



PEDESTRIAN GATE (entry + exit to common green space, concrete stairs up to laneway)

### SMALL DECIDUOUS TREE (Acer palmatum osakazuki, green leaf maple, fall colour)

**CONCRETE SITWALL** 

PLANTING (boxwood, mix of medium deciduous + evergreen ground covers, + shrubs)

### **COMMON PATIO**

**CONCRETE SITWALL** -

PAVERS

(pervious concrete unit pavers)

PLANTER (boxwood, mix of medium deciduous + evergreen ground covers, + shrubs)

### **COMMON GREEN SPACE**

RETAINING WALL (smooth concrete with glass railing on top)

## CONCRETE SITWALL

PLANTING (boxwood, mix medium deciduous + evergreen ground covers, + shrubs)

## **REPLACEMENT PLANTING** (trees + shrubs removed with permission during construction to be replaced with appropriate tree + plant species)

SMALL DECIDUOUS TREE (Acer palmatum osakazuki, green leaf maple, fall colour)





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# LANDSCAPE PLAN

	NO.   DA	TE   ISSUE	NO.   DATE   REVISION
S	2 07-10	9-2019 DP SUBMISSION D-2020 DP RESUBMISSION 4-2024 DP RESUBMISSION	<b>RECEIVED</b> <b>DP1336</b> <b>2024-MAR-08</b> Current Planning

GARAGE PEDESTRIAN ACCESS

(over garage entrance, perennials + meadow mix)

PLANTED BOULEVARD (irrigated, low + medium evergreen ground covers, + shrubs)

- DECIDUOUS STREET TREES (Cornus eddies white wonder, white flowering dogwood) ON-STREET PARKING

- PLANTED BOULEVARD (irrigated, lined with boxwood, low + medium evergreen ground covers, + shrubs)

**GREEN ROOF** (perennials + meadow mix)

**ENTRY COURT** (benches for informal gathering) - PLANTER (medium evergreen groundcovers)

- ENTRANCE WALKWAY (pervious concrete unit pavers)

PROJECT **PROJECT** 19005 DB KS CB KS PRINCESS ROYAL APRTMENTS 1421 Princess Royal Avenue ΕD **SCALE** 1:100 (-)Nanaimo, BC DECEMBER 1, 2019 DATE **R-08** L1.01

# LANDSCAPE PLAN

# **DESIGN** PRECEDENTS



01 White Flowering Dogwood





05 Green Roof

**06** Entry Court Benches

# 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.
- Complementry 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.



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CLIENT **PAUL MINHAS** 

**02** Small Deciduous Trees (Japanese Maple)



03 Evergreen Groundcovers



04 Boxwood with Mixed Planting





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



08 Entrance Walkway

### 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 semiprivate 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.

Key	Botanical Name	Common Name	
Decid	uous Trees		
Ар	Acer palmatum Osakazuki	Japanese Maple	
Ai	Acer japonicum Shindeshojo	Japanese Maple	
Ac	Acer circinatum	Vine Maple	
Ce	Cornus eddies white wonder	Eddies White Wonder Dogwood	
Conife	erous Trees		
Po	Picea omorika bruns		
Everg	reen Shrubs		
Au	Arbutus unedo	Strawberry Bush	
Bs	Buxus sempervirens	Boxwood	
Gs	Gaultheria shallon	Salal	
Mn	Mahonia nervosa	Dull Oregon Grape	
R	Rhododendron 'Glacier'	Evergreen Azalea	
Vo	Vaccinium ovatum	Evergreen Huckleberry	
Decid	uous Shrubs		
Rs	Ribes sanguineum	Red Flowering Current	
V	Vaccinium (various)	Blueberry	
Grour	nd Cover		
Au	Arctostaphylos uva-ursi	Kinnikinnick	
Es	Epimedium suphoreum	Epimedium	
Fc	Fragaria chiloensis	Coastal Strawberry	
Sr	Sedum rupestre 'Angelina'	Angelina Stonecrop	
Ferns			
Bs	Blechum spicant	Deer Fern	
Pg	Polypodium glycyrrhiza	Licorice Fern	
Pm	Polystichum munitum	Sword Fern	
Grass	es		
Hm	Hakonechloa macra	Japanese Forest Grass	
Sc	Sesleria caerulea	Blue Moor Grass	
Vines			
Pt	Parthenocissus tricuspidata	Boston Ivy	
Green	Roof		
Am	Armeria maritima	Sea Thrift	
Са	Cerastium arvense	Field Chickweed	
El	Eriophyllum lanatum var. lanatum	Woolly Sunflower	
Fr	Festuca roemeri	Roemer`s Fescue	
Sra	Sedum rupestre Angelina	Angelina Stonecrop	
Th	Triteleia hyacinthia	Fools Onion	
Seeds	-	1	
	Pickseed Coastal Native Sodgrass Mix	75% Shoreline Creeping Slender Fescue	
	or equivalent	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

## NO. | DATE | ISSUE

1 2

12-09-2019 DP SUBMISSION 07-10-2020 DP RESUBMISSION 3 03-04-2024 DP RESUBMISSION



# PLANT PALETTE

NO. | DATE | REVISION

PROJECT

PRINCESS ROYAL APRTMENTS 1421 Princess Royal Avenue Nanaimo, BC





DECEMBER 1, 2019 DATE

L1.02

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