

# 254 ADDERLY ROAD MULTI-FAMILY

254 Adderly Road, Nanaimo, BC

## LANDSCAPE ARCHITECTURAL DRAWINGS

REISSUED FOR DEVELOPMENT PERMIT - NOVEMBER 14, 2023

### LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Design Rationale
- L1.03 Plant Palette and Landscape Plan Notes
- L1.04 Landscape Elevations
- L1.05 Landscape Plan (North)
- L1.06 Landscape Plan (East)
- L1.07 Landscape Plan (South)
- L1.08 Landscape Details
- L2.01 Tree Management Plan



KEY PLAN  
SCALE NTS



- 1 CENTRAL RAINGARDEN**  
(primary raingarden, entrance feature to site, includes main site signage, accessible overlook deck with bench for sitting, meandering path through dry rocky outcrop plantings to wet raingarden plantings, and bollard lighting along path)
- 2 COMMUNAL LAWN**  
(small lawn for play, picnicking, and gathering, boulders and concrete seatwall amphitheater retain slope, provides connection to existing trail)
- 3 FOREST AMPHITHEATER**  
(quiet, contemplative gathering space in the forest, opportunity for views out through the trees to the greater City, concrete seatwalls define space and retain slope)
- 4 OVERLOOK DECKS**  
(cedar decks with benches, strategically located near raingardens or along trails, offer small spaces to sit with prospects through trees to distant views, field fit to accommodate trees and outcrops)
- 5 COMPACTED CHIP WALKING TRAIL**  
(connects the different spaces of the site, creates a continuous walking loop moving up and down the slope, immerses user in the forest, stairs and trail field fitted to minimize impacts to trees)
- 6 RAINGARDENS & BIOSWALES**  
(unifying feature, integral part of the storm water management strategy for the site, exposes the natural functioning of the urban ecosystem, provides lush plantings)
- 7 WAYFINDING**  
(creative wayfinding & signage, directs people through site connecting walking trails and amenity spaces, bollard lighting is used to illuminate trails and key spaces)



RAINGARDEN

CONCRETE WALKING STRIP CONNECTS TO PATH NETWORK (FLUSH TO ROAD SURFACE)

PERMEABLE PAVING

LANDSCAPE STAIRS

18 SQUARE METRES OF PATH AND STAIRS ARE SITUATED WITHIN LANDSCAPE BUFFER, AS PERMITTED BY SECTIONS 17.2.2 AND 17.2.3 OF CITY OF NANAIMO ZONING BYLAW NO. 4500.

WAYFINDING SIGNAGE

TEXTURED SURFACE CONNECTS TO PATHNETWORK VIA CROSSWALK WHEN ROAD EXTENDED (PER STAFF DIRECTION)

SIDEWALK EXTENDS BEYOND PROPERTY LINE (PER STAFF DIRECTION)

STREET LIGHTS (6.0m pole, City approved light standard per staff direction, location is approximate, standard and location to be confirmed at Building Permit Stage)

1.8m LANDSCAPE BUFFER: TREATMENT LEVEL 1d (INFORMAL) WHERE EXISTING FOREST IS CLEARED FOR DEVELOPMENT

RAIL FENCE (see detail 02, sheet L1.08)

EXISTING PUBLIC TRAIL

TRAIL CONNECTION

1.8m LANDSCAPE BUFFER TREATMENT LEVEL 2d

PRIVACY PERIMETER FENCE (see detail 01, sheet L1.08)

PRIVACY SIGN & GATE

PRIVATE PARK AND TRAIL AMENITY

BICYCLE RACK (see detail 04, sheet L1.08)

MAIL BOXES

PEDESTRIAN CROSSING

WAYFINDING SIGNAGE

ENTRANCE SIGN

BOLLARD LIGHTING (see detail 03, sheet L1.08)

WAYFINDING SIGNAGE

1.8m LANDSCAPE BUFFER TREATMENT LEVEL 2d (INFORMAL) WHERE FOREST IS CLEARED FOR DEVELOPMENT

CONCRETE RETAINING WALL (NO PARKING STALL WITHIN LANDSCAPE BUFFER)



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WestCoast Construction

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**PROJECT**  
254 ADDERLY  
254 Adderly Road  
Nanaimo, BC

RECEIVED  
DP1267  
2023-DEC-05  
CURRENT PLANNING

**PROJECT ID** 21015  
DB CM CB KS

**SCALE** 1:500  
**DATE** September 17, 2021

**LANDSCAPE PLAN**

**L1.01**





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**PLANT PALETTE & LANDSCAPE PLAN NOTES**

