

OAKRIDGE MULTI-FAMILY
DEVELOPMENT PROPOSAL

5562-5688 Manson Street, Vancouver, BC

VIRTUAL
OPEN HOUSE

JANUARY, 2022



PROJECT TEAM



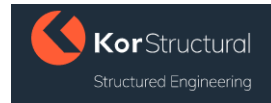
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REZONING INTENT

Rezoning Intent

- This application proposes to rezone the sites at 5562-5688 Manson Street from RS-1 to CD-1.
- The proposed rezoning is for two 18-storey buildings under the “Cambie Corridor Plan-Oakridge Municipal Town Centre”, with 100% secured rental housing, and a minimum of 20% of residential area provided as below-market rental.

Rezoning Proposal

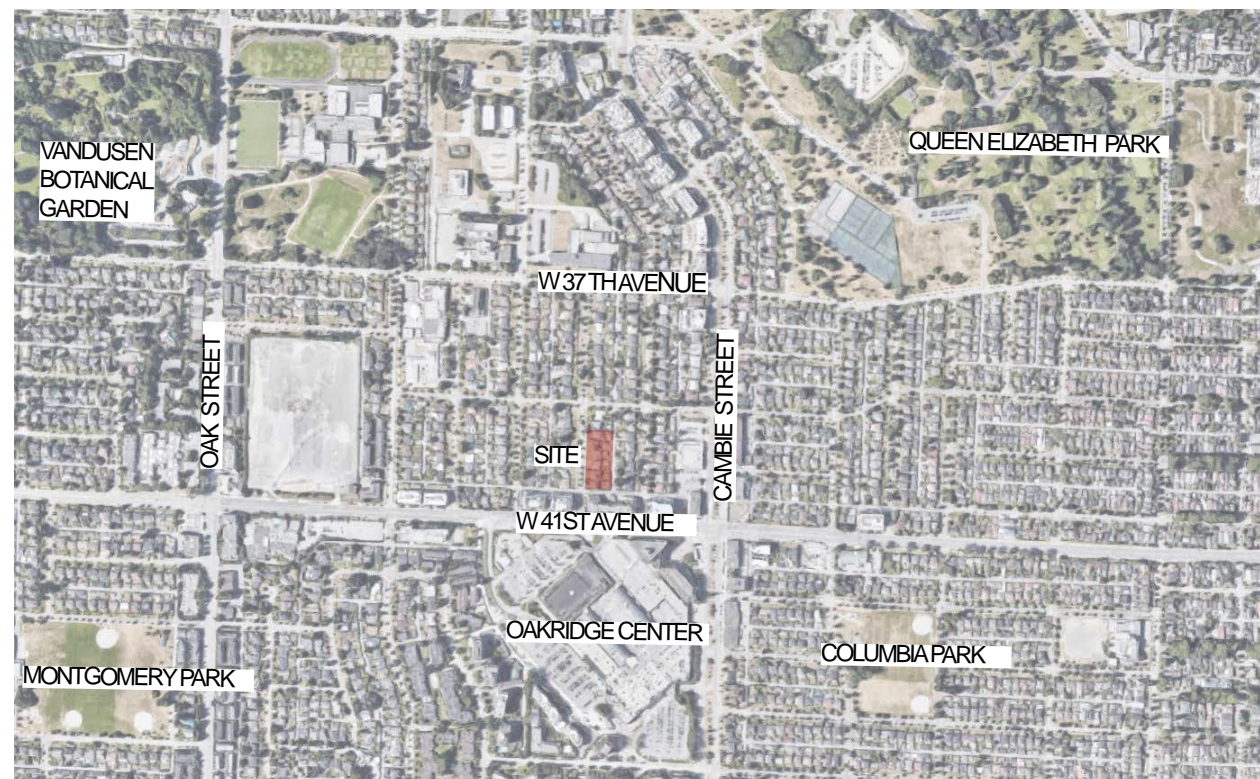
- The proposal is to construct two rental towers on podiums above 3 levels of underground bicycle and vehicle parking.

- This rezoning proposal is providing 100% of the residential area as secured rental units with a minimum of 20% being provided as below-market rental units. In addition, a turnkey childcare facility is also being proposed for the site. This is consistent with key policies identified in the Cambie Corridor Plan.
- A total of 392 Rental units are being provided in the development, including 313 Secured Market rental units and 79 Below Market rental units.
- The residential units offer a variety of mix and size, from efficient studio and 1 bedroom apartments to larger units that include a minimum 35% family size (2 bedroom) units. Where feasible, in-suite storage is provided, or otherwise there are storage lockers being provided in the parking garage.

Rezoning Context

- The site is located within the ever-changing Oakridge neighbourhood, northwest of Cambie Street and 41st Avenue on the east side of Manson Street. The site is currently improved with 6 single family houses that will need to be demolished.
- The surrounding properties in the immediate vicinity are slated for redevelopment to high density multi-family residential high-rise and low-rise buildings, with mixed-use commercial and residential buildings focussed along Cambie and Heather Streets. Therefore the context and neighbourhood aesthetic is rapidly evolving from single family context into that of a vibrant complete urban community.
- Currently, west across Manson Street, as well

- as across the lane to the east are a series of single family homes that will eventually be redeveloped to high density residential housing.
- Relatively new development immediately to the south along 41st Avenue includes the 6 storey ‘Legacy Senior Living building’ and other 6 storey residential buildings.
- The large Oakridge Centre redevelopment, currently under construction, is located south across 41st Avenue. This new Municipal Town Centre will provide commercial, office, retail and recreational services for the broader surrounding Oakridge neighbourhood. The Canada Line skytrain station is located at the corner of Cambie and 41st and is a short walk from our site.



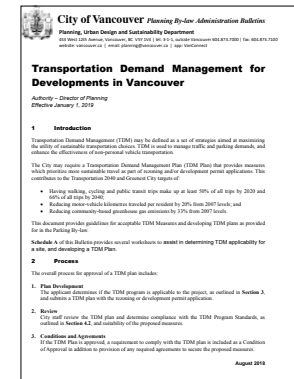
GUIDELINES

Applicable Plans, Policies & Guidelines

The following plans, policies and guidelines have informed and guided the proposal.



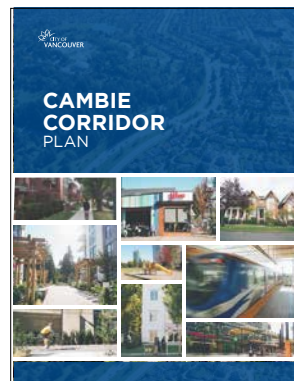
Childcare Design Guidelines (1993)



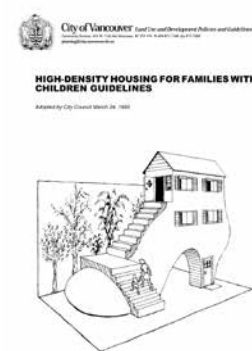
Transportation Demand Management for Developments in Vancouver



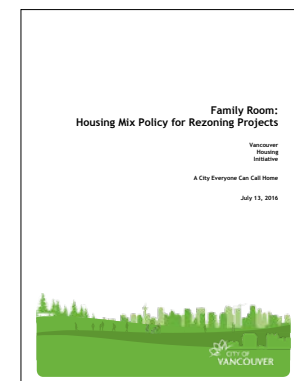
Rental Construction Financing (CMHC)



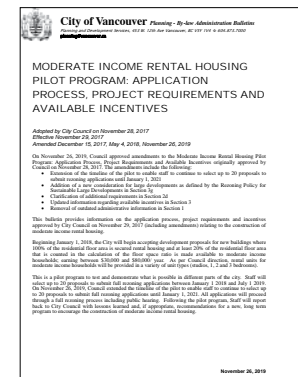
Cambie Corridor Plan



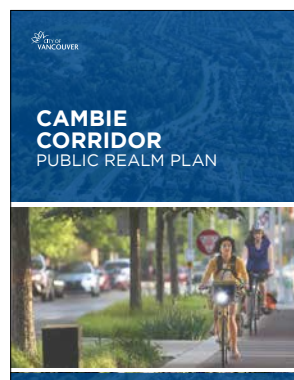
High-Density Housing for Families with Children Guidelines



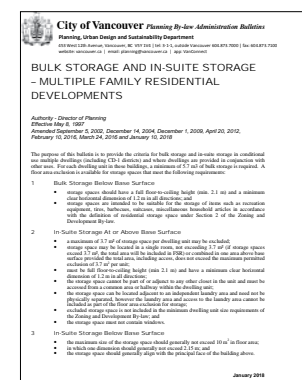
Family Room: Housing Mix Policy for Rezoning Projects



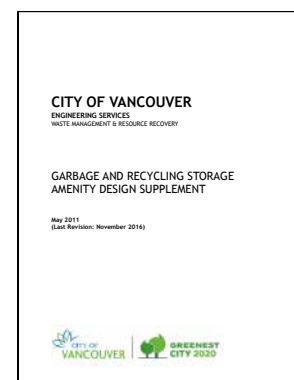
Moderate Income Rental Housing Pilot Program



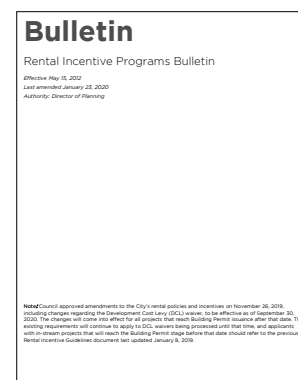
Cambie Corridor Public Realm Plan



Bulk Storage and In-Suite Storage- Multiple Family Residential Developments



Garbage and Recycling Storage Amenity Design Supplement



Rental Incentive Programs Bulletin

REZONING RATIONALE

Public Benefits

- 100% of the residential floor area is secured rental residential with a minimum of 20% of the residential area being provided as below-market rental housing.
- A Childcare space for approximately 37 children will be provided at ground level of Tower A with southeast facing open space for play.
- The proposed development density will contribute to an expanding variety of existing businesses and services that respond to

the needs of the changing community, and encourage new businesses for the neighbourhood.

- The proposed landscaped mid-block pathway (Secondary Active Link) through the site will provide a place for neighbours to gather encouraging social connectivity and a sense of community.
- Indoor and outdoor amenity spaces for residents in each building include:
 - Shared at-grade child play space adjacent to active link pathway

- Podium level 7 landscaped terraces with outdoor dining and multi-purpose recreation space
- Indoor rooftop amenity spaces include fitness facility, meeting rooms, lounge, kitchen and dining area.
- Outdoor rooftop amenity spaces include urban agriculture plots, BBQ and dining area, lounge spaces, and separate fenced dog run space.

4.3.6 High-density residential areas

Areas off the arterials identified for high-density residential will deliver a range of affordable housing options and create a diversity of building forms. These urban areas will integrate improved streetscapes to connect the neighbourhood to adjacent parks, shops, and services within the MTC.

- Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage—see guidelines residential buildings off arterials - mid-rise

Increased height and density will be considered if the following conditions are met:

- 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or
- A minimum of 30% of the residential floor area is provided as social housing

Refer to housing policy (Chapter 7) for further details.

Tower separation and block configuration

A minimum 90 ft tower separation will be required in all areas of the MTC (see diagram) with a maximum of two towers per block. Future tower placement will be determined by the first tower in the block or within the adjacent blocks.

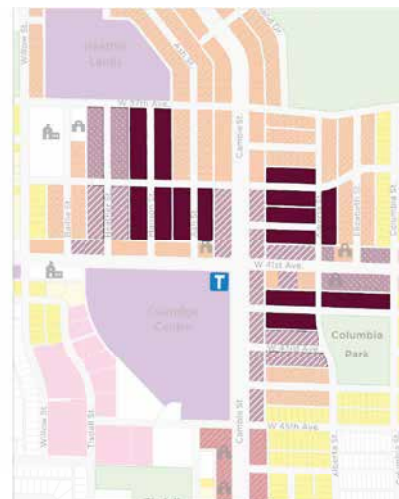
- Tower placement within a block must ensure future tower spacing of 90 ft within the same block, across the street and across the lane
- Consolidations that are precluded from tower forms because of tower separation should follow the guidance for 4- and 6-storey mid-rise buildings in Chapter 5

General tower guidance:

- Towers should be accessed at grade and provide entries and active uses adjacent to the streets
- Open space should provide visual amenity from the street allowing filtered views to and out of the private shared space
- Solid walls and hedged areas limiting visual porosity are discouraged
- Development proposals will include required public realm features (i.e., landscaped setbacks, wide sidewalks etc.). See *Cambie Corridor Public Realm Plan*

Tower typologies:

- Area will have two types of towers:
 - Tower on podium - urban edge at parks and shopping streets
 - Tower in open space - creating more open character



Apartment (up to 18-storey tower with minimum consolidation requirement)

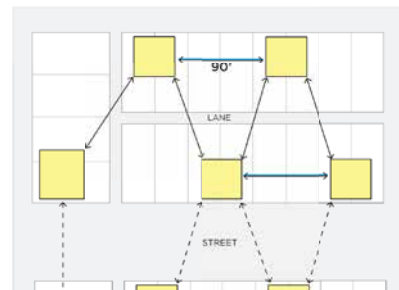


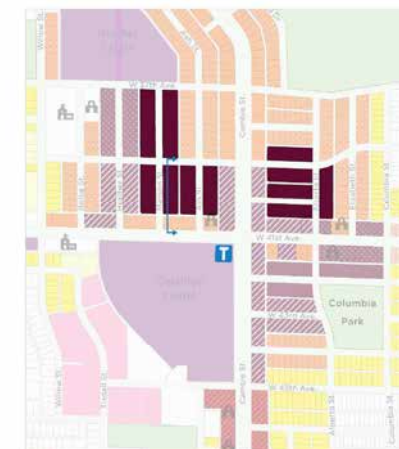
Diagram showing minimum tower separation 90' Tower

4.3.6.1 High-density residential areas (north of 41st Avenue)

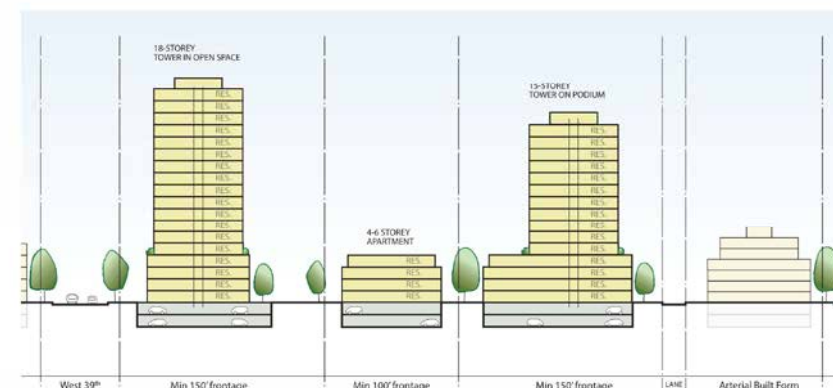
Uses: Residential
Density: Varies with building performance
Height: Up to 15 or 18 storeys with site frontage requirement
Building type: Tower on podium or 'tower in open space'

- Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage
- Residential buildings will be allowed up to 6 storeys on sites precluded from towers, with a minimum frontage of 30.5 m (100 ft) and with the provision of 100% secured rental
- Residential buildings will be allowed up to 15 or 18 storeys (dependent on typology) with a minimum 45.7 m (150 ft) property frontage when either of the following conditions are met:
 - 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or
 - A minimum of 30% of the residential floor area is provided as social housing

Refer to housing policy (Chapter 7) for further details.



Apartment (up to 18-storey with minimum consolidation requirement)



Representative Section: Manson Street from 39th to 41st Avenues

Tower design:

Towers will be up to 18 storeys in height for 'towers in open space'. Towers will be up to 15 storeys in height for 'towers on podiums'.

- For podium forms, an increase in height up to 3 storeys will be considered for inclusion of turnkey childcare and associated outdoor childcare space or
- Allow exclusion of childcare floor space with the opportunity for City contribution to facility, provided that it is delivered as a public benefit and owned by the City of Vancouver
- In general, building widths should not exceed 140 ft.
- Podium depths should not exceed 21.3 m (70 ft)
- Courtyard forms with townhouses at the lane are not supported for tower forms
- Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)

- Separation of housing tenures (including social, rental and below market rental, and strata) for tower in open space forms will be considered
- Separation of tenures should not reduce the open space associated with the "tower in open space" form
- Housing (social housing or below-market rental) proportions will be evaluated for complete property consolidations
- Height and density will be based on the guidance of the proposed forms (e.g., an 18-storey strata tower in open space and a 6-storey social housing building)
- An approximate 1.5 m (4.9 ft) dedication from the property line on 37th Avenue will be required to accommodate Complete Street Improvements
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*



Illustrative perspective of potential block consolidations at 100% build-out

REZONING RATIONALE

Urban Design Analysis

- Required Public Realm features such as landscaped setbacks and wide sidewalks have been incorporated as per the Cambie Corridor Public Realm Plan
- Setbacks: Front yard, Exterior side yard and Rear yard each require a minimum 3.7m (12ft) setback. This project design meets or exceeds these setbacks.

