

LEGEND

REV.	DATE	DESCRIPTION
3	MAR 20, 2018	INCREASED SPACE BETWEEN BUILDINGS ACROSS JURISDICTION LINE
2	MAR 14, 2018	MOVED ENTRANCE OF EAST TOWER
1	JAN 20, 2015	GENERAL

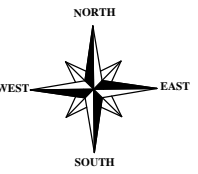
**PARK ROYAL
GATEWAY
RESIDENCES**

Vaughan
Landscape Planning
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1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH:922-1885
FAX:922-5485
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1:100
DATE	Oct 31, 2014
TITLE	SOUTH EAST PLANTING PLAN
DRAWING NO.	L10
REV	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

PARK ROYAL SOUTH



LEGEND

DATE	ISSUED

REV.	DATE	DESCRIPTION
1	FEB 13, 2018	ADDED NOTE, ADDED PLANT SYMBOL

**PARK ROYAL
GATEWAY
RESIDENCES**

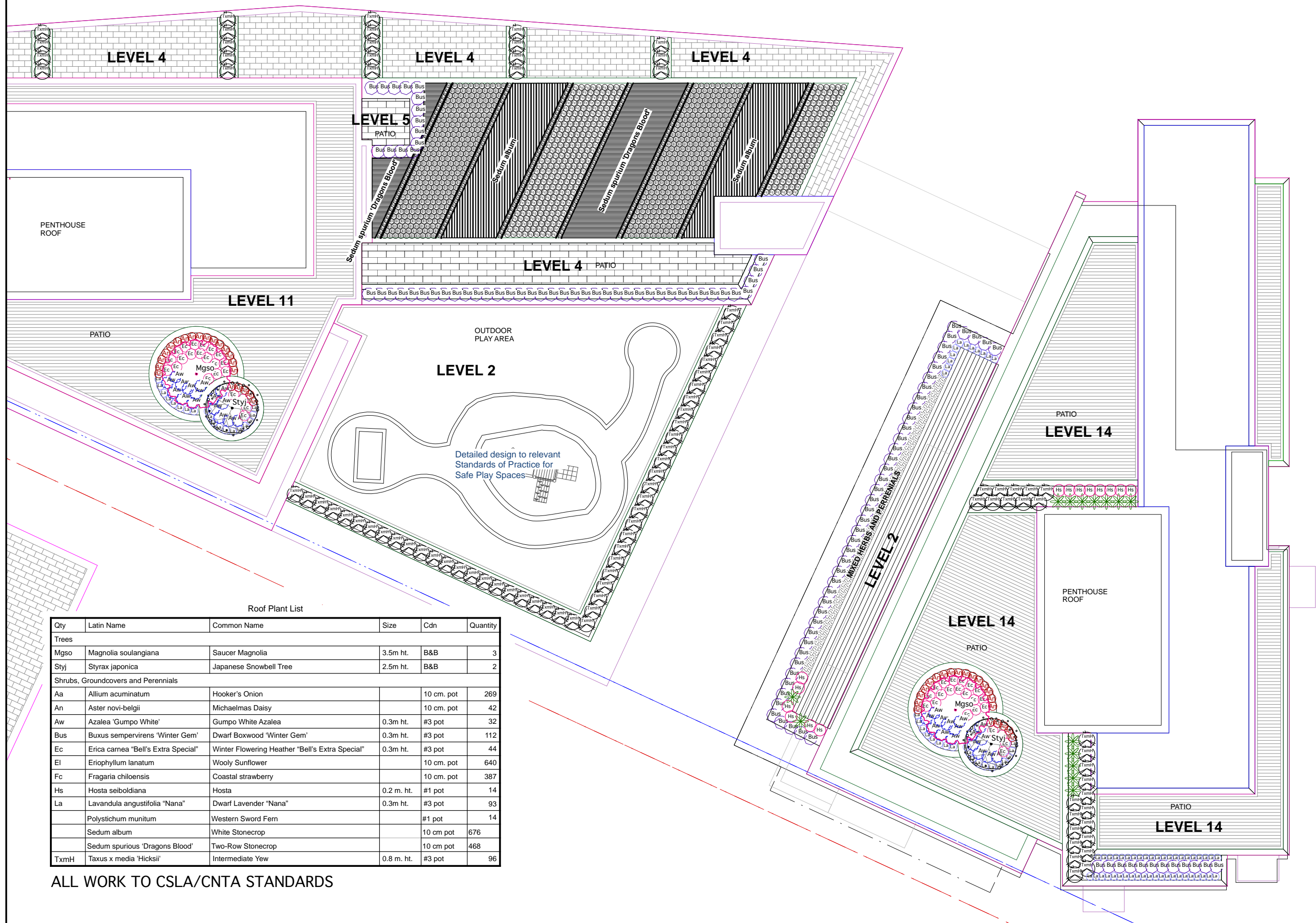
Vaughan
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DESIGNED	MCV
SCALE	1:100
DATE	Oct 31, 2014

