



**DEVELOPMENT PERMIT NO. DP001372**

**1427018 B.C. LTD., INC.NO. BC1427018**  
Name of Owner(s) of Land (Permittee)

**3400 BARRINGTON ROAD**  
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

**LOT 4 DISTRICT LOT 18 WELLINGTON DISTRICT PLAN EPP120017  
PID NO. 032-089-180**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Subject Property Map**  
**Schedule B Site and Parking Plans**  
**Schedule C Building Elevations and Details**  
**Schedule D Landscape Plans and Details**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

### PERMIT TERMS

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14m to 16.1, as shown on Schedule C.

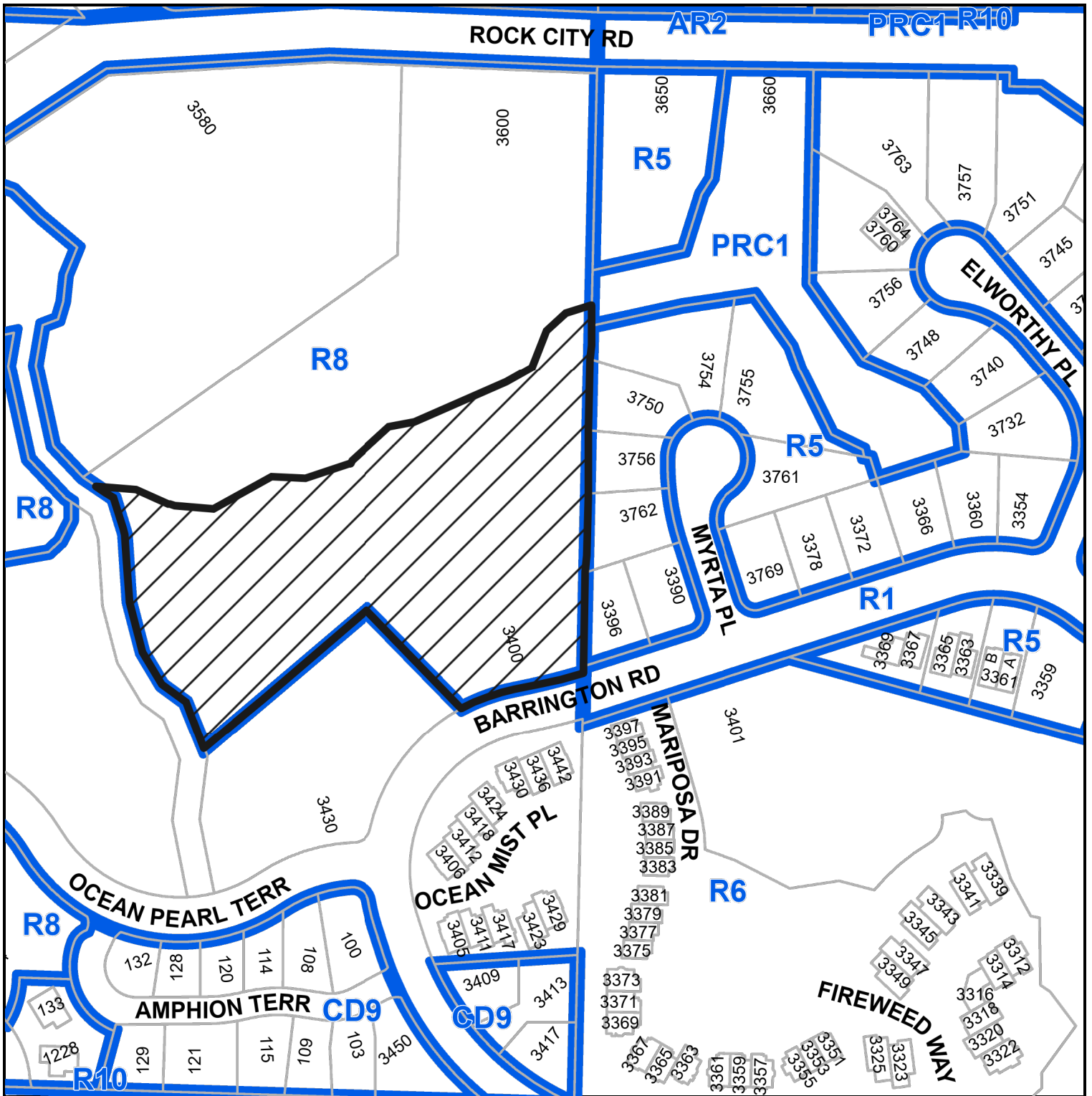
### CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by dHK Architects Inc., dated 2025-SEP-05, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHK Architects Inc., dated 2025-SEP-05, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Kinship Design Art Ecology, received 2025-SEP-05, as shown on Schedule D.
  - (a) An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
  - (b) A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of \$100,000, shall be provided prior to building permit issuance.

REVIEWED AND APPROVED ON

January 5, 2026  
Date

  
\_\_\_\_\_  
J. Holm, Director of Planning & Development  
**Planning & Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

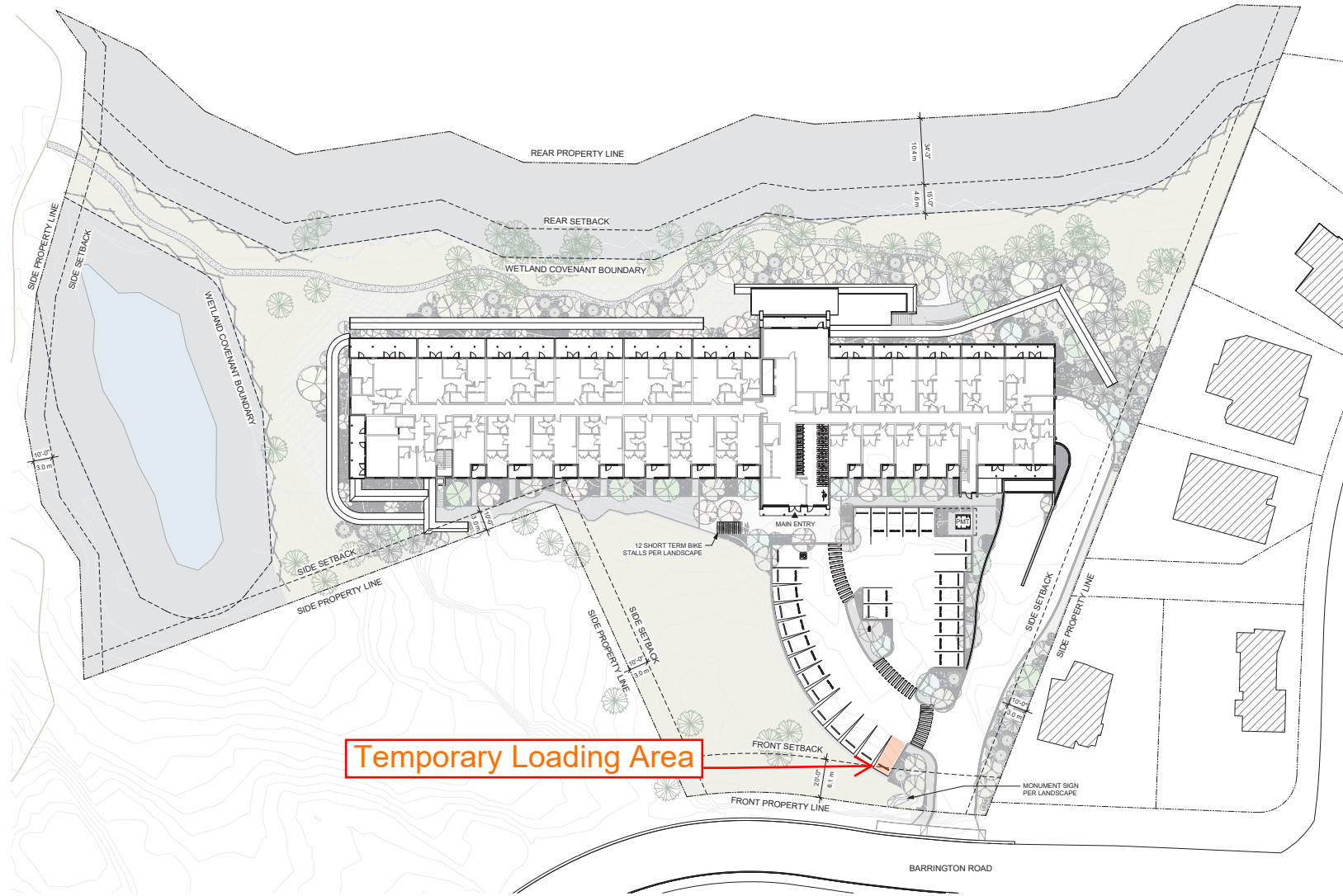


 3400 BARRINGTON ROAD

**SITE AND PARKING PLANS**

**GENERAL NOTES**

1. Refer to Civil drawings for all roadways, driveways, curbs, and grading.
2. Refer to Landscape drawings for all hard and soft landscaping on site.



**Temporary Loading Area**

**RECEIVED**  
**DP1372**  
**2025-SEP-05**  
Current Planning

3	25-09-05	Issued for DP Letter Response
2	25-02-07	Issued for CIP Amendment
1	24-12-15	Issued for CIP

Issued	25-08-01	Description	99% BP Set
Drawn By	RCI	Checked By	PKC
Title	As indicated	Project Number	2419

NOTE: All dimensions are shown in feet and inches, unless noted otherwise.

