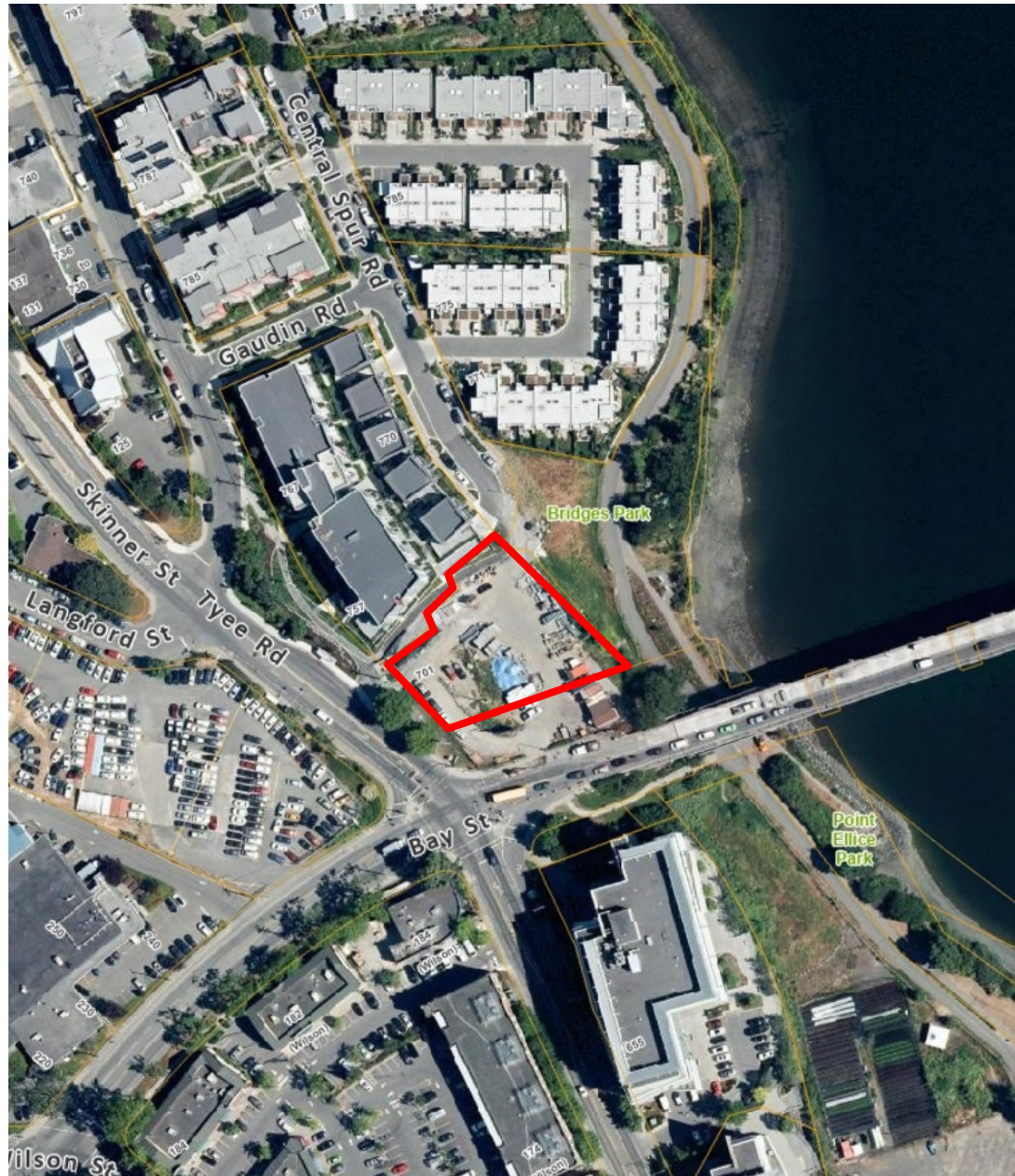


Development Permit with Variances Application

701 Tyee Road (The Railyards)



Aerial Plan



Context – View North



Context – View East



Context – Views South



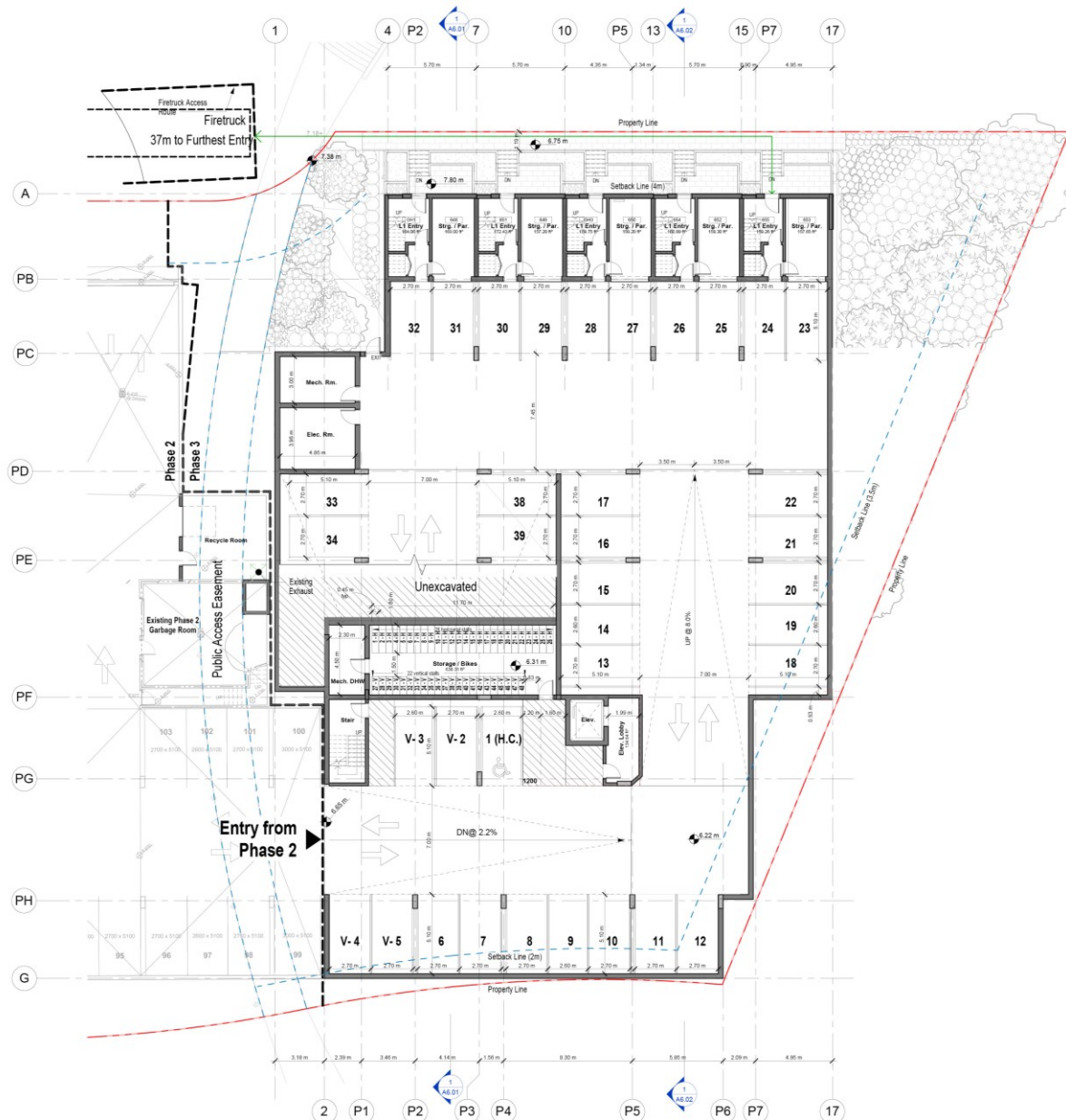
Context – View West



Site Plan



Underground Parkade



South Elevation (Bay Street)



North Elevation



West Elevation



Renderings



Renderings



Renderings



Renderings



Landscape Plan



Recommended Nursery Stock

Trees

Total: 22

Botanical Name	Common Name	Size
Acer glabrum	Paperbark Maple	4 cm cal.
Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	47 pot, 200L
Liriodendron tulipifera	Tulip Tree	60m cal.
Parrotia persica	Persian Ironwood	60m cal.
Pinus sylvatica 'Capital'	Capital Flowering Pear	#10 pot, 40m cal.
Stewartia pseudocornuta	Japanese Stewartia	60m cal.

Large Shrubs

Total: 164

Botanical Name	Common Name	Size
Fatsia japonica	Japanese Fatsia	47 pot
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	47 pot
Mahonia aquifolium	Tall Oregon Grape	45 pot
Prunus laurocerasus	Portuguese Laurel	1.5m ht. standard
Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	47 pot
Taxus x media 'Hicksii'	Hick's Yew	1m H

Medium Shrubs

Total: 353

Botanical Name	Common Name	Size
Azalea 'Snowdrift'	Snowdrift Azalea	42 pot
Conocarpus wrightii 'Nana'	Shrub Red Yew Dogwood	45 pot
Daphne x transatlantica 'Summer Ice'	Summer Ice Daphne	40 pot
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	47 pot
Lonchocarpus	Box leaf homonymite	45 pot
Nandina domestica 'Munich Bay'	Heavenly Bamboo	45 pot
Rhododendron 'Yvona Central'	New Zealand Rhododendron	45 pot

