

KEY MAP - N.T.S.



LEGEND

- property line
- proposed deciduous tree
- proposed coniferous tree
- proposed shrub
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

#	DATE	DESCRIPTION
1	2023-06-09	Issued for submission
2	2025-03-24	Issued for submission



CLIENT
Panoramic Properties
MUNICIPALITY
City of Niagara Falls

PROJECT
Dorchester Road Mixed Use Development
5259 Dorchester Road
Niagara Falls

MUNICIPAL FILE NUMBER

SHEET
Landscape
Concept Plan

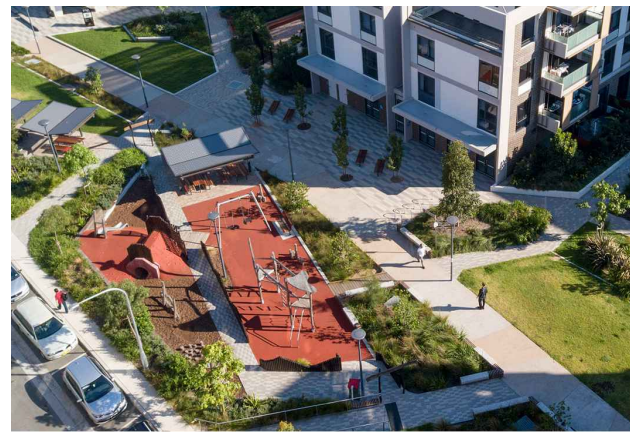
LC-01

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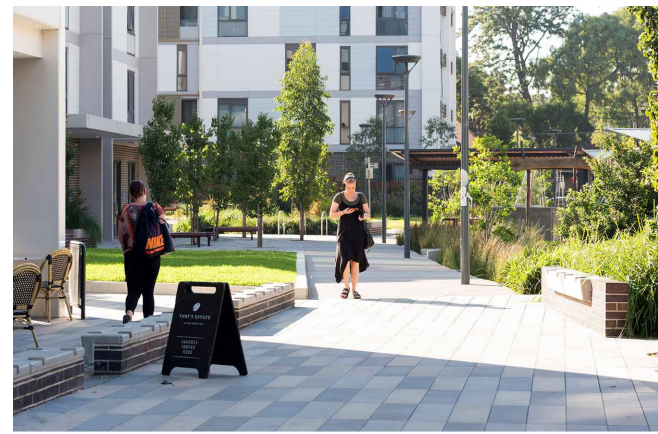
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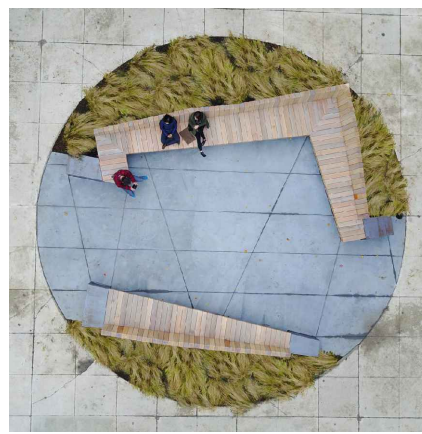
Meandering paths