Silva

3400 Barrington Road

Site Plan

1 Site Plan  
A101 SCALE: 1 : 300

dHka A101

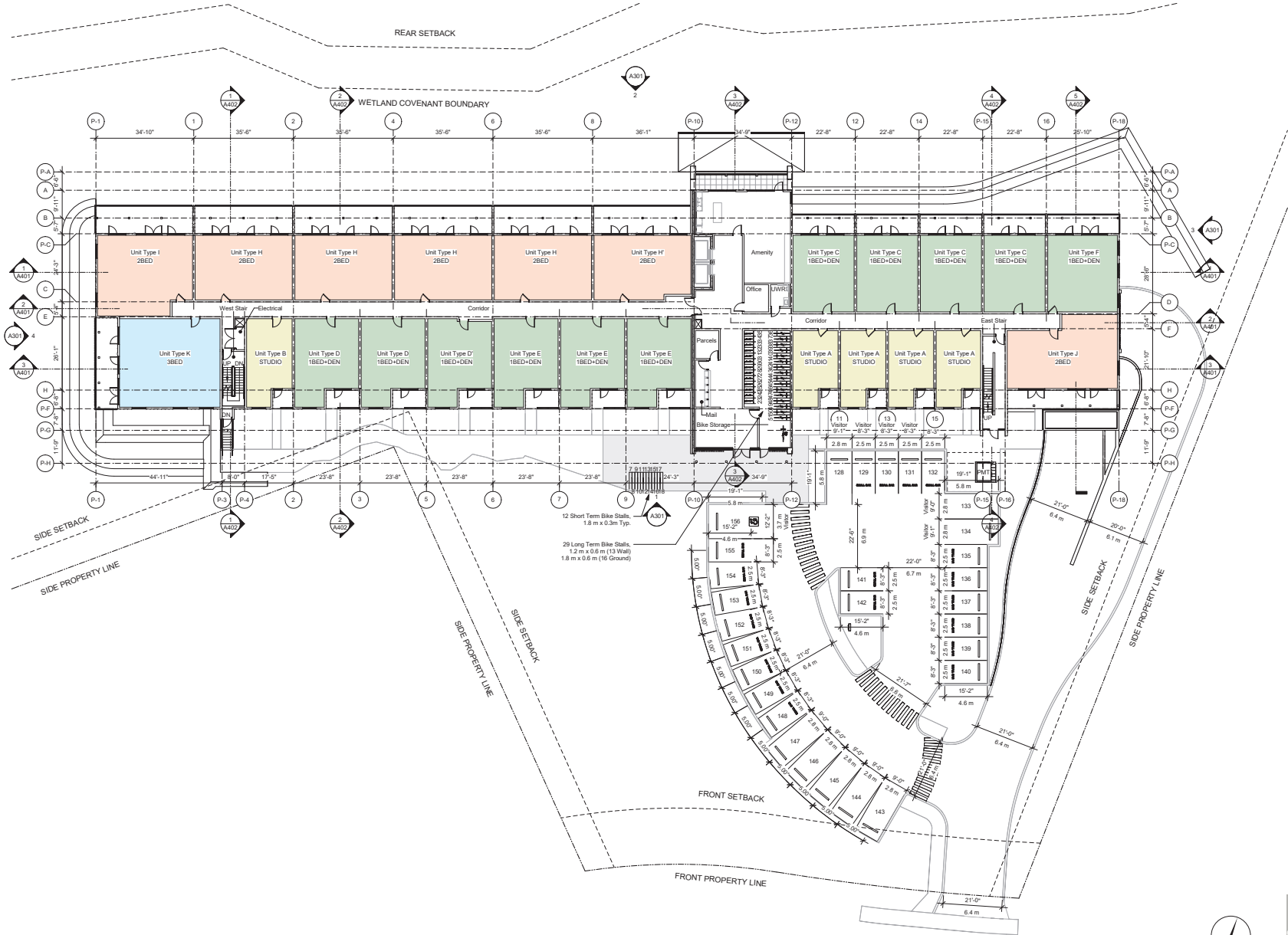
**REGISTERED ARCHITECT**  
GLENN HILL  
2005-09-05  
PRINCE GEORGE

dHkArchitects  
Victoria 977 Foot Street  
Nanaimo V8V 3K3 T 1-250-658-3367  
102-5190 Dublin Way V8T 0H2 T 1-250-585-5810

1" = 25'-0"

**GENERAL NOTES**

1. Minimum 25% of parking spaces to have access to a Level 2 charger. Remaining parking spaces to have access to an electrical outlet box. Refer to Electrical Drawings for locations.
2. All long-term (indoor) bicycle parking storage areas shall have an electrical outlet for electric bicycle charging. Refer to Electrical Drawings for locations.



1 Level 1 Floor Plan  
A202 SCALE: 1/16" = 1'-0"

**RECEIVED**  
**DP1372**  
**2025-SEP-05**  
Current Planning

2	25-08-01	Revised for DP Letter Responses	59% BP Set
1	25-08-01	59% BP Set	2419

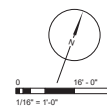
Notes: All dimensions are shown to feet and inches, unless noted otherwise.

Issue: 25-08-01 Description: 59% BP Set  
Drawn By: PCK / RGD Checked By: GTH  
Scale: As indicated Project Number: 2419

Silva  
3400 Barrington Road  
Overall Level 1 Plan

dHka Architects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way V8T 0H2 T 1-250-668-3367

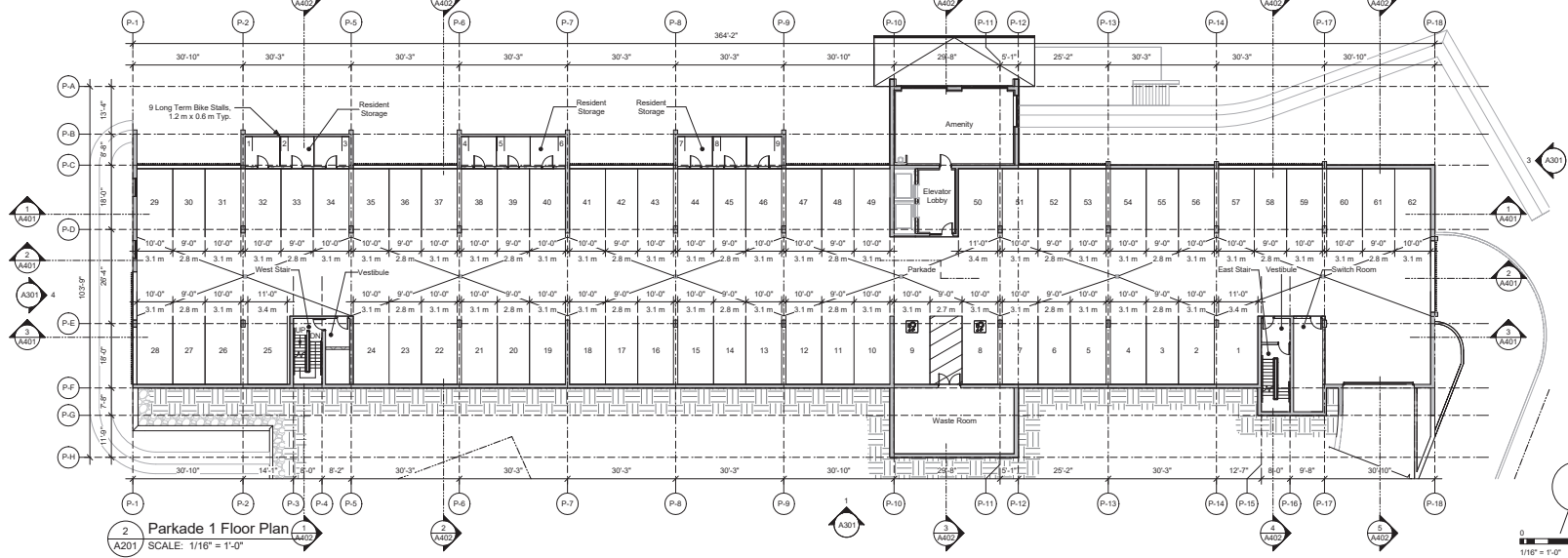
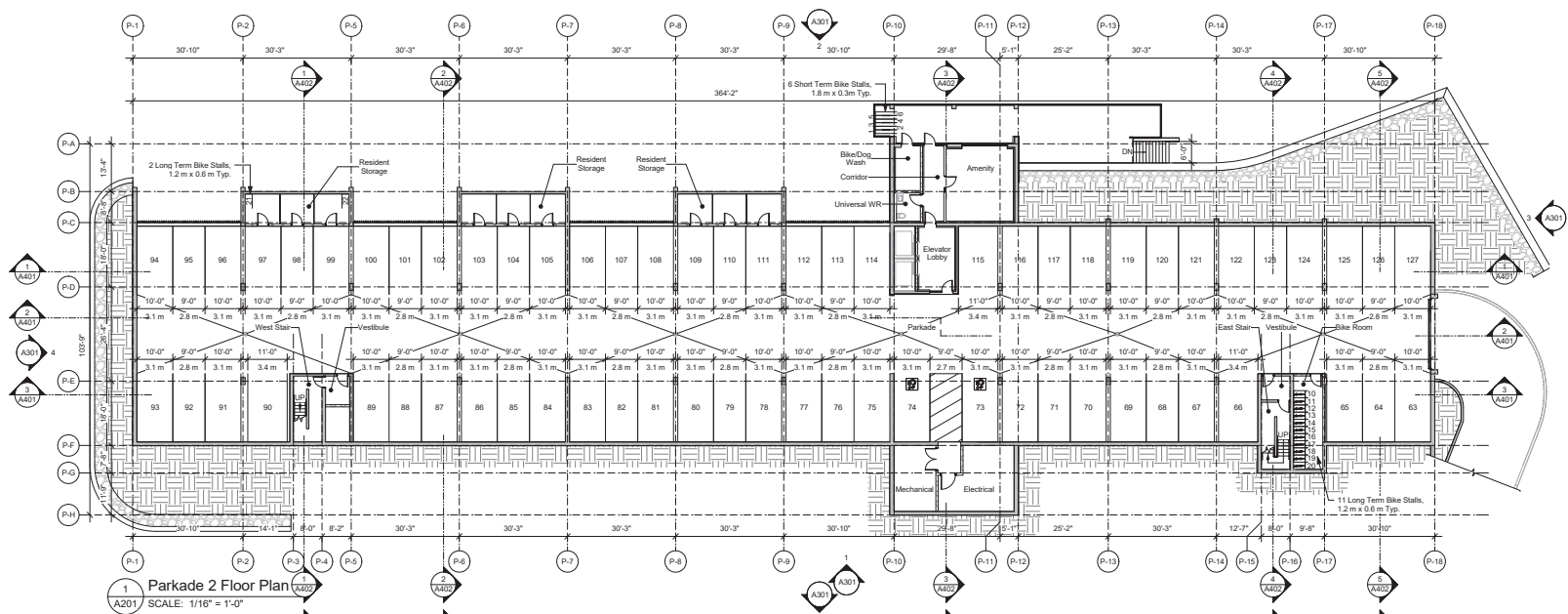
REGISTERED ARCHITECT  
BRITISH COLUMBIA  
2025-09-05  
Glen Hill  
A202



