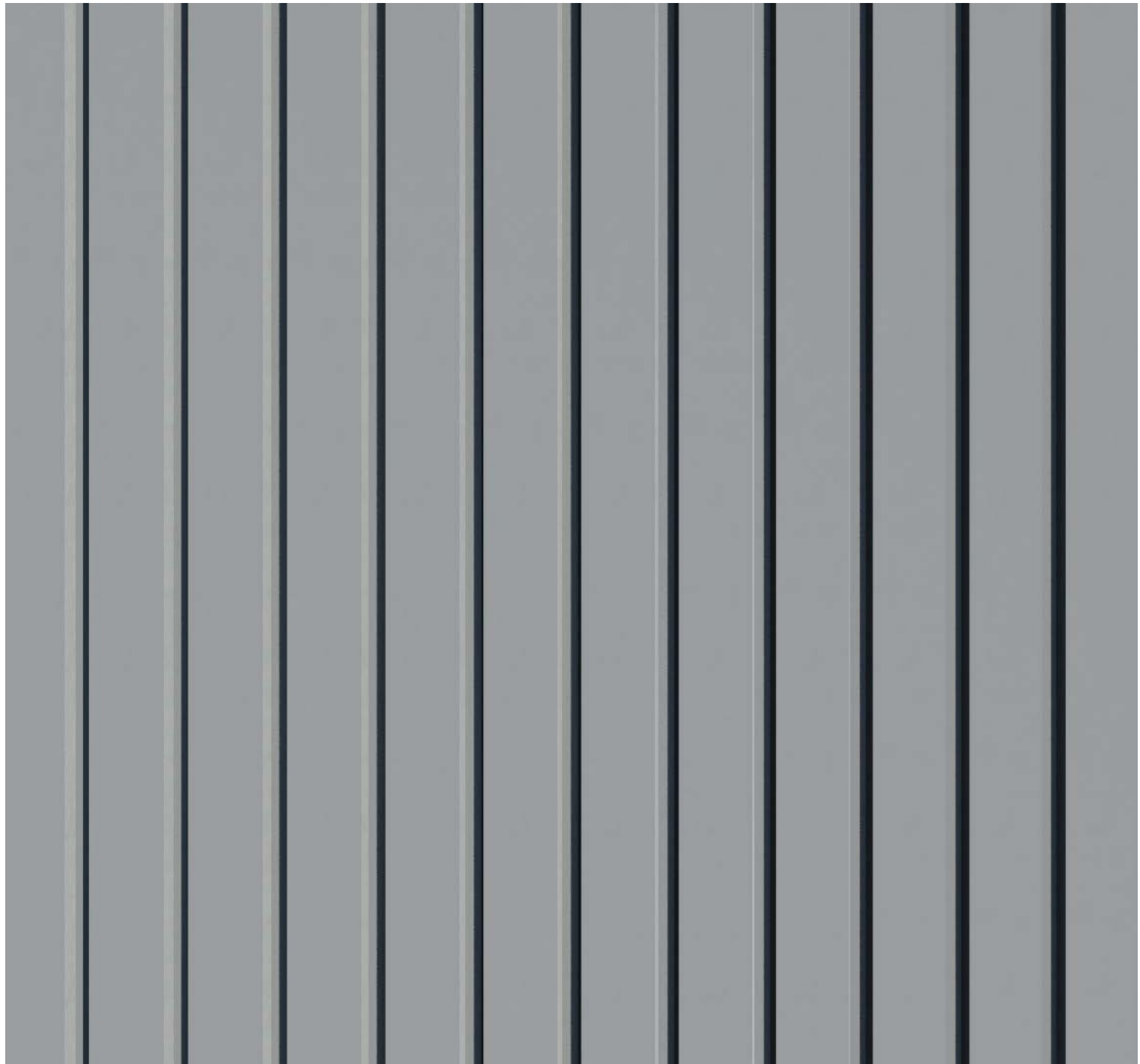
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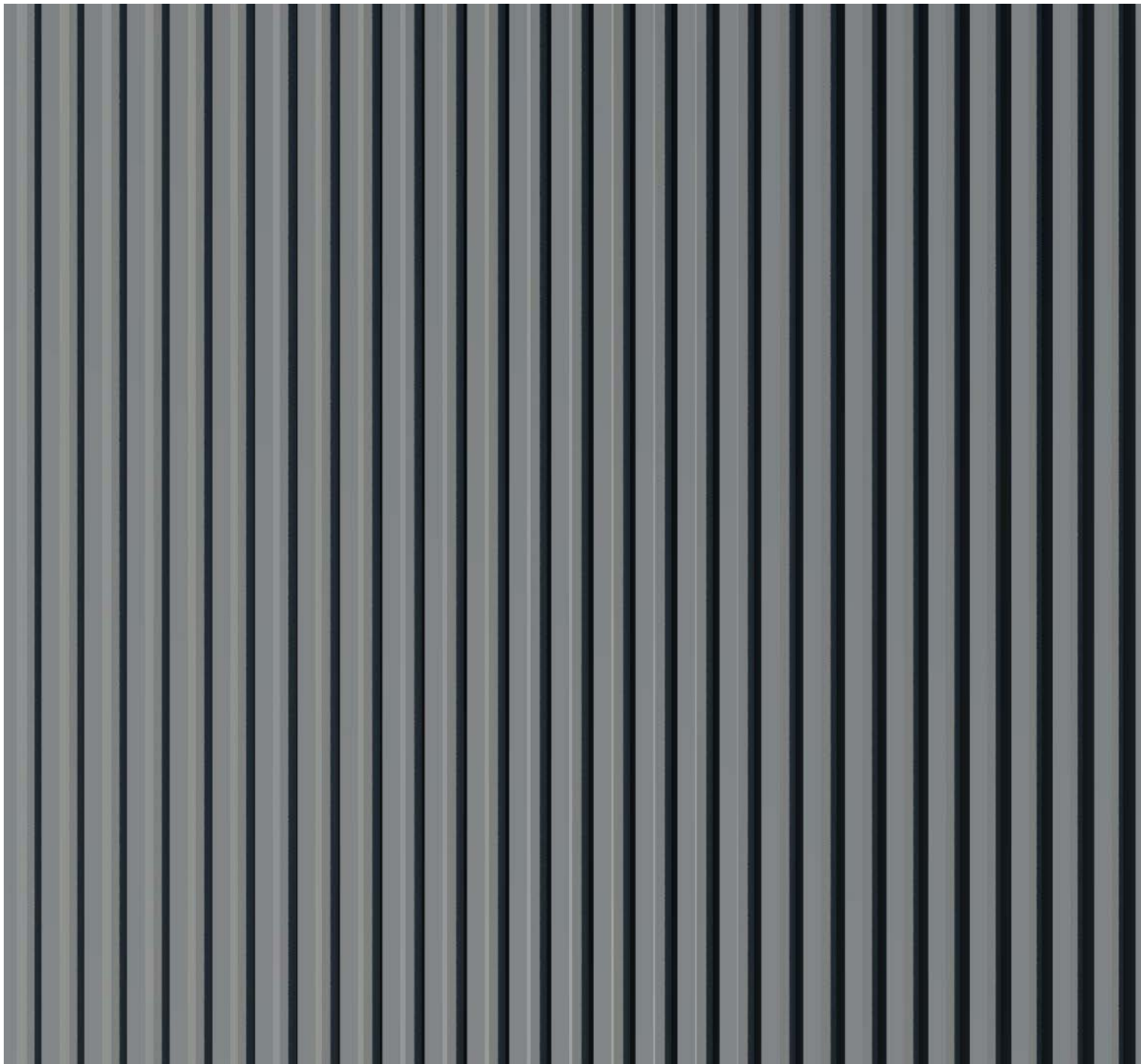
Issued for DP - Apr 19, 2021



1.



2.



3.

MATERIAL LEGEND	
NO.	Mataterial
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
7	Horizontal Fiber Cement Siding - Orange
8	Horizontal Fiber Cement Siding - Red
9	Metal Roof Overhang
10	Glass Guards Rails
11	Exterior Concrete Finish
12	Painted Louvers
13	Cap Flashing - Charcoal
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage



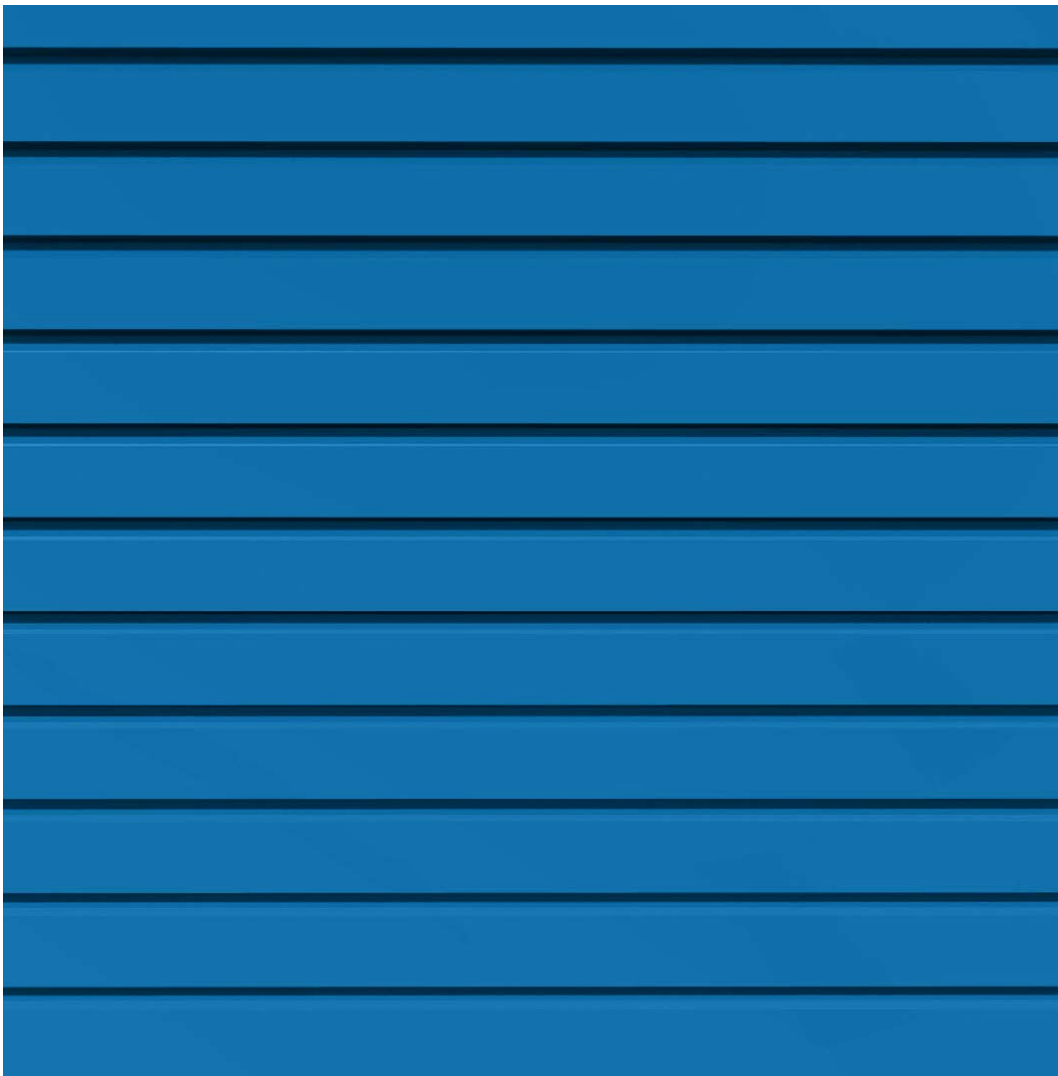
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SKYHOMES
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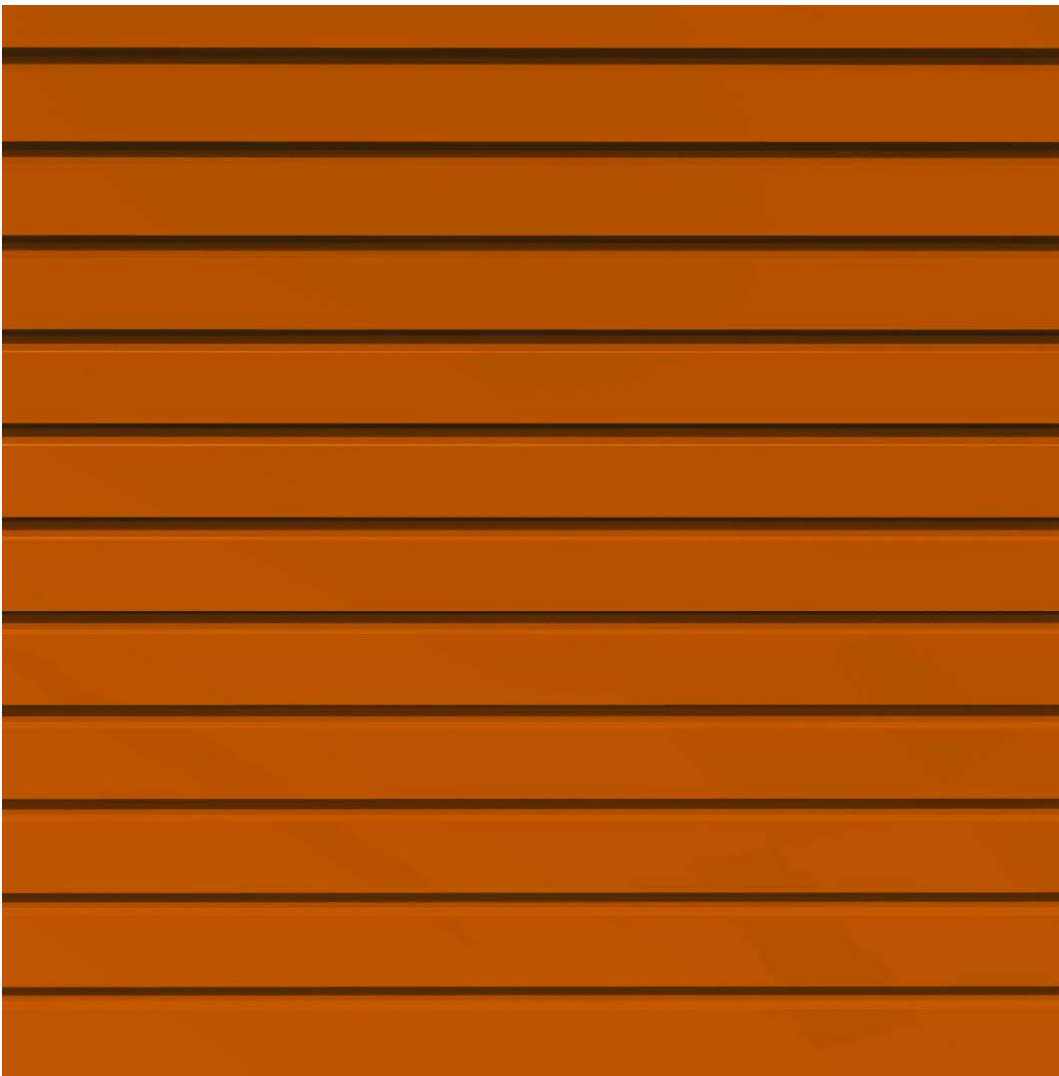
SEAL