Playground as a central feature



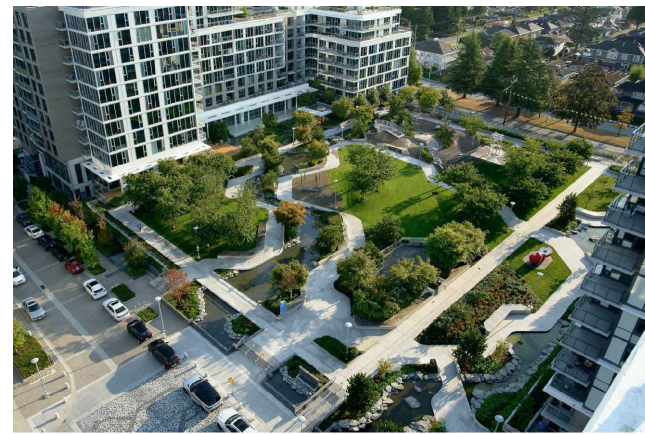
Wide walkways bisecting spaces



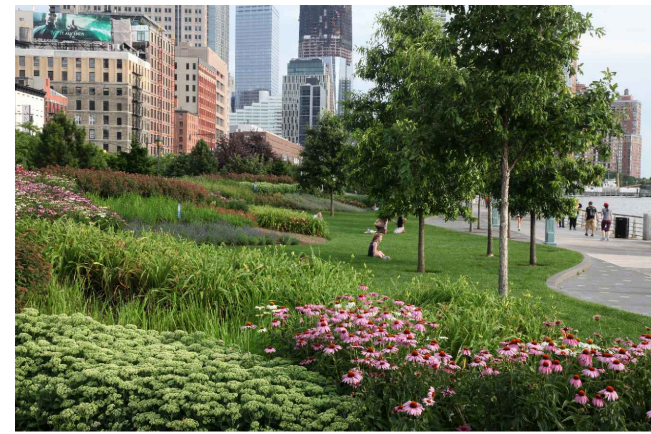
Oversize furniture framing
 spaces



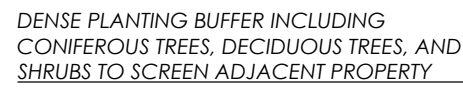
Playground within open space



Large outdoor space directly associated with adjacent high density



Large swaths of planting to scale down heights of buildings



7.5m EXTERIOR SIDE
YARD SETBACK

COMMUNITY PARK DENSELY PLANTED WITH
SMALL, MEDIUM AND LARGE CANOPY
DECIDUOUS TREES

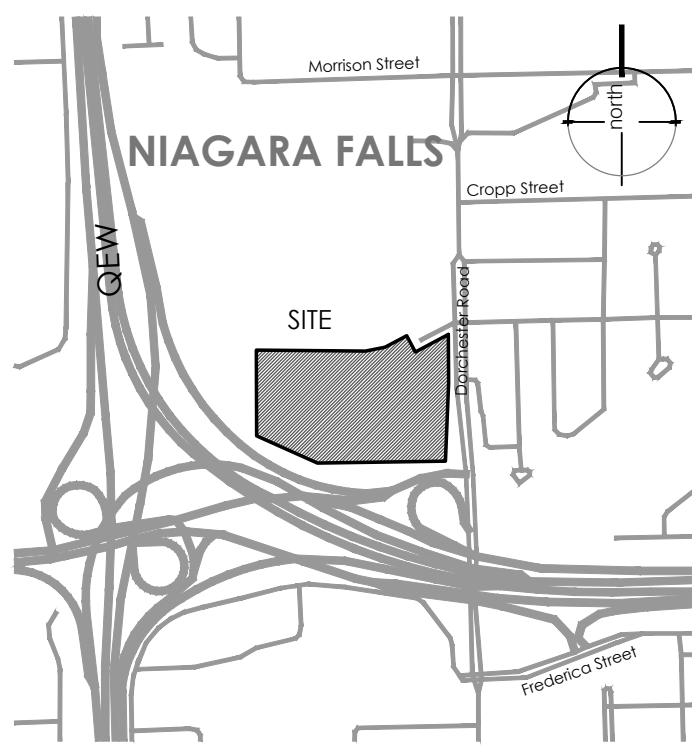
PATHWAY SYSTEM CONNECTING COMMERCIAL AND RESIDENTIAL USES AND COMMUNITY AMENITY AREAS

BENCH SEATING SPREAD THROUGHOUT


DOWN TO P1 PARKING

ENLARGEMENT 'A' - Community Park and Playground Amenity Areas

SCALE 1:400



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Enlargement 'A'