2025-09-03 10:31 AM

**GENERAL NOTES**

- Minimum 25% of parking spaces to have access to a Level 2 charger. Remaining parking spaces to have access to an electrical outlet box. Refer to Electrical Drawings for locations.
- All long-term (indoor) bicycle parking areas shall have an electrical outlet for electric bicycle charging. Refer to Electrical Drawings for locations.



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**DP1372**  
**2025-SEP-05**  
Current Planning

2	25-08-01	Issued for DP Letter Responses	
1	25-08-01	95% BP Set	
0			

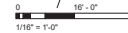
Drawn By: PCK / RCD  
Checked By: GTH  
Issue: As indicated  
Project Number: 2419  
NOTE: All dimensions are shown in feet and inches, unless noted otherwise.

Silva  
3400 Barrington Road

Overall Parkade 2-1  
Plans



dHka Architects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way V8T 0H2 T 1-250-668-3367  
V8V 3K3 T 1-250-668-3367  
102-5190 Dublin Way V8T 0H2 T 1-250-668-5810  
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2025-09-03 10:33:14 AM



# SILVA MULTI-FAMILY

3400 BARRINGTON ROAD, NANAIMO, BC

## LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - SEPTEMBER 4, 2025

### DRAWING SCHEDULE

- L0.00 Cover Page
- L0.01 Revision Summary
- L1.01 Landscape Context Plan
- L1.02 Landscape Plan
- L1.03 Landscape Section
- L1.04 Landscape Details
  - 1. Recessed Wall Lighting
  - 2. Bollard Lighting
  - 3. Timber Bench
  - 4. Bicycle Rack
- L1.05 Landscape Details
  - 5. Fence Type 01 - 4' Cedar Patio Fence
  - 6. Fence Type 02 - Perimeter Board Fence
  - 7. Fence Type 03 - Split Rail Fence (MoESS)
- L2.01 Planting Plan Southwest
- L2.02 Planting Plan Southeast
- L2.03 Planting Plan (orthwest)
- L2.04 Planting Plan Northeast
- L2.05 Plant Legend & List, Planting Notes

### DESIGN RATIONALE

The landscape design for the multi-family residential project proposed for 3400 Barrington Road in Nanaimo, BC draws inspiration from the dramatic natural landscape that characterizes the site. Across the parcel, rocky cliff faces and outcrops create striking topographic variations that amplify contrasting experiences of a contemporary urban landscape and immersion within a natural forest environment.

The underlying plant community is characterized by moss and fern-covered rock outcroppings and bluffs within a forest dominated by Douglas fir. The understory is comparatively sparse, dominated by mosses, as well as shrubs, ferns and groundcovers common to the Coastal Douglas fir biogeoclimatic zone. This offers an important reference ecosystem for the proposed planting design, which aims to return much of the landscape to a functional habitat following construction. Plantings in more formal areas along the front facade integrate layers of ornamental perennials into the native plant palette to add colour, visual interest and forage for beneficial birds and insects.

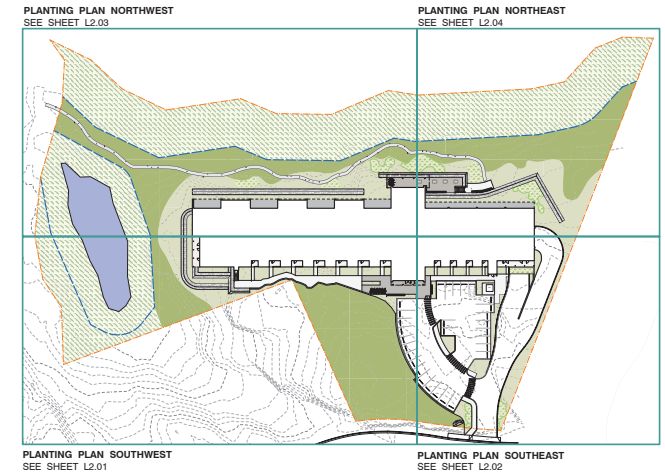
A main entry plaza and pedestrian walkway that connects to ground-oriented garden patios is shaped by a massive rock outcropping that defines the front portion of the parcel, capitalizing on the striking character of the natural landscape.

At the rear of the building, a Forest Lobby provides a social gathering space that allows for immersion in a forested landscape while retaining the comfort of a clean, contemporary architectural environment.

Owing to the site topography, boulder retaining walls create a series of terraces along the north and west façades of the building. These terraces provide space for planting and incorporate landscape as a valuable feature for managing rooftop rainwater.

Site furnishings include long timber benches for seating, and recessed wall lights to announce ground-oriented entries, and for safety along paths and stairs. A simple gravel path provides a connection to an existing trail network off-site.

### KEY PLAN



### DESIGN PRECEDENTS



01 Forest understory planting inspired by the Coastal Douglas fir ecosystem provides rehabilitated functional habitat on site



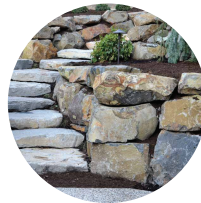
02 Layered mix of ornamental and indigenous perennials and grasses around garden patios offer colour, seasonal interest and forage for pollinators



