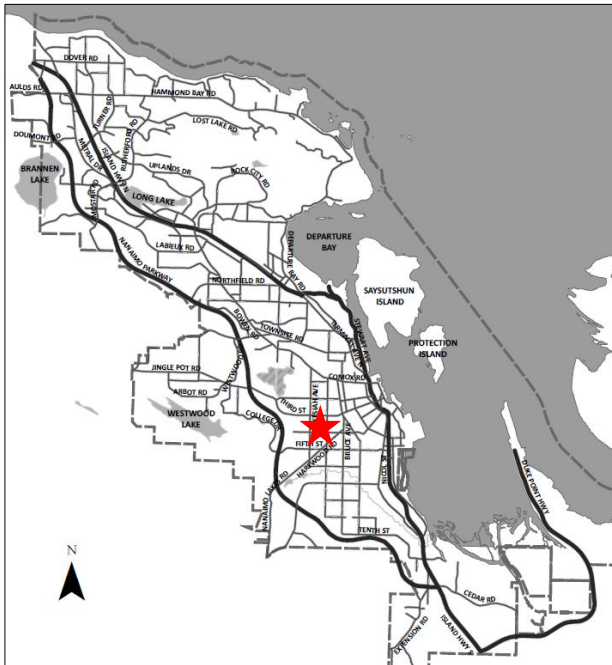


DATE OF MEETING [June 5, 2023]

AUTHORED BY [CALEB HORN, PLANNER, CURRENT PLANNING]

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1284 – 380 AND 385 WATFIELD AVENUE



Proposal:

A 168-unit multi-family townhouse development



Zoning:

CD11 – Comprehensive Development District Zone Eleven

City Plan Land Use Designation:

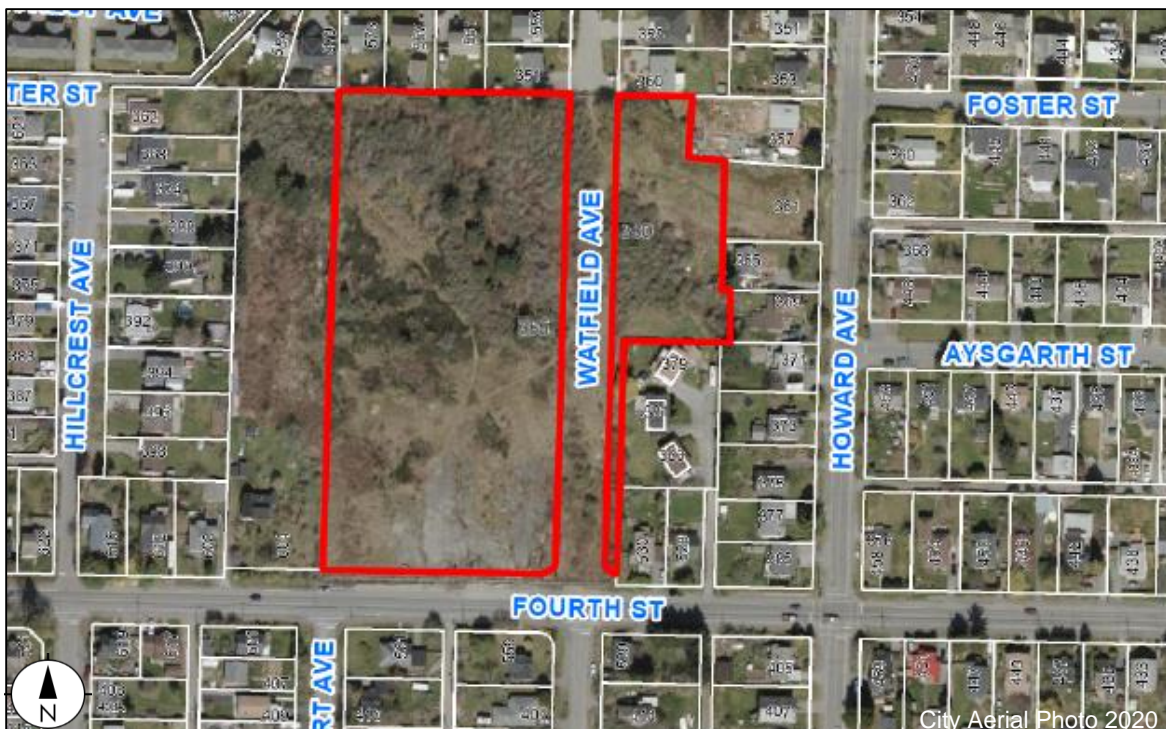
Neighbourhood; Suburban Neighbourhood

Development Permit Area:

DPA8 – Form and Character

Lot Area:

380 Watfield Avenue – 0.47ha
385 Watfield Avenue – 1.87ha



City Aerial Photo 2020

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 380 and 385 Watfield Avenue. |

Recommendation

That Council issue Development Permit No. DP1284 for a multi-family residential development at 380 and 385 Watfield Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-JUN-05. |

BACKGROUND

A development permit application, DP1284, was received from 0760408 BC Ltd. for a multi-family townhouse development consisting of a combined total of 168 dwelling units at 380 and 385 Watfield Avenue. The subject properties were recently rezoned to a comprehensive development zone (RA476) along with the neighbouring property at 604 Fourth Street (RA480), which has not applied for a development permit at this time. A boundary adjustment application (SUB1469) creating the subject properties and dedicating Watfield Avenue was completed in April 2023.

Subject Properties and Site Context

The subject properties are located in the Harewood Neighbourhood near Vancouver Island University (VIU), approximately 225m west of the subject site. The properties are presently vacant and were previously the site of a schoolhouse which was demolished in 1995. Portions of the site are sloping, with high points along the west property line and the northeast corner of the site, and a depression running through the centre. An unconstructed portion of Watfield Avenue bisects the site, with 385 Watfield Avenue on the west side of the road and 380 Watfield Avenue on the east side. The property at 385 Watfield Avenue has additional frontage along Fourth Street to the south. A road reserve covenant for the future extension of Foster Street has been secured along the north property line as part of the rezoning, in addition to the dedication of a municipal park on Howard Avenue to the east with improvements.

Surrounding land uses are primarily residential with single residential dwellings immediately adjacent to the site and a three-unit strata lot on Wheatley Place. Nearby recent developments include four-storey mixed-use commercial and residential developments at 525 Third Street and 300 Howard Avenue, approximately 100m and 225m north of the site, respectively. Other amenities within walking distance to the site include the Nanaimo District Secondary School, the Nanaimo Aquatic Centre, a local neighbourhood centre at Fourth Street and Bruce Avenue, and the University Village Shopping Centre. The site is also within walking distance of bus routes on Wakesiah Avenue. |

DISCUSSION

Proposed Development

The proposed development is a multi-family residential strata consisting of 22 three-storey townhouse buildings, with a combined total of 168 dwelling units, and a two-storey amenity building. The unit composition includes 147 three-bedroom units (between 126m² and 135m²) and 21 four-bedroom units (between 147m² and 159m² in area). All units will qualify as “family-friendly” units, in excess of the minimum required 50% of units secured for three or more bedrooms through rezoning. The property at 385 Watfield Avenue will have 142 units and 380 Watfield Avenue will have 26 units. A phased strata will cover both of the properties.