LC-02

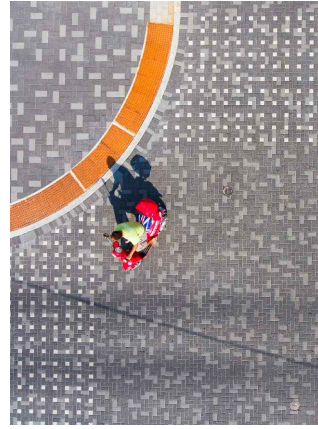
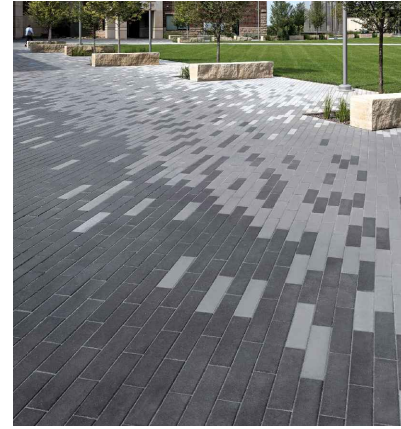
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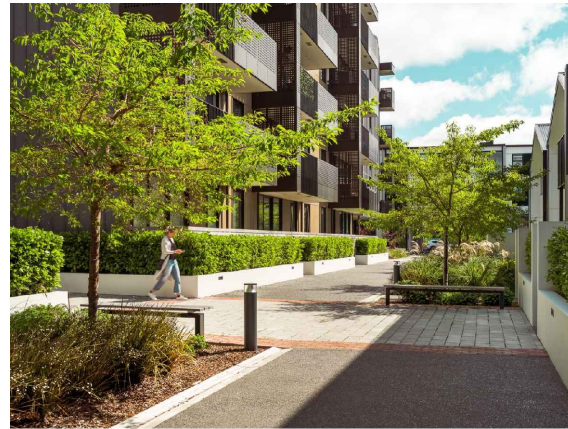
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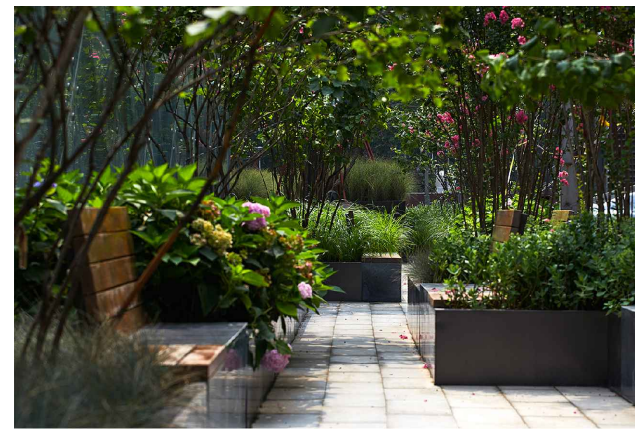
Upgraded paving to highlight entrances and drop off areas coordinated to aid in wayfinding of site



