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April 23, 2021

Karen Russell, RPP, FCIP
Manager, Development Services
Campus and Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4

Re: BCR 9 Development Permit Amendment

Dear Karen,

Please find herewith updated Architectural and landscape package issued for DP Amendment for our BCR 9 project, located at 5768 Gray Avenue, Wesbrook Village, University of British Columbia, Vancouver, BC

The drawing set include only the affected drawings, and all changes are bubbled in red with notes for your convenience. A clean copy without the revision bubbles is also included. Summary of changes are as follows:

Architectural Changes:

- Revised plan and unit layout:
 - Revised lobby. Building entry door and mail room mirrored.
 - The four 2 Bed and Den units located between gridline D and M/13 and 15 were split into eight studio units per floor on Level 1 and Level 2. Building outline changed to reflect the revised units.
 - Unit #123/#216/#318/#418/#518/#618
 - Layout change from 3 Bed and Den to Junior 3 Bed (Level 1 to Level 6)
 - Unit #127/#220/#322/#422/#522/#622
 - Layout change from 2 Bed to Junior 1 Bed (Level 1 to Level 6)
 - Unit #128/#221/#323/#423/#523/#623
 - Layout change from 1 Bed to Studio (Level 1 to Level 6)
 - Unit #605
 - Layout change from 3 Bed to 2 Bed (Level 6)

- Increased unit count
 - 152 units in total (8 additional unit added)
- Parking update
 - Reduced bike storage room at the southeast corner of the parkade to allow for 2 additional car stalls in supporting the added units to the project.
- Revised end frame colour component and colour at the city home entrances:
 - Revised material and configuration in the end colour frame component from solid colour panels in staggered configuration to a mixture of three shades of wood accent panels in vertical installation.
 - The wood accent panels in dark (W3), medium (W1) and light (W2) shades replaces the colour metal panels MC1, MC2 and MC3 from the original DP submission.
 - Revised solid colour panels (alternating MC2 and MC3) to wood accent panels (alternating W2 and W3) at city homes, to coordinate with the end frame component revision.
- Revised building massing and elevation on Level 1 and Level 2 along the east mews to reflect plan changes.
- Revised building entrance lobby and landscape:
 - Mirrored mailroom, building entry door and outdoor bench
- Revised service stair parapet height to ensure head room clearance.

Landscape Changes:

- Outdoor patio areas are adjusted to suit revised suite plans.
- Stairs access for east patios have been removed due to space limitations.
- Landscape walls, site furnishing and planting have been adjusted to better suit revised Architectural plan and elevation.



BCR 9 Development Permit Amendment
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REAP 3.1 Checklist Update:

- Revised REAP 3.1 Checklist with the following changes:
 - Bicycle Storage: Class I 316 and Class II 46 (taking into account the spaces shared with BCR8)
 - 49 EV charging stations.
 - Recycling collection storage space provided 733 SF.
 - Additional bicycle facilities: 316 proposed.

Sincerely,

ZGF Architects Inc.	+	R Kim Perry & Associates Inc.	+	E3 Eco Group
Sophia Zhu	+	Michael Patterson	+	Maria Cortes

Project Overview

Data Overview

Site Area

47,172 SF | 4,382 m²

Density

Floor Space Ratio
With Maximum Allowable
In-Suite Storage Exclusion (40 SF / Unit)
2.80

Proposed Height

6 Storeys
65.0' | 19.81 m To Top of Parapet, at Frame
71.89' | 21.91 m To Top of Service Stair

Site Coverage

Max Allowable 55%
49.6%

Efficiency

89.4%

Gross Floor Area

139,172 SF | 12,930 m²

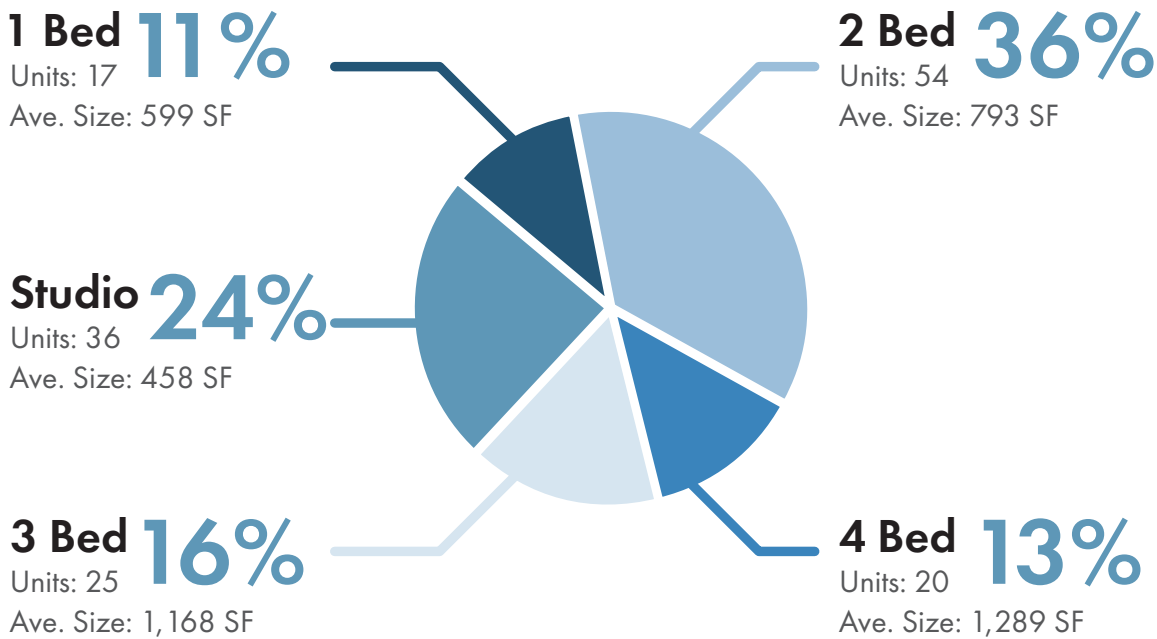
Total Residential

FSR Area Inclusion
124,434 SF | 11,560 m²

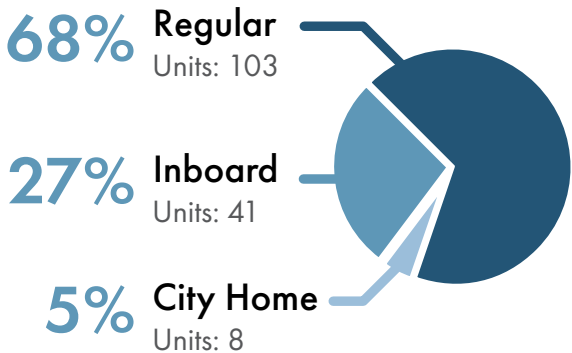
Indoor Amenity

FSR Area Exclusion
1,074 SF | 100 m²

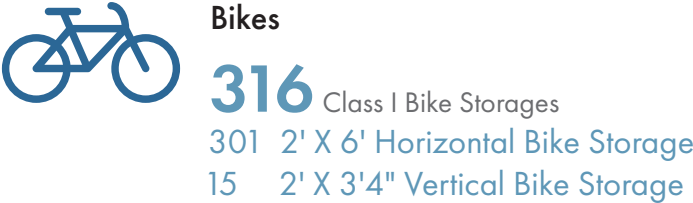
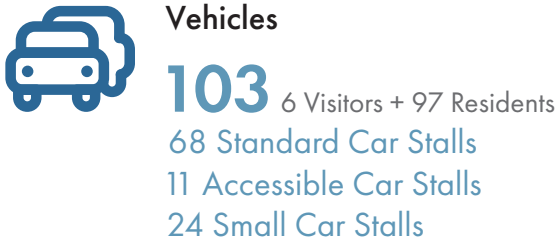
Unit Breakdown



Total Units: 152



Parking



Design Policy Compliance

The project seeks to establish itself as a mean of enhancing the pedestrian experience within the natural setting of Wesbrook Village.

Materiality

The continuation of a simple contextual material palette offers honest west coast textures and colours. The project utilizes three elevating frames and three key contrasting tones to help strategically highlight and breakdown elements of the mass.

- Light grey paneling is used as the main façade material to lighten the overall mass. The neutral background accentuates other colour accents and textures, creating a simple yet strong scheme.
- Dark grey paneling ties the building together at the inner crotch area and at the building entrance; the dark grey paneling is also used under the windows to balance the proportions of light panels to the darker window openings. The effect is to reduce the industrial/institutional feeling of the façade.
- Wood accent siding joins the windows between L1 and L2, creating a continuous base supporting the elevated frames above. The softness and warmth created is experienced and appreciated more at the pedestrian level. The wood accents is also applied throughout the development to add interest to selected recessed balconies and soffits.
- The end of the elevated frames use a mixture of dark, medium and light wood shades in vertical orientation to create texture and a gradual colour shift. While the texture and pattern of the wood accent panel itself can be appreciated close by, the mosaic created by the varying shades mimicking the effect of wood grain at a larger scale can be experienced from a distance. The medium shade wood panel is also applied to the recessed balconies, soffits and under the windows of L2 in order to create a consistent language across the entire project.

Amenity

The development is providing an active and expansive amenity area adjoining interior and outdoor spaces via the courtyard. The indoor amenity space is intended to be a vibrant multi-use space for residents to both work and socialize, with a focus on encouraging a sense of community amongst all residents. A guest suite is also provided as a popular demand from UBCPT's previous rental developments.

A larger shared courtyard is provided by consolidating the open spaces with the adjacent "Evolve" (BCR 8) development. The shared outdoor amenity space offers a variety of programs that caters to a wide range of users.

Utilizing the existing grade change, the project offers direct bike and stroller access to the parkade from the Mews to enhance a safe and pleasant environment that separates pedestrian/cyclist from vehicular traffic. A bike repair area is also provided directly by the bike entrance to add ease of use and promote alternative modes of transportation.

Building Performance

Project Performance Targets: REAP 3.1 Gold (minimum)

The BCR 9 multi-family residential building will target the UBC Residential Environmental Assessment Program (REAP) 3.1 Gold performance level. In anticipating the upcoming update to the certification system, BCR 9 will target a few requirements from REAP 3.2 to set an example for future UBCPT projects. In addition to energy, site design will provide outdoor amenity spaces and enhanced bike facilities (repair workshop, additional bike parking) to encourage a healthy campus lifestyle and connection to the outdoors.