03 Long timber benches for seating



04 Rocky outcrops and other natural features shape formal public spaces



05 Native stone from on-site reused for stacked boulder walls



06 Cut stone entry sign

**NOT FOR CONSTRUCTION**



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#### CLIENT

HyLand Properties

#### NO. | DATE | ISSUE

1	2024-10-19	DP SUBMISSION
2	2024-09-04	DP REUBMISSION

#### NO. | DATE | REVISION

**RECEIVED**  
**DP1372**  
**2025-SEP-05**  
Current Planning

#### PROJECT 24009

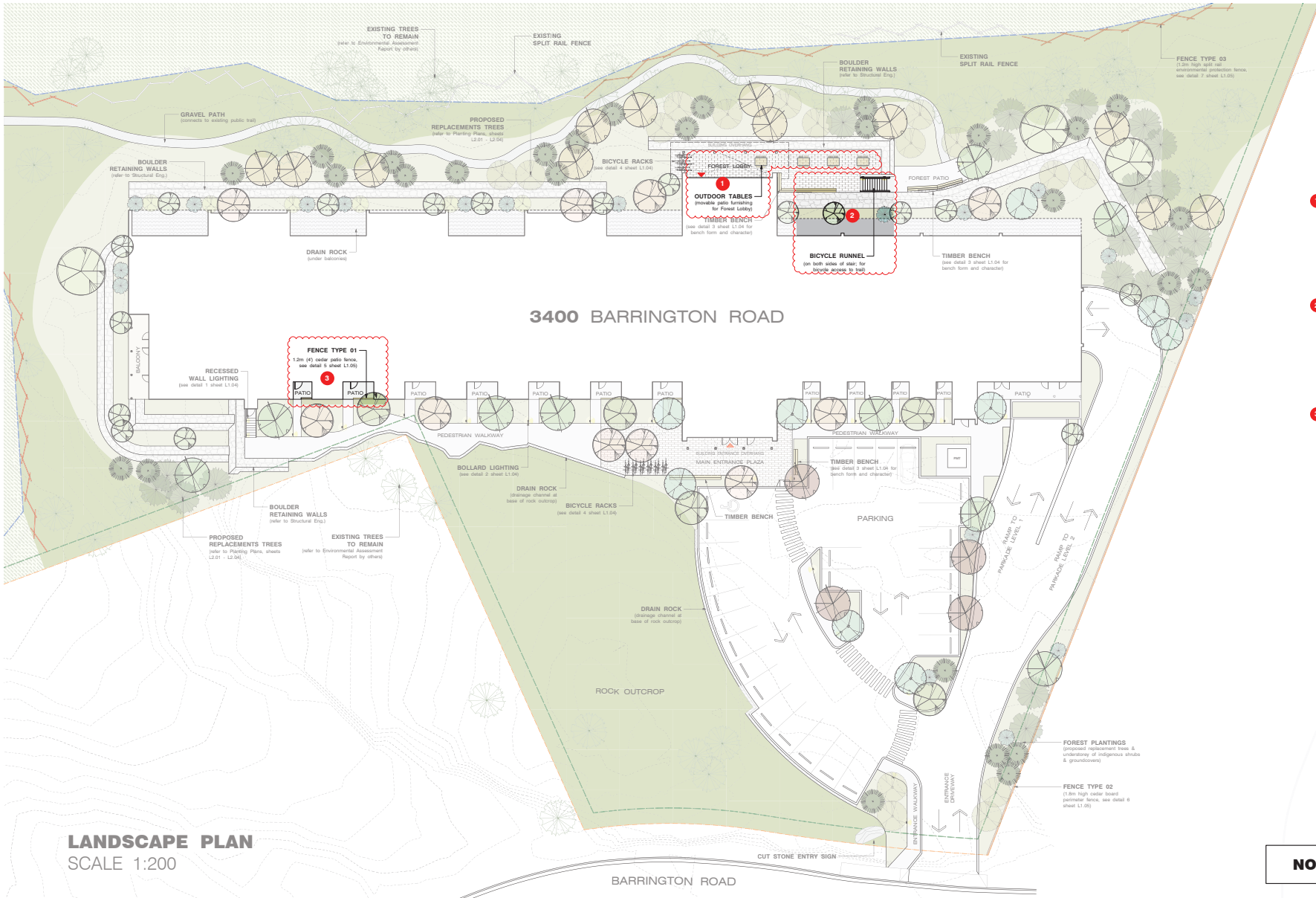
**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC

**COVER PAGE**

#### CITY FILE NO. DP001372

**SCALE** NTS  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L0.00**



- 1 OUTDOOR TABLES**  
Addresses Design Advisory Panel comment:  
"Consider the addition of seating in the outdoor amenity spaces."  
The Forest Lobby is the only suitable outdoor amenity space for additional tables and chairs beyond the large timber benches already included in the design. These are to be off-the-shelf outdoor patio furnishings selected by the owner.
- 2 BIKE RUNNEL**  
Addresses the staff design review comment:  
"Consider the addition of a bike runnel on the rear stair to connect the gravel path to the Forest Lobby."  
An active transportation route in front of the parking stalls was considered but not included due to the need to significantly increase the blasting of the rock outcrop to achieve a route already provided with a paved path and crosswalk.
- 3 4' CEDAR PATIO FENCE**  
Design for fencing in front of the private patios was not included in the original DP submission. As it is a fence type for the project, a simple cedar patio fence detail in keeping with the overall design character is included here.

**LANDSCAPE PLAN**  
SCALE 1:200

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**kinship**  
design • art • ecology

1070 Nelson Street, Nanaimo BC, V9S 2K2  
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kate.sterling@kinshipdesign.ca  
chris.midgley@kinshipdesign.ca



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**PROJECT** 24009  
**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC  
**REVISION SUMMARY**

**CITY FILE NO.** DP001372  
**SCALE** 1:200  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L0.01**



- 1 WETLANDS & SETBACK AREAS**  
(a small wetland and surrounding setback area defined the west edge of the parcel; a larger wetland on the parcel to the north has a setback that extends across the entire north flank of the site)
- 2 TREE RETENTION AREA**  
(much of the site is left in a natural condition, with trees removed only as needed for safety; invasive species are to be removed and replaced with indigenous understorey species)
- 3 FOREST UNDERSTOREY PLANTING**  
(areas affected by construction and tree removal will be replanted with an indigenous forest understorey with replacement trees planted wherever possible; based on a parcel area of 1.53 ha, 153 replacement trees are required)
- 4 ROCK OUTCROP**  
(a massive rock outcrop occupies much of the south portion of the parcel and creates a dramatic edge to the entry, parking area, entry plaza and west wing of the building)
- 5 BOULDER WALLS AND TERRACES**  
(to provide a buildable area that adequately accommodates the multi-family use on such a dynamic site requires considerable terracing given the abundance of rock material on site, these are to be constructed of native boulder material; the terraces provide space for extensive planting and provide storage volume for rain water.)
- 6 FOREST LOBBY**  
(an outdoor patio and casual gathering area provides a communal space for social interaction while experiencing immersion in a forest ecosystem; views into the tree canopy and over adjacent wetlands offers opportunities to observe nature and wildlife from the comfort of a sheltered patio with long timber benches and movable furniture)
- 7 ENTRY PLAZA AND GARDEN PATIOS**  
(a formal plaza announces the main entry to the building and connects to ground level patios along its south facade; the edges of the main entry plaza and patios are shaped by the contrasting features of contemporary architecture on one side and a massive rock outcrop on the other)

LANDSCAPE CONTEXT LEGEND	
	FOREST UNDERSTOREY Area: 1078m <sup>2</sup>
	GARRY OAK MEADOW Area: 231m <sup>2</sup>
	RIPARIAN SETBACK AREA Area: 4610m <sup>2</sup>
	TREE RETENTION AREA Area: 3185m <sup>2</sup>
	LANDSCAPE BUFFER
	WETLAND SETBACK
	EXISTING PUBLIC TRAIL

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**LANDSCAPE CONTEXT PLAN**  
SCALE 1:300



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NO.	DATE	ISSUE
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2	2024-09-04	DP REVISIONS

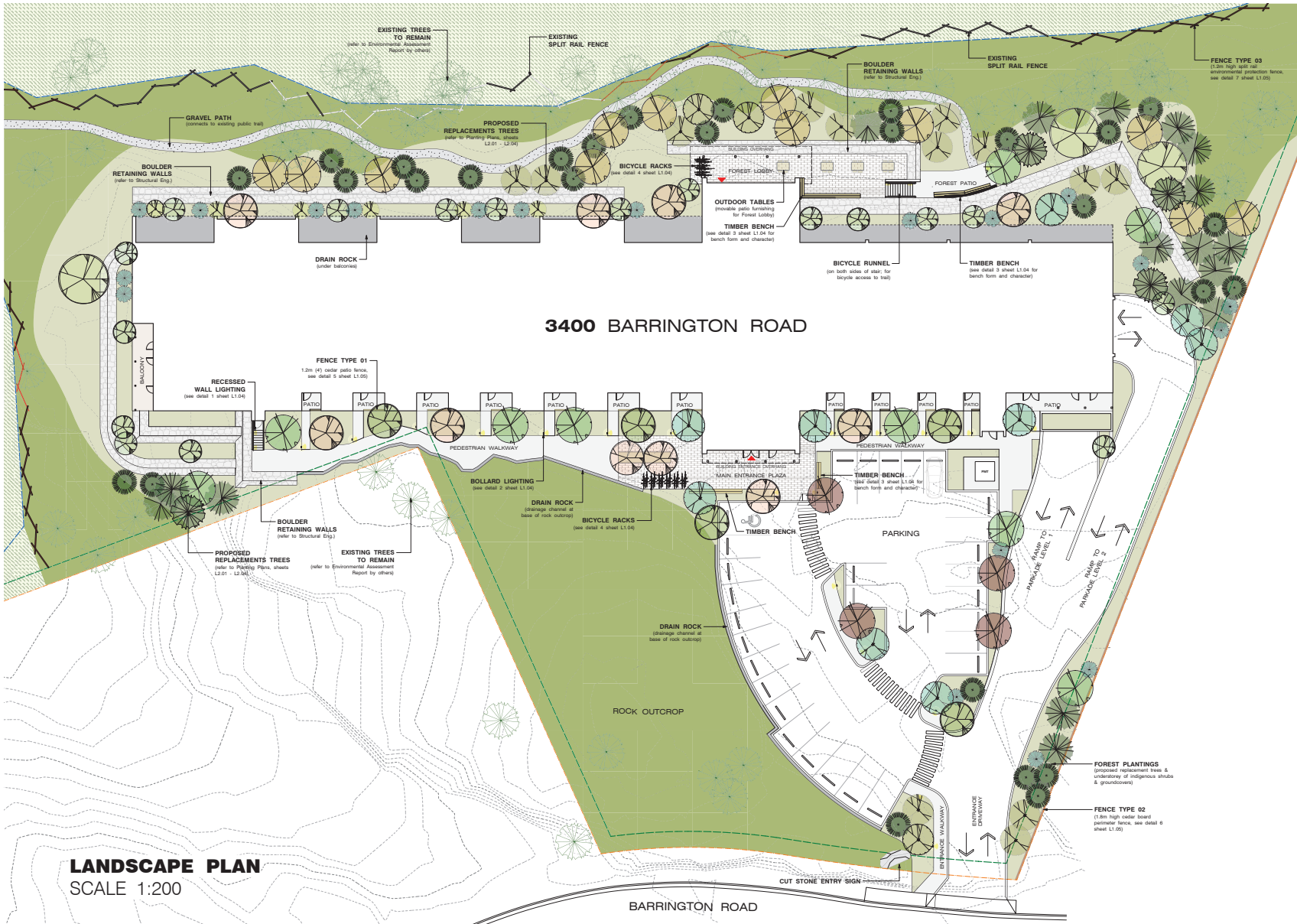
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Current Planning