The proposed gross floor area is 22,632m² with 18,648m² at 385 Watfield and 3,984m² at 380 Watfield. The total Floor Area Ratio (FAR) will be 1.00 at 385 Watfield and 0.86 at 380 Watfield, which is below the maximum permitted FAR of 1.00 in the CD11 zone.

Site Design

The townhouse blocks will be arranged in a series of rows facing four internal drive aisles at 385 Watfield Avenue. Most drive aisles will include two townhouse blocks with nine units on both sides of the drive aisle. Where the site abuts Fourth Street and the future Foster Street road reserve, the townhouse blocks will be broken in three buildings oriented towards the public streets. The north and south drive aisles will be protected by a reciprocal access agreement for future access to 604 Fourth Street to the west. On the east side of the site, 380 Watfield Avenue will have two townhouse blocks facing Watfield Avenue and two townhouse blocks facing internal drive aisles. The private amenity building will also be located on 380 Watfield Avenue, adjacent to the park dedication.

All required parking will be provided onsite with tandem two-car garages provided for all units, except for some end units and Building 21 where garages will include side-by-side parking. An additional 14 surface visitor parking stalls are proposed, two of which will be accessible parking stalls. This parking is in addition to on-street parking expected to be constructed on Watfield Avenue when it is completed as part of the development. Each unit will include storage for solid waste bins (garbage, recycling, and organics) and long-term bicycle storage on the ground level of each unit as shown in the typical garage layout (Attachment C). Short-term bicycle parking (bike racks) will be available in front of the amenity building.

A series of public multi-use trails provide pedestrian connectivity across the site to be constructed to the Urban (Hard Surface) Walkway standard, as secured through rezoning. These trails include: a north/south trail along the west property line shared with 604 Fourth Street; an east/west trail through the Foster Street road reserve area, until such time as the road is dedicated and constructed; and an east/west trail between Watfield Avenue and the park dedication to the east. Onsite lighting will include overhead light standards along shared drive aisles, and exterior soffit lighting on buildings.

All units will have an outdoor private patio in either the front or rear yard, and 1.8m-high wood fences will screen rear yards from each other. A common outdoor amenity space with furnishings is proposed to the east side of the amenity building where it backs onto the dedicated park.

Building Design

The general building design emphasizes a traditional residential character with strong pitched roofs, projecting bay window elements, balconies, and large windows. Front doors will face public streets, and sides of townhouse blocks facing Watfield Avenue will have additional elements (including wrap-around balconies and side doors) to provide street presence. The massing along Fourth Street will be broken up to provide additional visual interest. Exterior materials will consist of a mix of vinyl horizontal and shingle siding. The building design substantially meets the intent of the applicable General Development Permit Area Design Guidelines and Harewood Neighbourhood Plan Urban Design Framework and Guidelines.

Landscape Design

Landscaping is proposed throughout the site, with buffers provided along road frontages, adjacent to neighbouring units, and between private patios. Cedar hedges will be provided along side yards and will be used to screen hydro boxes. Ornamental trees are proposed at the front entry of each unit, with a mix of maple, birch, spruce, and other species. Additional trees are proposed in the yards of most units.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-OCT-13 accepted DP1284 as presented and provided the following recommendations:

- Look at ways to vary surfaces from road to driveways;
- Consider increasing the tree coverage on site; and,
- Consider ways to connect the space between the buildings where parking is located as a pedestrian pathway.

The applicant subsequently revised the development proposal in response to the DAP recommendations with the following key revisions:

- Including stamped and coloured asphalt in a herringbone pattern to differentiate the drive aisle and driveway surfaces; and,
- Revising the landscape plan to add one large deciduous shade tree, 11 columnar deciduous trees, and cedar hedges with 30 individual plants.

Opportunities to provide additional pedestrian connections were explored between buildings to connect the east-west drive aisles, however with the location of the visitor parking stalls and pad-mounded transformers it was determined to not be viable. The applicant also noted potential redundancy with the public north-south trail connection secured along the west property line of 385 Watfield Avenue.

Proposed Variances

Minimum Side Yard Setback

The minimum required side yard setback in the CD11 zone is 3.0m for a building with a height greater than 9.0m. The proposed north side yard setback at 380 Watfield Avenue is 2.0m for Building 19 (where the building height is 12.2m) and 1.5m for the amenity building (where the building height is 9.94m), requested variances of 1.0m and 1.5m respectively.

While the closest point of Building 19 to the north property line is 2.0m, this portion of the building is only 8.2m in height which is similar to the height of the single residential dwelling to the north. For comparison, the standard required setback in single dwelling residential zones is 1.5m. The remainder of the building is set back between 3.2m and 3.5m from the same property line. In order to address siting considerations, a landscape buffer is proposed along the north property line of 380 Watfield Avenue with a 1.8m-high cedar privacy fence and wall-mounted climbing vine trellis. The north face of both buildings will have minimal fenestration in order to reduce potential overlook to neighbouring properties. The applicant has provided a shadow study (Attachment F) that demonstrates minimal potential shadowing impacts.

Maximum Building Height

The maximum permitted building height in the CD11 zone is 11.7m for a building with a sloped roof. The proposed building height for Buildings 1-22 is 12.2m, a requested variance of 0.5m. At the time of rezoning, the applicant had anticipated a maximum building height of 11.7m for the CD11 zone. Through the development of refined building plans, however, the need for additional height was identified in order to accommodate existing grades, roof pitch angles, and livable floor-to-ceiling heights. The requested height variance is equal to 50cm and is not anticipated to have an additional visual impact given the 6:12 roof pitches. No height variance is requested for the amenity building.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1284 is for a multi-family townhouse development consisting of a combined total of 168 dwelling units at 380 and 385 Watfield Avenue.
- The building design substantially meets the intent of the applicable General Development Permit Area Design Guidelines and Harewood Neighbourhood Plan Urban Design Framework and Guidelines.
- Variances are requested to reduce the minimum required side yard setback and to increase the maximum permitted building heights.
- Staff support the proposed variances.

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Site Plan and Typical Garage Layout
- ATTACHMENT D: Building Elevations and Details
- ATTACHMENT E: Building Rendering
- ATTACHMENT F: Shadow Study
- ATTACHMENT G: Landscape Plan and Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