Drawing Requirements

Project Statistics, Detailed

SITE INFORMATION			
CIVIC ADDRESS	5768 Gray Avenue, Vancouver, BC		
LEGAL DESCRIPTION	Lot 9 District Lot 6494 Group 1 New Westminster District Plan EPP86350 030-727-812		
PARCEL IDENTIFIER (PID)			
DEVELOPMENT AREA	SC2A	MEDIUM DENSITY RESIDENTIAL	
GROSS SITE AREA	47,172 SF	/	4,382 SqM

SETBACK & BUILDING HEIGHT INFORMATION									
SITE COVERAGE		ALLOWED			PROPOSED				
		55% MAXIMUM			49.6%				
SETBACKS		ALLOWED			PROPOSED				
	NORTH (GRAY AVENUE)	8.2 FT	/	2.5 m	6.1 FT	to	8.3 FT	/	1.85 m to 2.54 m
	SOUTH (BCR 7)	8.2 FT	/	2.5 m	12.8 FT	to	13.2 FT	/	3.89 m to 4.02 m
	WEST (BCR 8)	8.2 FT	/	2.5 m	20.1 FT	to	21.1 FT	/	6.14 m to 6.44 m
	EAST (GREENWAY)	8.2 FT	/	2.5 m	6.1 FT	to	8.0 FT	/	1.87 m to 2.45 m
BUILDING HEIGHT		ALLOWED			PROPOSED				
		6 STOREYS			6 STOREYS				
		75.46 FT / 23.00 m			TO TOP OF PARAPET, TYPICAL				
					65.00 FT / 19.81 m				
					TO TOP OF PARAPET, AT FRAME				
					68.67 FT / 20.93 m				
					TO TOP OF ELEVATOR OVERRUN				
					71.89 FT / 21.91 m				
					TO TOP OF SERVICE STAIR				
					72.42 FT / 22.07 m				
					TO TOP OF MECHANICAL EQUIPMENT				

PARKING & LOADING CALCULATIONS		
PARKING STALLS PERMITTED:		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	152 STALLS	1.0 STALL PER PRINCIPAL DWELLING UNIT
VISITOR	16 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
TOTAL PARKING SPACES PERMITTED:	168 STALLS	
OF WHICH:		
ACCESSIBLE STALLS	16 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
PARKING STALLS PROVIDED:		
RESIDENTIAL PARKING STALLS	97 STALLS	0.64 STALLS PER PRINCIPAL DWELLING UNIT
VISITOR STALLS	6 STALLS	6% OF TOTAL PROVIDED STALLS
TOTAL PARKING STALLS PROVIDED	103 STALLS	
OF WHICH:		
ACCESSIBLE STALLS	11 STALLS	10.7% OF TOTAL STALLS
SMALL STALLS	24 STALLS	23.3% OF TOTAL STALLS (MAXIMUM 25% ALLOWABLE)
STANDARD	68 STALLS	66.0% OF TOTAL STALLS

BICYCLE STORAGE CALCULATIONS		
BICYCLE SPACES REQUIRED:		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	228 CLASS I STALLS	1.50 SPACES PER DWELLING
REAP 3.1 - SS 2.1 - ADDITIONAL BIKE FACILITIES	72 CLASS I STALLS	0.25 SPACES PER BEDROOM + IN-BUILDING REPAIR STATION
TOTAL CLASS I BIKE STALLS	300 CLASS I STALLS	
CLASS II	76 CLASS II STALLS	0.50 SPACES PER DWELLING
BICYCLE SPACES PROVIDED:		
TOTAL CLASS I BIKE STALLS	316 CLASS I STALLS	2.08 SPACES PER DWELLING
OF WHICH:		
HORIZONTAL BIKE STORAGE	301 CLASS I STALLS	
VERTICAL BIKE STORAGE	15 CLASS I STALLS	4.7% OF TOTAL STALLS
TOTAL CLASS II BIKE STALLS		
OF WHICH:	46 CLASS II STALLS	
	38 STALLS	82.6% LOCATED ON-SITE
	8 STALLS	17.4% LOCATED OFF-SITE (OUTSIDE OF PROPERTY LINE)

STORAGE LOCKER CALCULATIONS		
STORAGE LOCKER REQUIRED BY UBCPT		
FACULTY AND STAFF RENTAL (NON-MARKET HOUSING)	52 LOCKERS	1.00 LOCKER FOR EACH 3 BED, 3 BED+DEN, AND 4 BED DWELLING UNITS INCLUDING THE 8 CITY HOMES
STORAGE LOCKER PROVIDED		
STORAGE LOCKERS	49 LOCKERS	0.32 LOCKERS PER DWELLING

REQUESTED VARIANCES	
1	Reducing the number of vehicle parking stalls required for visitors from 0.1 stall per principal dwelling unit (16 stalls required) down to 6% of total vehicle parking stalls provided (6 stalls) for visitor use. Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.
2	Reducing the number of accessible parking stalls required from 0.1 stall per principal dwelling unit (16 stalls required) down to allocating and sizing 10% of the provided vehicle parking stalls (11 stalls) for accessible use only. Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.
3	Reducing the number of Class II bike stalls required from 0.5 stall per dwelling (76 stalls required) down to 0.30 stall per dwelling (46 stalls provided). Proposing to share Class II bike stalls across BCR8 (110 residential units) and BCR9 (152 residential units) as the two sites share a common courtyard, providing a total of 94 Class II bike stalls (0.36 stall per dwelling unit for the combined total of 262 residents units between BCR8 and BCR9). - BCR 8 = 48 stalls (20 onsite in the courtyard, 28 offsite on Gray Avenue and Westbrook Mall. - BCR 9 = 46 stalls (38 onsite in the courtyard, 8 offsite on Gray Avenue by the building entrance.
4	17.4% of Class II bike stalls (8 stalls) are place outside of the property line. These offsite bike stalls are placed by the building entrance off Gray Avenue, where such placement provides easy access and better utilization.
5	FSR area projection encroaching into the 2.5m setback from Level 3 to Level 6 at northwest corner of the site along Gray Avenue. Encroaching into the setback by 0.41m to 0.69m over a length of 7.73m. FSR area projection encroaching into the 2.5m setback from Level 3 to Level 5 at northeast corner of the site along the future park pathway. Encroaching into the setback by 0.65m over a length of 7.05m.

AREA SUMMARY									
TOTAL RESIDENTIAL AREA		(INCLUDED FROM FSR)				124,434 SF /		11,560 SqM	
TOTAL INTERIOR CIRCULATION & LOBBY AREA		(INCLUDED FROM FSR)				12,660 SF /		1,176 SqM	
TOTAL SERVICES		(INCLUDED FROM FSR)				1,003 SF /		93 SqM	
TOTAL AMENITY AREA		(EXCLUDED FROM FSR)				1,074 SF /		100 SqM	
TOTAL GROSS FLOOR AREA						139,172 SF /		12,930 SqM	
DEDUCT: IN-SUITE UNIT STORAGE		(EXCLUDED FROM FSR)		(MAX. ALLOWABLE		40 SF /		3.72 SqM PER DWELLING UNIT)	
BUILDING EFFICIENCY		(RESIDENTIAL AREA / GROSS FLOOR AREA)				6,080 SF /		565 SqM	
						89.4%			
FSR (FLOOR SPACE RATIO)		ALLOWED				PROPOSED			
		2.80 FSR		132,081 SF /		2.80 FSR		132,018 SF /	
				12,271 SqM				12,265 SqM	
						*WITH MAXIMUM ALLOWABLE IN-SUITE STORAGE EXCLUSION			
						**FSR = TOTAL GROSS FLOOR AREA - TOTAL AMENITY AREA - IN-SUITE UNIT STORAGE			

AMENITY SPACE CALCULATIONS													
AMENITY		ALLOWED				PROPOSED							
		13,917 SF	/	1,293 SqM	10%	OF TOTAL GFA		1,074 SF	/	100 SqM	0.77%	OF TOTAL GFA	
						INDOOR AMENITY & GUEST SUITE							

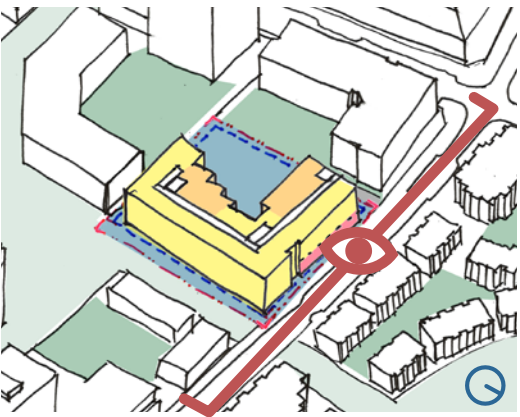
AREA BREAKDOWN BY FLOOR																			
LEVEL	GFA			FSR INCLUSION						FSR EXCLUSION				FLOOR AREA CONTRIBUTE TO FSR					
				RESIDENTIAL UNITS		CIRCULATION		SERVICES		AMENITY		IN-SUITE STORAGE							
LEVEL 1	23,390 SF	/	2,173 SqM	19,389 SF	/	1,801 SqM	2,697 SF	/	251 SqM	230 SF	/	21 SqM	1,074 SF	100 SqM	1,160 SF	108 SqM	21,156 SF	/	1,965 SqM
LEVEL 2	23,390 SF	/	2,173 SqM	21,508 SF	/	1,998 SqM	1,727 SF	/	160 SqM	155 SF	/	14 SqM	-	-	920 SF	85 SqM	22,470 SF	/	2,088 SqM
LEVEL 3	23,134 SF	/	2,149 SqM	20,920 SF	/	1,944 SqM	2,059 SF	/	191 SqM	155 SF	/	14 SqM	-	-	1,000 SF	93 SqM	22,134 SF	/	2,056 SqM
LEVEL 4	23,134 SF	/	2,149 SqM	20,920 SF	/	1,944 SqM	2,059 SF	/	191 SqM	155 SF	/	14 SqM	-	-	1,000 SF	93 SqM	22,134 SF	/	2,056 SqM
LEVEL 5	23,134 SF	/	2,149 SqM	20,920 SF	/	1,944 SqM	2,059 SF	/	191 SqM	155 SF	/	14 SqM	-	-	1,000 SF	93 SqM	22,134 SF	/	2,056 SqM
LEVEL 6	22,992 SF	/	2,136 SqM	20,778 SF	/	1,930 SqM	2,059 SF	/	191 SqM	155 SF	/	14 SqM	-	-	1,000 SF	93 SqM	21,992 SF	/	2,043 SqM
TOTAL	139,172 SF	/	12,930 SqM	124,434 SF	/	11,560 SqM	12,660 SF	/	1,176 SqM	1,003 SF	/	93 SqM	1,074 SF	100 SqM	6,080 SF	565 SqM	132,018 SF	/	12,265 SqM

RESIDENTIAL AREA BREAKDOWN												
UNIT MIX												
UNIT TYPE	UNIT AREA RANGE		AVG. UNIT SIZE		NUMBER OF UNITS PER FLOOR						TOTAL UNITS IN BUILDING	% OF TOTAL
					L1	L2	L3	L4	L5	L6		
STUDIO	405 SF	- 523 SF	458 SF	/ 43 SqM	13	11	3	3	3	3	36	23.7%
ONE BED	533 SF	- 646 SF	599 SF	/ 56 SqM	1	4	3	3	3	3	17	11.2%
ONE BED + DEN	-	- -	#DIV/0!	/ #DIV/0!	-	-	-	-	-	-	-	-
TWO BED	689 SF	- 857 SF	748 SF	/ 70 SqM	2	2	7	7	7	8	33	21.7%
TWO BED + DEN	761 SF	- 853 SF	809 SF	/ 75 SqM	1	1	3	3	3	3	14	9.2%
THREE BED	947 SF	- 1,086 SF	1,023 SF	/ 95 SqM	1	2	4	4	4	3	18	11.8%
THREE BED + DEN	1,151 SF	- 1,470 SF	1,255 SF	/ 117 SqM	6	-	2	2	2	2	14	9.2%
FOUR BED	1,147 SF	- 1,862 SF	1,289 SF	/ 120 SqM	5	3	3	3	3	3	20	13.2%
TOTAL			819 SF	/ 76 SqM	29	23	25	25	25	25	152	100%

