

BLACKSTONE

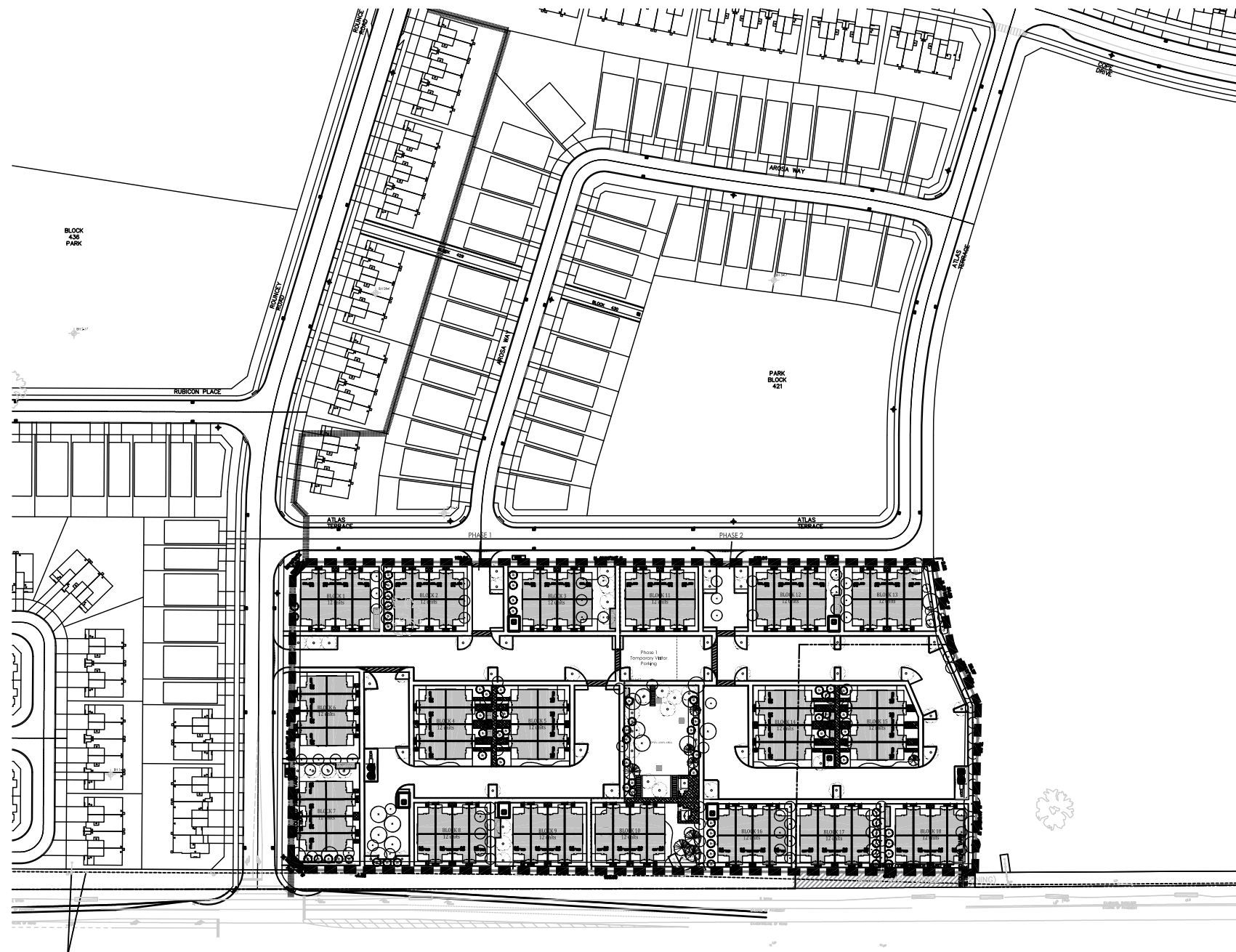


NAK PROJECT NO. 19056

KANATA

ISSUED FOR SUBMISSION 1
MAY 1 2019

LANDSCAPE NARRATIVE



Introduction

Located in Kanata, this real estate project consists of a planned unit development with back-to-back stacked townhomes. The 3.1ha block consists of 18 x 12-unit building blocks arranged at the perimeter of the site and surrounding a central greenspace amenity area. It is bounded by Fernbank streets to the south, Rouncey to the west, Atlas Terrace to the north and the new secondary school to the east. The density of the habitat is 69 units / hectare.

The mandate entrusted to NAK Design Strategies is to design the landscape and exterior amenities.