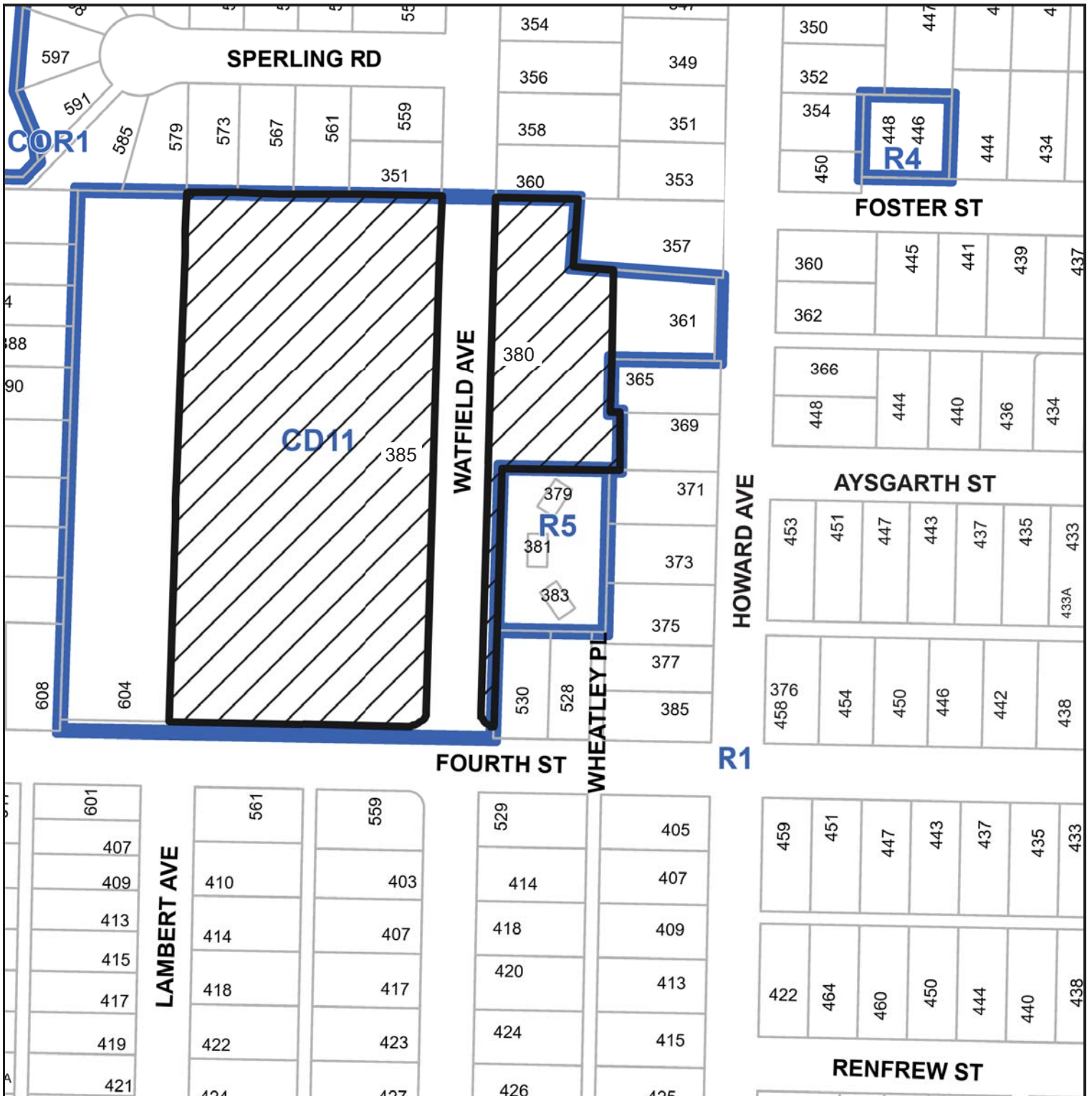
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 16.11.5.3 Siting of Buildings* – to reduce the minimum required side yard setback from 3.0m to 2.0m for Building 19 and from 3.0m to 1.5m for the amenity building as identified in Attachment C.
2. *Section 16.11.6 Height of Buildings* – to increase the maximum permitted height of a building with a sloped roof from 11.7m to 12.2m for the buildings identified as Buildings 1 through 22 in Attachment C.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan and Typical Garage Layout prepared by Ciccozzi Architecture, dated 2023-MAR-24 as shown on Attachment C.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Ciccozzi Architecture, dated 2023-JUN-15, as shown on Attachment D.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2023-APR-20, as shown on Attachment G.

ATTACHMENT B SUBJECT PROPERTY MAP



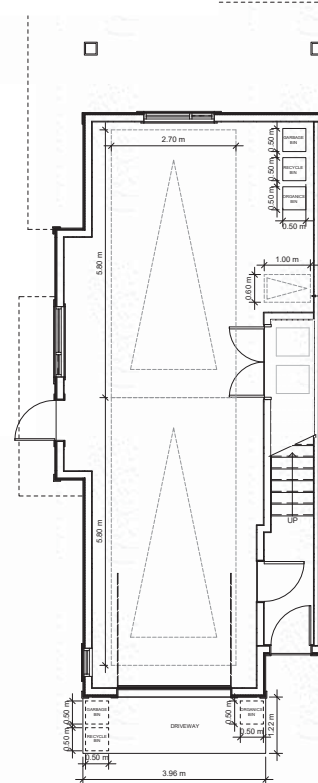
380 + 385 Watfield Ave

ATTACHMENT C SITE PLAN AND TYPICAL GARAGE LAYOUT

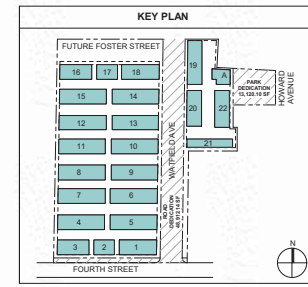
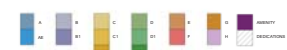
Location of Proposed Side Yard Setback Variance for Building 19

Location of Proposed Side Yard Setback Variance for Amenity Building

On street interface to be determined by CoN at detailed design stage.



2 GARBAGE STAGING PLAN
1:50



1 SITE PLAN
1:450



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240323	DP RESPONSE

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PARK & 4TH
560 FOURTH STREET &
361 HOWARD AVE

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SCALE: As indicated PROJECT NO: 725

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2023-APR-21
SUBMIT STAGING

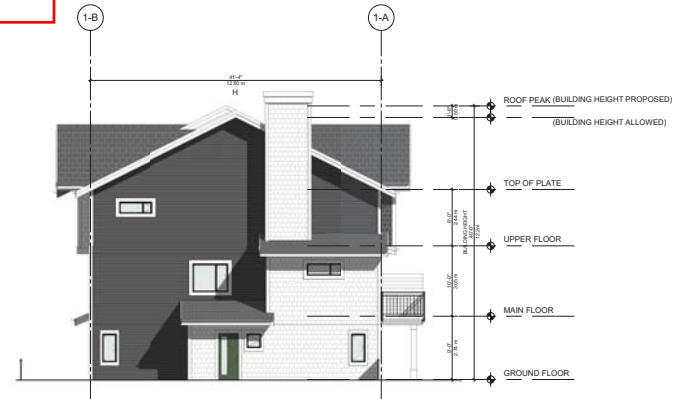
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ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

