



Re: 1516 Camosun Street, 1270 & 1286 Pandora Avenue Rezoning and
Development Permit Application

Landscape Rationale and Intent

December 21, 2022

Plant Selection

We selected plants that are predominately flowering evergreens for year round interest and fullness.

- Along Camosun and Pandora we layered medium side flowering shrubs (Choisya ternata and Dwarf Mugo Pine). This approach provides a sense of separation and privacy for the residents and their patio spaces while still allowing for a visual connection and soft border to the community.
- Cascading Kinnikinnick from the balconies on the upper floors will also echo this foliage.
- On the overhead trellis on top of the parkade ramp, Creeping Hydrangea will add softness, layered privacy and a beautiful scent for residents and passer-by's in the summer months.
- Along the shady mews, which we will utilize as a storm water rain garden, we have selected a native plant palette for the understory including Sword Ferns, Deer Ferns, Evergreen Huckleberry and Wild Ginger.
- To provide a generous evergreen buffer upwards of 30' high between the neighbouring apartment we selected a row of Freeman Maple mixed with two Pin Oak Trees which will also provide colorful in different seasons.
- 'Green arrow' Nootka Cypress were selected as feature trees for the Pandora frontage to provide a whimsical and evergreen feature to contrast on the light façade of the building.
- Acer griseum trees are the other feature trees which have beautiful bark and sense of renewal with each year.

Hardscape and Features

- All common paths and patios are proposed as permeable pavers with contrasting and complementary colours for the private patio spaces.
- Built in benches will be a common amenity both in the public realm along Pandora frontage, as well as in the private patio spaces and outside the lobby.
- The common patio space will allow for dining at a large table adjacent to a long bar top with a built in BBQ as well as a cozy lounging area. This area will also be covered for year round use while still enjoying natural light as the cover is proposed to be a combination of glass with wood frame.
- For the outdoor illumination, there will be post lights proposed by the private garden gate. Strip lights are proposed under benches to add accent and illumination.