

# Nicol Street Residences

427, 449, 455 Nicol Street, Nanaimo, BC

## LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - August 10, 2023

### LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page, Context, Rationale + Precedents
- L1.01 Landscape Plan (L1)
- L1.02 Landscape Plan (L0)
- L1.03 Landscape Details
- L1.04 Landscape Details
- L2.01 Planting Plan (L1)
- L2.02 Planting Plan (L0)
- L2.03 Planting Notes + Plant List

### CONTEXT

The landscape at 427/449/455 Nicol Street serves two primary functions: It establishes an improved streetscape for a new, affordable, rental building on the east side of Nicol street - a busy, four-lane road that acts as a gateway into the City of Nanaimo; and it provides comfortable private outdoor space for residents living in a compact urban development.

### DESIGN RATIONALE HIGH STREET

The landscape design responds directly to the South End Neighbourhood Plan by contributing to the evolution of Nicol Street into a 'High Street' for south Nanaimo.

The high street concept is realized along Nicol street with refined hardscaping and appropriately scaled street trees positioned against a permeable planted edge that accentuates the human scale; and defines public, private and semi-private spaces. A generous common area on the north side of the building provides a gathering space for residents and is oriented to capitalize on views to the ocean and Gabriola Island, while preserving the privacy of immediate neighbours.

Planter boxes level with the Nicol Street sidewalk frame sunken patios, allowing for 'eyes-on-the-street' from private outdoor spaces for residents, while embracing the development with lush, natural elements. Planters extend around the north edge of the development with cascading groundcovers that spill over and moderate the prominence of a proposed parkade wall. Visually permeable metal rail fencing distinguishes the public from the private realm along Nicol Street without creating an imposing barrier, and provides for safety where grade changes are needed to access the building in the rear.

The landscape design anchors a new residential building in the local context with a strong indigenous planting palette, relying on native, drought tolerant and evergreen species inspired by the local ecology.

### KEY FEATURES AND ELEMENTS

- A diverse, multi-layered planting scheme that includes street trees, drought tolerant native species and natural elements to enhance the streetscape along Nicol Street
- Clean, refined paving and hardscaping details emphasize the urban character of Nicol Street, and new site furnishing creates animation and vitality at street level
- Sidewalks and short-term bike parking accommodate active transportation alternatives
- Additional plantings and screening at the rear offer additional stormwater management benefits, and improve the appearance of off-street parking area and the parkade garage
- A large communal gathering area provides a common space for social interaction and offers views to the ocean and islands beyond Nanaimo

### DESIGN PRECEDENTS



01 Lush, multi-layered mix of perennials + grasses for visual interest and to attract birds + pollinators



02 Acer palmatum 'Osakazuki' (Greenleaf Japanese Maple)



03 Evergreen indigenous groundcovers form foundations for planting



04 Styra japonicus



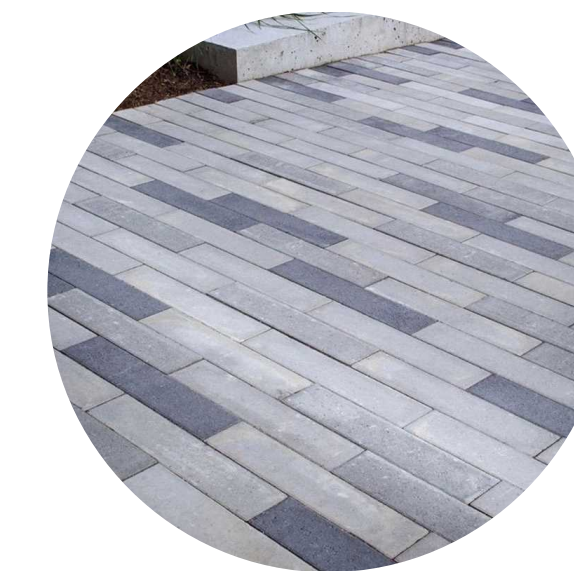
05 Parrotia persica



06 Plantings in parking areas absorb rainwater



07 Timber benches



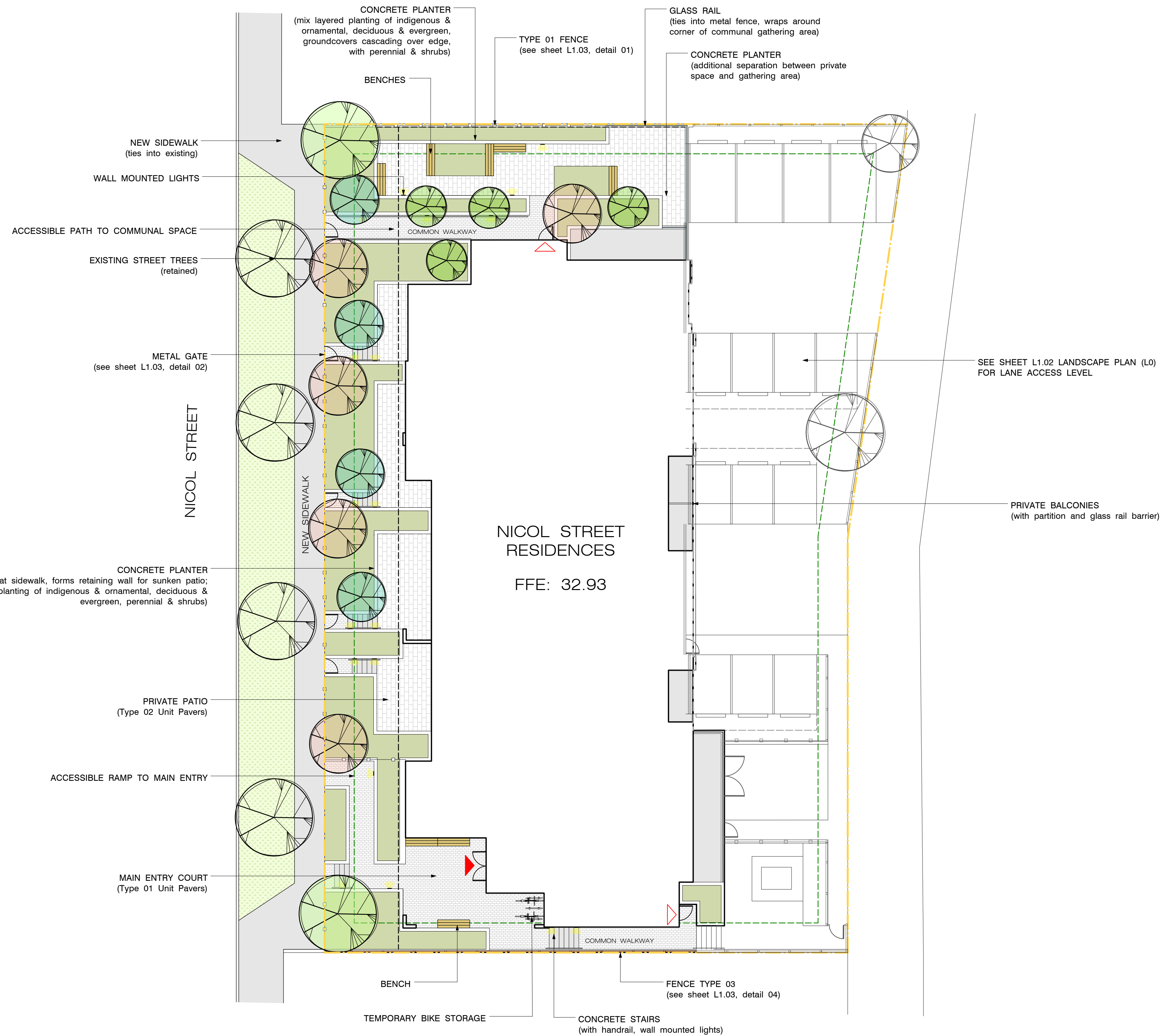
08 Paving patterns add character + differentiate spaces