Proposed building height variance



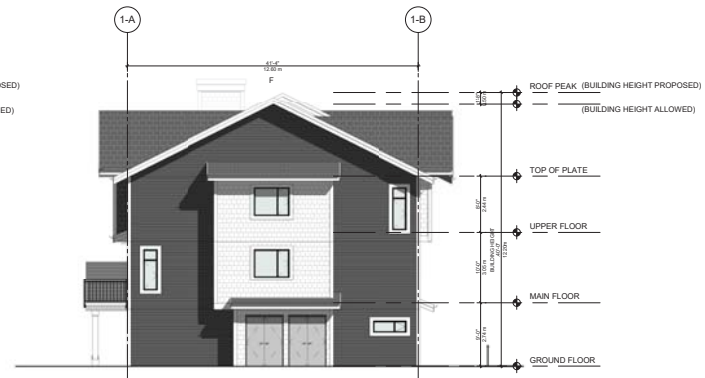
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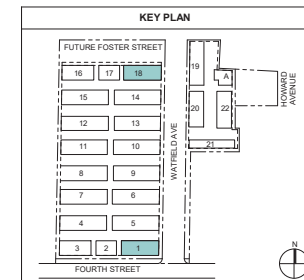
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2 NORTH ELEVATION - BUILDING 1 & 18
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4 WEST ELEVATION - BUILDING 1 & 18
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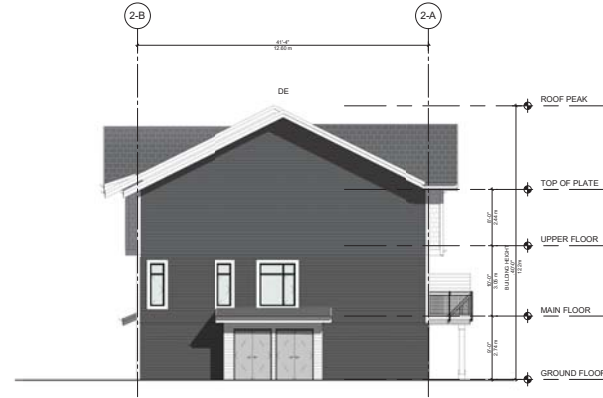
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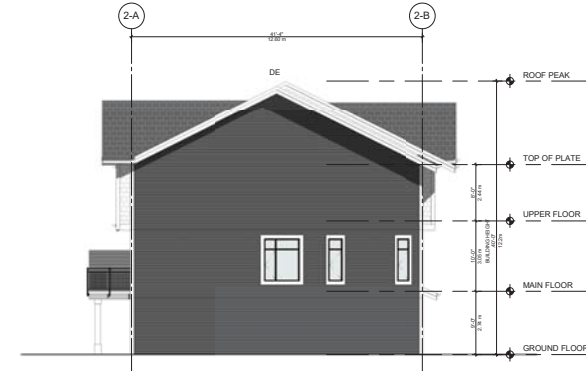
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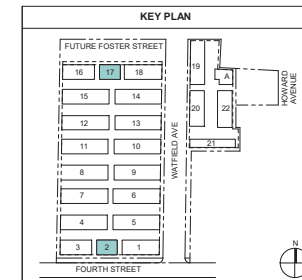
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2 NORTH ELEVATION - BUILDING 2 & 17
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4 WEST ELEVATION - BUILDING 2 & 17
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15/06/23	OF RESPONSE

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PROJECT:
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2023-JUN-17
Current Planning

560 FOURTH STREET &
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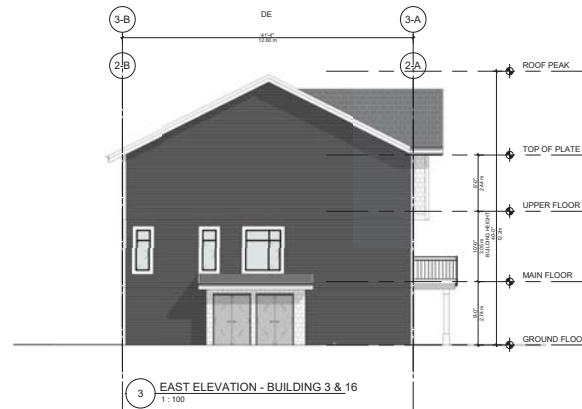
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3 EAST ELEVATION - BUILDING 3 & 16
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2023-JUN-17

560 FOURTH STREET &
361 HOWARD AVE

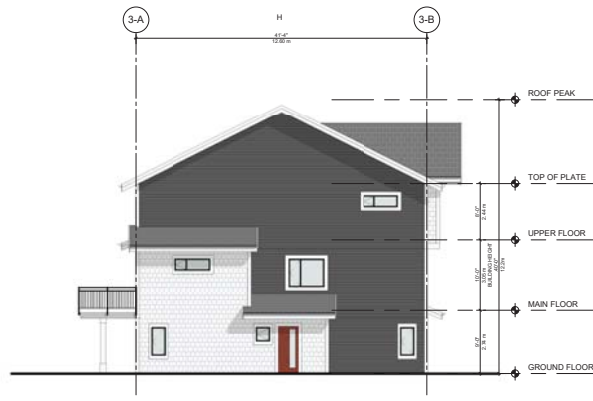
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BUILDINGS 3 & 16**

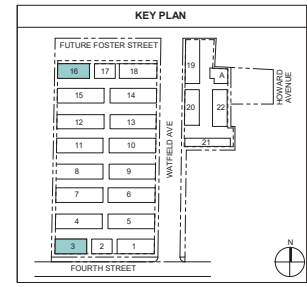
REV. NO.: 1	SHEET NO.: A2.B3.4
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BUILDING 3 NORTH ELEVATION



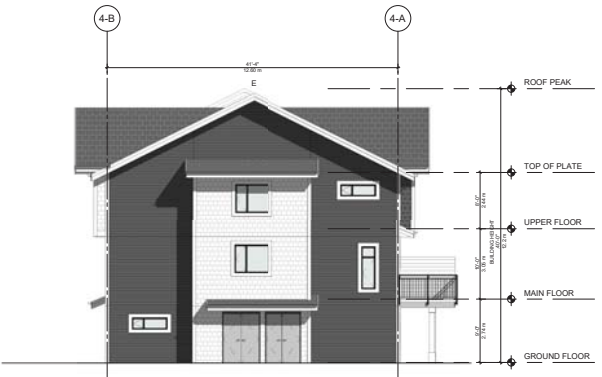
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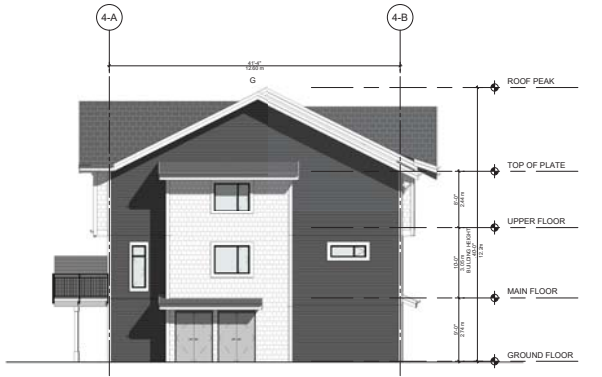
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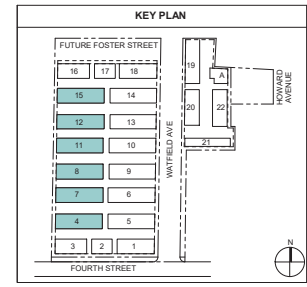
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15/06/23	OF RESPONSE

