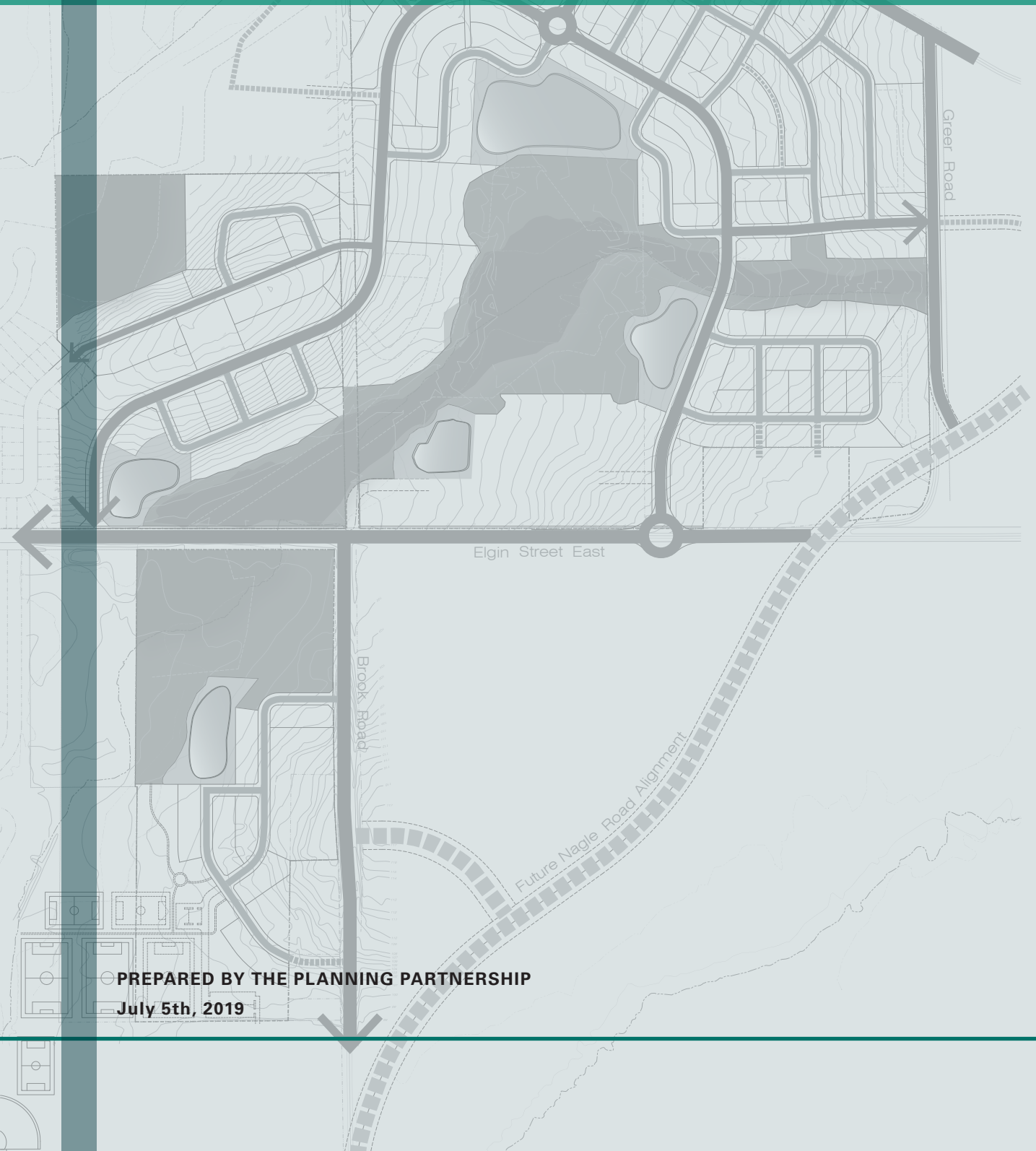


DRAFT

Villages of Central Park

MASTER LANDSCAPE PLAN

Rondeau (Cobourg) Ltd.



PREPARED BY THE PLANNING PARTNERSHIP

July 5th, 2019



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Introduction

The Master Landscape Plan (MLP) for the Villages of Central Park is a design framework that builds upon the Villages of Central Park Urban Design Guidelines and the Town's Official Plan Vision and Urban Design Objectives. It provides guidance for the preparation of detailed landscape designs that will form the basis of the technical drawing submission.

The structure of the community is made up of clusters of neighbourhoods that have the same or similar land uses and are physically framed by environmental features and/or the road / block pattern; while each neighbourhood is discernible and distinct in their character, they are also coordinated and unified through a number of common elements that visually, physically and/or thematically link them.

Note: The neighbourhoods are not correlated to the phasing of development.

Correspondingly, the Master Landscape Plan is organized into three parts:

PART 1:

Design approach and concepts for Community Wide (Common) Elements; this includes the following:

- Street Trees: Entry Road and Ring Road,
- Window Streetscape Design and Landscaping
- Traffic Circle Landscaping
- Stormwater Management Pond Landscaping
- Trails Design and Landscaping
- Mid Block Walkway Design and Landscaping
- Enhancement/Restoration Buffer Planting
- Public Art Opportunities

PART 2:

Design approach and concepts for Neighbourhood (Specific) Elements; in addition to the common elements, this includes the following:

Neighbourhood 1 – Street Trees; Village Square; Trail Connection; Rear Lot Landscaping

Neighbourhood 2 – Street Trees; Gateway (Danforth Rd. E); Neighbourhood Park

Neighbourhood 3 – Street Trees; Gateway (Greer Rd.)

Neighbourhood 4 – Street Trees

Neighbourhood 5 – Street Trees; Community Gateway (Brook Rd.); Community Park Entrance

Mixed-Use Centre – Mixed-Use Gateway (Elgin St. E.); Elgin St. E. Planing; Internal Roads Streetscape

PART 3:

Recommended Details

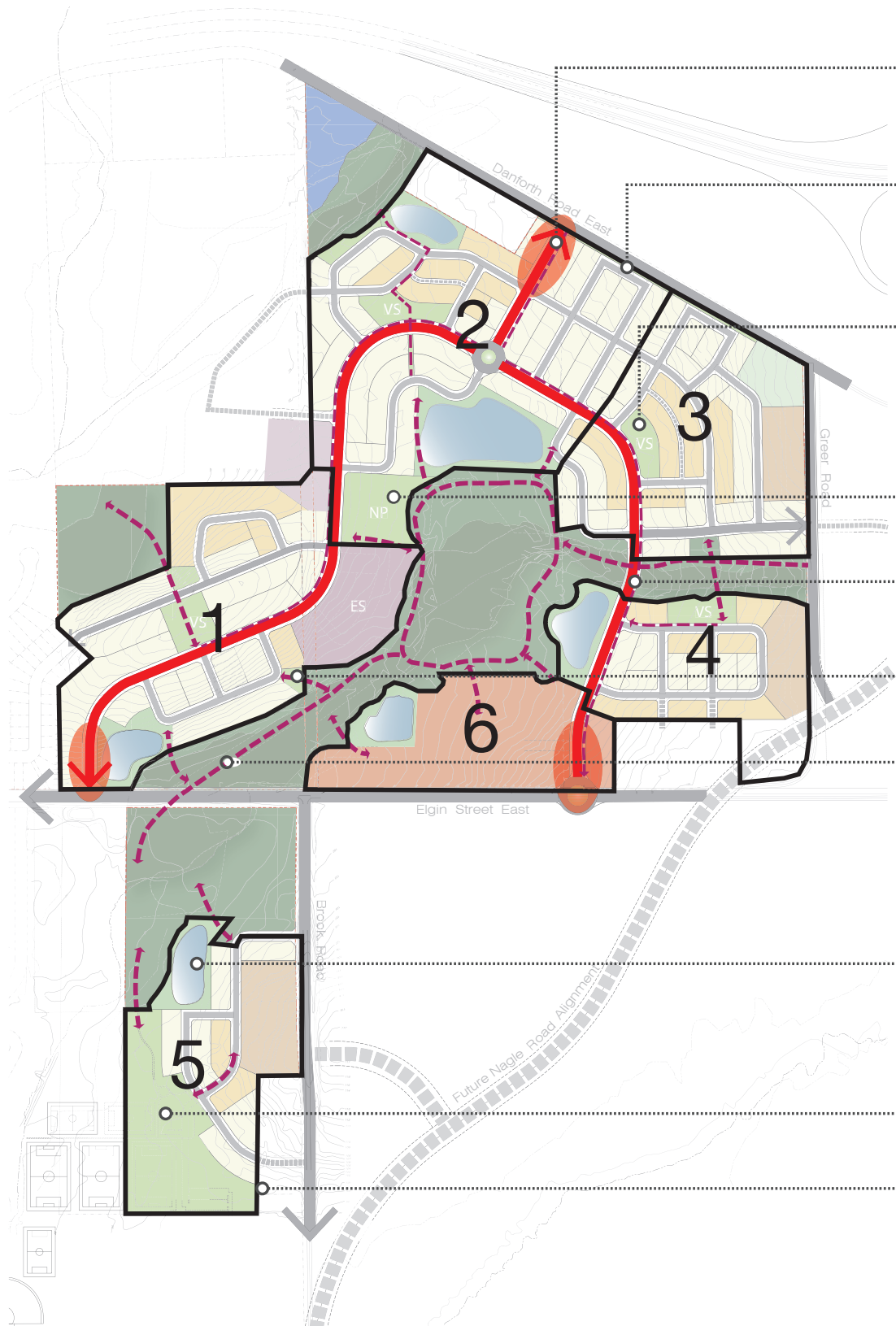
- Tree Planting Standard
- Soils Strategy
- Community Mailboxes
- Fencing

APPROACH TO LANDSCAPING

The streets and open space of Villages of Central Park offer a tremendous opportunity for the Town of Cobourg to promote extremely resilient landscapes and build a healthier urban forest.

Tree planting and landscaping in these areas have a critical role in defining the public realm of the community and serve the very important objective of increasing tree canopy coverage and promoting species biodiversity.

Community/Neighbourhood Structure



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Entry Road

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Window Street Landscaping

.....

Village Square

.....

Neighbourhood Park

.....

Ring Road

.....

Trail Connection

.....

Trail

.....

Stormwater Management Pond

.....

Community Park

.....

Neighbourhood

Street Trees

Note: The cross sections provided are place-holders; it is recognized that they are subject to coordination with engineering, planning, public works, parks and environmental services. These will be updated at a later date.

The primary objective is to create the optimum conditions for tree growth that will result in continuously tree lined streets, and ultimately, a mature and connected urban tree canopy.

Fundamental to this are:

1. Selecting diverse plan palette - not only new species but new genera
2. Planting the right tree for the right location – balance urban stress and environmental conditions with other design objectives
3. Creating the right below-grade conditions
4. Minimizing conflict with above and below ground utilities / structure

ENTRY ROADS

Approach

As the 'gateways' to the community, these Entry Roads, located at Danforth Road East, Greer Road and Elgin Street East, give the 'first impression' of the Village of Central Park. These areas are to evoke more of a horticultural model and be more reminiscent of gardens, stressing an emphasis on smaller species with increased aesthetic appeal, with more conspicuously interesting foliage, bark, or flowers.

Typical Collector - 24.5m ROW

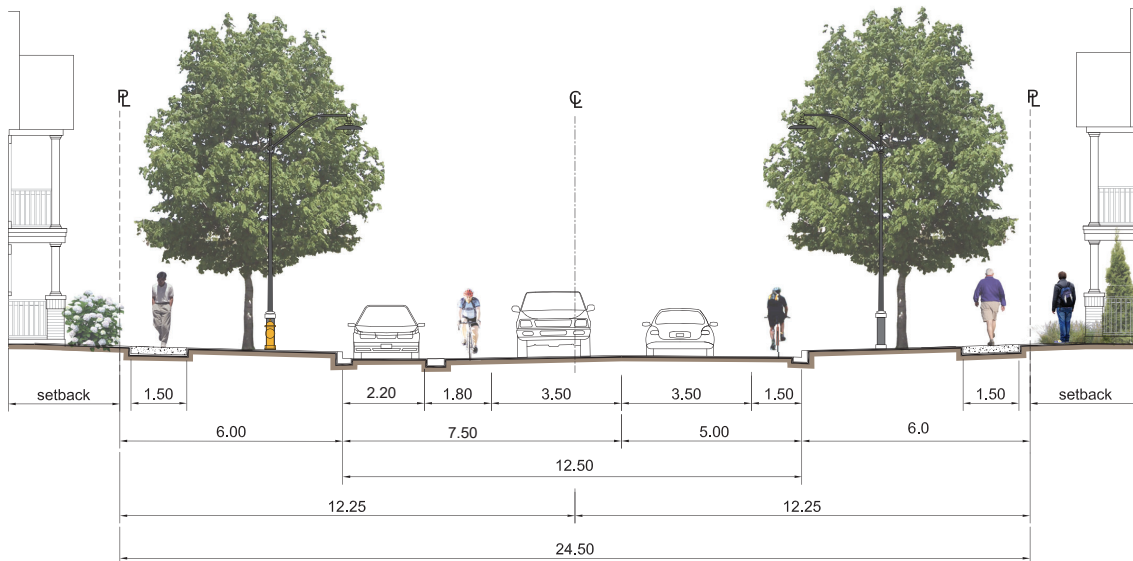
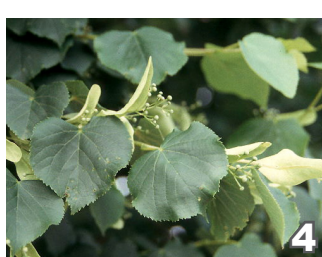
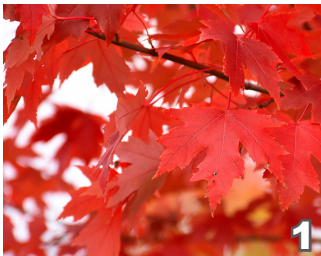


FIGURE FOR ILLUSTRATIVE PURPOSES ONLY - TO BE DISCUSSED WITH TRANSPORTATION

Setback Sidewalk Planting Zone Parking Bike Lane Travel Lanes Bike Lane Planting Zone Sidewalk Setback

Recommended Plant/Tree List

1. *Acer x freemanii* 'Autumn Fantasy'
2. *Quercus macrocarpa*
3. *Aesculus hippocastanum*
4. *Tilia cordata*
5. *Ulmus* D.E.D. varieties



Street Trees

RING ROAD / COLLECTOR ROAD

Approach

The Ring Road is the unifying ribbon that links the different neighbourhoods together and provides visual orientation to the various parts of community. In this role, the planting of large, visually impactful trees is important to distinguish it from other streets. In these locations, which are typically impeded urban environments, subject to numerous urban stressors, the recommended tree species are highly resilient and suitable for a relatively harsh environment, while providing additional biodiversity overall.

Residential Collector - 24.5m ROW

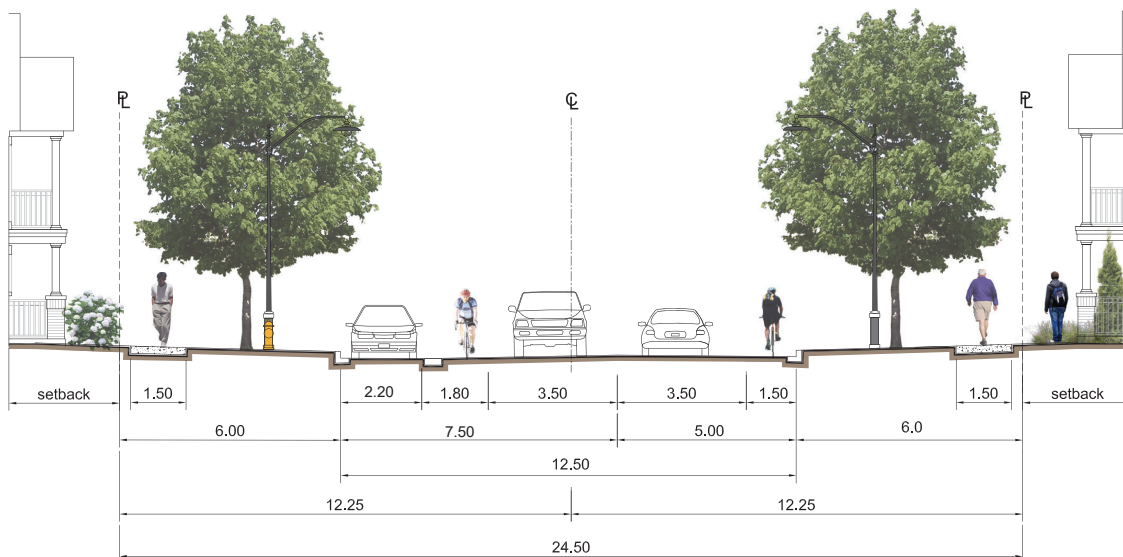


FIGURE FOR ILLUSTRATIVE PURPOSES ONLY - TO BE DISCUSSED WITH TRANSPORTATION

Setback Sidewalk Planting Zone Parking Bike Lane Travel Lanes Bike Lane Planting Zone Sidewalk Setback

Recommended Plant/Tree List

1. *Acer x freemanii* 'Marmo'
2. *Quercus rubra*
3. *Quercus alba*
4. *Gleditsia triacanthos*
5. *Celtis occidentalis*



Street Trees

Window Street

Approach

The single-loaded Window Streets proposed adjacent to Danforth Road East serve an important function – they are effective ‘windows’ into the community and form part of the overall streetscape environment along this primary corridor.