09 Black metal picket fencing





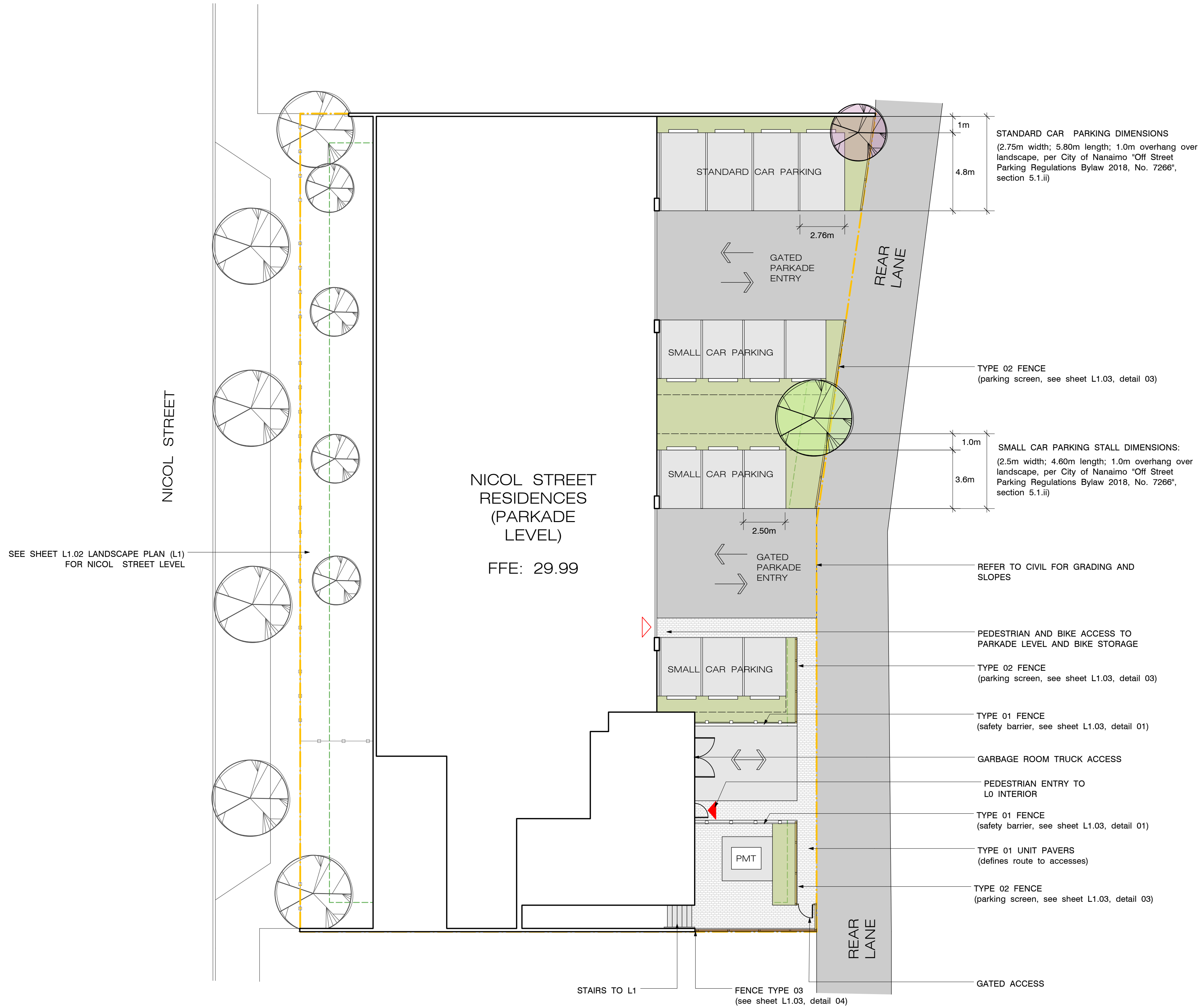


### LANDSCAPE LEGEND

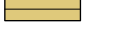


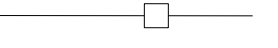





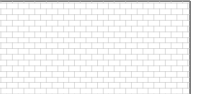



	<b>BENCH</b>
	<b>BIKE RACK</b>
	<b>WALL MOUNTED LIGHTING</b>
	<b>FENCE TYPE 01: METAL RAILING</b> (see sheet L1.03, detail 01)
	<b>FENCE TYPE 02: CEDAR BOARD</b> (see sheet L1.03, detail 03)
	<b>FENCE TYPE 02: CEDAR BOARD MOUNTED ON CONCRETE WALL</b> (see sheet L1.03, detail 04)
	<b>PEDESTRIAN GATE</b> (see sheet L1.03, detail 02)
	<b>MAIN ENTRANCE</b>
	<b>EXIT</b>
	<b>CONCRETE UNIT PAVER</b> <b>TYPE 01: Belgard Moduline Series</b> Size: 101mm x 457mm x 101mm Pattern: Running Bond Pattern Colours: Natural & Grey
	<b>CONCRETE UNIT PAVER</b> <b>TYPE 02: Basalite Natural Slab Paver</b> Size: 608mm x 608mm x 50mm Pattern: Running Bond Pattern Colour: Natural
	<b>PLANTED AREAS</b> Layered mix of indigenous and ornamental groundcovers, perennials and shrubs Soil Depth: 450mm Total Area: 304m <sup>2</sup>
	<b>BOULEVARD GRASS</b> Seed with Premium Pacific Seeds Drought Smart Mix or Equivalent Soil Depth: 150mm Total Area: 97m <sup>2</sup>