- The site slopes gradually from a high point along the north property line down approximately 1.8m to the lane at the south.
- The site is well-served by public transit with the Canada Line Oakridge Station located two blocks to the southeast. In addition, bus stops are located half a block to the south on 41st.
- Future improvements being proposed for Heather Street, one block to the west, will provide an enhanced north-south walking

and cycling route. Proposed development of 37th Avenue to the north, and 41st Avenue to the south will provide upgrades cycling and pedestrian infrastructure.

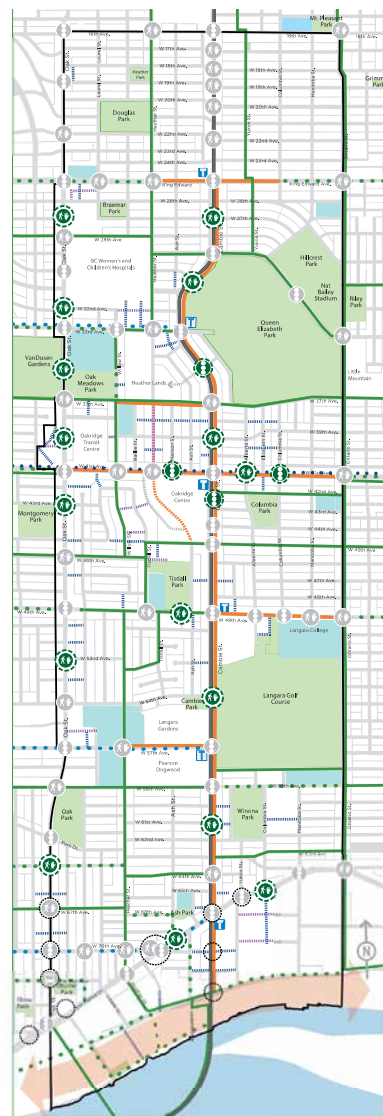


Figure 8.2: Planned transportation improvements

- LEGEND**
- Proposed complete street improvements
 - Proposed walking & cycling route
 - Proposed bus route
 - Future B-line service
 - Future Fraser River Trail
 - Proposed signal (pedestrian-activated or full)
 - Proposed full signal
 - Proposed intersection improvements (See Marpole Plan)
 - Existing bikeway / greenway
 - Primary active link
 - Secondary active link
 - Potential car-light connections
 - Full traffic signal
 - Pedestrian-activated signal
 - Marked crosswalk
 - Parks
 - Schools
 - Existing station
 - Future potential station
 - Proposed Oakridge Centre High Street (site connections to be determined through redevelopment process)



Figure 8.5: Oakridge MTC future street network and typology

- LEGEND**
- Proposed pedestrian/cyclist-activated signal
 - New/upgraded full signal
 - Existing pedestrian/cyclist-activated signal
 - Existing full signal
 - Existing station access
 - Potential second station entrance
 - Potential B-Line bus stop
 - Future community centre
 - Potential future traffic calming measures
 - Access to mall (vehicular)
 - Existing and future commercial/shops
 - Residential street connectors (primary vehicle access)
 - Local-serving streets
 - Rikva route
 - Potential car-light street
 - Oakridge centre connections to be determined through development process
 - Secondary active links (exact route to be determined through development)
 - Proposed Complete Street improvements
 - B-Line bus route
 - Unique Site boundary (see Chapter 6)

PROJECT DATA

Site Area:	4341.6sm (46,733sf)
Proposed FSR Area:	26187sm (281,879sf)
Proposed FSR:	6.07
Residential Area (Below Market Rental):	4,270sm (45,957sf)
Residential Area (Secured Market Rental):	16,675sm (179,488sf)
Residential Area (Total):	26,187sm (281,879sf)
Childcare Area:	418sm (4501sf)
Proposed Zoning:	CD-1
Unit Count (Below Market Rental):	79
Unit Count (Secured Market Rental):	313
Unit Count (Total):	392
Bicycle Parking Provided:	727
Vehicle Parking Provided:	227
Number of Stories:	18
Building Height:	63.8m (209.3ft)



DESIGN RATIONALE

Design Response: Form and Massing

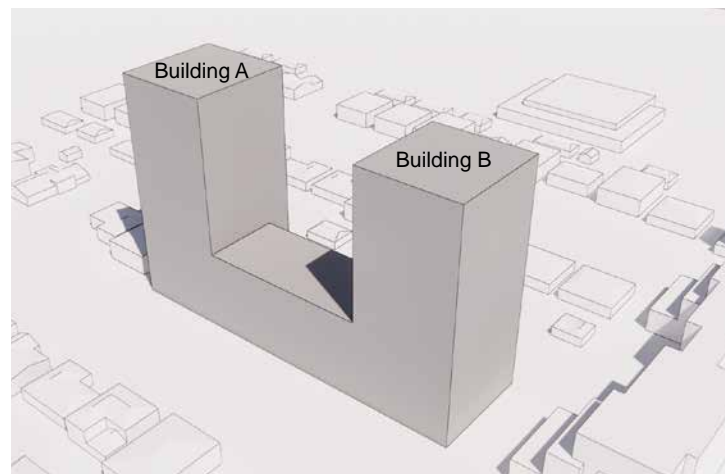
- The Cambie Corridor Plan stipulates either a 'Tower on Podium' or a 'Towers in Open Space' Tower Typologies for the site. For this project we have selected 'Tower on Podiums' type for the site, resulting in two 18 storey towers (including rooftop amenity at level 19) and 6 storey podiums.
- Podiums:
 - Both North Tower A and South Tower B podiums are shown with similar 6 storey massing.
 - A 4-storey street wall expression fronts Manson Street with a series of ground-oriented units with individual entry doors opening onto elevated terraces surrounding by landscaping.
 - Upper podium levels 5 and 6 are setback from level 4 in accordance with the guidelines to lessen the impact of the

massing on the pedestrian realm. This stepping provides for generous roof terraces at level 5.

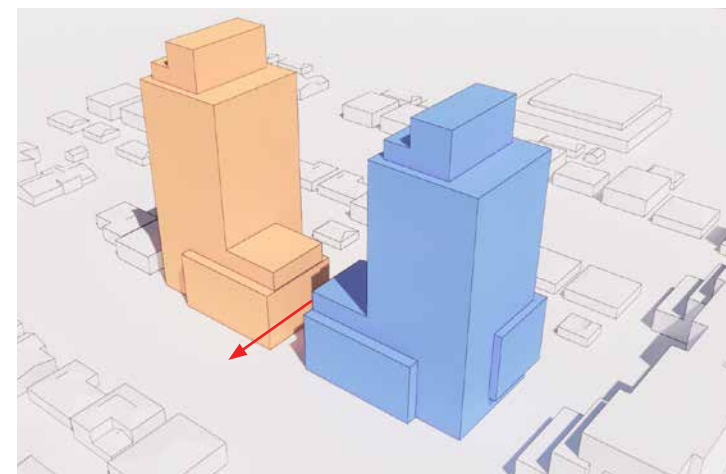
- Both podiums at level 7 provide a generous shared common outdoor amenity terrace space for residents, with outdoor kitchen, lounge seating and multi-purpose fitness areas.
- Simple 6 storey massing defines both the side yard and lane elevations, relating in scale to the existing neighbouring building the south as well as the anticipated future 6 storey massing to the north.
- Vehicles, bikes and recycling/garbage pickup will access the underground parking from the lane to the south.
- A childcare facility and associated southeast facing outdoor childcare space is being provided on site. Pedestrian access to the facility is from either the 'active link pathway' from Manson St. or the lane.

- Short term loading and vehicle parking stalls for drop-off/pick-up are being provided along the east lane.
- Towers:
 - Tower placement adheres to the City requirement of a minimum 90ft tower separation being required in all areas, with typically a maximum of two towers per block. The mirrored tower placement maximizes the distance between Tower A and Tower B while providing future towers on neighbouring sites to the east with the space to be staggered.
 - Both Tower A (north) and Tower B (south) are characterized by the tower mass clearly being expressed and separate from the podium; visually extending upwards from grade to accentuate the verticality of the tower.
 - Residential entry lobbies are located at each tower corner to benefit from expansive

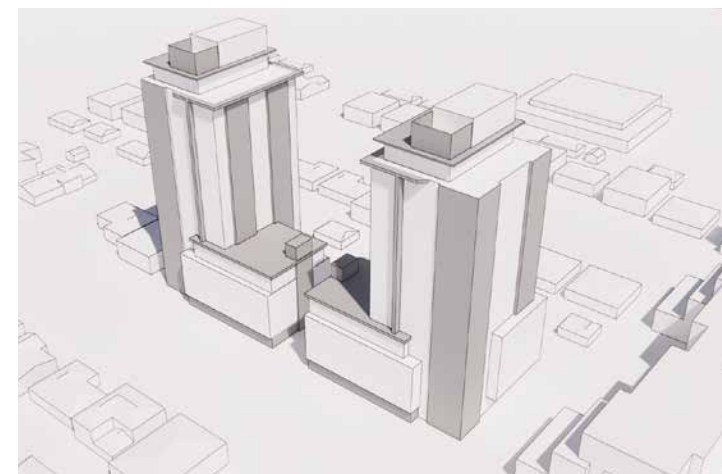
- glass surrounded by extensive landscaping.
- Towers are limited to an average 6500sf (603.9sm) floorplate size conforming to guideline constraints.
- Balconies are generously sized to provide useable outdoor space for all residential units. They are also used as design elements that provide opportunities in shape, location and colour, to accent the unique qualities of both towers A and B.
- The indoor rooftop amenity space for both towers are situated towards the north side of each tower roof in order to maximize south-facing outdoor space opportunities for residents. As per the guidelines, these top floor spaces are recessed from the floors below.



Tower & Podium



Mid-block connection and open space definition



Articulation



Tower differentiation and expression

DESIGN RATIONALE

Architectural Expression

- A unique contemporary character is being sought for the project through the use of colour and high-quality materials and finishes.
- While the overall massing of the two buildings is mirrored, unique qualities are emphasized so the pedestrian experience is rich and varied. Balcony shape, glass frit colour, pattern and orientation are unique to each podium façade as well as on specific areas on the towers themselves.
- An overall light palette of materials is envisioned with darker colours being limited in use to visually add depth to the facades.
- Light tan brick is being proposed for both podiums to add texture and contrast the darker metal panel used elsewhere on the lower floors.
- White metal panel cladding is being proposed as the primary wall material for the towers and used as architectural planes that emphasizes the verticality of the tower forms.

Outdoor & Indoor Amenity

Indoor amenities have direct access to a large shared south-facing roof terrace that deliver breathtaking views.

Spacious Balconies

Large balconies are provided at the prominent corners of the building.

L7 Rooftop Amenity

Occupants have access to a large rooftop amenity on level 7 that provides a BBQ pit and outdoor fitness.



Texture & Colour

The buildings are differentiated from each other by the various applications of colour and patterning.

Covered Entry

A large cantilever signifies the residential lobby and helps activate the lane.

Loading & Dropoff

A layby on the lane provides loading for the development, as well as a short term dropoff area for the childcare.

Mid-block Connection

The public has access to a landscaped mid-block connection through the site. The connection leads to a public outdoor amenity space for children.



Childcare

The development provides childcare facilities with an outdoor space facing the lane.

Laneway Activation

Residential units and terraces provide 'eyes on the street'. Some units have direct access to the laneway.

LANDSCAPE RATIONALE

The Landscape approach for this project includes a sensitive response to site grading, incorporation of a significant “green link” for site porosity, as well as a contemporary, angular design language that compliments the building architecture and site plan.

Key features of the landscape design include:

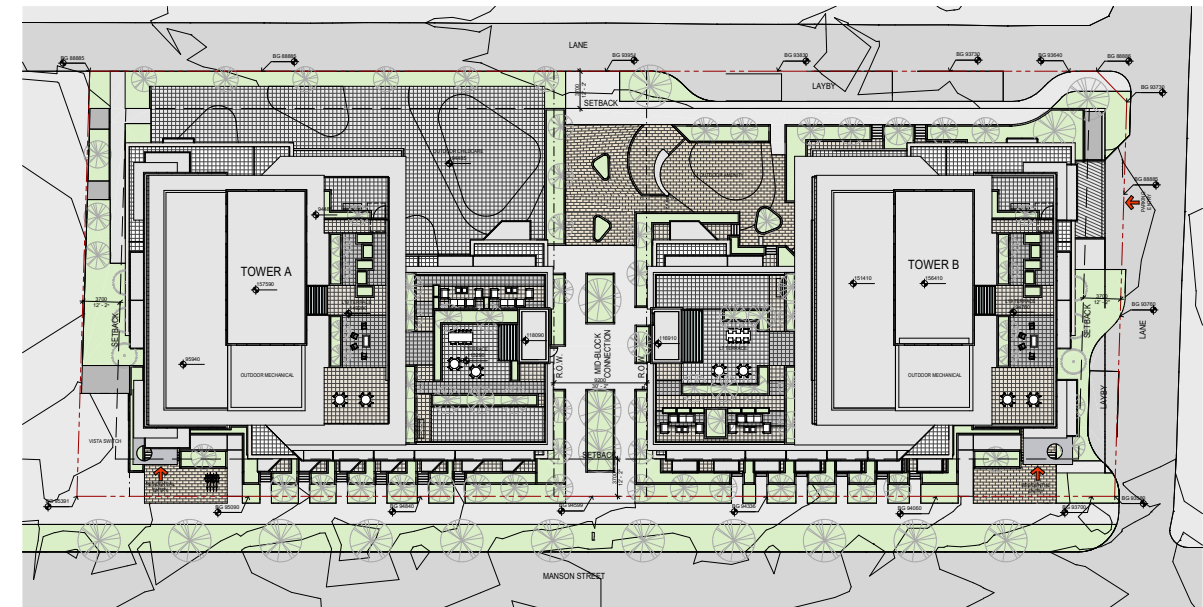
- 1. Site Planning:** As part of the building program and site plan a significant green link connects pedestrians through the site and encourages greater permeability, and interaction between community residents and the new building residents. The green link includes lighting, raised planters for shade and comfort, as well as an open, and receptive play space/social space at the east end that creates a significant ‘node’ along the multi-use pathway.
- 2. The design language** for the project mimics the contemporary nature of the architecture. The landscape form for hard and soft surfaces includes dynamic angular features that respond to building entries, amenity courtyard spaces, and both commercial and residential program for balconies, outdoor eating, meeting/ socializing.
- 3. The approach to site grading** has carefully considered accessibility and pedestrian movement. It is a guiding principle for site design to ensure open and welcoming access points to the central courtyard area. Visitors to the project are encouraged to interact with the building at base grade perimeter and into the courtyard. The tapering of courtyard access points are meant to welcome guest, but also to indicate that there is a separation

between truly public and semi-private space.

- 4. Stormwater management** is affected by a series of raised planters through the pedestrian access ‘portals’ into the courtyard. The intent is to have rainwater leaders direct stormwater to large bio-retention basins planted with shade an water loving plants. These bio-retention planters may also support public kinetic artwork to welcome people into the courtyard, and to accentuate the dynamic relationship between rainwater, and our shared living condition on the westcoast.
- 5. Materials:** The project will have a combination of sandblasted concrete base plane, coloured concrete, hydropressed slabs, and decking materials. These materials will be combined within the angular design language of the courtyard, and commercial spaces to add ‘richness’ to the experience of place, and to reinforce the design form. Plant materials will be weighted towards a combination of native and adaptive plant materials for wet environments and shade environments.
- 6. Rooftop Program:**
 - Level 7 – Tower A: This space includes a large open rubber surface area for group fitness, stretching, or classes. This area can be programmed in many ways and offers a flexible and welcoming space for all residents. In addition – the private patio spaces are divided from the public space by a raised planted area – creating a clear separation of private residence from the semi public amenity areas for outdoor eating, , socializing, and fitness.
 - Level 7 – Tower B: This space is similar

in program to Tower A – just varied in layout. Private patio spaces are separated by raised planters. A large fitness area is accommodated through a flexible poured in place rubber surface. Outdoor eating and socializing is central to the space, with lounge seating facing to the west.

- Level 19 Tower A: This space offers outdoor eating space for small groups, a seating lounge with outdoor fire gas fireplace. Raised community gardens for horticulture and small vegetable growing, as well as a small dog run with bench, water fountain, and fence enclosure.
- Level 19 – Tower B: This area provides the same outdoor amenity as Tower A, and in a similar configuration. Residents will have the opportunity to give their pet outdoor recreation (particularly in evening hours when a quick rest stop is needed!), as well as engage in horticulture, and social time with friends and building neighbours.