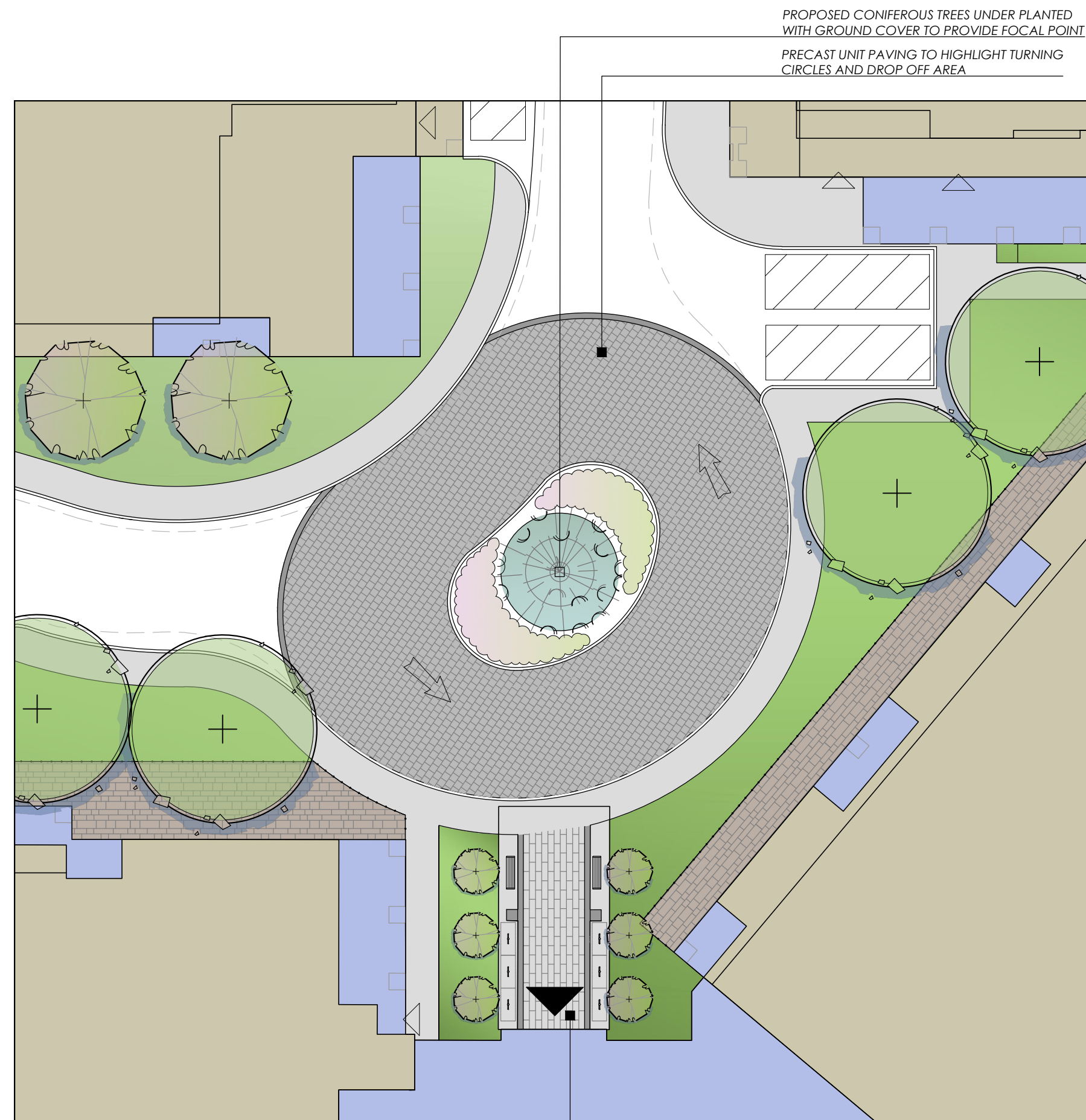
Clean lines within entryways



Integrated planter with seating

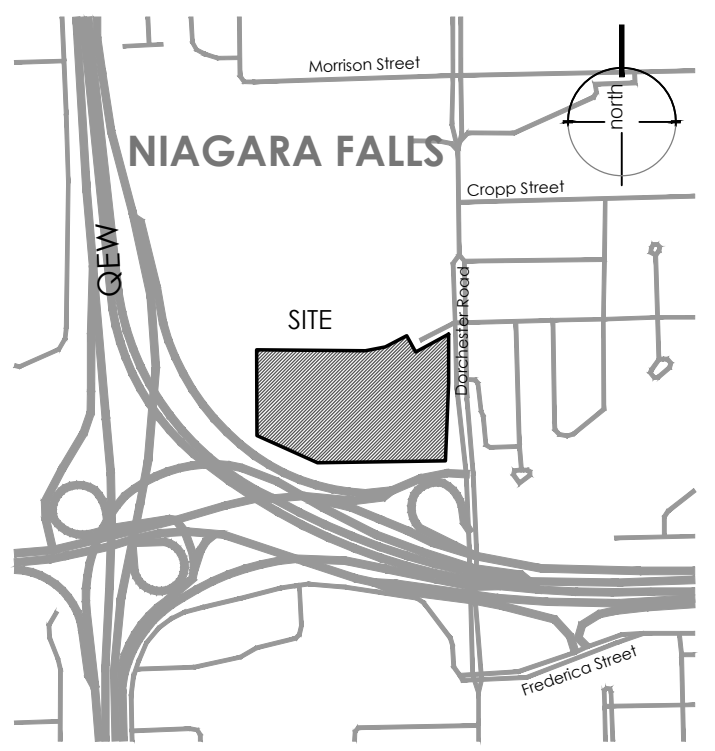


Matching site furniture coordinated throughout site



ENLARGEMENT 'B' - Typical Drop-off Areas, Building Entrances and Turning Circles

SCALE 1:250



LEGEND

- | | |
|--|--------------------------------------|