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DP1284
2023-JUN-17

560 FOURTH STREET &
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SCALE: 1:100	PROJECT NO: 725

SHEET TITLE:
**ELEVATIONS &
SECTIONS BUILDING
4, 7, 8, 11, 12 & 15**

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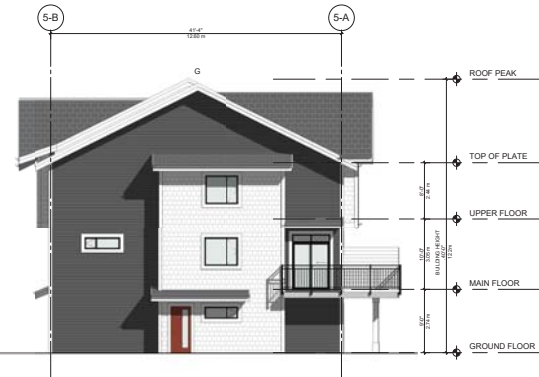
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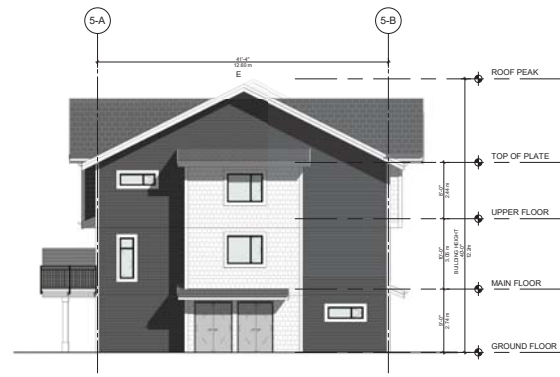
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1:100



2 NORTH ELEVATION - BUILDING 5, 6, 9, 10, 13 & 14
1:100



4 WEST ELEVATION - BUILDING 5, 6, 9, 10, 13 & 14
1:100

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TEL: 604 697-4741

PROJECT: **PARK & 4TH**

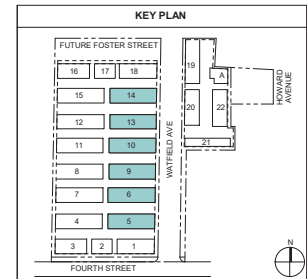
RECEIVED
DP1284
2023-JUN-17

560 FOURTH STREET &
361 HOWARD AVE

DRAWN BY: MLKC CHECKED BY: AW
SCALE: 1:100 PROJECT NO.: 725

SHEET TITLE:
**ELEVATIONS &
SECTIONS BUILDING
5, 6, 9, 10, 13 & 14**

REV. NO.: **1** SHEET NO.: **A2.B5.4**



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NO.	DATE	DESCRIPTION

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24/03/23	DP RESPONSE
15/06/23	DP RESPONSE

SCALE

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TEL: 604.687-4741

PROJECT: **PARK & 4TH**

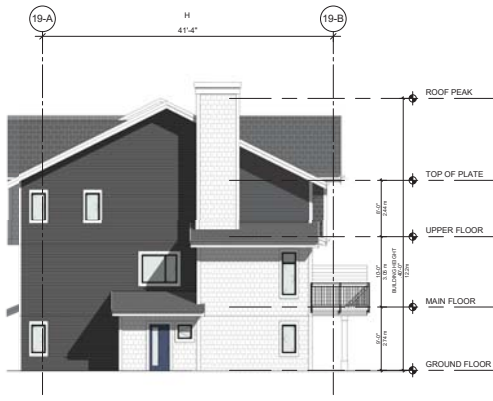
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560 FOURTH STREET &
361 HOWARD AVE

DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1:100
PROJECT NO: 725

SHEET TITLE:
**BUILDING 19
ELEVATIONS &
SECTION**

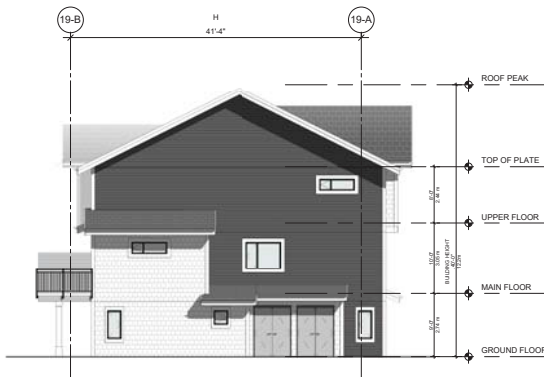
REV. NO. **1**
SHEET NO. **A2.B19.4**



1 BUILDING 19 SOUTH ELEVATION
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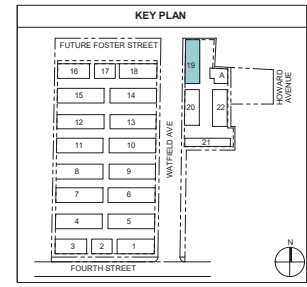
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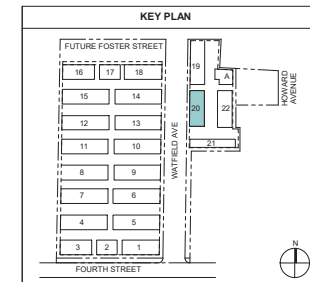
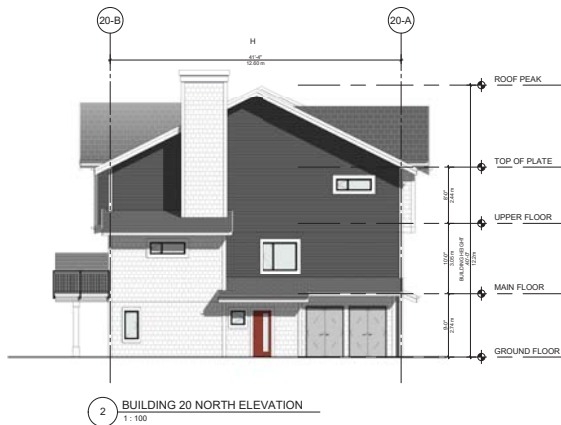


2 BUILDING 19 NORTH ELEVATION
1:100



4 BUILDING 19 WEST ELEVATION
1:100





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20/09/22	ISSUED FOR DP
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06/02/23	DP RESPONSE
24/03/23	DP RESPONSE
15/06/23	DP RESPONSE

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ARCHITECTURE

15th FLOOR
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VANCOUVER, B.C.
CANADA V6E 3M6
TEL: 604-697-4741

PROJECT:
PARK & 4TH

RECEIVED
DP1284
2023-JUN-17

560 FOURTH STREET &
361 HOWARD AVE

DRAWN BY: ML CHECKED BY: AW
SCALE: 1:100 PROJECT NO: 725

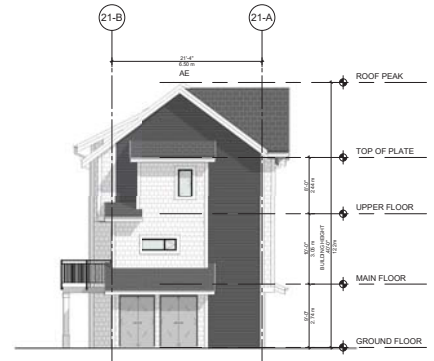
SHEET TITLE:
**BUILDING 20
ELEVATIONS &
SECTIONS**

REV. NO. 1 SHEET NO. A2.B20.4

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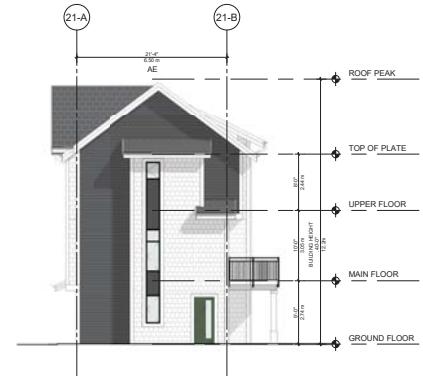
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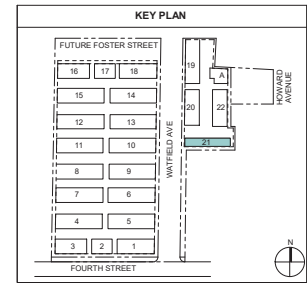
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1:100



