



LANDSCAPE PLAN
SCALE 1:100

DESIGN PRECEDENTS



01 White Flowering Dogwood



02 Small Deciduous Trees (Japanese Maple)



03 Evergreen Groundcovers



04 Boxwood with Mixed Planting



05 Green Roof



06 Entry Court Benches



07 Pathway Lighting (recessed wall lights)
Entrance & Common Green Space



08 Entrance Walkway

DESIGN RATIONALE

CONTEXT

The parcel at 1421 Princess Royal Avenue lies beyond the portion of the street intended to function as the High Street for the neighbourhood. The block is designated for higher density residential infill. The proposed development is a 16-unit residential building situated in a landscape that responds directly to the *Newcastle + Brechin Neighbourhood Plan* by strengthening the human scale, improving neighbourhood character and walkability, and enhancing the ecological function of the urban environment.

DESIGN CONCEPT

The design concept for 1421 Process Royal Avenue is to elevate the relationships between people, place and planting into a formal, functional urban ecosystem.

- The planting plan is structured around a base of indigenous species.
- Complementary drought-tolerant ornamentals add character and integrate ecosystem function and urban form.
- Plantings utilize vertical layering to create a lush landscape with visual interest, structural diversity and year round function.

Other key landscape features include:

- Sidewalks to provide space for pedestrians and contribute to neighbourhood walkability;
- Street trees to provide screening and shading for the building, strengthen the pedestrian experience and contribute to rainwater management and habitat value.
- An accessible entry court to provide a semi-private seating area between the building and the sidewalk, creating a more welcoming, human-scaled environment.
- Curb bulges and permeable hardscaping to allow for rainwater infiltration.
- A green roof feature over the parking entry to further unify the architecture with the local ecology.
- A common green space at the rear of the building to offer a garden refuge and gathering space for residents.

PLANT PALETTE

Key	Botanical Name	Common Name
Deciduous Trees		
Ap	<i>Acer palmatum</i> Osakazuki	Japanese Maple
Aj	<i>Acer japonicum</i> Shindeshojo	Japanese Maple
Ac	<i>Acer circinatum</i>	Vine Maple
Ce	<i>Cornus eddies white wonder</i>	Eddies White Wonder Dogwood
Coniferous Trees		
Po	<i>Picea omorika</i> bruns	
Evergreen Shrubs		
Au	<i>Arbutus unedo</i>	Strawberry Bush
Bs	<i>Buxus sempervirens</i>	Boxwood
Gs	<i>Gaultheria shallon</i>	Salal
Mn	<i>Mahonia nervosa</i>	Dull Oregon Grape
R	<i>Rhododendron 'Glacier'</i>	Evergreen Azalea
Vo	<i>Vaccinium ovatum</i>	Evergreen Huckleberry
Deciduous Shrubs		
Rs	<i>Ribes sanguineum</i>	Red Flowering Current
V	<i>Vaccinium</i> (various)	Blueberry
Ground Cover		
Au	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
Es	<i>Epimedium sulphoreum</i>	Epimedium
Fc	<i>Fragaria chiloensis</i>	Coastal Strawberry
Sr	<i>Sedum rupestre 'Angelina'</i>	Angelina Stonecrop
Ferns		
Bs	<i>Blechnum spicant</i>	Deer Fern
Pg	<i>Polypodium glycyrrhiza</i>	Licorice Fern
Pm	<i>Polystichum munitum</i>	Sword Fern
Grasses		
Hm	<i>Hakonechloa macra</i>	Japanese Forest Grass
Sc	<i>Sesleria caerulea</i>	Blue Moor Grass
Vines		
Pt	<i>Parthenocissus tricuspidata</i>	Boston Ivy
Green Roof		
Am	<i>Armeria maritima</i>	Sea Thrift
Ca	<i>Cerastium arvense</i>	Field Chickweed
El	<i>Eriophyllum lanatum</i> var. <i>lanatum</i>	Woolly Sunflower
Fr	<i>Festuca roemerii</i>	Roemer's Fescue
Sra	<i>Sedum rupestre</i> Angelina	Angelina Stonecrop
Th	<i>Triteleia hyacinthia</i>	Fools Onion
Seeds		
	Pickseed Coastal Native Sodgrass Mix or equivalent	75% Shoreline Creeping Slender Fescue 17% Camriv Canada Bluegrass 8% Schoen Slender Hairgrass

SEE BUILDING PERMIT SUBMISSION
DATED 03-04-2024
FOR UPDATED PLANTING PLAN, TREE MANAGEMENT PLAN,
AND LANDSCAPE COST ESTIMATE