**L1.03**

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
<b>Coniferous &amp; Evergreen Trees</b>					
Po	43	Picea omorika bruns	Serbian Spruce	2.5m ht	6m o.c. avg.
Pc	42	Pinus contorta var. contorta	Shore Pine	2.5m ht	6m o.c. avg.
Pf	13	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	2.5m ht	6m o.c. avg.
P	73	Pseudotsuga menziesii	Douglas Fir	#15	6m o.c. avg.
<b>Deciduous Trees</b>					
Ac	46	Acer circinatum	Vine Maple	#7	Multistem
A	13	Acer macrophyllum	Big Leaf Maple	#20	6m o.c. avg.
Ap	27	Acer palmatum 'Osakazuki'	Japanese Maple	1.5m br.ht	6m o.c. avg.
Ce	51	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	6m o.c. avg.
Pp	28	Parrotia persica	Pesian Ironwood	1.5m br.ht	6m o.c. avg.
<b>Large Shrubs</b>					
Ag	17	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	2m o.c.
A	67	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Oc	29	Omelia cerasiformis	June Plum	#5	2m o.c.
<b>Evergreen Shrubs</b>					
Gs	TBD	Gaultheria shallon	Salal	#1	60cm o.c.
Mn	TBD	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Mc	TBD	Morella californica	California Wax Myrtle	#5	1.0m o.c.
Vo	TBD	Vaccinium ovatum	Evergreen Huckleberry	#2	1.0m o.c.
<b>Deciduous Shrubs</b>					
Hd	TBD	Holodiscus discolor	Ocean Spray	#2	1.0m o.c.
Pl	TBD	Philadelphus lewisii	Mock Orange	#2	1.0m o.c.
Ri	TBD	Ribes sanguineum	Red Flowering Currant	#2	1.0m o.c.
Rn	TBD	Rosa Nutkana	Nootka Rose	#2	1.0m o.c.
Sa	TBD	Symphoricarpos albus	Snowberry	#2	1.0m o.c.
Vp	TBD	Vaccinium parvifolium	Red Huckleberry	#2	1.0m o.c.
<b>Groundcovers, Perennials, Ferns</b>					
Au	TBD	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Df	TBD	Dicentra formosa	Pacific Bleeding Heart	#1	60cm o.c.
De	TBD	Dryopteris erythrosora	Autumn Fern	#1	60cm o.c.
Fc	TBD	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Fv	TBD	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Pg	TBD	Polypodium glycyrrhiza	Licorice Fern	10cm	45cm o.c.
Pm	TBD	Polystichum munitum	Sword Fern	#1	60cm o.c.
Ph	TBD	Primula hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.
Pa	TBD	Pteridium aullinum	Bracken Fern	#1	60cm o.c.
Tg	TBD	Tellima grandiflora	Fringecup	#1	60cm o.c.
<b>Bioswale</b>					
Co	TBD	Carex obnata	Slough Sedge	plugs	45cm o.c.
Id	TBD	Iris douglasiana	Douglas Iris	plugs	45cm o.c.
Ie	TBD	Iris missouriensis	Western Blue Flag	plugs	45cm o.c.
Sm	TBD	Scirpus microcarpus	Small Flowered Bullrush	plugs	45cm o.c.
Si	TBD	Sisyrinchium idahoense	Blue-eyed Grass	plugs	45cm o.c.
<b>Seeds</b>					
Communal Lawn Seeding		Premium Pacific Seeds Drought Smart Mix or Equivalent	85% Tall Fescue 15% Creeping Red Fescue		

**LANDSCAPE PLAN NOTES**

- Arbutus menziesii establishment areas: Arbutus is locally prevalent on site indicating ideal soil and moisture conditions. Arbutus is widely recognized as difficult to transplant, and is typically available in pot sizes that do not meet City of Nanaimo sizes for replacement trees (10cm - 1 gal.). Therefore, rather than proposing individual trees, 28 unique establishment areas measuring approximately 12m<sup>2</sup> each are proposed (not included in tree counts). In these areas, seedlings and small specimens are to be planted at a density of 1 plant/m<sup>2</sup>. Detailed instructions for managing establishment areas will be provided in a Landscape Management Plan for the owner.
- 1.8m Landscape buffer is provided around entire parcel, as shown
- Where existing forest is cleared along front and flanking side yards, landscape buffer to be in Minimum Landscape Treatment 1d (Informal), as follows:
  - Trees are spaced an average of 6m o.c. Deciduous are 6cm cal, 1.5m branch height. Conifers are min. 2.5m height.
  - Irrigated. Shrubs are min. #2 pot, 1.0m o.c.. Groundcovers are min. 10cm pot, 0.45m o.c.
  - No trees or shrubs taller than 0.6m are located in sight triangle.
- Where existing forest is cleared along south side yard, landscape buffer to be in Minimum Landscape Treatment 2d (Informal), as follows:
  - Trees are spaced an average of 6m o.c. Deciduous are 6cm cal, 1.5m branch height. Conifers are min. 2.5m height.
  - Irrigated. Shrubs are min. #2 pot, 1.0m o.c.. Groundcovers are min. 10cm pot, 0.45m o.c.
  - No trees or shrubs taller than 0.6m are located in sight triangle.
  - 1.8m high decorative fence
- 18 square metres of a public walkway and stairs encroach into a side yard setback. City of Nanaimo Zoning Bylaw No. 4500 requires a landscape buffer be continuous, broken only by public walkways and driveways; and that a landscape buffer not be supplanted by continuous driveway or walkway access. If City of Nanaimo interpretation of Bylaw 4500 is that the minor encroachment of the public walkway into the landscape buffer is not permitted and/or requires a variance, encroaching sections will be removed.
- No parking stalls encroach into landscape buffer. 0.31 square metres of retaining wall adjacent to parking stalls encroach into the landscape buffer. In City of Nanaimo Zoning Bylaw No. 4500, a retaining wall is included in the definition of a 'Fence', which is permitted in a landscape buffer.
- Pathways are to be chipped gravel, as shown on Landscape Plan.
- Patios are to be unit pavers. See Landscape Legend, sheet L1.01 Landscape Plan for material.
- Bike racks to be galvanized steel loop. See detail 04, sheet L1.08 Landscape Details.
- Landscape treatment includes no trees, and no plantings over 600mm in height within 7.0m of point of intersection of drive aisles to preserve visibility.

