

SCHEDULE 11

EAST WELLINGTON ROAD DATA CENTRE

2086 & 2090 EAST WELLINGTON ROAD, NANAIMO, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - FEBRUARY 3, 2025

DRAWING SCHEDULE

- L0.00

Cover Page
- L1.01

Landscape Plan South
- L1.02

Landscape Plan North
- L1.03

Landscape Details

1.

Fence Type 01: Wall Mounted Perforated Steel Security Fence

2.

Fence Type 02: On-Grade Perforated Steel Security Fence

3.

Fence Type 03: Chain Link Security Fence with Barbed Wire
- L1.04

Landscape Details

4.

Garbage Enclosure: Cedar Board
- L2.01

Planting Plan South
- L2.02

Planting Plan Centre
- L2.03

Planting Plan Northwest
- L2.04

Planting Plan Northeast
- L2.05

Plant Legend, Plant List & Planting Notes
- L3.01

Tree Removals and Retention
- L3.02

Tree Protection Fencing

DESIGN RATIONALE

The landscape design for the **Data Centre** project proposed for **2086 & 2090 East Wellington Road** in Nanaimo, BC draws inspiration from the opportunity to merge industrial uses with functional ecological systems.

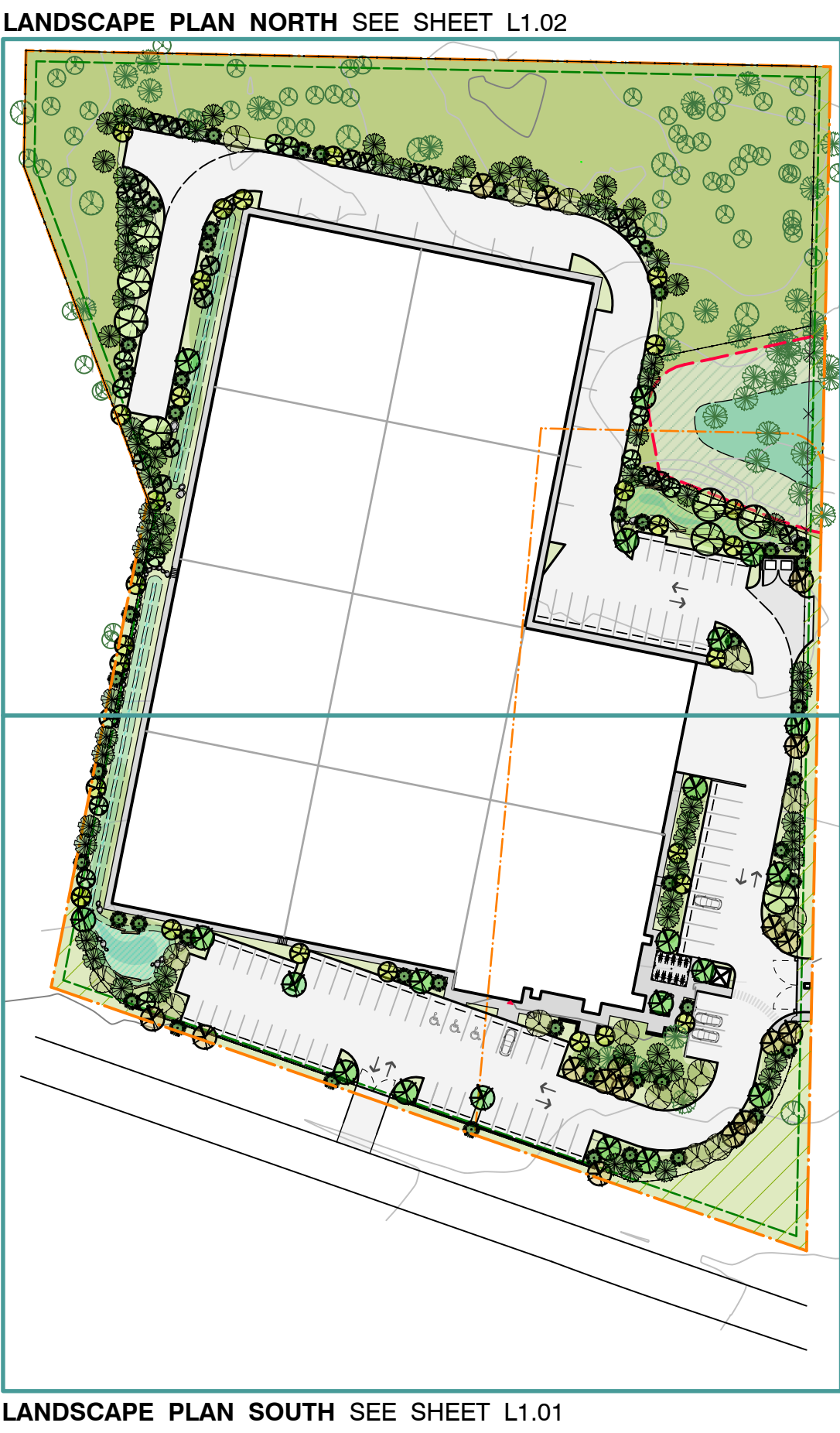
Nearby seasonal ephemeral wetlands are treated as biodiversity hotspots that can attract a diverse range of species throughout the year. To improve their function, invasive species are to be removed and replaced with a suitable indigenous understorey. To accentuate their presence in the landscape, a network of nature-based solutions will be constructed to manage rainwater on site and harness the development process to support lush, layered plantings that attract birds, beneficial insects and other biodiversity.