SUSTAINABILITY

Environmental Sustainability

The Oakridge multi-family development project has committed to align with the City of Vancouver's Green Building Policy for Rezoning (July 22, 2010, last amended June 14, 2019) following Path B Low Emissions Green Buildings requirements. A report that summarizes the proposed Sustainability Design Strategies for this project has been provided by sustainability consultant 'Light House Sustainability Society'.

Energy Performance

'Evoke Building Engineering Inc' has completed a preliminary energy evaluation for the project confirming it complies with the energy targets in the City of Vancouver's Green Buildings Policy for Rezoning using Path B.

Integrated Rainwater Management + Green Infrastructure

A Preliminary Rainwater Management Plan has been provided by 'Geopacific' with this application. In addition to the green roofs, strategies proposed include absorbent landscaping, a rainwater detention tank and flow control device, and mechanical treatment to limit the development's impact on the City's storm system.

Transportation

- The proposal site is well-served by existing public transit with the Canada Line Oakridge Station located nearby at 41st Avenue and Cambie Street, in addition to existing bus stops located a block away on 41st.
- The site is within a short walking distance

of numerous amenities including shops, services and parks, which encourages the use of alternative modes of transportation and reducing reliance on private vehicles.

- Electric vehicle charging stations will be provided on site.
- Secured bicycle parking with dedicated bike repair space and bike wash are also being provided.

Landscaping

Drought resistant and native plant species will be used on site to minimize the need for watering. Extensive planting enhances the pedestrian experience at street level, while landscaped podium and roof garden terraces provide opportunities for gardening, play and social gathering.

Economic Sustainability

The additional residents to this neighbourhood will increase support for existing businesses, and encourage new business development, while increasing the City's tax base. The additional housing and inclusion of the childcare facility will contribute to the streetscape with increased vibrancy. The project, in the short term, will generate hundreds of jobs during construction, increasing the use of local services.

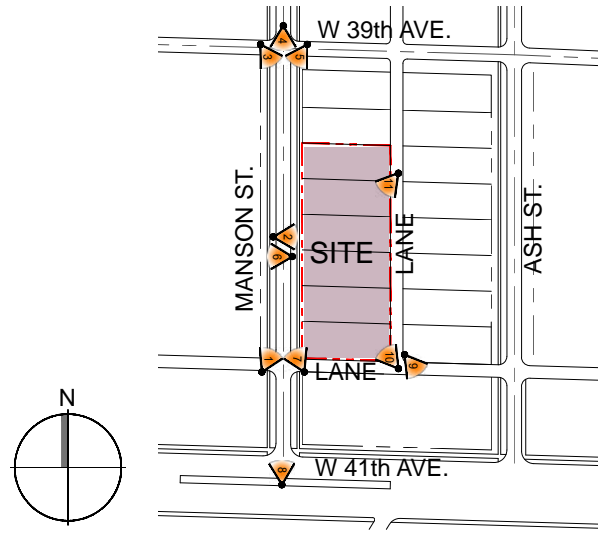
Social Sustainability

- The development with its mix of market rental and below-market rental units will benefit the surrounding neighbourhood; attracting a socio-economic mix of residents including singles, couples with small children and seniors. This contributes to an increasingly diverse community that is in close proximity of City amenities encouraging health lifestyles.

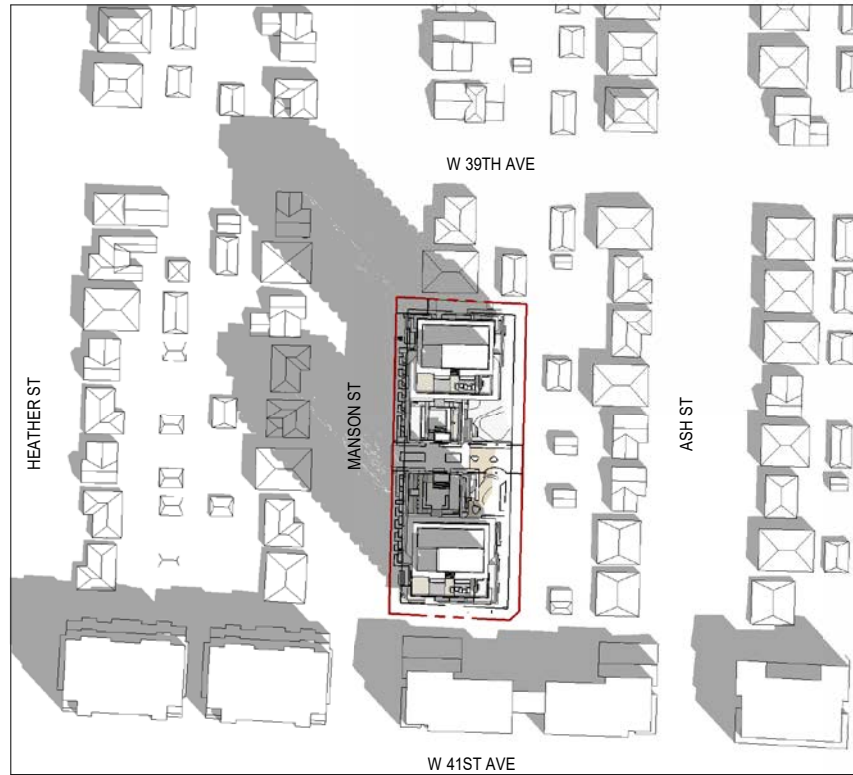
- Various indoor and outdoor amenity spaces are provided in both buildings A and B for use by residents; including accessible common spaces such as fitness facility, meeting spaces, party room with lounge, kitchen and dining area, as well as outdoor recreation, seating and fenced dog run area; all offering opportunities for interaction and building a sense of community.



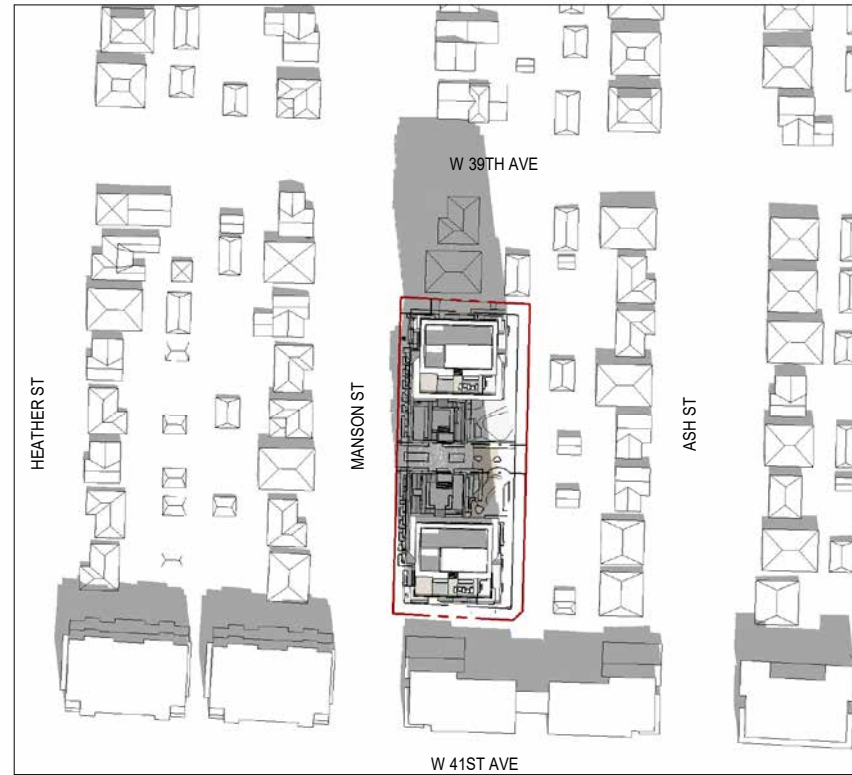
EXISTING CONTEXT: PHOTOS



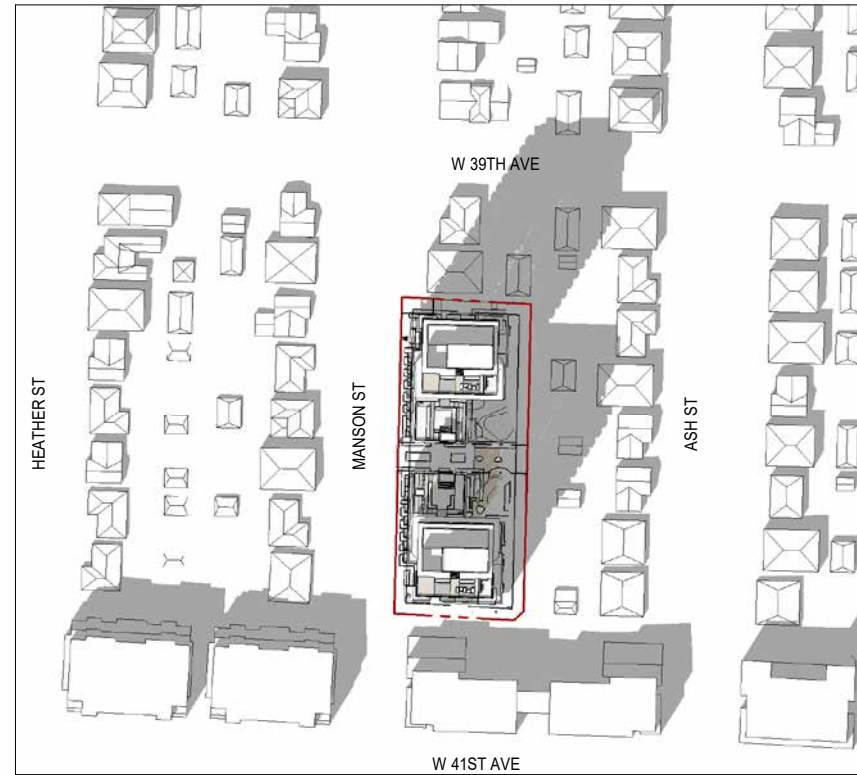
SHADOW DRAWINGS



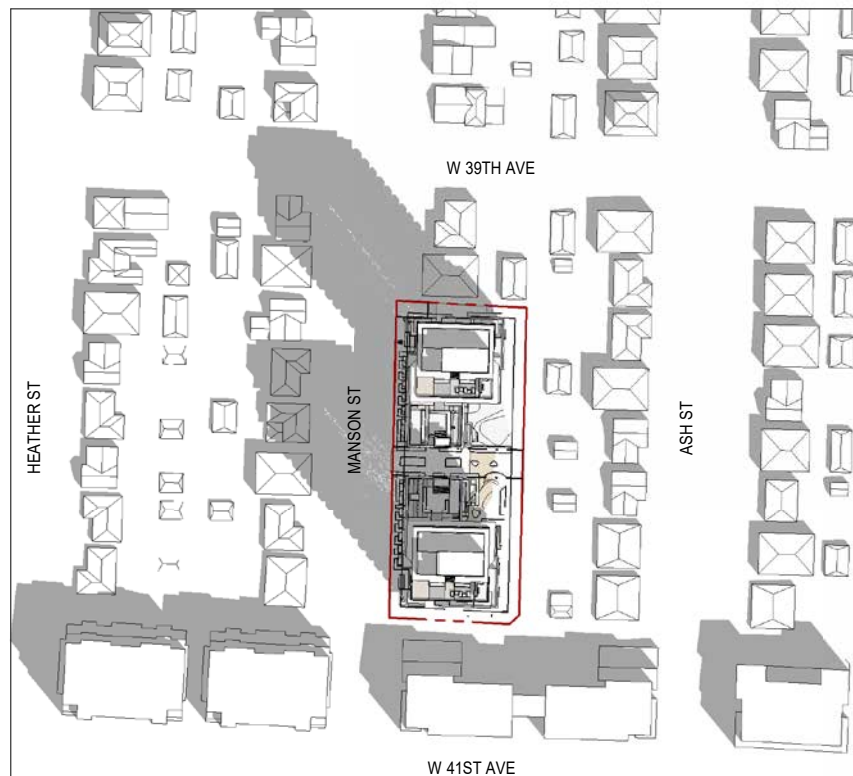
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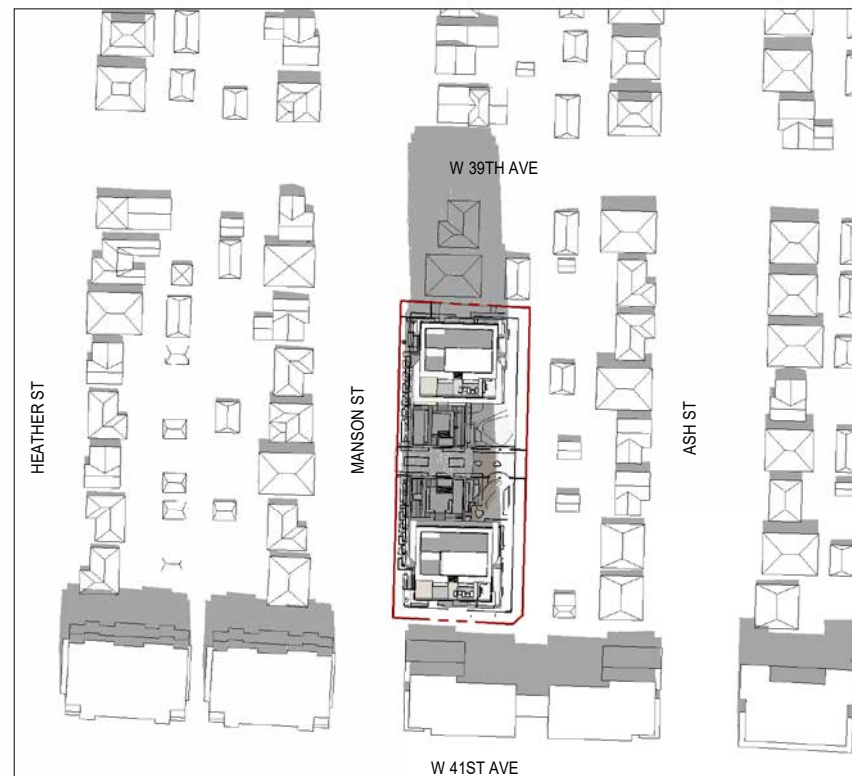
MARCH 21 12PM



