

HALIBURTON APARTMENTS

821 Haliburton Street, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - JUNE 15, 2023

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Design Rationale
- L1.02 Landscape Plan
- L1.03 Rooftop Plan
- L1.04 Landscape Elevation
- L1.05 Landscape Sections
- L2.01 Planting Plan North
- L2.02 Planting Plan South
- L2.03 Rooftop Planting Plan
- L2.04 Plant List + Notes
- L3.01 Tree Management Plan
- L3.02 Tree Management Plan

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PROJECT

HALIBURTON APARTMENTS

821 Haliburton Street
Nanaimo, BC, V9R 4V9

COVER PAGE

PROJECT ID 220009

DB CM CB KS

SCALE NTS
DATE July, 2022



L0.00

DESIGN PRECEDENTS

PLANTINGS



01 Japanese Maple



02 Japanese Maple (fall colour)



03 White Flowering Dogwood



04 Red Flowering Dogwood



05 Forest Garden Understory: Sword Fern + Salal



06 Forest Garden Shrubs: Flowering Red Currant



07 Terrace garden: Japanese Forest Grass



08 Meadow Garden: Perennial grasses + flowers

SITE FURNISHINGS



09 Rooftop Garden: Planters with Perennials



10 Rooftop Garden: Planters + Benches



11 Rooftop Garden: Communal Table



12 Rooftop Garden: Steel + Wood Arbour



13 Benches



14 Front Entrance Paving



15 Cedar Board Perimeter Fence



16 Bollard lighting

DESIGN RATIONALE

SITE CONTEXT

Located at 821 Haliburton Street, the project site is situated between the Island Highway and Sunueymuxw IR#1, in the south-east quarter of Nanaimo's South End Neighbourhood Plan area. The site drops 10m from the Island Highway to Haliburton Street, resulting in a north-east aspect that offers expansive views of the Nanaimo River estuary and Saysutshun, Protection and Gabriola Islands. Rocky soils predominate the site, and the remnant forest is comprised primarily of Bigleaf maple, with a lesser component of Douglas fir and Red alder.

DESIGN RATIONALE

The landscape design takes cues from the **City of Nanaimo's South End Neighbourhood Plan, Zoning Bylaw 4500 and City Plan: Reimagine Nanaimo**. The South End Neighbourhood Plan states that ecosystem complexity and habitat enhancement are basic concepts of neighbourhood sustainability, that landscaping should consider native plant diversity, and that the protection and preservation of views to the ocean are of great importance. Principle 5 of the Plan is to "Preserve, enhance and restore the natural environment," and Principle 8 is to "Maintain key views and unique vistas."

Bylaw 4500 provides additional guidance, recommending an informal design approach to the landscape, including maintaining an equal balance of coniferous and deciduous trees in the south end of Nanaimo.

Section C.1.3 of City Plan: Reimagine Nanaimo outlines desired outcomes and policies relating to the Urban Tree Canopy, Natural Areas and Greenways. The plan targets enhanced ecosystem biodiversity and resilience, as well as consideration of climate change when replacing or replanting new trees; and promotion of pollinator friendly plants on public and private lands.

The intent of these policies and regulations is achieved at 821 Haliburton by going above and beyond the 49 required replacement trees, providing an additional 52 landscape trees that contribute to habitat diversity, watershed health, climate resilience and visual interest. To preserve views to the ocean considered so important in the South End Neighbourhood Plan, while creating buffers to adjacent uses including the Highway, trees are generally kept to the periphery of the parcel. Some smaller deciduous trees drift toward the front of the building to moderate the architecture along Haliburton. Overall, the planting scheme is inspired the Coastal Douglas fir ecosystem, including forest edges and meadow gardens that will result in a thriving, diverse and climate resilient urban ecosystem.

KEY DESIGN FEATURES AND ELEMENTS

- **Forest Edge:** A Coastal Douglas Fir inspired forest that includes a mix of evergreen & deciduous trees, shrubs, and groundcovers embraces the rear and sides of the proposed building. Lower, deciduous trees closer to the front of the building frame important views, increase species diversity and ensure solar access to the primary building façade.
- **Stroll Garden:** A meandering path through a garden that incorporates indigenous understory species, pollinator plants and ornamental perennials offers a contemplative stroll for residents to enjoy fresh air and beautiful vistas.
- **Meadow Garden:** A meadow landscape that includes a mix of evergreen & deciduous shrubs, perennial grasses & flowers, and groundcovers to add diversity, provide habitat to pollinators, offer visual interest, and to preserve views to the Nanaimo River estuary and beyond.
- **Terraced Gardens:** Due to the sloping nature of the site, sunken patios at the rear of the building nestle private patios into the landscape and provide refuges that immerse residents into the natural environment.
- **Rooftop Garden:** Due to the constrained nature of the site, an amenity space is provided on the rooftop. This creates a communal gathering space with seating, tables, and shaded areas, and capitalizes on dramatic north-eastward views to the ocean and islands off Nanaimo.
- **Site Accessibility:** An accessible entrance is provided that connects the main entry of the building to Haliburton Street through a refined walkway through the parking area at the front of the building.