To compensate for the removal of trees from the 2.29 hectare parcel, 230 replacement trees are included in the design. To establish a biodiverse, climate resilient and visually interesting landscape, and to effectively screen the proposed development, a total of 247 trees are proposed, including 17 Arbutus which are not counted as replacements. This generous tree planting is to be situated within a landscape that references local Coastal Douglas Fir ecosystems, particularly the Garry Oak meadow.

Security is a prime consideration for the proposed use. To that end, a perforated metal security fence surrounds the parcel. This offers opportunities for a design and colour finish that complements the architectural façade, but that also visually recedes behind dense plantings.

To add character, comfort and human scale, and contribute to the social life and energy of the site, a comfortable seating area that immerses staff in the natural landscape provides a comfortable refuge for employees.

KEY PLAN



DESIGN PRECEDENTS

01 Lush, layered forest understorey planting inspired by the Coastal Douglas fir ecosystem provides rehabilitated functional habitat on site

02 Planting design inspired by the Garry Oak meadow adds colour, visual interest, and supports local biodiversity

03 Perforated steel security fencing provides the necessary security, and offers opportunities to complement the architectural façade

04 An outdoor gathering place for staff provides a comfortable refuge and immerses people in nature

05 Rain gardens and bioswales provide nature based solutions for rainwater management merging industrial use with ecological function and evoke ephemeral wetlands nearby

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LANDSCAPE LEGEND

- BENCH**  
Quantity: 4
- BICYCLE RACKS**  
Quantity: 10  
Capacity: 20
- BOULDER**  
Quantity: 34 (excl. rock wall)
- FENCE TYPE 01**  
Wall Mounted Perforated Metal Security Fence  
(see sheet L1.03, detail 1)  
Height: 2.4m (includes wall in height calculation)  
Length: 77m
- FENCE TYPE 02**  
On-Grade Perforated Metal Security Fence  
(see sheet L1.03, detail 2)  
Height: 2.4m  
Length: 552m
- FENCE TYPE 03**  
Chain Link Security Fence with Barbed Wire  
(see sheet L1.03, detail 3)  
Height: 2.4m  
Length: 36m
- LANDSCAPE LOGS**  
Quantity: 11
- MAIN ENTRANCE**
- CONCRETE SURFACING**  
Area: 683m<sup>2</sup>
- COVENANT AREA**  
Area: 926m<sup>2</sup>  
Soil Depth: Varies (150mm)
- PLANTED AREA**  
Area: 3083m<sup>2</sup>  
Soil Depth: Varies (150mm - 450mm)
- RAINGARDEN & BIOSWALE**  
Area: 548m<sup>2</sup>  
Soil Depth: 450mm

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.

Refer to **Sheet L1.02** for Landscape Plan North

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**LANDSCAPE PLAN SOUTH**  
SCALE 1:250



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**2779022 ONTARIO INC.**

| NO. | DATE       | ISSUE         |
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| 1   | 2025-02-03 | DP SUBMISSION |

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**DP1376**  
**2025-FEB-11**  
Current Planning

