

NOT FOR CONSTRUCTION

Design Rationale

The project site is located on Terminal Avenue with easy pedestrian access to Terminal Shopping Centre to the North and to Downtown via the E and N Trail to the south.

Pedestrian access to the project is via the front entrance off Terminal and the back entrance off Cypress.

The landscape concept uses local materials, including rocks, timber and indigenous plants. The outside spaces are small and consist of 2 communal entrance places, 2 private patios and gardens. The gardens include layers of plants with small deciduous trees, understory trees, with deciduous and evergreen shrub and herb layers.

The Streetscape/north gardens

The Terminal streetscape has been designed to provide an interesting pedestrian edge with filtered views into the site while providing privacy for the patios. This has been achieved by running the solid wood parts of a 4' high fence parallel to the building front, and a more transparent metal picket at right angles. This allows oblique views into the site. Wood screens and planting will be arranged to provide additional privacy at the patios. Deciduous trees and shrubs will be planted around a bioswale close to the building with lower plantings along the edge of the street; this low planting is designed to accommodate future street works. An entry gate underneath an arbour will guide pedestrians to the front door, which is furnished with a bench.

The side gardens

Evergreen hedges form an edge to the property with a mulch path that will allow access to the south of the building.

The south garden, parking area and "back door"

A paved area with bollard light, bench and bike rack directs pedestrians to the entry door. Larger deciduous trees, small understory trees, berry bushes and other edible plants, including herbs and strawberries will be planted in this south garden.

Two rows of **street trees** are proposed to frame Cypress and to form an arch over the sidewalk. These trees perform ecological services by filtering pollutants, capturing carbon and shading the sidewalk and parking lot.

Plant selection is based on maintenance requirements, low moisture requirements, habitat value, aesthetic value.

NOTES:
ALL GRADES APPROXIMATE;
TO BE CO-ORDINATED WITH
CIVIL.

NORTH

REVISIONS:
CAD DP Plan - June 30 2022
DP Revision - Feb 6 2023

March 23/23

CONSULTANT:
LANDSCAPE ARCHITECT

PROJECT:
921 TERMINAL AVE NORTH NANAIMO, BC

SITE LEGAL DESCRIPTION:
AMENDED LOT 11 (DD48875-W),
BLOCK 28, DISTRICT LOT 96-G,
SECTION 1, NANAIMO DISTRICT,
PLAN 2039, EXCEPT PART IN
PLAN EPP68506

SHEET TITLE:
CONCEPTUAL LANDSCAPE DESIGN SCHEME

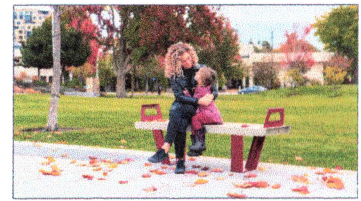
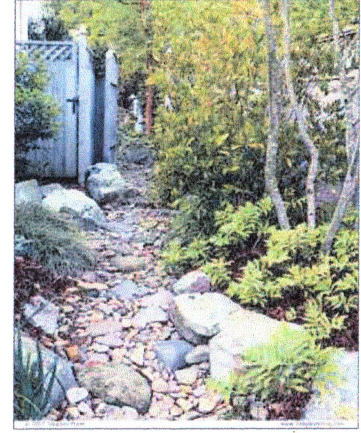
SCALE: 1:100
DATE: MAY 12, 2022

DRAWN: DR
CHECKED: VJD

PROJECT NUMBER:
921 TERMINAL AVE 2022

DRAWING NUMBER:
L0.1/DP

MUN. DWG#:



Dry stream bed
12"-21" φ
cobble

Bike rack

Wishbone Koble 2 space

Plant Palette

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Comments
Deciduous Trees (Total 10)						
Ap	4	Acer palmatum	Japanese Maple	2.5m ht		
Ck	1	Cornus kousa	Chinese Dogwood (multistem)	2.5m ht.		
Pp	3	Parrotia persica 'Vanessa'	Persian Ironwood	6 cm cal	1.8m branching height	Street trees
Sjap	2	Styrax japonica	Snowball Tree	6 cm cal	1.8m branching height	
Shrubs/Grasses/Vines (Total 443)						
Hedging						
Pl	52	Prunus lusitanica	Portuguese Laurel	#2 pot	90 cm o.c.	
Shrubs/Berry plants						
Rs	6	Ribes sanguineum	Red Flowering Currant	#1	120 cm o.c.	
Vbl	10	Vaccinium	Blueberry bushes	#1	90 cm o.c.	varieties TBD
Understory/Low Shrubs						
Fv	48	Fragaria vesca	Wild Strawberry	10 cm	45 cm o.c.	
Gs	45	Gaultheria shallon	Salal	#1	60 cm o.c.	
Mn	39	Mahonia nervosa	Dull Oregon Grape	#1	60 cm o.c.	
Ox	10	Oxalis oregano	Redwood Sorrell	#1	60 cm o.c.	
Pmun	59	Polystichum munitum	Sword Fern	#1	60 cm o.c.	
Ornamental Grasses						
Cak	4	Calamagrostis 'Karl Foerster'	Feather Reed Grass	#1	60 cm o.c.	
Hk	10	Hakonechloa macra	Japanese Woodland Grass	#1	60 cm o.c.	
Hs	56	Helictotrichon sempervirens	Blue Oat Grass	#1	60 cm o.c.	
Msy	6	Miscanthus 'yaku jima'	Dwarf Maiden Grass	#1	90 cm o.c.	
Pa	35	Pennisetum alopecuroides	Fountain Grass	#1	60 cm o.c.	
Vines						
Cla	1	Clematis armandii	Evergreen Clematis	#1		
Clt	1	Clematis tangutica	Oriental Clematis	#1		
Herbs						
La	29	Lavandula angustifolia 'Hidcote'	English Lavender	#1	60 cm o.c.	
Nd	26	Nepeta 'Dropmore Blue'	Catmint	#1	60 cm o.c.	
Ro	6	Rosemarinus officinalis	Rosemary	#1	60 cm o.c.	

RECEIVED
DP1262
2023-MAR-24
Current Planning