OF WHICH:	REGULAR	INBOARD	CITY HOME	TOTAL
STUDIO	36			36
ONE BED	11	6		17
ONE BED + DEN	-			-
TWO BED	9	24		33
TWO BED + DEN	14			14
THREE BED	7	11		18
THREE BED + DEN	8		6	14
FOUR BED	18		2	20
TOTAL UNITS	103	41	8	152
%	68%	27%	5%	100%

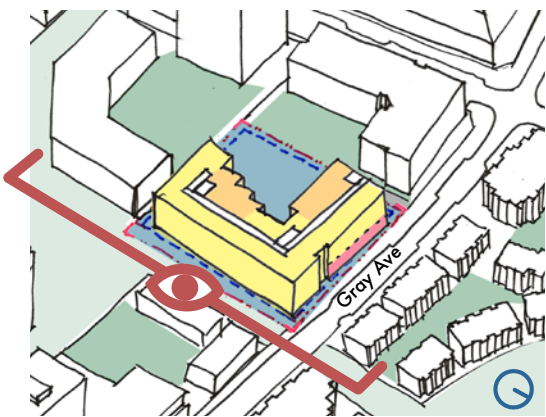


Streetscape Datums



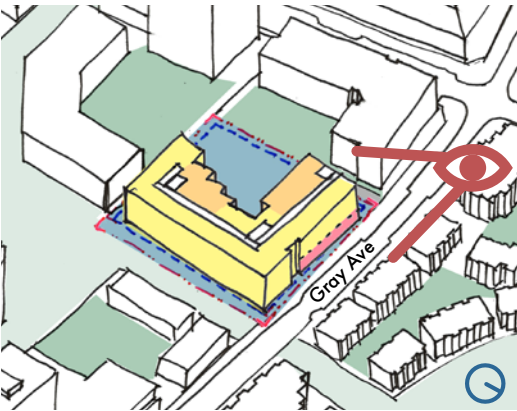
Streetscape Elevation, North | Along Gray Avenue

Streetscape Datums



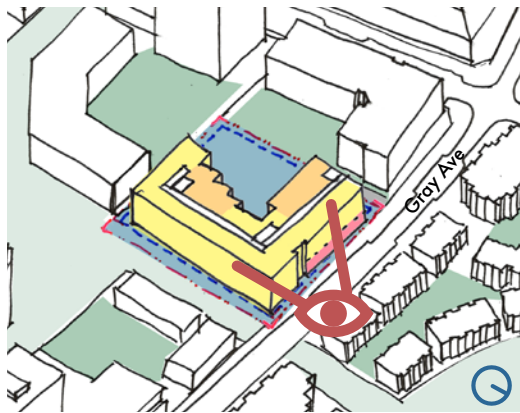
Streetscape Elevation, East | Along Greenway

Perspective Views | View from Gray Avenue Looking East



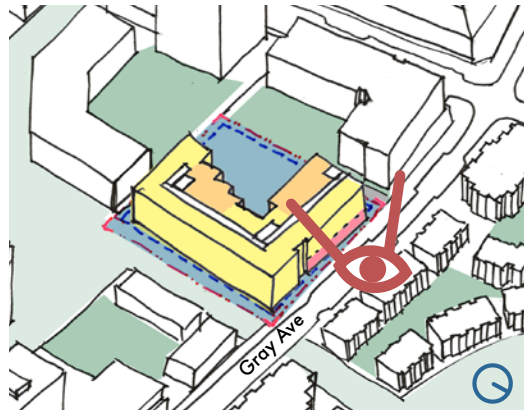
- ① Firewall
- ② Building Entrance
- ③ City Homes
- ④ Shared Parkade

Perspective Views | View of Building Entrance and City Homes

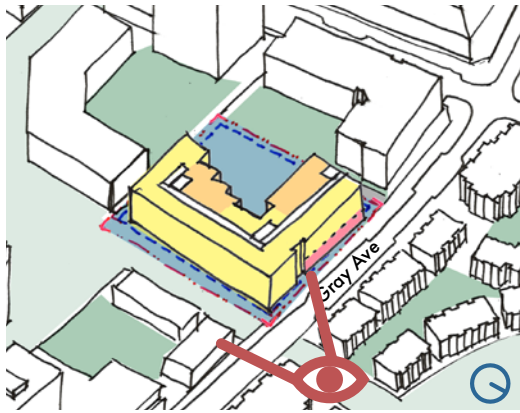


- ① Firewall
- ② Building Entrance
- ③ City Homes

Perspective Views | Townhouse Entry

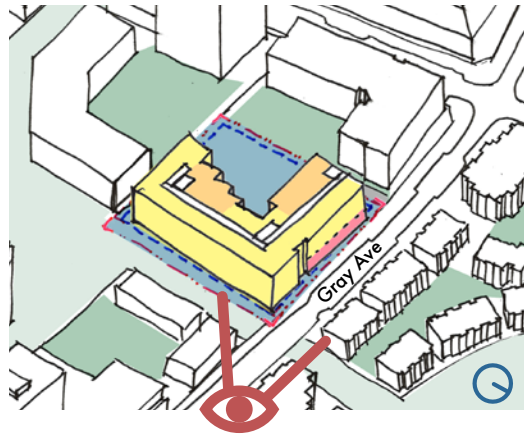


Perspective Views | View from McCrae Lane Looking South



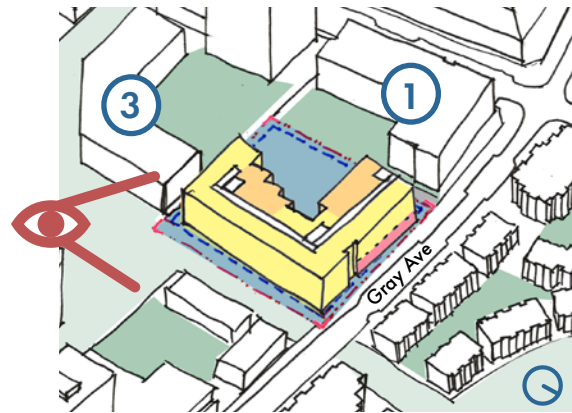
- ① Building Entrance
- ② Mews
- ③ Park Beyond

Perspective Views | View from Gray Avenue Looking West



- ① Firewall
- ② Building Entrance
- ③ City Homes
- ④ Shared Parkade
- ⑤ Park Beyond

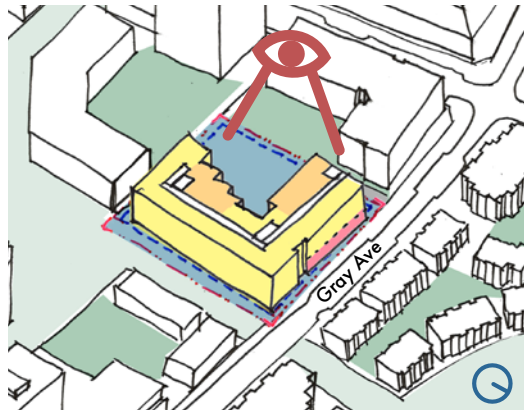
Perspective Views | View from Park Looking North