Location map :



Tree Planting

The planting strategy is organised in the form of four landscape typologies:

- A- The surroundings of the residences and Walkway Blocks
- B- Parking lots
- C- The central green space
- D- The East and West Gardens

A. The surroundings of the residences and Walkway Blocks

The entrances are treated with mixed beds (perennials and shrubs). Perspectives are created between the residential blocks by aligning a few multistem trees that accompany the pedestrian paths. The planting scheme highlights the visibility areas adjacent to the parking lots. To filter the views, several persistent shrub species (conifers) mark the entrances to the dwellings.

B. Parking lots

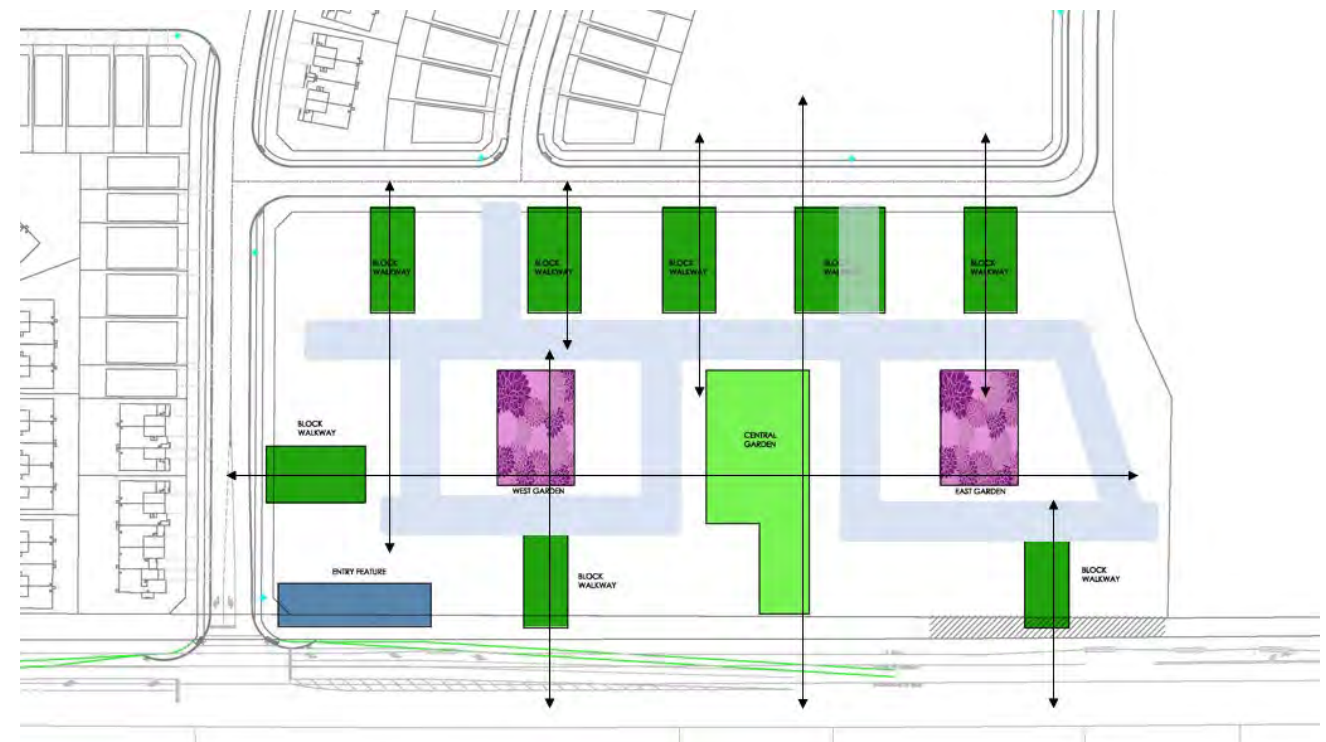
For these highly mineralized areas, we opt for the planting of high trees to deploy a canopy as wide as possible and fight against the effects of "heat islands". The lower stratum is composed of grass so that when winter comes, the space can be used as snow storage areas. The entrances are planted with trees aligned with coloured foliage to mark the threshold of the residence (clear throat required by the City).

C. The central green space

With a surface area of approximately 1700 m², the central space is organized around a large lawn planted with majestic trees. This is the only gathering and convivial place dedicated to residents of all ages to meet. The sides are slightly raised by 1 meter to form planted berms that obscure views of the parking spaces. A few picnic tables offer seating and welcome residents on sunny days. The plant range is rich with groves of deciduous and coniferous trees for a better presence all year round. Pyramidal stacked elements serve as a meeting place.

D. The East and West Gardens

With a surface area of approximately 500 m² each, the gardens bring together all the paths that serve the residences by low planting strips. Multistem trees are used as they have nice cover, especially during the spring flowering season, and the soil is treated more qualitatively in the form of paved strips. The idea is to make this part of the project more confidential while entering the path and having filtered views.