4.



5.



6.



7.



8.



11.

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PROJECT
Skyhomes at the Railyards

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DRAWING
Materials

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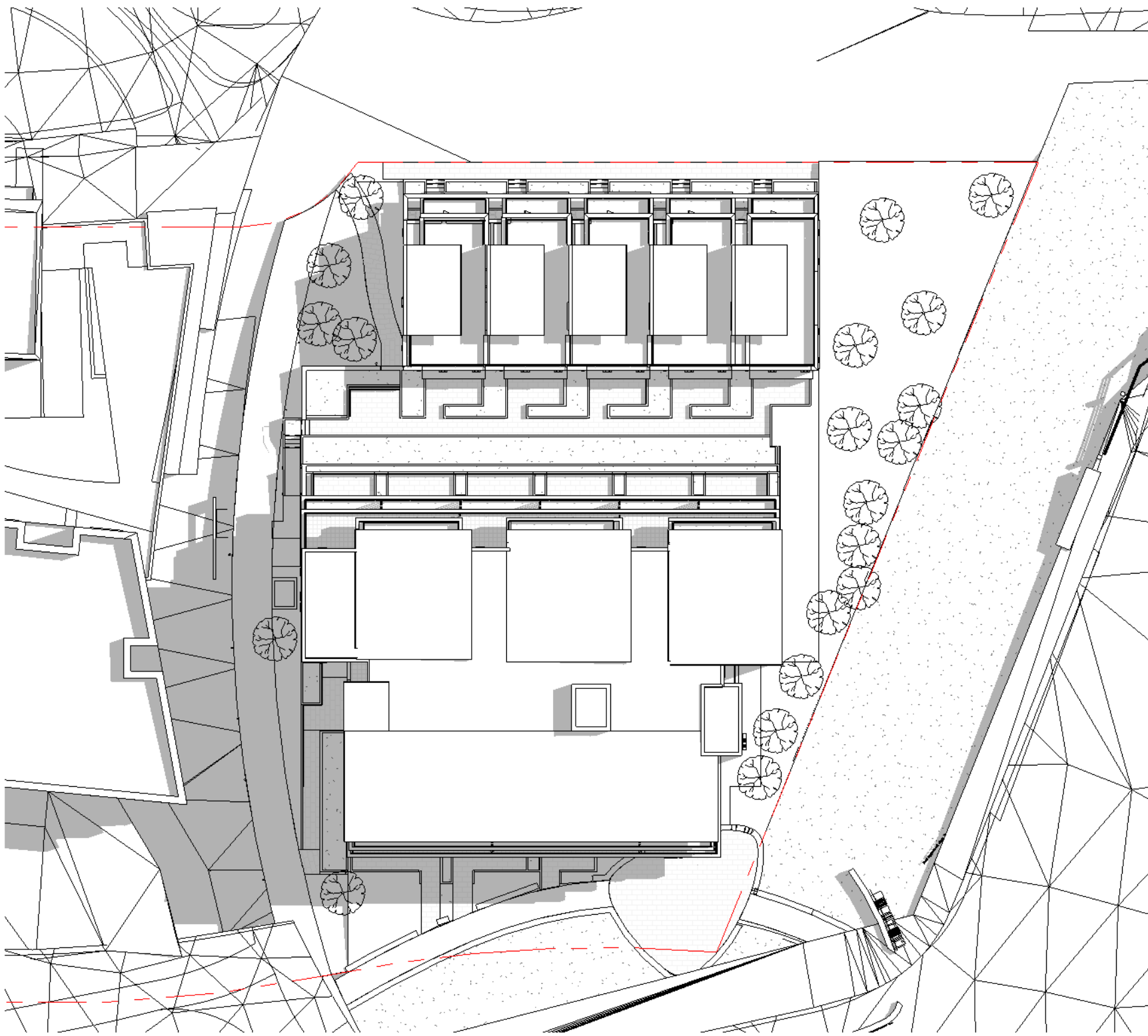
DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
	SLA
Project Number	PROJECT NO