- ① BCR 8
- ② Direct Access to P1
- ③ BCR 7
- ④ Stormwater Connection Feature

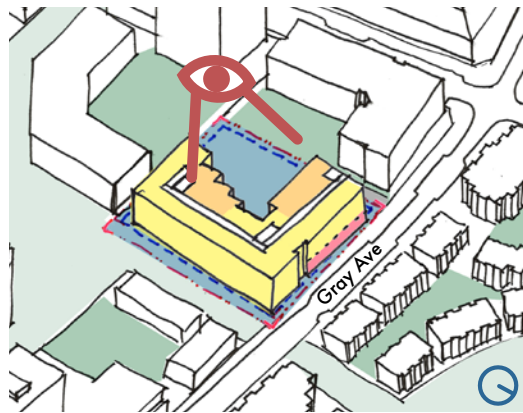
Mews

Perspective Views | View of Courtyard



- ① BCR 8
- ② City Homes
- ③ Shared Parkade
- ④ Future Development

Perspective Views | View of Courtyard Looking North



Floor Plans | Parkade Plan

103

Car Parking

68 Standard Car Stalls
11 Accessible Car Stalls
24 Small Car Stalls

316

Bicycle Parking

301 2' X 6' Horizontal Bike Storage
15 2' X 3'- 4" Vertical Bike Storage

49

Lockers

Legend



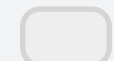
Amenity



Circulation

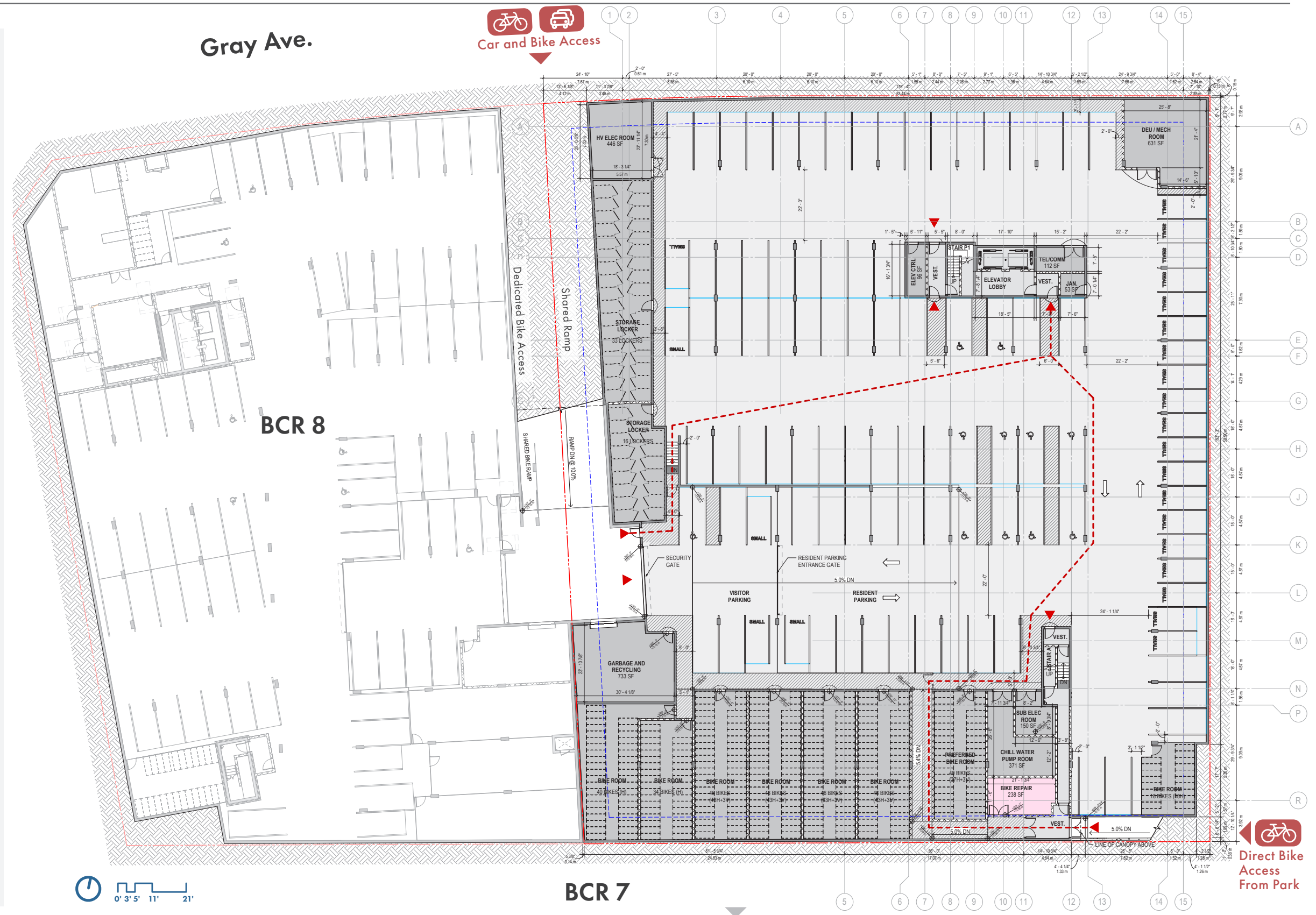


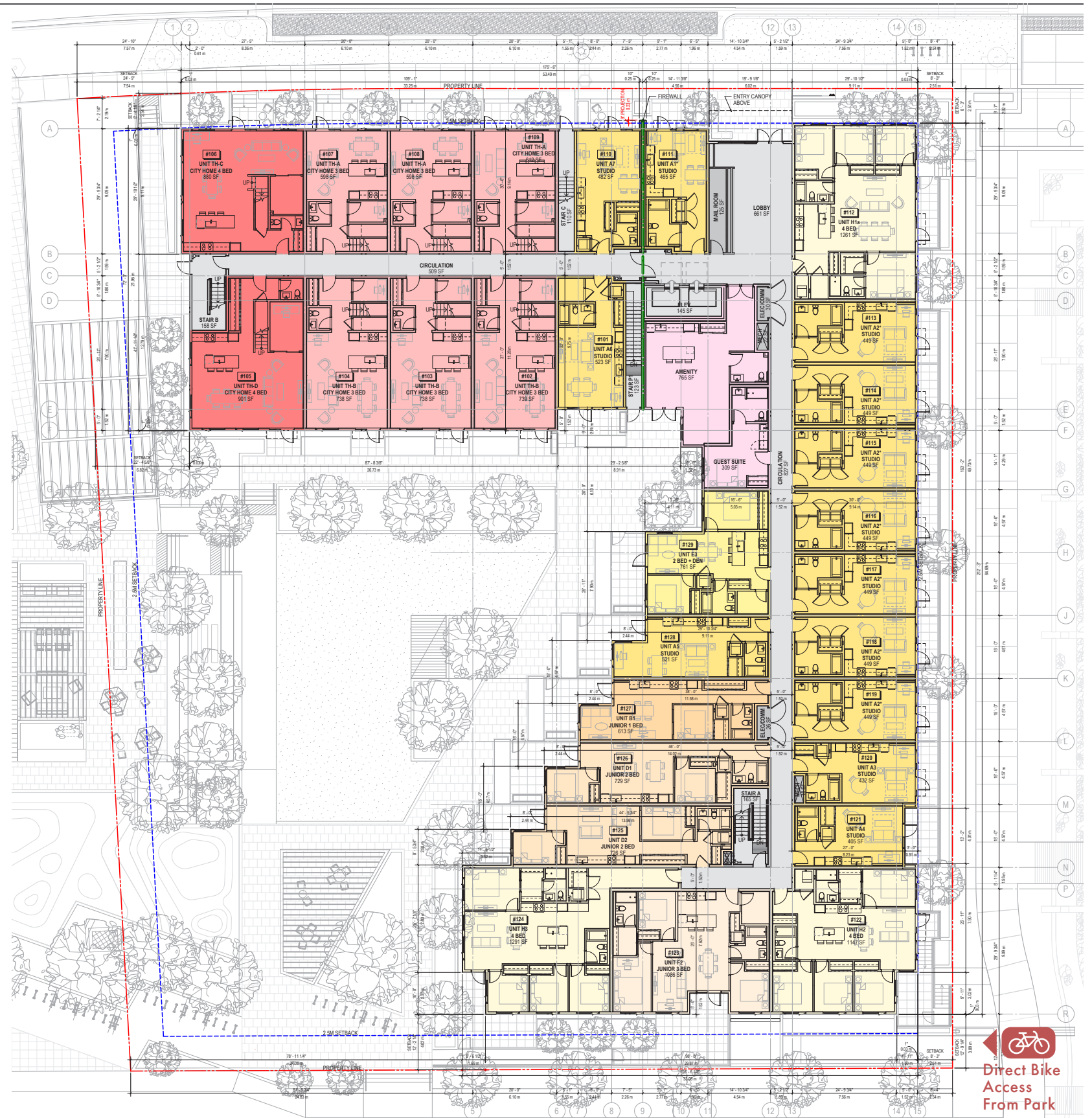
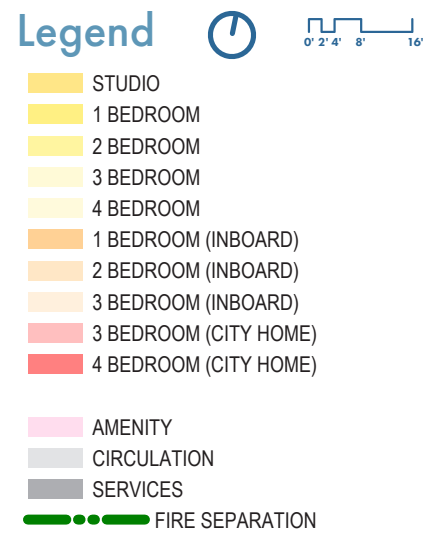
Storage / Service

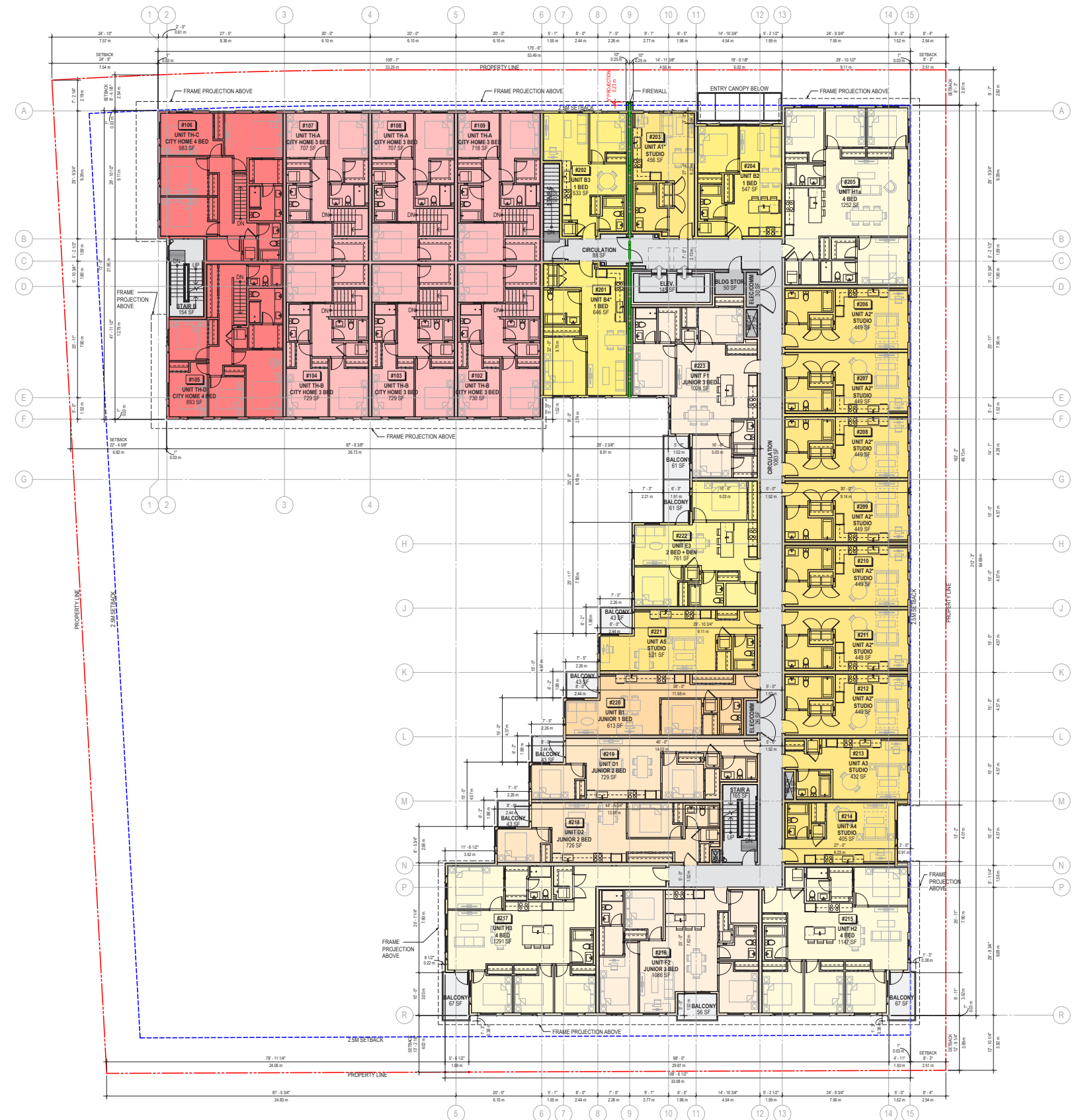


Parkade

* Alternative plan option with additional bike storages to meet REAP 3.2 requirement shown in Appendix.