**TITLE ROOF PLANTING
PLANS**

DRAWING NO.	REV
L11	1

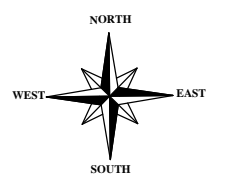
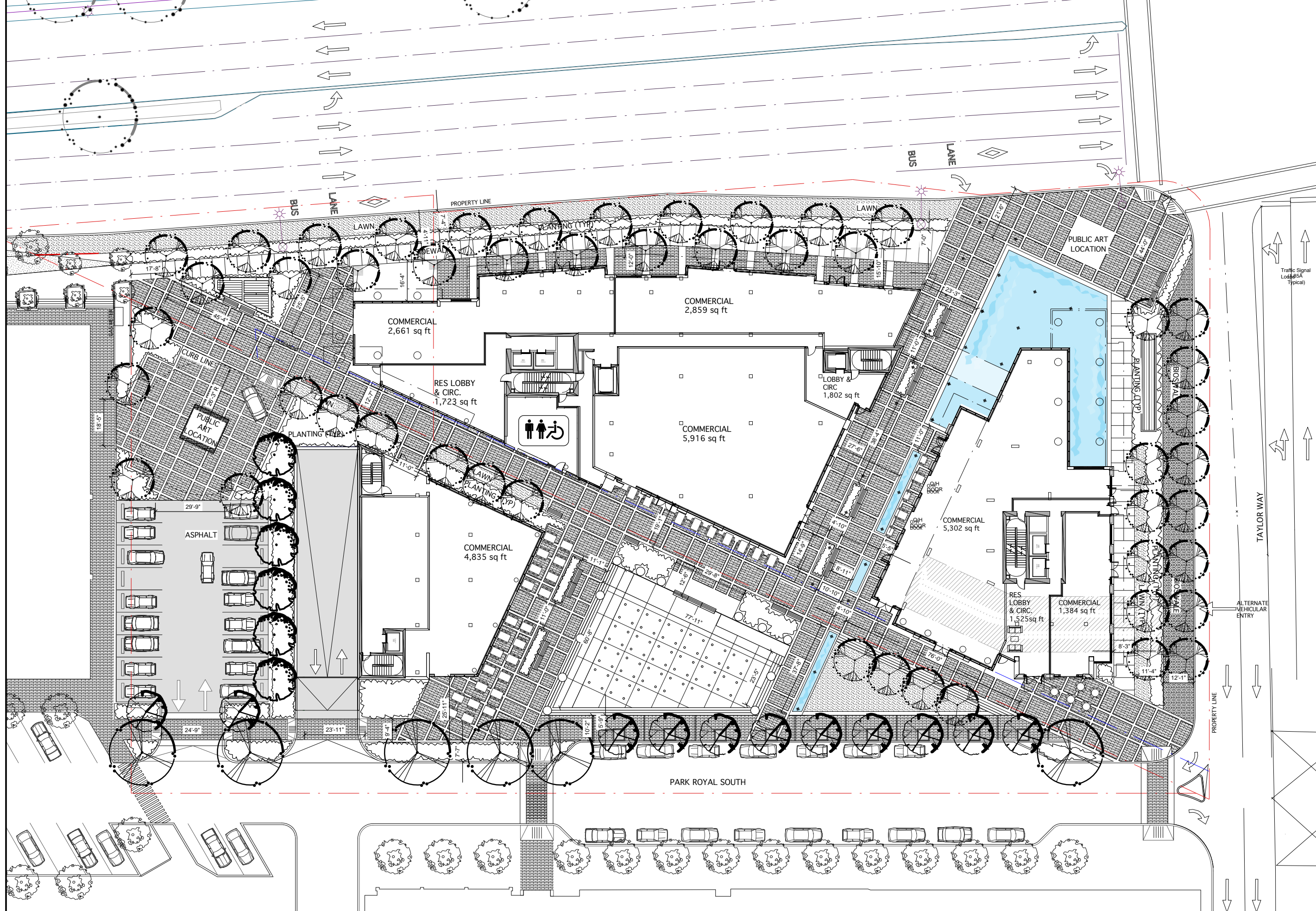
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BEARING PREVIOUS REVISION NUMBER