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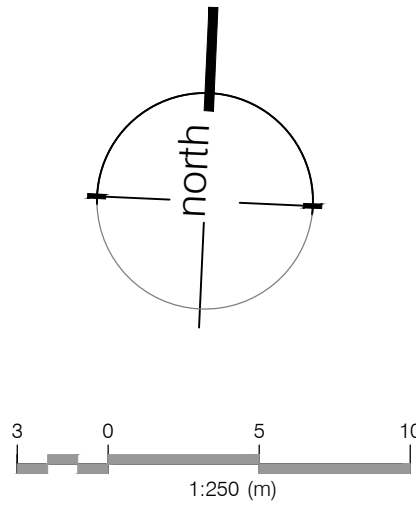
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Landscape
Concept Plan
Enlargement B

LC-03

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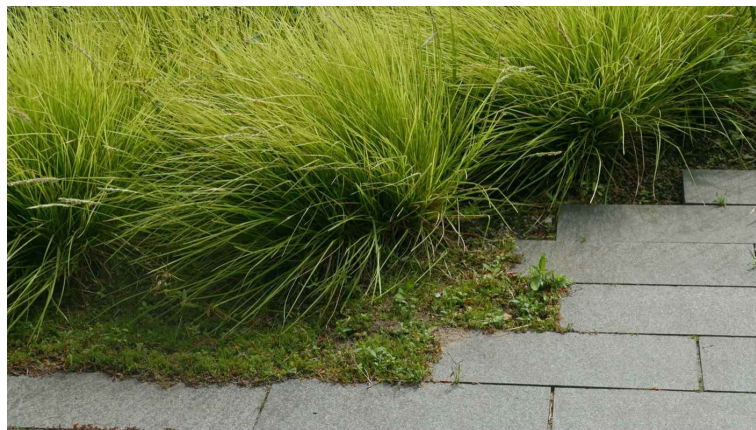
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Light, airy commercial spaces with large canopy trees and raised planters