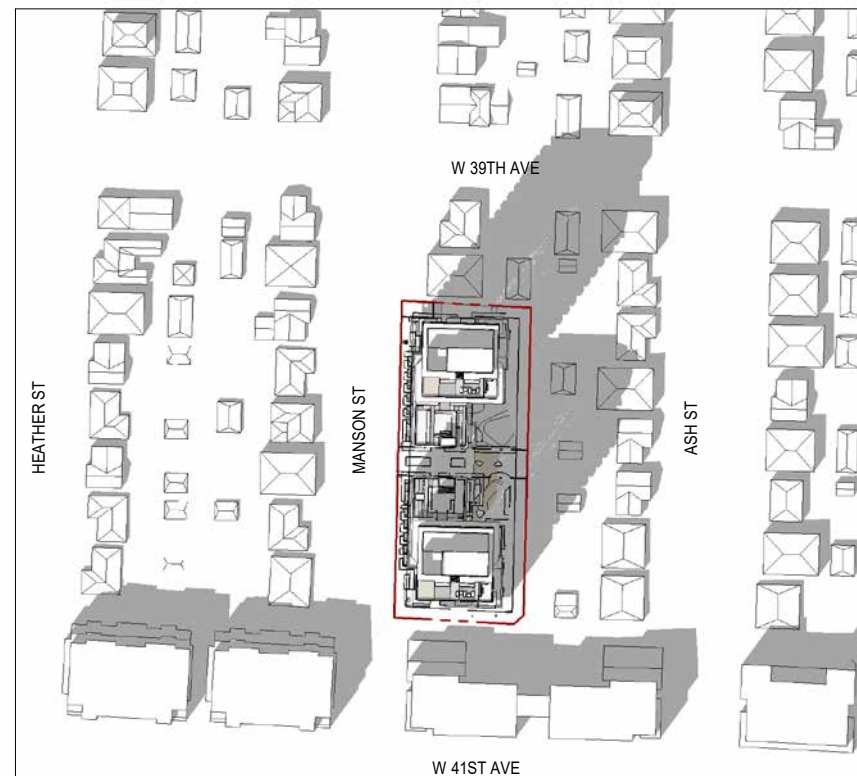
MARCH 21 2PM



SEPTEMBER 21 10AM



SEPTEMBER 21 12PM

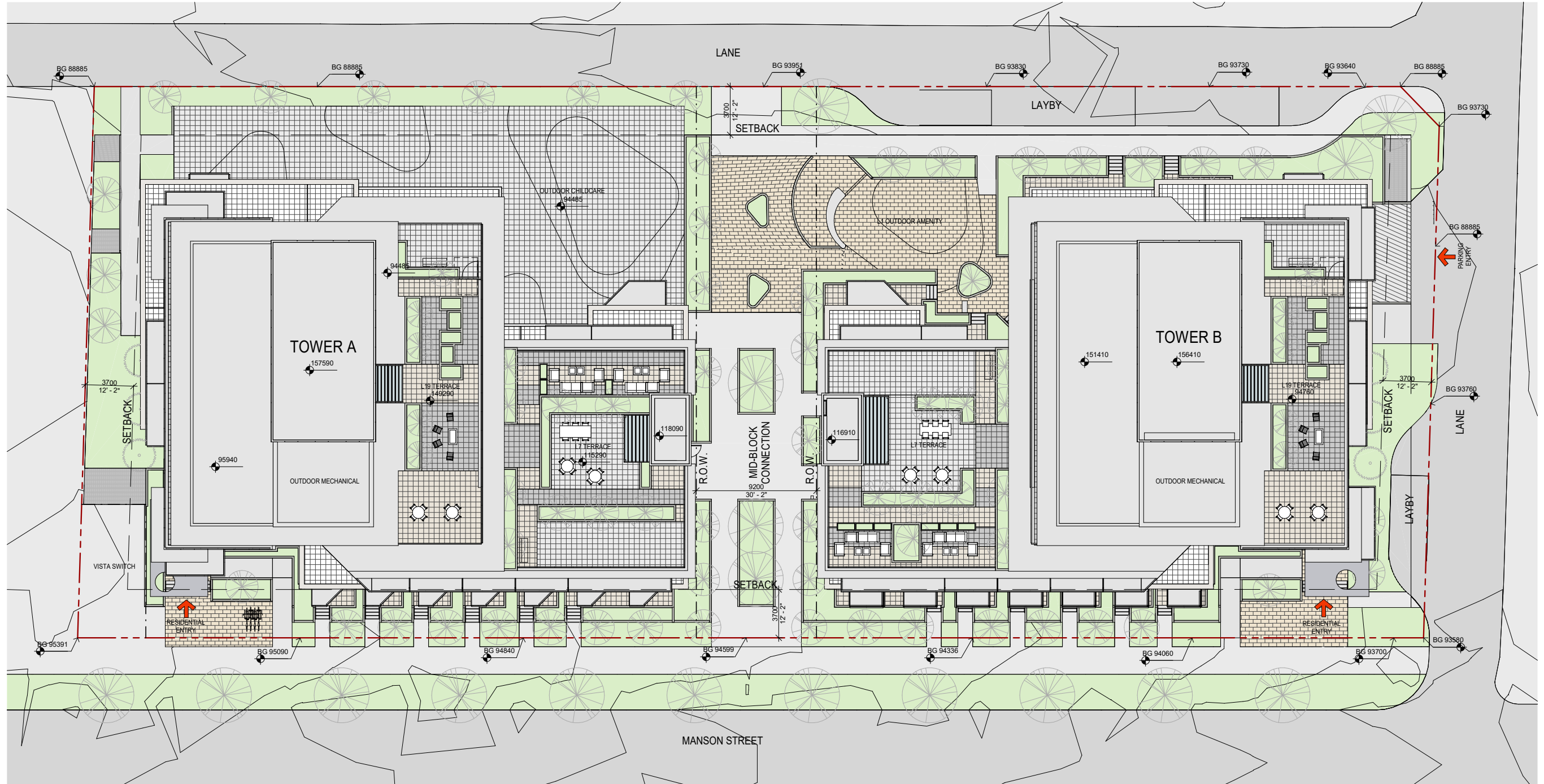


SEPTEMBER 21 2PM

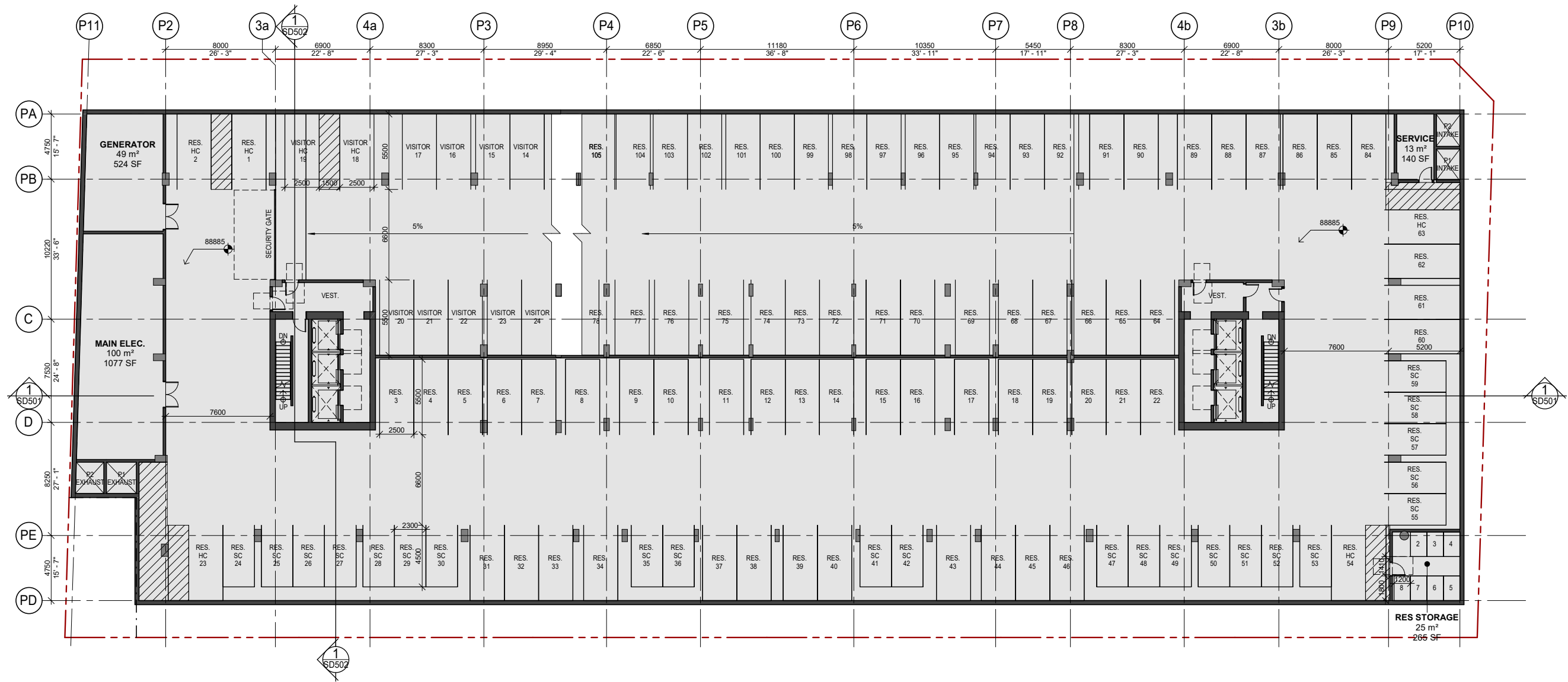
CONTEXT PLAN



SITE PLAN

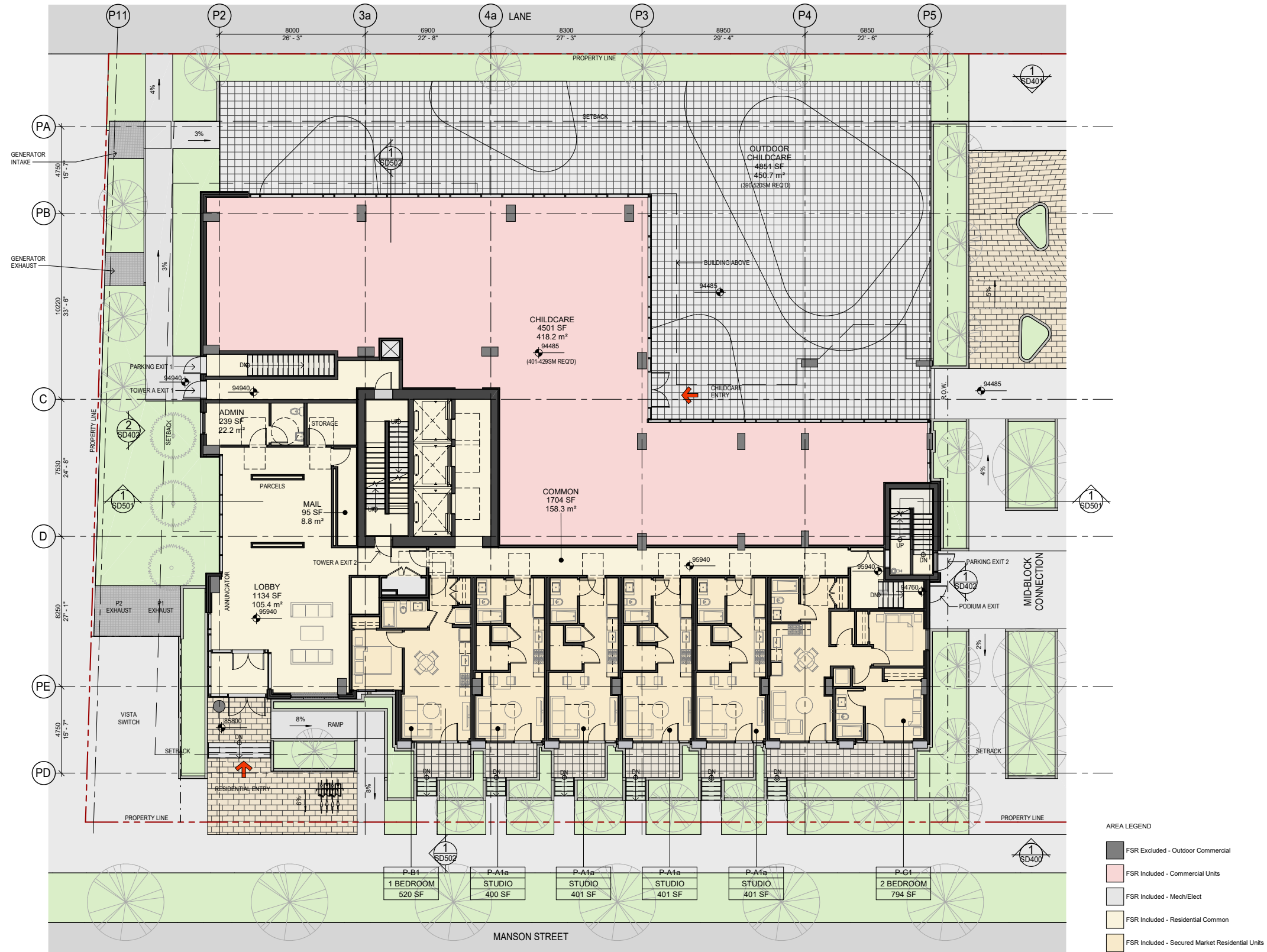


TYPICAL PARKING PLAN



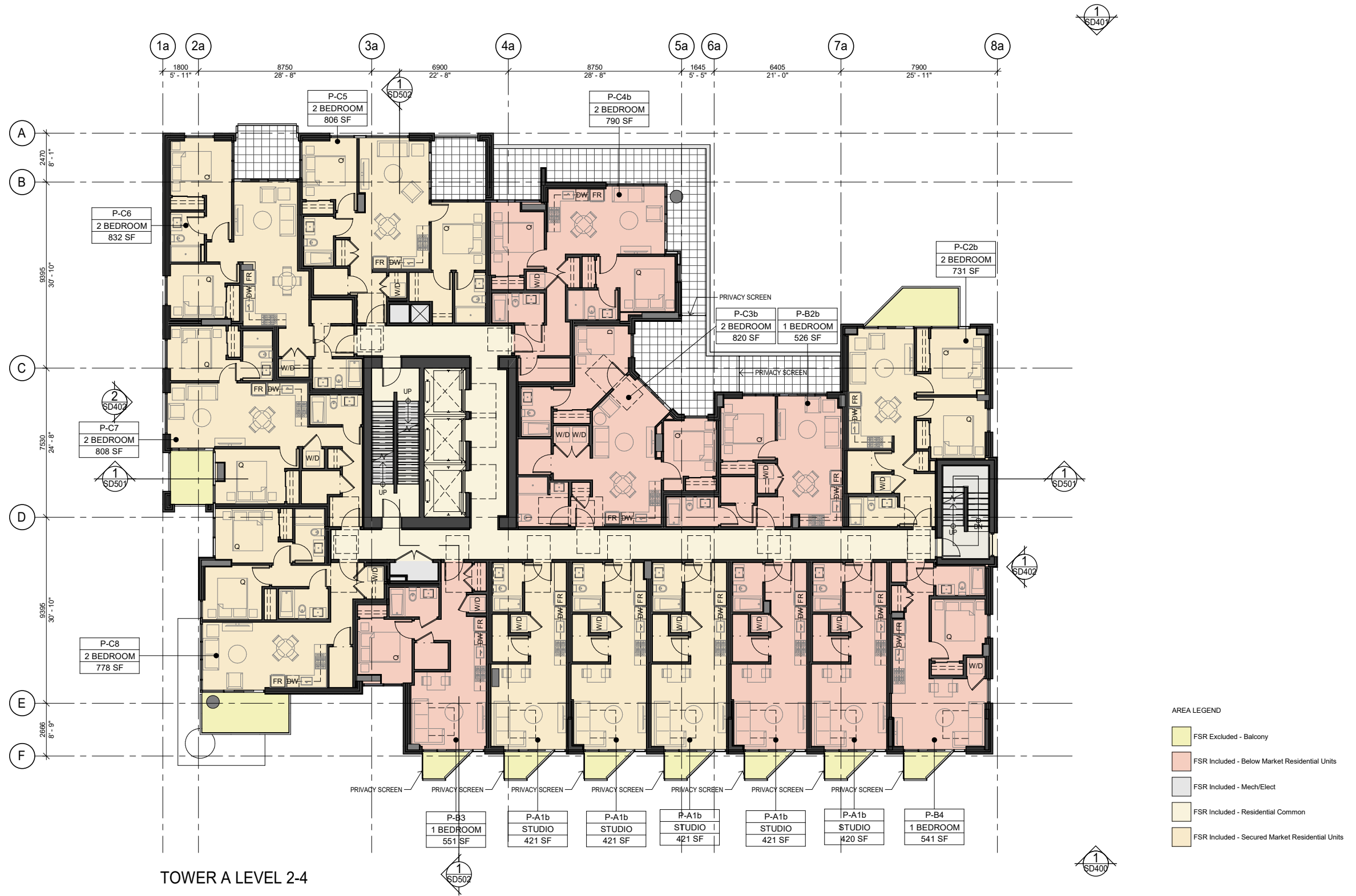
LEVEL P2

TOWER A LEVEL 1 FLOOR PLAN

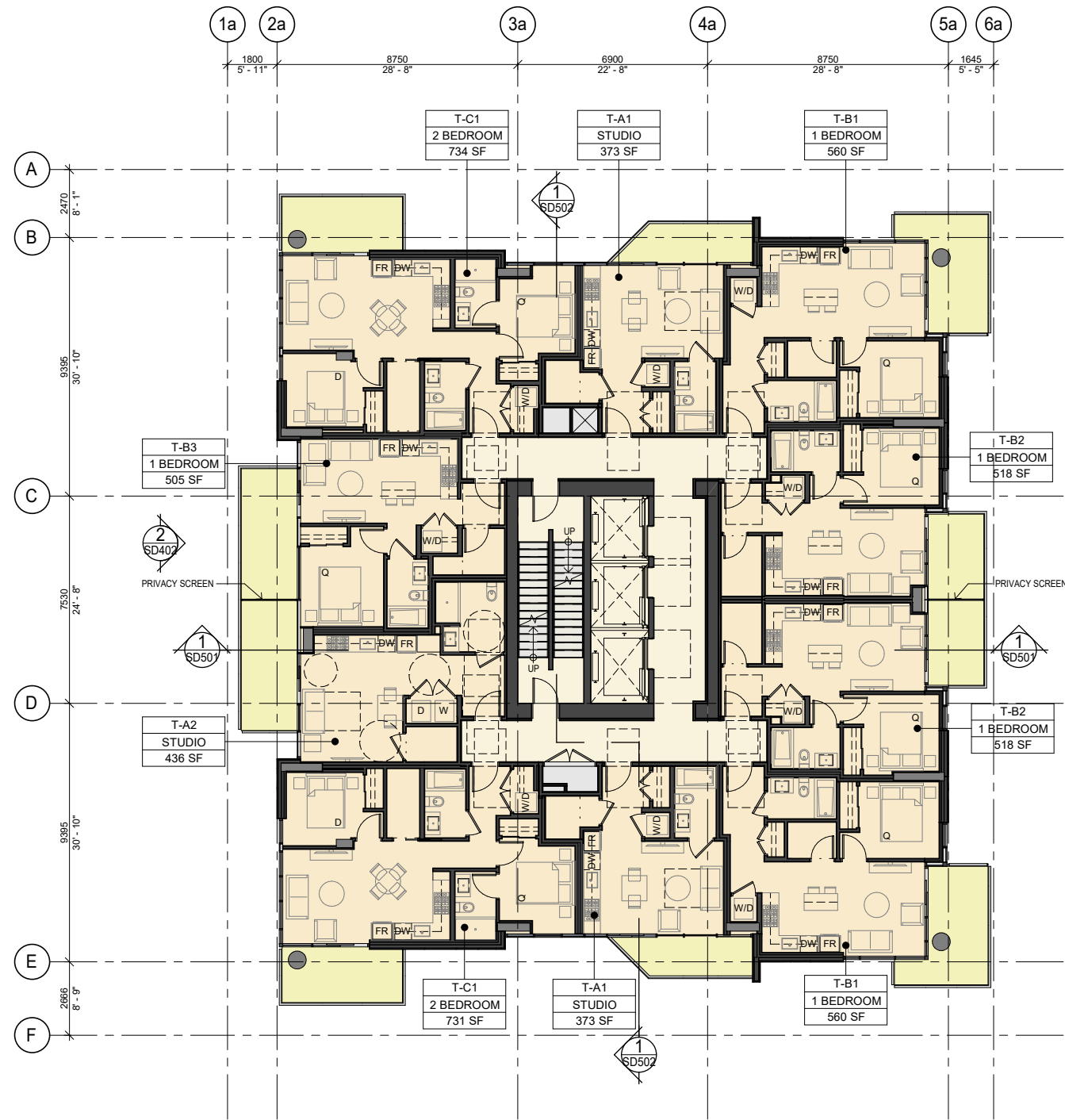


TOWER A LEVEL 1

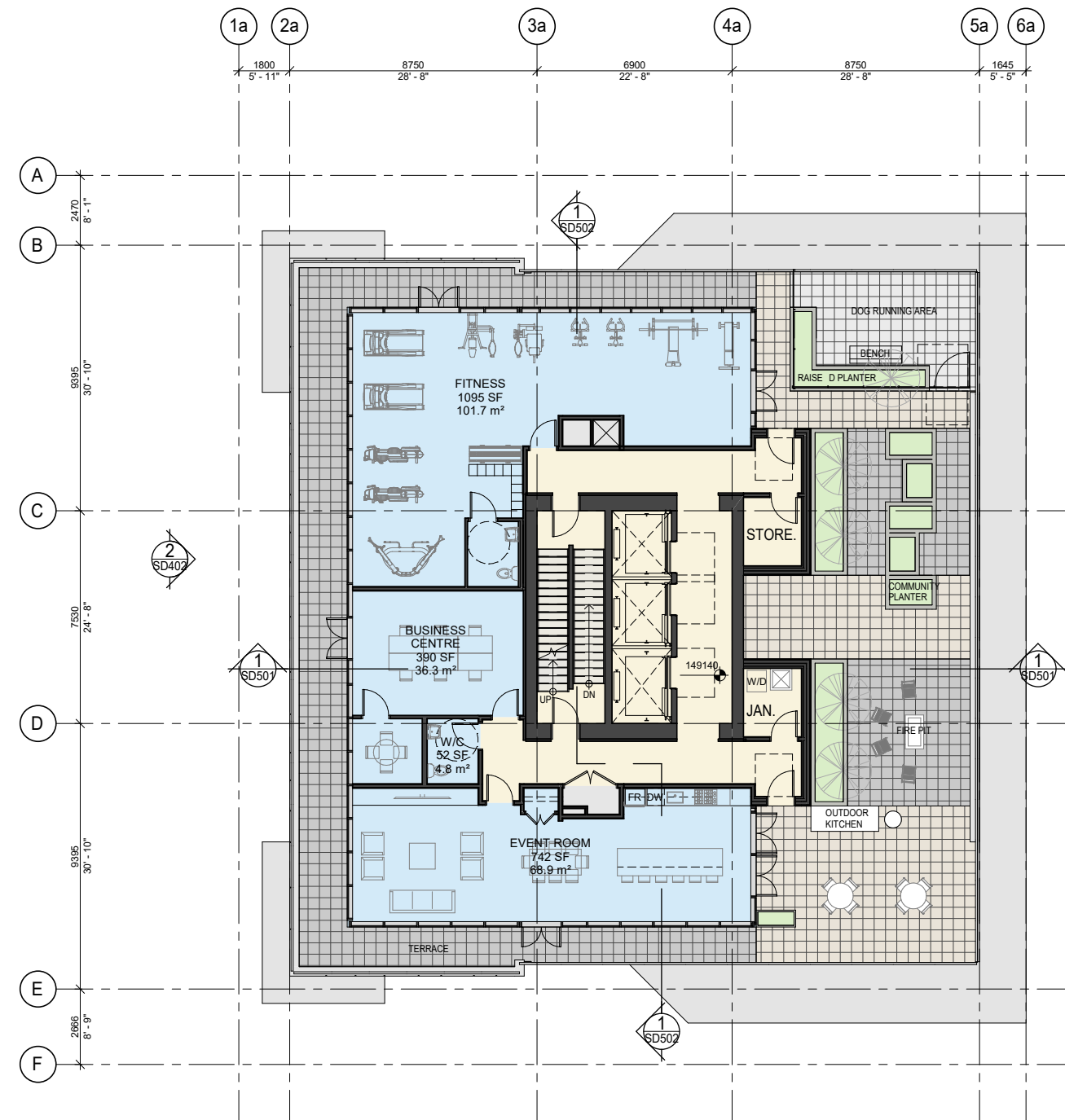
TOWER A TYPICAL PODIUM LEVEL