A0.14

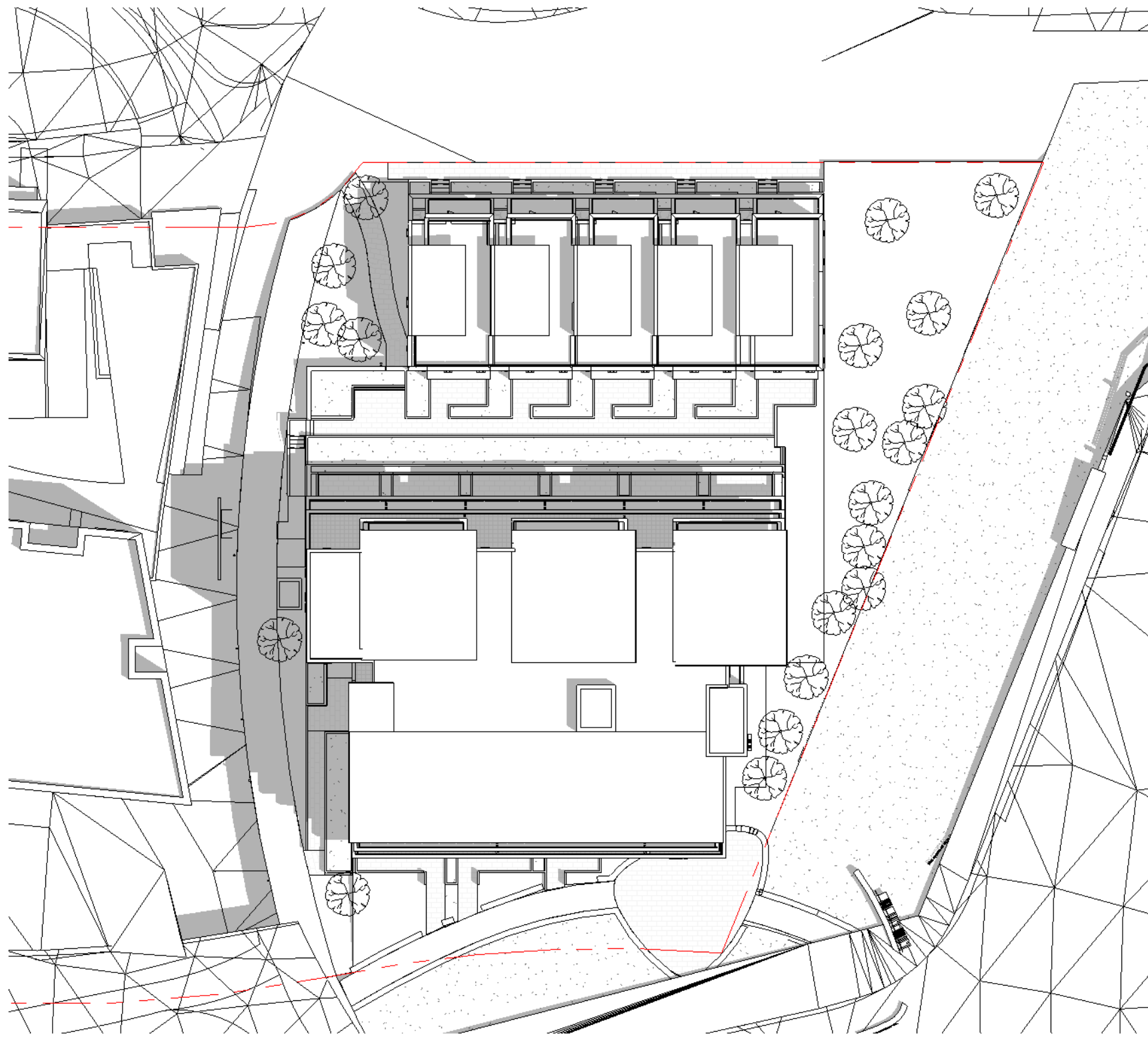


SKYHOMES
at THE RAILYARDS

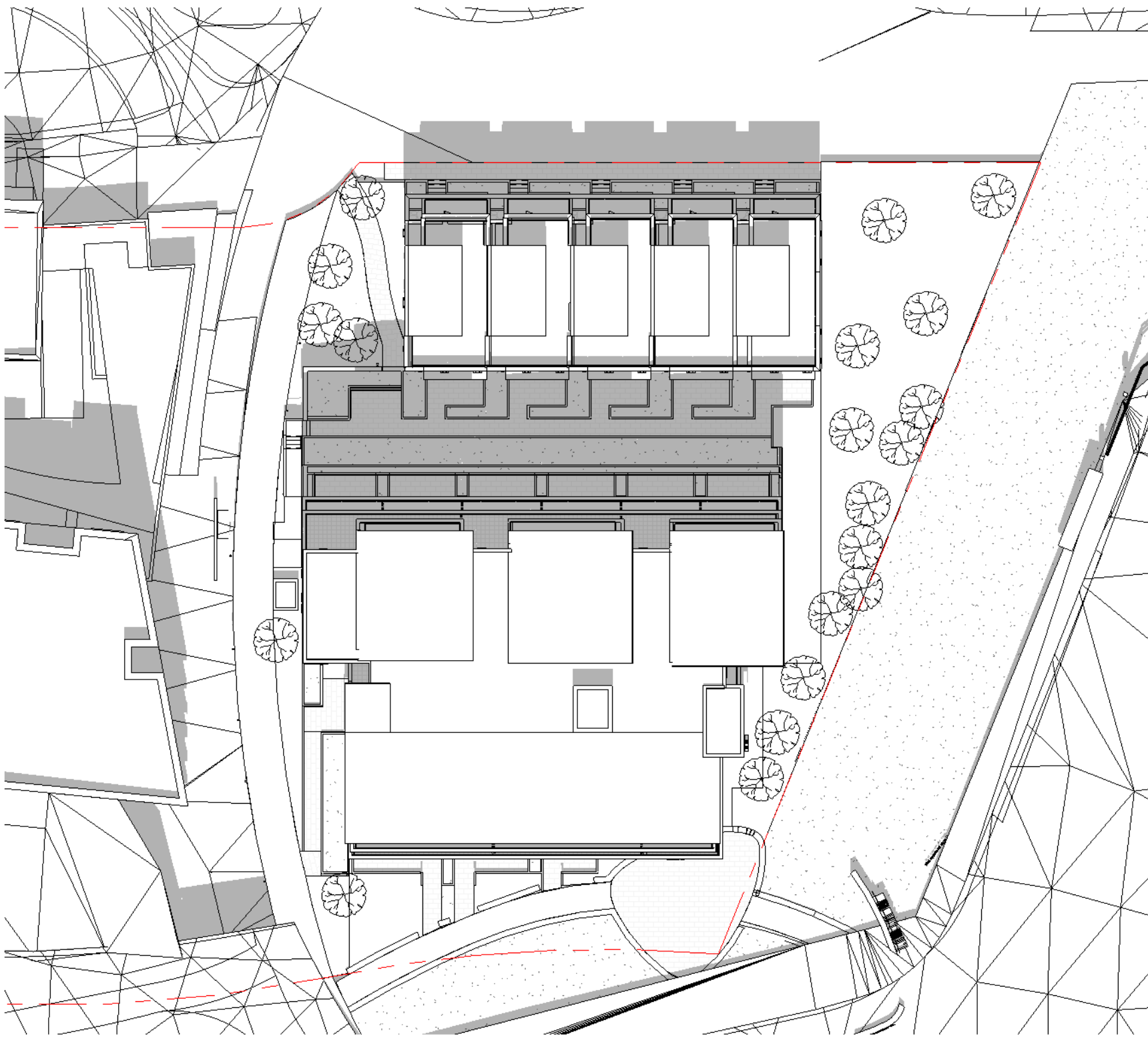
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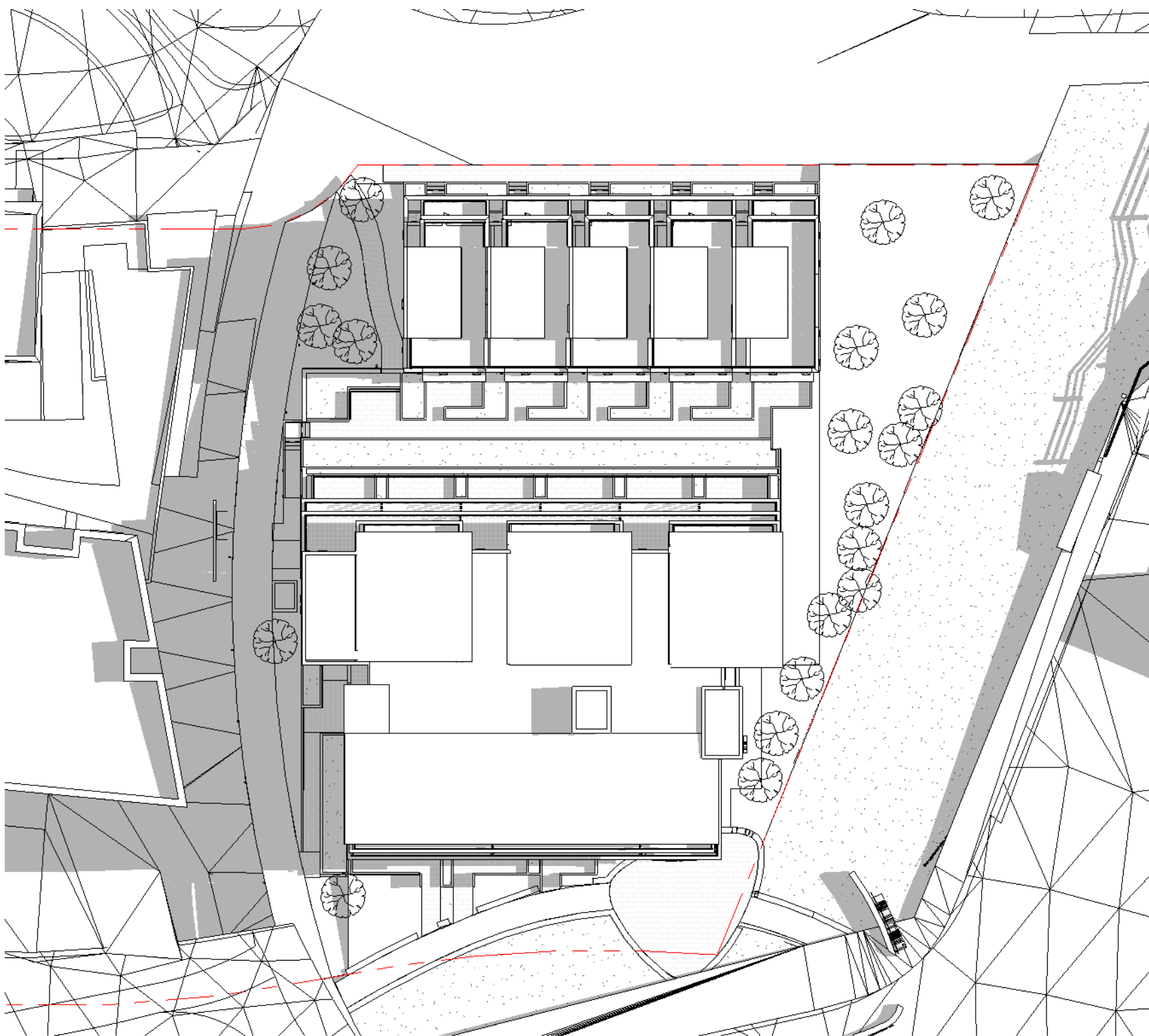
Shadow Study - June 21st
1 (10am)
1 : 350



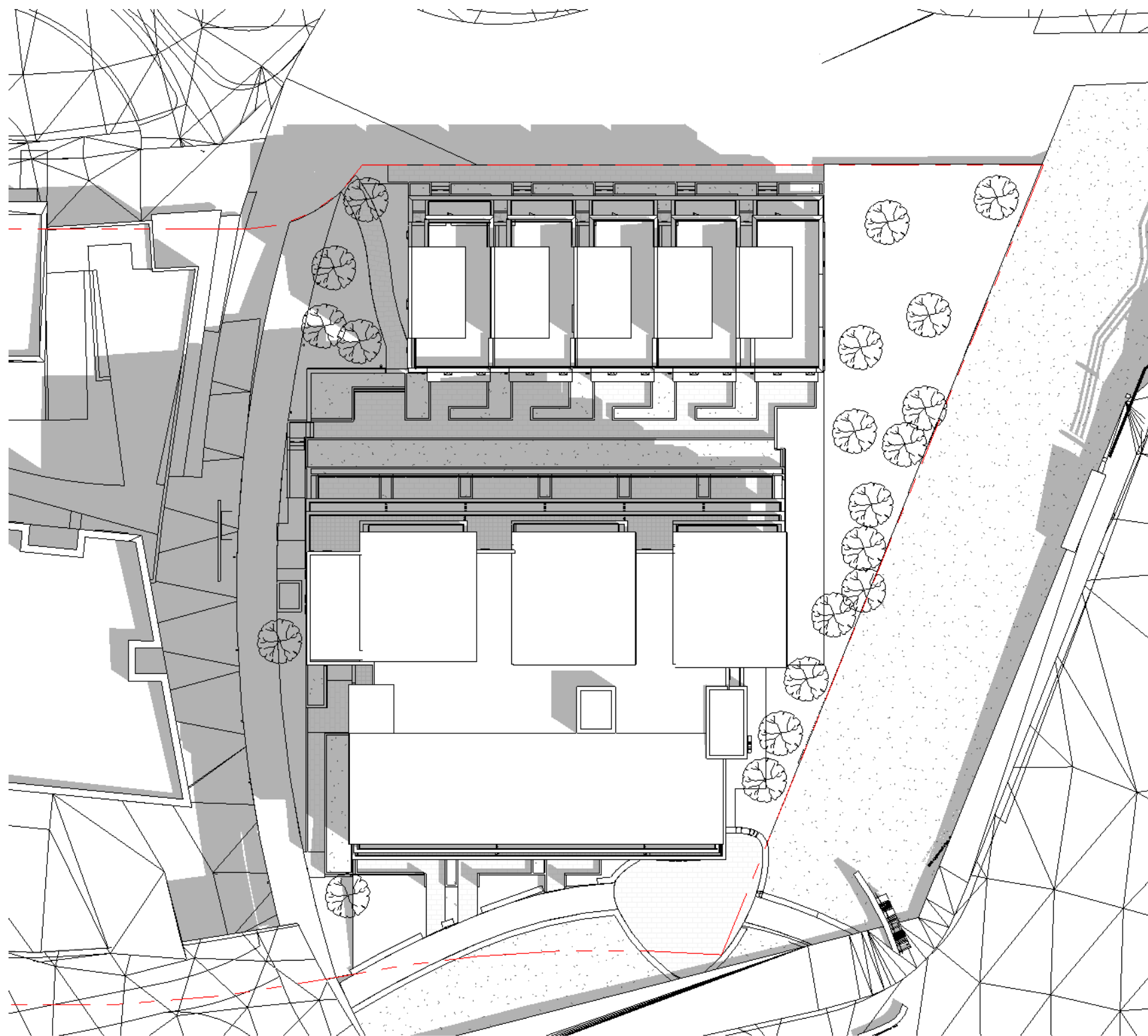
Shadow Study - June 21st
2 (12pm)
1 : 350