Refer to **Sheet L1.01** for Landscape Plan  
Refer to **Sheet L1.05** for Landscape Plan (North)  
Refer to **Sheet L1.06** for Landscape Plan (East)  
Refer to **Sheet L1.07** for Landscape Plan (South)





MATCH LINE SEE SHEET L1.07 FOR LANDSCAPE PLAN SOUTH

MATCH LINE SEE SHEET L1.06 FOR LANDSCAPE PLAN EAST

Refer to **Sheet L1.01** for Landscape Plan  
 Refer to **Sheet L1.02** for Design Rationale  
 Refer to **Sheet L1.03** for Plant Palette & Landscape Notes

**LANDSCAPE LEGEND**

- TREE RETENTION AREA**  
2.83 ha. (57% of parcel area)
- PLANTED AREA**  
Layered planting, indigenous forest understory
- GRASS AREA**
- BIOSWALE**  
Layered planting, indigenous wetland species
- RAINGARDEN**  
Layered planting, indigenous wetland species
- LANDSCAPE STAIRS**
- COMPACTED CHIP SURFACE**
- PERMEABLE PAVING**  
Aquapave  
Size: 110mm x 221.5mm x 80mm  
Pattern: Running Bond Pattern  
Colour: Natural
- UNIT PAVERS**  
Delconca Wild  
Size: 300mm x 600mm x 20mm  
Pattern: Running Bond Pattern  
Colour: Grey (HWD 05 - G8WD05R)
- BALCONIES**
- PRIVACY PERIMETER FENCE**  
Cedar board 1.8m high fence (see detail 01, sheet L1.08)
- RAIL FENCE**  
Cedar post + rail 0.8m high fence (see detail 02, sheet L1.08)
- FRONT PRIVACY SCREEN**  
Cedar Slats 1.2m high screen
- REAR PRIVACY SCREEN**  
Cedar Slats 1.8m high screen
- ROCK RETAINING WALL**
- BOLLARD LIGHTING**  
(see detail 03, sheet L1.08)
- STREET LIGHTING**  
(6.0m, City approved pole, standard to be approved at Building Permit stage)
- WAYFINDING SIGNAGE**
- RESIDENCE ENTRANCE**
- MECHANICAL ROOM ENTRANCE**
- BICYCLE RACK**  
(see detail 04, sheet L1.08)
- LANDSCAPE LOG**
- TIMBER BENCH**

**TREE LEGEND**

- TOTAL NUMBER OF TREES: 336**  
REPLACEMENT TREES REQUIRED: 215
- CONIFEROUS & EVERGREEN TREES**  
TOTAL: 171 (51% of total trees)
- Arbutus menziesii establishment area
  - Po Picea Omorika Bruns (43)**
  - Pc Pinus contorta (42)**
  - Pf Pinus flexilis 'Vanderwolf's Pyramid' (13)**
  - P Pseudotsuga menziesii (73)**
- DECIDUOUS TREES**  
TOTAL: 165 (49% of total trees)
- Ac Acer circinatum (46)**
  - A Acer macrophyllum (13)**
  - Ap Acer palmatum 'Osakazuki' (27)**
  - Ce Cornus eddies white wonder (51)**
  - Pp Parrotia persica (28)**
- LARGE SHRUBS**
- Ag Amelanchier grandiflora (19)**
  - Au Arbutus Unedo (67)**
  - Oc Omelera cerasiformis (30)**



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254 Adderly Road  
Nanaimo, BC

RECEIVED  
DP1267  
2023-DEC-05  
Current Planning

**PROJECT ID** 21015  
DB CM CB KS  
**SCALE** 1:250  
**DATE** September 17, 2021

**LANDSCAPE PLAN (NORTH)**

**L1.05**





MATCH LINE SEE SHEET L1.05 FOR LANDSCAPE PLAN NORTH

MATCH LINE SEE SHEET L1.07 FOR LANDSCAPE PLAN SOUTH



Refer to **Sheet L1.01** for Landscape Plan  
 Refer to **Sheet L1.02** for Design Rationale  
 Refer to **Sheet L1.03** for Plant Palette and Landscape Notes  
 Refer to **Sheet L1.05** for Landscape Legend & Tree Legend