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HALIBURTON APARTMENTS

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**LANDSCAPE DESIGN
RATIONALE**

PROJECT ID 220009


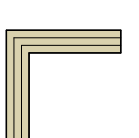

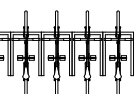








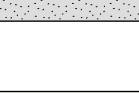

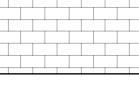
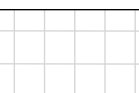


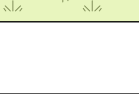

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DATE July, 2022



L1.01

LANDSCAPE LEGEND

-  **BENCH TYPE 01**
Quantity: 2
-  **BENCH TYPE 02**
Quantity: 4
-  **BENCH TYPE 03**
Quantity: 7
-  **BICYCLE RACK**
Capacity: 5-7 bikes
-  **ENTRANCE**
-  **EXIT**
-  **LANDSCAPE BOULDER**
Quantity: 35
-  **LIGHTING BOLLARD**
Quantity: 13
-  **LIGHTING POLE TOP**
Quantity: 2
-  **PERIMETER FENCE**
Cedar board, 1.8m high fence
-  **STEEL PLANTER TYPE 01**
Quantity: 10
-  **STEEL PLANTER TYPE 02**
Quantity: 18
-  **CART CHIP PATH**
Area: 55m²
-  **CONCRETE WALKWAY**
Area: 116m²
-  **CONCRETE UNIT PAVER TYPE 01**
Area: 148m²
-  **CONCRETE UNIT PAVER TYPE 02**
Area: 427m²
-  **GRASS BOULEVARD**
Area: 635m²
Soil Depth: 150mm
-  **GREEN ROOF**
Area: 321m²
Soil Depth: 150mm
-  **PLANTED AREA**
Area: 1714m²
Soil Depth: 450mm
-  **PLANTED AREA OVER STRUCTURE**
Area: 36m²
Soil Depth: 300mm



LANDSCAPE PLAN SCALE 1:200

Refer to **Sheet L1.01** for Design Rationale
 Refer to **Sheet L1.03** for Rooftop Landscape Plan
 Refer to **Sheet L1.04** for Landscape Elevation
 Refer to **Sheet L1.05** for Landscape Sections

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 LANDSCAPE ARCHITECTS

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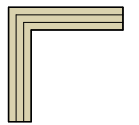











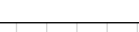


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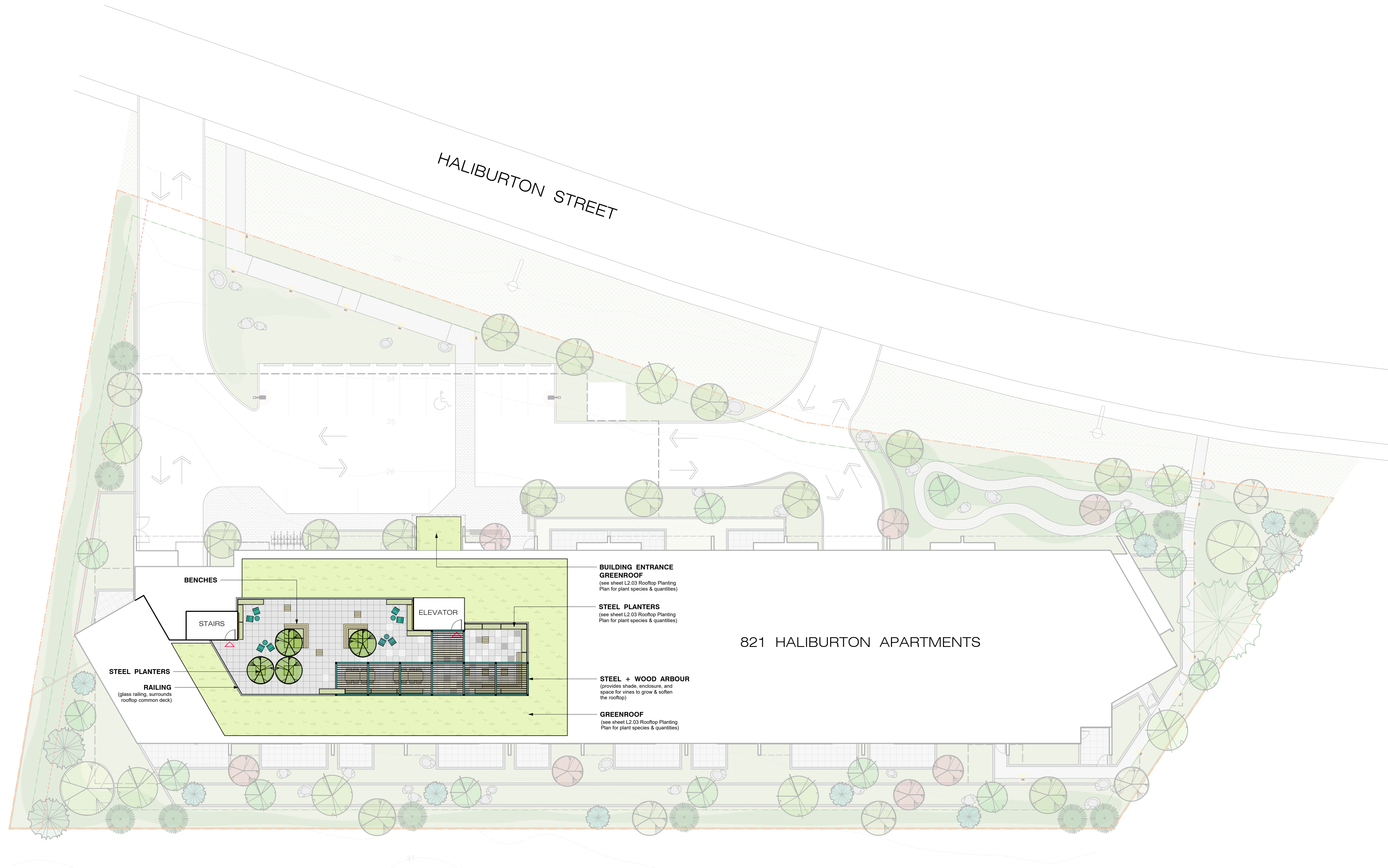
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DATE July, 2022