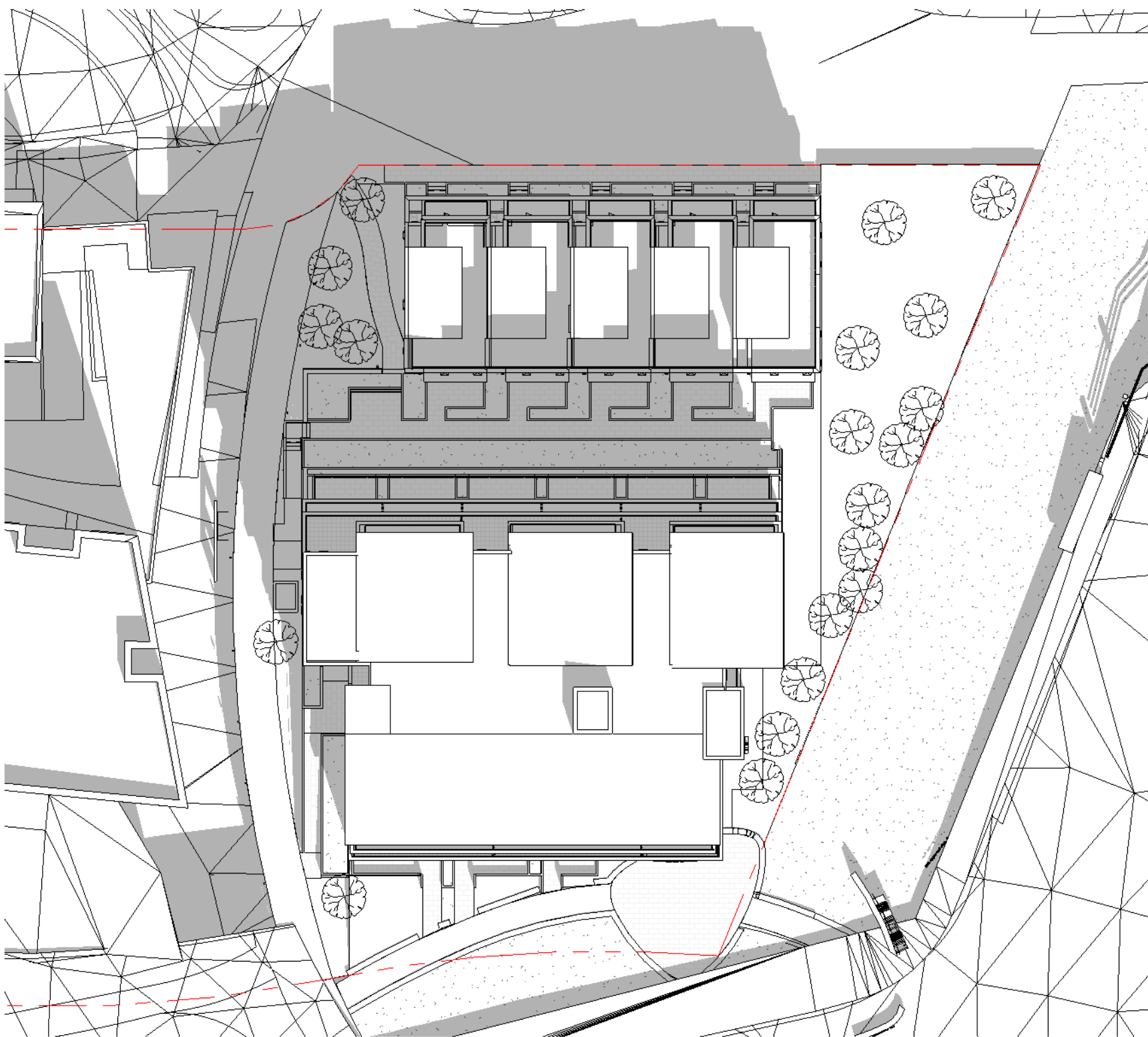
Shadow Study - June 21st
3 (2pm)
1 : 350



Shadow Study - Sept / March
4 21st (10am)
1 : 350



Shadow Study - Sept / March
5 21st (12pm)
1 : 350



Shadow Study - Sept / March
6 21st (2pm)
1 : 350

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PROJECT
Skyhomes at the Railyards

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DRAWING
Shadow Studies

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SCALE	1 : 350	REVIEWED	SLA
Project Number		PROJECT NO	



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SKYHOMES
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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
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DRAWING
Level 1 Plan (P2)

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DRAWN SLA	DATE Issue Date
SCALE 1 : 125	REVIEWED SLA

Project Number PROJECT NO

A2.04



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Parking Requirements

CD-5 Zone 12.5.6 (d & e)

Parking Requirements
1.0 stall per Unit below 46sm = 4 Stalls
1.3 stalls per Unit Above 46sm or 1 Bedroom = 44 Stalls
Total Required = 48 Stalls

Accessible Parking Requirements

BCBC 2012 3.8.3.4.(2)
After 50 stalls 1.0 per 50 stalls = 1 Stalls

Visitor Parking Requirements

1.0 per 10 Units = 4 Stalls

Parking Provided

Regular Stalls = 55
Accessible Stalls = 1
Total Provided = 56

Bicycle Requirements

Schedule C 80-159 (Table 2)

Bicycle Parking Requirement

Long Term Parking
1.0 per Unit below 45sm = 4 Stalls
1.25 per Unit Above 45sm = 42.5 Stalls
Total Required: = 47 Stalls

Min. 50% Horizontal = 24 Stalls

Short Term Parking

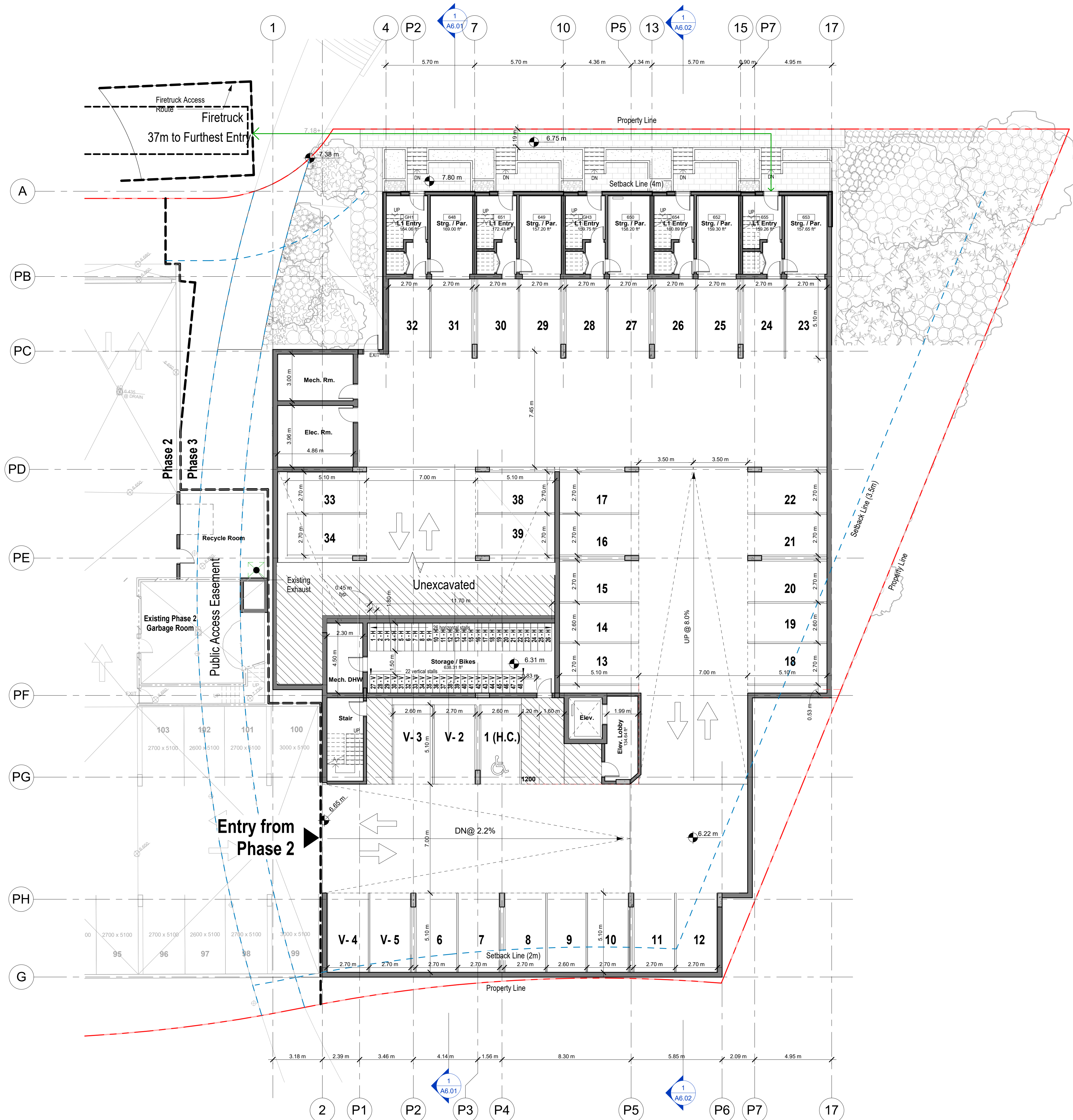
Greater of 6 per building or 0.1 per Unit = 6 Stalls
Total Provided: = 6 Stalls

Unit Type Count

Unit Type	Count
Tyee 2 SH	3
Studio	4
Goose SH	5
Courtyard SH	6
2 Bed	20
	38

Vehicle Parking Summary

Type	Provided
Residential	
Accessible Stall	1
Regular Stall	50
	51
Visitor	
Regular Stall	4
	4



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Skyhomes at the Railyards

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DRAWING
Level 2 Plan (P1)

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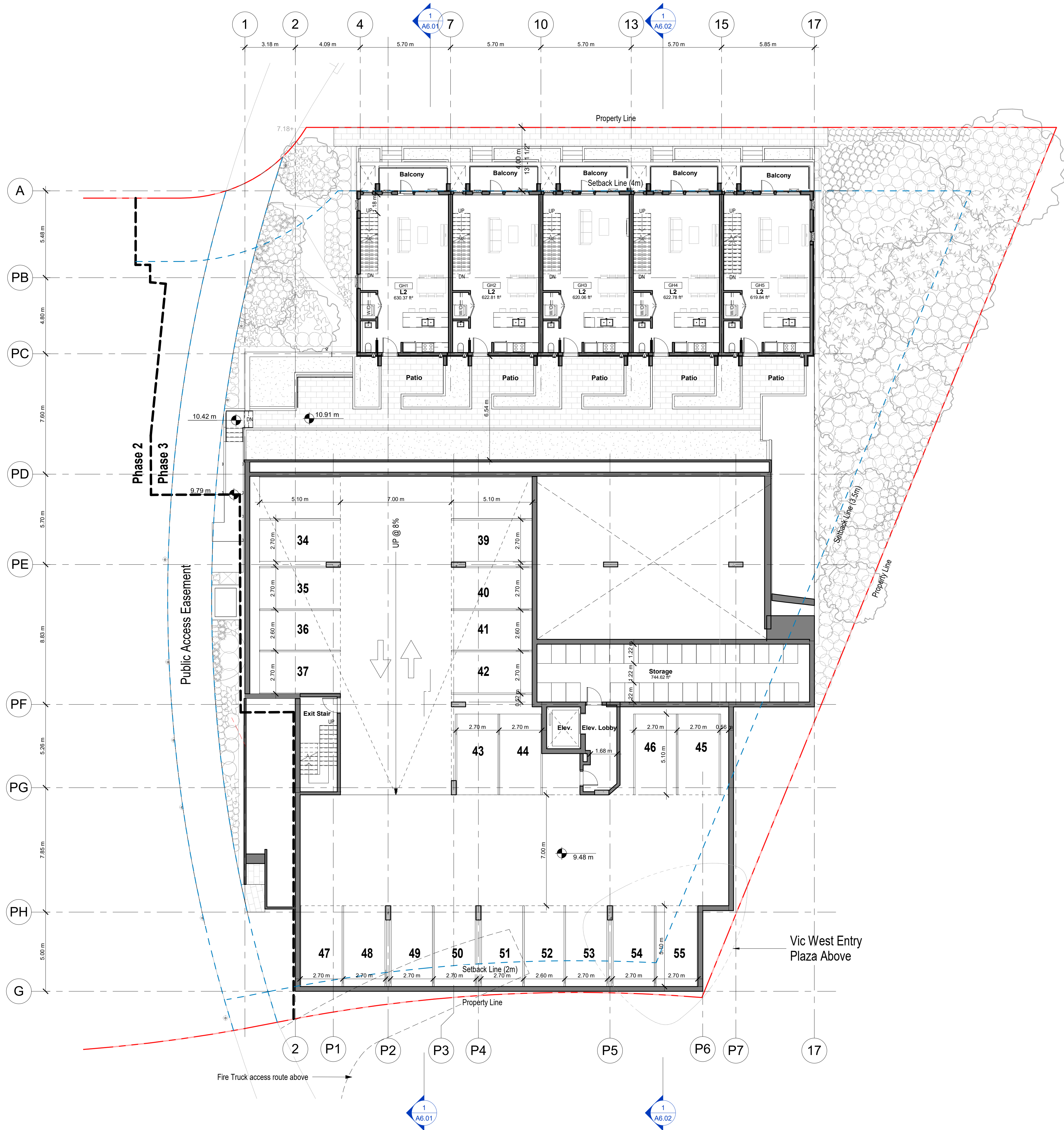
DRAWN	SLA	DATE	Issue Date
SCALE	1 : 125	REVIEWED	SLA
Project Number	PROJECT NO		