Refer to **Sheet L1.02** for Landscape Plan (L0)  
Refer to **Sheet L1.03 + L1.04** for Landscape Details

**NOT FOR CONSTRUCTION**



### LANDSCAPE LEGEND

-  BENCH
-  BIKE RACK
-  WALL MOUNTED LIGHTING
-  FENCE TYPE 01: METAL RAILING  
(see sheet L1.03, detail 01)
-  FENCE TYPE 02: CEDAR BOARD  
(see sheet L1.03, detail 03)
-  FENCE TYPE 02: CEDAR BOARD MOUNTED ON CONCRETE WALL  
(see sheet L1.03, detail 04)
-  PEDESTRIAN GATE  
(see sheet L1.03, detail 02)
-  MAIN ENTRANCE
-  EXIT
-  CONCRETE UNIT PAVER  
TYPE 01: Belgard Moduline Series  
Size: 101mm x 457mm x 101mm  
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-  CONCRETE UNIT PAVER  
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-  PLANTED AREAS  
Layered mix of indigenous and ornamental groundcovers, perennials and shrubs  
Soil Depth: 450mm  
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Seed with Premium Pacific Seeds Drought Smart Mix or Equivalent  
Soil Depth: 150mm  
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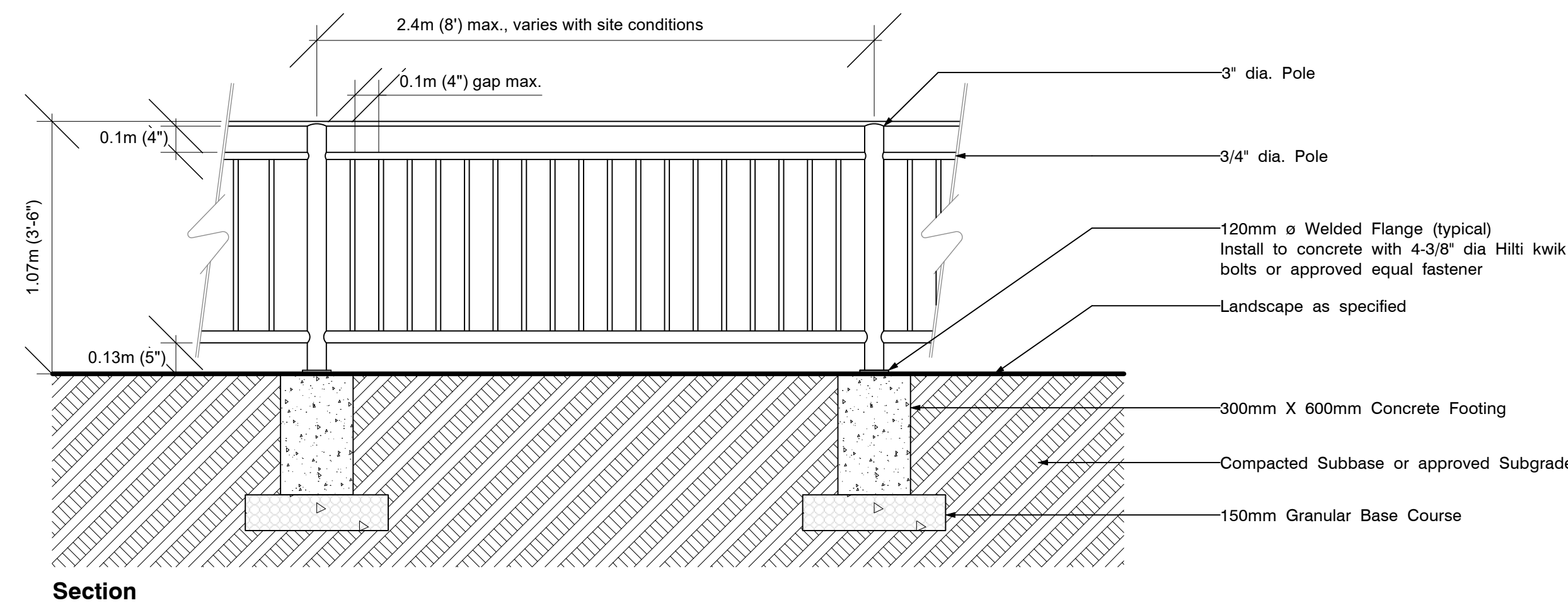
Refer to **Sheet L1.01** for Landscape Plan (L1)  
Refer to **Sheet L1.03 + L1.04** for Landscape Details

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RECEIVED  
DP1318  
2023-SEP-22  
Current Planning



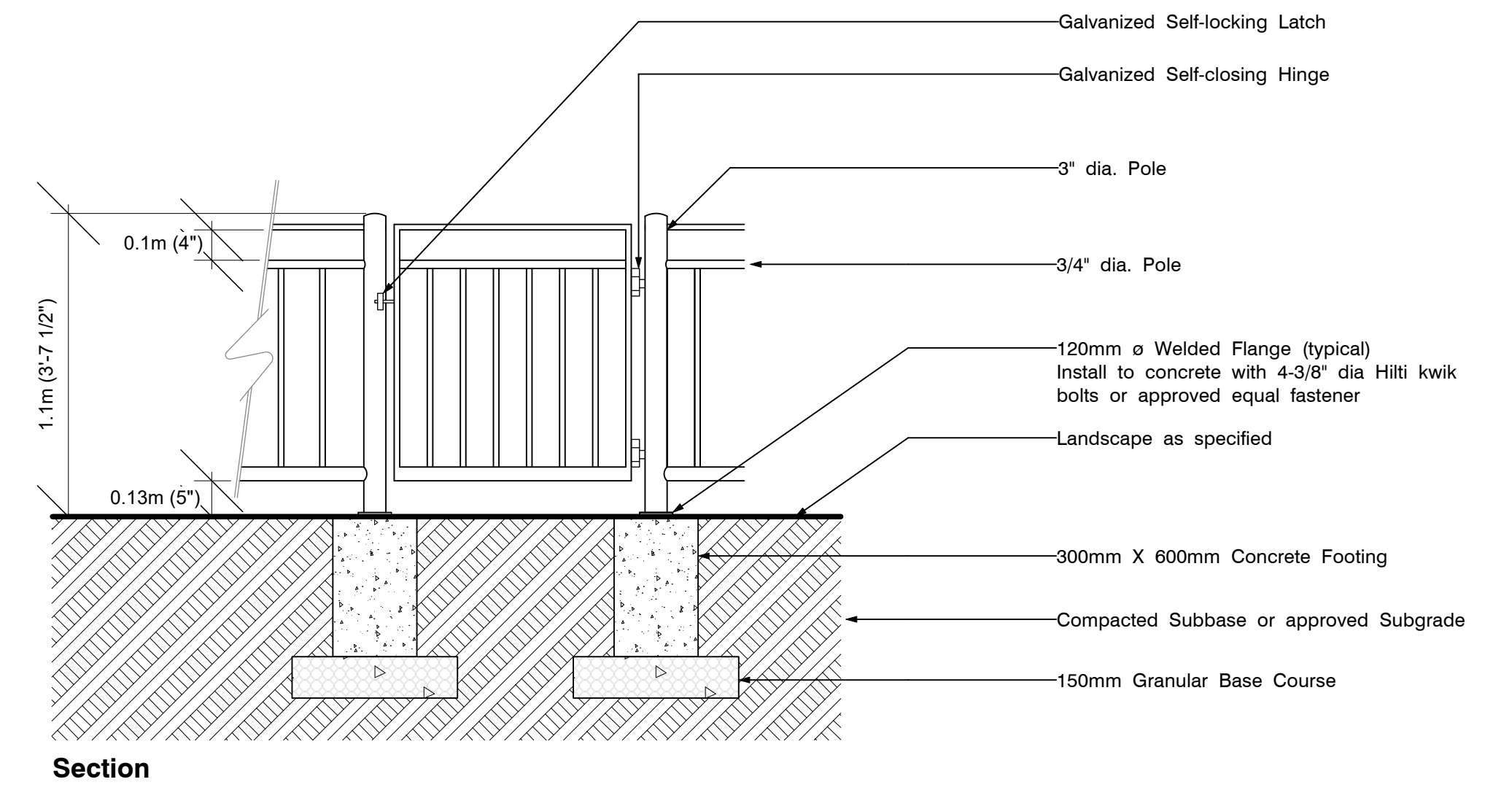
**Notes:**  
 All metal to be hot dipped galvanized after fabrication.  
 All welds to be ground smooth.  
 Black 700 Powder coat finish.  
 Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.  
 Dimensions to be to code and noted on all shop drawings.