As will all other streets, creating an impactful, comfortable, pedestrian-scaled environment will be important. The plantings along this street will include large, single-stemmed specimens. However, due to less stressors and salt spray on this smaller, lower speed street, a wider range of species may be used, toward a greater contribution to biodiversity within the Town.

This will result in a streetscape that is slightly less intensely canopied and planted than major streets while still having a distinct character.

Note: Confirm the requirement for low fencing along the ROW adjacent to Danforth Road East.

Neighbourhood Streets (refer to Street Trees in each Neighbourhood)

Residential Local - 17.0m ROW

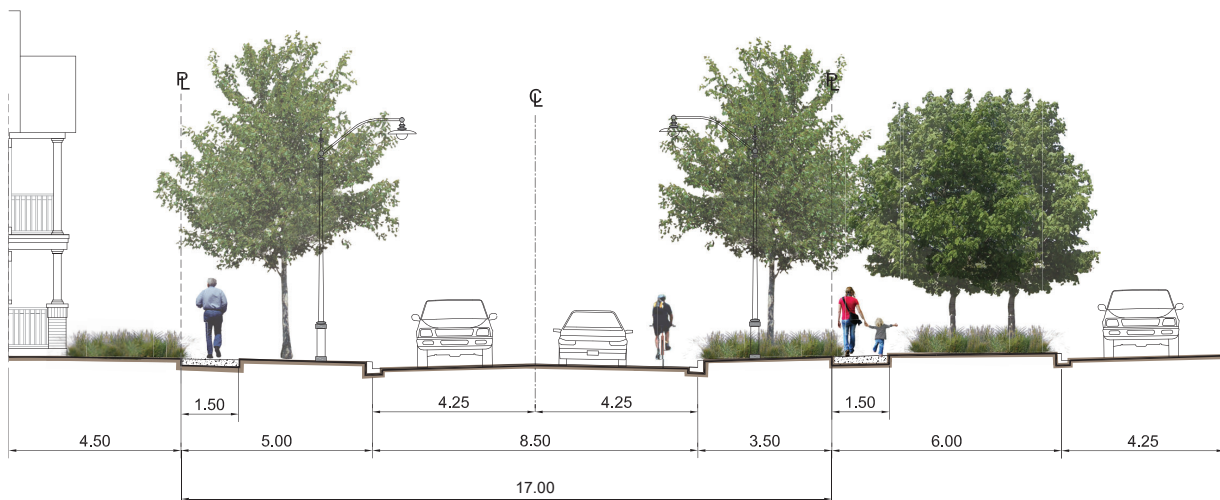
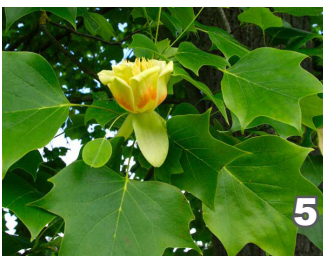


FIGURE FOR ILLUSTRATIVE PURPOSES ONLY - TO BE DISCUSSED WITH TRANSPORTATION

Recommended Plant/Tree List

1. *Acer x freemanii* 'Celzan'
2. *Quercus rubra*
3. *Carpinus caroliniana*
4. *Ostrya virginiana*
5. *Liriodendron tulipifera*



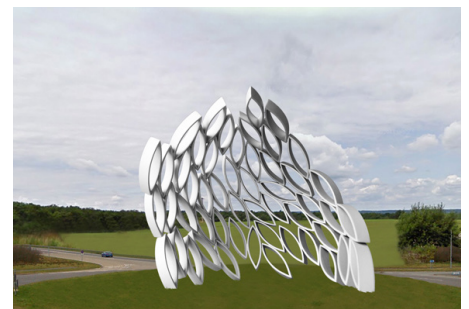
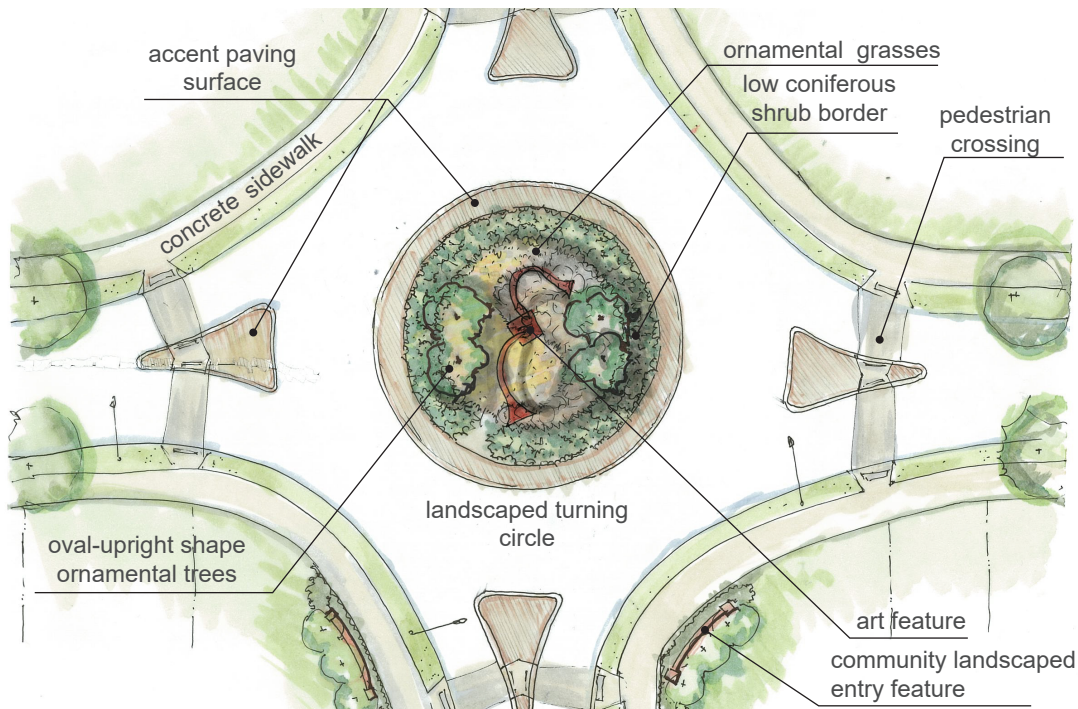
Traffic Circles

Approach

In addition to the traffic calming function of the Traffic Circle located at the intersection of the Entry Road and Ring Road, this street design element is an important and prominent feature within the community. The traffic circle provides an ideal opportunity to incorporate special plantings, public art and/or sculptural elements that enhance the character of the community.

The goal of landscaping within the traffic circle is to create visual interest, frame and direct views while enhancing the

function of the traffic circle. In this sense, it is intended that the selection and arrangement of landscape elements provide seasonal interest and create a show piece, while directing / screening headlights from oncoming cars. Plant species will be selected for their ornamental characteristics, and for their resiliency in this relatively harsh urban environment.



Recommended Tree List

1. *Larix Laricina*
2. *Juniperus conferta*
3. *Amelanchier* sp.
4. *Aronia* sp.
5. *Ostrya virginiana*
6. *Crataegus* sp.



Neighbourhood Park

Approach

The proposed Neighbourhood Park has been located together with the central woodlot, a stormwater management pond and future school site, to create a significant open space amenity and focus for the new community.

The layout and design of this park shall incorporate:

- Trails and connections to the adjacent SWM pond and School Block;
- Park entrance elements and signage;
- Shade structures, play structures, seating, lighting, garbage/recycling stations, bicycle lock ups;
- Open play areas;
- A paved multi-use court;

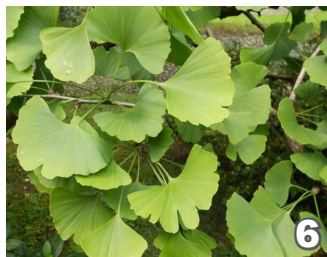
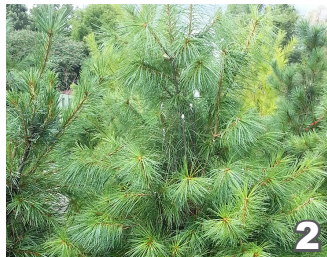
- Landscaped screening to adjacent residential lots.

The neighbourhood park, and parks in general, offers the greatest opportunity for tree planting that will most significantly contribute to biodiversity within the Town. The large open areas that are subject to relatively fewer urban stressors can accommodate large numbers of trees as well as support the growth of large trees. The types of tree species should have significant ornamental qualities, contribute to Spring flowers, Fall colours and Winter character. In these conditions, it is recommended that designers “push the envelope” in terms of introducing new species and increase tree diversity.



Recommended Plant/Tree List

1. *Acer* (Silver, Sugar, Red, Black)
2. *Pinus strobus*
3. *Caria ovata*
4. *Fagus sylvatica*
5. *Tilia americana*
6. *Ginkgo biloba*



Neighbourhood Park

Recommended Plant/Tree List

Play/Gathering Area

1. *Cercis canadensis*
2. *Quercus alba*
3. *Amelanchier canadensis*
4. *Crataegus* sp.



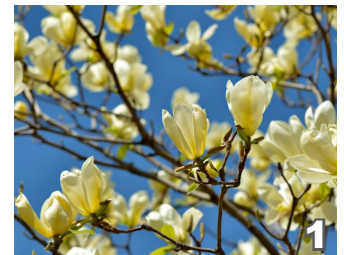
Seating Areas

1. *Gleditsia triacanthos*
2. *Cornus mas*
3. *Fagus sylvatica*
4. *Carya cordiformis*



Pathways

1. *Magnolia* 'Yellowbird'
2. *Betula alleghaniensis*
3. *Cornus mas*
4. *Acer saccharum*





Stormwater Management Ponds

Approach

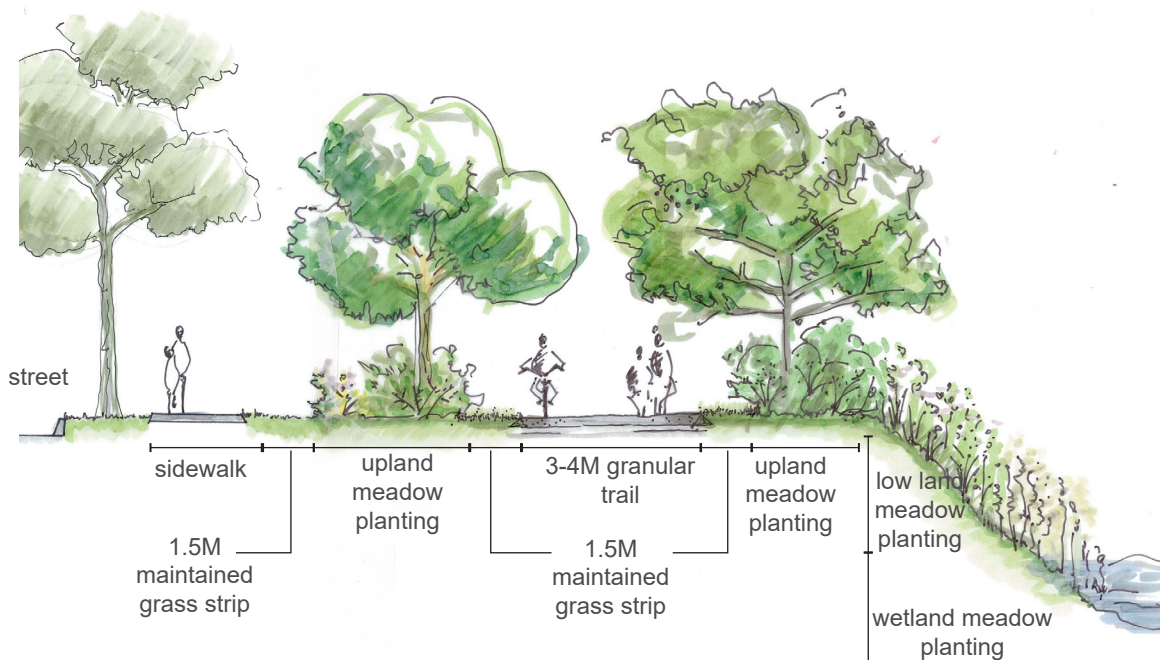
There are five Stormwater Management Ponds proposed for the community. Generally located adjacent to the environmental areas, these features offer the ability to bring 'nature' into the neighbourhoods and should be designed to provide passive open space for the community. The amenities that may be included are:

- Walking Trails (coordinated with maintenance access paths)
- Seating and Look-out areas
- Interpretive Signage
- Naturalized Plantings

Naturalized Plantings within and around the pond will consist of Wetland, Lowland and Upland native species that have remediative properties – intrinsic biomechanics that assist in slope stabilization, uptake of contaminants and restoration of compromised landscapes.

Furthermore, these species are typically first to grow in barren landscapes, in terms of their successional relevance; therefore, they have an inherent ability to catalyze dense, healthy naturalized areas and tolerate wetland conditions. Updates to the following conservation authorities approved species lists will be accepted: TRCA + LSRCA.

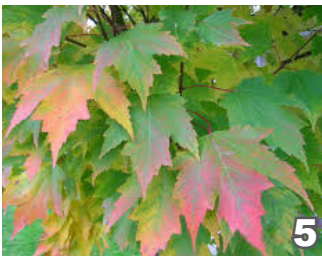
Within the Upland zone, plantings should be selected and arranged to provide a transition from the more urban street zone to the more naturalized open space area.



CROSS SECTION DIAGRAM

Recommended Plant/Tree List

1. *Betula* (B.B.B. resistant, Paper, Yellow, Black)
2. *Quercus bicolor*
3. *Larix laricina*
4. *Populus tremuloides*
5. *Acer rubrum*
6. *Salix* (Peachleaf, Black, White)



Stormwater Management Ponds

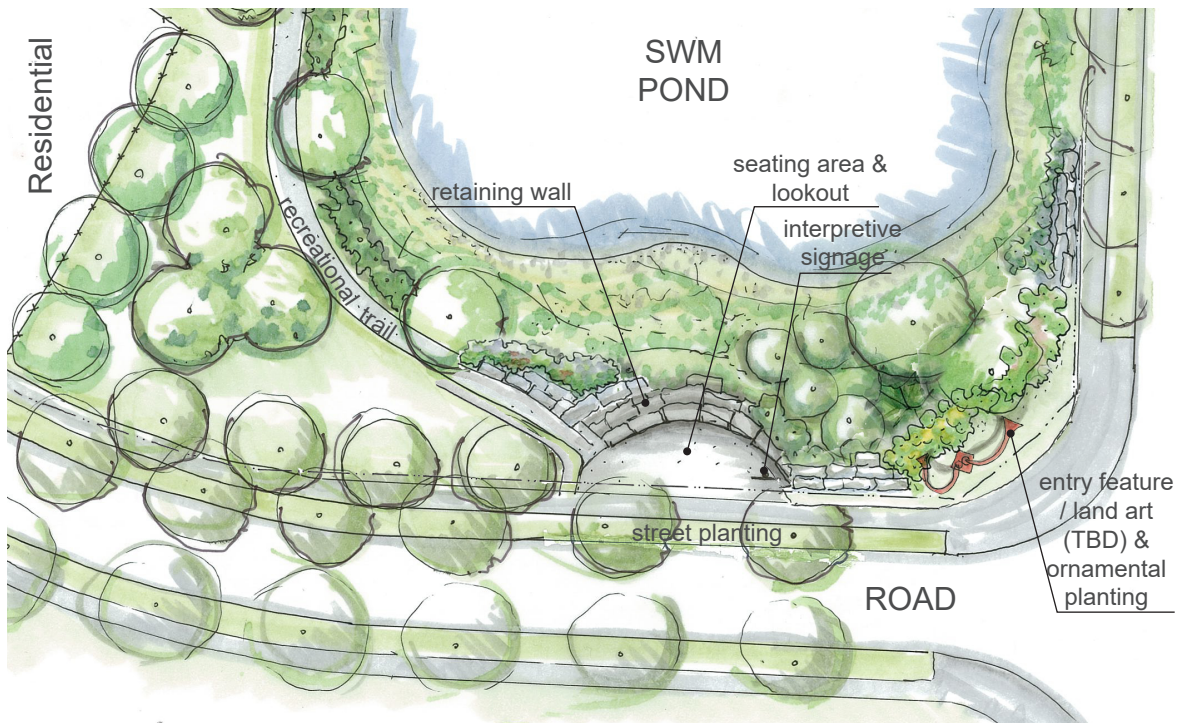
SWM LOOKOUT AREAS

Approach

Seating and Look-out areas may be provided at key locations around the ponds to take advantage of special views/vistas. The planting scheme and layout should evoke feelings of immersion in nature. Plant selection is native in nature, but aims for a more seasonal appeal and specimen character.