Legend



- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 1 BEDROOM (INBOARD)
- 2 BEDROOM (INBOARD)
- 3 BEDROOM (INBOARD)
- 3 BEDROOM (CITY HOME)
- 4 BEDROOM (CITY HOME)

-  AMENITY
 CIRCULATION
 SERVICES
 FIRE SEPARATION

Floor Plans | Level 3 to 5

Legend

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

1 BEDROOM (INBOARD)

2 BEDROOM (INBOARD)

3 BEDROOM (INBOARD)

3 BEDROOM (CITY HOME)

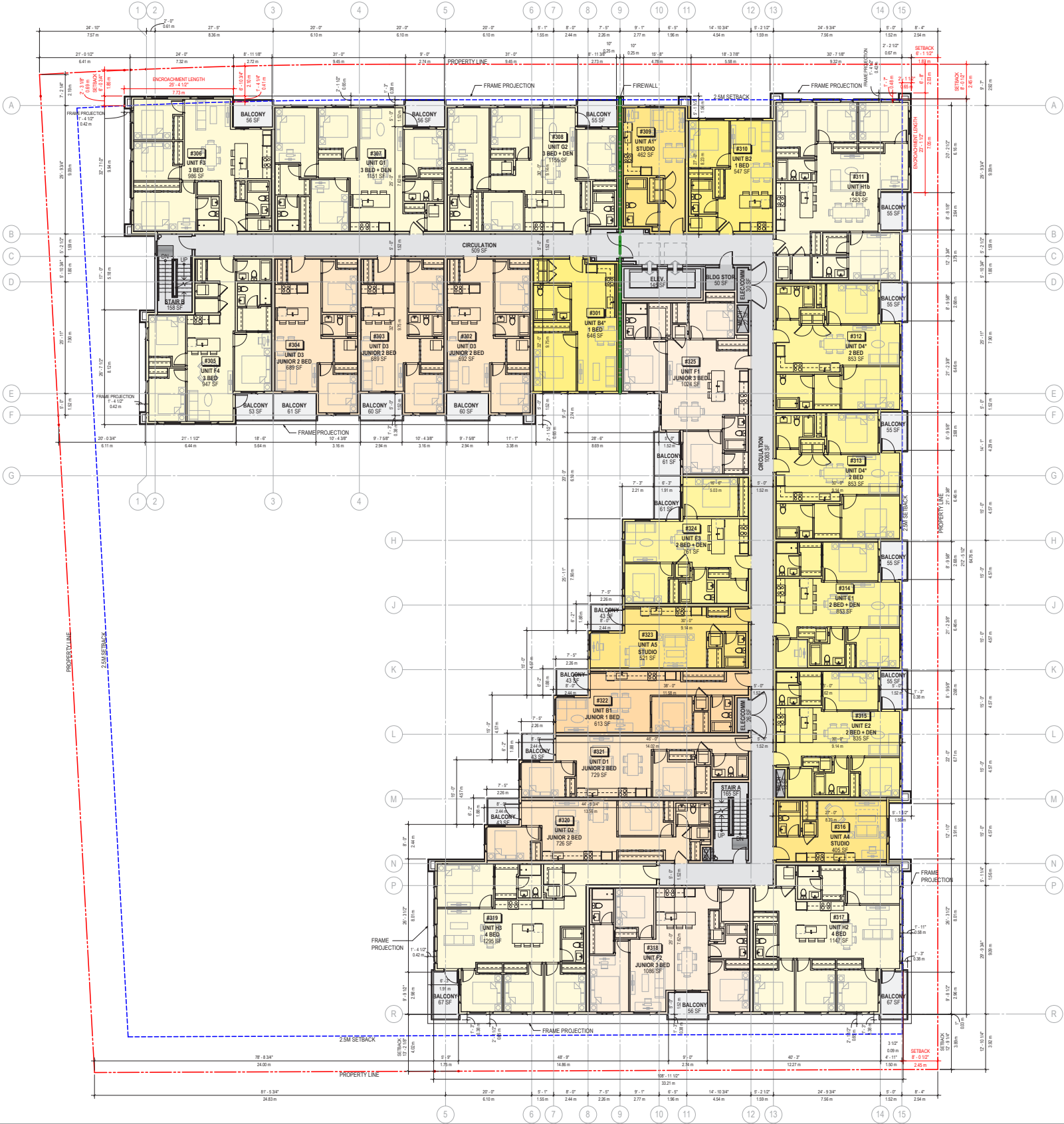
4 BEDROOM (CITY HOME)

AMENITY

CIRCULATION

SERVICES

FIRE SEPARATION



Drawing Requirements

Floor Plans | Level 6

Legend

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

1 BEDROOM (INBOARD)

2 BEDROOM (INBOARD)

3 BEDROOM (INBOARD)

3 BEDROOM (CITY HOME)

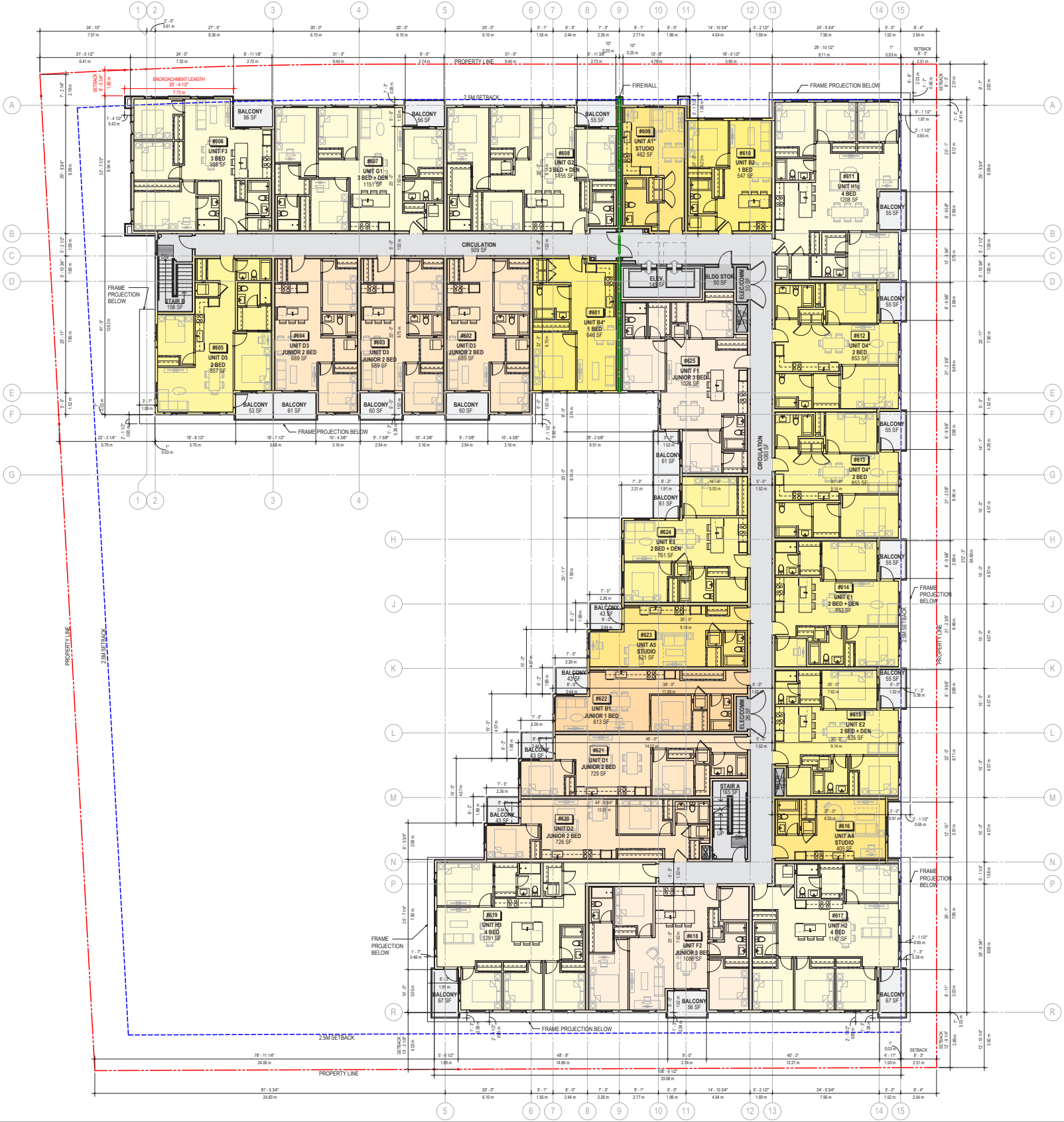
4 BEDROOM (CITY HOME)