Roof Plant List

Qty	Latin Name	Common Name	Size	Cdn	Quantity
Trees					
Mgso	Magnolia soulangiana	Saucer Magnolia	3.5m ht.	B&B	3
Styj	Styrax japonica	Japanese Snowbell Tree	2.5m ht.	B&B	2
Shrubs, Groundcovers and Perennials					
Aa	Allium acuminatum	Hooker's Onion		10 cm. pot	269
An	Aster novi-belgii	Michaelmas Daisy		10 cm. pot	42
Aw	Azalea 'Gumpo White'	Gumpo White Azalea	0.3m ht.	#3 pot	32
Bus	Buxus sempervirens 'Winter Gem'	Dwarf Boxwood 'Winter Gem'	0.3m ht.	#3 pot	112
Ec	Erica carnea "Bell's Extra Special"	Winter Flowering Heather "Bell's Extra Special"	0.3m ht.	#3 pot	44
El	Eriophyllum lanatum	Woolly Sunflower		10 cm. pot	640
Fc	Fragaria chiloensis	Coastal strawberry		10 cm. pot	387
Hs	Hosta seiboldiana	Hosta	0.2 m. ht.	#1 pot	14
La	Lavandula angustifolia "Nana"	Dwarf Lavender "Nana"	0.3m ht.	#3 pot	93
	Polystichum munitum	Western Sword Fern		#1 pot	14
	Sedum album	White Stonecrop		10 cm pot	676
	Sedum spuriosum 'Dragons Blood'	Two-Row Stonecrop		10 cm pot	468
TxmH	Taxus x media 'Hicksii'	Intermediate Yew	0.8 m. ht.	#3 pot	96

ALL WORK TO CSLA/CNTA STANDARDS



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DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014

**TITLE
DIMENSIONS PLAN**

DRAWING NO.	REV
L12	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

9.0 TECHNICAL STUDIES

This section of the application contains four technical studies in support of the development application:

The studies include and form part of this submission:

9.1 View Studies

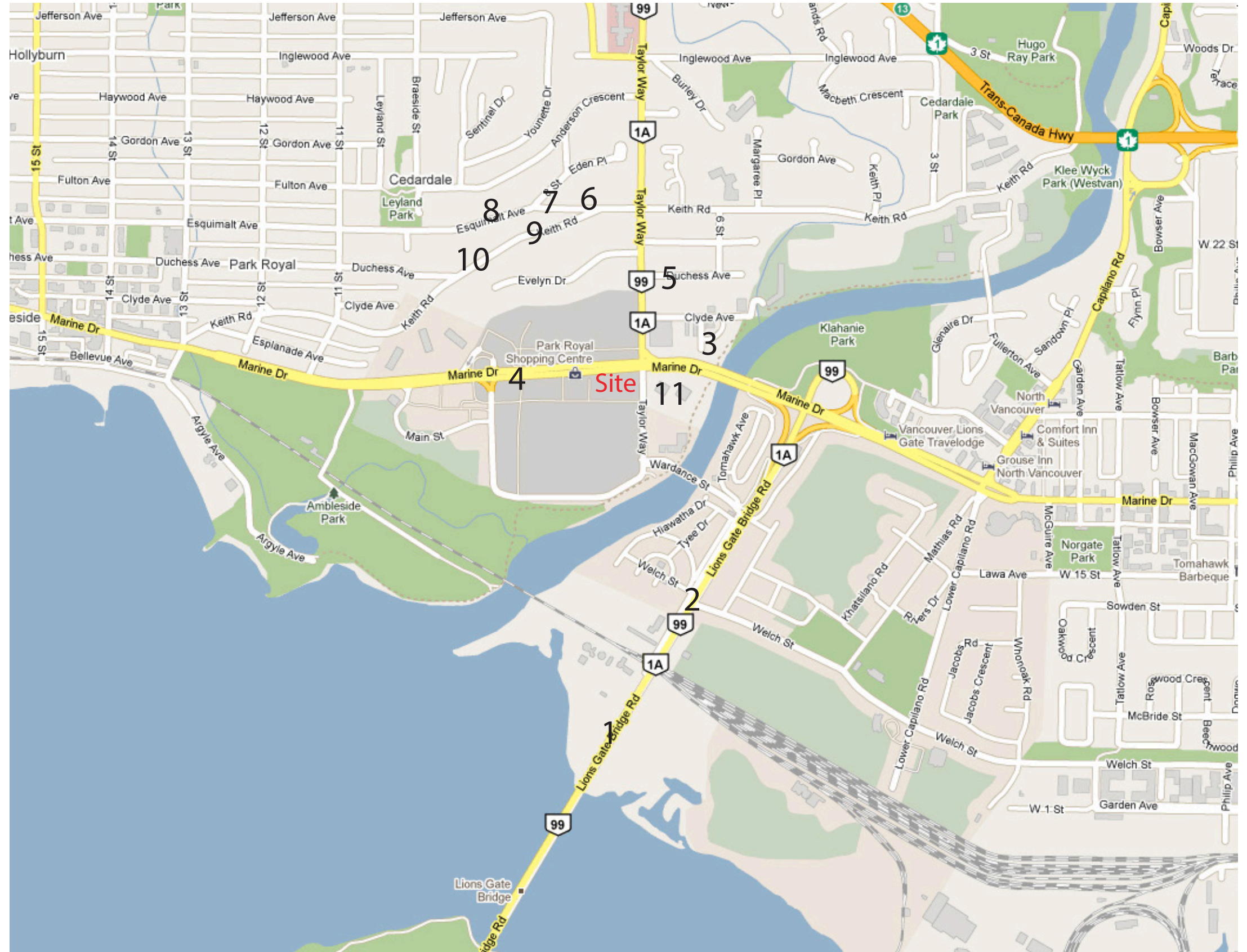
9.2 Shadow Studies

9.1 VIEW STUDY

A view study has been completed for the project to assess the impact of the new high-rise development in its context. Selected viewpoints include Lions Gate Bridge, Marine Drive, Esquimalt Avenue, Keith Road, and Sentinel Hill.

Please see image to the right and studies on subsequent pages for further detail.

1. Lionsgate Bridge @ North Tower
2. Lionsgate Bridge @ Welch Street
3. Marine Drive @600 Block
4. Marine Drive @900 Block
5. Taylor Way @ Duchess Avenue
6. 808 Esquimalt Avenue
7. 836 Esquimalt Avenue
8. 850 Esquimalt Avenue
9. 790 Keith Road
10. 885 Keith Road
11. Adjacent to Site