TOWER A TYPICAL LEVEL & AMENITY PLAN

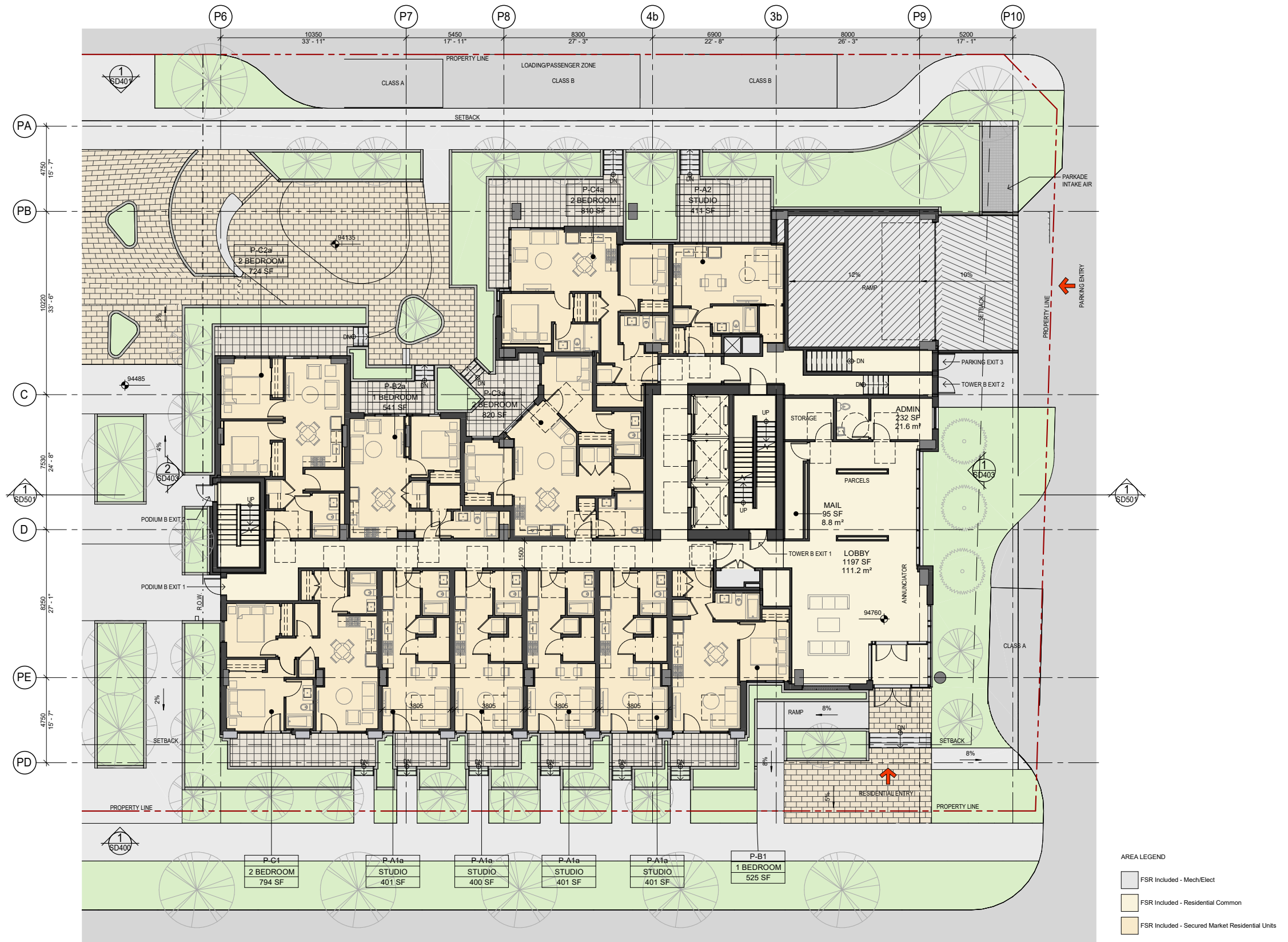


TOWER A LEVEL 8-15



TOWER A LEVEL 19 AMENITY

TOWER B LEVEL 1 FLOOR PLAN

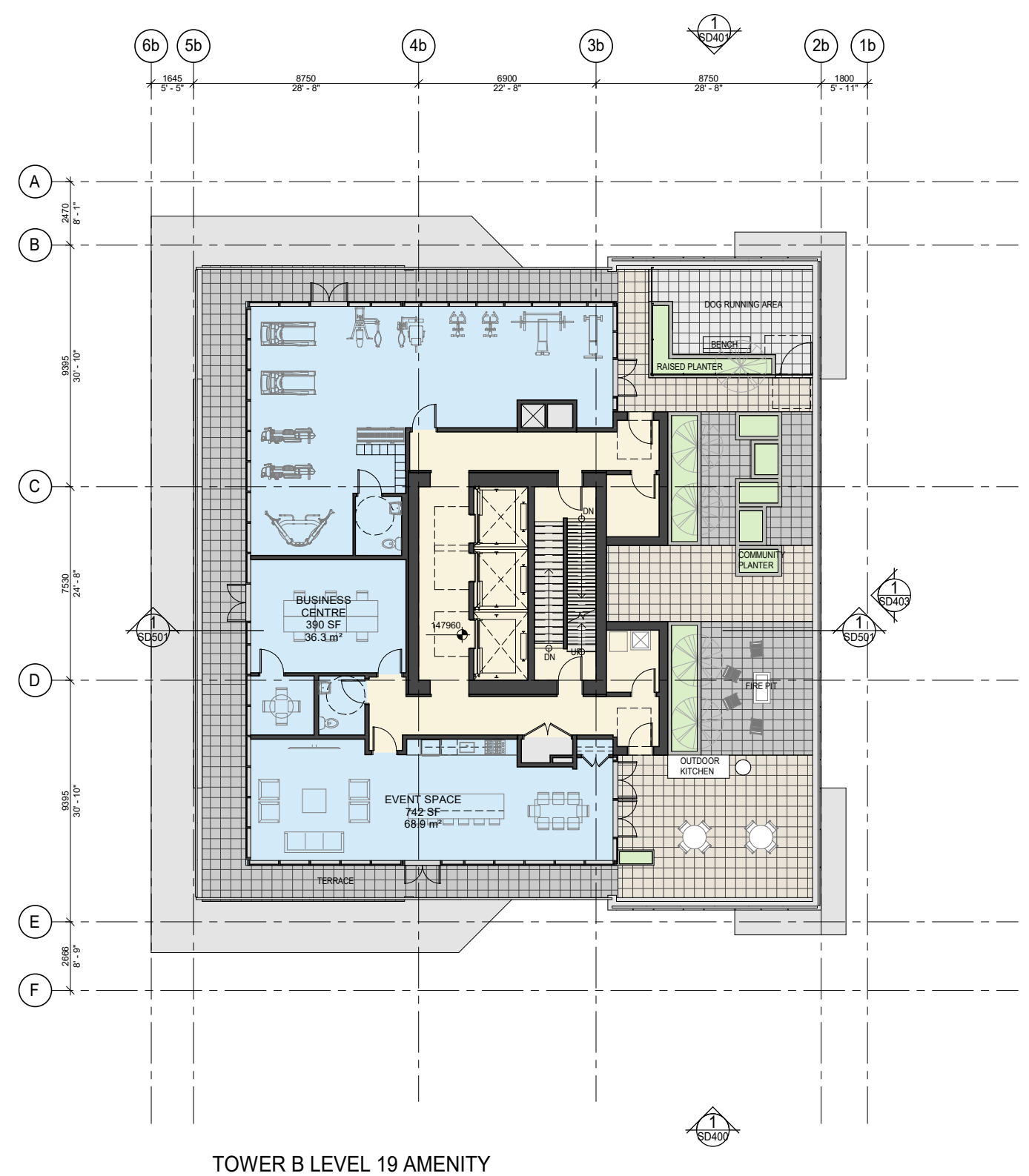


TOWER B LEVEL 1

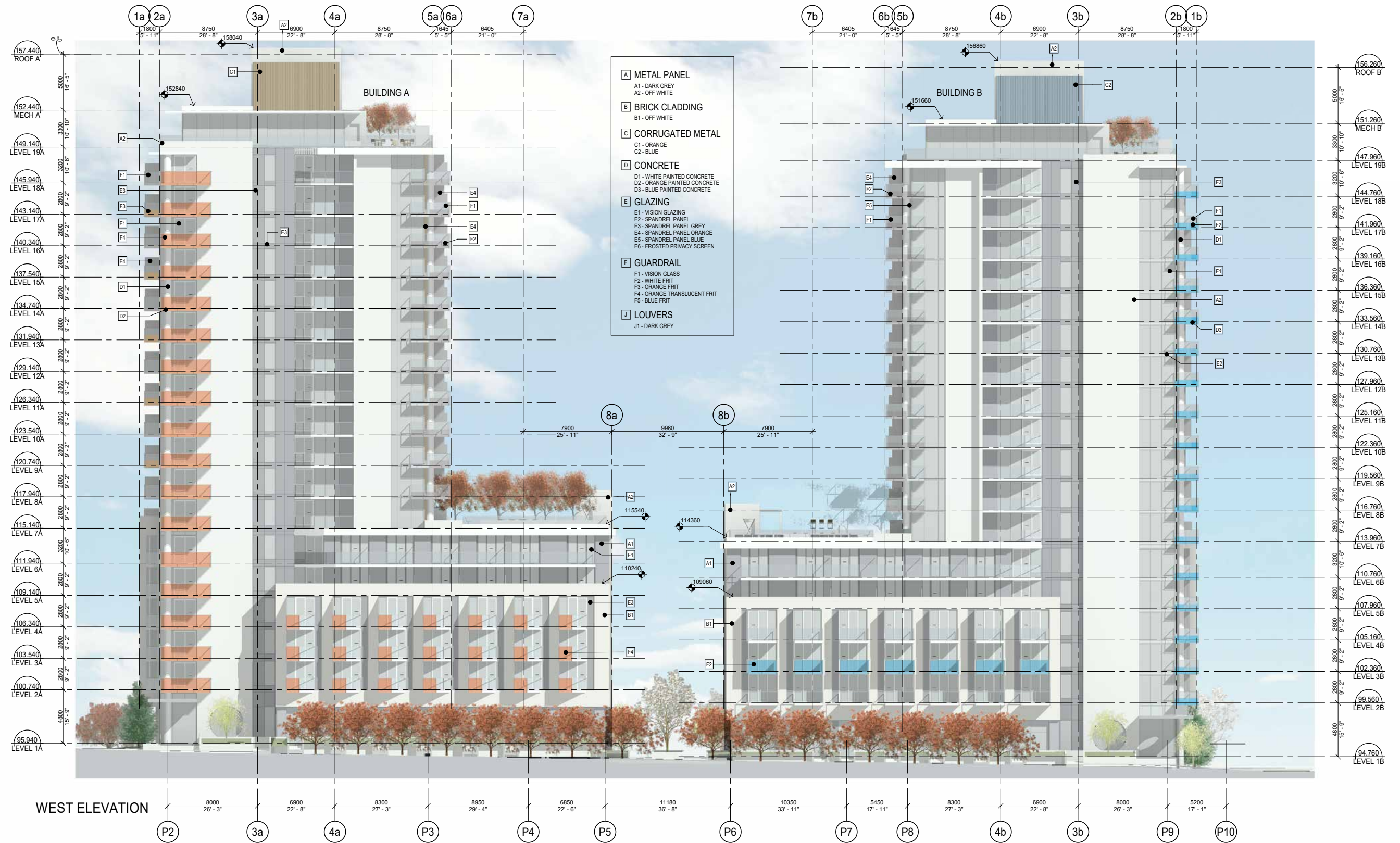
TOWER B TYPICAL PODIUM LEVEL



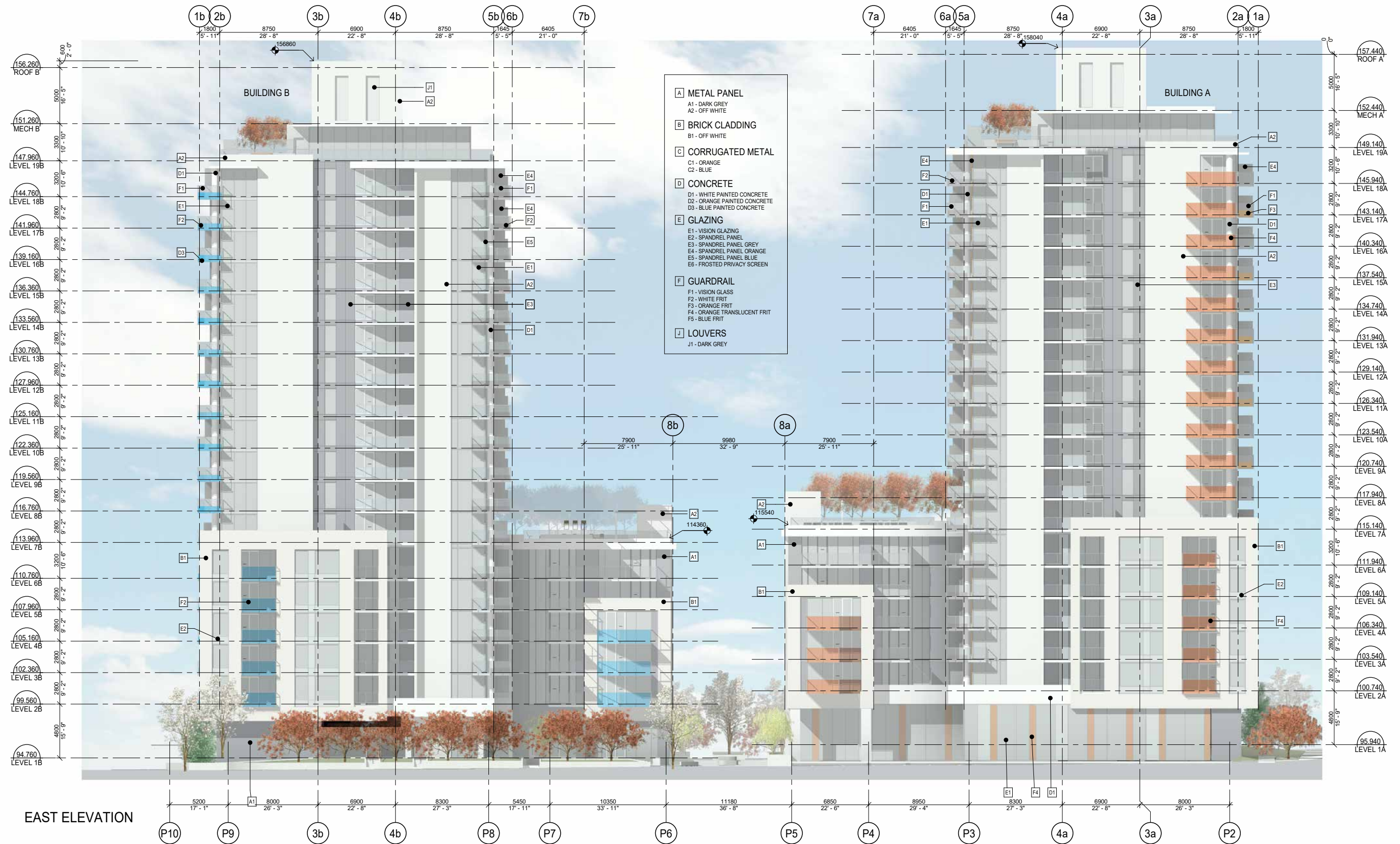
TOWER B TYPICAL LEVEL & AMENITY PLAN



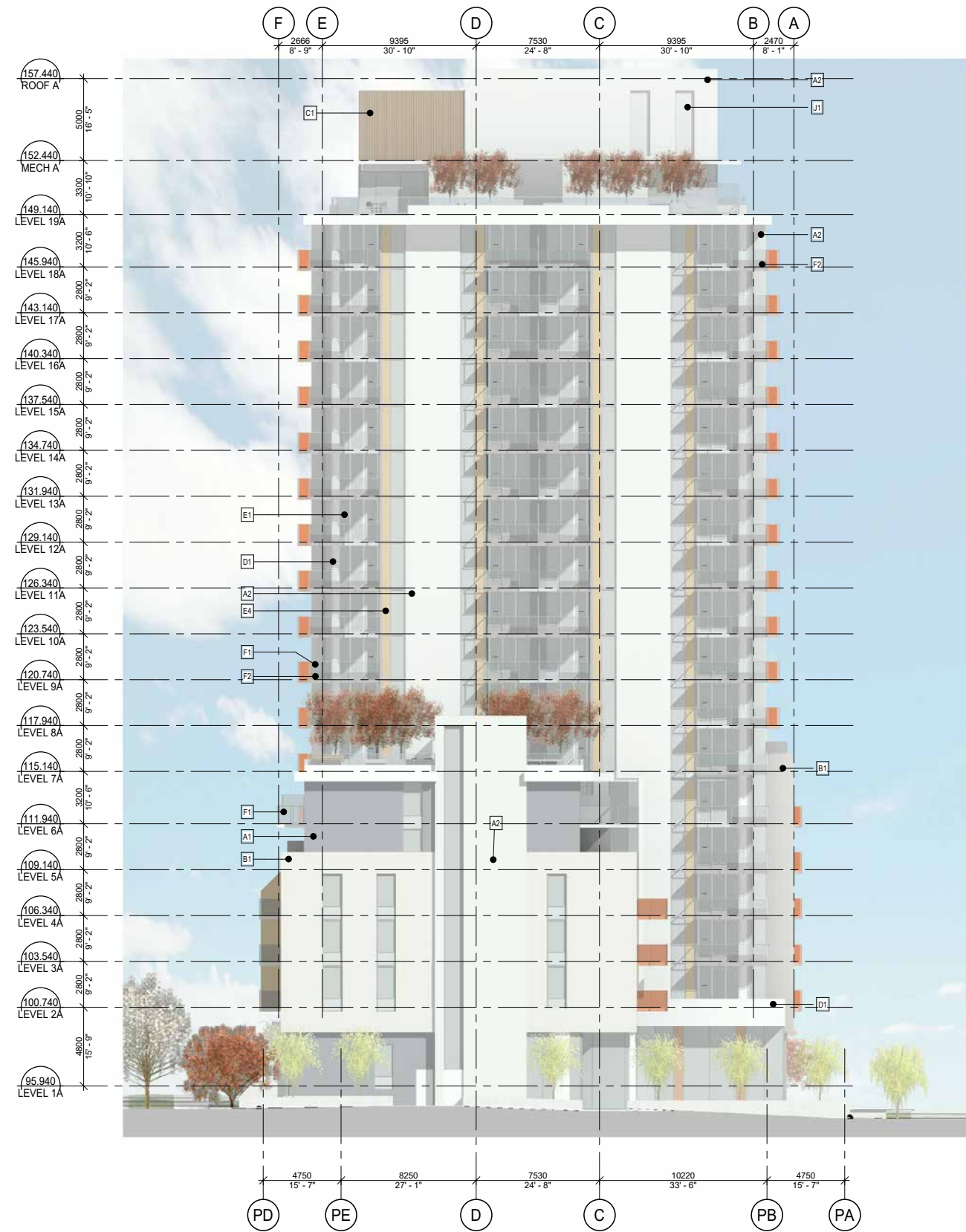
WEST ELEVATION



EAST ELEVATION



TOWER A NORTH & SOUTH



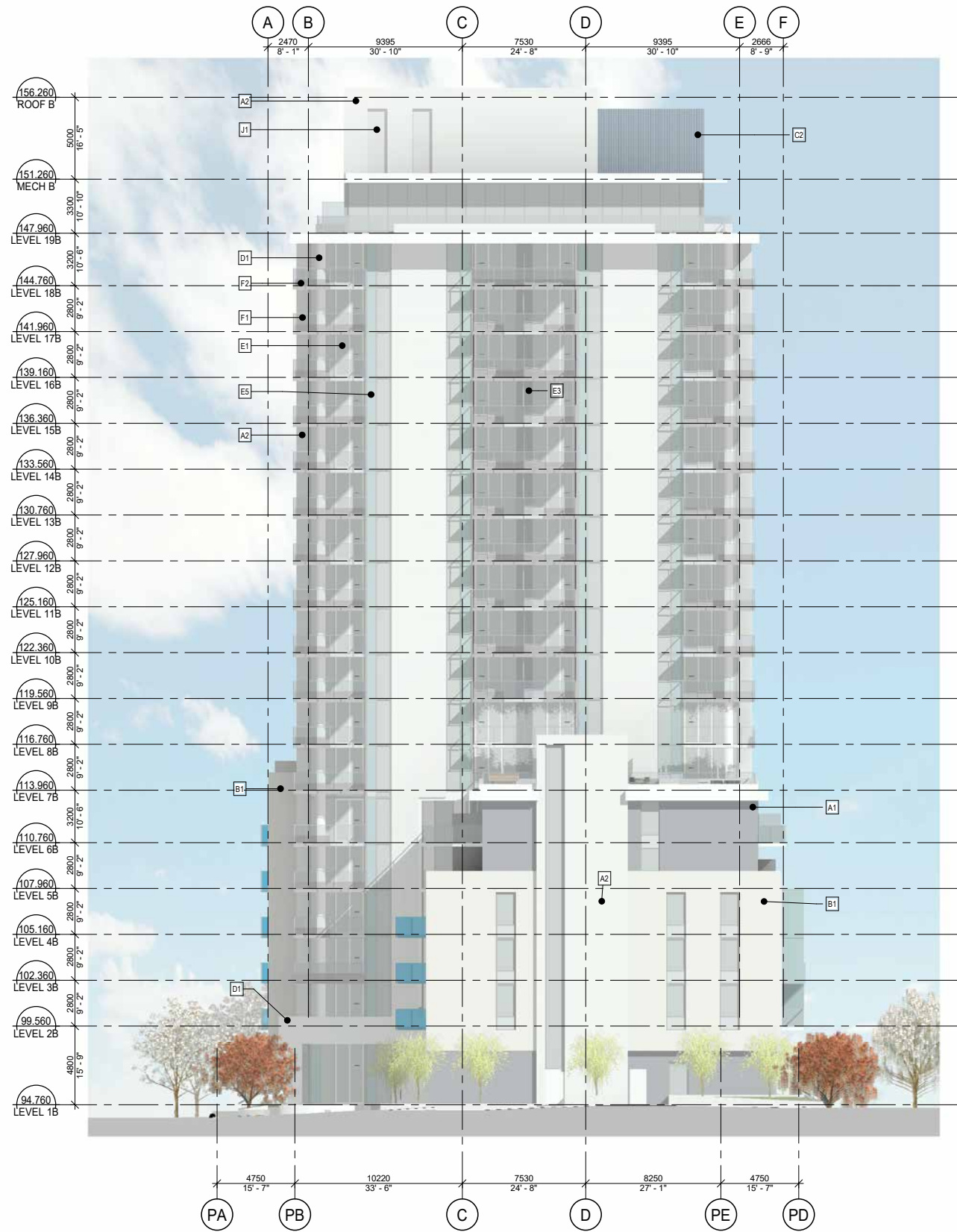
TOWER A SOUTH ELEVATION

- A METAL PANEL**
A1 - DARK GREY
A2 - OFF WHITE
- B BRICK CLADDING**
B1 - OFF WHITE
- C CORRUGATED METAL**
C1 - ORANGE
C2 - BLUE
- D CONCRETE**
D1 - WHITE PAINTED CONCRETE
D2 - ORANGE PAINTED CONCRETE
D3 - BLUE PAINTED CONCRETE
- E GLAZING**
E1 - VISION GLAZING
E2 - SPANDREL PANEL
E3 - SPANDREL PANEL GREY
E4 - SPANDREL PANEL ORANGE
E5 - SPANDREL PANEL BLUE
E6 - FROSTED PRIVACY SCREEN
- F GUARDRAIL**
F1 - VISION GLASS
F2 - WHITE FRIT
F3 - ORANGE FRIT
F4 - ORANGE TRANSLUCENT FRIT
F5 - BLUE FRIT
- J LOUVERS**
J1 - DARK GREY