AMENITY

CIRCULATION

SERVICES

FIRE SEPARATION



Legend

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

1 BEDROOM (INBOARD)

2 BEDROOM (INBOARD)

3 BEDROOM (INBOARD)

3 BEDROOM (CITY HOME)

4 BEDROOM (CITY HOME)

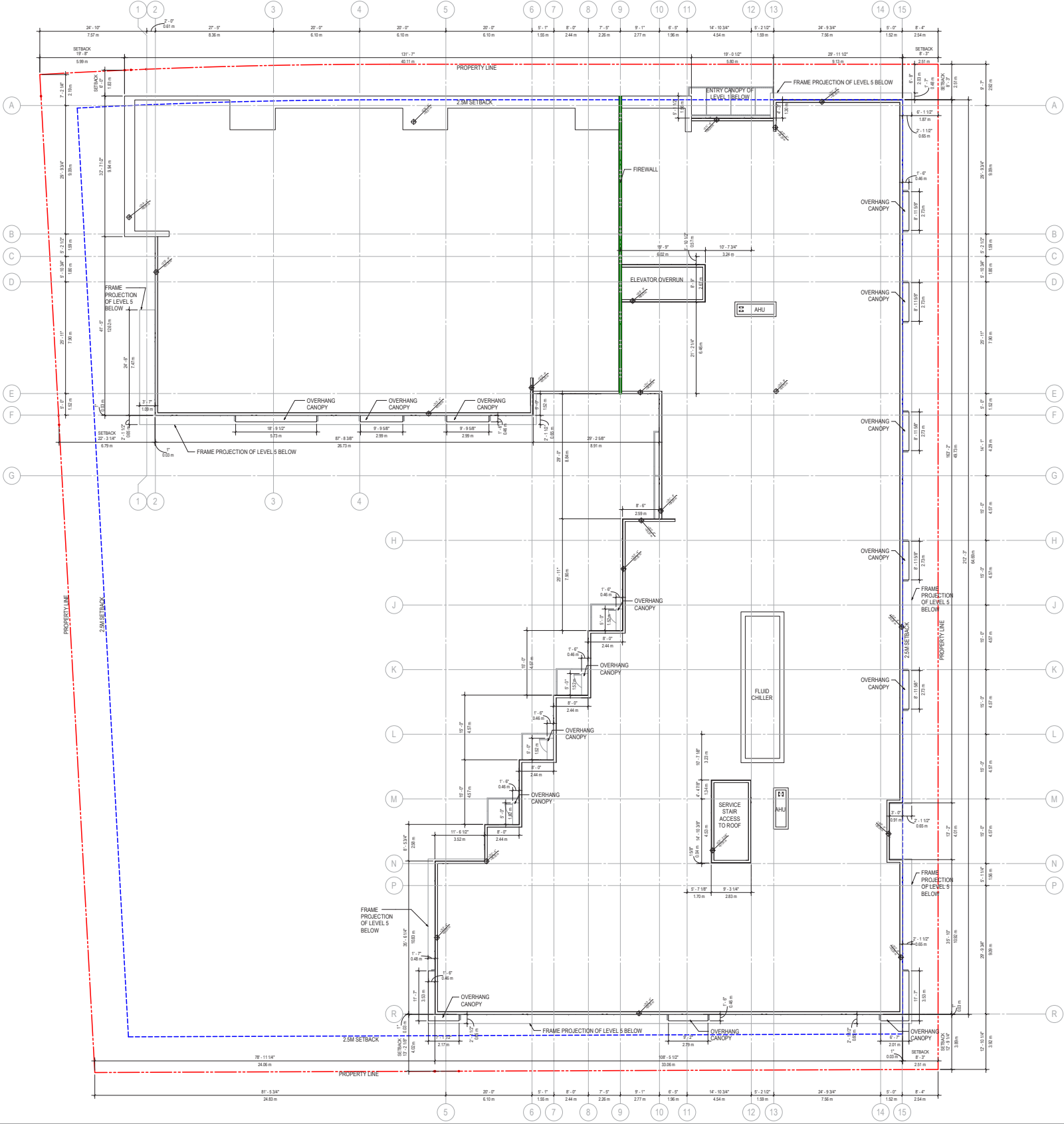
AMENITY

CIRCULATION

SERVICES

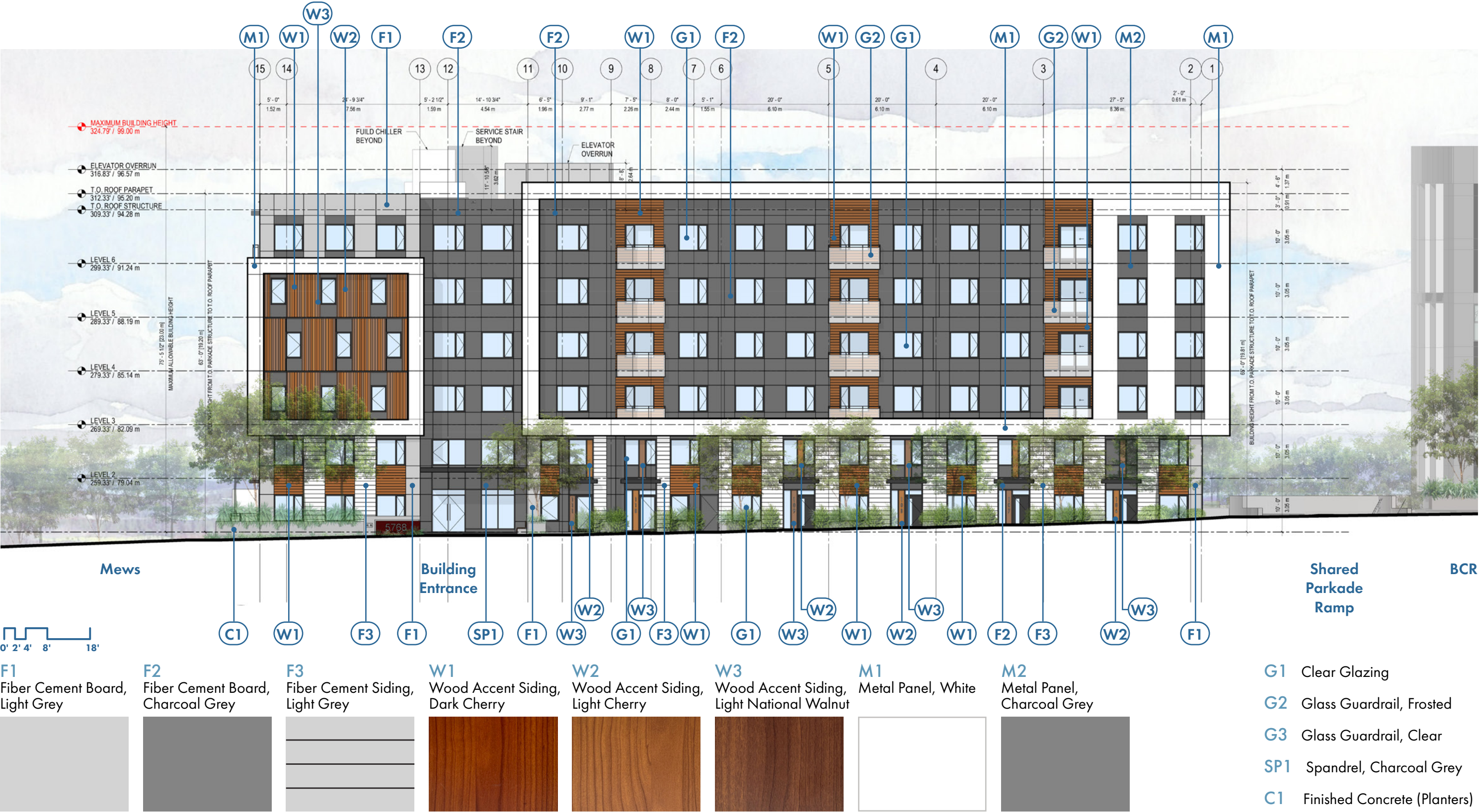
FIRE SEPARATION

0' 2' 4' 8' 16'

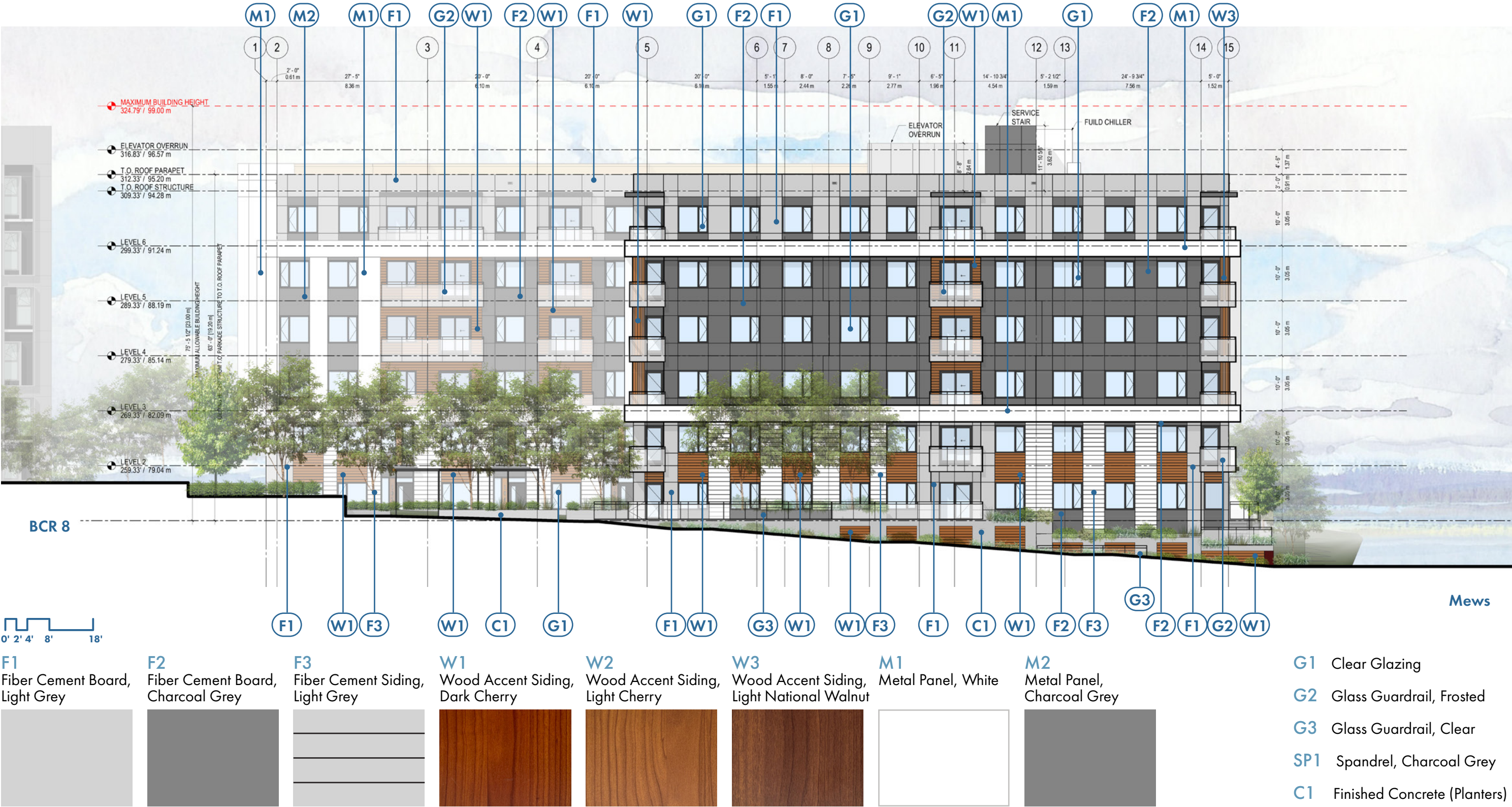


Drawing Requirements

North Elevation | Along Gray Ave.



South Elevation | Along Pathway Connection Between BCR 7, 8 and 9



East Elevation | Along Greenway



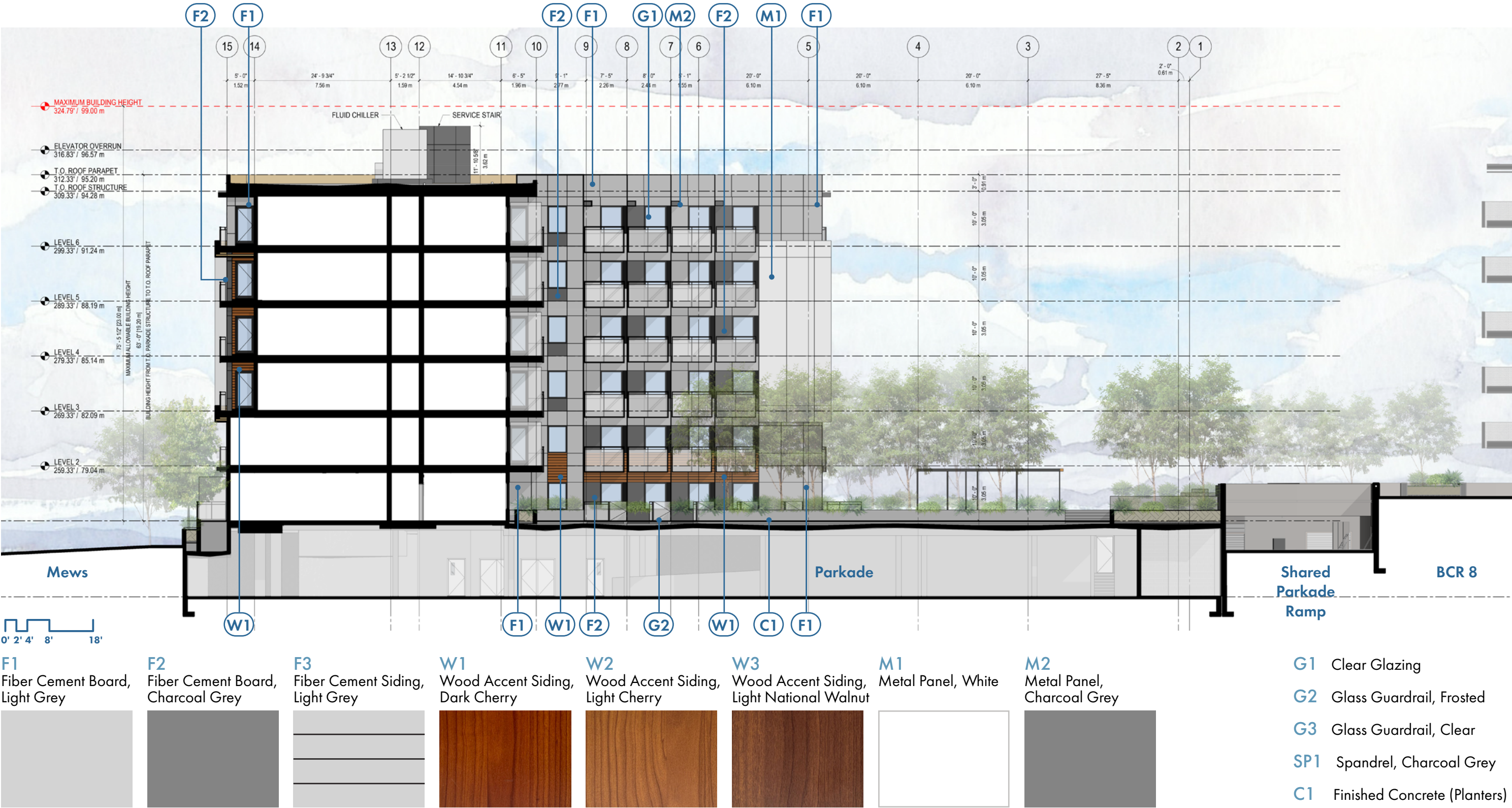
West Elevation | Along Courtyard Link Between BCR 8 and 9