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**DATE** September 17, 2021

**LANDSCAPE PLAN (EAST)**

**L1.06**



MATCH LINE SEE SHEET L1.05 FOR LANDSCAPE PLAN NORTH. SEE SHEET L1.06 FOR LANDSCAPE PLAN EAST



Refer to **Sheet L1.01** for Landscape Plan  
 Refer to **Sheet L1.02** for Design Rationale  
 Refer to **Sheet L1.03** for Plant Palette and Landscape Notes  
 Refer to **Sheet L1.05** for Landscape Legend & Tree Legend



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 CONTACT PLANNING

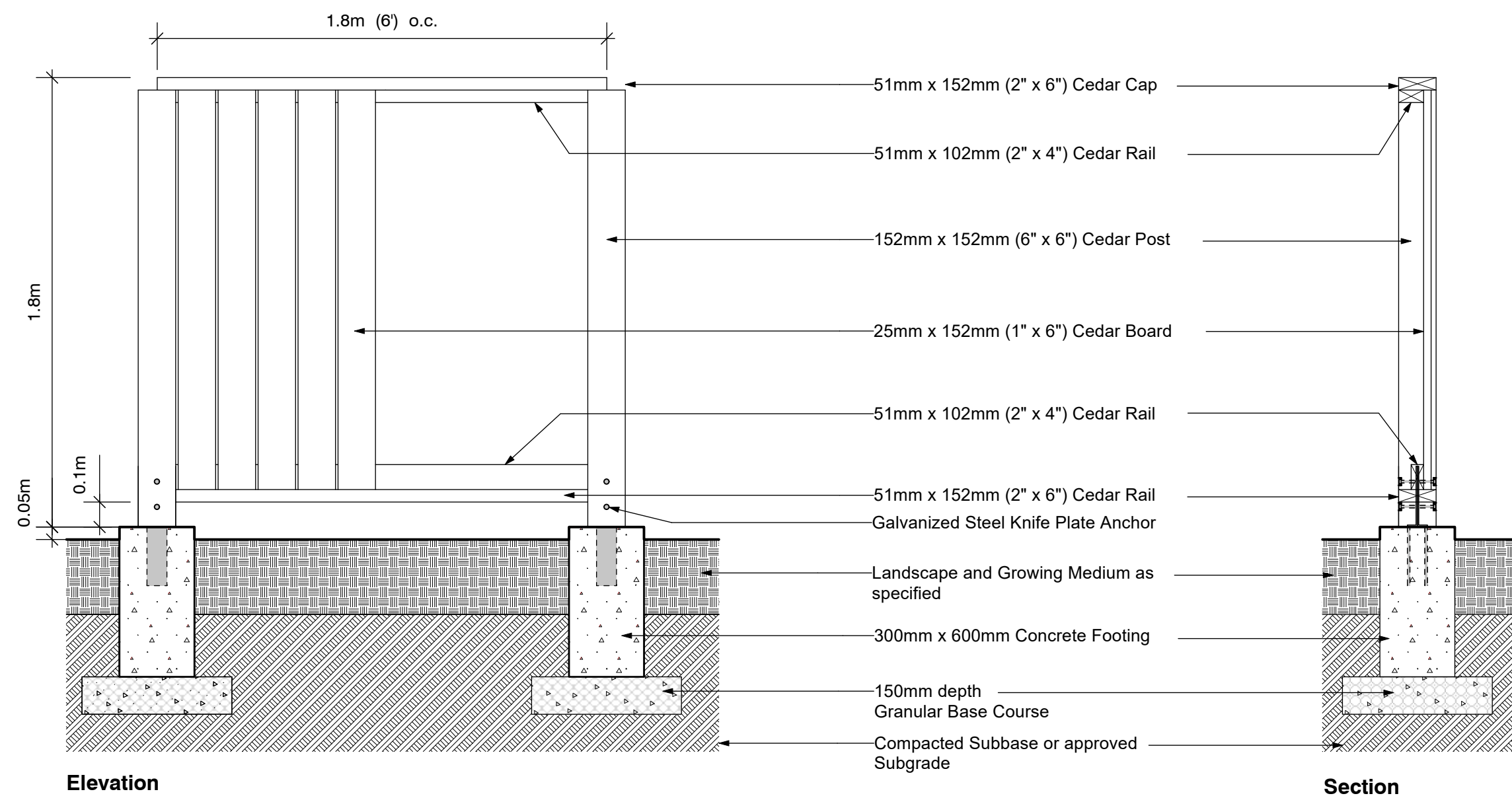
**LANDSCAPE PLAN  
 (SOUTH)**

**PROJECT ID** 21015  
 DB CM CB KS  
**SCALE** 1:250  
**DATE** September 17, 2021

**L1.07**

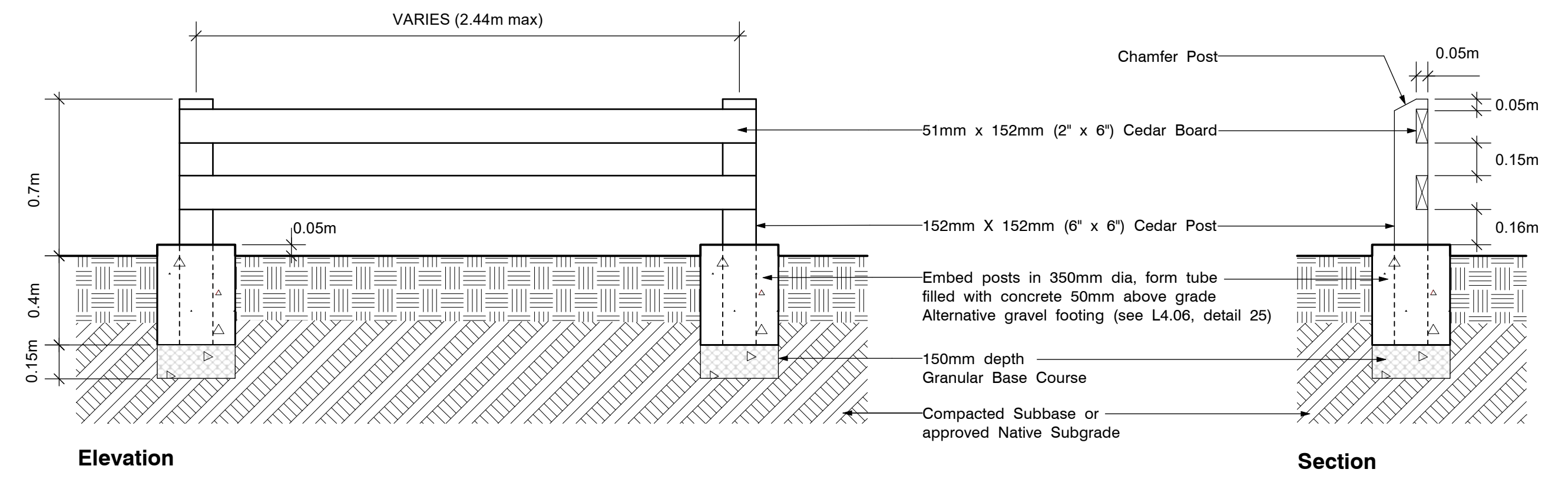


**Notes:**  
 All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.  
 All metal fasteners to be hot dipped galvanized.  
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.



**01 Fence Type 01: Privacy Perimeter Fence**  
 L1.08 Scale: 1:20 Elevation / Section

**Notes:**  
 All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.  
 All metal fasteners to be hot dipped galvanized.  
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