LANDSCAPE PLAN

L1.02

LANDSCAPE LEGEND

-  **BENCH TYPE 01**
Quantity: 2
-  **BENCH TYPE 02**
Quantity: 4
-  **BENCH TYPE 03**
Quantity: 7
-  **BICYCLE RACK**
Capacity: 6-7 bikes
-  **ENTRANCE**
-  **EXIT**
-  **LANDSCAPE BOULDER**
Quantity: 35
-  **LIGHTING BOLLARD**
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Soil Depth: 150mm
-  **PLANTED AREA**
Area: 1714m²
Soil Depth: 450mm
-  **PLANTED AREA OVER STRUCTURE**
Area: 36m²
Soil Depth: 300mm



821 HALIBURTON APARTMENTS

ROOFTOP LANDSCAPE PLAN
SCALE 1:200

Refer to **Sheet L1.01** for Design Rationale
 Refer to **Sheet L1.02** for Landscape Plan
 Refer to **Sheet L1.04** for Landscape Elevation
 Refer to **Sheet L1.05** for Landscape Sections

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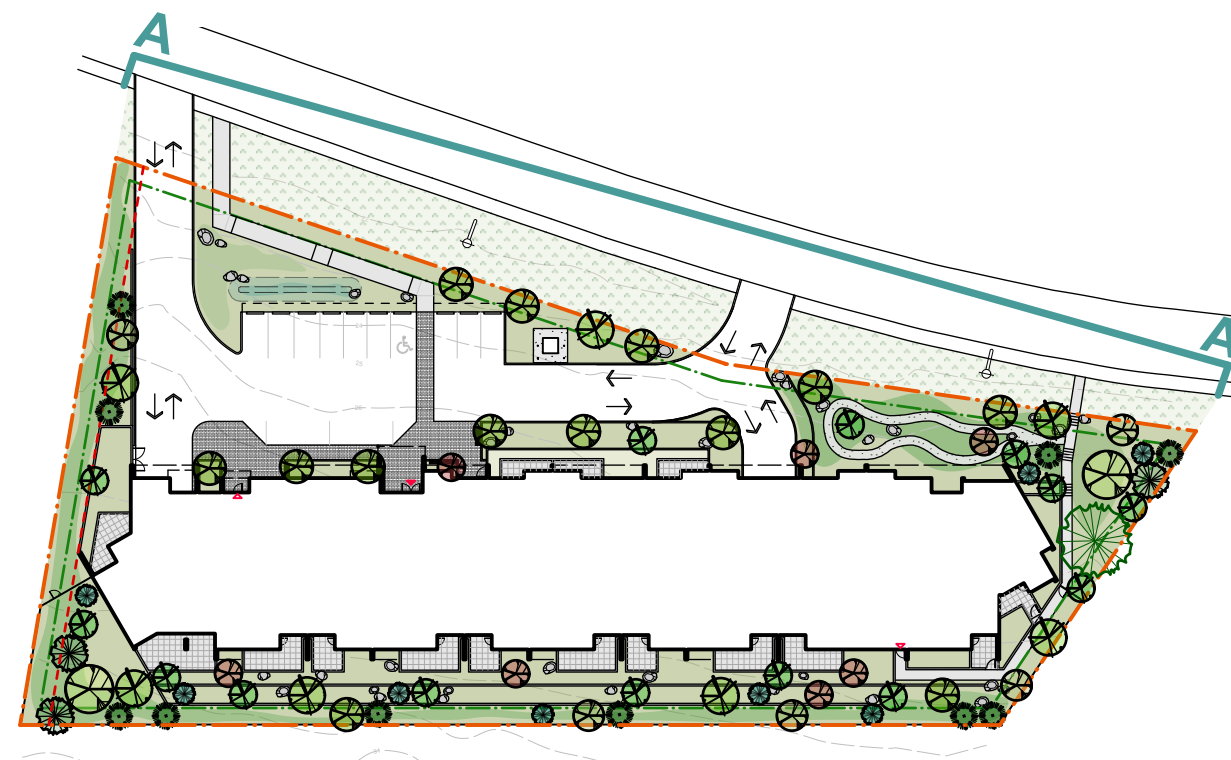
ROOFTOP LANDSCAPE PLAN