Through its Natural Heritage System Review, the Town has identified the opportunity to implement Interpretive

Signage elements in key locations. These potential seating and look-out areas provide ideal locations for these elements to be incorporated.



land art precedents



Recommended Plant/Tree List

1. *Acer* (red, silver)
3. *Amelanchier* (downy, allegheny, smooth)
4. *Quercus* (white, red)
5. *Ostrya virginiana*
6. *Cornus* (grey, silky, red osier, pagoda)
7. *Betula alleghaniensis*



Trails

The trails network within the Environmental Protection Areas (EPA) serve both a recreational and active transportation function within the community. Their location and design should consider:

Safe, clear and accessible routes to/from parks and schools

- Trail entrances to be clearly connected to and identifiable from the street
- Wayfinding and interpretive signage should be provided
- Plantings should be informed by the surrounding landscape character and ecology, however some specimens may be incorporated for their seasonal appeal

Privacy for adjacent residential lots

- Trails to be located a minimum 6.0 metres from the rear and/or side yard of adjacent residential properties
- A combination of fencing and plantings are to be installed between the rear and/or side property line of the adjacent residential property and the trail

Enhancing the character and function of the existing natural area

- Plantings to be informed by the adjacent forest and hedgerow landscape character and ecology
- Planting species to be selected for their ability to thrive in these existing landscape typologies
- Any new landscape should facilitate integration, protection and enhancement of the EPA

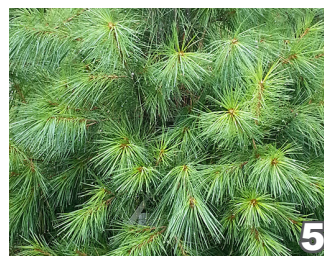
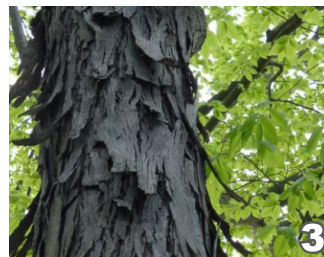
TRAILS ENTRANCE

Approach

The primary goal of the lookout feature is to frame the access to the trail system inviting access to a natural rich landscape. The planting scheme to be informed by the surrounding landscape character and ecology. Although plant selection is native in nature, it aims for a more seasonal appeal and specimen character.

Recommended Plant/Tree List

1. *Acer* (red, black, sugar)
2. *Carpinus caroliniana*
3. *Carya* (Bitternut, Shagbark)
4. *Abies balsamifera*
5. *Pinus strobus*
6. *Tsuga canadensis*

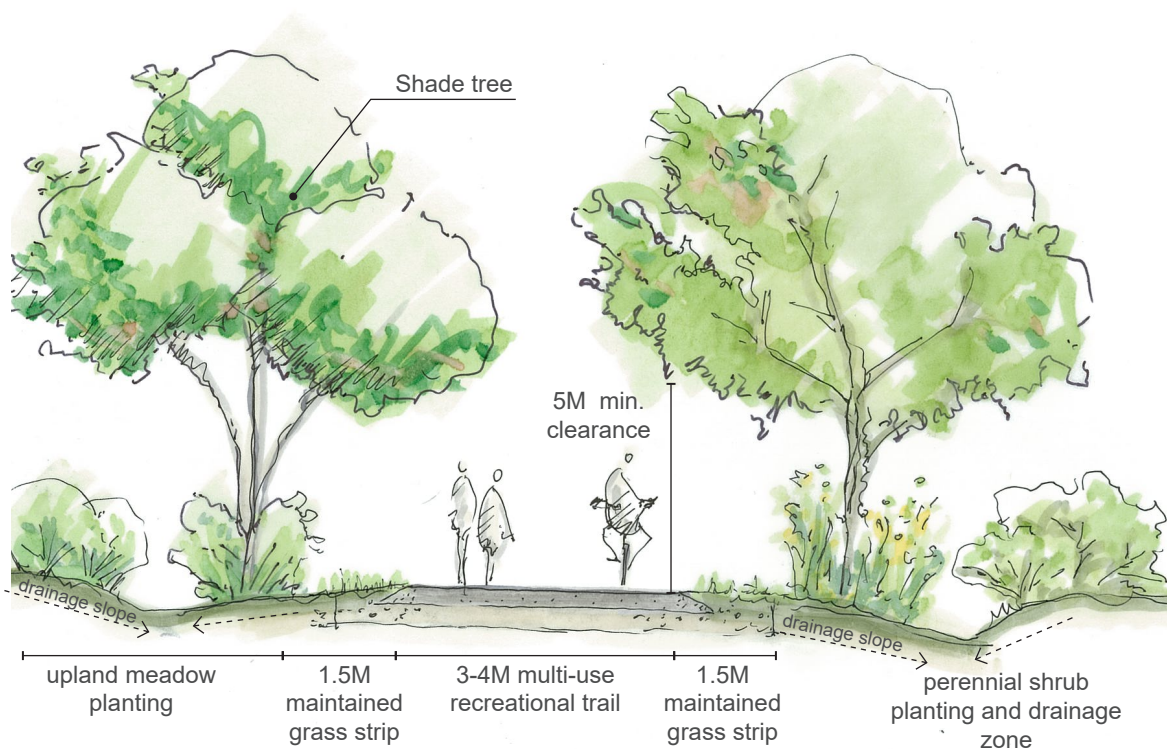




Trails

Approach

Trail planting to be informed by the adjacent forest and hedgerow landscape character and ecology. The goal is to use planting species thriving in these existing landscape typologies. Ultimately, new landscape should facilitate integration, protection and enhancement of the local natural heritage system.



CROSS SECTION DIAGRAM

Recommended Plant/Tree List

1. *Acer* (red, black, sugar)
2. *Populus* sp.
3. *Ostrya virginiana*
4. *Pinus strobus*
5. *Cornus* (pagoda, grey, red osier)
6. *Crataegus* sp.



ENVIRONMENTAL ENHANCEMENT BUFFER

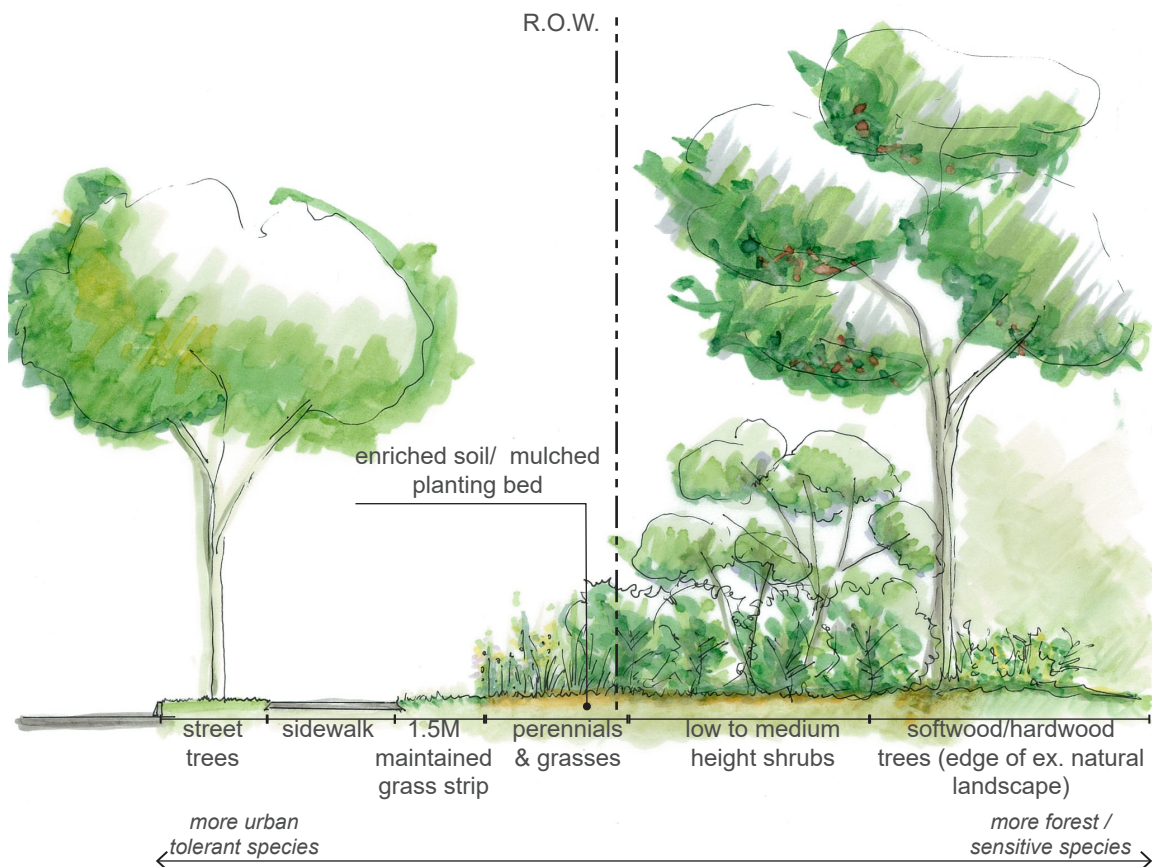
Approach

Restoration / Enhancement Buffers are to be provided wherever proposed development abuts the Environmental Protection Areas and Central Woodlot. Edge Management Plans will be required where these uses abut the for the Environmental Protection Areas and Central Woodlot:

- Residential rear lots
- Public streets
- Parks, SWM Ponds and School Blocks

In all instances, the selection and placement of plantings must be considered with utmost regard for resiliency in order to address:

- soil compaction due to higher foot traffic
- salt spray due to road traffic
- air pollution
- mechanical injuries (i.e. broken branches, etc)



CROSS SECTION DIAGRAM

Recommended Plant/Tree List

1. *Celtis occidentalis*
2. *Ostrya virginiana*
3. *Carpinus caroliniana*
4. *Prunus* (pin, black)
5. *Thuja occidentalis*
6. *Pinus strobus*
7. *Tsuga canadensis*



Trails

MID BLOCK WALKWAY

Approach

These pedestrian connection points are important features that enhance accessibility within the community. Accordingly, their design should focus on pedestrian ease of access, visibility and safety while at the same time, providing privacy for adjacent residential lots and creating a rich landscape experience.

Planting shall be informed by trail species, while acknowledging the increased urban stressors of this particular context. The intent is to have a persistent presence throughout the year since the walkway is to be pedestrian accessible all year-round .

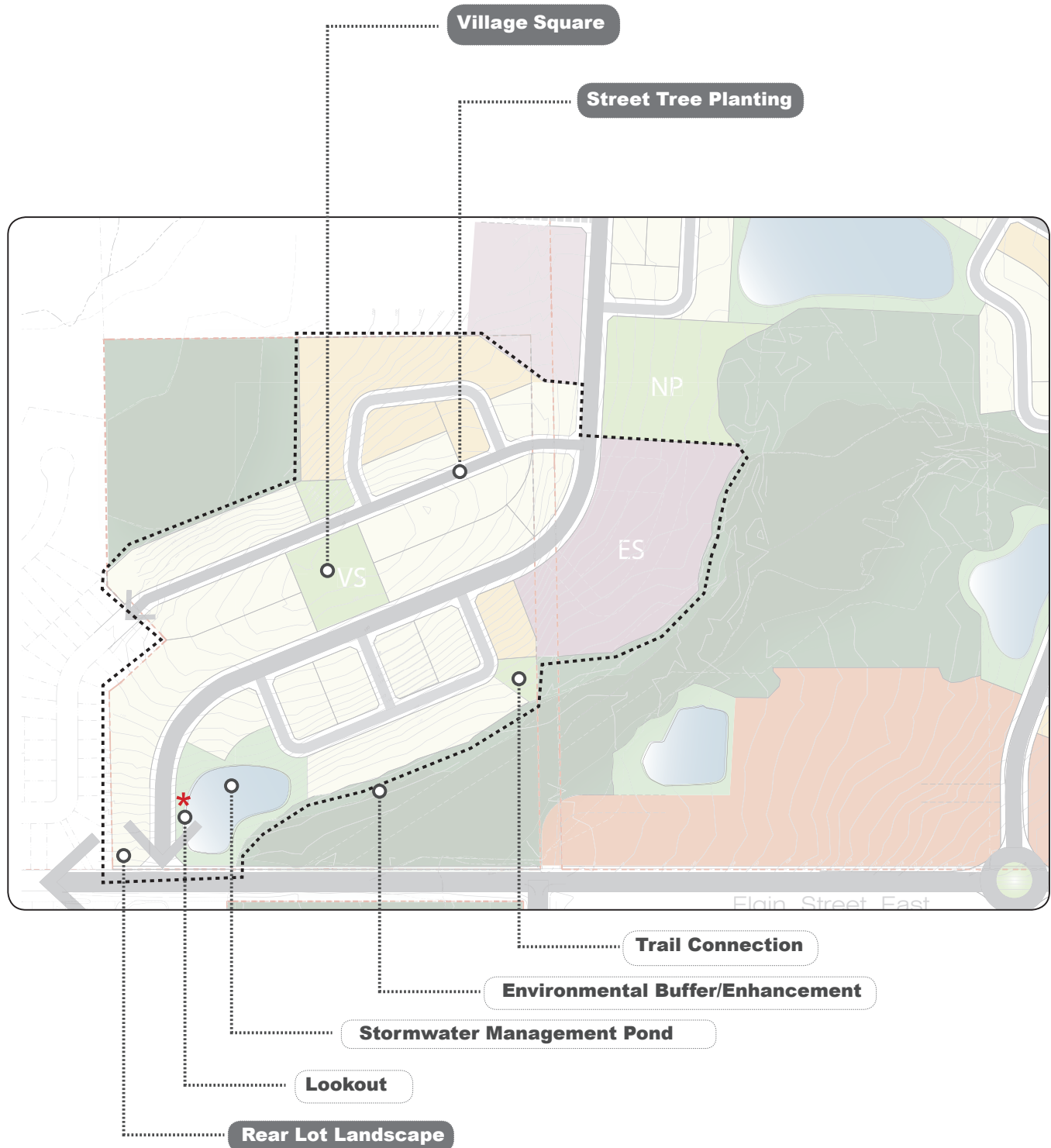


Recommended Plant/Tree List

1. *Ostrya virginiana*
2. *Populus x canescens* 'Tower'
3. *Thuja occidentalis*
4. *Pinus* (eastern white)
5. *Carpinus caroliniana*



Neighbourhood 1



Approach

In addition to typical Trail, Stormwater Management Pond and EPA Buffer development, a proposed **Village Square** will create a central focus for the neighbourhood and **Gateway Element** at the Elgin Street East / Ring Road intersection, will provide a landmark that enhances the sense of place/arrival. In this neighbourhood the unique condition of rear lots abutting existing residential lots shall be addressed through a combination of privacy fencing and landscaping along the rear lot line. These elements will provide shade in the rear lots and create separation and privacy for existing and new residents.

It is further envisioned that the Street Trees will be a primary distinguishing element for the neighbourhood; this intent is consistent for each of the neighbourhoods that make up the community.

The development of a **Gateway Element** will include a coordinated combination of

- Upgraded fencing on the adjacent corner lot
- Additional landscaping in combination with the corner lot fencing
 - A special feature located within the corner of the SWM pond (eg. Pavilion, Pergola, Public Art, etc.)
- A double allee of large canopy trees planted within the SWM pond block along the entire Elgin Street East

Neighbourhood 1

STREET TREE PLANTING

Approach

Street Trees along the local streets will include large, single-stemmed specimens. However, due to less stressors and salt spray on smaller streets with lower speed limits, a wider range of species may be used, toward a greater contribution to biodiversity within the Town. The primary goal is to create a streetscape that is slightly less intensely canopied and planted than that major streets.