Maintenance Codes

As part of a global approach to establishing a new landscape, areas are distinguished by different maintenance classes based on the complexity of the situations and the desired effects. Complexity refers to the level of care to be given to the different components of the space (soils, lawns, shrub and perennial beds, hedges, groves). It is necessary to set up an aesthetic classification that defines which interventions are desirable for each of the landscape typologies.

Particular attention will be paid to the essential components of the landscape (entrances to the residential complex, major community spaces, alignment trees, pedestrian walkways). The "maintenance quality" classes are only for surface plants and never include trees, which must be treated separately (pruning, watering).

Classification :

CODE 1 – Major and structured places

Concerns carefully maintained areas such as the central green space, the gateway (entry feature), and pedestrian accesses associated with plots. Maintenance agents will be vigilant about the cleanliness of the premises (floor coverings, low walls, furniture, plant staking, installation security, etc.). Planting areas and trees are monitored monthly. Fertilizer (organic matter) can be applied once every two years, if necessary. Shrub, perennial and grassy plant beds are watered for the first two years, and monitored annually for rejuvenation and harmonious development. There is no planting of annual flower beds.

CODE 2 – Secondary and common spaces

These spaces are areas that accompany the roadway (parking), but also concern the secondary landscape elements that accompany the surroundings of the buildings. The parking lots and sidewalks mark the continuity of the frontage and mark the boundaries of the blocks. The shrub beds are regularly maintained. The clean appearance of the sidewalks is ensured by a spring and fall sweep. Turfgrass and ground cover limit phytosanitary interventions and treatments. Rigorous monitoring is carried out on mulch surfaces and tree stakes. Leaves and other plant debris (broken branches) should be systematically removed in the fall.

Tree Canopy

« Urban tree canopy (UTC) is the layer of leaves, branches, and stems of trees that cover the ground when viewed from above. In urban areas, the UTC provides an important stormwater management function by intercepting rainfall that would otherwise run off of paved surfaces and be transported into local waters through the storm drainage system, picking up various pollutants along the way. UTC also reduces the urban heat island effect, reduces heating/cooling costs, lowers air temperatures, reduces air pollution, increases property values, provides wildlife habitat, and provides aesthetic and community benefits such as improved quality of life. »

- Center for Watershed Protection

Like many urban centres, the City of Ottawa is currently studying a coverage rate for its canopy. It recommends a minimum rate of **30%** for parks and open spaces. The landscape concept respects this precept.



ESTIMATED CANOPY COVERAGE MATURITY				
SIZE OF TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE	QUANTITY OF TREES	TOTAL AREA
SMALL	5m	11.0 m²	0	0 m²
MEDIUM	10m	44.2 m²	73	3226.6 m²
LARGE	15m	99.4 m²	63	6262.2 m²
TOTAL CANOPY COVERAGE:				9488.8 m²
TOTAL PROJECT AREA:				31395 m²
EST. CANOPY COVERAGE:				30.20%