**PROJECT** 24009  
**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC

**LANDSCAPE CONTEXT PLAN**

**CITY FILE NO.** DP001372  
**SCALE** 1:300  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L1.01**



### LANDSCAPE LEGEND

- TIMBER BENCH**  
Quantity: 4  
(see detail 3, sheet L1.04)
- BICYCLE RACK**  
Total Capacity: up to 18 bikes  
Quantity: 9  
(see detail 4, sheet L1.04)
- ENTRANCE / EXIT - MAIN**  
**ENTRANCE / EXIT - SECONDARY**
- FENCE TYPE 01**  
Cedar Post Perimeter  
Height: 1.2m  
Quantity: 11 panels, length varies 0.91m - 2.36m  
(see detail 5, sheet L1.05)
- FENCE TYPE 02**  
Cedar Board Perimeter  
Height: 1.8m  
Length: 120.78m  
(see detail 6, sheet L1.05)
- FENCE TYPE 03**  
Soft Rail (City of Nanaimo MeSS Standard)  
Height: 1.2m  
Length: 174.0m  
(see detail 7, sheet L1.05)
- LIGHTING - BOLLARD**  
Quantity: 20  
(see detail 2, sheet L1.04)
- LIGHTING - RECESSED**  
Quantity: 4  
(see detail 1, sheet L1.04)
- CONCRETE PAVING**  
Area: 330.05m<sup>2</sup>
- DRAIN ROCK**  
Area: 198.57m<sup>2</sup>
- GRAVEL CHIP PATH**  
Area: 167.62m<sup>2</sup>
- PLANTED AREA**  
Area: 1925m<sup>2</sup>
- RIPARIAN SETBACK AREA**  
Area: 4610m<sup>2</sup>
- BOULDER RETAINING WALLS**  
Area: 377.19m<sup>2</sup>
- TREE RETENTION AREA**  
Area: 3215m<sup>2</sup>
- UNIT PAVERS**  
Area: 211.34m<sup>2</sup>
- LANDSCAPE BUFFER (1.8m)**
- WETLAND SETBACK**

- ### LANDSCAPE NOTES
- It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
  - All landscape construction to be in accordance with the City of Nanaimo Engineering Standards & Specifications.
  - All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
  - Contractor shall refer to the contract specifications for additional requirements.
  - Contractor to confirm layout of landscape plan on site with the Landscape Architect.
  - Irrigation to be designed and built by Contractor. As-built drawings required.

**NOT FOR CONSTRUCTION**

**LANDSCAPE PLAN**  
SCALE 1:200

**kinship**  
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HyLand Properties

NO.	DATE	ISSUE
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2	2024-09-04	DP SUBMISSION

**NO. | DATE | REVISION**

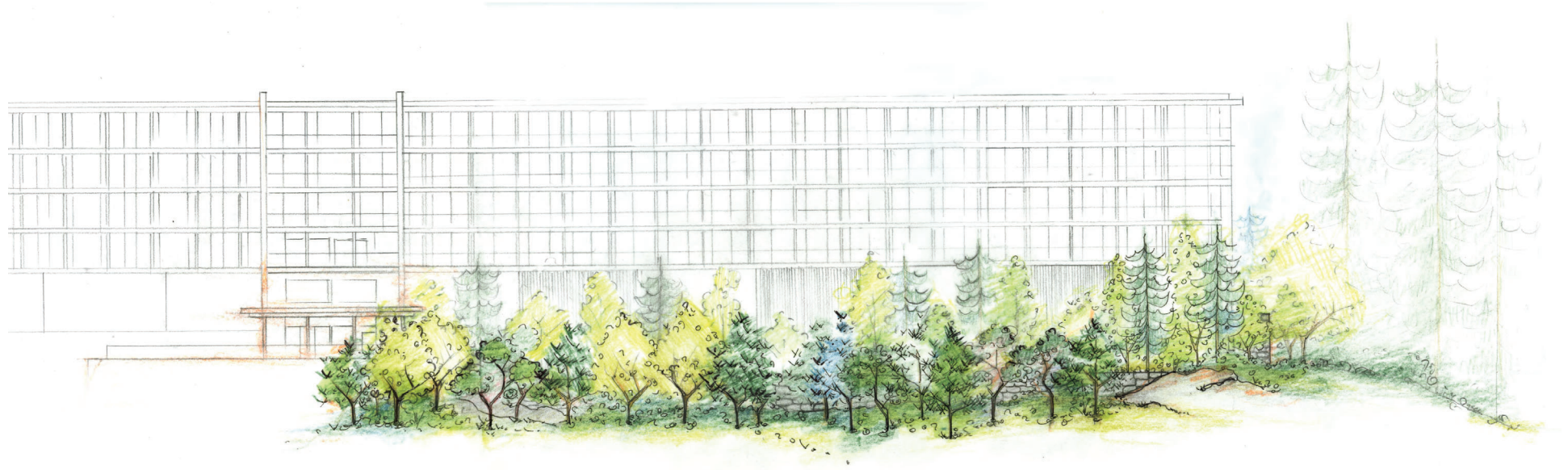
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Current Planning

**PROJECT** 24009  
**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC

**LANDSCAPE PLAN**

**CITY FILE NO.** DP001372  
**SCALE** 1:200  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L1.02**



**SECTION/ ELEVATION**  
SCALE NTS



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NO.	DATE	REVISION
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**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC

**LANDSCAPE SECTIONS**

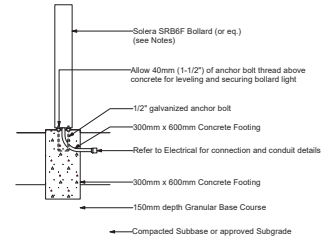
**CITY FILE NO.** DP001372  
**SCALE** AS SHOWN  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L1.03**

**BEGA Recessed Wall Luminaire 24060 (or eq.)**  
**Quantity: 4**  
**Specifications:**  
 Asymmetrical Forward Throw  
 Operating Voltage 120-277V AC  
 Luminaire Lumens 848 Lumens (3000K)  
 Height 9" (127mm)  
 Width 1" (25mm)  
 Depth 5-1/2" (139mm)  
 Finish Powder Coated Bronze Matte 3mil thickness



**1 Recessed Wall Lighting**  
 Scale: NTS

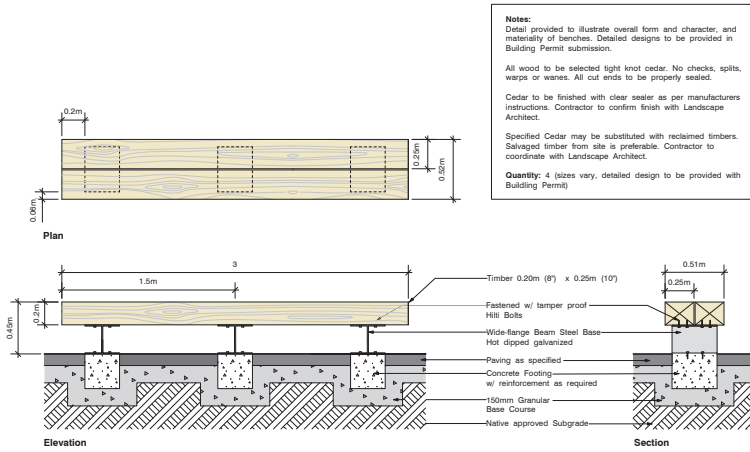


**SOLERA SRB6F - Bollard (or eq.)**  
**Quantity: 20**  
**Specifications:**  
 Mounting / Anchoring as per manufacturers specifications.  
 Operating Voltage 120-277V AC  
 Luminaire Lumens 1662 Lumens (3000K)  
 Height 42" (1066mm)  
 Diameter 6" (152mm)  
 Finish Black



**2 Bollard Lighting**  
 Scale: NTS

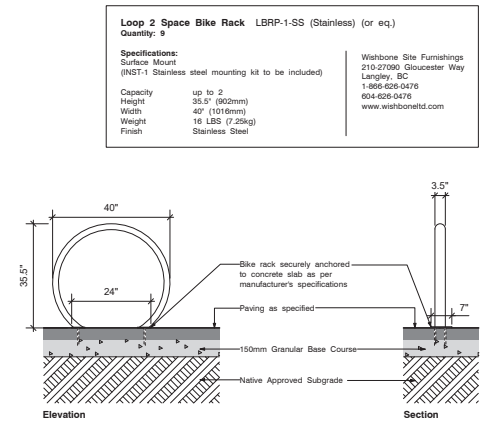
Section



**Notes:**  
 Detail provided to illustrate overall form and character, and materiality of benches. Detailed designs to be provided in Building Permit submission.  
 All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.  
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.  
 Specified Cedar may be substituted with reclaimed timbers. Salvaged timber from site is preferable. Contractor to coordinate with Landscape Architect.  
**Quantity: 4** (sizes vary, detailed design to be provided with Building Permit)