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No.	Description	Date

PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
Level 3 Plan (Tyee)

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DRAWN	SLA	DATE	Issue Date
SCALE	1 : 125	REVIEWED	SLA
Project Number		PROJECT NO	

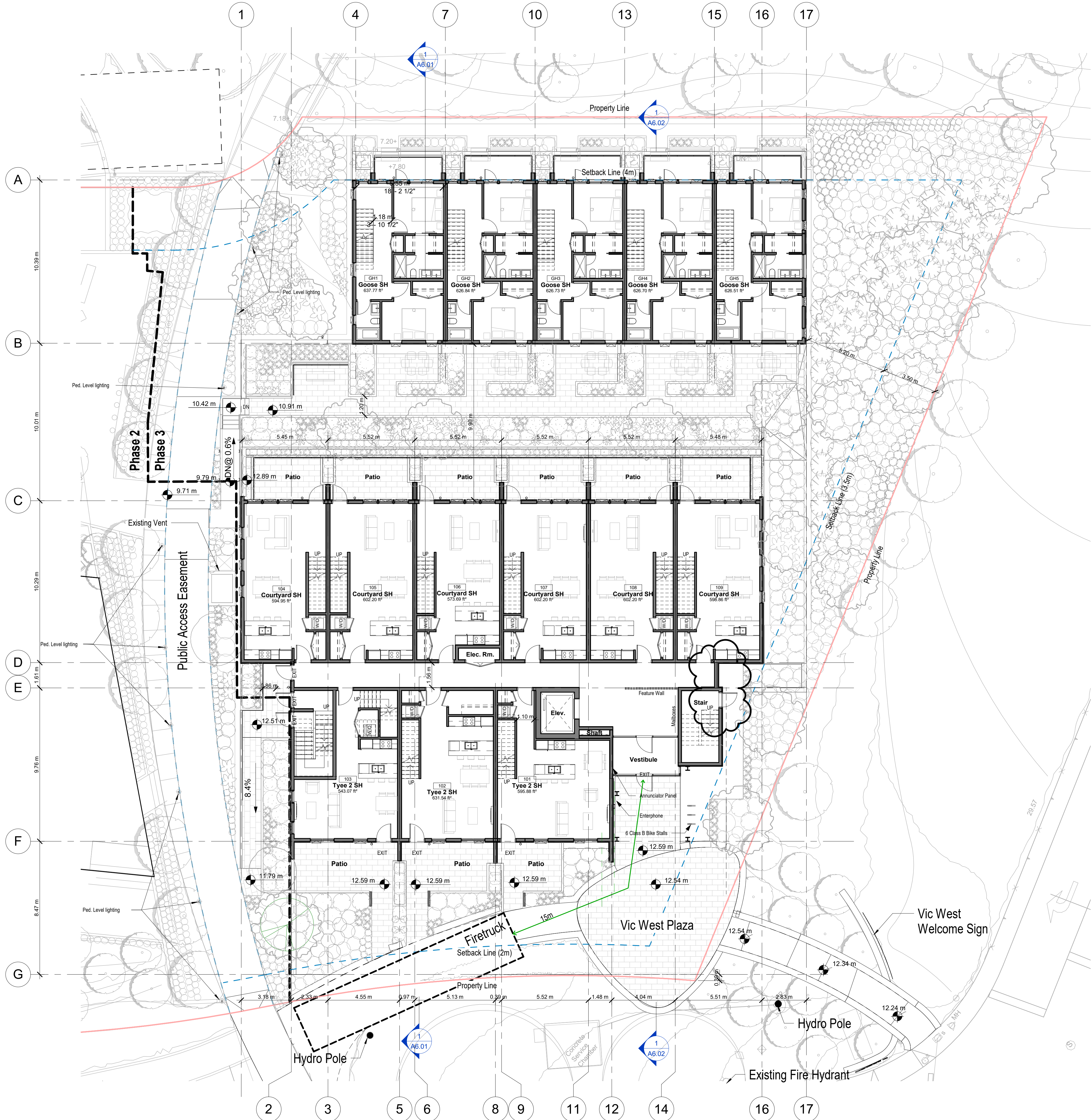
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SKYHOMES

at THE RAILYARDS

SEAL

M	Re-issued for Development Permit	19 Apr 2021
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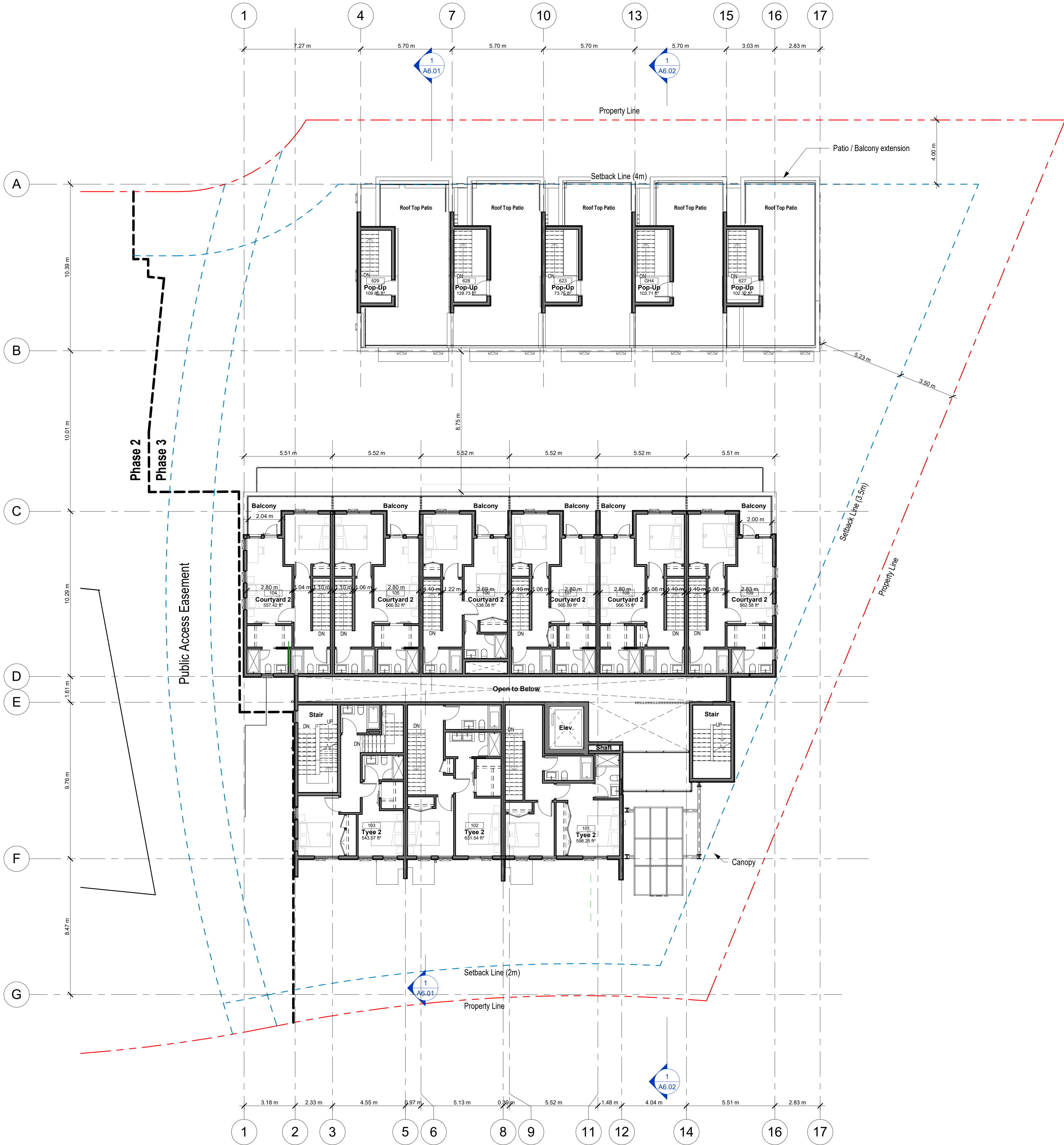
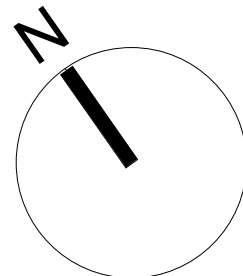
PROJECT
Skyhomes at the Railyards

701 Ytee Rd,
Victoria, BC

DRAWING
Levels 4

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SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA
Project Number	PROJECT NO



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SKYHOMES

at THE RAILYARDS

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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
Levels 5