Site furniture and amenities

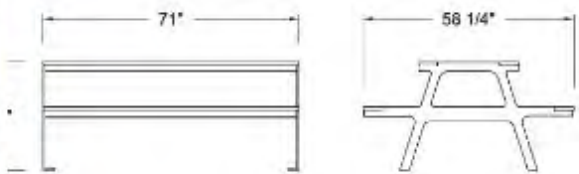
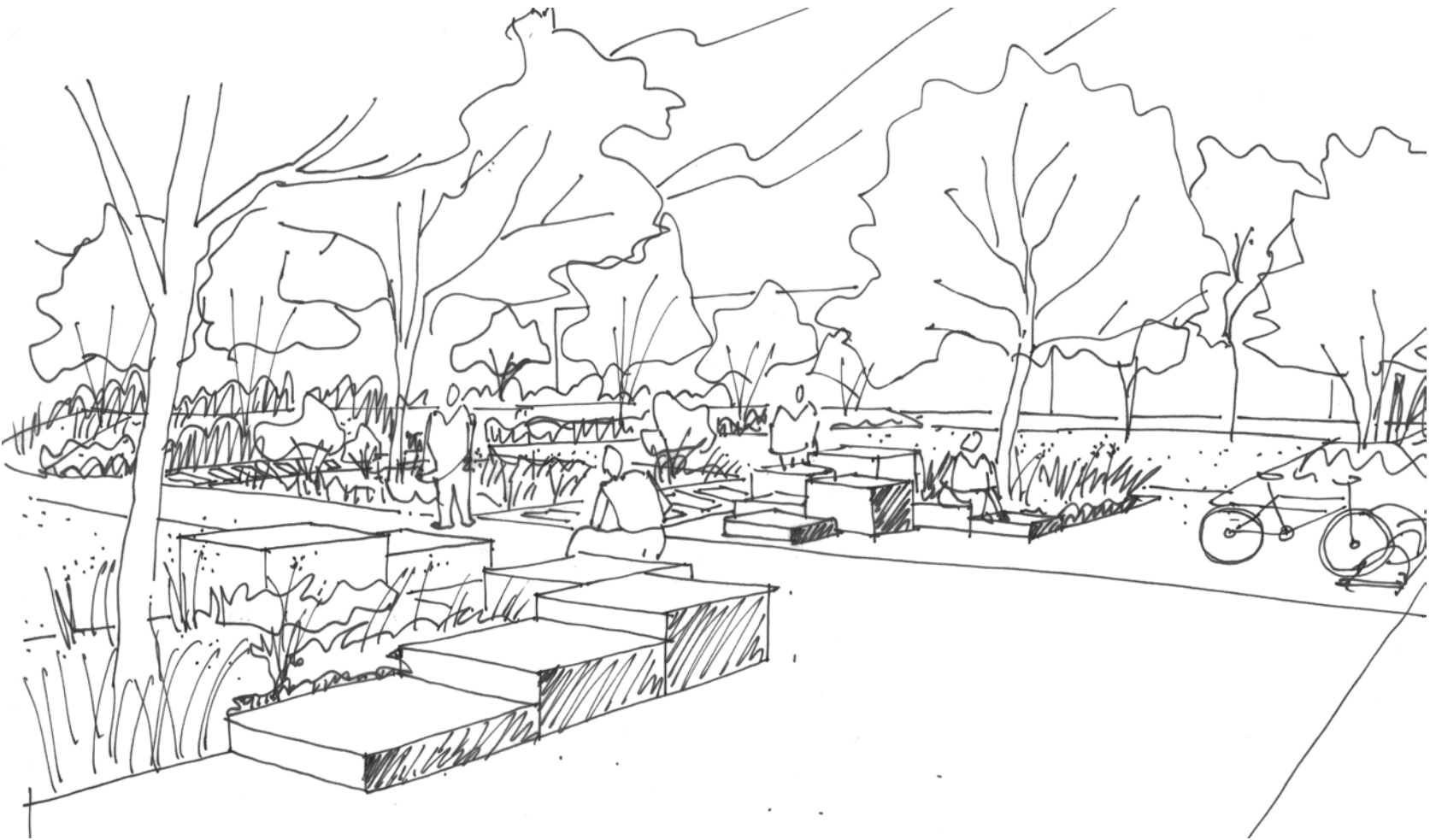