Park Royal Site - 43 feet above Sea Level

VIEW STUDY

1. Lionsgate Bridge @ North Tower



178 feet above sea level
Looking north

VIEW STUDY

2. Lionsgate Bridge @ Welch Street



56 feet above sea level
Looking northwest

VIEW STUDY

3. Marine Drive @ 600 Block



47 feet above sea level
Travelling west along Marine Drive

VIEW STUDY

4. Marine Drive @ 900 Block



36 feet above Sea Level sea level
Looking east along Marine Drive

VIEW STUDY

5. Taylor Way @ Duchess Avenue



90 feet above sea level
Looking south along Taylor Way

VIEW STUDY
6. 808 Esquimalt Avenue



160 feet above sea level
Looking southeast towards Vancouver

VIEW STUDY
7. 836 Esquimalt Avenue



220 feet above sea level
Looking southeast towards Vancouver

VIEW STUDY
8. 850 Esquimalt Avenue



236 feet above sea level
Looking southeast towards Vancouver

VIEW STUDY

9. 790 Keith Road



181 feet above sea level

Looking southeast towards Vancouver

VIEW STUDY
10. 885 Keith Road



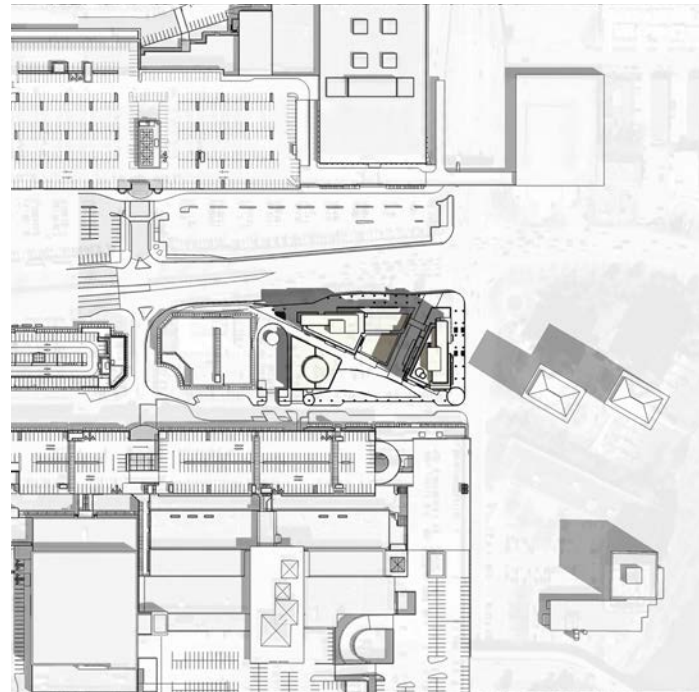
166 feet above sea level
Looking southeast towards Vancouver

VIEW STUDY
11. Adjacent to Site

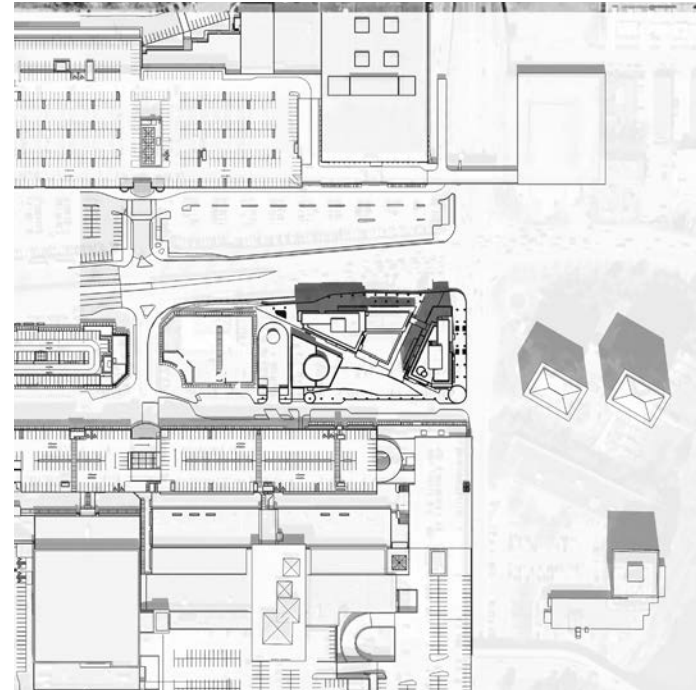


140 feet above Sea Level sea level
Adjacent to Site.