**3 Timber Bench**  
 Scale: 1:20

Plan / Elevation / Section



**Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)**  
**Quantity: 9**  
**Specifications:**  
 Surface Mount (BST-1 Stainless steel mounting kit to be included)  
 Capacity up to 2  
 Height 35.5" (902mm)  
 Width 40" (1016mm)  
 Weight 18 LBS (7.25kg)  
 Finish Stainless Steel

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

**4 Bicycle Rack**  
 Scale: NTS

Elevation / Section

**NOT FOR CONSTRUCTION**



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**CLIENT**  
 HyLand Properties

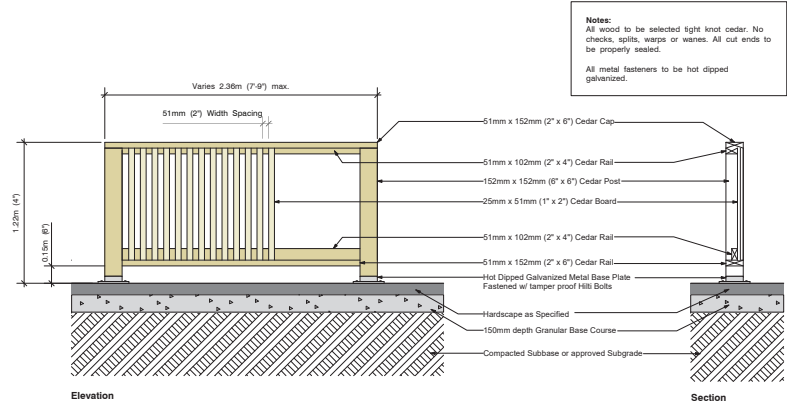
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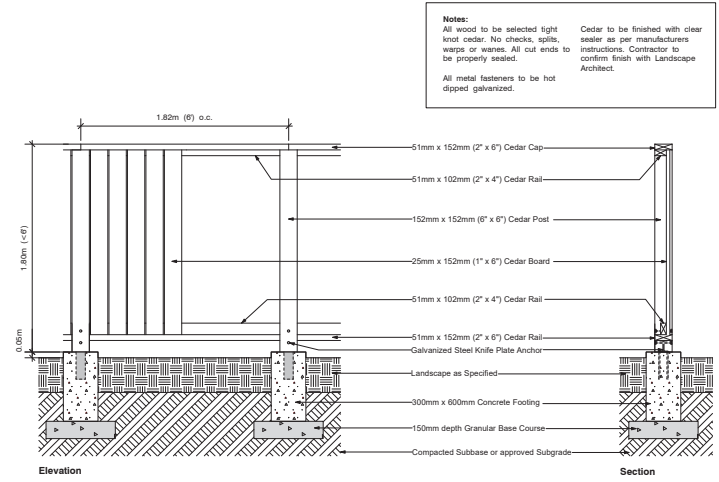
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 NANAIMO, BC  
**LANDSCAPE DETAILS**

**CITY FILE NO.** DP001372  
**SCALE** AS SHOWN  
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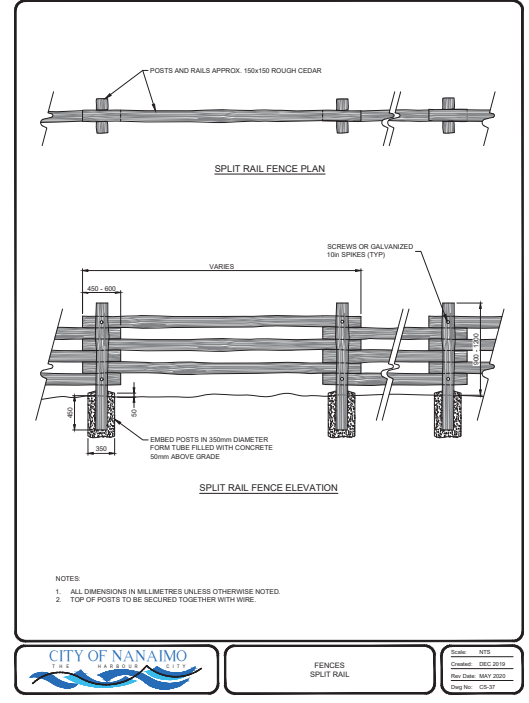
**L1.04**



**5 Fence Type 01 - 4' Cedar Patio Fence**  
 Scale: 1:20  
 Elevation / Section

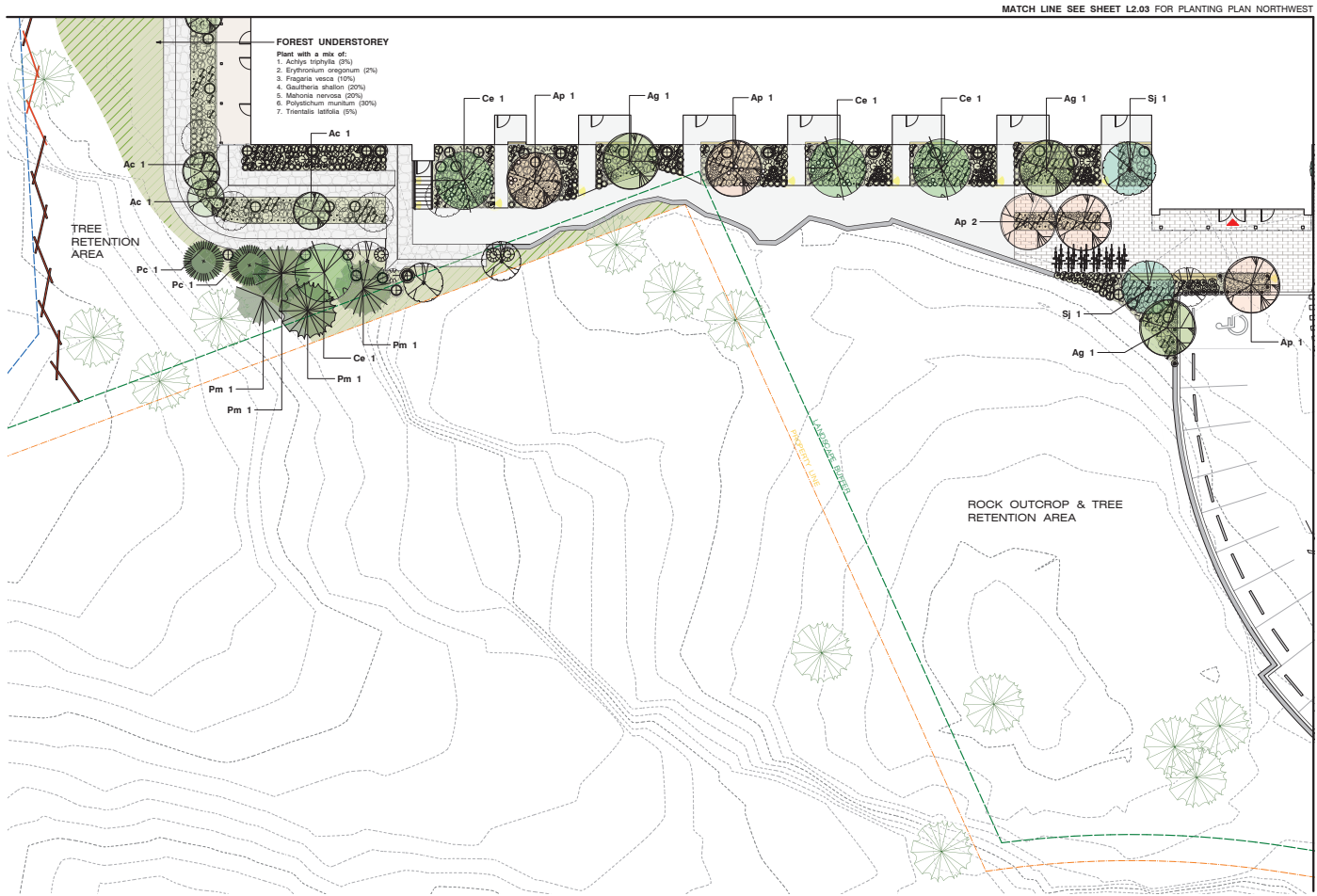


**6 Fence Type 02 - Perimeter Board Fence**  
 Scale: 1:20  
 Elevation / Section



**7 Fence Type 03 - Split Rail Fence (City of Nanaimo MOESS Standard)**  
 Scale: NTS  
 Plan / Elevation

**NOT FOR CONSTRUCTION**



Refer to Sheet L2.02 for Planting Plan Southeast  
 Refer to Sheet L2.03 for Planting Plan Northwest  
 Refer to Sheet L2.04 for Planting Plan Northeast  
 Refer to Sheet L2.05 for Plant Legend & List, Planting Notes