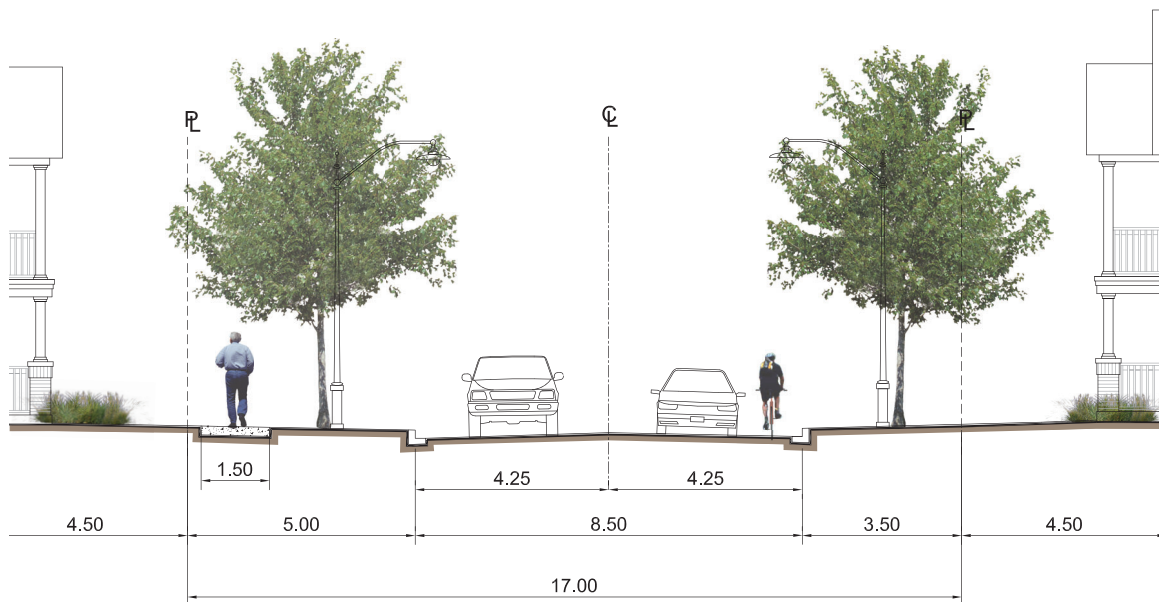
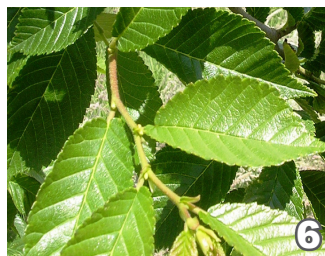
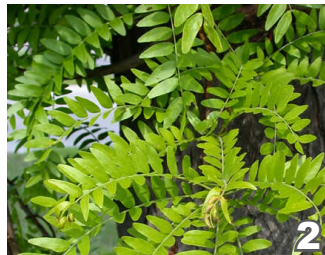


FIGURE FOR ILLUSTRATIVE PURPOSES ONLY - TO BE DISCUSSED WITH TRANSPORTATION

Setback Sidewalk Planting Zone Travel Lanes Planting Zone Setback

Recommended Plant/Tree List

1. *Gymnocladus dioica*
2. *Gleditsia triacanthos*
3. *Quercus rubra*
4. *Celtis occidentalis*
5. *Ostrya virginiana*
6. *Ulmus* D.E.D. varieties (Princeton, Morton, Triumph)

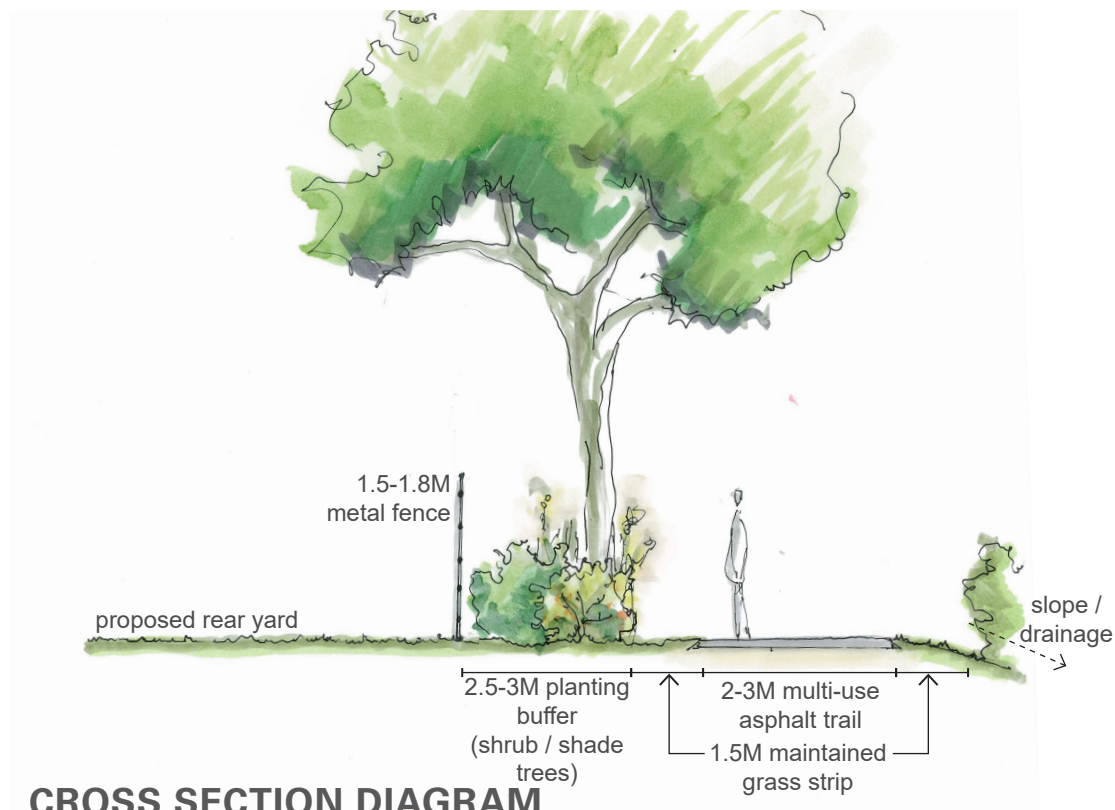


Neighbourhood 1

REAR LOT LANDSCAPING

Approach

The primary goal of rear lot landscaping is to provide screening to residential rear yards, while enhancing landscape along trail network. The planting scheme is to be informed by the surrounding landscape character, but improving the aesthetic qualities of the planted buffer. Plantings include shrubs, shade trees and seed mixes (forbs, perennials). In proximity to natural heritage system, plantings should promote protection and conservation of existing natural landscape.



Recommended Plant/Tree List

1. *Acer saccharum*
2. *Thuja occidentalis*
3. *Carya ovata*
4. *Carpinus caroliniana*
5. *Abies balsamifera*
6. *Quercus macrocarpa*
7. *Picea glauca*

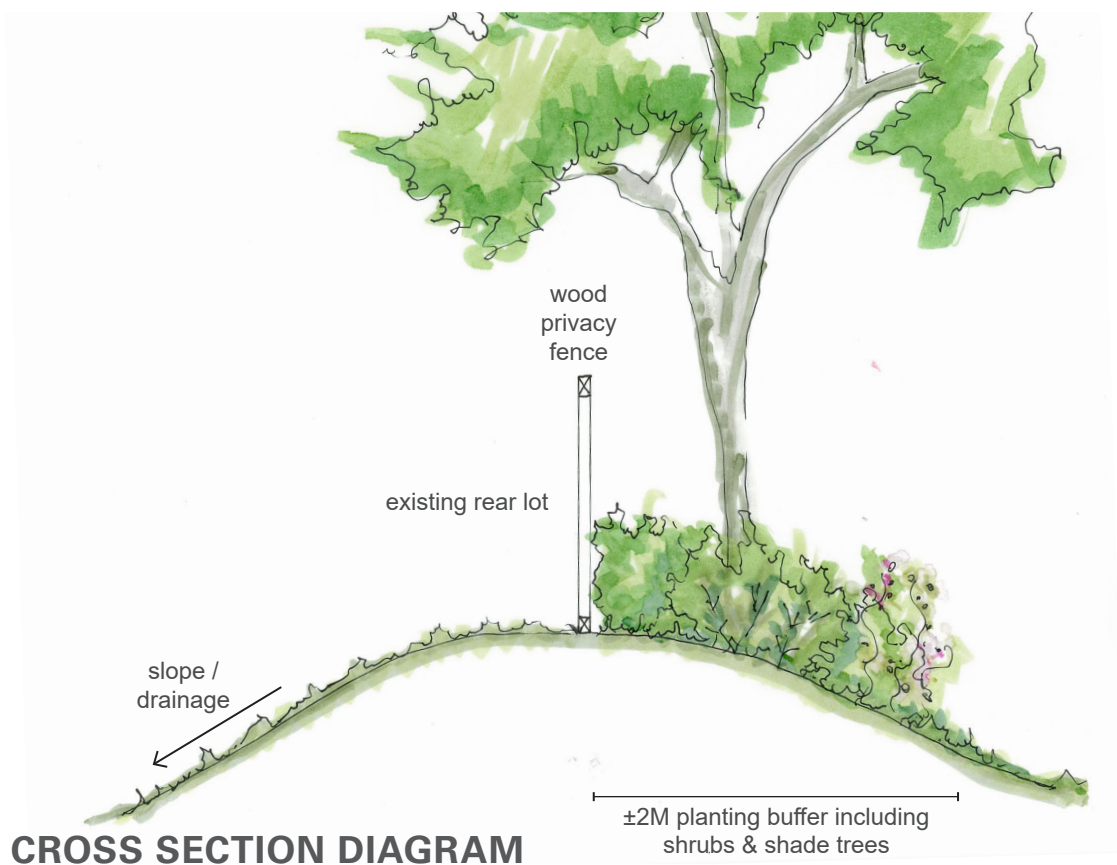


Neighbourhood 1

REAR LOT LANDSCAPING

Approach

The primary goal of rear lot landscaping is to provide screening to current development conditions, while enhancing natural qualities of back yard landscape. The planting scheme is to be informed by the surrounding landscape character and functions of existing/proposed landforms. Plant palette includes shrubs, shade trees and seed mixes (forbs, perennials).



Recommended Plant/Tree List

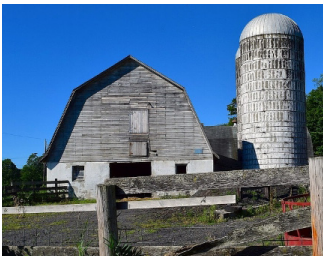
1. *Acer saccharum*
2. *Celtis occidentalis*
3. *Ostrya virginiana*
4. *Pinus strobus*
5. *Quercus macrocarpa*



Neighbourhood 1

VILLAGE SQUARE

INSPIRATION - Agrarian



DEMONSTRATION PLAN

Paving



Site Furnishings



Public Art



Play Elements



Planting

Trees

1. *Populus nigra*
2. *Populus tremula erecta*
3. *Ostrya virginiana*
4. *Quercus macrocarpa*



1



2

Shrubs

1. *Amelanchier* sp.
2. *Cornus mas*
3. *Cornus stolonifera*
4. *Viburnum trilobum*

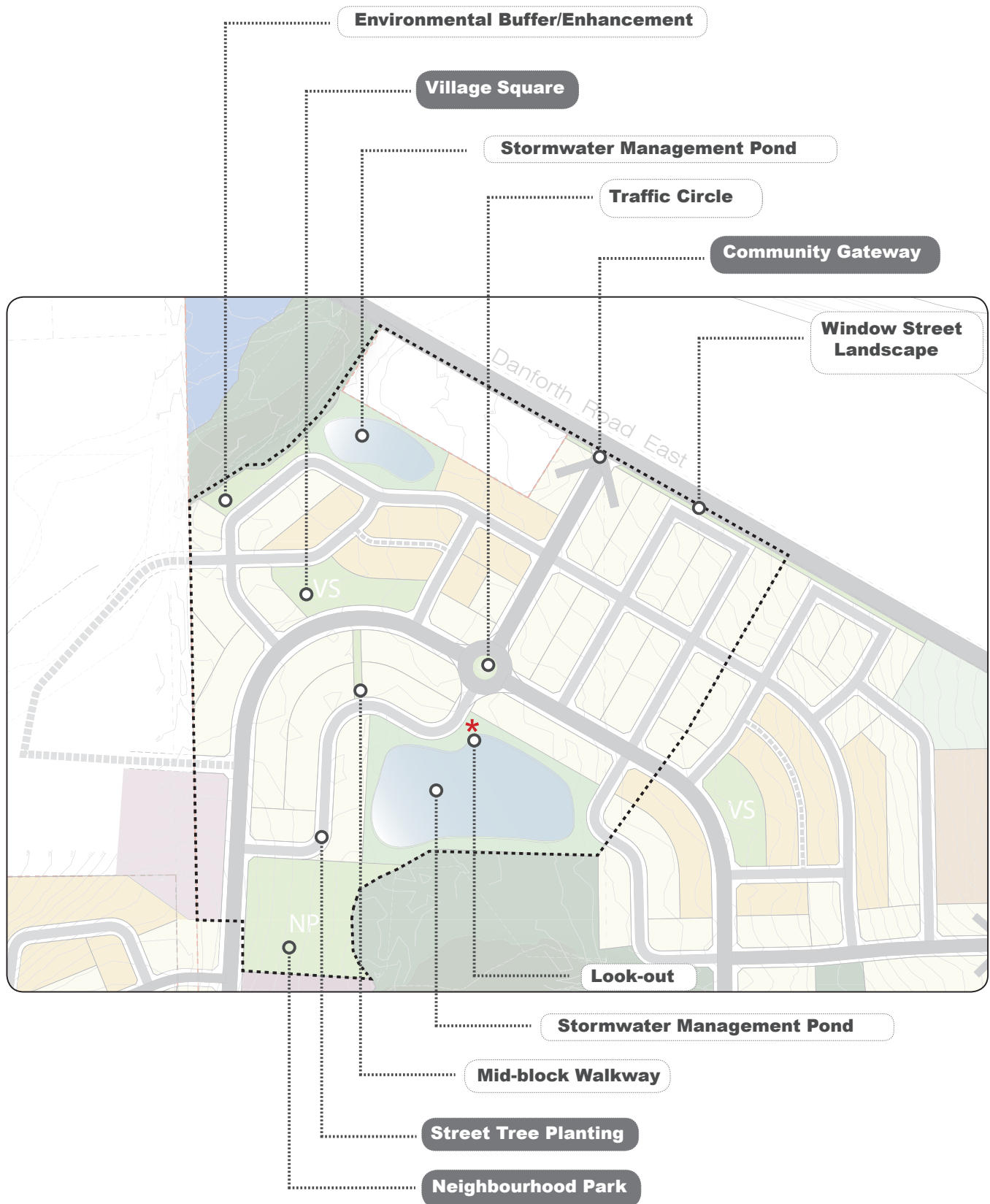


3



4

Neighbourhood 2



In addition to typical Trail, Stormwater Management Pond and EPA Enhancement Buffer development, a proposed **Village Square** will create a central focus for the neighbourhood and a **Gateway Element** at Danforth Road East will provide a landmark that enhances the sense of place/arrival. As with the other neighbourhoods, it is envisioned that the **Street Trees** will be a primary distinguishing element for the neighbourhood.

Neighbourhood 2

STREET TREE PLANTING

Approach

Street Trees along the local streets will include large, single-stemmed specimens. However, due to fewer stressors and salt spray on smaller streets with lower speed limits, a wider range of species may be used, toward a greater contribution to biodiversity within the Town. The primary goal is to create a streetscape that is slightly less intensely canopied and planted than major streets.