2 BUILDING 21 NORTH ELEVATION
1:100



4 BUILDING 21 WEST ELEVATION
1:100



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SCALE

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2023-JUN-17

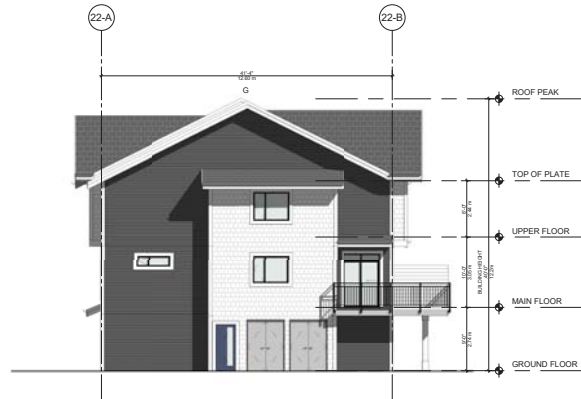
560 FOURTH STREET &
361 HOWARD AVE

DRAWN BY: MLKC	CHECKED BY: AW
SCALE: 1:100	PROJECT NO.: 725

SHEET TITLE:
**BUILDING 21
ELEVATIONS &
SECTIONS**

REV. NO. 1	SHEET NO. A2.B21.4
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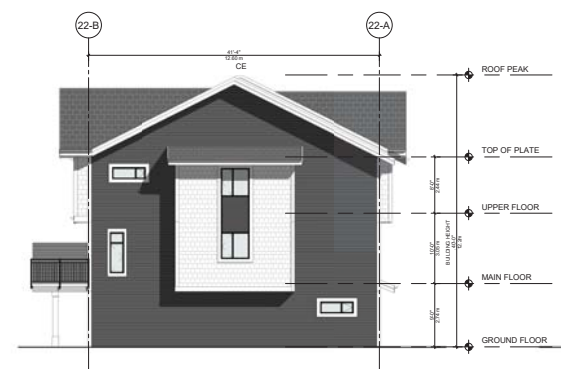
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1 BUILDING 22 SOUTH ELEVATION
1:100



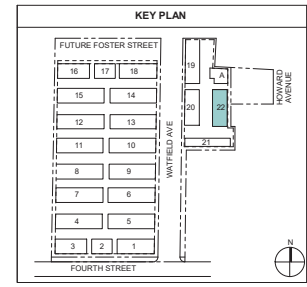
3 BUILDING 22 EAST ELEVATION
1:100



2 BUILDING 22 NORTH ELEVATION
1:100



4 BUILDING 22 WEST ELEVATION
1:100



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2023-JUN-17

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DRAWN BY: MLKC	CHECKED BY: AW
SCALE: 1:100	PROJECT NO.: 725

SHEET TITLE:
**BUILDING 22
ELEVATIONS &
SECTIONS**

REV. NO.: 1	SHEET NO.: A2.B22.4
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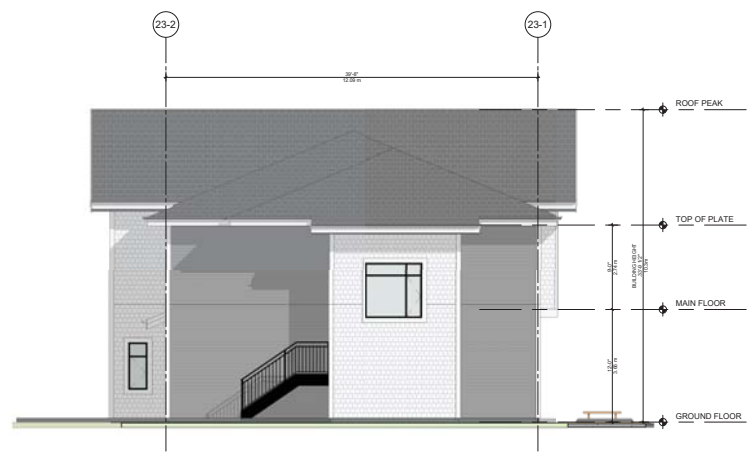
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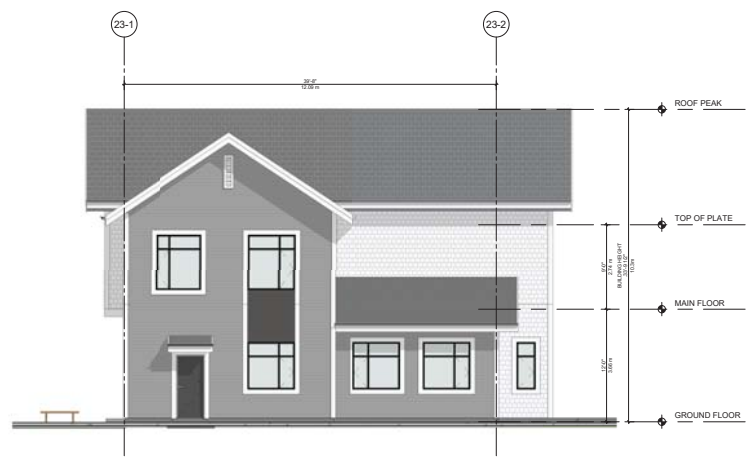
DRAWN BY: Author	CHECKED BY: Checker
SCALE: 1:75	PROJECT NO.: 725

SHEET TITLE:
AMENITY BUILDING ELEVATIONS

REV. NO.: 1	SHEET NO.: A2.B23.2
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1 AMENITY - NORTH ELEVATION
1:75