L1.03



A HALIBURTON STREET ELEVATION

SCALE 1:125



Refer to **Sheet L1.01** for Design Rationale
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 Refer to **Sheet L1.05** for Landscape Sections

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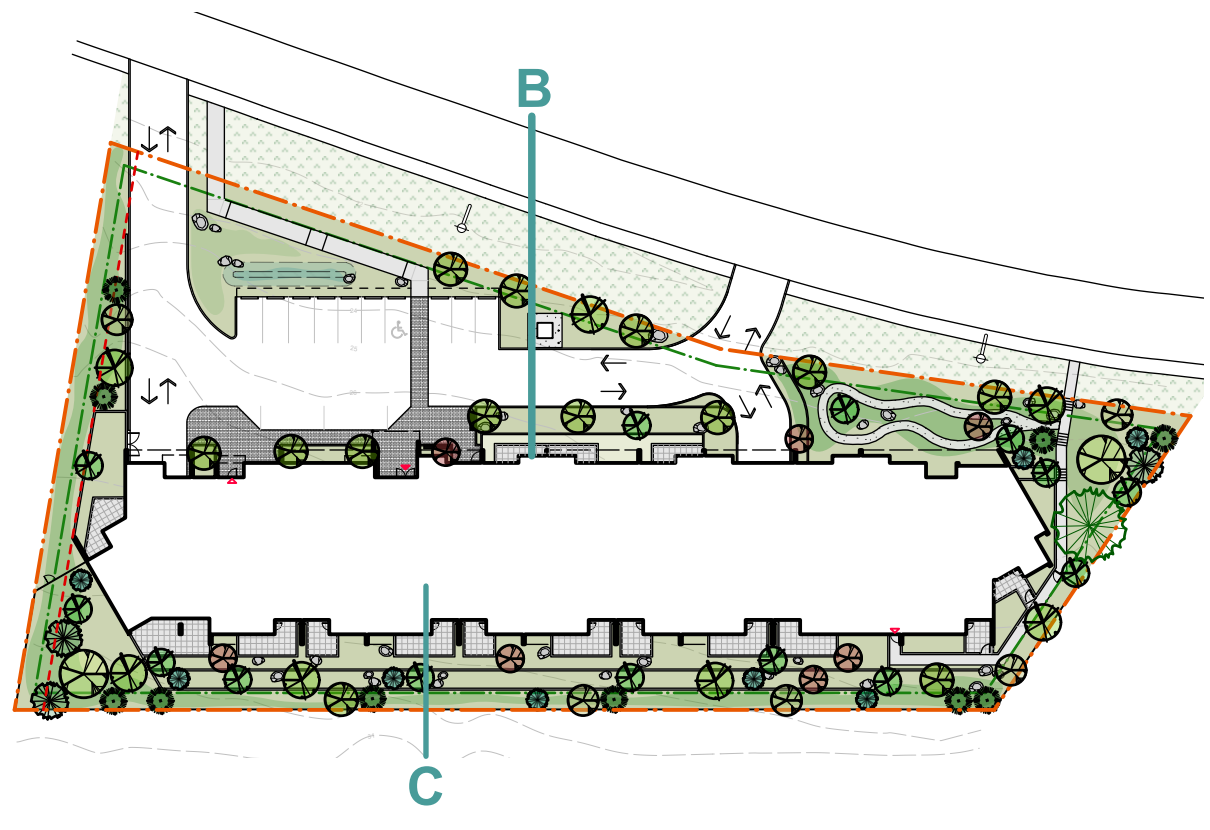
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B SECTION
SCALE 1:50



C SECTION
SCALE 1:50



Refer to **Sheet L1.01** for Design Rationale
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TREE LEGEND

- Ac (14) *Acer circinatum*
- Ag (5) *Acer griseum*
- A (2) *Acer macrophyllum*
- Aps (8) *Acer palmatum* 'Shindeshojo'
- Ap (17) *Acer palmatum* 'Osakazuki'
- Ce (7) *Cornus eddies white wonder*
- Ck (7) *Cornus kousa*
- Po (8) *Picea omorika bruns*
- Pc (10) *Pinus contorta*
- P (3) *Pseudotsuga menziesii*