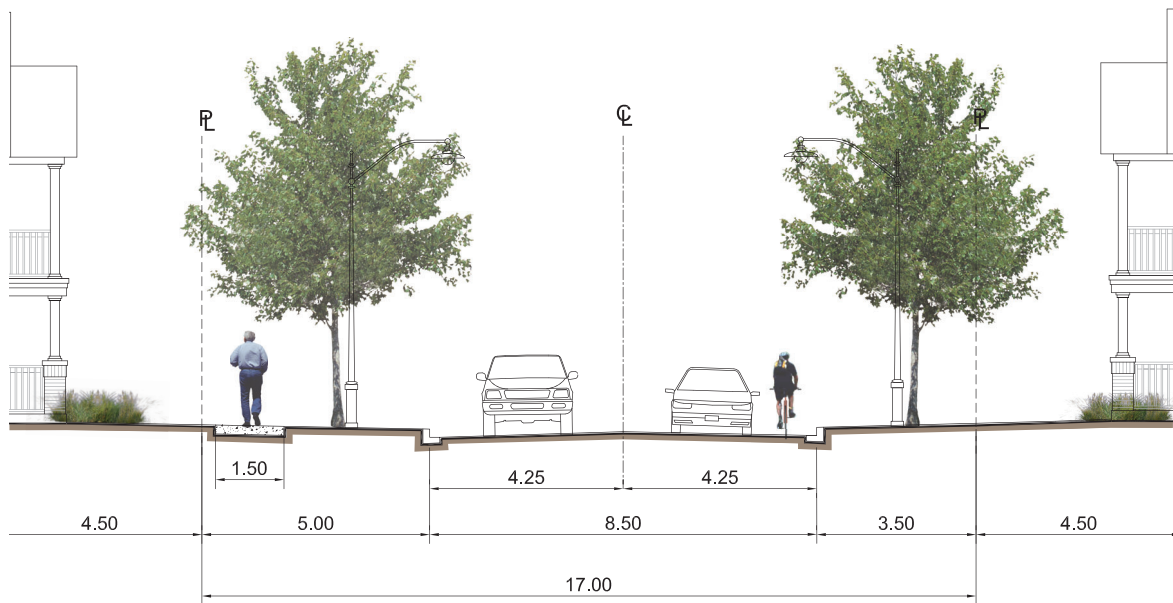
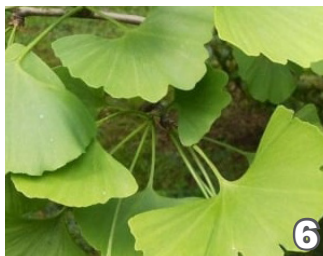
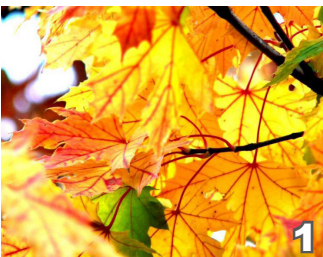


FIGURE FOR ILLUSTRATIVE PURPOSES ONLY - TO BE DISCUSSED WITH TRANSPORTATION

Setback Sidewalk Planting Zone Travel Lanes Planting Zone Setback

Recommended Plant/Tree List

1. *Acer x freemanii* 'Marmo'
2. *Celtis occidentalis*
3. *Quercus alba*
4. *Tilia cordata*
5. *Ulmus* 'Princeton'
6. *Ginkgo biloba*



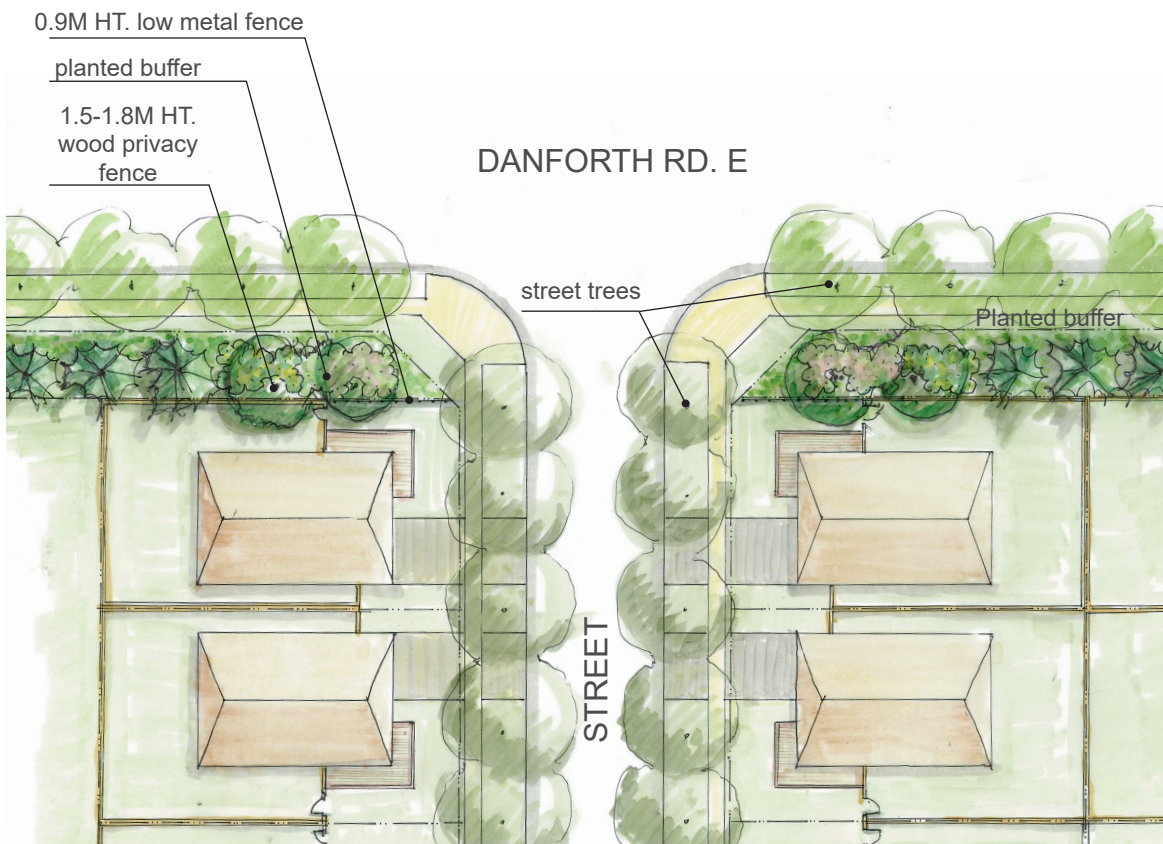
Neighbourhood 2

GATEWAY ELEMENT

Approach

The development of a **Gateway Element** will include a coordinated combination of:

- Upgraded fencing on the adjacent corner lot;
- Additional landscaping in combination with the corner lot fencing;
- Plantings that evoke a horticultural model reminiscent of gardens, stressing an emphasis on smaller species with increased aesthetic appeal, with more conspicuously interesting foliage, bark, or flowers.



Recommended Plant/Tree List

1. *Quercus robur* 'Crimson Spire'
2. *Acer ginnala*
3. *Cercis canadensis*
4. *Viburnum* sp.
5. *Crataegus* sp.
6. *Hamamelis virginiana*



Neighbourhood 2

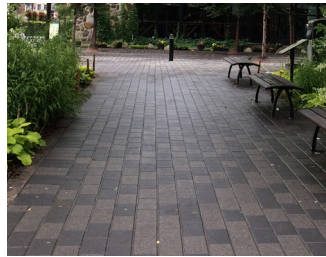
VILLAGE SQUARE

INSPIRATION - Orchards



DEMONSTRATION PLAN

Paving



Site Furnishings



Public Art



Play Elements



Planting

Trees

1. *Amelanchier* sp.
2. *Malus* sp.
3. *Prunus serotina*
4. *Crataegus* sp.
5. *Ulmus* 'Morton Glossy'

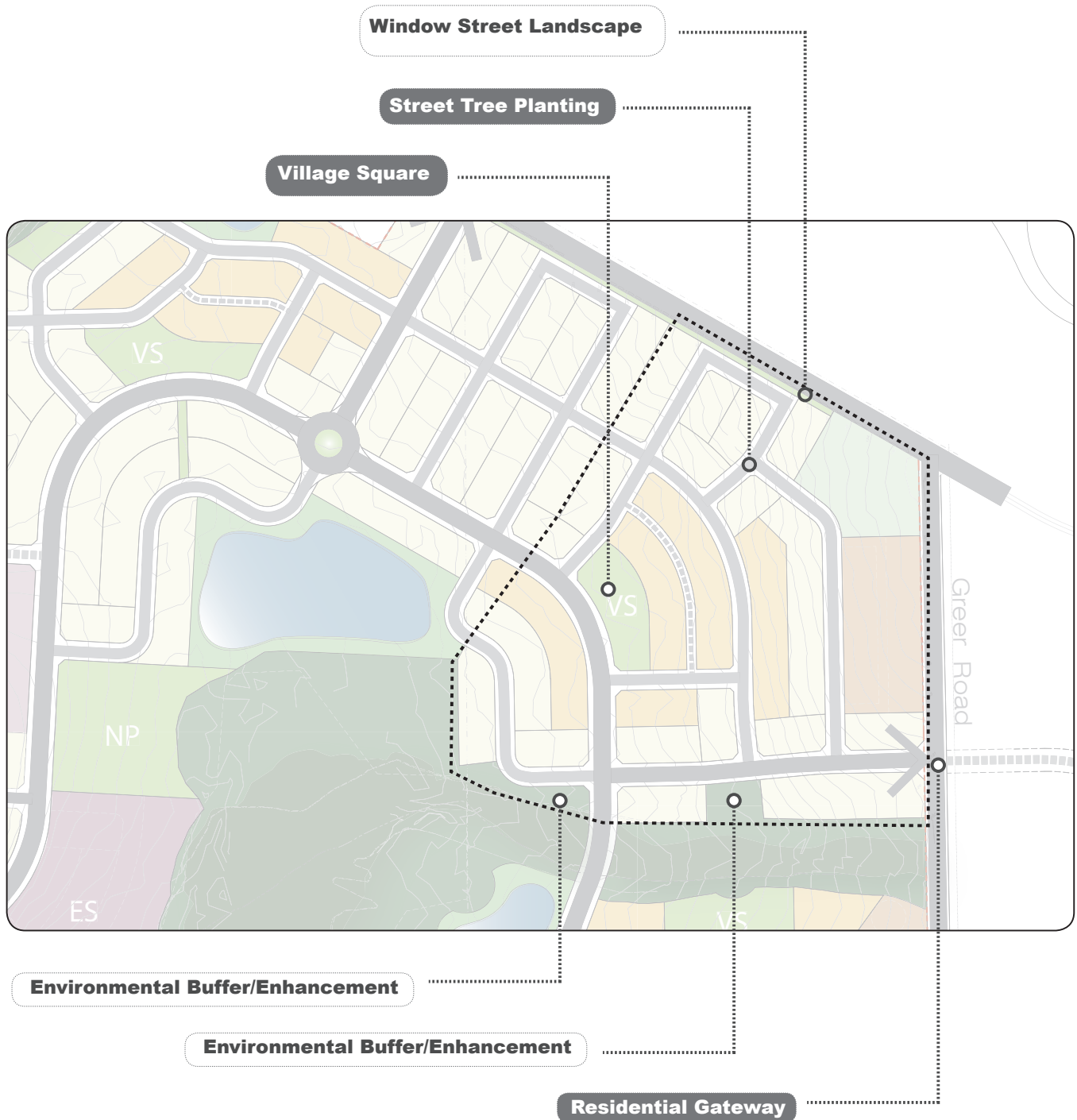


Shrubs

1. *Cephalanthus occidentalis*
2. *Cercis canadensis*
3. *Cornus* sp.
4. *Physocarpus opulifolius*



Neighbourhood 3



In addition to typical Trail and EPA Enhancement Buffer development, a proposed **Village Square** will create a central focus for the neighbourhood and a **Gateway Element** at Greer Road will provide a landmark that enhances the sense of place/arrival. As with the other neighbourhoods, it is envisioned that the **Street Trees** will be a primary distinguishing element for the neighbourhood

Neighbourhood 3

STREET TREE PLANTING

Approach

Street Trees along the local streets will include large, single-stemmed specimens. However, due to fewer stressors and salt spray on smaller streets with lower speed limits, a wider range of species may be used, toward a greater contribution to biodiversity within the Town. The primary goal is to create a streetscape that is slightly less intensely canopied and planted than major streets.

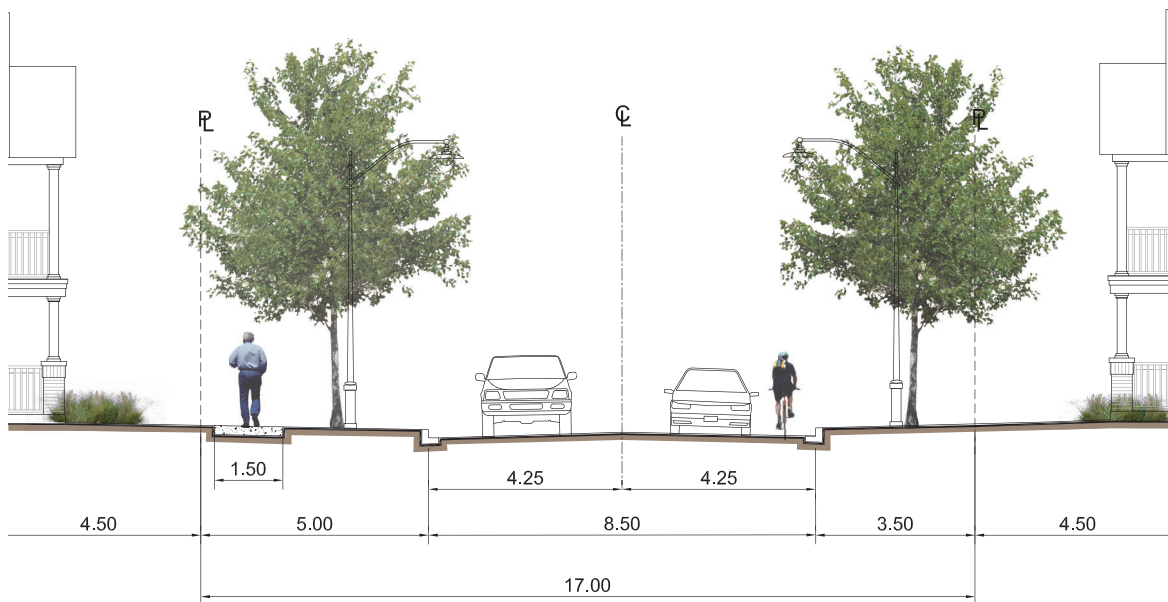
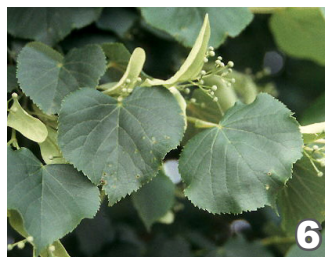


FIGURE FOR ILLUSTRATIVE PURPOSES ONLY - TO BE DISCUSSED WITH TRANSPORTATION

Setback Sidewalk Planting Zone Travel Lanes Planting Zone Setback

Recommended Plant/Tree List

1. *Gymnocladus dioica*
2. *Gleditsia triacanthos*
3. *Quercus rubra*
4. *Celtis occidentalis*
5. *Ostrya virginiana*
6. *Tilia cordata*



Neighbourhood 3

GATEWAY ELEMENT

Approach

The development of a **Gateway Element** will include a coordinated combination of:

- Upgraded fencing on the adjacent corner lot
- Additional landscaping in combination with the corner lot fencing;
- Plantings that evoke a horticultural model and is reminiscent of gardens, stressing an emphasis on smaller species with increased aesthetic appeal, with more conspicuously interesting foliage, bark, or flowers.



Recommended Plant/Tree List

1. *Celtis occidentalis*
2. *Quercus macrocarpa*
3. *Carpinus caroliniana*
4. *Ostrya virginiana*
5. *Crataegus* sp.
6. *Betula* sp.



Neighbourhood 3

VILLAGE SQUARE

INSPIRATION - Parterre



DEMONSTRATION PLAN

Paving



Site Furnishings



Public Art



Play Elements



Planting

Trees

1. *Celtis occidentalis*
2. *Ostrya virginiana*
3. *Liriodendron tulipifera* 'Little Volunteer'
4. *Quercus macrocarpa*

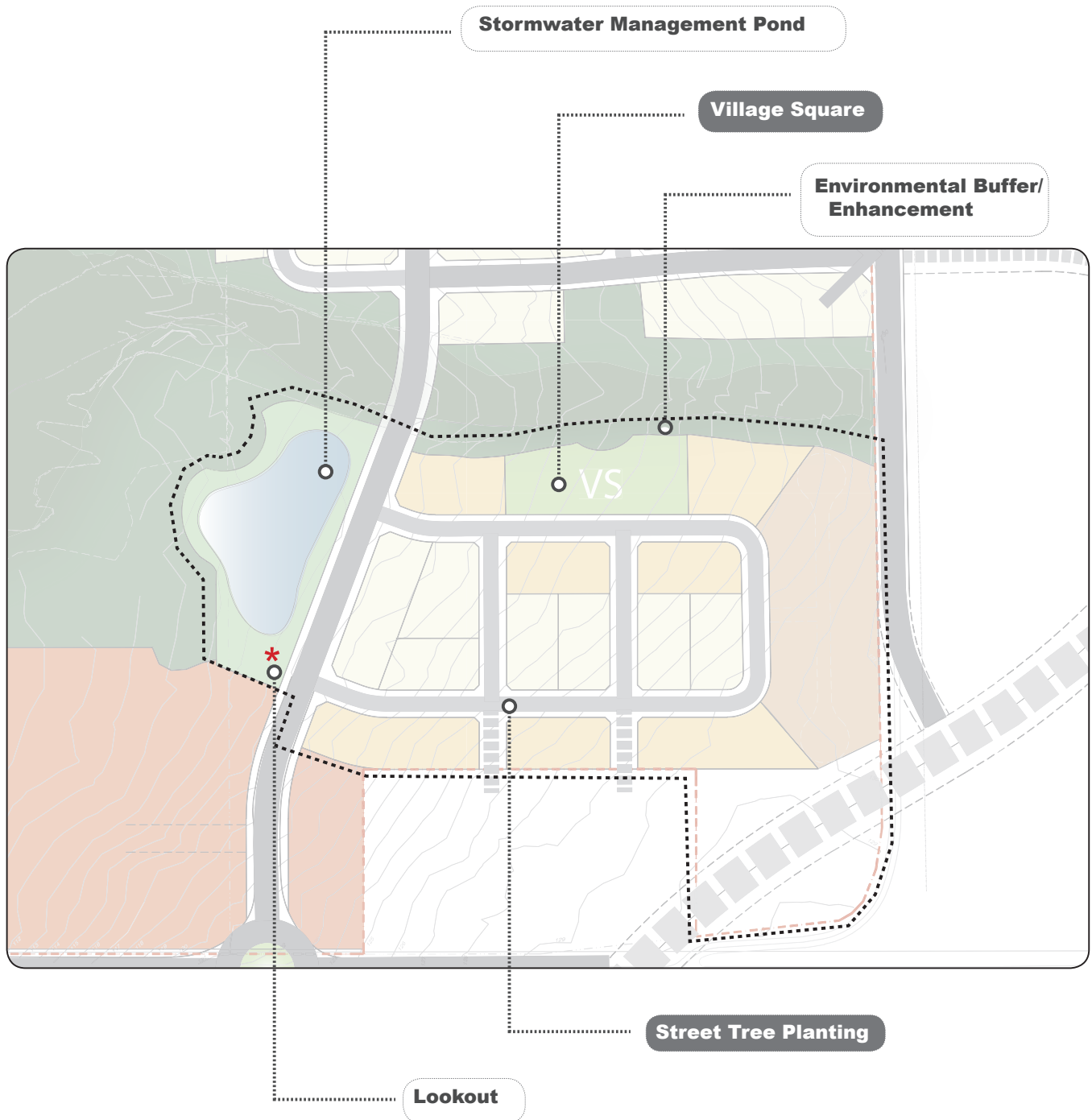


Shrubs

1. *Cercis canadensis*
2. *Cornus mas*
3. *Cornus* sp.
4. *Physocarpus opulifolius*
5. *Viburnum* sp.