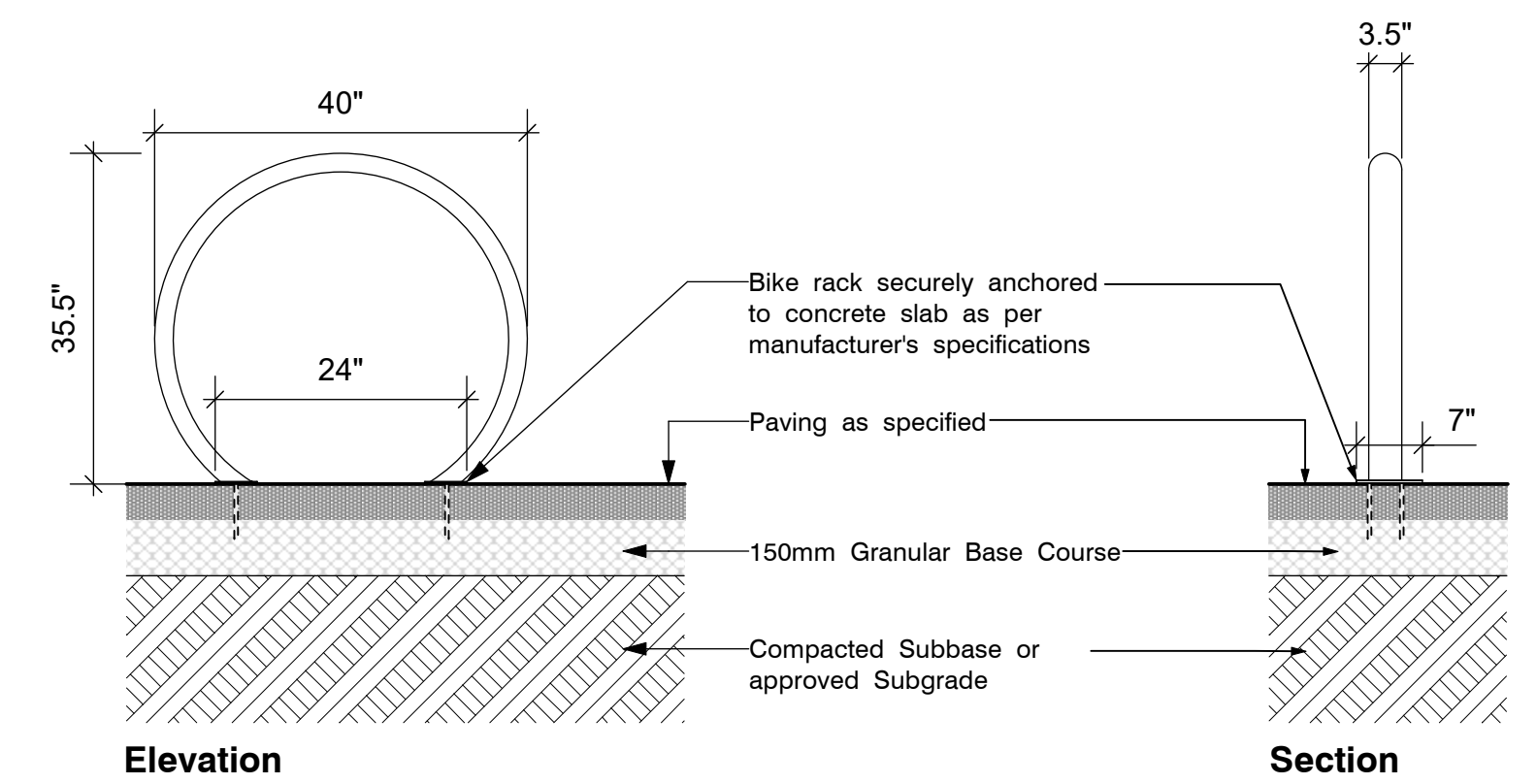


**02 Fence Type 02: Wood Rail**  
 L1.08 Scale: 1:20 Elevation / Section

**Loop 2 Space Bike Rack LBR-1 (or eq.)**  
**Specifications**  
 - Surface Mount (Galvanized steel mounting kit to be included)

Capacity	up to 2
Height	35.5" (902mm)
Width	40" (1016mm)
Weight	16 LBS (7.25kg)
Finish	Galvanized / Stainless

Wishbone Site Furnishings  
 210-27090 Gloucester Way  
 Langley, BC  
 1-866-626-0476  