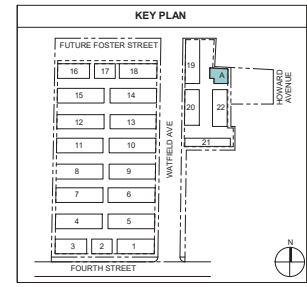
3 AMENITY - SOUTH ELEVATION
1:75



2 AMENITY - EAST ELEVATION
1:75



4 AMENITY - WEST ELEVATION
1:75



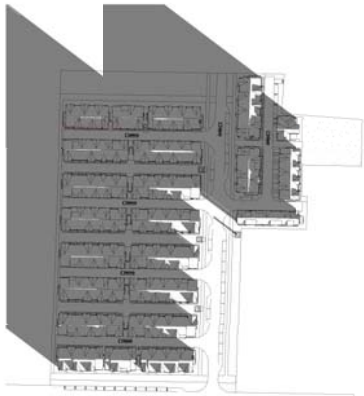
ATTACHMENT E BUILDING RENDERING



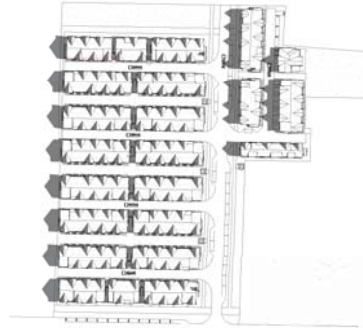
View of proposed multi-use trail

RECEIVED
DP#264
2023-APR-21

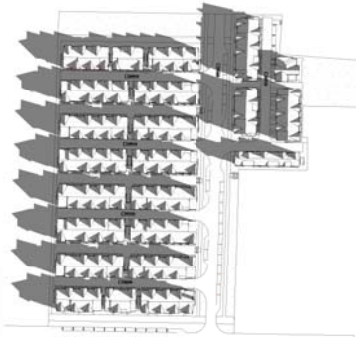
ATTACHMENT F SHADOW STUDY



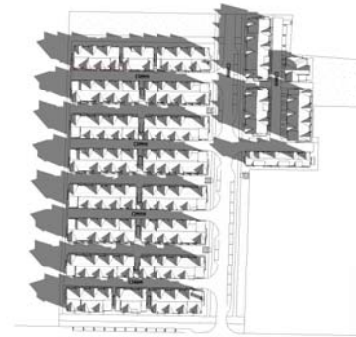
1 WINTER SOLISTICE 9AM
1:1500



4 SUMMER SOLISTICE 9AM
1:1500



7 SPRING EQUINOX 9AM
1:1500



10 FALL EQUINOX 9AM
1:1500



2 WINTER SOLISTICE 12PM
1:1500



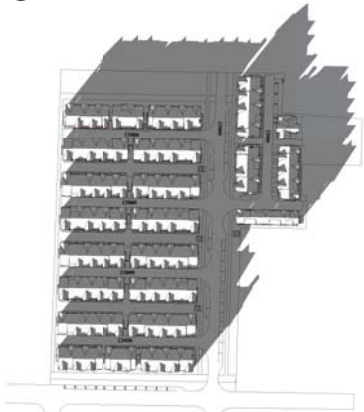
5 SUMMER SOLISTICE 12PM
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8 SPRING EQUINOX 12PM
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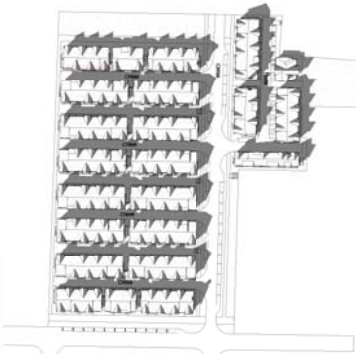
11 FALL EQUINOX 12PM
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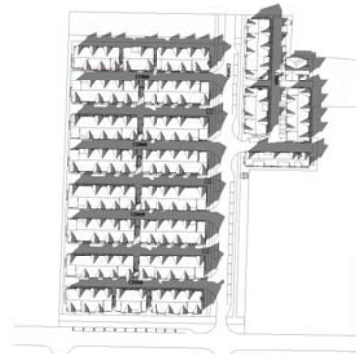
3 WINTER SOLISTICE 4PM
1:1500



6 SUMMER SOLISTICE 4PM
1:1500



9 SPRING EQUINOX 4PM
1:1500



12 FALL EQUINOX 4PM
1:1500

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TEL: 604 687-4741

PROJECT:
PARK & 4TH

560 FOURTH STREET &
361 HOWARD AVE

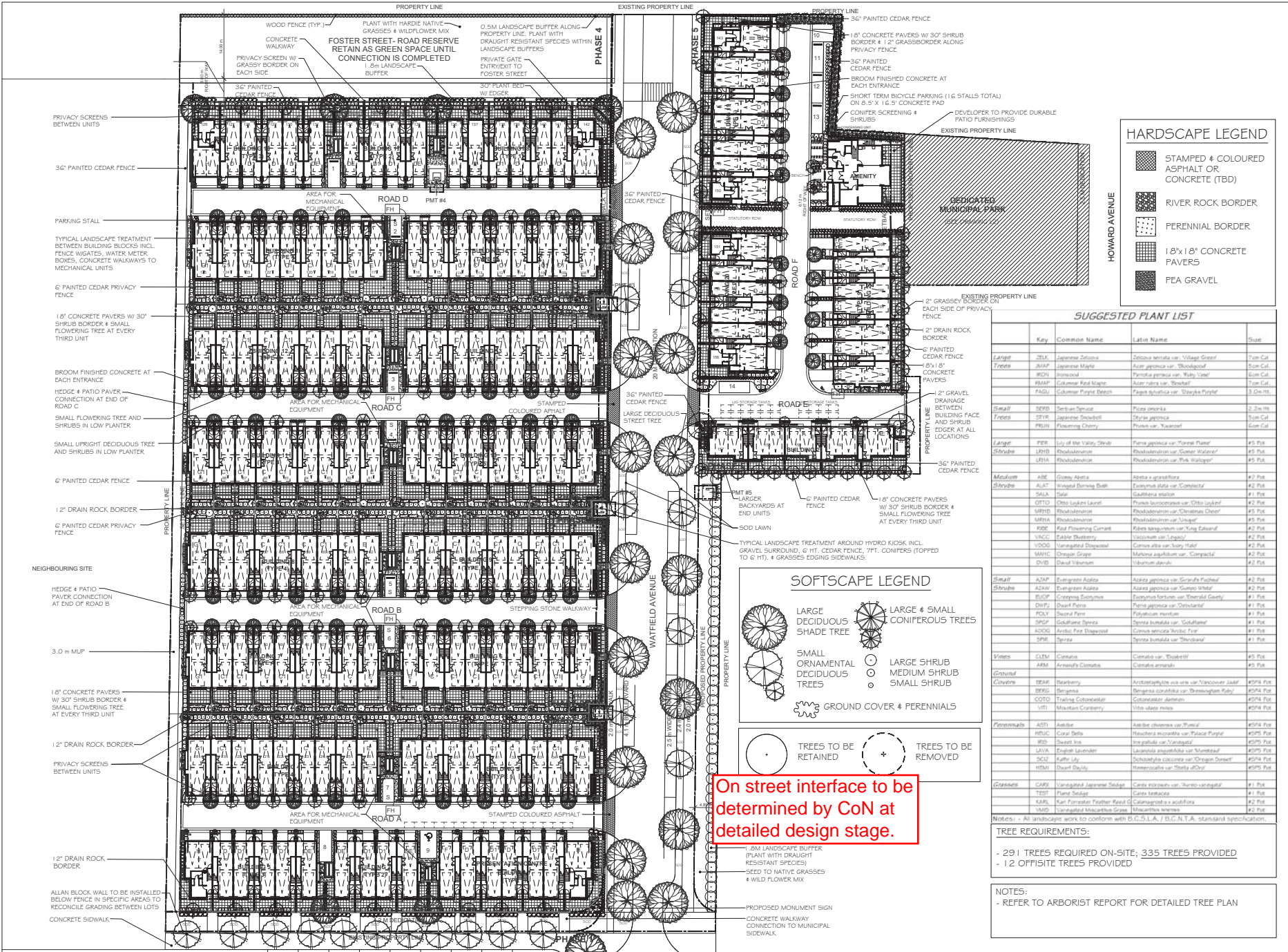
DRAWN BY: ML	CHECKED BY: AW
SCALE: 1:1500	PROJECT NO.: 725