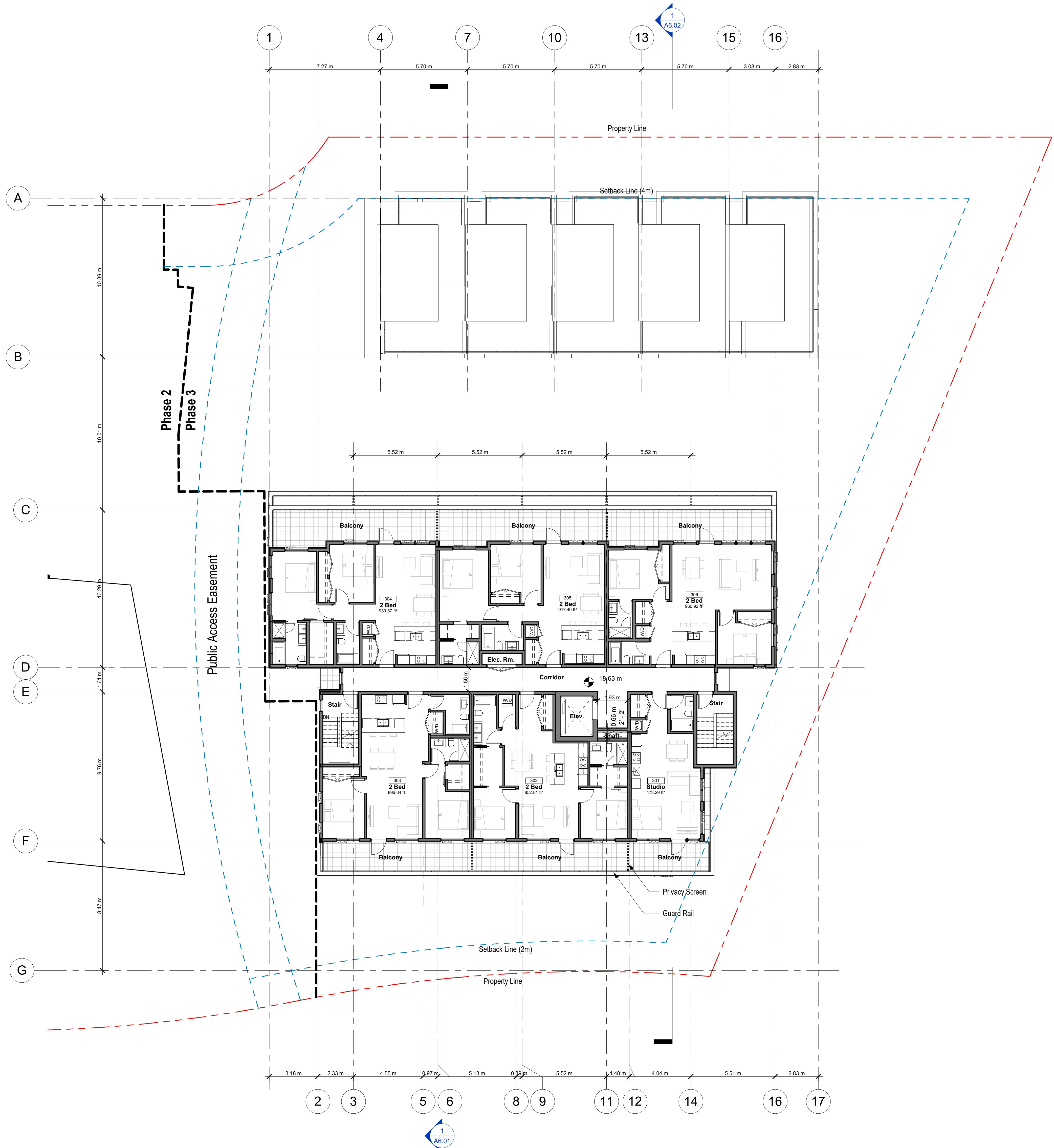
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SCALE	1 : 125	REVIEWED	SLA
Project Number	PROJECT NO		

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SKYHOMES

at THE RAILYARDS

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No.	Description	Date

PROJECT
Skyhomes at the Railyards

701 Ytee Rd,
Victoria, BC

DRAWING
Levels 6-8

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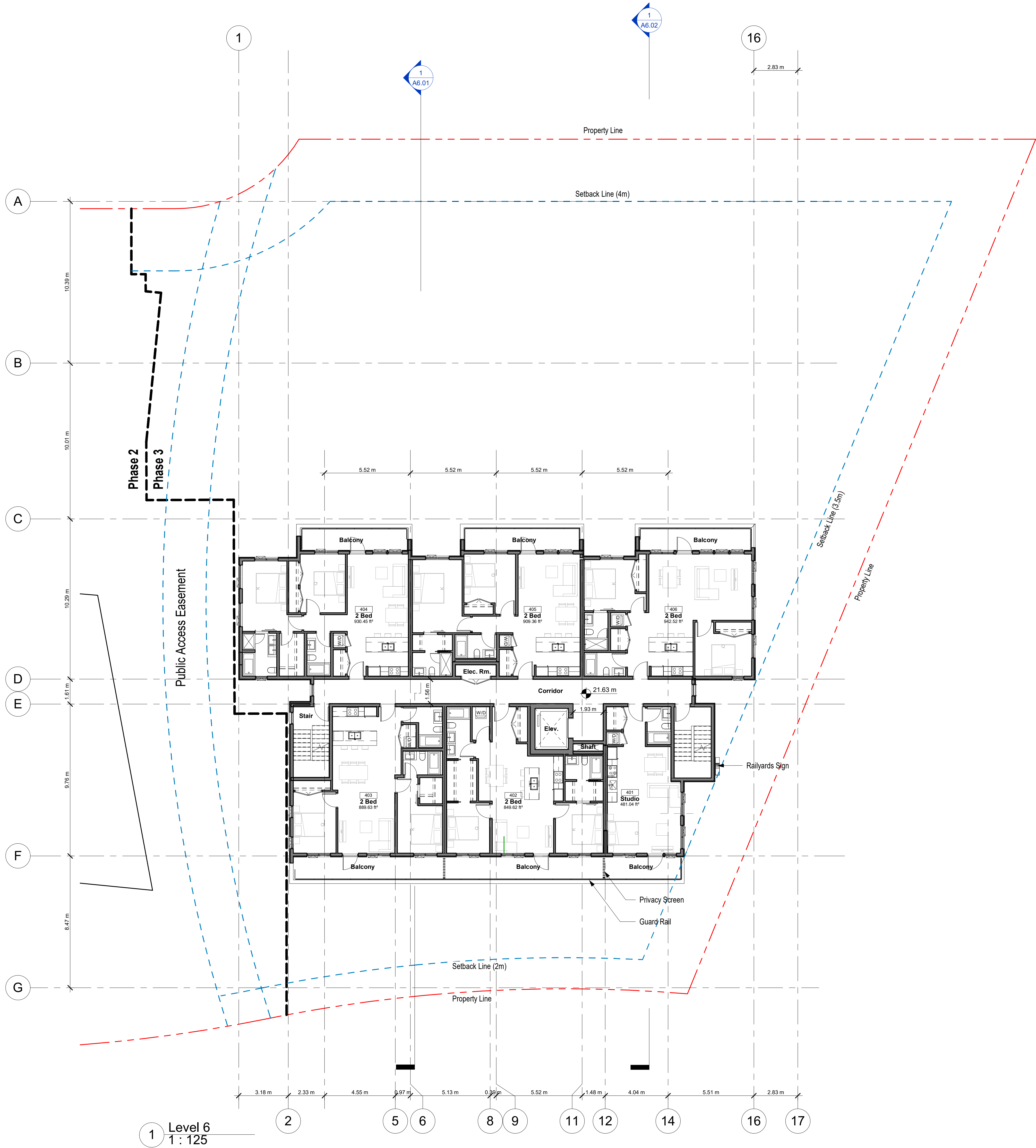
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SCALE 1 : 125	REVIEWED SLA
Project Number	PROJECT NO

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1 Level 6
1 : 125



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SKYHOMES

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SEAL

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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
Roof Plan

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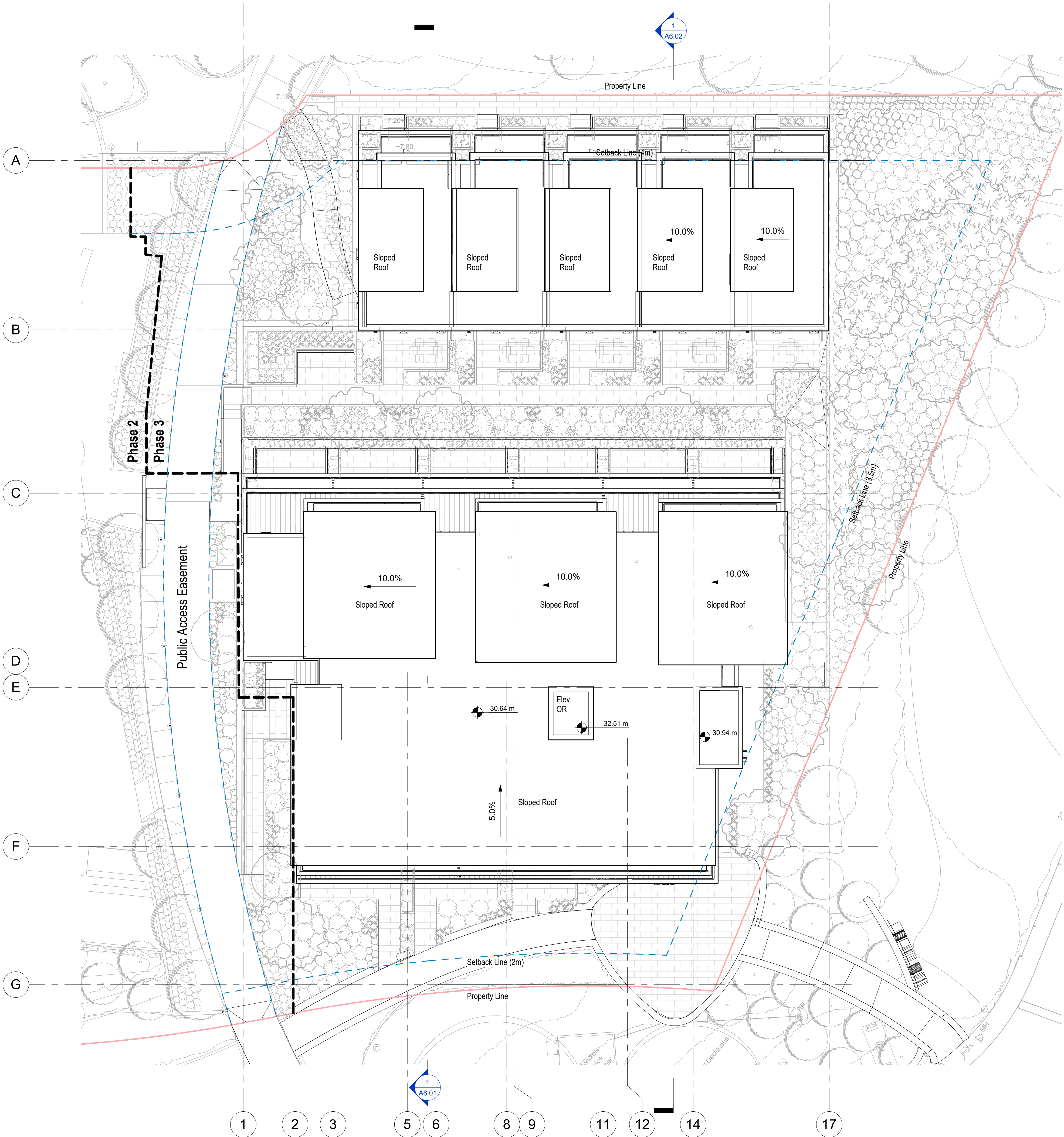
DRAWN	SLA	DATE	Issue Date
SCALE	1 : 125	REVIEWED	SLA
Project Number	PROJECT NO		

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1 Roof (level 9)
1 : 125

MATERIAL LEGEND	
NO.	Mataterial
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
7	Horizontal Fiber Cement Siding - Orange
8	Horizontal Fiber Cement Siding - Red
9	Metal Roof Overhang
10	Glass Guards Rails
11	Exterior Concrete Finish
12	Painted Louvers
13	Cap Flashing - Charcoal
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage

GRADING LEGEND	
Finished Grade (FG)	—————
Survey Existing Grade (EG)	- - - - -
Average Grade (AG)	—————
Note: All grades taken along Property Line or Phase Line.	



1 South Elevation
1 : 125



2 East Elevation
1 : 125



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PROJECT
Skyhomes at the Railyards

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DRAWING
South & East Elevations

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SCALE	REVIEWED
As indicated	SLA
Project Number	PROJECT NO

A5.01



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MATERIAL LEGEND	
NO.	Material
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
7	Horizontal Fiber Cement Siding - Orange
8	Horizontal Fiber Cement Siding - Red
9	Metal Roof Overhang
10	Glass Guards Rails
11	Exterior Concrete Finish
12	Painted Louvers
13	Cap Flashing - Charcoal
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage

GRADING LEGEND	
Finished Grade (FG)	—————
Survey Existing Grade (EG)	- - - - -
Average Grade (AG)	- - - - -
Note: All grades taken along Property Line or Phase Line.	