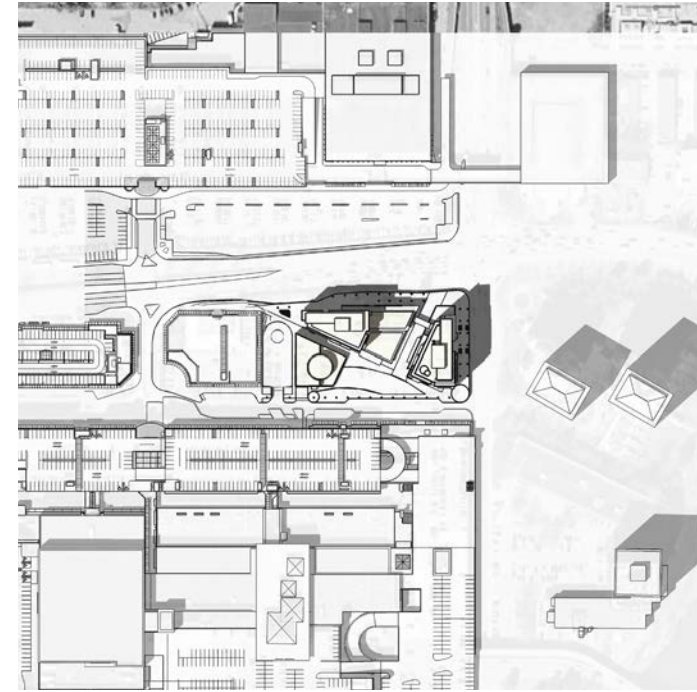
9.2 SHADOW STUDY



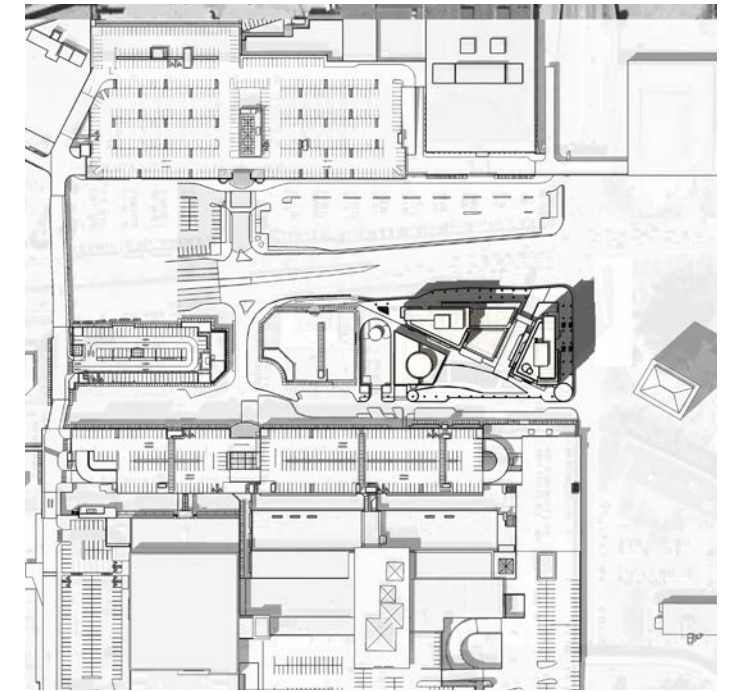
June 21st - 10:00 am



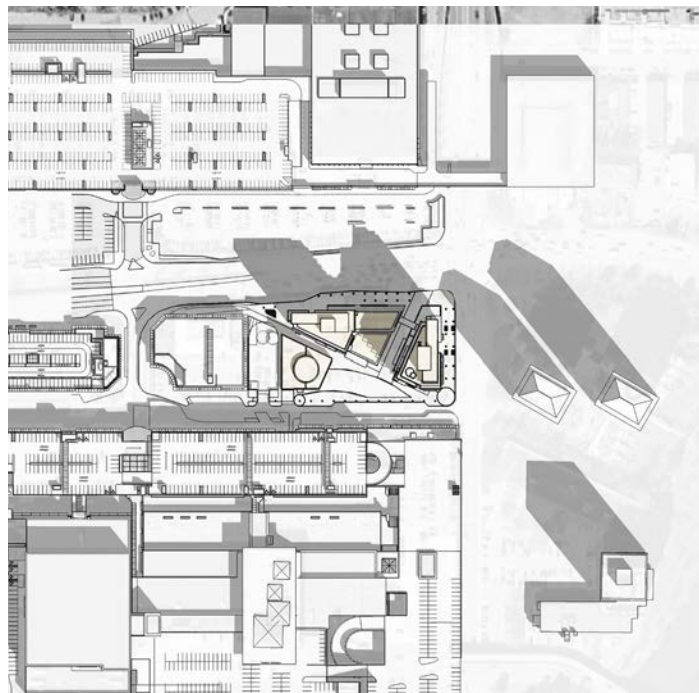
June 21st - 12:00 noon