 604-626-0476  
 www.wishbonetd.com



**04 Bike Rack**  
 L1.08 Scale: NTS Elevation / Section

**BEGA Exterior Bollard Light 99558 (or eq.)**  
**Specifications**  
 - Surface Mount (B79817 Anchorage kit)

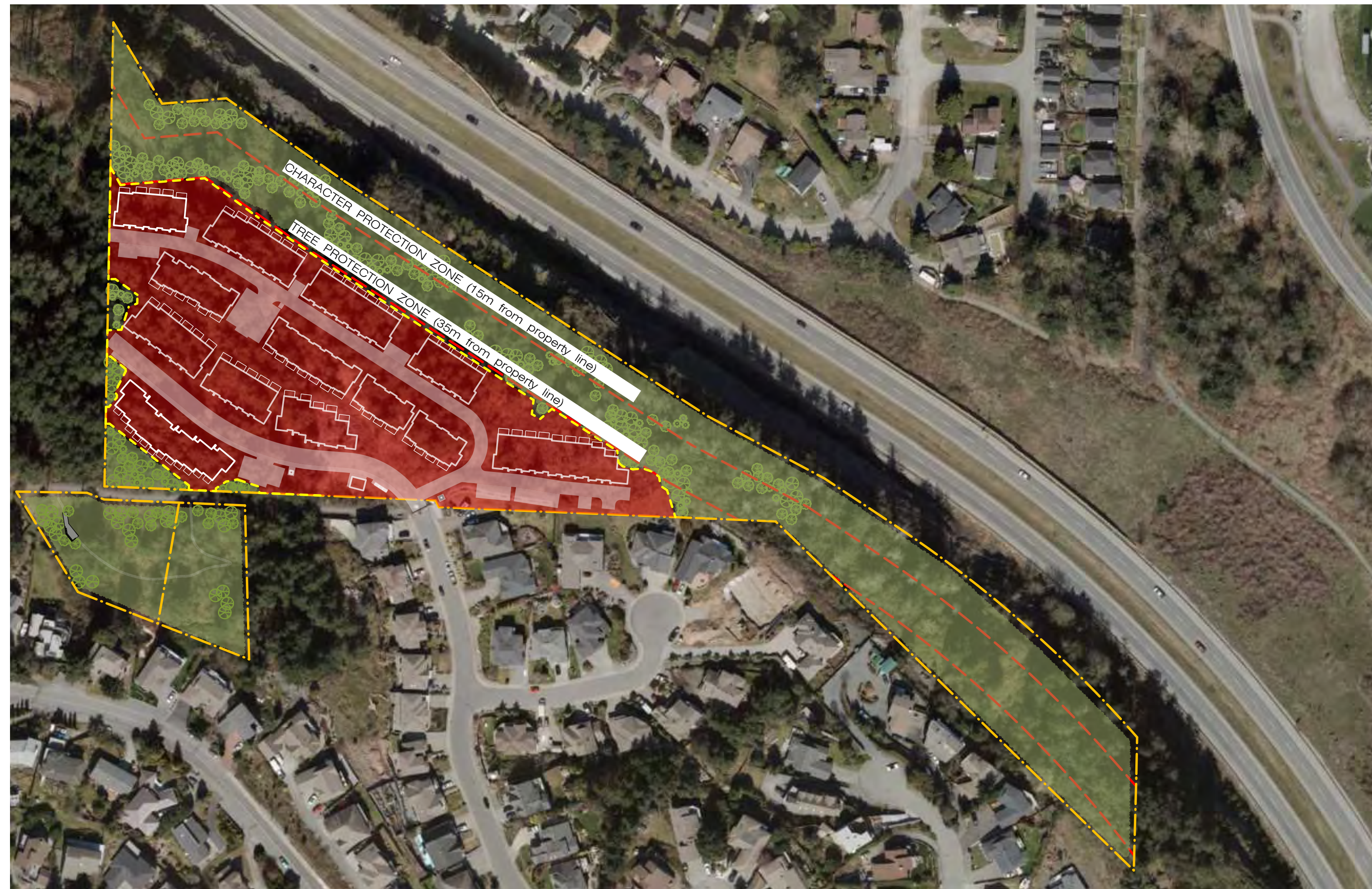
Operating Voltage	120-277V AC
Luminaire Lumens	1662 Lumens (3000K)
Height	43-3/8" (1101mm)
Width	9-7/8" (251mm)
Depth	5-1/2" (244mm)
Finish	Powder Coated Black Matte 3mil thickness