SHEET TITLE:
SHADOW STUDY

REV. NO.:	SHEET NO.:
	A0.3

RECEIVED
DP#284
2023-APR-21
City of Vancouver

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



HARDSCAPE LEGEND

- STAMPED & COLOURED ASPHALT OR CONCRETE (TBD)
- RIVER ROCK BORDER
- PERENNIAL BORDER
- 18" x 18" CONCRETE PAVERS
- PEA GRAVEL

SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Large	WEI Japanese Sycamore	<i>Quercus serrata</i> var. 'Village Green'	7.5m Cal.
Tree	WALF Japanese Maple	<i>Acer japonicum</i> var. 'Semi-double'	7.5m Cal.
	WCH Inwood	<i>Parrotia persica</i> var. 'Redy Leaf'	5.0m Cal.
	PMAP Columnar Red Maple	<i>Acer rubra</i> var. 'Redspire'	3.0m Cal.
	PMGU Columnar Paper Birch	<i>Betula papyrifera</i> var. 'Savoyan Pyramid'	3.0m Cal.
Small	SWB Serbian Spruce	<i>Picea serotina</i>	2.2m Ht.
Tree	STW Japanese Snowbell	<i>Styax japonica</i>	5.0m Cal.
	FLC Flowering Cherry	<i>Prunus</i> var. 'Kawanishi'	5.0m Cal.
Large	PEE Ley of the Valley Shrub	<i>Photinia japonica</i> var. 'Flame Tree'	#5 Pkt.
Shrub	LFSD Rhododendron	<i>Rhododendron</i> var. 'Glen of Malen'	#5 Pkt.
	LFSA Rhododendron	<i>Rhododendron</i> var. 'Pink Wallpaper'	#5 Pkt.
Medium	AGE Green Abies	<i>Abies grandifolia</i>	#1 Pkt.
Shrub	ALAT Winged Burning Bush	<i>Euonymus alata</i> var. 'Compacta'	#2 Pkt.
	SALA Salix	<i>Salix</i> sp.	#1 Pkt.
	OTFO Otto Luyken Laurel	<i>Prunella lauro-coccinea</i> var. 'Otto Luyken'	#2 Pkt.
	MPFB Rhododendron	<i>Rhododendron</i> var. 'Christmas Cheer'	#5 Pkt.
	MPFA Rhododendron	<i>Rhododendron</i> var. 'Vase'	#5 Pkt.
	RESE Red Flowering Currant	<i>Ribes sanguineum</i> var. 'Viva Edward'	#3 Pkt.
	UNCC Fiddle Leaf Fig	<i>Ficus lyrata</i> var. 'Lilywhite'	#2 Pkt.
	UDOC Variegated Dogwood	<i>Cornus alba</i> var. 'Lilywhite'	#2 Pkt.
	MANC Chinese Grass	<i>Manisuris japonica</i> var. 'Compacta'	#2 Pkt.
	DUED Dwarf Dogwood	<i>Cornus alternifolia</i>	#2 Pkt.
Small	ACAP Burgundy Anemone	<i>Anemone japonica</i> var. 'Grapefruit Patch'	#2 Pkt.
Shrub	ACAP Burgundy Anemone	<i>Anemone japonica</i> var. 'Grapefruit Patch'	#2 Pkt.
	BCOF Corolla Clematis	<i>Clematis florida</i> var. 'Elizabeth Gaulty'	#1 Pkt.
	DMFO Dwarf Ficus	<i>Ficus japonica</i> var. 'Dwarfed'	#1 Pkt.
	FDLY Dwarf Ficus	<i>Ficus japonica</i> var. 'Dwarfed'	#1 Pkt.
	SPDF Goldfish Plant	<i>Spigelia japonica</i> var. 'Goldfish'	#1 Pkt.
	ADSD Arctic Fox Dogwood	<i>Cornus sericea</i> var. 'Fox'	#1 Pkt.
	SPP Spruce	<i>Spirea japonica</i> var. 'Therese'	#1 Pkt.
Vines	CLV Clematis	<i>Clematis</i> var. 'Dorothy'	#5 Pkt.
	AME Anemone Clematis	<i>Clematis anemone</i>	#5 Pkt.
Ground	BEAR Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancouver Gold'	#1P8 Pkt.
	BRFG Bergenia	<i>Bergenia ciliolata</i> var. 'Wilmington Ruby'	#1P8 Pkt.
	COFD Trailing Columbine	<i>Columbine japonica</i>	#1P8 Pkt.
	UNFI Mountain Geranium	<i>Geranium robertianum</i>	#1P8 Pkt.
Perennials	ASTI Astilbe	<i>Astilbe chinensis</i> var. 'Pinnatifid'	#1P8 Pkt.
	NRUC Coral Bell	<i>Heuchera serrata</i> var. 'Pinnatifid'	#1P8 Pkt.
	WDS Wood Sorrel	<i>Impatiens noli-tangere</i>	#1P8 Pkt.
	LAVA English Lavender	<i>Lavandula angustifolia</i> var. 'Munstead'	#1P8 Pkt.
	SCSL Ruffia Lily	<i>Schizobolus chinensis</i> var. 'Dragon Sunset'	#1P8 Pkt.
	HSM Dwarf Daylily	<i>Hemerocallis</i> var. 'Starburst'	#1P8 Pkt.
Ground	CARD Variegated Japanese Sedge	<i>Carex stricta</i> var. 'Variegata'	#1 Pkt.
	TESP Pine Sedge	<i>Carex lasiocarpa</i>	#1 Pkt.
	KARL Karl Forester Feather Reed	<i>Calamagrostis a. gracillima</i>	#2 Pkt.
	UNFI Variegated Miscanthus Grass	<i>Miscanthus sinensis</i>	#2 Pkt.

SOFTSCAPE LEGEND

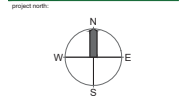
- LARGE DECIDUOUS SHADE TREE
- LARGE & SMALL CONIFEROUS TREES
- SMALL ORNAMENTAL DECIDUOUS TREES
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- GROUND COVER & PERENNIALS
- TREES TO BE RETAINED
- TREES TO BE REMOVED

On street interface to be determined by CoN at detailed design stage.

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4★ SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING



Issue / Revision

Issue / Revision	Date
7 REVISED LANDSCAPE DP PLAN	04/20/23
6 REVISED LANDSCAPE DP PLAN	03/23/23
5 REVISED LANDSCAPE DP PLAN	02/08/23
4 REVISED LANDSCAPE DP PLAN	01/16/23
3 REVISED LANDSCAPE DP PLAN	09/06/22
2 REVISED LANDSCAPE PLAN	08/26/22
1 ISSUED FOR DP	08/02/22

project title:
HAREWOOD TOWNHOMES
550 FOURTH STREET & 361 HOWARD AVENUE

drawing title:
LANDSCAPE PLAN

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DP 1284
2023-APR-21

project no.: 1
date: APRIL 20, 2023
checked by: FORTH
drawn by: FRANCIS

sheet no.: **L1**