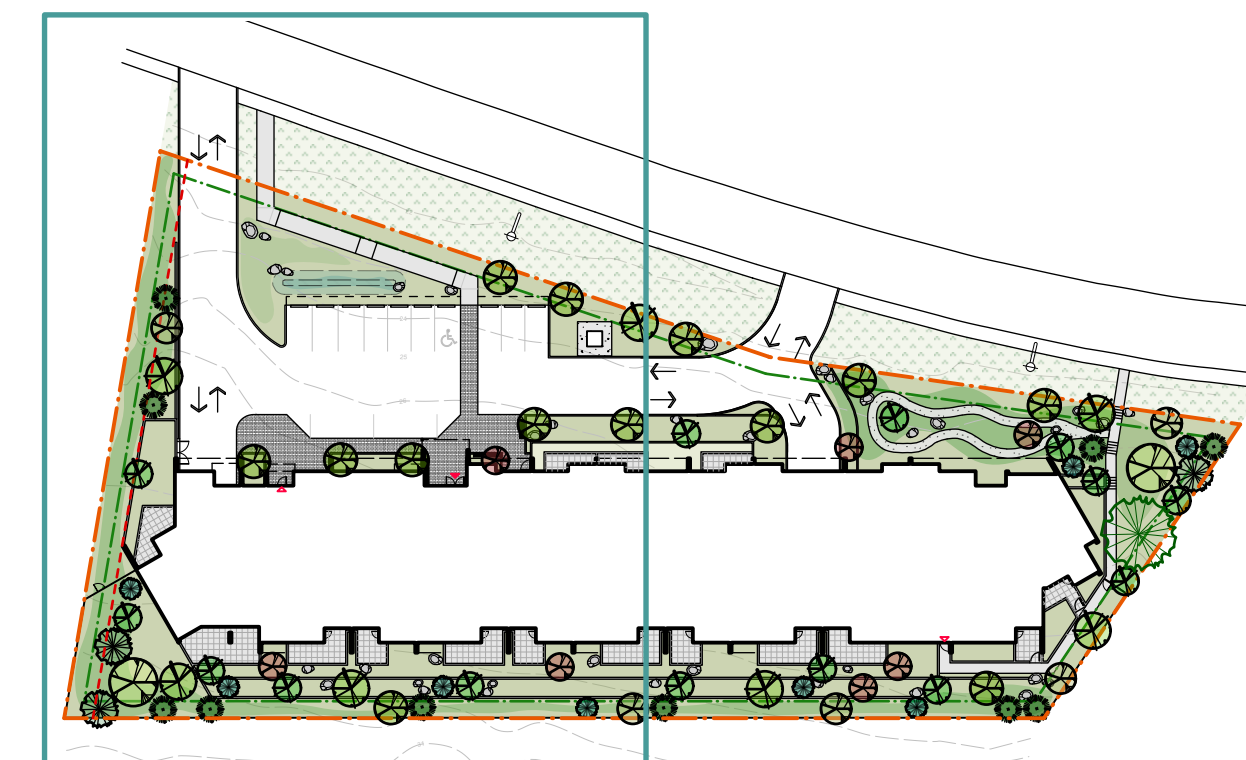
PLANT LEGEND

- At *Achlys triphylla*
- A *Arbutus unedo*
- Au *Arctostaphylos uva-ursa*
- Ck *Calamagrostis Karl Forester*
- Ca *Clematis armandii*
- Cs *Cornus sericea*
- Fc *Fragaria chiloensis*
- Gs *Gaultheria shallon*
- Gl *Gaura lindheimeri*
- Gd *Gymnocarpium dryopteris*
- Hi *Hamamelis x intermedia* 'Diane'
- Hm *Hakonechloa macra*
- Lc *Lonicera ciliosa*
- Ln *Luzula nivea*
- Mn *Mahonia nervosa*
- My *Miscanthus yaku jima*
- Np *Nepeta dropmore blue*
- Pa *Pennisetum alopecuroides*
- Plm *Pinus mugo* 'var. pumilio' glycyrrhiza
- Pg *Polypodium glycyrrhiza*
- Pm *Polystichum munitum*
- Rs *Ribes sanguineum*
- Sn *Salvia nemorosa* 'Cardonna'
- Sa *Symphoricarpos albus*
- Tg *Tellima grandiflora*
- Ts *Thymus serpyllum*
- V *Vaccinium*
- Vo *Vaccinium ovatum*

- GRASS BOULEVARD**
Area: 635m²
Soil Depth: 150mm
Premier Pacific Seeds Ltd. Drought Smart Lawn mix or equivalent.
- GREEN ROOF**
Area: 321m²
Soil Depth: 150mm
Plant with a mix of:
1. Allium cernuum
2. Ameria maritima
3. Festuca roemerii
4. Fragaria chiloensis
5. Sedum album
6. Sedum rupestre
- BIOSWALE BOTTOM**
Area: 7.2m²
Soil Depth: 450mm
Plant bottom with a mix of:
1. Carex obnuta
2. Iris missouriensis