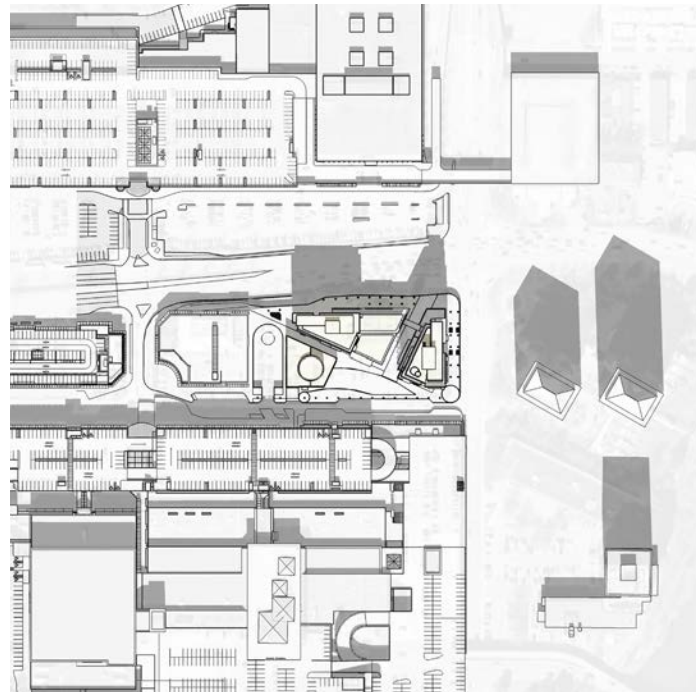
June 21st - 2:00 pm



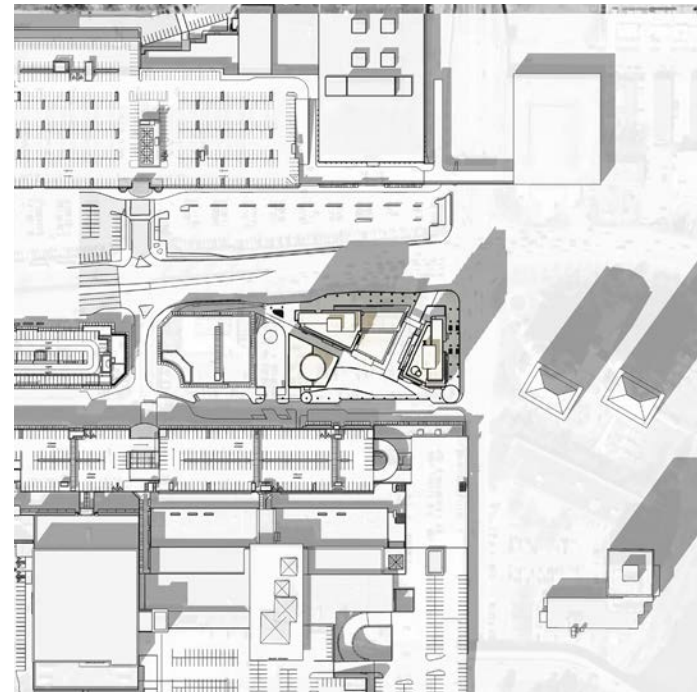
June 21st - 4:00 pm



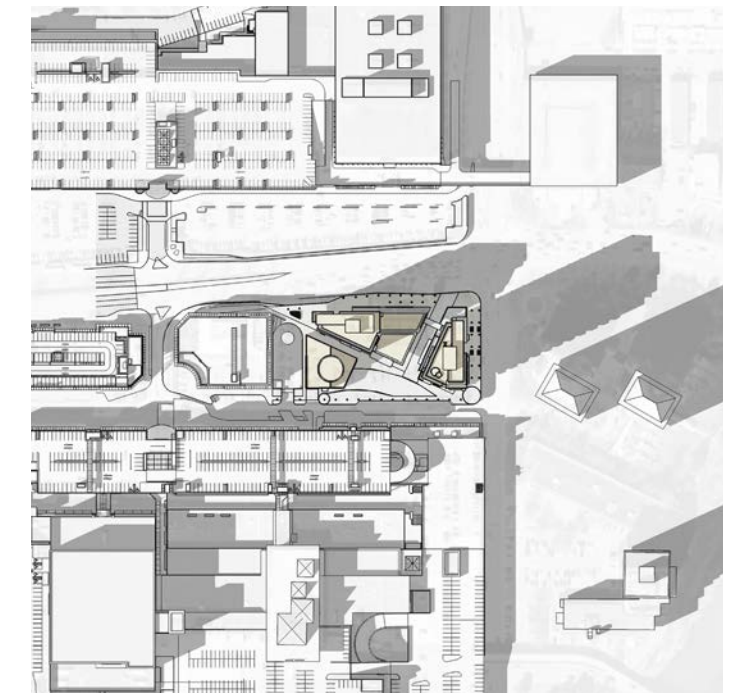
Sept 21st - 10:00 am



Sept 21st - 12:00 noon