**01 Fence Type 01: Metal Picket**  
 L1.03 Scale: 1:20

Section

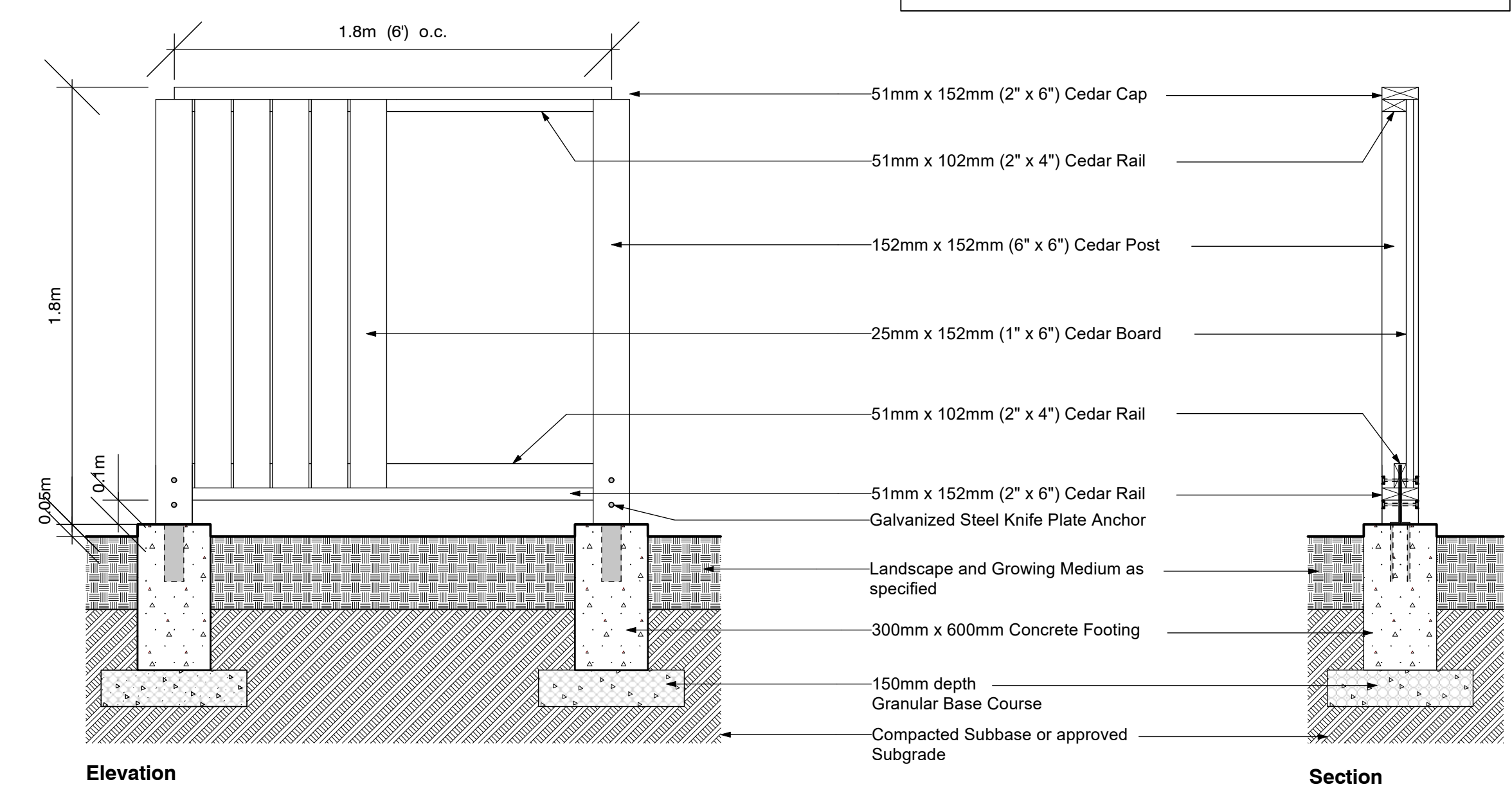
**Notes:**  
 All metal to be hot dipped galvanized after fabrication.  
 All welds to be ground smooth.  
 Black 700 Powder coat finish.  
 Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.  
 Dimensions to be to code and noted on all shop drawings.