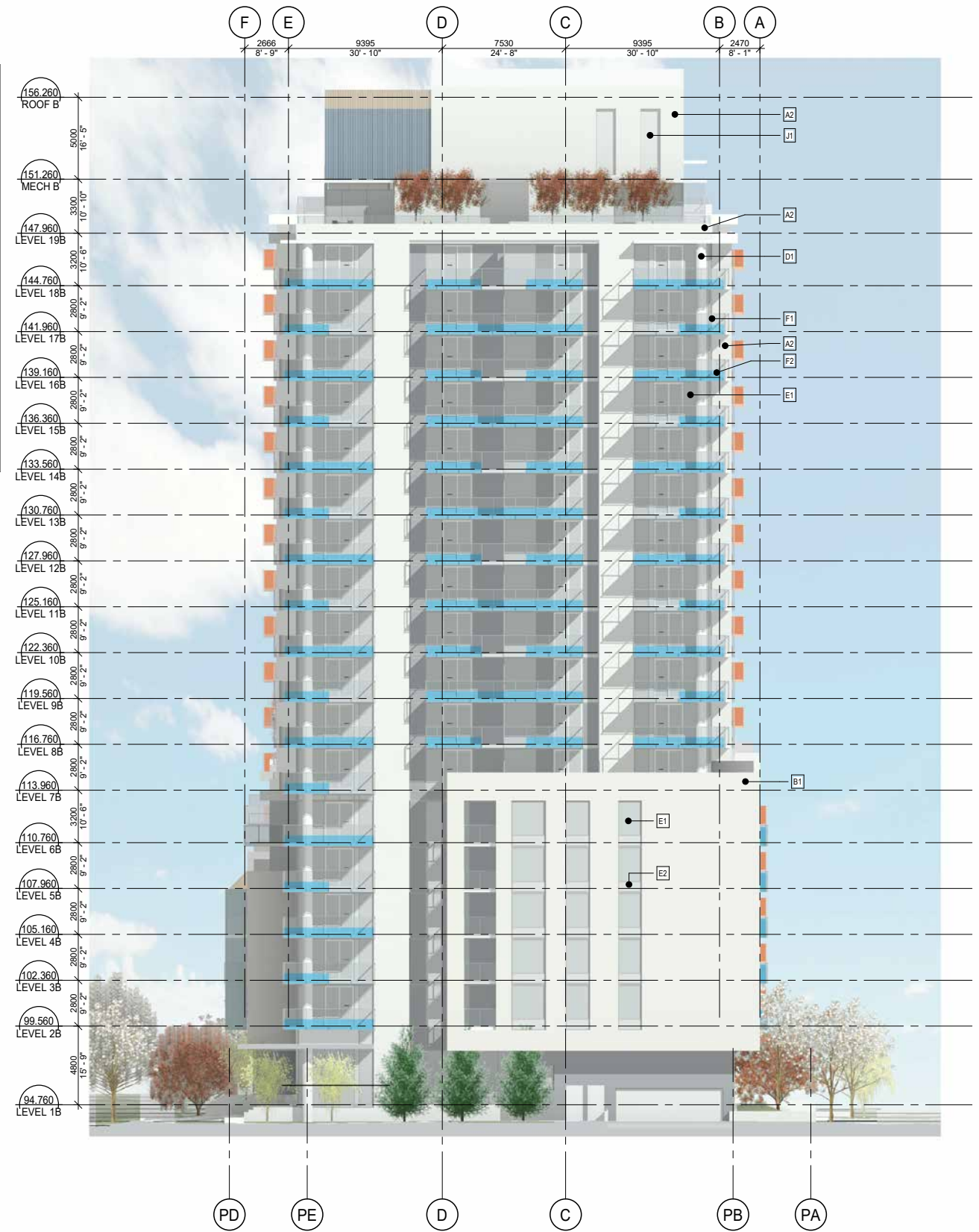


TOWER A NORTH ELEVATION

TOWER B NORTH & SOUTH

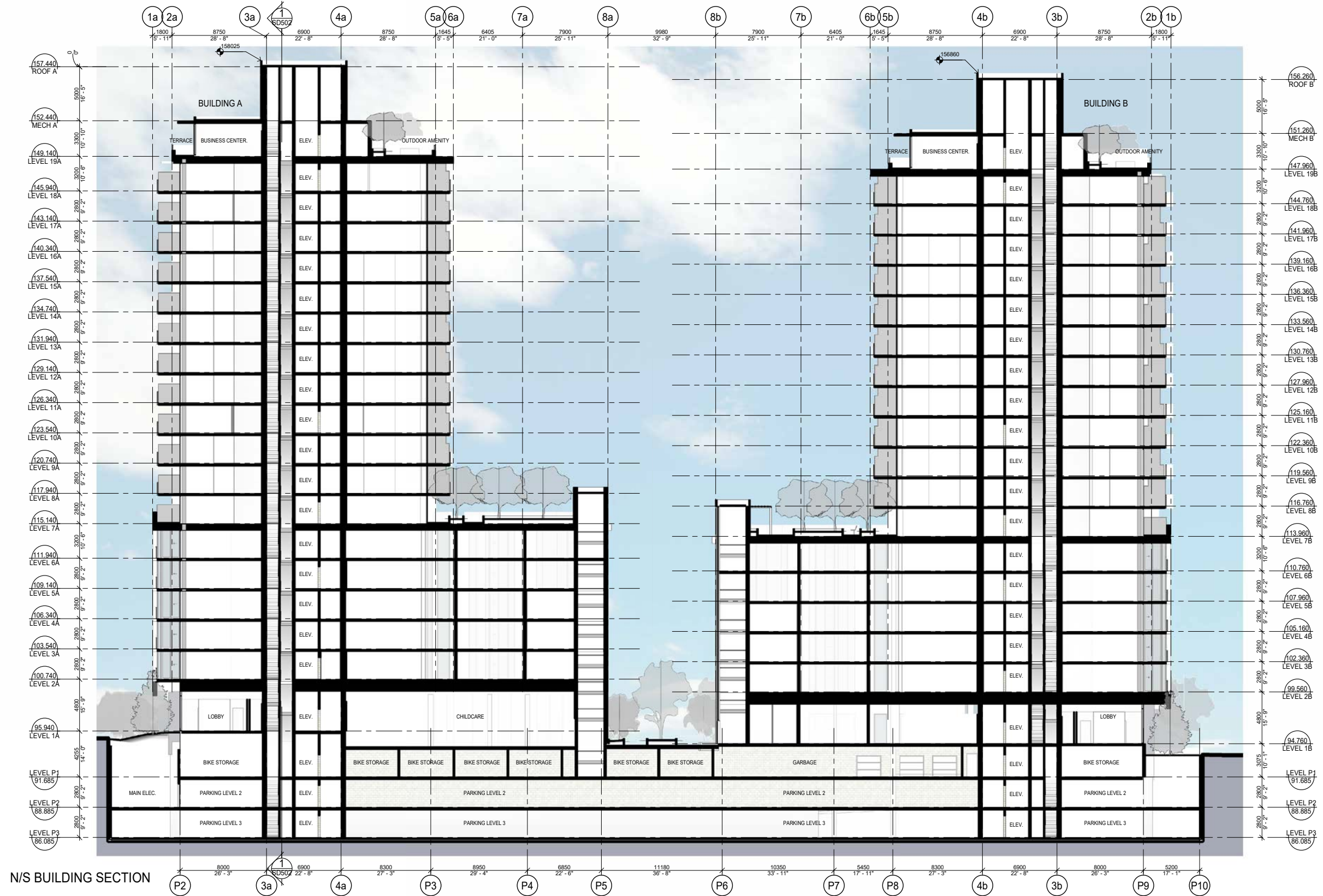


TOWER B NORTH ELEVATION

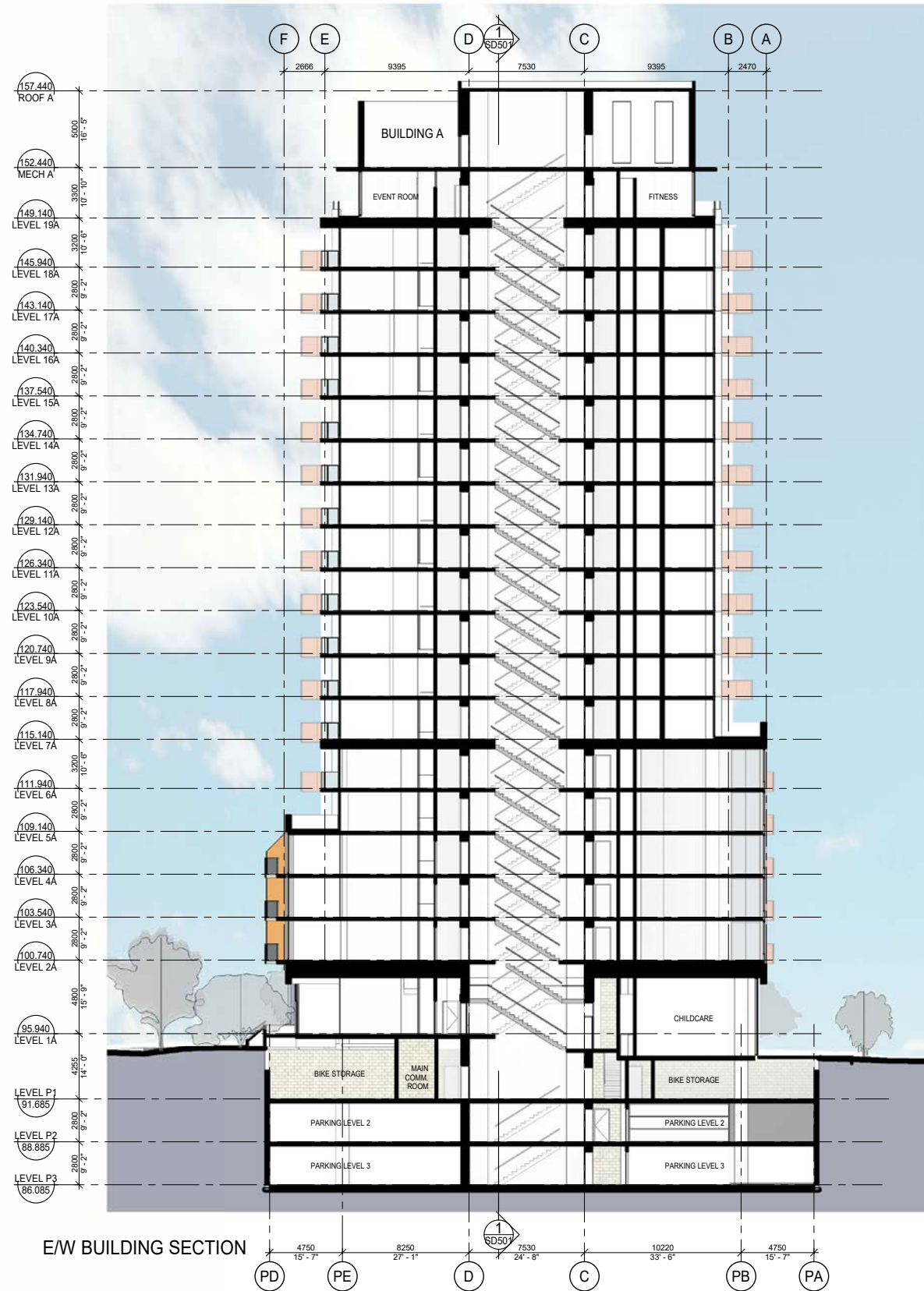


TOWER B SOUTH ELEVATION

N/S BUILDING SECTION



E/W BUILDING SECTION



E/W BUILDING SECTION

PERSPECTIVES



VIEW FROM WEST AT MANSON ST.



VIEW FROM NW



VIEW FROM SW

PERSPECTIVES



VIEW FROM EAST AT LANE



VIEW FROM NE



VIEW FROM SE

LANDSCAPE PLAN - GROUND



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6.7 LD-01	CONCRETE PAVING
	8 LD-01	FEATURE PAVERS
	5 LD-01	PATIO PAVING
	1 LD-02	RUBBER SAFETY SURFACE
	2 LD-02	DECKING
	1.2 LD-01	PROPOSED TREE Refer to tree schedule
	3.4 LD-01	SHRUB PLANTING
		SOD See landscape notes for specifications

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	7 LD-02	BENCH
	6 LD-02	TABLE AND CHAIRS
	8 LD-02	BIKE RACK



Precedent image of amenity and playground

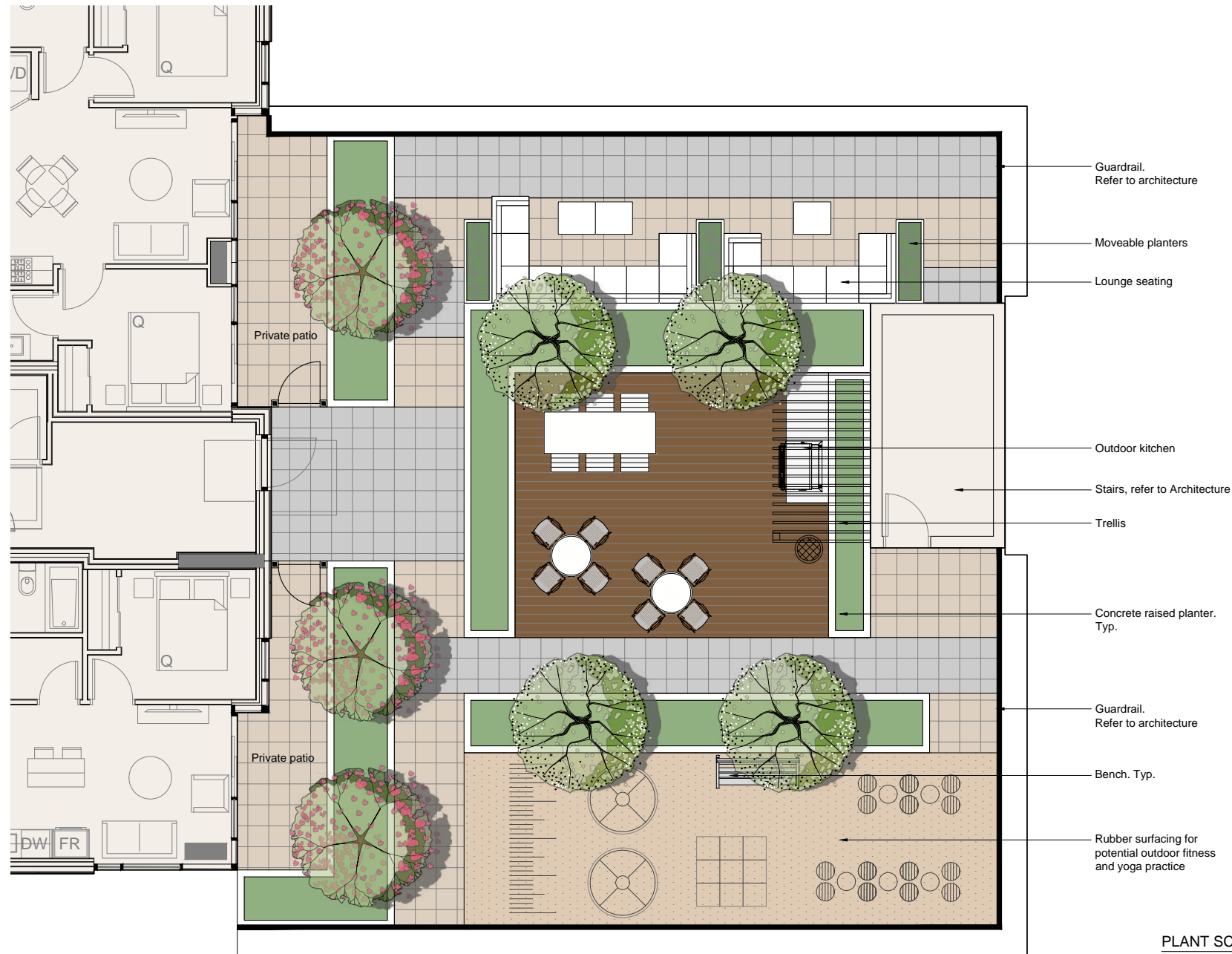


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	6cm cal	25
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm cal	6
	Magnolia x 'Galaxy' / Galaxy Magnolia On Std.	B&B	6cm cal.	16
	Pinus contorta 'Contorta' / Shore Pine Nursery grown, dense tree	B&B	3.0m ht	6
	Prunus avium 'Compact Stella' / Compact Stella Sweet Cherry	B&B	6cm cal	6
	Street Tree - to be specified by CDV	-	-	11



LANDSCAPE PLAN - L7 TOWER A



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5 LD-01	PATIO PAVING
	1 LD-02	RUBBER SAFETY SURFACE
	2 LD-02	DECKING
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	4 LD-01	SHRUB PLANTING

LANDSCAPE LEGEND

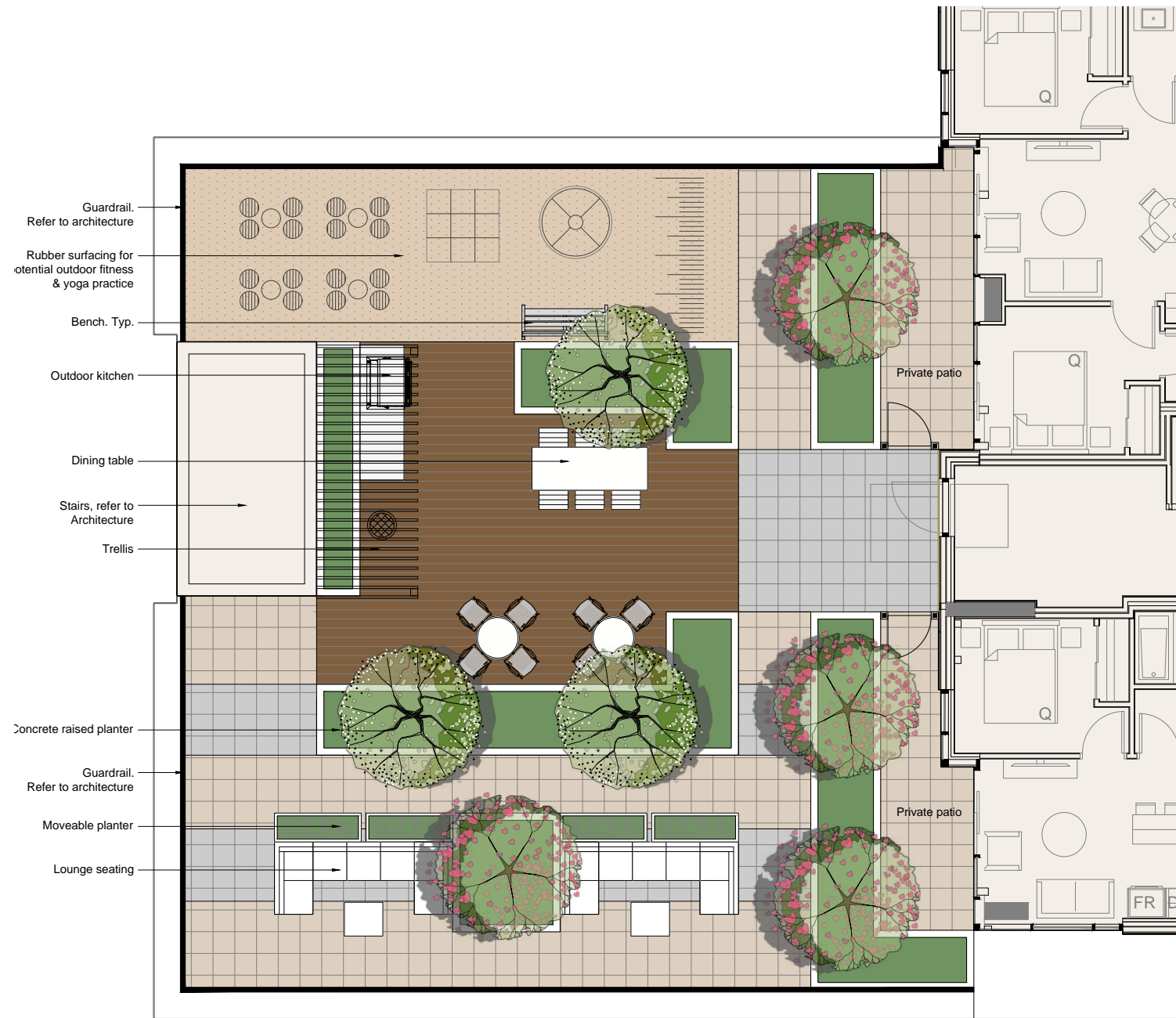
KEY	REF.	DESCRIPTION
	7 LD-02	BENCH
	6 LD-02	TABLE AND CHAIRS
	3 LD-03	DINING TABLE AND CHAIRS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B, 6cm cal	3
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B, 6cm cal	4