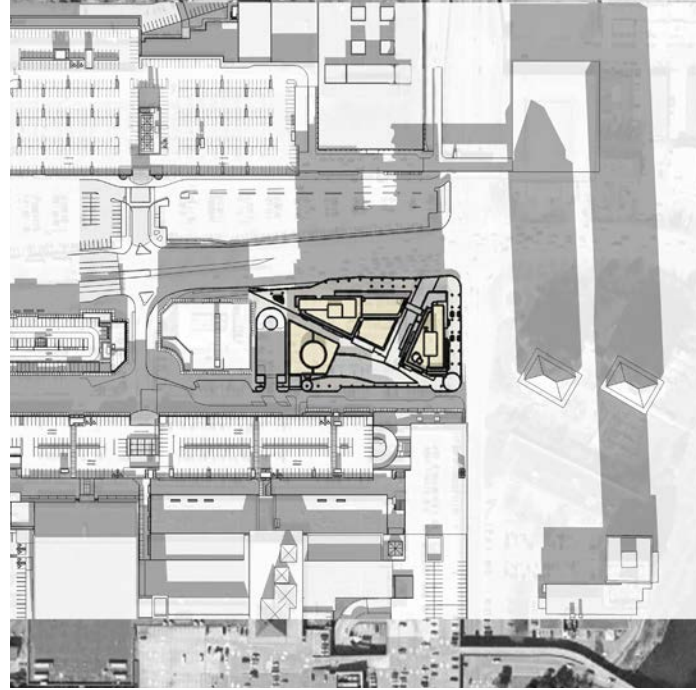
Sept 21st - 2:00 pm



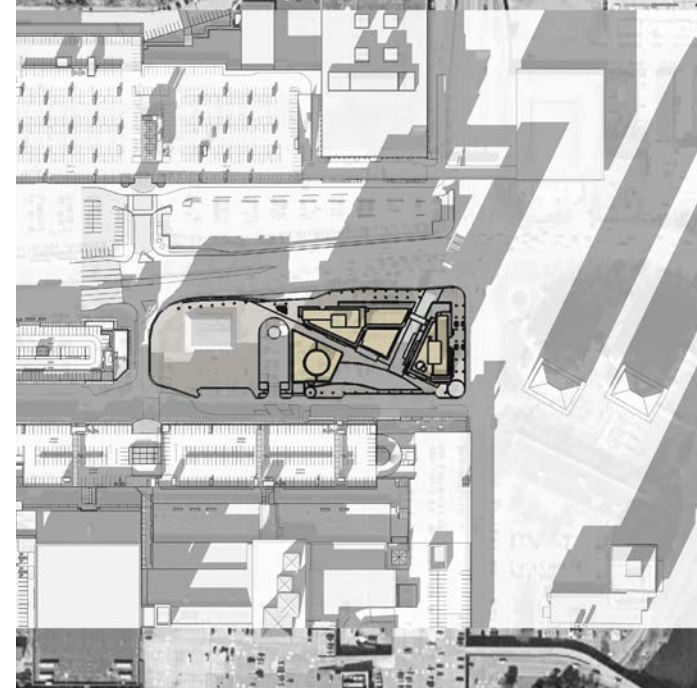
Sept 21st - 4:00 pm



Dec 21st - 10:00 am



Dec 21st - 12:00 noon



Dec 21st - 2:00 pm



Dec 21st - 4:00 pm