Courtyard Elevation | North



Courtyard Elevation | South



Landscape | Proposed Landscape Concept



Landscape Precedents



① Amenity Pavilion



② Native Planting



③ Outdoor Seating



④ Undulating Play



⑤ Bike Hub



⑥ Entry Signage and Seating



⑦ Integrated Seating



⑧ Seating Deck



⑨ Open Lawn

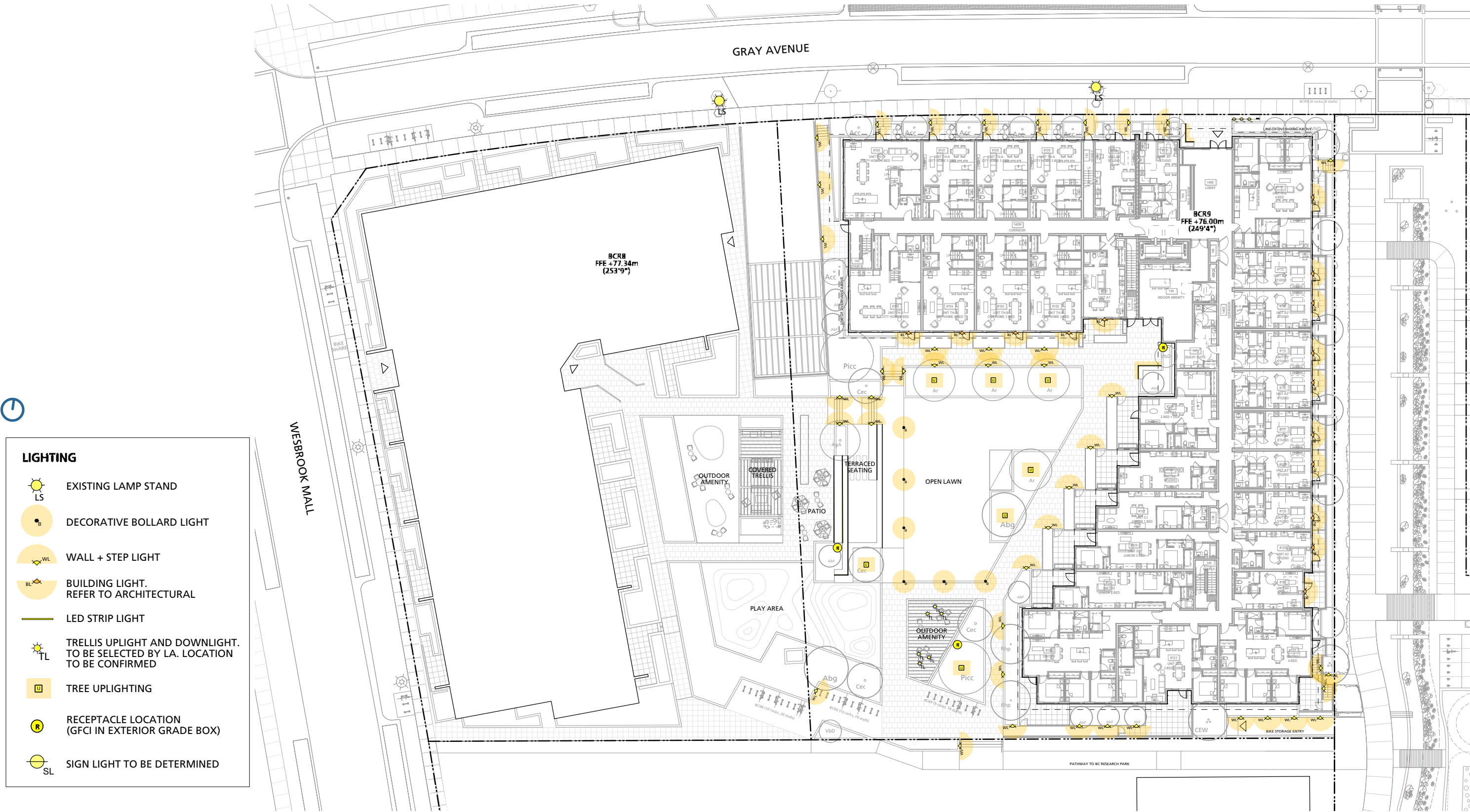


⑩ Stormwater Channel

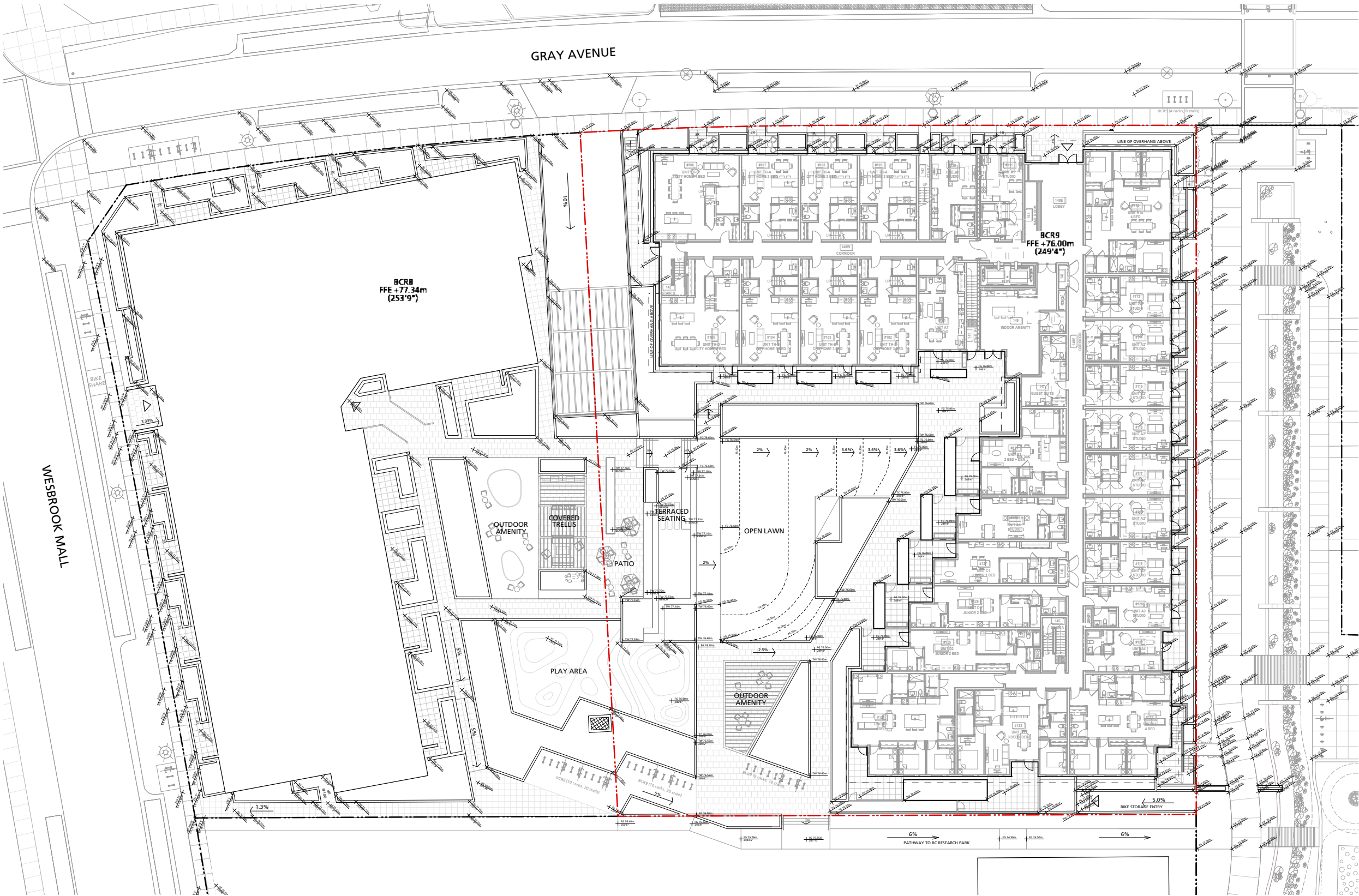
Landscape | Key Plan



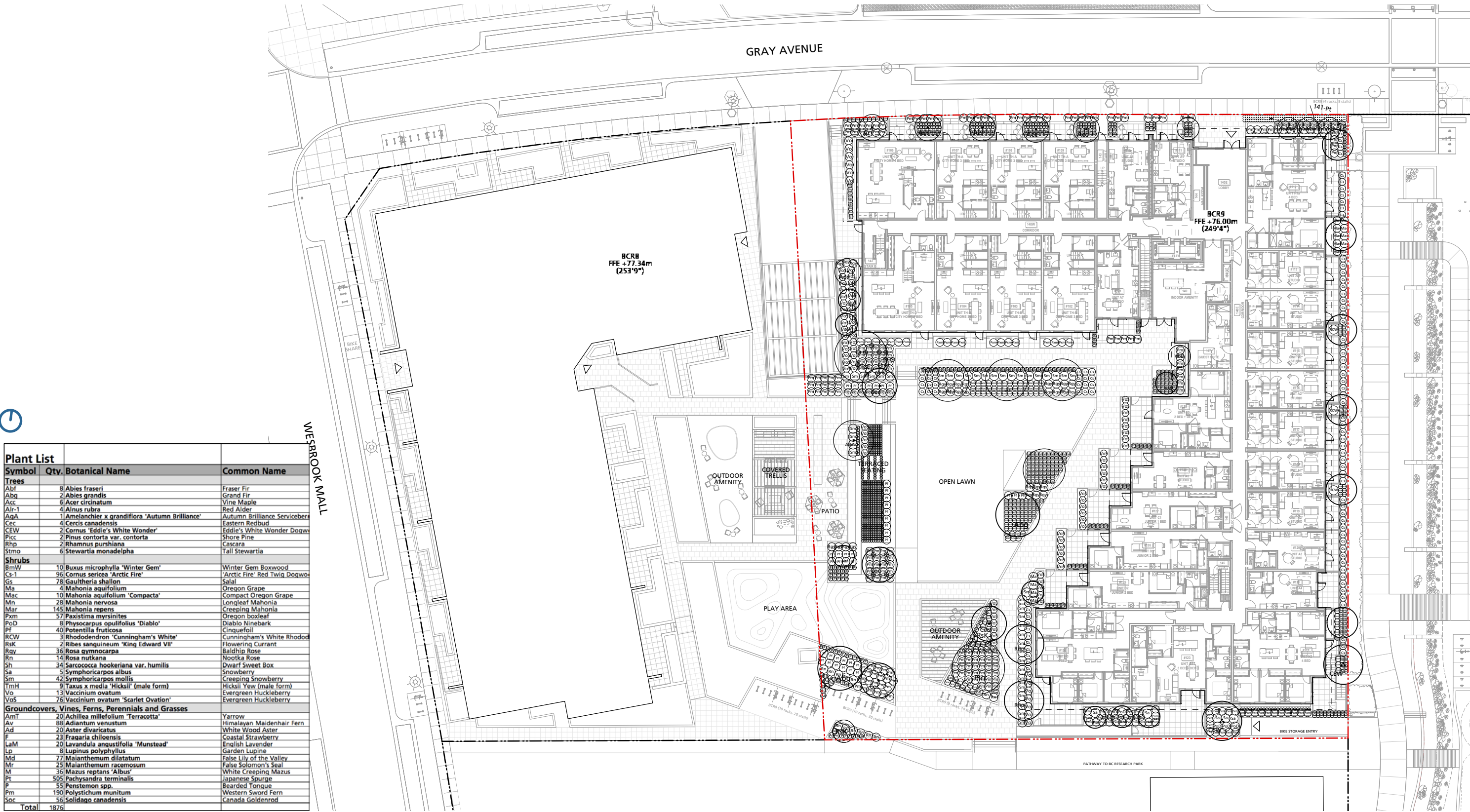
Landscape | Lighting Plan



Landscape | Grading Plan

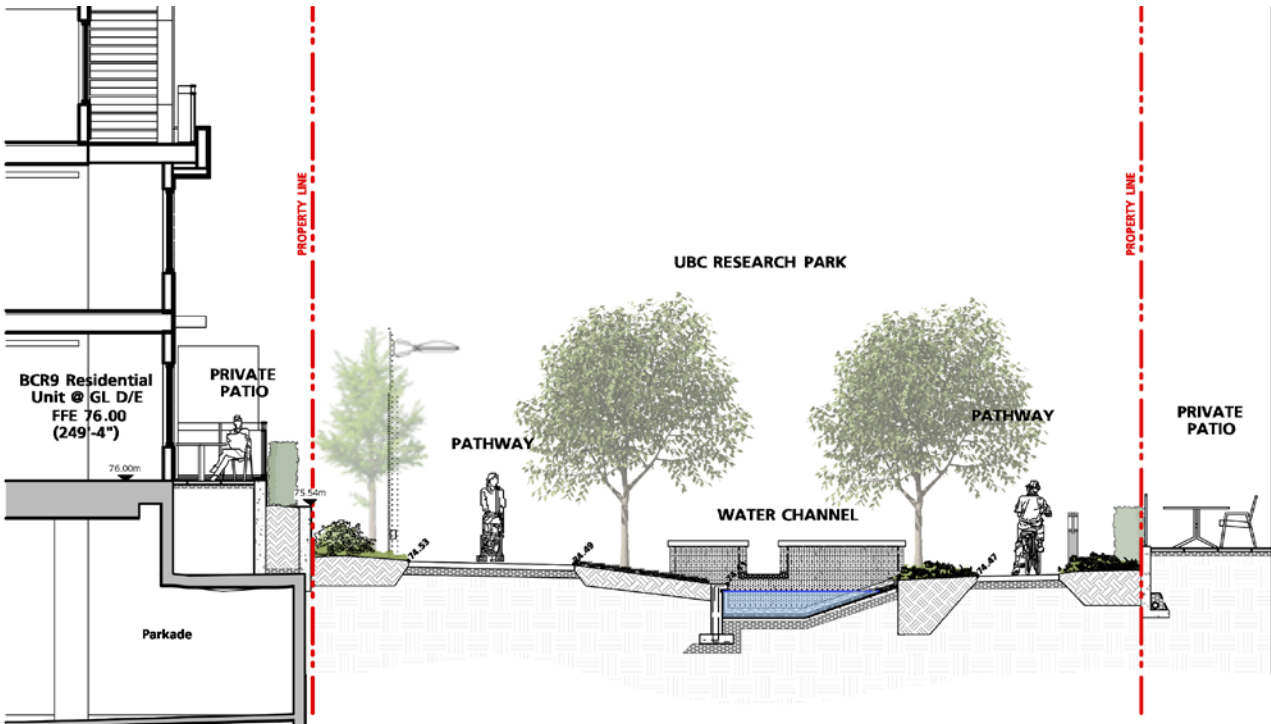
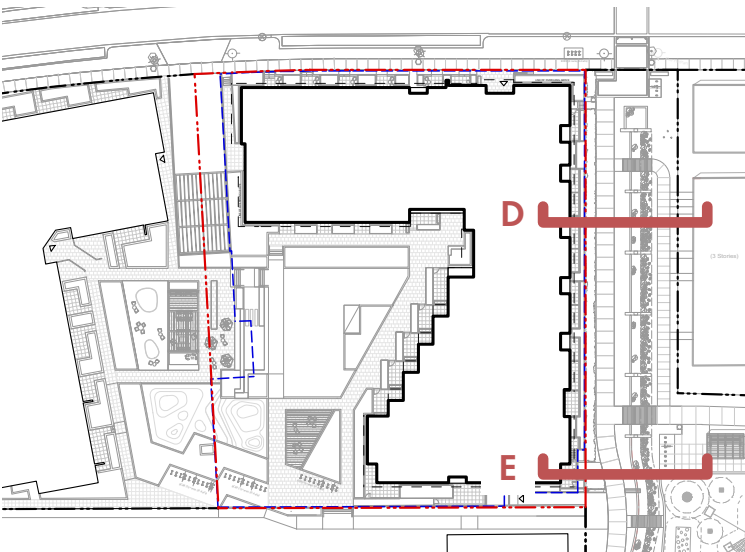


Landscape | Planting Plan

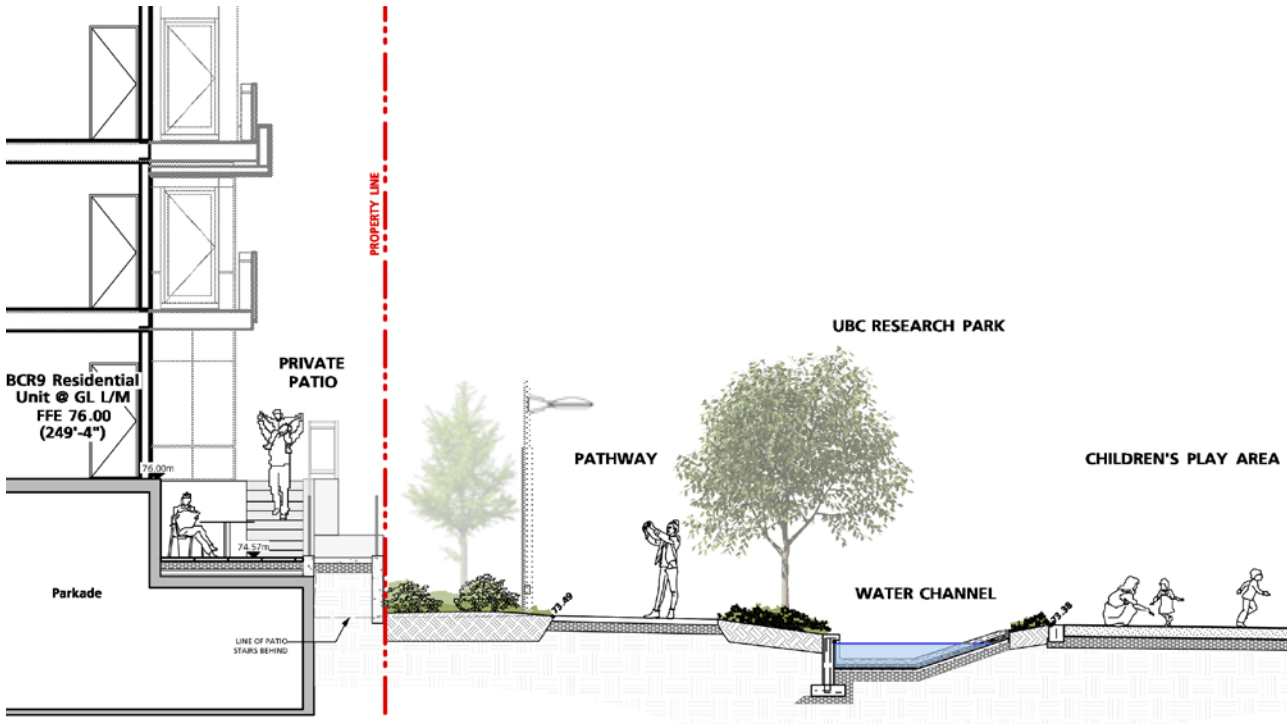


Plant List			
Symbol	Qty.	Botanical Name	Common Name
Trees			
Abf	8	Abies fraseri	Fraser Fir
Abg	2	Abies grandis	Grand Fir
Acc	6	Acer circinatum	Vine Maple
Alr-1	4	Alnus rubra	Red Alder
AqA	1	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Cec	4	Cercis canadensis	Eastern Redbud
CEW	2	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood
Picc	2	Pinus contorta var. contorta	Shore Pine
Rhp	2	Rhamnus purshiana	Cascara
Stmo	6	Stewartia monadelph	Tall Stewartia
Shrubs			
BmW	10	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
Cs-1	96	Cornus sericea 'Arctic Fire'	'Arctic Fire' Red Twig Dogwood
Gx	78	Gaultheria shallon	Salal
Ma	4	Mahonia aquifolium	Oregon Grape
Mac	10	Mahonia aquifolium 'Compacta'	Compact Oregon Grape
Mn	28	Mahonia nervosa	Longleaf Mahonia
Mar	145	Mahonia repens	Creeping Mahonia