**03 Bollard Lighting**  
 L1.08 Scale: NTS

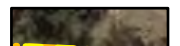
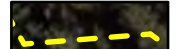

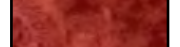
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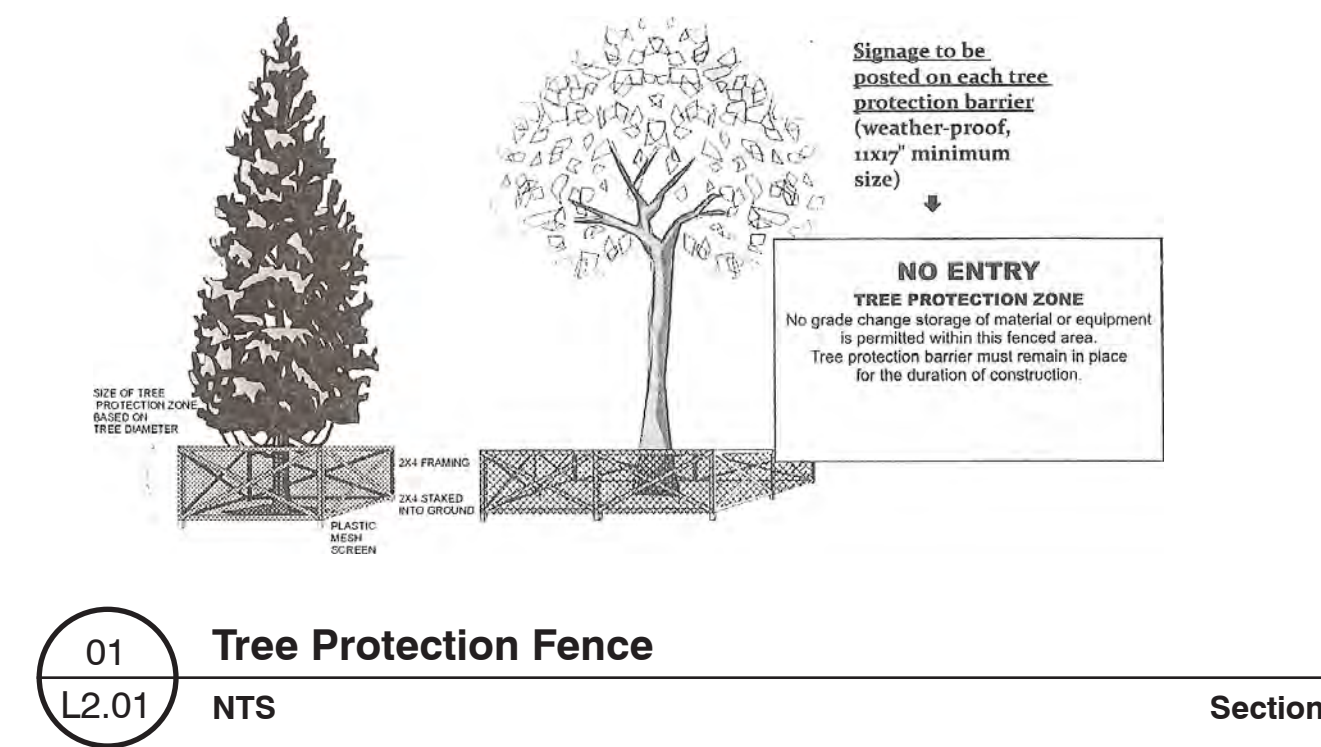




## TREE RETENTION AND REMOVAL AREAS

### LEGEND

-  **PARCEL BOUNDARY**  
Total parcel area: 4.98 ha
  -  **TREE PROTECTION FENCE**  
See sheet L2.01, detail 1
  -  **TREE RETENTION AREA**  
2.83 ha (57% of parcel area)
  -  **TREE REMOVAL AREA**  
2.15 ha (43% of parcel area)
- At 100 replacement trees per hectare of cleared area, 215 replacement trees are required.