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**PLANTING PLAN SOUTHWEST**  
 SCALE 1:150



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 Current Planning

**PROJECT** 24009  
**SILVA MULTI-FAMILY**  
 3400 BARRINGTON ROAD  
 NANAIMO, BC

**PLANTING PLAN SOUTHWEST**

**CITY FILE NO.** DP001372  
**SCALE** 1:150  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L2.01**

### TREE & PLANT LEGEND

**Existing Trees to Remain**

Existing Trees to Remain  
(Refer to tree inventory completed by Toth and Associates for species, size and location)

**Coniferous & Evergreen Trees**

- Am (12) *Arbutus menziesii*
- Po (20) *Picea Omorika* Bruns
- Pc (27) *Pinus contorta* var. *contorta*
- P (21) *Pseudotsuga menziesii*

**Deciduous Trees**

- Ac (17) *Acer circinatum*
- Ap (5) *Acer griseum*
- Am (3) *Acer macrophyllum*
- Ap (10) *Acer palmatum* 'Osakazuki'
- Ce (9) *Cornus* 'Eddie's White Wonder'
- Pp (5) *Parrotia persica* 'Vanessa'
- Og (14) *Quercus garryana*
- Og (6) *Quercus palustris* 'Pingree'
- S (9) *Shyrax japonica*

**Deciduous Shrubs**

- A *Amelanchier grandiflora*
- Hd *Holodiscus discolor*
- Rs *Ribes sanguineum*
- Sy *Symphoricarpos albus*
- V *Vaccinium* (mix varieties)

**Evergreen Shrubs**

- Gs *Gaultheria shallon*
- Mn *Mahonia nervosa*
- Px *Paxistima myrsinites*
- Vo *Vaccinium ovatum*

**Ferns & Groundcovers**

- Au *Arctostaphylos uva-ursa*
- Fc *Fragaria chiloensis*
- Fv *Fragaria vesca*
- Pg *Polypodium glycyrrhiza*
- Pm *Polystichum munitum*

**Perennials**

- At *Achlys triphylla*
- Gl *Gaura lindheimeri*
- Hm *Hakonechloa macra*
- Np *Nepeta x fassenii* 'Dropmore'
- Tg *Tellima grandiflora*
- Tl *Trentails latifolia*

**FOREST UNDERSTOREY**  
Area: 1078m<sup>2</sup>

Plant with a mix of:

- Achlys triphylla* (5%)
- Erythronium oregonum* (2%)
- Fragaria vesca* (10%)
- Gaultheria shallon* (20%)
- Mahonia nervosa* (20%)
- Polystichum munitum* (30%)
- Trentails latifolia* (5%)

**GARRY OAK MEADOW**  
Area: 203m<sup>2</sup>

Plant with a mix of:

- Allium acuminatum* (5%)
- Allium cernuum* (5%)
- Armeria maritima* (5%)
- Brodiaea coronaria* (5%)
- Conostylis arvensis* (10%)
- Festuca roemerii* (20%)
- Plectritis congesta* (20%)
- Primula hendersonii* (10%)
- Camassia leichlinii* (10%)
- Camassia quamash* (10%)



Refer to Sheet L2.01 for Planting Plan Southwest  
 Refer to Sheet L2.03 for Planting Plan Northwest  
 Refer to Sheet L2.04 for Planting Plan Northeast  
 Refer to Sheet L2.05 for Plant Legend & List, Planting Notes

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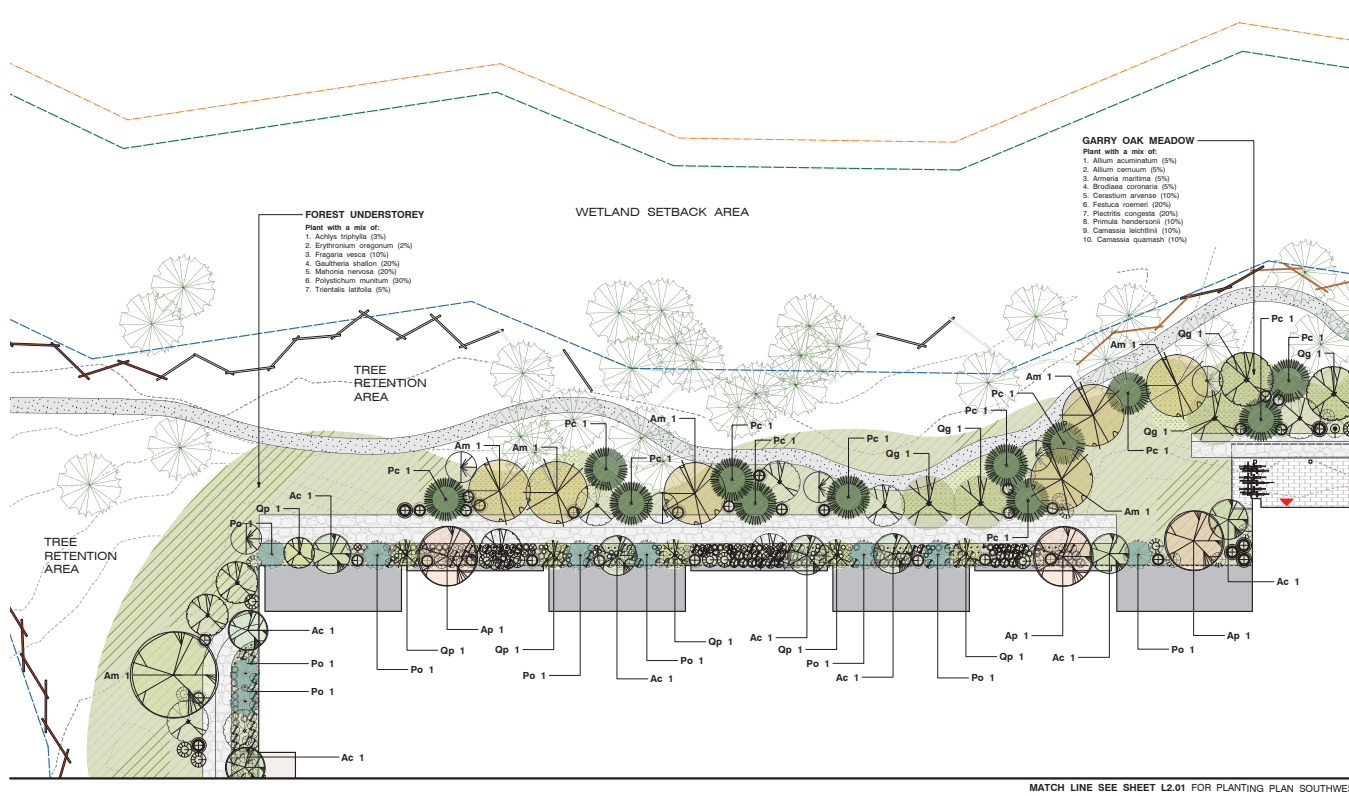
**PLANTING PLAN SOUTHEAST**  
SCALE 1:150



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**PROJECT** 24009  
**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC  
**PLANTING PLAN SOUTHEAST**



**PLANTING PLAN NORTHWEST**  
SCALE 1:150

Refer to **Sheet L2.01** for Planting Plan Southwest  
 Refer to **Sheet L2.02** for Planting Plan Southeast  
 Refer to **Sheet L2.04** for Planting Plan Northeast  
 Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