1 North Elevation
1 : 125



2 West Elevation
1 : 125



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SKYHOMES

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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
North & West Elevation

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SCALE	REVIEWED
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Project Number	PROJECT NO

A5.02

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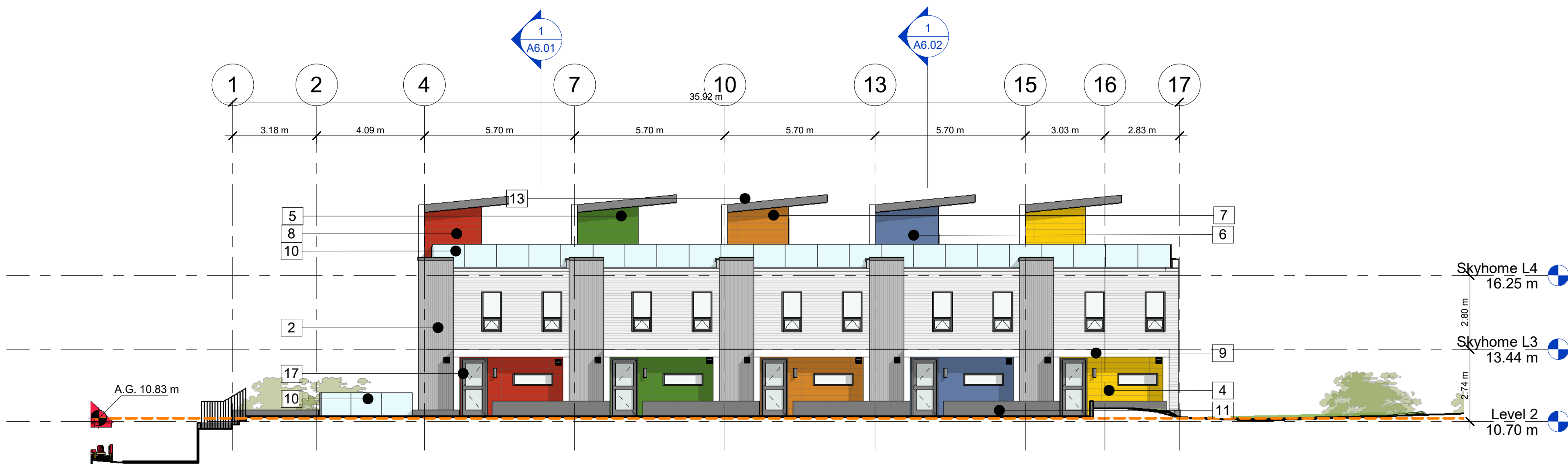
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MATERIAL LEGEND	
NO.	Material
1	Horizontal Corrugated Metal Cladding - White
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18	Painted Metal - Yellow
19	Signage

GRADING LEGEND	
Finished Grade (FG)	—————
Survey Existing Grade (EG)	- - - - -
Average Grade (AG)	- - - - -
Note: All grades taken along Property Line or Phase Line.	



1 Courtyard North Elevation
1 : 125



2 Courtyard South Elevation
1 : 125



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SKYHOMES

at THE RAILYARDS

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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
Courtyard Elevations

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Project Number	PROJECT NO

A5.03



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PROJECT
Skyhomes at the Railyards

701 Tyee Rd,
Victoria, BC

DRAWING
Building Section

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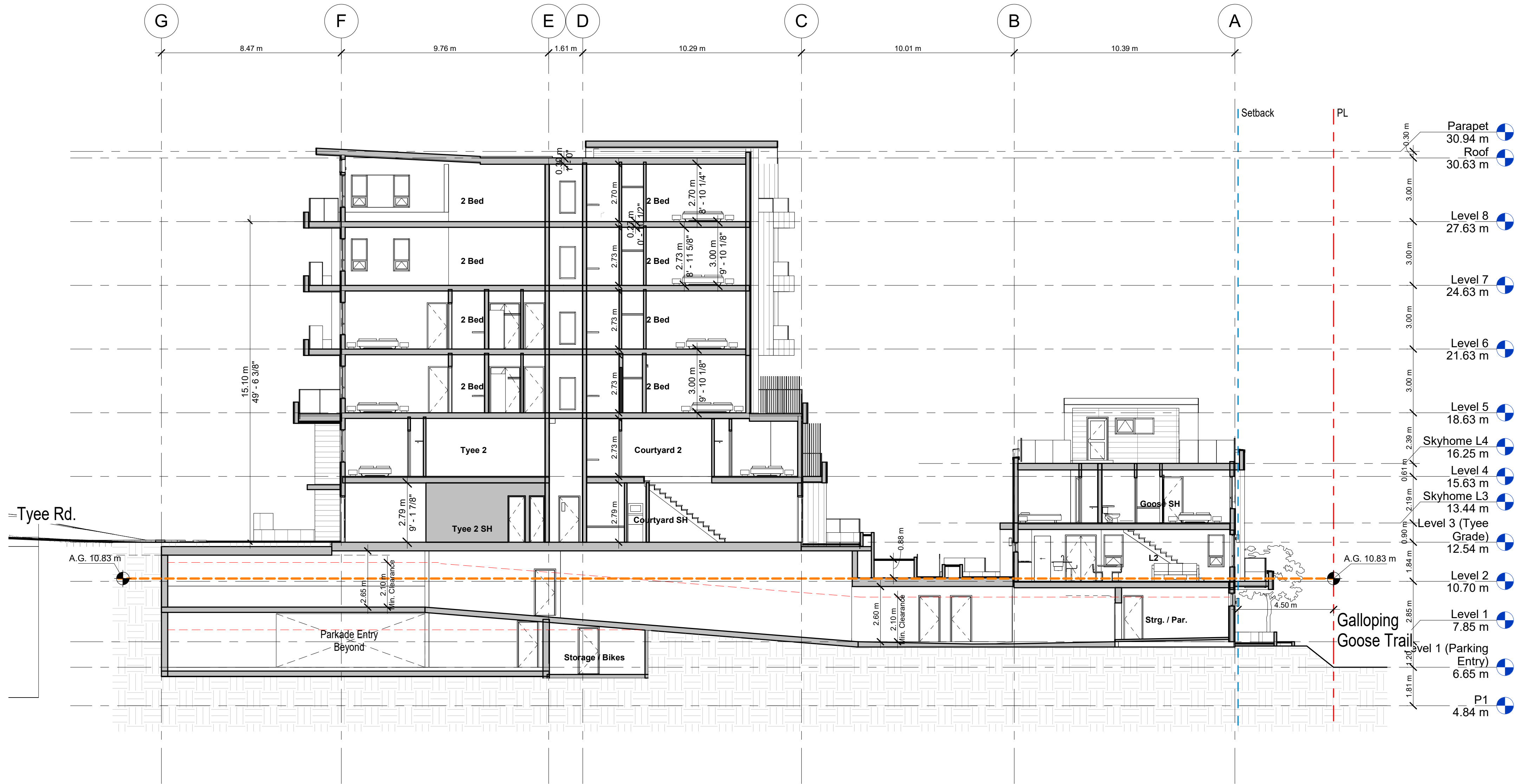
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SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA
Project Number	PROJECT NO

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Section - North/South @
West
1 : 125

SKYHOMES
at THE RAILYARDS

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PROJECT
Skyhomes at the Railyards701 Tyee Rd,
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Building Section

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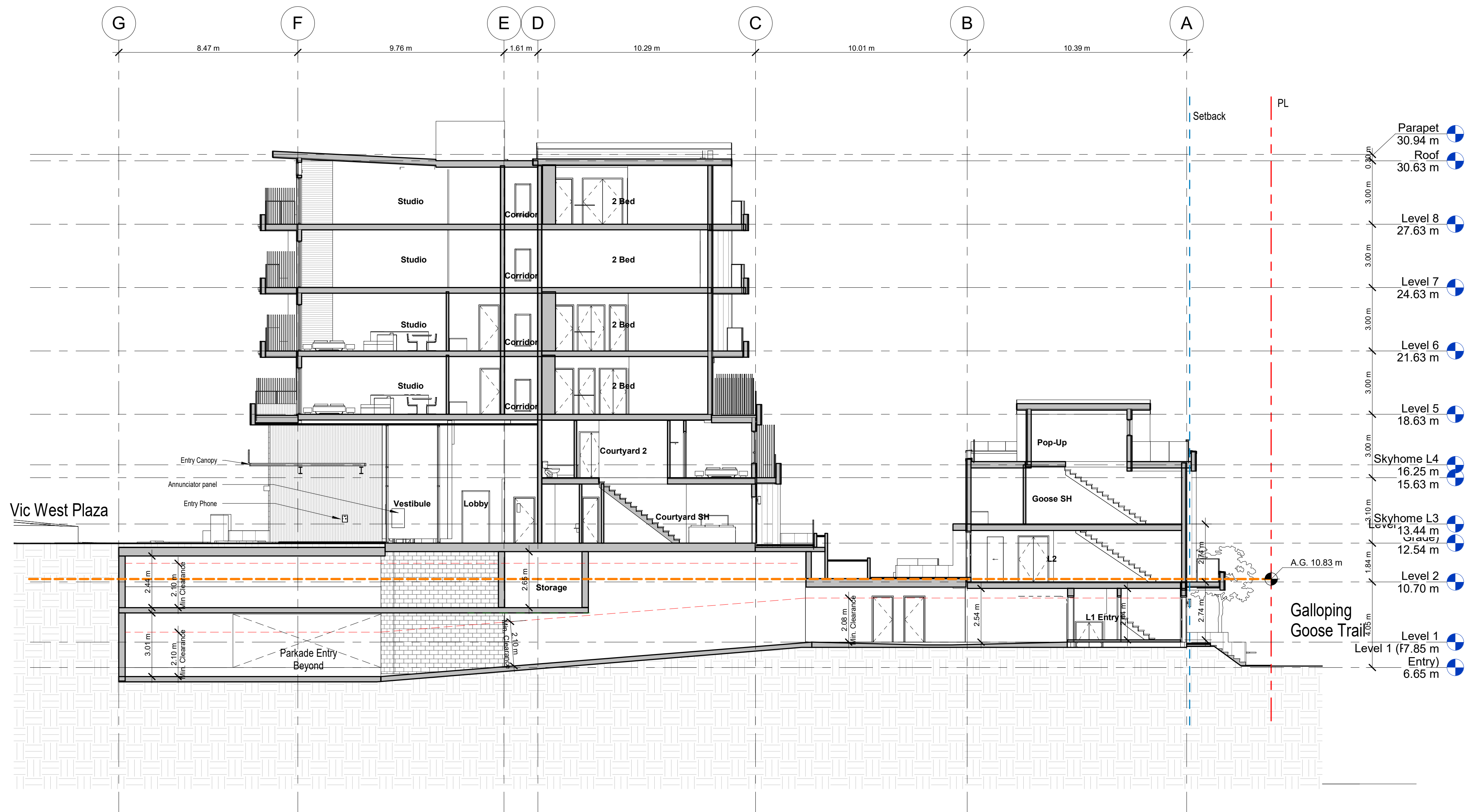
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Project Number	PROJECT NO