Neighbourhood 4



In addition to typical Trail and EPA Enhancement Buffer development, a proposed **Village Square** will create a central focus for the neighbourhood and a **Gateway Element** at Greer Road will provide a landmark that enhances the sense of place/arrival. As with the other neighbourhoods, it is envisioned that the **Street Trees** will be a primary distinguishing element for the neighbourhood.

Neighbourhood 4

STREET TREE PLANTING

Approach

Street Trees along the local streets will include large, single-stemmed specimens. However, due to fewer stressors and salt spray on smaller streets with lower speed limits, a wider range of species may be used, toward a greater contribution to biodiversity within the Town. The primary goal is to create a streetscape that is slightly less intensely canopied and planted than major streets.

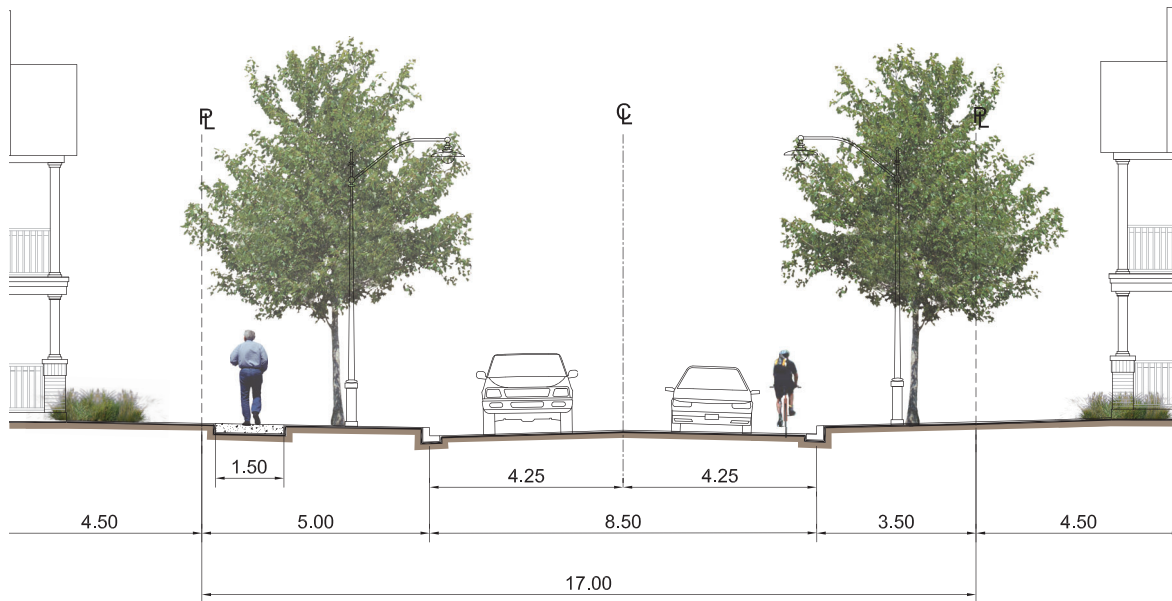


FIGURE FOR ILLUSTRATIVE PURPOSES ONLY - TO BE DISCUSSED WITH TRANSPORTATION

Setback Sidewalk Planting Zone Travel Lanes Planting Zone Setback

Recommended Plant/Tree List

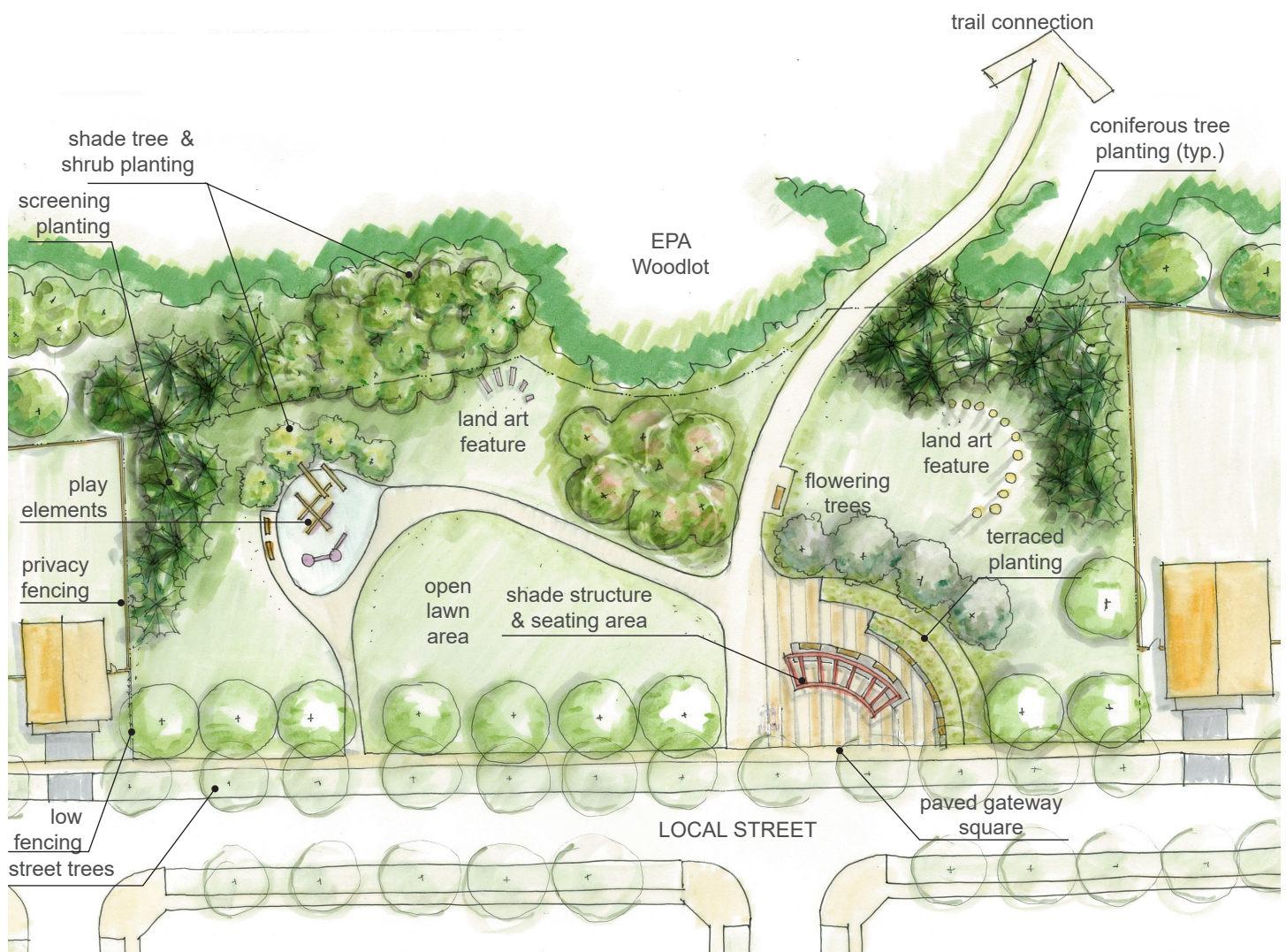
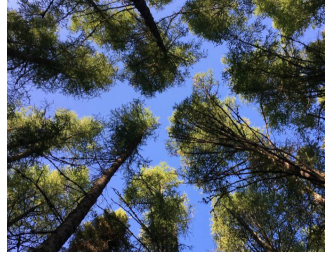
1. *Acer x freemanii*
2. *Celtis occidentalis*
3. *Quercus macrocarpa*
4. *Tilia americana* 'Redmond'
5. *Ulmus* 'Princeton'



Neighbourhood 4

VILLAGE SQUARE

INSPIRATION - Forest

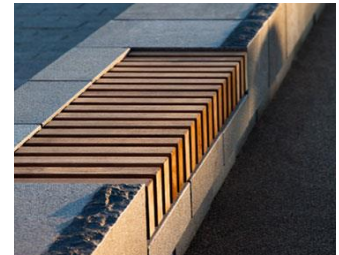


DEMONSTRATION PLAN

Paving



Site Furnishings



Public Art



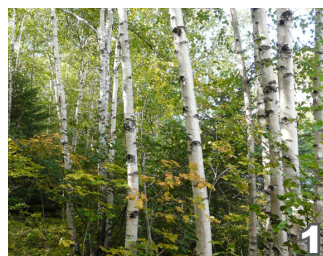
Play Elements



Planting

Trees

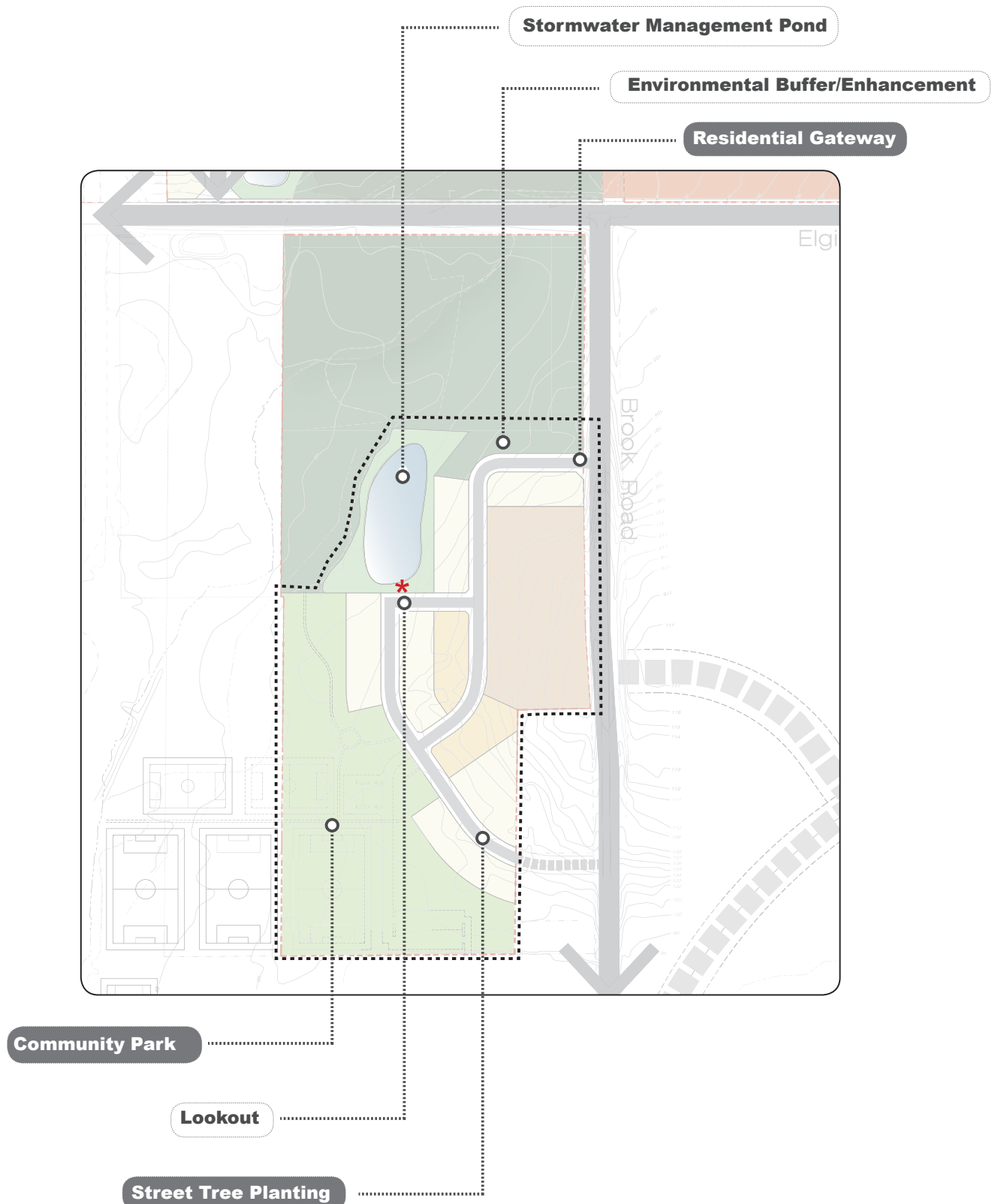
1. *Betula papyrifera* (BBB Resistant)
2. *Prunus serotina*
3. *Carpinus caroliniana*
4. *Quercus macrocarpa*
5. *Carya cordiformis*
6. *Picea glauca*
7. *Pinus strobus*



Shrubs

1. *Cornus stolonifera*
2. *Symphoricarpos* sp.
3. *Physocarpus opulifolius*
4. *Aronia melanocarpa*

Neighbourhood 5



In addition to typical Trail and EPA Enhancement Buffer development, a proposed **Community Park Entrance** will create a central focus for the neighbourhood and a **Gateway Element** at Brook Road will provide a landmark that enhances the sense of place/arrival. As with the other neighbourhoods, it is envisioned that the **Street Trees** will be a primary distinguishing element for the neighbourhood.

Neighbourhood 5

STREET TREE PLANTING

Approach

Street Trees along the local streets will include large, single-stemmed specimens. However, due to fewer stressors and salt spray on smaller streets with lower speed limits, a wider range of species may be used, toward a greater contribution to biodiversity within the Town. The primary goal is to create a streetscape that is slightly less intensely canopied and planted than major streets.

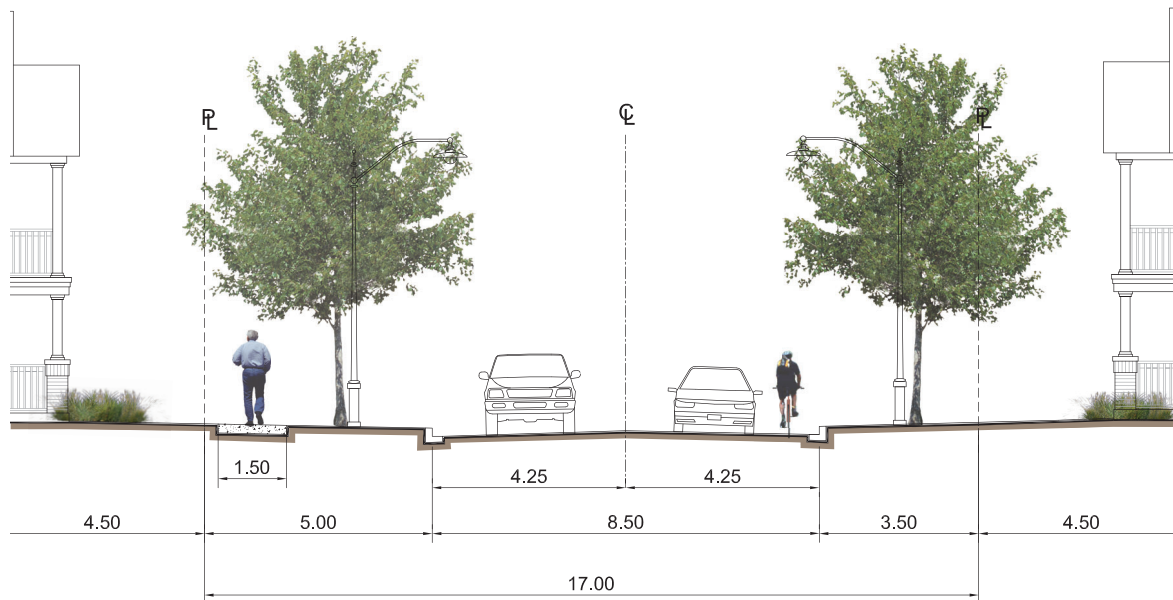


FIGURE FOR ILLUSTRATIVE PURPOSES ONLY - TO BE DISCUSSED WITH TRANSPORTATION

Setback Sidewalk Planting Zone Travel Lanes Planting Zone Setback

Recommended Plant/Tree List

1. *Gymnocladus dioica*
2. *Gleditsia triacanthos*
3. *Quercus rubra*
4. *Ulmus* x 'Morton Glossy'
5. *Betula alleghaniensis*
6. *Acer campestre*



Neighbourhood 5

GATEWAY ELEMENT

Approach

These are plantings of a different scale to be informed by the surrounding natural heritage landscape. Also, they are appropriate as entry feature or gateway plantings, or anywhere where the built form comes down in scale, and planting is to reflect this. These areas are to combine environmental enhancement buffers where appropriate, and evoke more of a horticultural model and increased aesthetic appeal where adjacent built form prevails.