Mosaic concrete bench

Wooden barrier with climbing plants for the screening the waste storage area

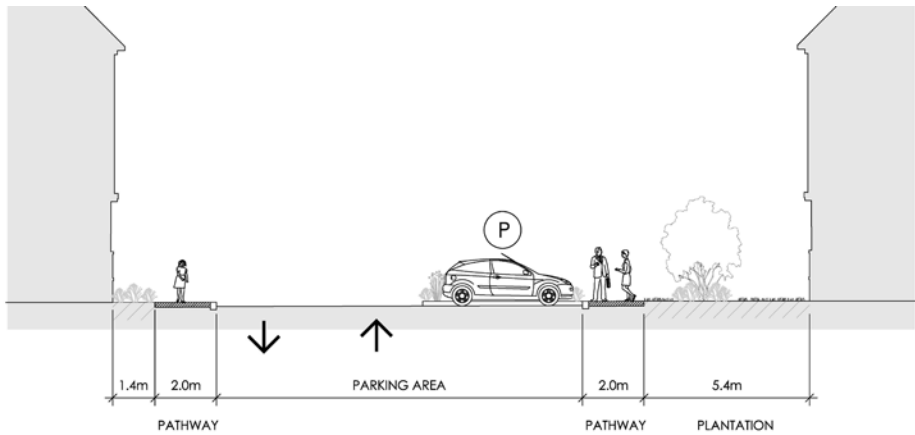
Picnic table

Bicycle supports

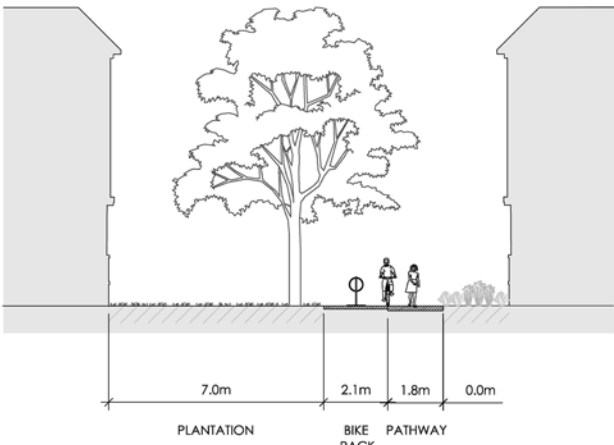


EP 263
Table de pique-niq
Structure d'acier avec apprêt au zinc et pei

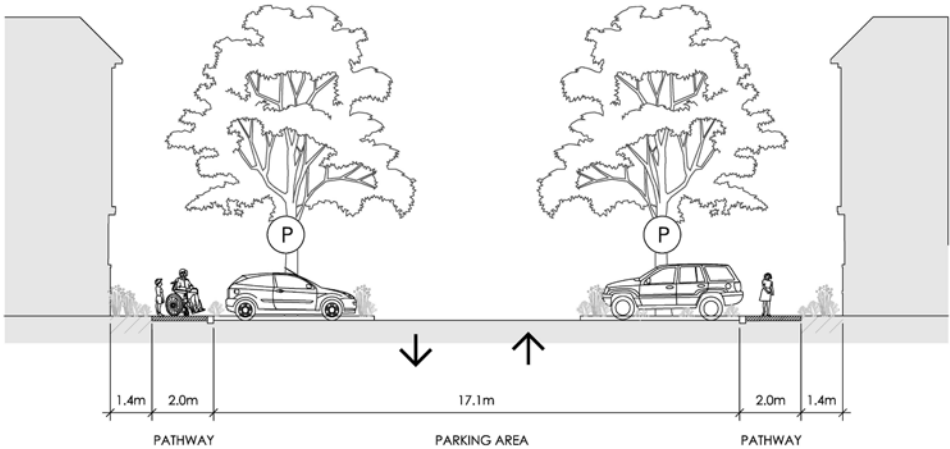




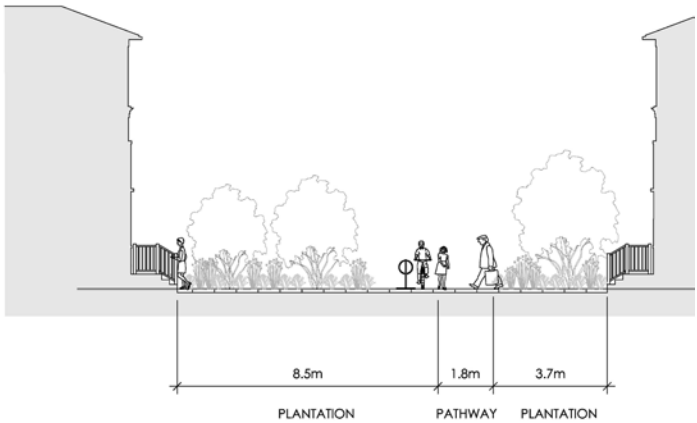
C (C - C')
1:100



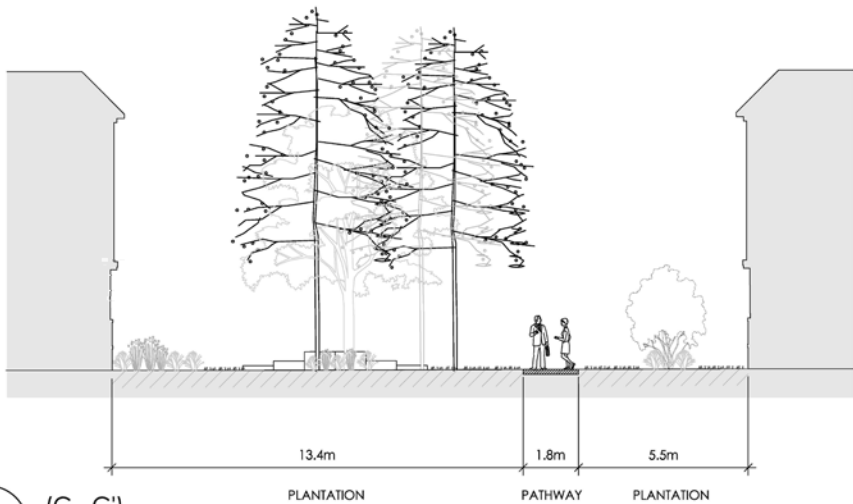
D (D - D')
1:100



E (E - E')
1:100

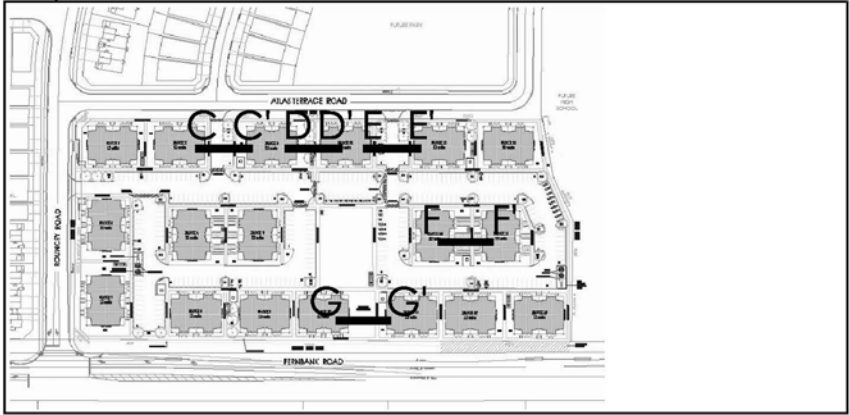


F (F - F')
1:100



G (G - G')
1:100

Key Plan



Appendix 1: TREE LISTING / PLANTING PALETTES

Key	Botanical Name	Common Name	Size Category	Approx. (Urban) Height (m)	Potential Subsidence Ris	Shape	Mature Canopy Width (m)	Urban Tolerance	Salt Tolerance	Ph Tolerance Range
AG	Acer ginnala 'Flame'	Amur Maple	1 Small	6	Low	Round	6	High	MOD	6.1-7.5
AF	Acer x freemanii 'Armstrong'	Armstrong Maple	5 Columnar	10	Moderate	Columnar	8	Mod	MOD	≤7.5
AC	Amelanchier canadensis	Serviceberry	1 Small	7.5	Very Low	Oval	5	Mod.	MOD	5.5-7.0 (tolerates higher)
CC	Carpinus caroliniana	American Hornbeam	1 Small	8	Low	Oval	6	Mod.	MOD	6.0-7.0
CA	Carya cordiformis	Bitternut Hickory	4 Large	15	Moderate-high	Oval	15	High	HIGH	4.5-7.5
CO	Celtis occidentalis	Hackberry	3 Medium/Large	10	Low	Oval	15	High	MOD	6.6-8.0 (tolerates lower)
CR	Crataegus crusgali 'Inermis'	Thornless Hawthorn	1 Small	7.5	Low	Round	8	Mod. / High	MOD	4.5-7.2
GB	Ginkgo biloba	Ginkgo	4 Large	15	Low	Oval	10	High	MOD	Adaptable
GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	5 Columnar	10	Very Low	Columnar	5	High	MOD	≤8.2
GT	Gleditsia triacanthos var. inermis	Honeylocust	4 Large	12	Low	Oval	10	High	HIGH	4.8-8.0
GD	Gymnocladus dioicus	Kentucky Coffee-Tree	4 Large	15	Low	Oval	13	High	MOD / HIGH	6.0-8.0
MA	Malus spp.	Crabapple	1 Small	7.5	Moderate	Varies	5	High	HIGH	5.5-6.5
PO	Picea omorika	Serbian spruce	6 Coniferous	20	Low	Pyramidal	5	Mod. / High	MOD	5.5-8.0
PS	Pinus strobus	White pine	6 Coniferous	8	Low	Pyramidal	15	Mod.	MOD	6.0-7.0
PM	Prunus maackii	Amur Chokecherry	2 Small	7	Low	Oval	5	Mod.	HIGH	6.5-7.5
QM	Quercus macrocarpa	Bur Oak	4 Large	10	Moderate	Oval	10	High	MOD	4.5-7.5
QP	Quercus palustris	Pin Oak	4 Large	10	Moderate	Oval	13	Mod. / High	MOD / HIGH	4.5-6.5
QF	Quercus robur 'Fastigiata'	Pyramidal English Oak	5 Columnar	10	Moderate	Columnar	5	High	HIGH	5.0-7.0
QR	Quercus rubra	Red Oak	4 Large	15	Moderate-high	Round	15	Mod. / High	HIGH	4.3-7.3
ST	Sorbus x. thuringiaca 'Fastigiata'	Oakleaf Mountain-Ash	2 Small/Medium	8	Very Low	Oval	3	Mod.	MOD	4.0-7.0
SR	Syringa reticulata	Japanese Lilac	2 Small/Medium	10	Very Low	Oval	5	High	MOD / HIGH	≤8.2
TA	Tilia americana 'Boulevard'	Boulevard Linden	5 Columnar	15	Moderate-high	Columnar	10	High	LOW	≤8.2
UA	Ulmus americana 'Princeton'	American Elm	4 Large	18	Moderate-high	Vase	14	High	MOD	4.5-7.5
UL	Ulmus x 'New Horizon'	High resistant Dutch Elm	4 Large	14	Moderate	Vase	8	High	MOD / HIGH	4.8-7.0
	Parking - Streetscape									
	Central Park - Open lawn									
	Mews - Gardens									
	Residences focal points - Block walks									