**02 Metal Fence Gate**  
 L1.03 Scale: 1:20

Section

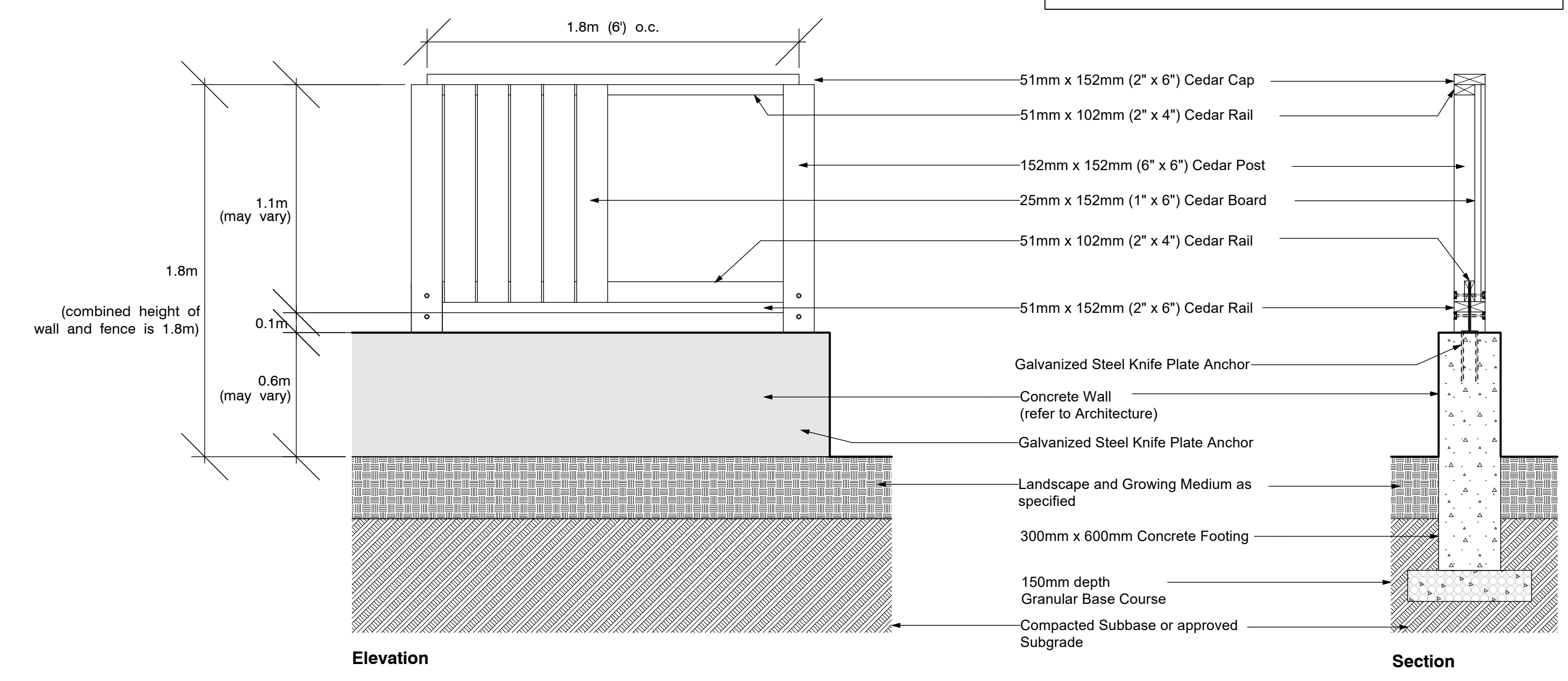
**Notes:**  
 All wood to be selected tight knot cedar. No checks, splits, warps or waness. All cut ends to be properly sealed.  
 All metal fasteners to be hot dipped galvanized.  
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape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



**03 Fence Type 02: Cedar Board**  
 L1.03 Scale: 1:20

Elevation / Section

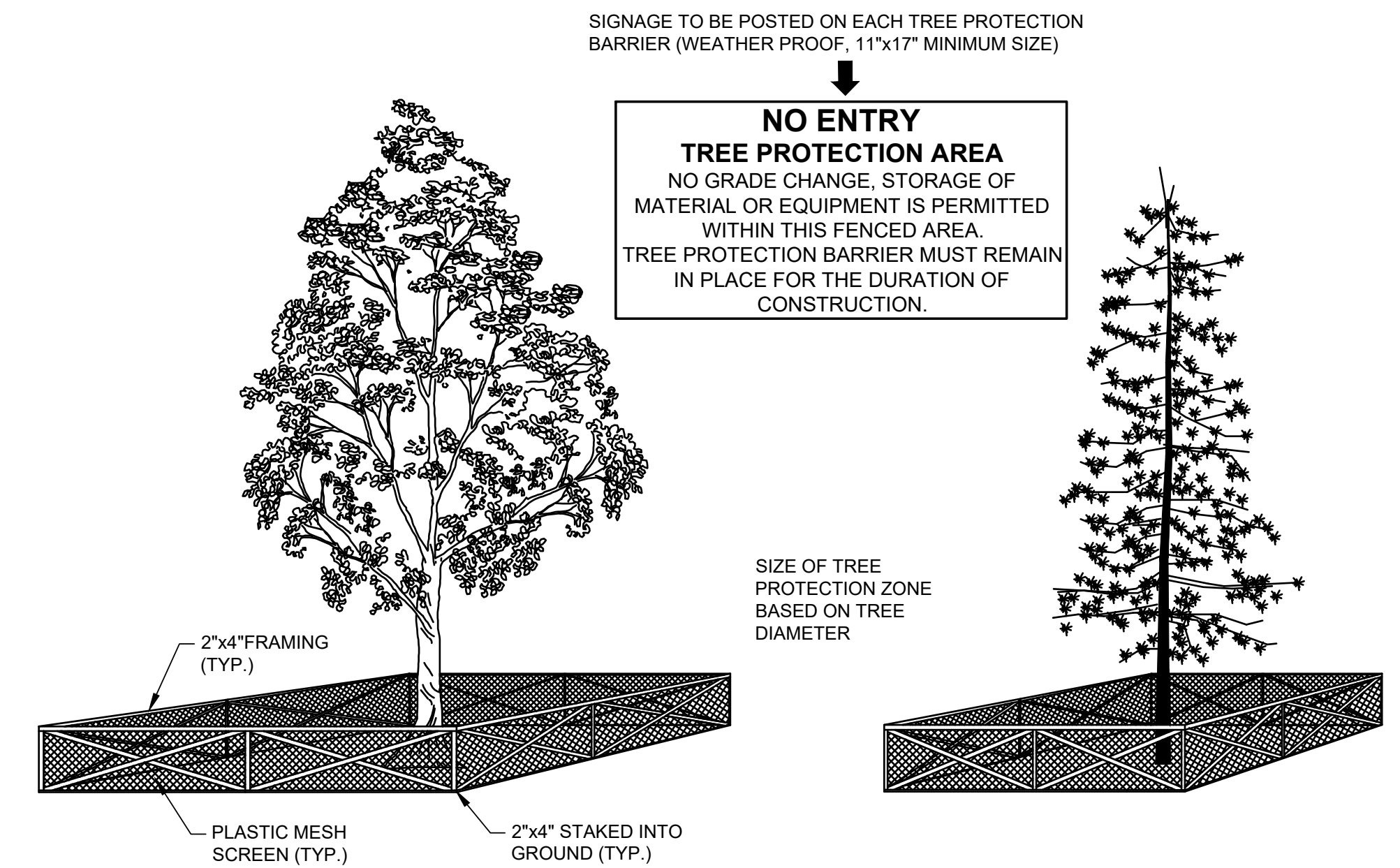
**Notes:**  
 All wood to be selected tight knot cedar. No checks, splits, warps or waness. All cut ends to be properly sealed.  
 All metal fasteners to be hot dipped galvanized.  
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape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