### TREE PROTECTION FENCE

Prior to construction taking place on site a tree protection fence (see detail 01, sheet L2. 1) shall be installed on site according to the layout as indicated on the **Tree Management Plan**, the fence is to follow the existing grade.

Prior to the installation of this fence the layout should be reviewed by the City of Nanaimo Urban Forestry Coordinator.

The Project Manager will instruct all trades on the importance of following these tree protection measures. All trades will be required to sign off on their concurrence of this plan.

The fence is to remain in place for the duration of construction.

#### NOTES:

- Height of fence to be 1.2m (4').
- 2"x 4" to be used for vertical posts, top and bottom rails and cross bracing (in an "X") round un-treated vertical posts may be used with a minimum diameter of 9 cm.
- Spacing between vertical posts to be no further apart than 3.7m (12') on centre.
- Structure must be sturdy with vertical posts driven firmly into ground.
- Continuous plastic mesh screening (e.g. orange snow fencing).
- Signs entitled "Tree Protection Area" to be posted on fence every 15m.
- Location of fence as shown on plan.



## CANOPY AND DOMINANT CANOPY SPECIES

### LEGEND

POLYGON	DESCRIPTION	AREA REMOVED/ RETAINED/ (%)
P-0	Cleared in 2009. Rubble, grass, abundance of broom, no trees	0.42 ha/ 0.49 ha/ (88% removed)
P-1	Sparse clusters of bigleaf maple, arbutus, red alder (10-15cm DBH)	0.32 ha/ 0.59 ha/ (54% removed)
P-2	Dense second growth, 80% Douglas fir, 20% arbutus (10-45cm DBH)	1.33 ha/ 1.88 ha/ (70% removed)
P-3	Sparse, patchy, 75% Douglas fir, 25% arbutus, (10-25cm DBH), open areas of moss and rock	0.16 ha/ 1.05 ha/ (15% removed)
P-4	Moderately dense, 60% Douglas fir, 40% arbutus (10-30cm DBH), minor bigleaf maple, willow	0 ha/ 0.30 ha/ (0% removed)
P-5	Small cluster of 5 trees, black cottonwood (10-15cm DBH) with willow, seepage area	0 ha/ 0.03 ha/ (0% removed)
P-6	Moderately dense clusters of Douglas fir (15-30cm DBH), minor arbutus and bigleaf maple, recent clearing	0 ha/ 0.35 ha/ (0% removed)

Due to the nature of the site, a detailed tree inventory has not been completed. Instead a sample survey was conducted to determine tree size, species and density. Refer to Environmental Assessment Report: 254 Adderly Rd. completed by Aquaparian Environmental Consulting Ltd. for more detailed ecological inventory.

### TREE REPLACEMENTS

#### REPLACEMENT TREES TO BE PLANTED ON SITE

DECIDUOUS TREES (49% of Replacement Trees)				
KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)
Ac	(46)	<i>Acer cercinatum</i>	Vine maple	1.5
A	(13)	<i>Acer macrophyllum</i>	Big leaf maple	2.0
Ap	(27)	<i>Acer palmatum</i> 'Osakazuki'	Japanese maple	1.5
Ce	(51)	<i>Cornus eddies white wonder</i>	White flowering dogwood	2.0
Pp	(28)	<i>Parrotia persica</i> 'Vanessa'	Persian ironwood	1.5

CONIFEROUS & EVERGREEN TREES (51% of Replacement Trees)				
KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)
Po	(43)	<i>Picea Omorika Bruns</i>	Serbian spruce	1.5
Pc	(42)	<i>Pinus contorta var. contorta</i>	Shore Pine	1.5
Pm	(13)	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Limber pine	2.0
P	(73)	<i>Pseudotsuga menziesii</i>	Douglas fir	2.0

**NOTES:**  
AT LEAST 50% OF PROPOSED TREES ARE EVERGREEN, PER SOUTH NANAIMO CHARACTER AREA LANDSCAPE DESIGN GUIDELINES.

TO REESTABLISH ARBUTUS MENZIESII FOLLOWING CONSTRUCTION, 28 ARBUTUS ESTABLISHMENT AREAS ARE PROPOSED. NO TREES ARE COUNTED FOR THESE ESTABLISHMENT AREAS BUT IT IS ANTICIPATED THAT OVER TIME, AT LEAST ONE SPECIMEN IN EACH ESTABLISHMENT AREA WILL REACH MATURITY

REFER TO ENVIRONMENTAL ASSESSMENT REPORT: 254 ADDERLY RD. COMPLETED BY AQUAPARIAN ENVIRONMENTAL CONSULTING LTD FOR DETAILED TREE INVENTORY.

CITY OF NANAIMO STAFF RECOMMEND THAT FOR THIS SITE, 100 TREES PER HECTARE OF CLEARED AREA IS APPROPRIATE TO DETERMINE TOTAL REPLACEMENT TREES REQUIRED. AT 2.15 HECTARES, THE PROJECT REQUIRES 215 REPLACEMENT TREES. 336 REPLACEMENT TREES ARE PROPOSED.

Refer to Landscape Plan Sheet L1.05 L1.06 L1.07 for tree replacement species and locations.