Pxm	57	Paxistima myrsinites	Oregon boxleaf
Pod	8	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
Pf	40	Potentilla fruticosa	Cinquefoil
RCW	3	Rhododendron 'Cunningham's White'	Cunningham's White Rhodod
Rsk	2	Ribes sanguineum 'King Edward VII'	Flowering Currant
Rgv	36	Rosa gymnocarpa	Baldhip Rose
Rn	14	Rosa nutkana	Nootka Rose
Sh	34	Sarcococca hookeriana var. humilis	Dwarf Sweet Box
Sa	5	Symphoricarpos albus	Snowberry
Sm	42	Symphoricarpos mollis	Creeping Snowberry
TmH	9	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)
Vo	13	Vaccinium ovatum	Evergreen Huckleberry
VoS	76	Vaccinium ovatum 'Scarlet Ovation'	Evergreen Huckleberry
Groundcovers, Vines, Ferns, Perennials and Grasses			
AmT	20	Achillea millefolium 'Terracotta'	Yarrow
Av	88	Adiantum venustum	Himalayan Maidenhair Fern
Ad	20	Aster divaricatus	White Wood Aster
F	23	Fragaria chiloensis	Coastal Strawberry
LaM	20	Lavandula angustifolia 'Munstead'	English Lavender
Lp	8	Lupinus polyphyllus	Garden Lupine
Md	77	Maianthemum dilatatum	False Lily of the Valley
Mr	25	Maianthemum racemosum	False Solomon's Seal
M	36	Mazus reptans 'Albus'	White Creeping Mazus
Pt	505	Pachysandra terminalis	Japanese Spurge
P	55	Penstemon spp.	Bearded Tongue
Pm	190	Polystichum munitum	Western Sword Fern
Soc	56	Solidago canadensis	Canada Goldenrod
Total	1876		

Landscape | Sections



Section D - Northeast Patio Along BC Research Park Pathway



Section E - Southeast Patio Along BC Research Park Pathway

Landscape | DP Approved BCR9 Plan (Oct 5 2020 Submission)

