

## LANDSCAPE RATIONALE

Washington Avenue Townhouses  
Development Permit Application

**Project No.:** 119.04

**Date:** March 23, 2020

Attn: Mayor & Council

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Murdoch de Greeff Inc., in collaboration with the Curate Development design team, has prepared landscape plans for the proposed townhouse development at 3080-3090 Washington Avenue. The property is located in the primarily residential neighbourhood identified as the 'Gorge Sub-Area' in the Burnside Gorge Neighbourhood Plan. The proposed development is located adjacent to the Cecilia Greenway, and forms part of a missing link required to create a pedestrian and cycling connection between the Galloping Goose and Balfour Avenue (the Doric Connector).

### **Pedestrian Connections**

A primary consideration for the design of this project has been the inclusion of a proposed pedestrian and cycling path connecting to the Cecilia Greenway. This mixed-use path will eventually form a connection through to Balfour Avenue providing much-needed connectivity through the neighbourhood. The Washington Avenue entry to the cycle path is marked with a paving pattern and stone walls that carry the Cecilia Greenway design across the street and into the proposed development. Pedestrian pole lighting is indicated along the path in order to create a safe environment at all times of day.

Internal pedestrian pathways are also an important part of the design. A north-south entry walkway and an east-west connection to the Cecilia Greenway extension help pedestrians move through the proposed development safely. The east-west path offers a child-friendly, welcoming mews between buildings C through H.

### **Buffers & Rain Gardens**

The landscape plantings are designed as natural, planted buffers to the neighbouring residential properties to the south and west. The plantings integrate with low boulder retaining walls that bridge grades between properties. The buffer plantings feature native and ornamental tree species, including Garry oak trees, as well as naturalized hedgerows consisting of a mix of native shrubs such as Snowberry, Oregon Grape, Red Flowering Currant and coastal strawberry. Rain gardens have also been included where grading allows, in order to provide sustainable stormwater management on site. The buffer and rain garden plantings will provide a sense of privacy between residences, while providing habitat for native birds, pollinators and other wildlife.

Fencing is also employed carefully to ensure that adjacent neighbours are afforded privacy from this development. Wooden fencing (to meet Victoria bylaws) is proposed along the north, south and west property lines in order to provide privacy for adjacent residences. A low picket fence is included at the east (frontage) property line to demarcated private space while offering a friendly face to the neighbourhood.

### **Tree Retention and Forested Gathering Space**

The site plan has been designed to protect existing mature trees on the northeast corner of the site. This portion of the site is proposed to serve as a forested outdoor amenity space for residents and their visitors. A raised wooden deck constructed around an existing cedar tree and open space with permeable mulch surfacing will allow use of this space while ensuring that impacts to the existing trees are minimized. Additional plantings and the clustering of other site amenities (mail boxes and bike racks) will help this space become an attractive gathering node within the development.

Trees on the north property line are also being retained; note that in order to retain these trees the greenway must follow existing grade relatively closely.

### **Private Landscape Spaces**

Each proposed unit has access to a private outdoor space. These take the form of backyard patios or gated front yards with plantings and lawn, depending on the unit. Ground-level outdoor spaces are complemented by decks at upper levels, providing a wider range of options for residents to gather, play, or eat out of doors.

The private yards fronting Washington Avenue reflect the character of nearby single family homes, providing a space where residents of the townhouse units can engage directly with other members of the Avenue. Boulevard trees are proposed and will help to provide a sense of enclosure for the streetscape.

### **Conclusion**

The proposed landscape design for the Washington Townhouses strives to employ many of the design guidelines presented in the City of Victoria's "*Design Guidelines for Attached Residential Development*". The landscape plan includes landscape treatments that add visual interest along the street, plantings within setbacks, sensitive grading, the use of low/planted retaining walls, ample and diverse tree plantings, and the inclusion of pedestrian lighting. The proposed landscape design contributes to the Burnside Gorge Neighbourhood Plan by providing part of a missing link for the Doric Connector, and by providing "useable semi-private spaces" on Washington Street in order to encourage "social interaction amongst neighbours" (pg. 53). We believe that the proposed landscape design enhances the site, offers community amenity and integrates with the surrounding neighbourhood.

If you have any questions or require further clarification, please feel free to contact our office.

Yours Truly,



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