

ATTACHMENT G LANDSCAPE PLAN AND DETAILS

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NO. | DATE | ISSUE

1 | 12-09-19 | DP SUBMISSION

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1 | 07-10-20 | DP REVISION

PROJECT

PRINCESS ROYAL APTS

1421 Princess Royal Avenue
Nanaimo, BC

LANDSCAPE PLAN

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PROJECT 19005

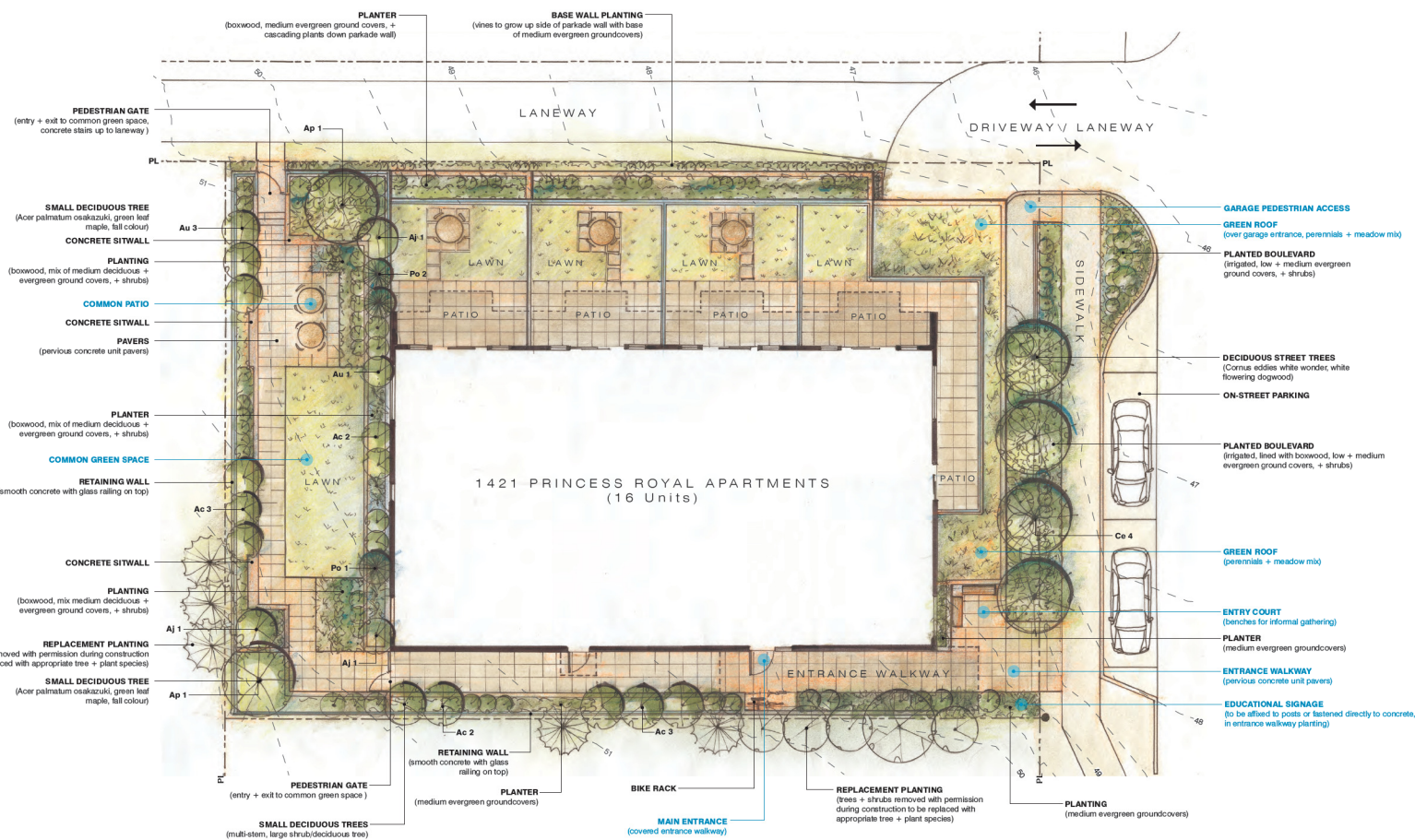
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SCALE 1:100

DATE December 4, 2019



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LANDSCAPE PLAN
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DESIGN PRECEDENTS



01 White Flowering Dogwood



02 Small Deciduous Trees (Japanese Maple)



03 Evergreen Groundcovers



04 Evergreen Shrubs (Arbutus unedo)



05 Boxwood with Mixed Planting



06 Green Roof



07 Entry Court Benches



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



09 Entrance Walkway



10 Educational Signage

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.
- Educational signage to highlight key features of the development + landscape.

EDUCATIONAL SIGNAGE

Sustainable Transportation

The educational signage for sustainable transportation will show a 400m radius circle centred on the Princess Royal Apartments to illustrate the amenities, active transportation linkages and transit routes within a 5-minute walk.

Graphics and text will highlight the importance of transportation options in a sustainable city, the walkability of the Brechin-Newcastle Neighbourhood, and its connections to the larger City, as well as the inclusion of charging stations for electric vehicles, ebikes and scooters in the development.

Sustainable Water Management

The educational signage for sustainable water management will feature the landscape plan for 1421 Princess Royal Ave., identifying key elements that capture and slow rainwater and reduce landscape water demand.

Graphics and text will highlight how green roofs, deep soils, and drought tolerant and indigenous plants create healthy and functional urban ecosystems, temperatures and longer droughts.

PLANT PALETTE

Key	Botanical Name	Common Name
Deciduous Trees		
Ap	Acer palmatum Osakazuki	Japanese Maple
Aj	Acer japonicum Shindeshojo	Japanese Maple
Ac	Acer circinatum	Vine Maple
Ce	Cornus eddies white wonder	Eddies White Wonder Dogwood
Coniferous Trees		
Po	Picea omarika bruns	
Evergreen 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
Deciduous Shrubs		
Rs	Ribes sanguineum	Red Flowering Currant
V	Vaccinium (various)	Blueberry
Ground Cover		
Au	Arcostaphylos uva-ursi	Kinnikinnick
Es	Epimedium sulphoreum	Epimedium
Fc	Fragaria chinkensis	Coastal Strawberry
Sr	Sedum rupestre 'Angelina'	Angelina Stonecrop
Ferns		
Bs	Blechnum spicant	Deer Fern
Pg	Polypodium glycyrrhiza	Licorice Fern
Pm	Polystichum munitum	Sword Fern
Grasses		
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
Ca	Cerastium arvense	Field Chickweed
EI	Eriophyllum lanatum var. lanatum	Woolly Sunflower
Fr	Festuca roemerii	Roemer's Fescue
Sra	Sedum rupestre Angelina	Angelina Stonecrop
Th	Triteleia hyadnthia	Fools Onion
Seeds		
	Pickseed Coastal Native Sodgrass Mix or equivalent	75% Shoreline Creeping Slender Fescue 17% Canmry Canada Bluegrass 8% Schoen Slender Hairgrass

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