Hardscape Commercial Patios with ample shade trees and planting

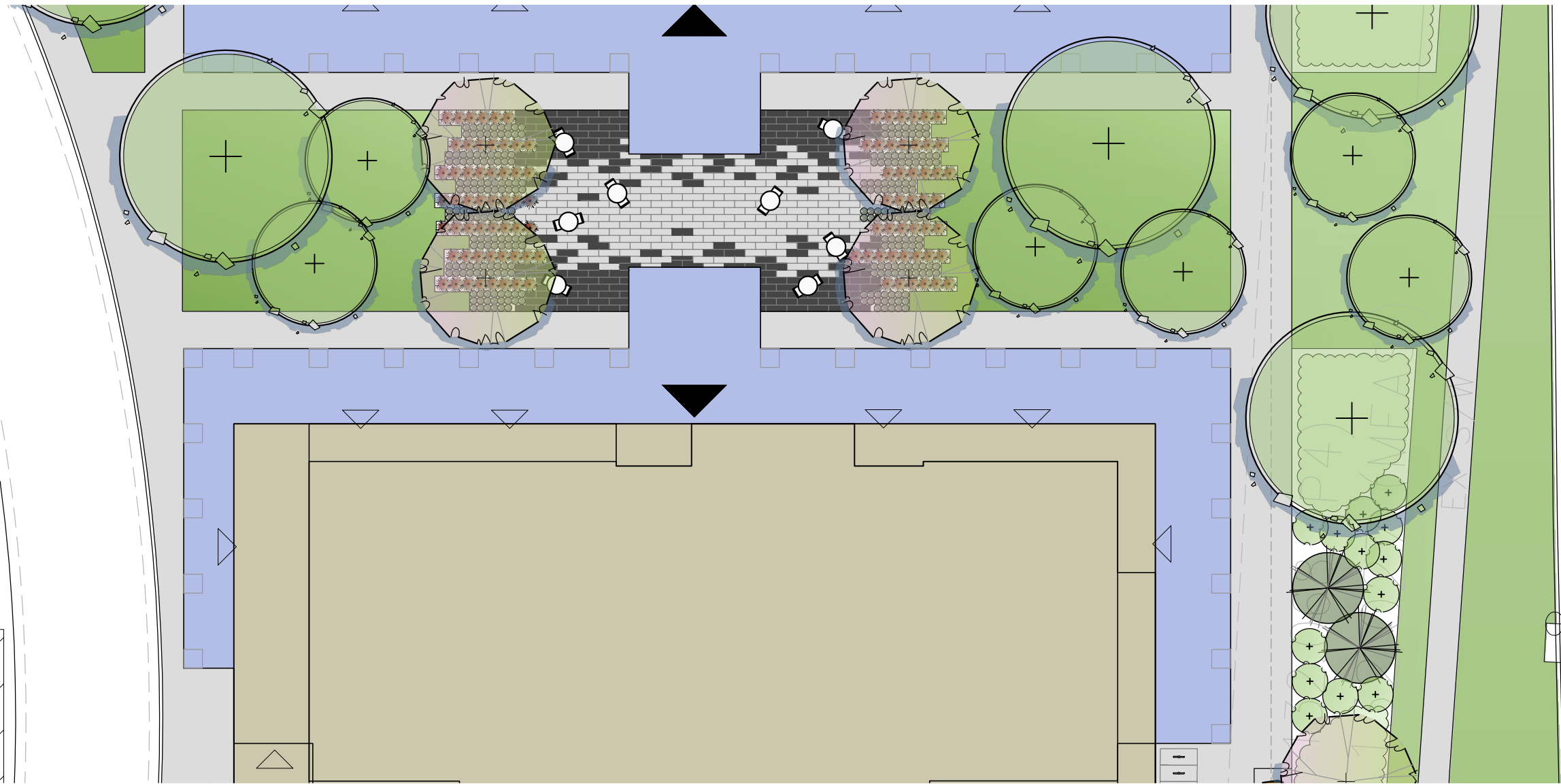


Dog park with resident amenities



ENLARGEMENT 'C' - Proposed Dog Park

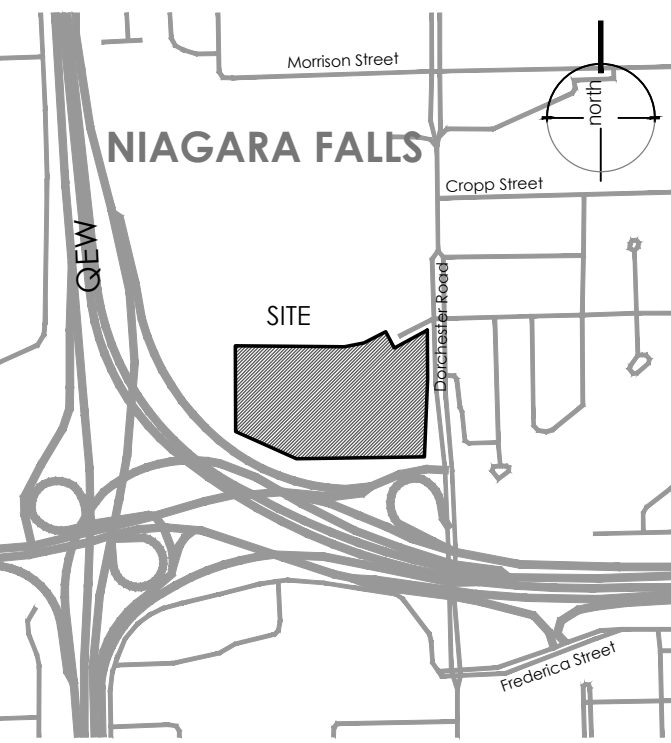
SCALE 1:250



ENLARGEMENT 'D' - Commercial Amenity Areas

SCALE 1:250

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