The development of a Gateway Element will include a coordinated combination of:

- Upgraded fencing on the adjacent corner lot
- Additional landscaping in combination with the corner lot fencing;
- Plantings that evoke a horticultural model and is reminiscent of gardens, stressing an emphasis on smaller species with increased aesthetic appeal, with more conspicuously interesting foliage, bark, or flowers.



Recommended Plant/Tree List

1. *Acer saccharum*
2. *Betula alleghaniensis*
3. *Prunus serotina*
4. *Ostrya virginiana*
5. *Cornus racemosa*
6. *Amelanchier canadensis*



Neighbourhood 5

COMMUNITY PARK ENTRANCE

Approach

The trees proposed for parks + open spaces are those that will most significantly contribute to biodiversity within the Town. They are species suited to open spaces, that have significant ornamental qualities, contribute to Spring flowers, Fall colours and Winter character. In these conditions, it is recommended that designers “push the envelope” in terms of introducing new species and increase tree diversity.

The Vision for Community Park Entrance includes:

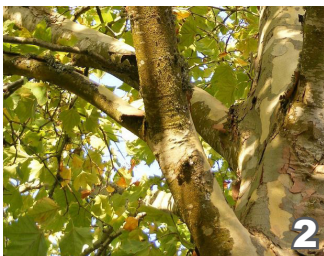
- Planting
- Paving
- Site Furnishings
- Public Art
- Tot Lot
- Shade Structure
- Dog Run
- Parking



Recommended Plant/Tree List

Play/Gathering Area

1. *Cercis canadensis*
2. *Platanus × acerifolia*
3. *Amelanchier canadensis*
4. *Crataegus* sp.



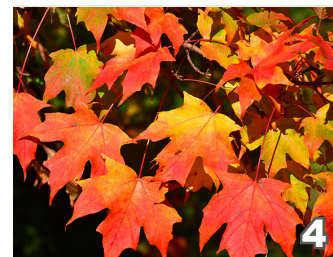
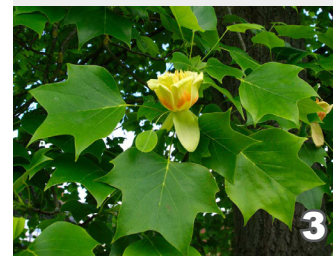
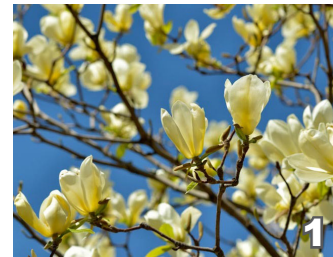
Seating

1. *Pinus strobus*
2. *Quercus alba*
3. *Fagus sylvatica*
4. *Zelkova serrata*

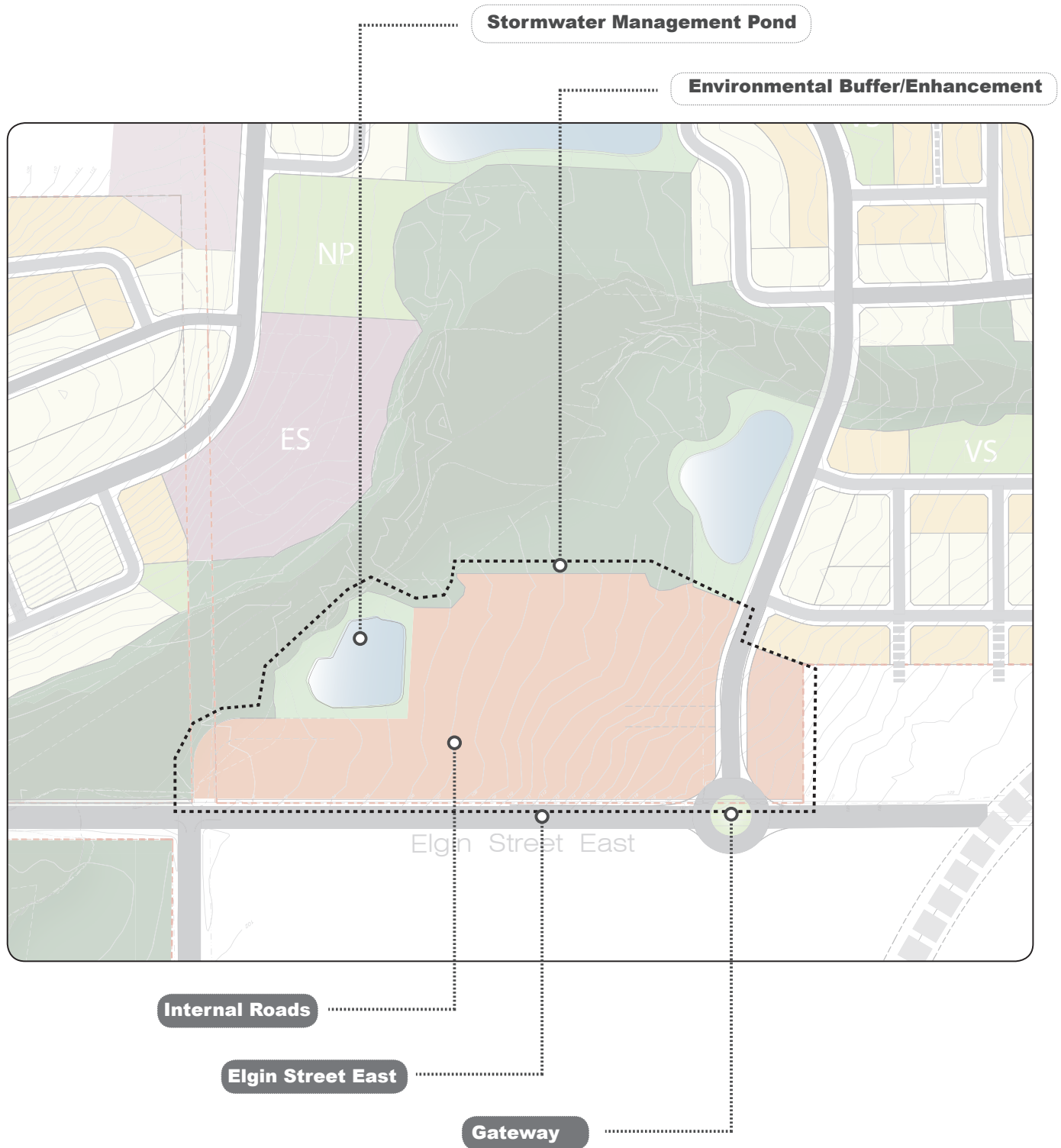


Pathways

1. *Magnolia 'Yellowbird'*
2. *Betula alleghaniensis*
3. *Liriodendron tulipifera* 'Emerald City'
4. *Acer saccharum*



Mixed Use Centre



The Mixed-Use Centre is envisioned to be a walkable, pedestrian-focused node of activity where an agglomeration of shops, services, restaurants and more compact forms of housing will draw residents from all parts of the community. As such, it will be designed as a small 'village', with an internal street network, buildings that frame the streets and pedestrian spaces, active at-grade uses in the base of the buildings and a rich and animated public realm.

Key to the success of the Mixed-Use Centre will be:

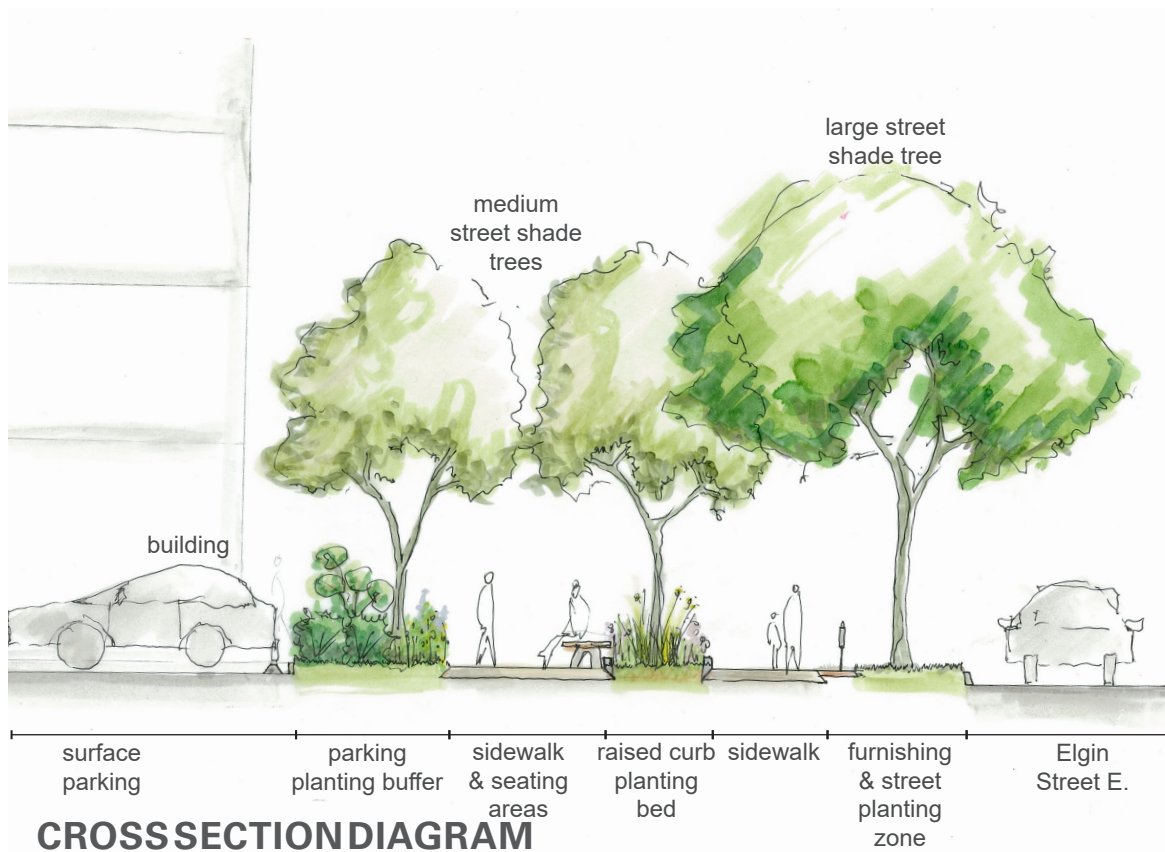
- Pedestrian scaled tree lined streets
- An animated Elgin Street East streetscape
- Dispersed parking areas that are screened from public view and incorporate landscaping elements
- An enhanced and coordinated design for the Elgin Street East / Traffic Circle intersection
- Public art opportunities

Mixed Use Centre

ELGIN STREET EAST TREE PLANTING

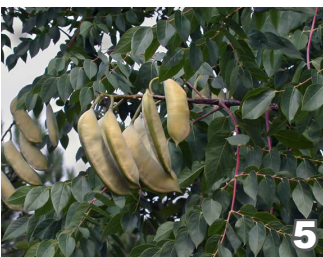
Approach

Elgin Street East tree planting will enhance the character of the street, while providing an appropriate scale and transition to the surrounding development. Plantings along these streets will include large, single-stemmed specimens. However, due to urban stressors and salt spray on high traffic corridors a suitable range of species may be used, toward a greater contribution to biodiversity within the Town. The primary goal of street planting on Elgin Street is to create a significant streetscape that is intensely canopied with a distinct character.



Recommended Plant/Tree List

1. *Acer x freemanii*
2. *Quercus macrocarpa*
3. *Picea glauca*
4. *Tilia americana* 'Redmond'
5. *Gynmocladus dioicus*
6. *Celtis occidentalis*

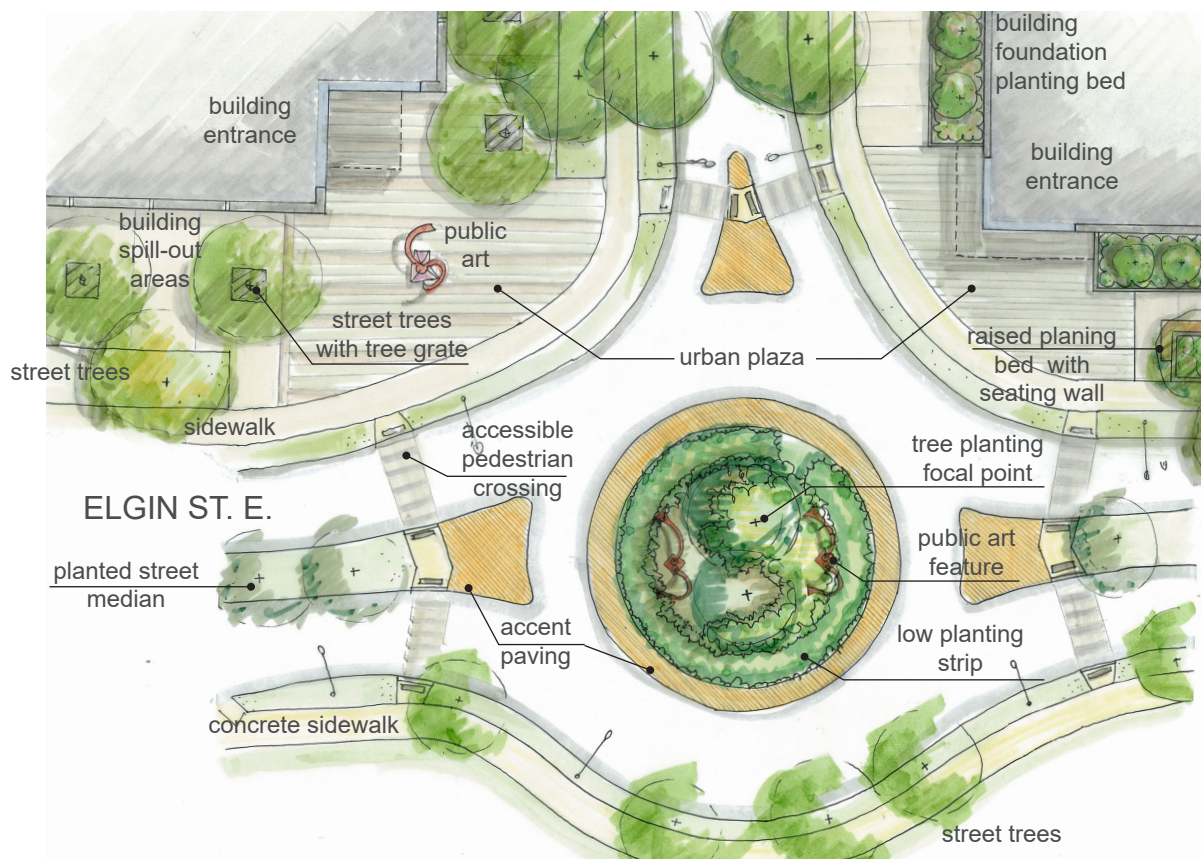


Mixed Use Centre

MIXED USE GATEWAY

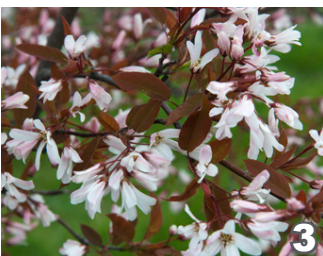
Approach

The primary goal of planted traffic circles is to frame and direct views. It is intended that any ornamental landscape elements provide seasonal appeal and enhance the traffic measure feature. Plant selection is intended to be a show piece, while responding to existing harsh environment conditions with high resiliency.



Recommended Tree List

1. *Larix laricina*
2. *Juniperus conferta*
3. *Amelanchier* sp.
4. *Aronia* sp.
5. *Ostrya virginiana*
6. *Crataegus* sp.