Small Shrubs

Total: 476

Botanical Name	Common Name	Size
Azalea 'Snowdrift'	Snowdrift Azalea	42 pot
Erica x darleyensis 'Kramer's Role'	Kramer's Role Heather	41 pot
Geum 'Shalott'	Salad	41 pot
Rosa rugosa 'Snow Pavement'	Snow Pavement Rugosa Rose	42 pot

Perennials, Annuals and Ferns

Total: 319

Botanical Name	Common Name	Size
Blechnum sparganium	Deer Fern	41 pot
Carex lamellata	Beckley Sedge	41 pot
Nassella tenuissima	Mexican Feather Grass	41 pot
Polystichum murinum	Swamp Fern	41 pot

Groundcovers

Total: 150

Botanical Name	Common Name	Size
Rubus coccineus	Creeeping Brandy	SP3

Vines

Total: 17

Botanical Name	Common Name	Size
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	47 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 glabrum



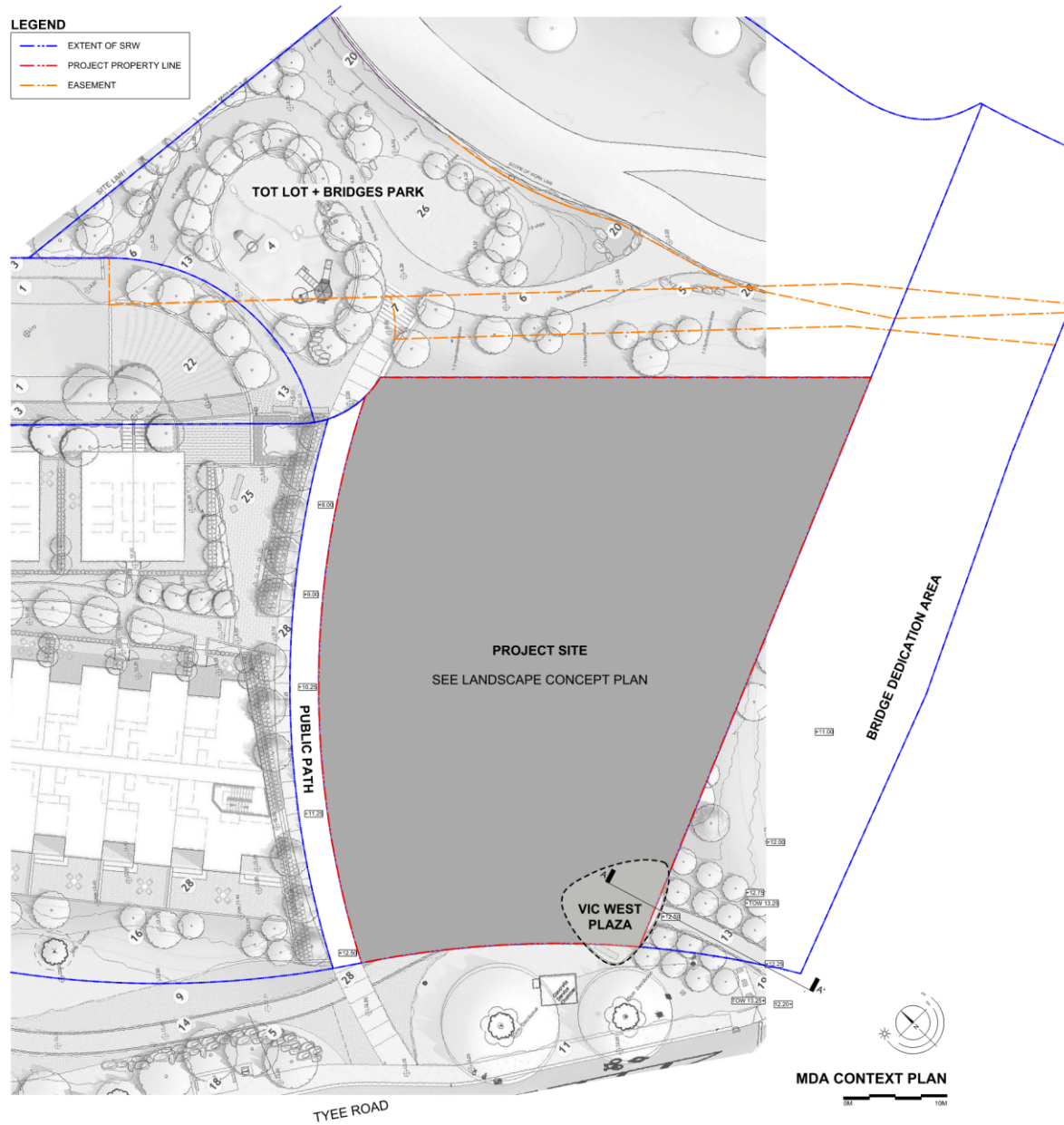
Japanese Stewartia - Stewartia pseudocornuta

Skyhomes | Landscape Concept Plan

Rendering/Aerial Perspective



Amenities



Questions