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Recommended Nursery Stock

Trees Total: 22	Botanical Name Acer griseum Acer palmatum 'Sango Kaku' Liriodendron tulipifera Parrotia persica Pyrus calleryana 'Capital' Stewartia pseudocamellia	Common Name Paperbark Maple Coral Bark Japanese Maple Tulip Tree Persian Ironwood Capital Flowering Pear Japanese Stewartia	Size 4 cm cal. #7 pot, 2mH 6cm cal. 6cm cal. #10 pot, 4cm cal. 6cm cal.
Large Shrubs Total: 164	Botanical Name Fatsia japonica Hydrangea arborescens 'Annabelle' Mahonia aquifolium Prunus lusitanica Ribes sanguineum 'King Edward VII' Taxus x media 'Hicksii'	Common Name Japanese Fatsia Annabelle Hydrangea Tall Oregon Grape Portuguese Laurel King Edward VII Flowering Currant Hick's Yew	Size #7 pot #7 pot #5 pot 1.5m ht. standard #7 pot 1m H
Medium Shrubs Total: 353	Botanical Name Azalea 'Snowbird' Cornus sericea 'Arctic Fire' Daphne x transatlantica 'Summer Ice' Hydrangea macrophylla 'Lanarth White' Lonicera pileata Nandina domestica 'Moon Bay' Rhododendron 'Nova Zembla'	Common Name Snowbird Azalea Dwarf Red Twig Dogwood Summer Ice Daphne Lanarth White Hydrangea Box leaf honeysuckle Heavenly Bamboo Nova Zembla Rhododendron	Size #2 pot #3 pot #2 pot #7 pot #3 pot #5 pot #5 pot
Small Shrubs Total: 476	Botanical Name Azalea 'Snowbird' Erica x darleyensis 'Kramer's Rote' Gaultheria shallon Mahonia repens Rosa rugosa 'Snow Pavement'	Common Name Snowbird Azalea Kramer's Rote Heather Salal Creeping Oregon Grape Snow Pavement Series Rose	Size #2 pot #1 pot #1 pot #1 pot #2 pot
Perennials, Annuals and Ferns Total: 319	Botanical Name Blechnum spicant Carex tumulicola Nasella tenuissima Polystichum munitum	Common Name Deer Fern Berkeley Sedge Mexican Feather Grass Sword Fern	Size #1 pot #1 pot #1 pot #1 pot
Groundcovers Total: 150	Botanical Name Rubus calycinoides	Common Name Creeping Bramble	Size SP3
Vines Total: 17	Botanical Name Hydrangea anomala petiolaris	Common Name Climbing Hydrangea	Size #7 pot

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



Tulip Tree - Liriodendron tulipifera



Persian Ironwood - Parrotia persica



Flowering Pear - Pyrus calleryana

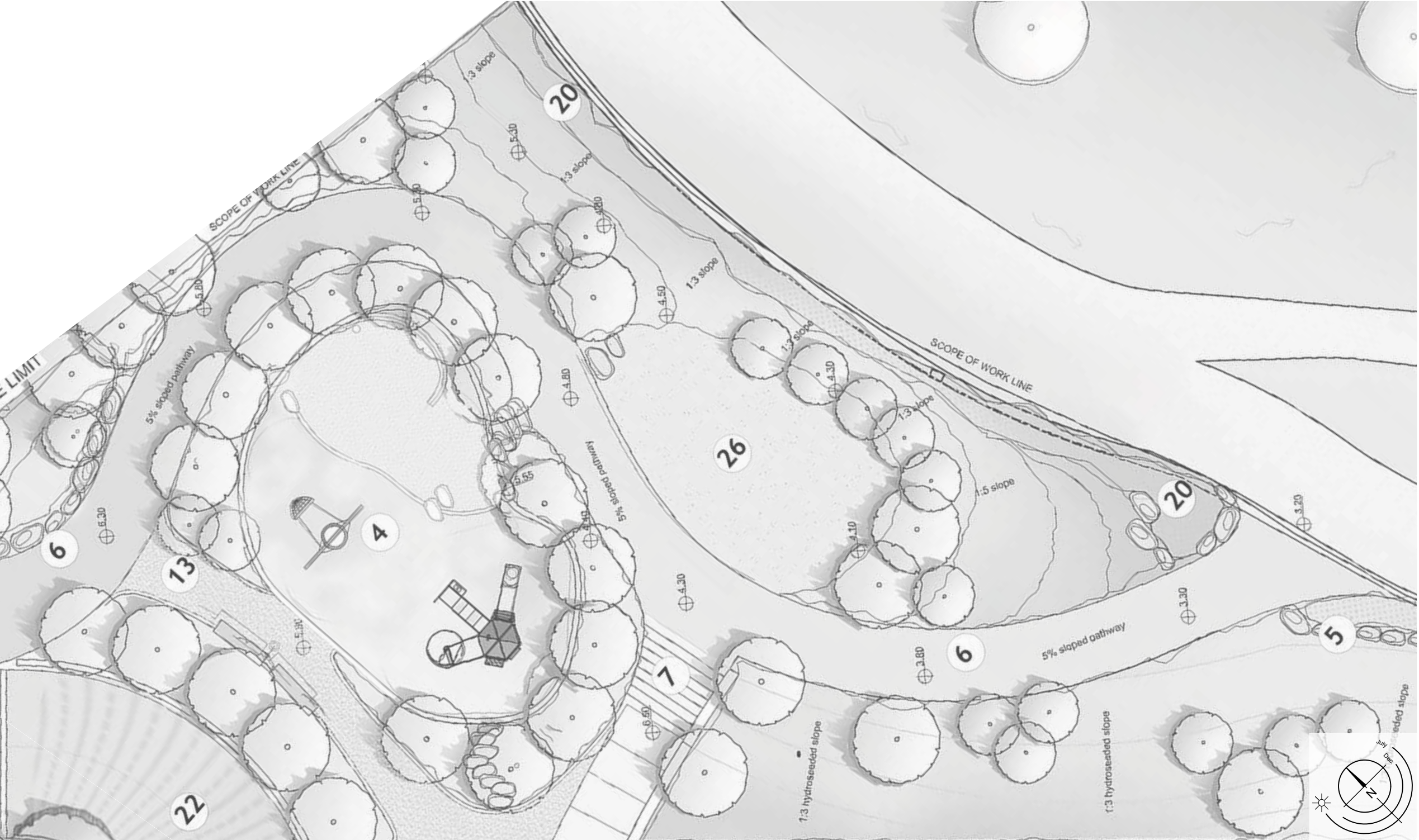
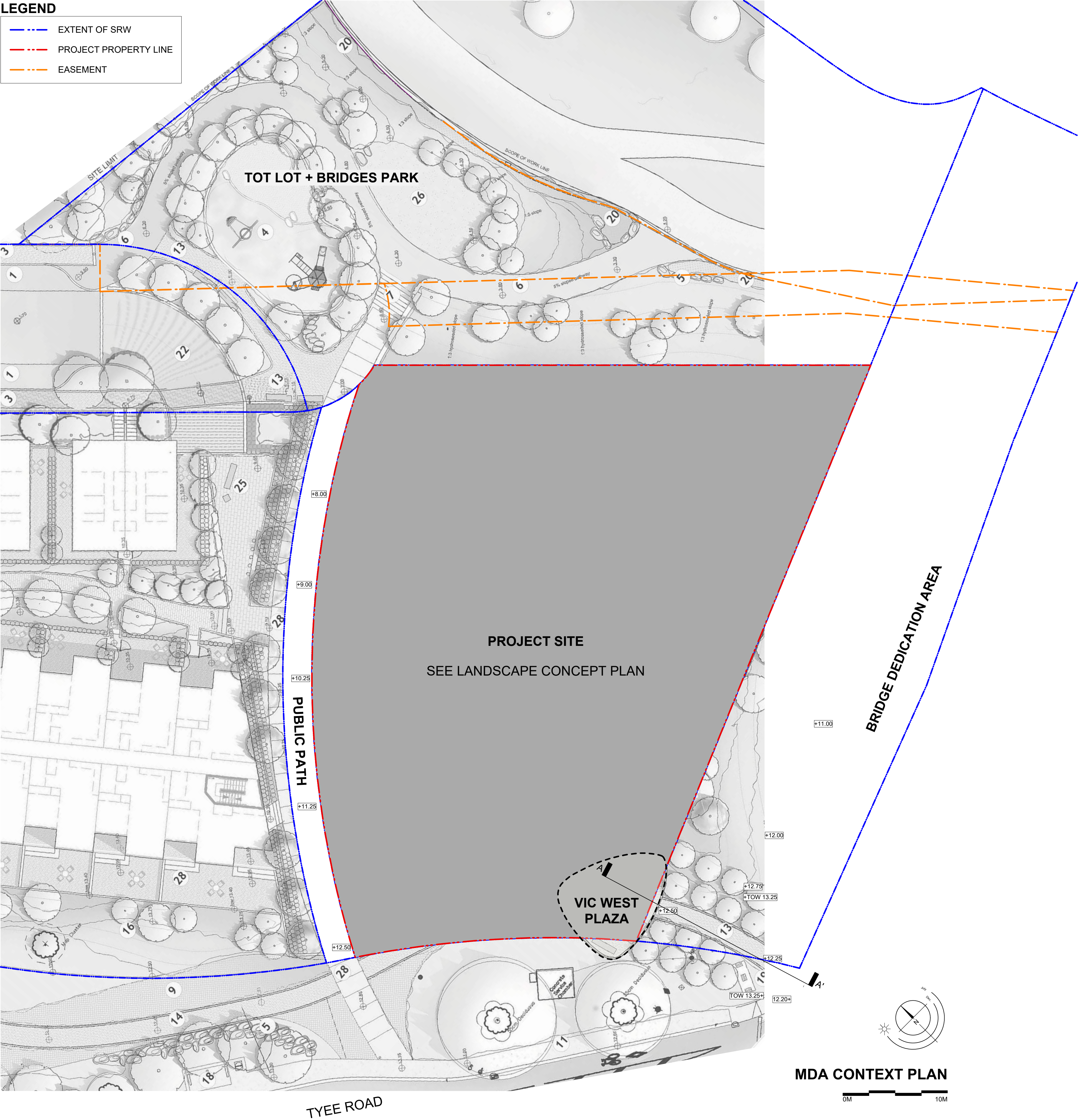


Paperbark Maple - Acer griseum



Japanese Stewartia - Stewartia pseudocamellia

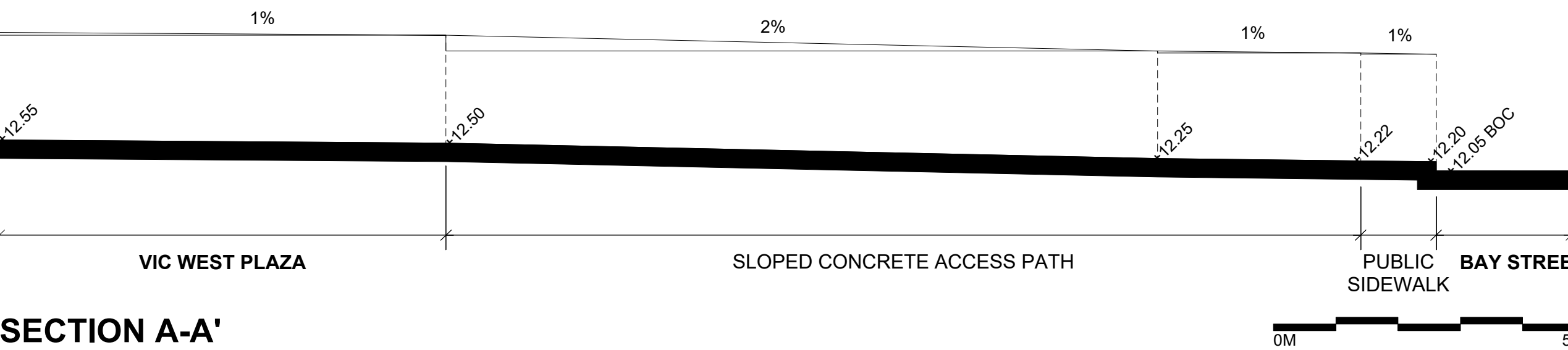
Skyhomes | Landscape Concept Plan



ORIGINAL TOT LOT + BRIDGES PARK PLAN
As per approved Dec 9, 2015 MDA Plan



UPDATED TOT LOT + BRIDGES PARK PLAN
As discussed & coordinated with Justin Dykstra on Feb 7, 2020



Skyhomes | MDA Context Plan + Bridges Park Plans