



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

Landscape Rationale and Intent

December 20, 2021

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 Boxwood) with cascading foliage (Kinnikinnick) over the retaining walls. 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 ornamental metal fins featured on the architecture along Pandora and also on the privacy screens around the common space on Pandora, Evergreen Jasmine vines 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 pallet 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 Evergreen Dogwoods which will also provide beautiful summer flowers.
- '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 and Evergreen Dogwood are the other feature trees; the Acer for its beautiful bark and sense of renewal with each year and the Dogwood for flowering interest and evergreen privacy coverage.

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 cosy 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.

- The project team is proposing a feature wood art piece on the corner of Pandora and Camosun to be illuminated at night. This piece will be crafted by a local artist and will be suspended in amongst the evergreen flora.