**04 Fence Type 03: Cedar Board Mounted on Concrete Wall**  
 L1.03 Scale: 1:20

Elevation / Section

**NOT FOR CONSTRUCTION**



**TREE PROTECTION FENCING:**

PRIOR TO CONSTRUCTION TAKING PLACE ON THE SITE A PROTECTION FENCE (SEE SPECIFICATIONS BELOW) SHALL BE INSTALLED ON THE SITE ACCORDING TO THE LAYOUT ON THE DRAWING ALONG THE EXISTING GRADE. PRIOR TO THE INSTALLATION OF THIS FENCE, THE LAYOUT SHOULD BE REVIEWED BY THE CITY ENGINEER. THE ENGINEER WILL INSTRUCT THE CONTRACTOR AND ALL SUBCONTRACTORS ON THE IMPORTANCE OF FOLLOWING THESE TREE PROTECTION MEASURES. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL BE REQUIRED TO SIGN OFF THEIR CONCURRENCE OF THIS PLAN.

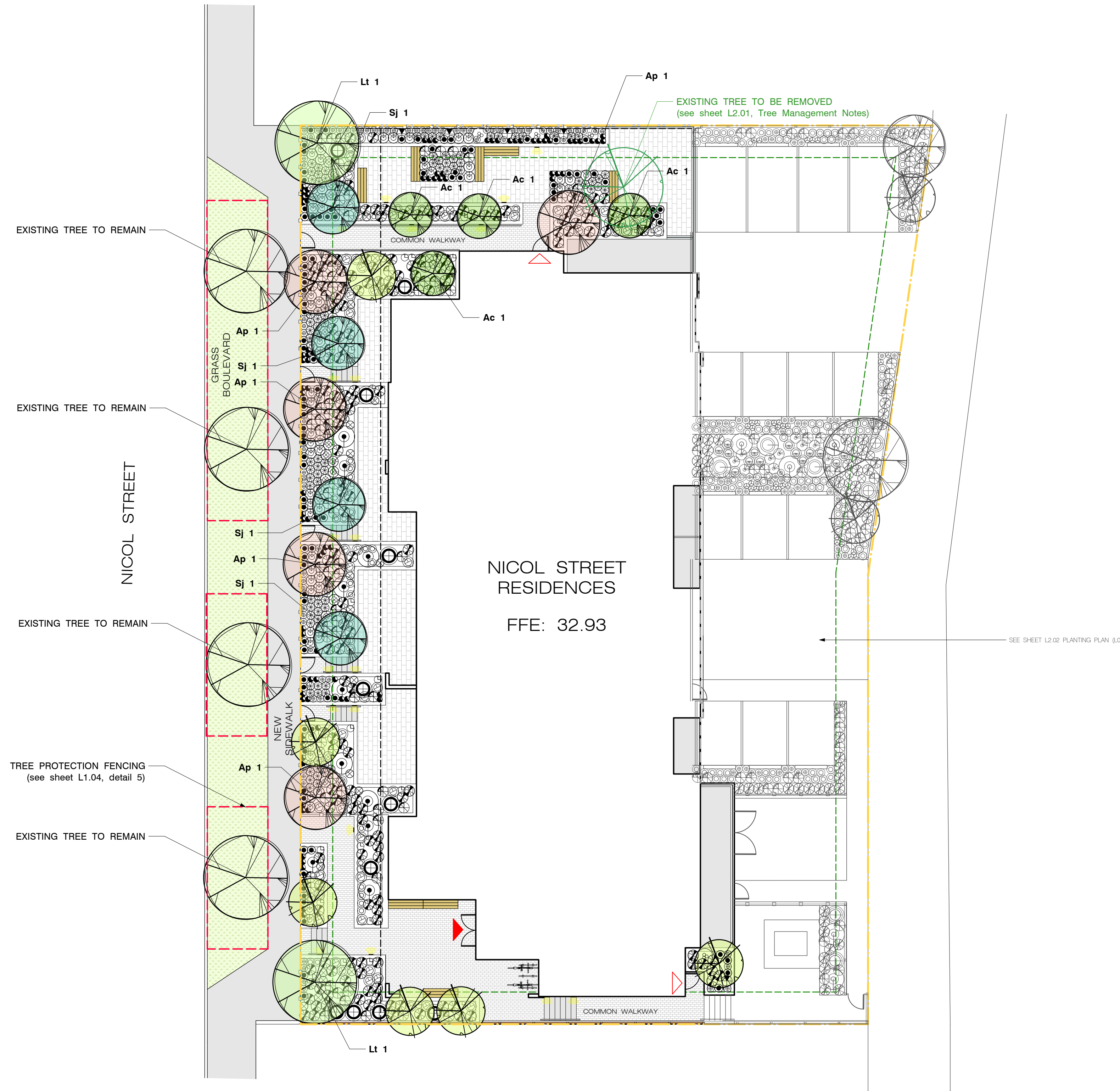
1. HEIGHT OF FENCE TO BE 1.2m (4')
2. 2"x4" S TO BE USED FOR VERTICAL POSTS, TOP AND BOTTOM RAILS AND CROSS BRACING (IN AN "X"); ROUND UN-TREATED VERTICAL POSTS MAY BE USED WITH A MINIMUM DIAMETER OF 9cm.
3. SPACING BETWEEN VERTICAL POSTS TO BE NO FURTHER APART THAN 3.7m (12') ON CENTRE.
4. STRUCTURE MUST BE STURDY WITH VERTICAL POSTS DRIVEN FIRMLY INTO THE GROUND.
5. CONTINUOUS PLASTIC MESH SCREENING (E.G. ORANGE SNOW FENCING).
6. SIGNS ENTITLED "TREE PROTECTION AREA" TO BE POSTED ON FENCE EVERY 15m.
7. LOCATION OF FENCE AS SHOWN ON PLAN.

