



Kingston Street, Landscape Design Rationale

Overview and Character

A *New Classical* landscape treatment comprising robust garden materials; clay brick, natural stone, large dimension cedar lumber and ornamental railings to suitably complement the distinctive architecture and to embrace sustainable practices.

The plan proposes a number of private garden spaces for main floor dwellings with a single private garden space for second level unit #205. A gated common garden space is located on the east side of the building leading on to a perimeter walkway and secondary seating space to cater for dog walking and garden maintenance access. North facing ground level units are provided with small patios with access directly off Kingston Street sidewalk. An approach court to the building entrance is located on the north side.

Plantings would emphasize the traditional ornamental garden, species selected for scent and flowering attributes, pollinating properties, native species content where opportunities exist. The building will be bounded on its south and east sides by continuous tree canopy providing shade to the gardens and a degree of screening between the building and neighbours to the south and east.

External Visual Impacts and Street Presence

Architectural garden walls edge the north property line with low off-site plantings placed between the property line and sidewalk. This treatment robustly defines the edge of the public domain and protects the small private patio spaces behind the garden wall.

Surrounding the north patios would be shade-loving small plant species and a single specimen large shrub for each dwelling.

This consistent frontage treatment is interrupted by the main approach court welcoming visitors to the building lobby. The court is an uncluttered richly textured paved space partially covered, with elements such as stone seats, trained specimen shrubs in urns and overhead foliage to impart a comfortable human scale to the space.

The west property line separates two residential drive aisles. The entrance to the parkade under 475 Kingston is covered by a higher level private garden accessed from the second floor level balcony described as the “secret garden”. This small, enclosed court space is surrounded on 3 sides by ornamental wooden trellage supporting flowering vines would present an attractive focal element to neighbouring properties.

The community garden lies on the east side of the building and is accessed off the sidewalk through a lockable gate. It is a rectangular paved space with benches defined on 2 sides by a timber colonnade and on one side by a row of columnar trees. This paved space connects with a perimeter gravel pathway providing both maintenance access to the south unit gardens and dog walking opportunities for the residents.

Sustainability

The entirety of the landscape space lies above a concrete structure. The structure has been designed to incorporate depressions to create deep voids which would be backfilled with growing media sufficient for trees to thrive.

Trees planted within the community garden are surrounded by hard paved surfaces and to ensure soil volume needs are addressed, these surfaces would be laid above soil vaults.

Community garden and private patio paved surfaces would be designed as permeable surfaces and form part of a site-wide rainwater detention system.

Rain water storage to supplement irrigation demand shall be provided in the parkade. All plantings would be irrigated via automated low volume drip-line with a controller that shall have weather sensing capabilities to adjust the program based on each days weather.

Trees

A small number of trees (6) will be removed from within the site, 4 of which are bylaw protected. These existing trees comprise non-native species (hawthorn, chestnut and purple plum). They will be replaced by a larger number of new trees (27) provided with optimum growing conditions - ample soil volume, irrigation and regular mulch applications.

All existing street trees will be preserved and protected as required by the City of Victoria.

Lighting

Landscape lighting is proposed for safe use of the gardens after dark, specifically in the Community Garden and along the South Walkway, using bollard light fixtures and wall mounted recessed light fixtures, all of which would be dark sky compliant.

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