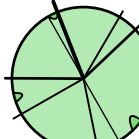
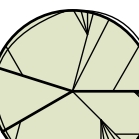
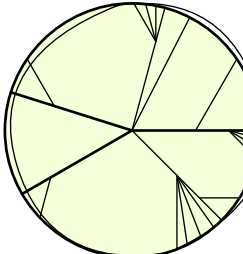
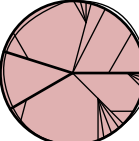
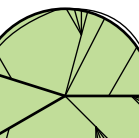

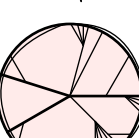
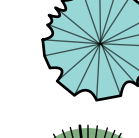


MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN SOUTH




















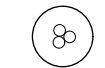
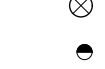












Refer to **Sheet L2.02** for Planting Plan South
 Refer to **Sheet L2.03** for Rooftop Planting Plan
 Refer to **Sheet L2.04** for Plant List + Notes

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TREE LEGEND

-  Ac (14) *Acer circinatum*
-  Ag (5) *Acer griseum*
-  A (2) *Acer macrophyllum*
-  Aps (8) *Acer palmatum* 'Shindeshojo'
-  Ap (17) *Acer palmatum* 'Osakazuki'
-  Ce (7) *Cornus eddies* white wonder
-  Ck (7) *Cornus kousa*
-  Po (8) *Picea omorika* bruns
-  Pc (10) *Pinus contorta*
-  P (3) *Pseudotsuga menziesii*

PLANT LEGEND

-  At *Achlys triphylla*
 -  A *Arbutus unedo*
 -  Au *Arctostaphylos uva-ursa*
 -  Ck *Calamagrostis* Karl Forester
 -  Ca *Clematis armandii*
 -  Cs *Cornus sericea*
 -  Fc *Fragaria chiloensis*
 -  Gs *Gaultheria shallon*
 -  Gl *Gaura lindgeimeri*
 -  Gd *Gymnocarpium dryopteris*
 -  Hi *Hamamelis x intermedia* 'Diane'
 -  Hm *Hakonechloa macra*
 -  Lc *Lonicera ciliosa*
 -  Ln *Luzula nivea*
 -  Mn *Mahonia nervosa*
 -  My *Miscanthus yaku jima*
 -  Np *Nepeta dropmore* blue
 -  Pa *Pennisetum alopecuroides*
 -  Pim *Pinus mugo* 'var. pumilio' glycyrrhiza
 -  Pg *Polypodium glycyrrhiza*
 -  Pm *Polystichum munitum*
 -  Rs *Ribes sanguineum*
 -  Sn *Salvia nemorosa* 'Cardonna'
 -  Sa *Symphoricarpos albus*
 -  Tg *Tellima grandiflora*
 -  Ts *Thymus serpyllum*
 -  V *Vaccinium*
 -  Vo *Vaccinium ovatum*
-
-  **GRASS BOULEVARD**
Area: 635m²
Soil Depth: 150mm
Premier Pacific Seeds Ltd. Drought Smart Lawn mix or equivalent.
 -  **GREEN ROOF**
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Plant with a mix of:
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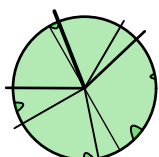
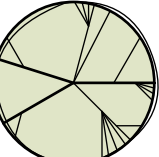
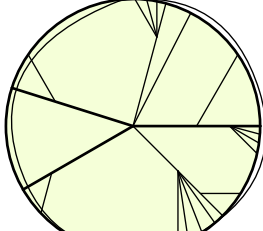
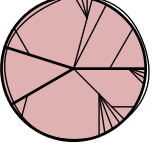
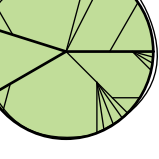
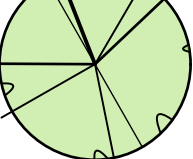
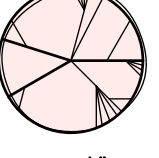

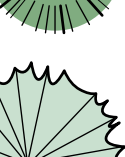



Refer to **Sheet L2.01** for Planting Plan North
 Refer to **Sheet L2.03** for Rooftop Planting Plan
 Refer to **Sheet L2.04** for Plant List + Notes





