Planting palettes - trees for the Eastern and Western Gardens



Planting palettes - trees for the Central Garden



Planting palettes - trees for the Parking Spaces



Planting palettes - trees for the Walkway Blocks



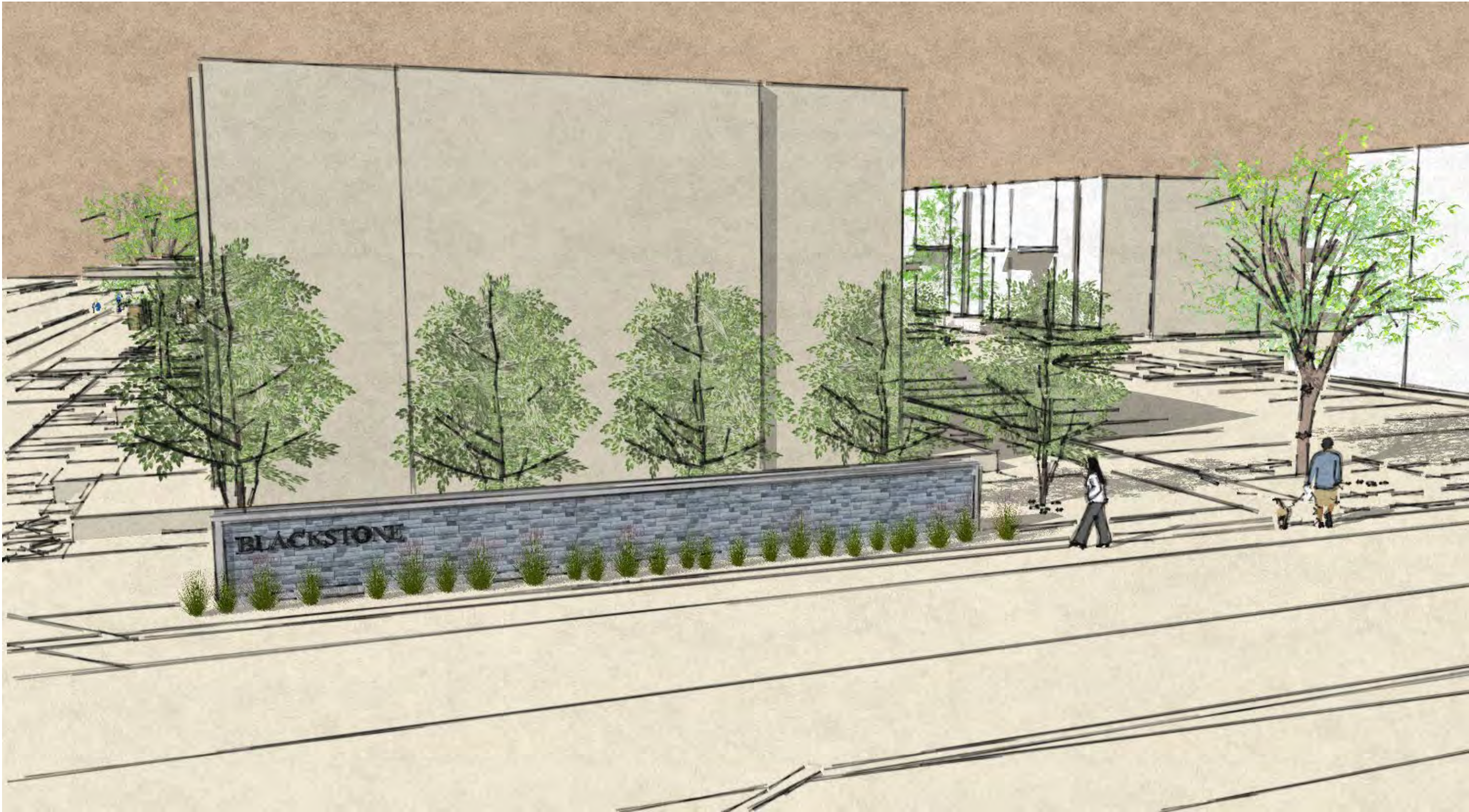
Planting composition palettes :



Shade planting material :