**PROJECT**  
**EAST WELLINGTON ROAD DATA CENTRE**  
2086 & 2090 EAST WELLINGTON ROAD  
NANAIMO, BC

**LANDSCAPE PLAN SOUTH**

**PROJECT ID** 23007  
**DB** KS **CB** KS  
**SCALE** 1:250  
**START DATE** 2023-05-12

**L1.01**





LANDSCAPE LEGEND

- BENCH**  
Quantity: 4
- BICYCLE RACKS**  
Quantity: 10  
Capacity: 20
- BOULDER**  
Quantity: 34 (excl. rock wall)
- FENCE TYPE 01**  
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Length: 36m
- LANDSCAPE LOGS**  
Quantity: 11
- MAIN ENTRANCE**
- CONCRETE SURFACING**  
Area: 683m<sup>2</sup>
- COVENANT AREA**  
Area: 926m<sup>2</sup>  
Soil Depth: Varies (150mm)
- PLANTED AREA**  
Area: 3083m<sup>2</sup>  
Soil Depth: Varies (150mm - 450mm)
- RAINGARDEN & BIOSWALE**  
Area: 548m<sup>2</sup>  
Soil Depth: 450mm

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- 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.

Refer to **Sheet L1.01** for Landscape Plan South

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**LANDSCAPE PLAN NORTH**  
SCALE 1:250



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**LANDSCAPE PLAN NORTH**

**PROJECT ID** 23007  
**DB** KS **CB** KS  
**SCALE** 1:250  
**START DATE** 2023-05-12



**L1.02**



**Notes:**  
Perforations in fence panels are indicative. Design to reflect architectural facade, and for visual interest. Spacing and sizing of perforations to ensure fence is non-climbable.

All metal to be hot dipped galvanized after fabrication.

Fence panels to be powder coated, coloured to complement building facade.

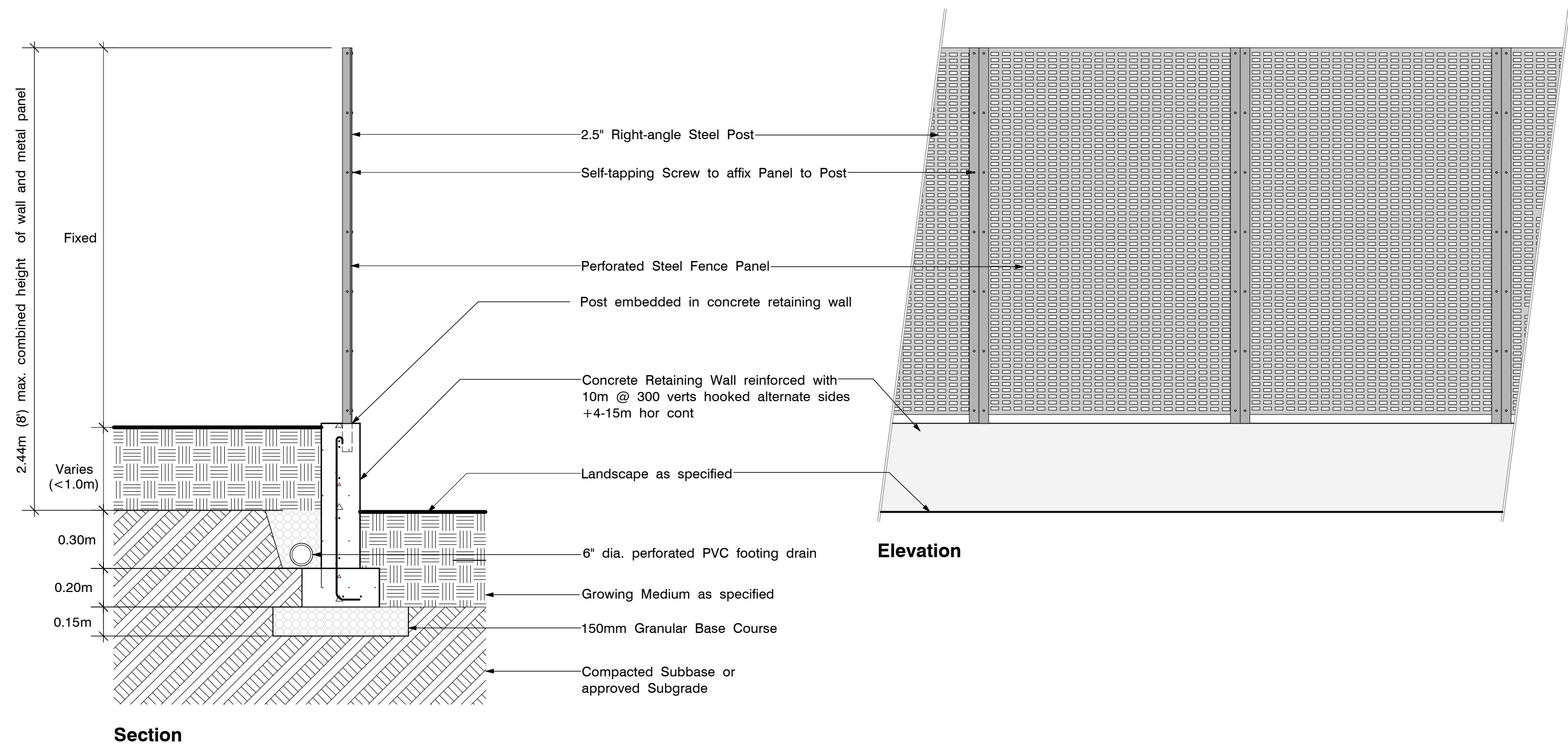
Posts to be powder coated, dark grey.