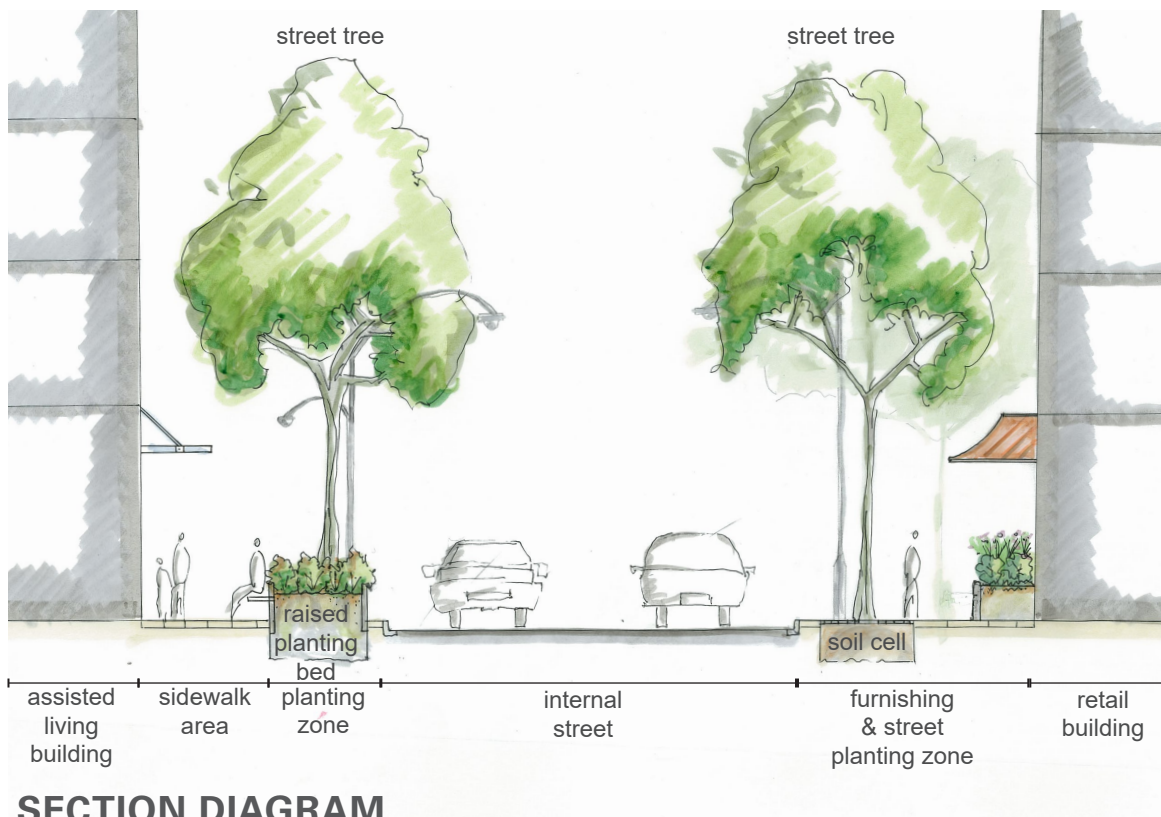


Mixed Use Centre

INTERNAL SITE TREE PLANTING

Approach

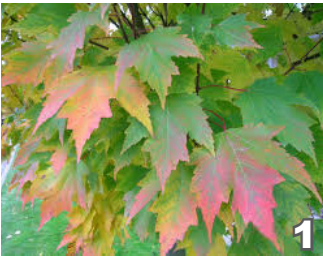
Plantings along these streets will include medium to large, single-stemmed and oval/columnar specimens especially in proximity to buildings. However, due to the more urban nature of the surrounding development a wider range of urban stressors resilient species may be used. The primary goal is to create a streetscape that is slightly less intensely canopied and planted than that of major streets, while still having a distinct character and provide shade to pedestrian areas. Use of soil cells might be used when utilities and urban constraints exist.



SECTION DIAGRAM

Internal Roads Plant/Tree List

1. *Acer rubrum* 'Karpick'
2. *Acer nigrum*
3. *betula Alleghaniensis*
4. *Tilia cordata* 'Greenspire'
5. *Quercus bicolor*
6. *Gleditsia triancanthos*



Mixed Use Centre

Recommended Tree List

Trees in parking lots

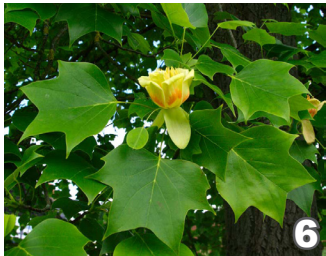
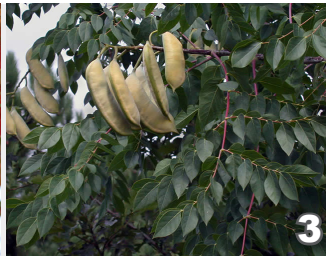
1. *Gleditsia triacanthos*
2. *Acer x freemanii*
3. *Gynmoclados dioicus*
4. *Celtis occidentalis*
5. *Ulmus americana* 'Princeton'



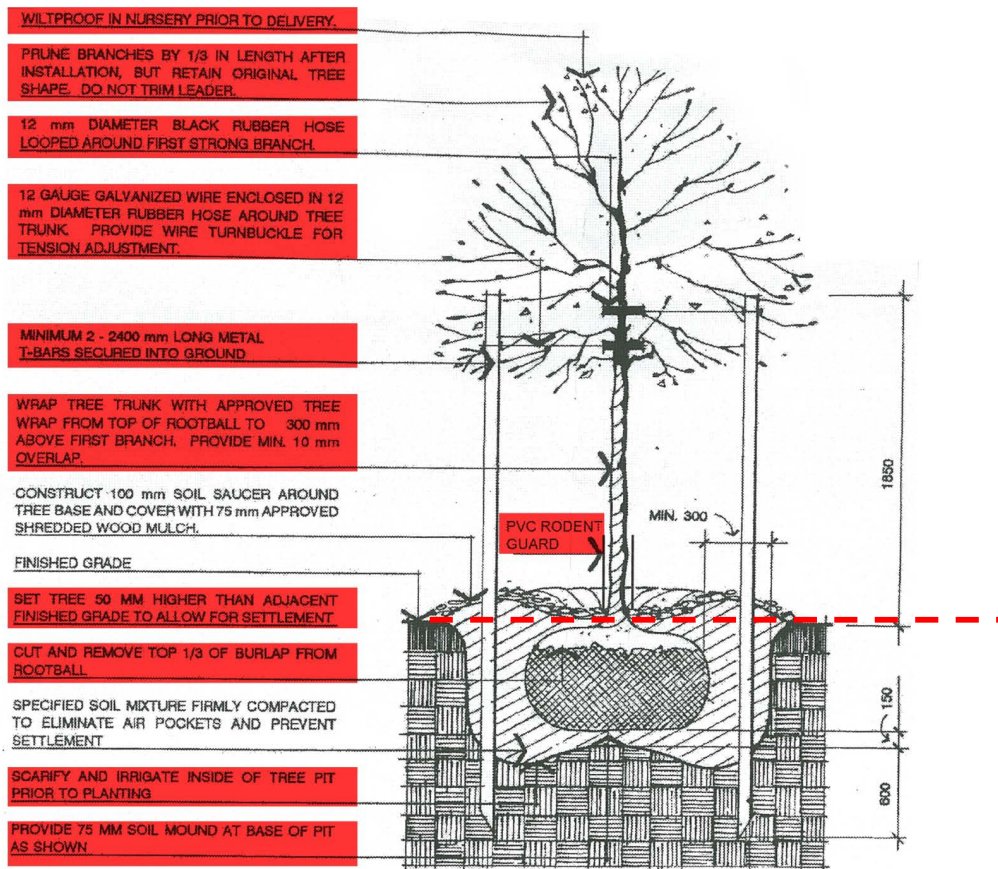
Planting around buildings

1. *Pinus strobus* 'Fastigiata'
2. *Cornus mas*
3. *Amelanchier canadensis*
4. *Quercus robur* 'Fastigiata'
5. *Tilia cordata* 'Corinthian'
6. *Lindodendron tulipifera* 'Little Volunteer'
7. *Ginkgo biloba* 'Princeton Sentry'
8. *Magnolia acuminata* 'Yellow Bird'





TREE PLANTING STANDARDS



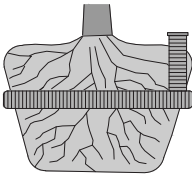
Tree Planting Detail Antiquated Practices

SOILS STRATEGY

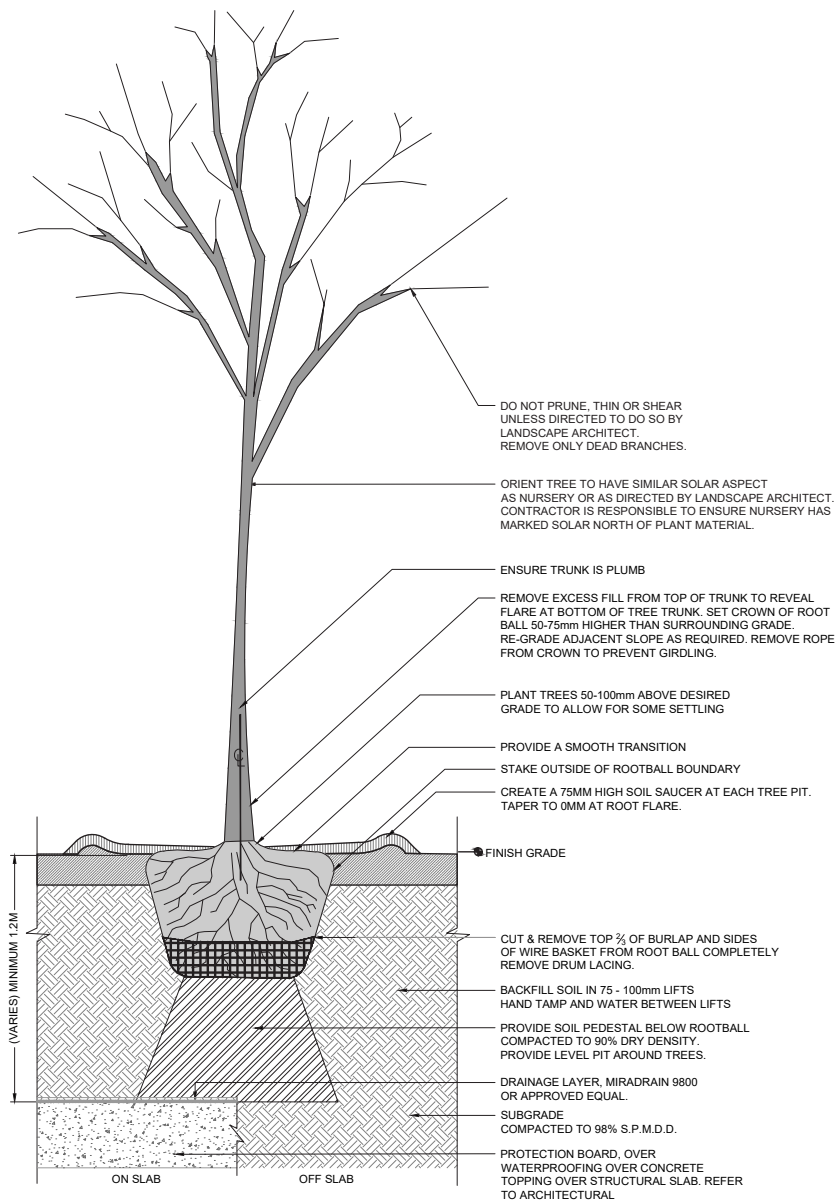
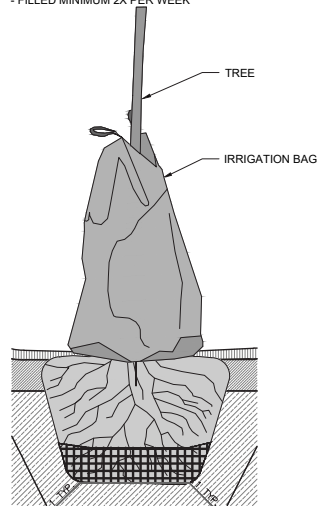
NOTES:
DO NOT ALLOW ROOTS TO DRY OUT
DURING THE INSTALLATION PROCESS.
SOAK ROOTS OVERNIGHT BEFORE
PLANTING.
INSTALL AFTER BACKFILLING ENTIRE BED.

RECOMMENDED PLANTING UPGRADES:

ROOT AERATOR
- INSTALLED WITH TREE



IRRIGATION BAG
- FILLED MINIMUM 2X PER WEEK



Tree Planting Detail

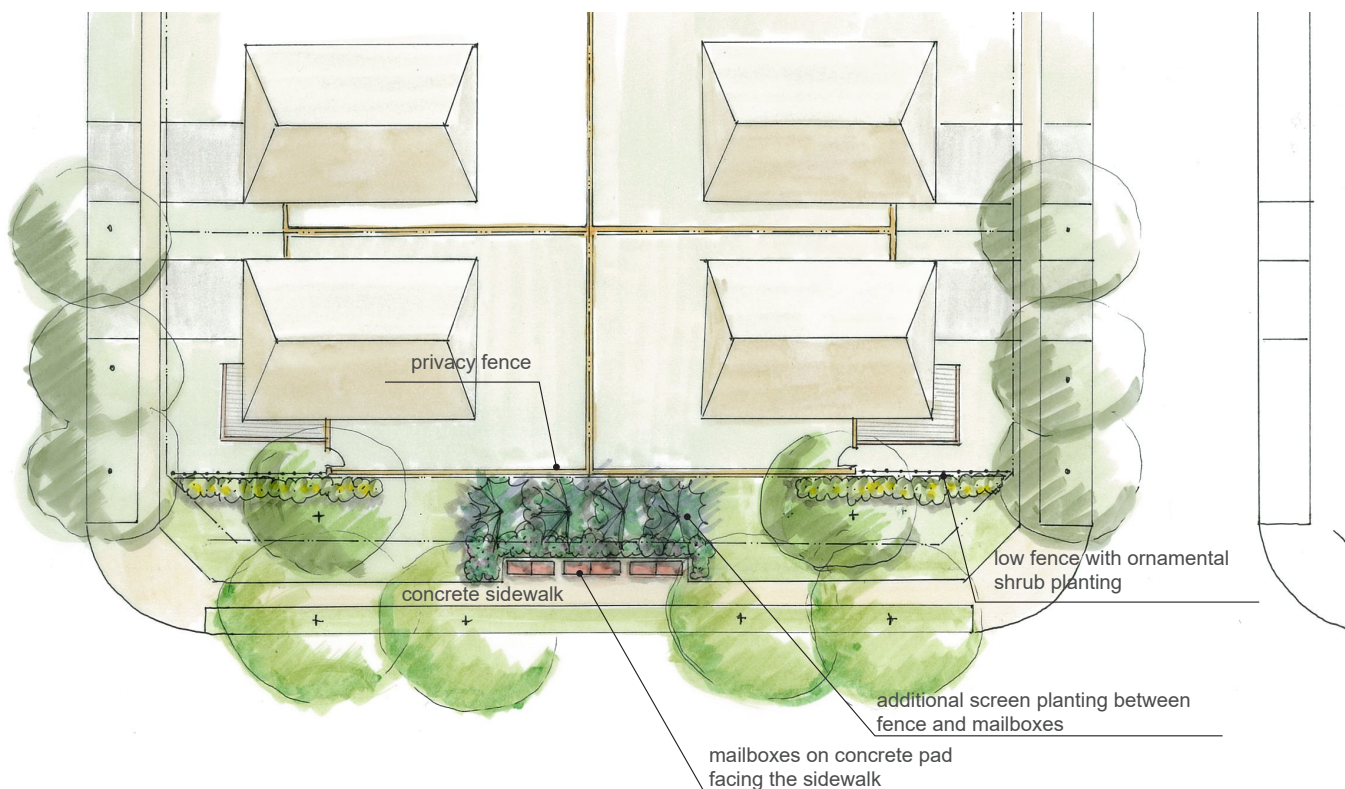
Evolving Best Practices

Details

COMMUNITY MAILBOXES

Approach

Mailbox locations will ultimately be located in consultation with Canada Post, however, where possible, mailboxes should also be located where they are easily accessible and have the potential to anchor places within the community. For example, they may be located at trail entrances, along a park frontage, and at park seating areas as well as at the ends of neighbourhood blocks.



FENCING

Approach

Fencing will be required throughout the community and the various phases of development. At the outset, fence designs shall be coordinated to ensure a consistent character that enhances the various neighbourhoods while providing privacy, noise attenuation and/or property delineation.

This will include:

- Corner Lot and Privacy Fencing
- Acoustic Fencing
- Low Fencing