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TREE LEGEND


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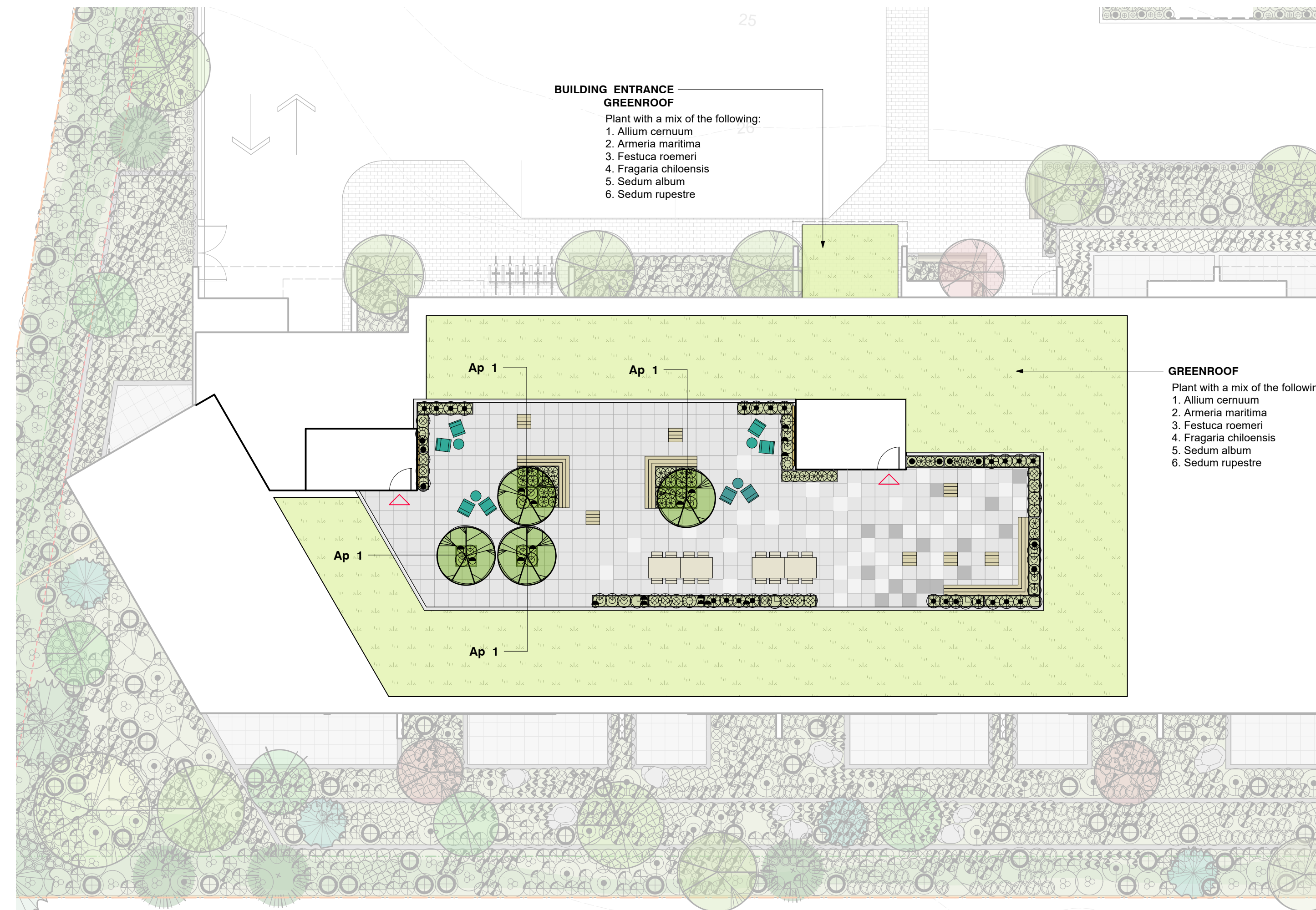
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-  **Au** Arctostaphylos uva-ursa
-  **Ck** Calamagrostis Karl Forester
-  **Ca** Clematis armandii
-  **Cs** Cornus sericea
-  **Fe** Fragaria chiloensis
-  **Gs** Gaultheria shallon
-  **Gl** Gaura lindgeimeri
-  **Gd** Gymnocarpium dryopteris
-  **Hi** Hamamelis x intermedia 'Diane'
-  **Hm** Hakonechloa macra
-  **Lc** Lonicera ciliosa
-  **Ln** Luzula nivea
-  **Mn** Mahonia nervosa
-  **My** Miscanthus yaku jima
-  **Np** Nepeta dropmore blue
-  **Pa** Pennisetum alopecuroides
-  **Pim** Pinus mugo 'var. pumilio' glycyrrhiza
-  **Pg** Polypodium glycyrrhiza
-  **Pm** Polystichum munitum
-  **Rs** Ribes sanguineum
-  **Sn** Salvia nemorosa 'Cardonna'
-  **Sa** Symphoricarpos albus
-  **Tg** Tellima grandiflora
-  **Ts** Thymus serpyllum
-  **V** Vaccinium
-  **Vo** Vaccinium ovatum

 **GRASS BOULEVARD**
Area: 635m²
Soil Depth: 150mm
 Premier Pacific Seeds Ltd. Drought Smart Lawn mix or equivalent.

 **GREEN ROOF**
Area: 321m²
Soil Depth: 150mm
 Plant with a mix of:
 1. Allium cernuum
 2. Armeria maritima
 3. Festuca roemerii
 4. Fragaria chiloensis
 5. Sedum album
 6. Sedum rupestre