Panels affixed to posts with self-tapping screws, or eq.

All welds to be ground smooth.

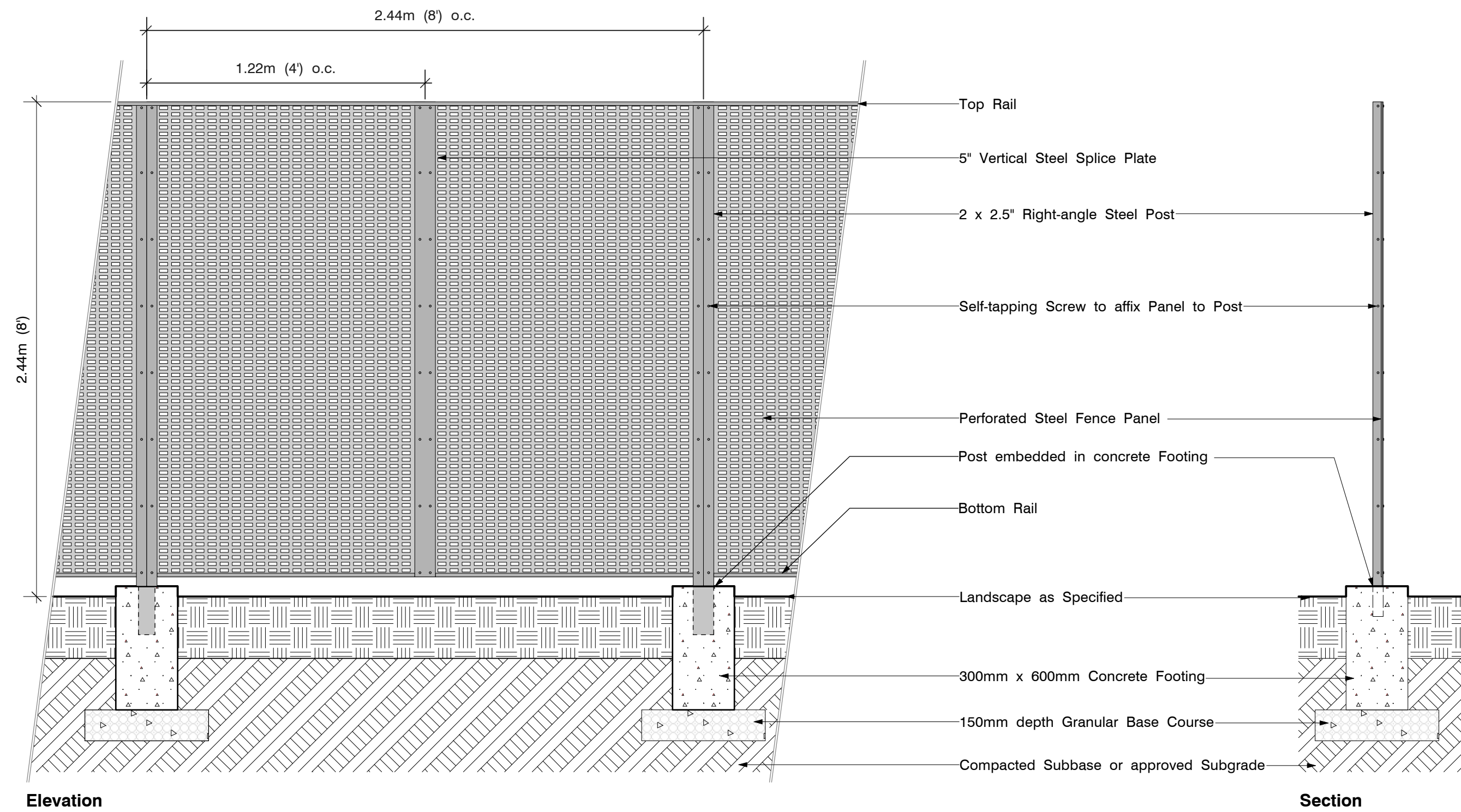
Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.