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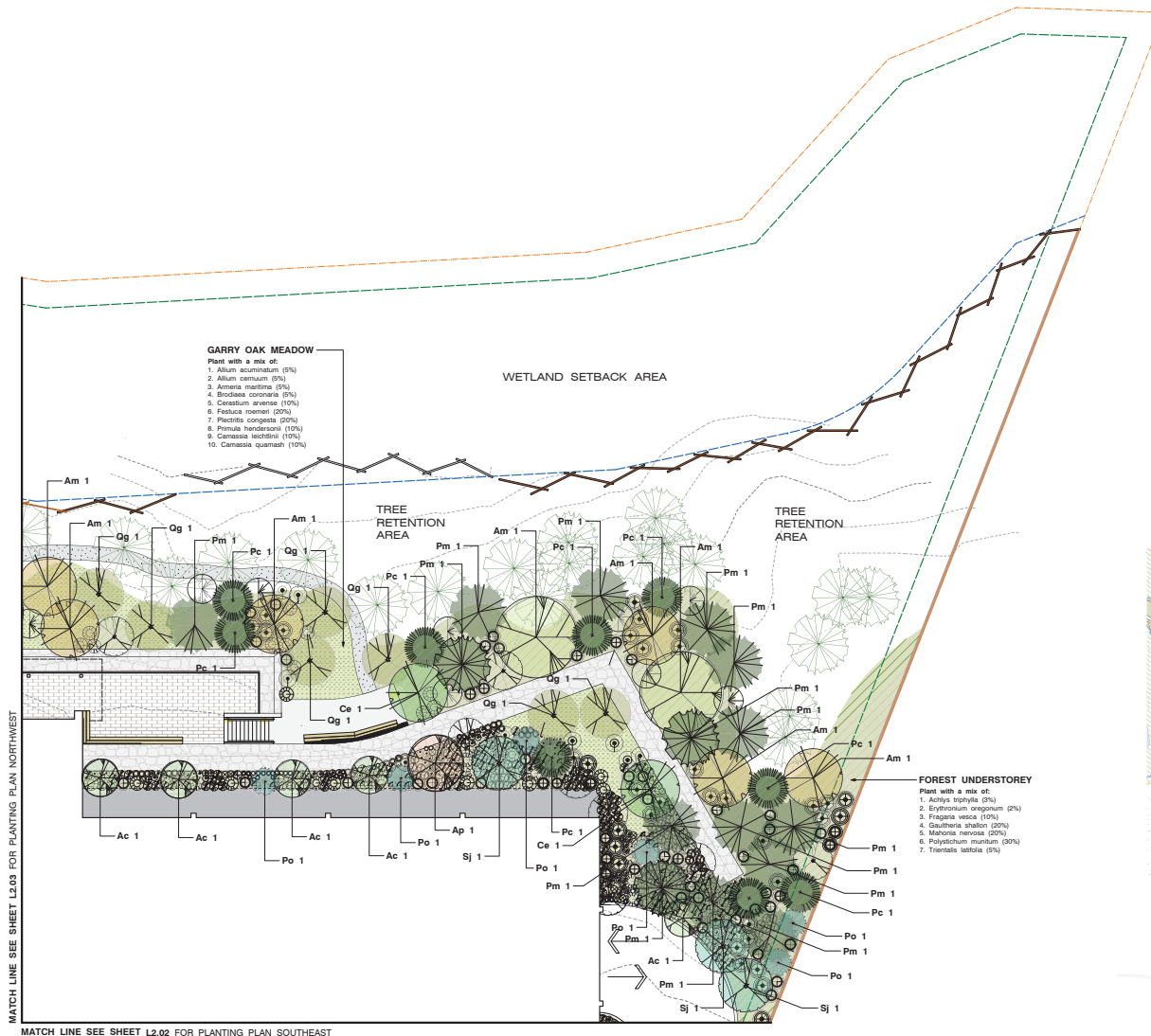
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NANAIMO, BC

**PLANTING PLAN NORTHWEST**

**CITY FILE NO.** DP001372  
**SCALE** 1:150  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L2.03**



Refer to Sheet L2.01 for Planting Plan Southwest  
Refer to Sheet L2.02 for Planting Plan Southeast  
Refer to Sheet L2.03 for Planting Plan Northwest  
Refer to Sheet L2.05 for Plant Legend & List, Planting Notes

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**PLANTING PLAN NORTHEAST**  
SCALE 1:150



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**PROJECT** 24009  
**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC

**PLANTING PLAN NORTHEAST**

**CITY FILE NO.** DP001372  
**SCALE** 1:150  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L2.04**

PLANT LIST						
Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Am	12	Arbutus menziesii	Arbutus	#5	2.5m ht	Native
Po	20	Picea omorika bruns	Serbian Spruce	#20		Ornamental
Pc	27	Pinus contorta var contorta	Shore Pine	#15		Native
Pm	21	Pseudotsuga menziesii	Douglas Fir	#15		Native
<b>Deciduous Tree</b>						
Ac	17	Acer circinatum	Vine Maple	#7		Native
Ag	5	Acer glabrum	Paperbark Maple	#20		Ornamental
Am	3	Acer macrophyllum	Big Leaf Maple	#20		Native
Ap	10	Acer palmatum 'Osakazuki'	Japanese Maple	#20		Ornamental
Ce	9	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Pp	5	Parrotia persica 'Vanessa'	Persian Ironwood	#20		Ornamental
Og	16	Quercus garryana	Garry Oak	#15		Native
Op	6	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20		Ornamental
Sj	9	Styrax japonicus 'JFS-D' Snowcone	Japanese Snowbell	#20		Ornamental
<b>Deciduous Shrubs</b>						
A	37	Ametanicher alnifolia	Service Berry	#3	2m o.c.	Native
Hd	16	Holodiscus discolor	Ocean Spray	#3	2m o.c.	Native
Rs	30	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	39	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
<b>Evergreen Shrubs</b>						
Gs	556	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	403	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Px	127	Paxistima myrsinites	Falebox	#1	1.2m o.c.	Native
Vo	158	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
<b>Ferns &amp; Groundcovers</b>						
Au	238	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	237	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	444	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pg	265	Polypodium glycyrrhiza	Licorice Fern	10cm	30cm o.c.	Native
Pm	1037	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
<b>Perennials</b>						
At	111	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Aa	34	Allium acuminatum	Hookers Onion	10cm	45cm o.c.	Native
Ac	34	Allium cernuum	Nodding Onion	10cm	45cm o.c.	Native
Arm	34	Armeria maritima	Sea Thrift	10cm	45cm o.c.	Native
Bc	34	Brodiaea coronaria	Harvest Brodiaea	10cm	45cm o.c.	Native
Ca	68	Cerastium arvense	Field Chickweed	10cm	45cm o.c.	Native
Fr	134	Festuca roemerii	Roemers Fescue	10cm	45cm o.c.	Native
Gl	145	Gaura lindheimeri	Bea Blossom	#1	45cm o.c.	Ornamental
Hm	49	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.	Ornamental
Pc	134	Plectritis congesta	Sea Blush	10cm	45cm o.c.	Native
Np	40	Nepeta dropmore blue	Calmint	#1	60cm o.c.	Ornamental
Ph	68	Primula hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.	Native
Tg	127	Tellima grandiflora	Fringepop	10cm	45cm o.c.	Native
Tl	217	Triantalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native
<b>Bulbs</b>						
Ci	68	Camassia leichlinii	Great Camas	#1	45cm o.c.	Native
Cq	68	Camassia quamash	Common Camas	#1	45cm o.c.	Native
Ec	30	Erythronium oregonum	White Fawn Lily	#1	45cm o.c.	Native
Please contact the Landscape Architect for approval of any plant substitutions:						
KINSHIP DESIGN ART ECOLOGY						
Kate Stefuk BCCLA						
t: 250-753-8093 e: kate.stefuk@kinshipdesign.ca						
No substitutions will be accepted without prior written approval of the Landscape Architect.						

### TREE & PLANT LEGEND

**Existing Trees to Remain**

Existing Trees to Remain (Refer to tree inventory completed by Toth and Associates for species, size and location)

**Coniferous & Evergreen Trees**

- Am (12) Arbutus menziesii
- Po (20) Picea Omorika Bruns
- Pc (27) Pinus contorta var. contorta
- P (21) Pseudotsuga menziesii

**Deciduous Trees**

- Ac (17) Acer circinatum
- Ap (5) Acer griseum
- Am (3) Acer macrophyllum
- Ap (10) Acer palmatum 'Osakazuki'
- Ce (9) Cornus 'Eddies White Wonder'
- Pp (5) Parrotia persica 'Vanessa'
- Og (16) Quercus garryana
- Op (6) Quercus palustris 'Pingreen'
- S (9) Styrax japonica

**Deciduous Shrubs**

- A Amelanchier grandiflora
- Hd Holodiscus discolor
- Rs Ribes sanguineum
- Sy Symphoricarpos albus
- V Vaccinium (mix varieties)

**Evergreen Shrubs**

- Gs Gaultheria shallon
- Mn Mahonia nervosa
- Px Paxistima myrsinites
- Vo Vaccinium ovatum

**Ferns & Groundcovers**

- Au Arctostaphylos uva-ursi
- Fc Fragaria chiloensis
- Fv Fragaria vesca
- Pg Polypodium glycyrrhiza
- Pm Polystichum munitum

**Perennials**

- At Achlys triphylla
- Gi Gaura lindheimeri
- Hm Hakonechloa macra
- Np Nepeta x faassenii 'Dropmore'
- Tg Tellima grandiflora
- Tl Triantalis latifolia

**FOREST UNDERSTOREY**  
Area: 1078m<sup>2</sup>

Plant with a mix of:

- Achlys triphylla (3%)
- Erythronium oregonum (2%)
- Fragaria vesca (10%)
- Gaultheria shallon (20%)
- Mahonia nervosa (20%)
- Polystichum munitum (30%)
- Triantalis latifolia (5%)

**GARRY OAK MEADOW**  
Area: 231m<sup>2</sup>

Plant with a mix of:

- Allium acuminatum (5%)
- Allium cernuum (5%)
- Armeria maritima (5%)
- Brodiaea coronaria (5%)
- Cerastium arvense (10%)
- Festuca roemerii (20%)
- Plectritis congesta (20%)
- Primula hendersonii (10%)
- Camassia leichlinii (10%)
- Camassia quamash (10%)

- ### 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 Area: 1 cu. m. per tree  
Shrub & Ground Cover Area: 400mm (16") depth  
Seeded Area: 150mm (6") depth
  - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted 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.

Refer to Sheet L2.01 for Planting Plan (Southwest)  
Refer to Sheet L2.02 for Planting Plan (Southeast)  
Refer to Sheet L2.03 for Planting Plan (Northwest)  
Refer to Sheet L2.04 for Planting Plan (Northeast)

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**PLANT LIST, LEGEND & PLANTING NOTES**

**CITY FILE NO.** DP001372  
**SCALE** NTS  
**START DATE** 2024-10-01  
**DB** CM **CB** KS

**L2.05**