 **BIOSWALE BOTTOM**
Area: 7.2m²
Soil Depth: 450mm
 Plant bottom with a mix of:
 1. Carex obruata



Refer to **Sheet L2.01** for Planting Plan North
 Refer to **Sheet L2.02** for Planting Plan South
 Refer to **Sheet L2.04** for Plant List + Notes

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HALIBURTON APARTMENTS

821 Haliburton Street
Nanaimo, BC, V9R 4V9

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PLANT LIST & NOTES

PROJECT ID 220009

DB CM CB KS

SCALE 1:150
DATE July, 2022

L2.04

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Po	8	Picea omorika bruns	Serbian Spruce	1.5m ht	
Pc	10	Pinus contorta var. contorta	Shore Pine	1.5m ht	
P	3	Pseudotsuga menziesii	Douglas Fir	#15	
Deciduous Trees					
Ac	14	Acer circinatum	Vine Maple	#7	Multistem
Ag	5	Acer griseum	Paper Bark Maple	1.5m ht	
A	2	Acer macrophyllum	Big Leaf Maple	#20	
Ap	17	Acer palmatum 'Osakazuki'	Japanese Maple	1.5m ht	
Aps	8	Acer palmatum 'Shindeshojo'	Japanese Maple	1.5m ht	
Ce	7	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	
Ck	7	Cornus kousa	Red Flowering Dogwood	1.5m ht	
Coniferous Shrubs					
P	6	Pinus mugo 'var. pumilio'	Dwarf Mountain Pine	#5	2m o.c.
Deciduous Shrubs					
Cs	14	Cornus sericea	Red Twig Dogwood	#1	2m o.c.
Hi	4	Hamamelis x intermedia	Witch Hazel	#5	2m o.c.
Rs	107	Ribes sanguineum	Red Flowering Currant	#1	1.2m o.c.
Sa	129	Symphoricarpos albus	Common Snowberry	#1	1.2m o.c.
V	16	Vaccinium	Blueberries	#1	1.2m o.c.
Evergreen Shrubs					
A	6	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Vo	167	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.
Groundcovers & Ferns					
Au	582	Arcostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Fc	272	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Gs	579	Gaultheria shallon	Santal	#1	60cm o.c.
Gd	78	Gymnocarpium dryopteris	Oak Fern	10 cm	30cm o.c.
Mn	1006	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Pg	290	Polypodium glycyrrhiza	Licorice Fern	10cm	45cm o.c.
Pm	1158	Polystichum munitum	Sword fern	#1	60cm o.c.
Ts	18	Thymus serpyllum	Creeping Thyme	10cm	30cm o.c.
Ornamental Grasses					
Ck	34	Calamagrostis Karl Forester	Feather Reed Grass	#1	60cm o.c.
Hm	333	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.
Ln	69	Luzula nivea	Snowy Woodrush	#1	45cm o.c.
My	16	Miscanthus yaku jima	Maiden Grass	#1	1m o.c.
Pa	92	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain grass	#1	60cm o.c.
Perennials					
At	103	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.
Gl	139	Gaura lindheimeri 'Bantam White Improved'	Bee blossom	#1	45cm o.c.
Np	38	Nepeta x faassenii 'Dropmore'	Catmint	#1	60cm o.c.
Sn	51	Salvia x sylvestris 'Caradonna'	Purple Wood Sage	#1	60cm o.c.
Tg	93	Tellima grandiflora	Fringecup	10cm	45cm o.c.
Greenroof Plants					
Ac	500	Allium cernuum	Nodding Onion	10cm	30cm o.c.
Ar	500	Armeria maritima	Sea thrift	10cm	30cm o.c.
Fr	500	Festuca roemerii	Roemers Fescue	10cm	30cm o.c.
Fc	500	Fragaria chiloensis	Coastal Strawberry	10cm	30cm o.c.
Sa	500	Sedum album	Sedum	10cm	30cm o.c.
Sr	500	Sedum rupestre	Sedum Angelina	10cm	30cm o.c.
Bioswale					
Co	15	Carex obnupta	Slough Sedge	10cm	45cm o.c.
Im	15	Iris missouriensis	Western Blue Flag Iris	10 cm	45cm o.c.
Vines					
Ca	4	Clematis armandii 'Snowflake'	Evergreen Clematis	#1	1.2m o.c.
Lc	5	Lonicera ciliosa	Western Trumpet Honeysuckle	#1	60cm o.c.

PLANTING NOTES

- All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
- Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.
- Growing Medium Depths:
Tree Planting Areas: 1 cu. m. per tree
Shrub & Ground Cover Areas: 450mm (18") depth
Seeded Areas: 150mm (6") depth
- Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 75mm minimum depth pver all tree, shrub, and groundcover planting areas.
- Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
- All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
- Check for loactions of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
- No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
- All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing 'Smart' (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to **Sheet L2.01** for Planting Plan North
Refer to **Sheet L2.02** for Planting Plan South
Refer to **Sheet L2.03** for Rooftop Planting Plan

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