MINIMUM PROTECTION REQUIRED AROUND TREE			
TRUNK DIAMETER (cm)	DISTANCE FROM TRUNK (m)	TRUNK DIAMETER (cm)	DISTANCE FROM TRUNK (m)
20	1.2	50	3.0
25	1.5	55	3.3
30	1.8	60	3.6
35	2.1	75	4.5
40	2.4	90	5.0
45	2.7	100	6.0

**05** **Tree Protection Fencing: City of Nanaimo Standard**  
 L1.04 Scale: NTS

NOT FOR CONSTRUCTION





### PLANT + TREE LEGEND

	<b>Aga</b> Amelanchier grandiflora		<b>Ac (3)</b> Acer circinatum
	<b>An</b> Athyrium niponicum		<b>Ap (5)</b> Acer palmatum 'Osakazuki'
	<b>Au</b> Arcostaphylos uva-ursa		<b>Lt (2)</b> Liriodendron tulipifera
	<b>Co</b> Carex obnupta		<b>Pp (1)</b> Parrotia persica
	<b>Ca</b> Clematis armandii		<b>Sj (4)</b> Styrax japonicus
	<b>Fc</b> Fragaria chiloensis		Existing Street Tree (4)
	<b>Fv</b> Fragaria vesca		Existing Tree to be Removed (1) Prunus spp. (30cm DBH) (see L2.01, Tree Management Notes)
	<b>Gl</b> Gaura lindheimeri		
	<b>Hm</b> Hakonechloa macra		
	<b>Im</b> Iris missouriensis		
	<b>Lc</b> Lonicera ciliosa		
	<b>Mn</b> Mahonia nervosa		
	<b>Np</b> Nepeta dropmore blue		
	<b>Oo</b> Oxalis oregana		
	<b>Pm</b> Polystichum munitum		
	<b>Rs</b> Ribes sanguineum		
	<b>Sn</b> Salvia nemorosa 'Cardonna'		
	<b>Sa</b> Sedum rupestre		
	<b>Tg</b> Tellima grandiflora		
	<b>V</b> Vaccinium (mix varieties)		
	<b>Vo</b> Vaccinium ovatum		
	<b>BOULEVARD GRASS</b> Seed with Premium Pacific Seeds Drought Smart Mix or Equivalent Soil Depth: 150mm Total Area: 97m <sup>2</sup>		
	<b>TREE PROTECTION FENCING</b> (see sheet L1.04, detail 05)		

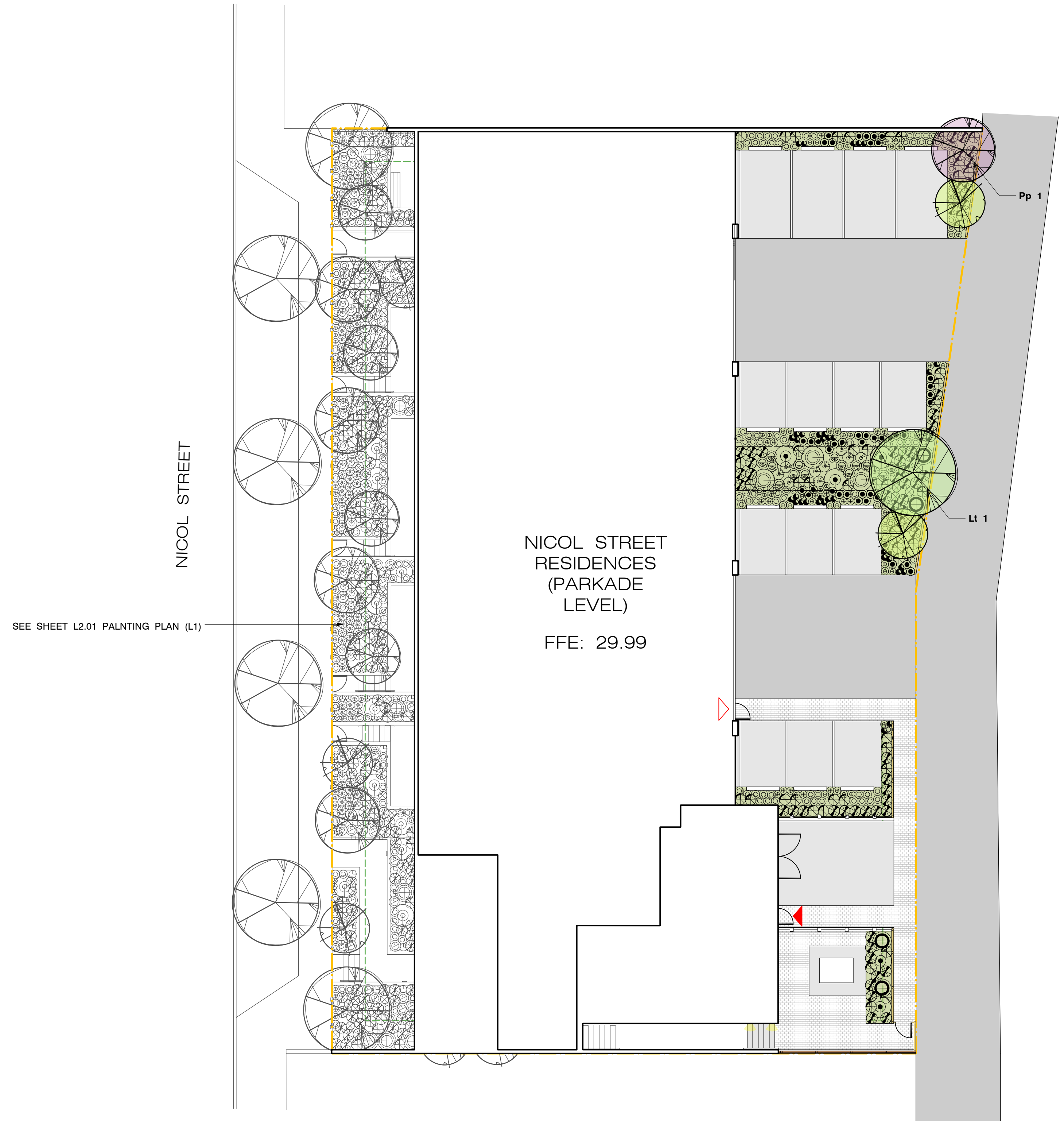
### TREE MANAGEMENT NOTES

- EXISTING TREE TO BE REMOVED**  
(1) Prunus spp., 30cm DBH (only existing tree on parcel)  
See sheet L2.01 Planting Plan (L1) for location.
- REPLACEMENT TREES**  
(17) Replacement Trees  
(exceeds the required replacement trees)  
See sheet L2.01 Planting Plan (L1) and L2.02 Planting Plan (L0) for locations of replacement trees. See sheet L2.03 for complete plant species & quantities list.