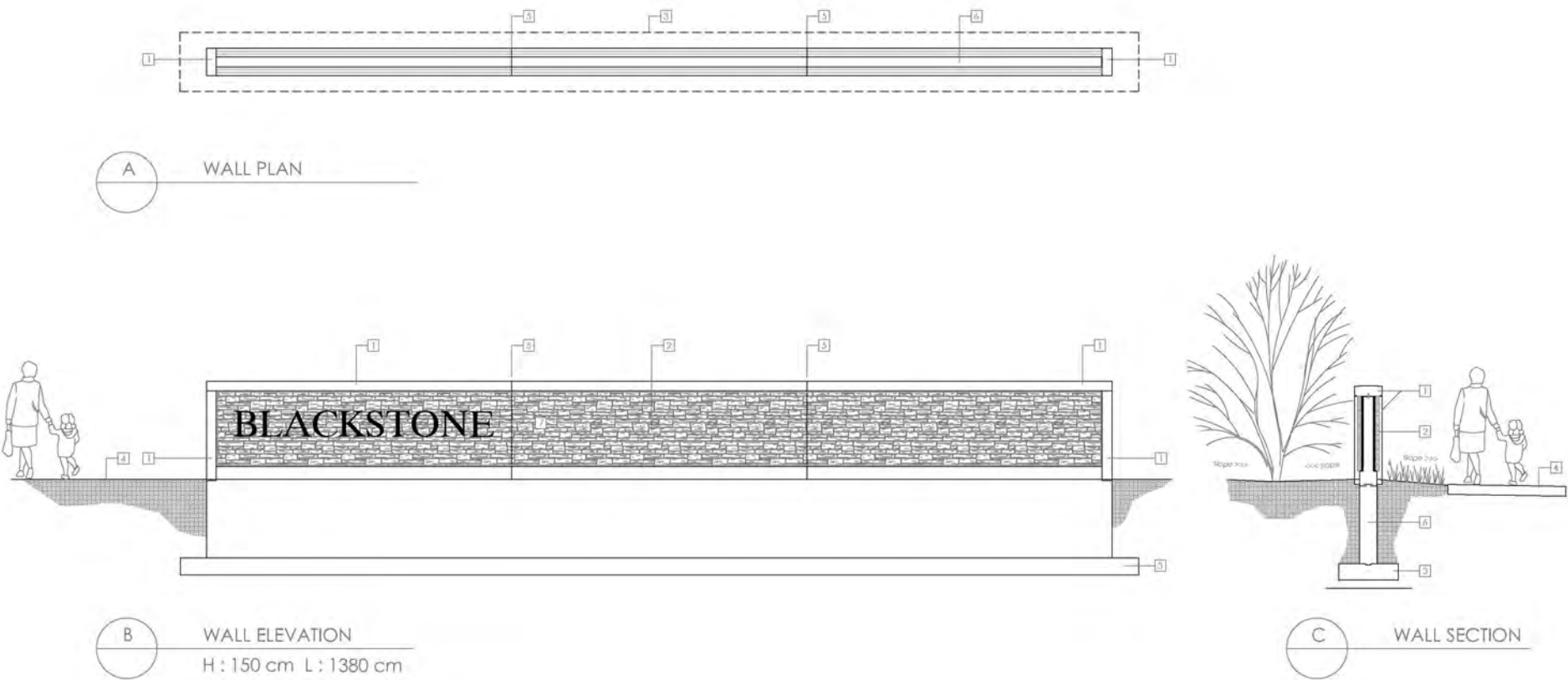


Appendix 2: Blackstone Gateway – Entry feature on Fernbank road (Maximum wall height : 150 cm)



Appendix 3: Entry feature detail (preliminary design)

FERNBANK ROAD - ENTRY FEATURE



- NOTES:**
- 1. ALL WALLS TO BE APPROVED BY THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION
 - 2. WALLS OVER 1.0m IN HEIGHT MUST BE CERTIFIED BY AN ENGINEER
 - 3. ENTRY FEATURE WALL TO BE CONSTRUCTED ON HIGH POINT - GRADES TO BE CONFIRMED
 - 4. SUCCESSIVE WALLS SHALL BE CONSIDERED AS A SINGLE WALL
 - 5. CENTRE FRAME ON TOP OF THE LAYER BELOW AND ON BOTH SIDES

- LEGEND:**
- 1. PRE-CAST CONCRETE FRAME
 - 2. GRAY AND BLACK WALL VENEER
 - 3. FOUNDATION
 - 4. FINISHED GRADE
 - 5. EXPANSION JOINT
 - 6. CAST IN PLACE CONCRETE WALL
 - 7. ALUMINUM LETTERING - 19MM



MATERIAL REFERENCES
PRECEDENT IMAGES