1 LANDSCAPE PLAN - PODIUM L7 TOWER A
Scale 1:50

LANDSCAPE PLAN - L7 TOWER B



- Guardrail. Refer to architecture
- Rubber surfacing for potential outdoor fitness & yoga practice
- Bench. Typ.
- Outdoor kitchen
- Dining table
- Stairs, refer to Architecture
- Trellis
- Concrete raised planter
- Guardrail. Refer to architecture
- Moveable planter
- Lounge seating

1 LANDSCAPE PLAN - L7 TOWER B
Scale 1:50

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5 LD-01	PATIO PAVING
	1 LD-02	RUBBER SAFETY SURFACE
	2 LD-02	DECKING
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	4 LD-01	SHRUB PLANTING

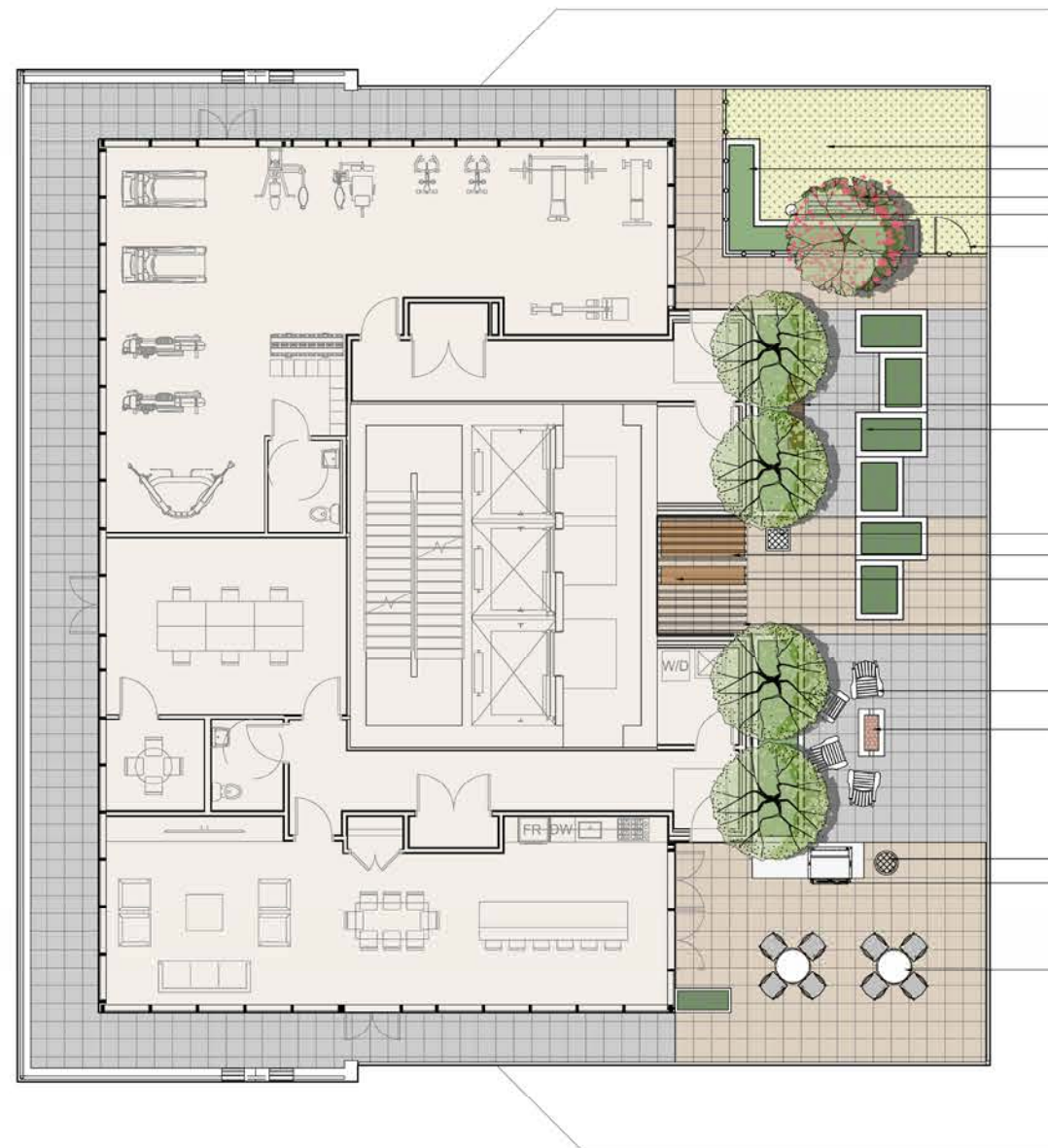
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	7 LD-02	BENCH
	6 LD-02	TABLE AND CHAIRS
	3 LD-03	DINING TABLE AND CHAIRS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B, 6cm cal	4
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B, 6cm cal	3

LANDSCAPE PLAN - L19 TOWER A



- Dog running area
- Raised planter
- Bench
- Water fountain
- Picket fence & gate, maximum combined height of wall and fence is 1.2m
- Seating wall
- Community planter
- Compost bin
- Potting table
- Bench
- Trellis
- Adirondack chair
- Fire pit
- Garbage bin
- Outdoor kitchen
- Table and chairs

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5 LD-01	PATIO PAVING
	2 LD-02	DECKING
	1.2 LD-01	PROPOSED TREE Refer to tree schedule
	4 LD-01	SHRUB PLANTING

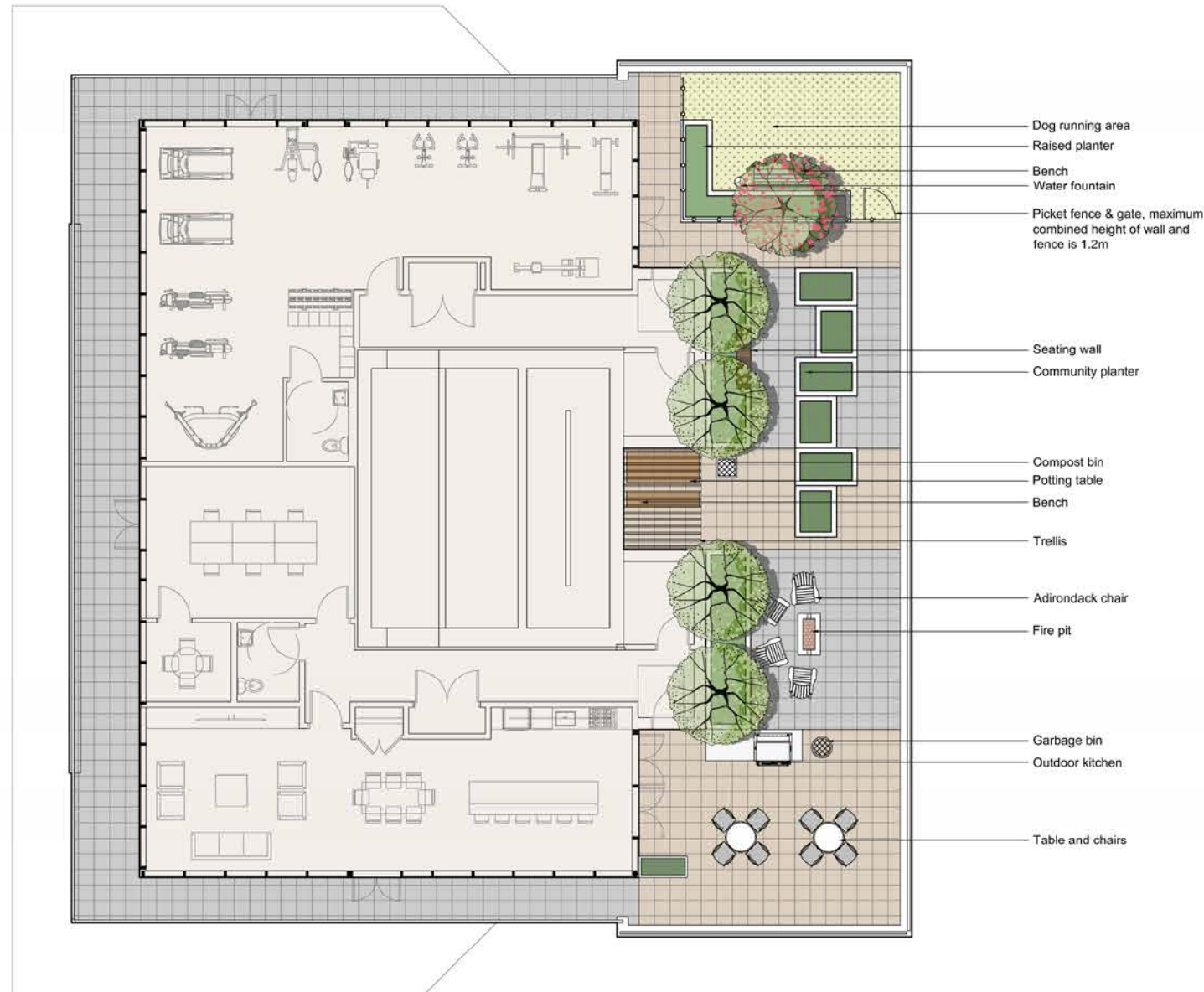
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	7 LD-02	BENCH
	6 LD-02	TABLE AND CHAIRS
	6 LD-03	FIRE PIT
		COMMUNITY PLANTER

PLANT SCHEDULE L19 TOWER A

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B, 6cm cal	1
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B, 6cm cal	4

LANDSCAPE PLAN - L19 TOWER B



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5 LD-01	PATIO PAVING
	2 LD-02	DECKING
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	4 LD-01	SHRUB PLANTING

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	7 LD-02	BENCH
	6 LD-02	TABLE AND CHAIRS
	6 LD-03	FIRE PIT
		COMMUNITY PLANTER

PLANT SCHEDULE L19 TOWER B

TREES	BOTANICAL / COMMON NAME	CONT.	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B, 6cm cal	1
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B, 6cm cal	4

PLANTING PALETTE

PLANT PALETTE

PLANTING SCHEME DESCRIPTION

CONSISTING OF AN ARRAY OF POLLINATOR FRIENDLY MATERIAL, PLANTINGS ARE PREDOMINATELY EVERGREEN AND LOW MAINTENANCE. THE PLANT SPECIES HAVE BEEN SELECTED TO HAVE FRUITS AND STRUCTURE FOR BIRD HABITATION AS WELL BLOOMS WHICH LAYER THROUGHOUT THE SEASON TO FEED POLLINATORS.

UPPER LEVEL PLANTINGS WILL BE LESS FORMAL IN ARRANGEMENT AND MORE NATURAL IN CHARECTER TO GIVE AN "URBAN AGRICULTURE" FEEL.

PRECEDENTS



CURVED MASS PLANTINGS



ROOF PLANTING WITH URBAN AGRICULTURE FEEL



TIERED WALLS WITH CASCADING PLANTS



LOW MOUNDING PLANTS

UPPER LEVEL PLANTINGS



ECHINACEA PURPUREA



ROMARINUS OFFICIALIS



RIBES SANGUINEUM



PINUS MUGO



ARCTOSTAPHYLOS UVAURSI



MISCANTHUS SINENSIS

LEVEL 1 PLANTINGS

LEGEND

- BIRD FRIENDLY
- POLLINATOR ATTRACTING



CAREX TESTACEA



HELLEBRES IVORY PRINCE



TAXUS BACCATA REPANDENS



PEROVSKIA ATRIPLICIFOLIA



RHODODENDRON RAMAPO



MISCANTHUS SINENSIS



SPIREA BETULIFOLIA "TOR"



TAXUS HICKSII



THUJA "SMARAGD"



CISTUS CORBARIENSIS



THYMUS PRAECOX "ELFIN"



RUDBECKIA FULGIDA



RHODO PERCY WISEMEN



CAMPANULA "WATERFALL"



ACER GRISEUM



PICEA OMORIKA



CERCIS "HEARTS OF GOLD"

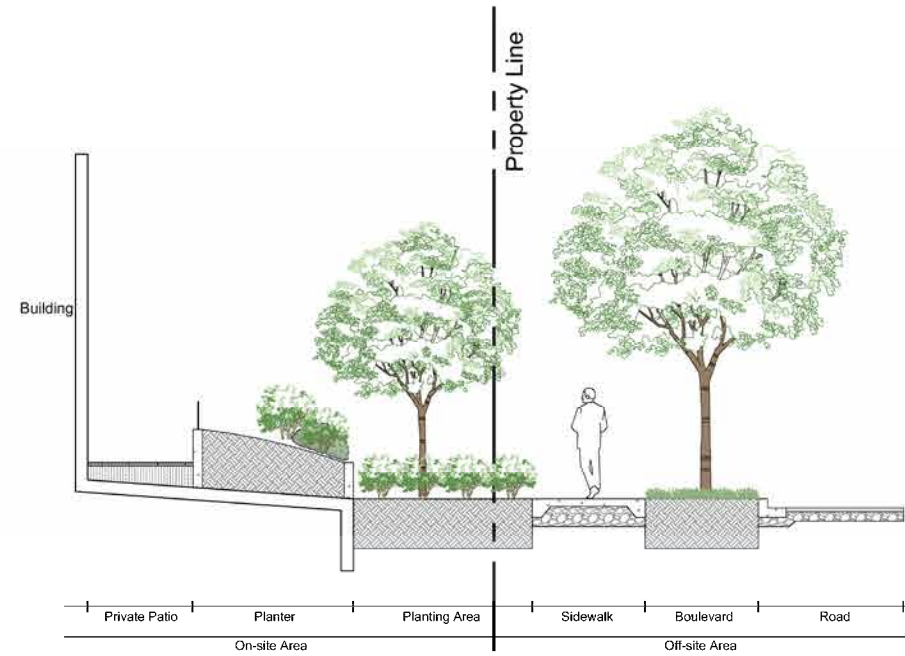


LIQUIDAMBER "SLENDER"

BLOOM TIME AND COLOUR CHART

POLLINATOR FRIENDLY PLANTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<i>Ribes Sanguineum</i>												
<i>Perovskia Atriplicifolia "Little Spire"</i>												
<i>Cistus Corbariensis</i>												
<i>Echinacea Purpurea "Kim's Knee High"</i>												
<i>Rosemarinus Officinalis</i>												
<i>Arctostaphylos Uva-Ursi</i>												
<i>Hellebores x "Ivory Prince"</i>												
<i>Cercis Canadensis "Hearts of Gold"</i>												
<i>Rudbeckia Fulgida</i>												
<i>Thymus Praecox "Elfin"</i>												
<i>Rhododendron "Ramapo"</i>												
<i>Spirea Betulifolia "Tor"</i>												

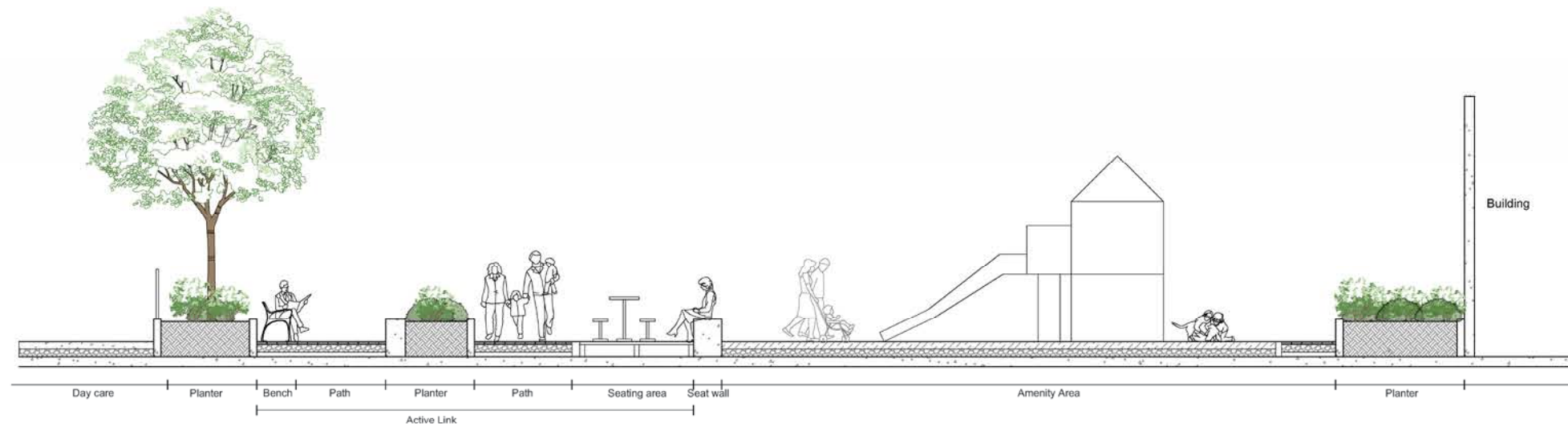
LANDSCAPE SECTIONS



1 SECTION 1
Scale 1:50



0 KEY PLAN
Scale NTS



2 SECTION 2
Scale 1:50