Refer to **Sheet L2.02** for Planting Plan (L0)  
Refer to **Sheet L2.03** for Planting Notes + Plant List

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PLANT + TREE LEGEND			
	Aga <i>Amelanchier grandiflora</i>		Ac (3) <i>Acer circinatum</i>
	An <i>Athyrium niponicum</i>		Ap (5) <i>Acer palmatum 'Osakazuki'</i>
	Au <i>Arctostaphylos uva-ursa</i>		Lt (2) <i>Liriodendron tulipifera</i>
	Co <i>Carex obnupta</i>		Pp (1) <i>Parrotia persica</i>
	Ca <i>Clematis armandii</i>		Sj (4) <i>Styrax japonicus</i>
	Fc <i>Fragaria chiloensis</i>		Existing Street Tree (4)
	Fv <i>Fragaria vesca</i>		Existing Tree to be Removed (1) <i>Prunus</i> spp. (30cm DBH) (see L2.01, Tree Management Notes)
	Gl <i>Gaura lindheimeri</i>		
	Hm <i>Hakonechloa macra</i>		
	Im <i>Iris missouriensis</i>		
	Lc <i>Lonicera ciliosa</i>		
	Mn <i>Mahonia nervosa</i>		
	Np <i>Nepeta dropmore blue</i>		
	Oo <i>Oxalis oregana</i>		
	Pm <i>Polystichum munitum</i>		
	Rs <i>Ribes sanguineum</i>		
	Sn <i>Salvia nemorosa 'Cardonna'</i>		
	Sa <i>Sedum rupestre</i>		
	Tg <i>Tellima grandiflora</i>		
	V <i>Vaccinium (mix varieties)</i>		
	Vo <i>Vaccinium ovatum</i>		
	<b>BOULEVARD GRASS</b> Seed with Premium Pacific Seeds Drought Smart Mix or Equivalent Soil Depth: 150mm Total Area: 97m <sup>2</sup>		
	<b>TREE PROTECTION FENCING</b> (see sheet L1.04, detail 05)		

TREE MANAGEMENT NOTES
<p><b>1. EXISTING TREE TO BE REMOVED</b></p> <p>(1) <i>Prunus</i> spp., 30cm DBH (only existing tree on parcel) See sheet L2.01 Planting Plan (L1) for location.</p>
<p><b>2. REPLACEMENT TREES</b></p> <p>(17) Replacement Trees (exceeds the required replacement trees)</p> <p>See sheet L2.01 Planting Plan (L1) and L2.02 Planting Plan (L0) for locations of replacement trees. See sheet L2.03 for complete plant species &amp; quantities list.</p>

Refer to **Sheet L2.02** for Planting Plan (L0)  
Refer to **Sheet L2.03** for Planting Notes + Plant List

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### PLANT + TREE LEGEND

	<b>Aga</b> Amelanchier grandiflora		<b>Ac (3)</b> Acer circinatum
	<b>An</b> Athyrium niponicum		<b>Ap (5)</b> Acer palmatum 'Osakazuki'
	<b>Au</b> Arctostaphylos uva-ursa		<b>Lt (2)</b> Liriodendron tulipifera
	<b>Co</b> Carex obnupta		<b>Pp (1)</b> Parrotia persica
	<b>Ca</b> Clematis armandii		<b>Sj (4)</b> Styrax japonicus
	<b>Fc</b> Fragaria chiloensis		Existing Street Tree (4)
	<b>Fv</b> Fragaria vesca		Existing Tree to be Removed (1) Prunus spp. (30cm DBH) (see L2.01, Tree Management Notes)
	<b>Gl</b> Gaura lindheimeri		
	<b>Hm</b> Hakonechloa macra		
	<b>Im</b> Iris missouriensis		
	<b>Lc</b> Lonicera ciliosa		
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	<b>Tg</b> Tellima grandiflora		
	<b>V</b> Vaccinium (mix varieties)		
	<b>Vo</b> Vaccinium ovatum		

	<b>BOULEVARD GRASS</b> Seed with Premium Pacific Seeds Drought Smart Mix or Equivalent <b>Soil Depth:</b> 150mm <b>Total Area:</b> 97m <sup>2</sup>
	<b>TREE PROTECTION FENCING</b> (see sheet L1.04, detail 05)

### PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Notes
<b>Deciduous Trees</b>					
Ac	4	Acer circinatum	Vine Maple	#7	Multistem
Ap	5	Acer palmatum 'Osakazuki'	Japanese Maple	#20	Multistem
Lt	3	Liriodendron tulipifera	Tulip Tree	6cm cal	1.8m branching ht
Pp	1	Parrotia persica 'Vanessa'	Persian Ironwood	6cm cal	1.8m branching ht
Sj	4	Styrax japonicus	Snowbell Tree	5cm cal	1.8m branching ht
<b>Deciduous Shrubs</b>					
Ag	8	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	Multistem
Rs	13	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.
V	3	Vaccinium (mix varieties)	Blueberry	#2	1.2m o.c.
<b>Evergreen Shrubs</b>					
Vo	15	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.
<b>Groundcovers &amp; Ferns</b>					
Au	138	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
An	30	Athyrium niponicum	Japanese Painted Fern	10cm	45cm o.c.
Co	14	Carex obnupta	Slough Sedge	10cm	60cm o.c.
Fc	137	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Fv	120	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Im	10	Iris missouriensis	Western Blue Flag Iris	#1	60cm o.c.
Mn	122	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Pm	226	Polystichum munitum	Sword fern	#1	60cm o.c.
Sr	118	Sedum rupestre 'Angelina'	Stonecrop	10cm	45cm o.c.
<b>Ornamental Grasses &amp; Perennials</b>					
Hm	54	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.
Gl	88	Gaura lindheimeri	Bee blossom	#1	45cm o.c.
Np	62	Nepeta x faassenii 'Dropmore'	Catmint	#1	60cm o.c.
Oo	59	Oxalis oregana	Redwood sorrel	10cm	45cm o.c.
Sn	17	Salvia nemorosa 'Cardonna'	Purple Wood Sage	#1	60cm o.c.
Tg	30	Tellima grandiflora	Fringecup	10cm	45cm o.c.
<b>Vines</b>					
Ca	4	Clematis armandii 'Snowflake'	Evergreen Clematis	#1	1.2m o.c.
Lc	5	Lonicera ciliosa	Western Trumpet Honeysuckle	#1	1.2m o.c.
<b>Seeds</b>					
Grass		Premium Pacific Seeds Drought Smart Mix or Equivalent			
Seeding					

- ### PLANTING NOTES
- All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
  - 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 (unless otherwise specified):  
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 over 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 locations 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.

- ### TREE MANAGEMENT NOTES
- EXISTING TREE TO BE REMOVED**  
(1) Prunus spp., 30cm DBH (only existing tree on parcel)  
See sheet L2.01 Planting Plan (L1) for location.
  - REPLACEMENT TREES**  
(17) Replacement Trees  
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