Dimensions to be to code and noted on all shop drawings.



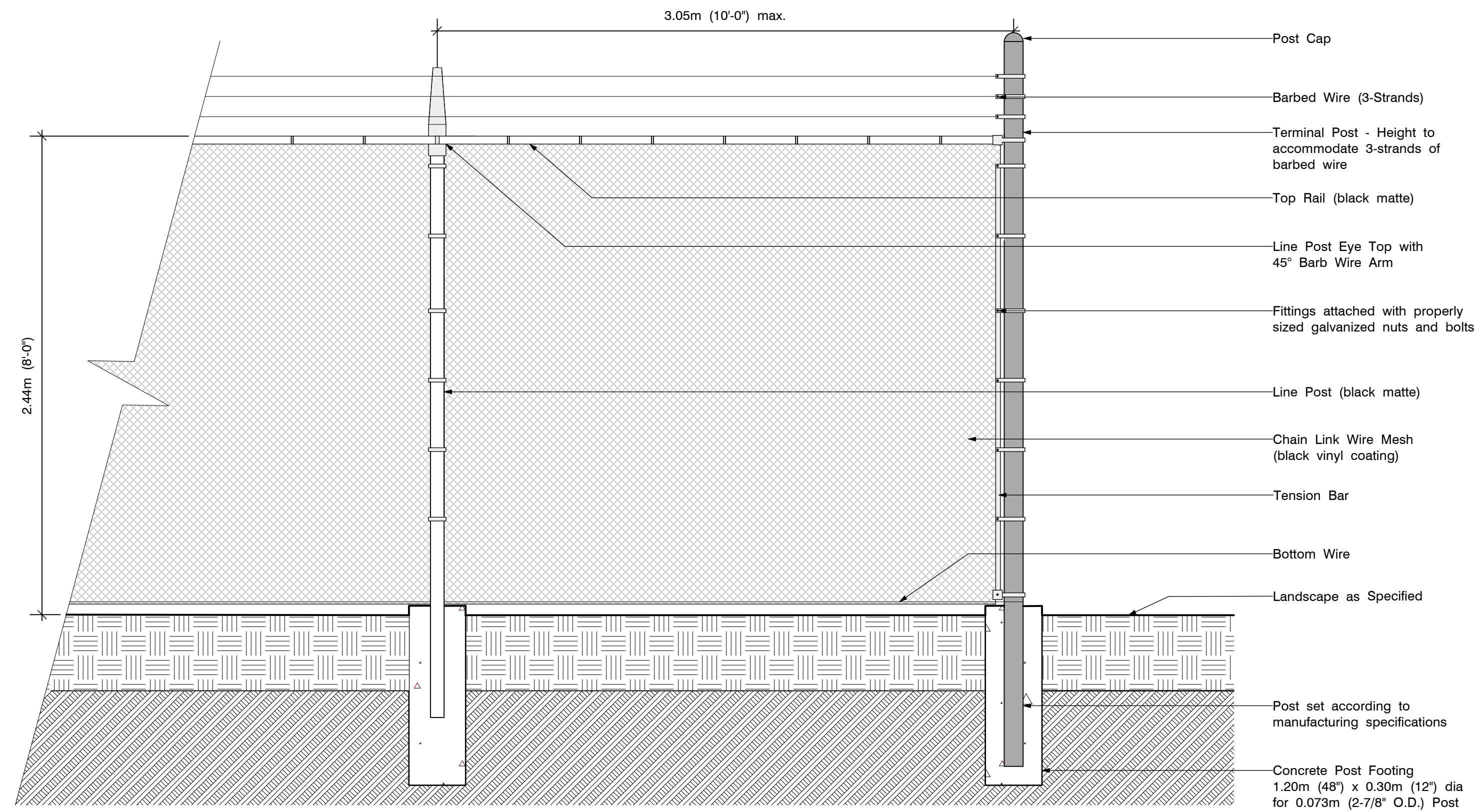
**1** Fence Type 01: Wall Mounted Perforated Metal Security Fence  
Scale: 1:20

Section / Elevation



**2** Fence Type 02: On-Grade Perforated Metal Security Fence  
Scale: 1:20

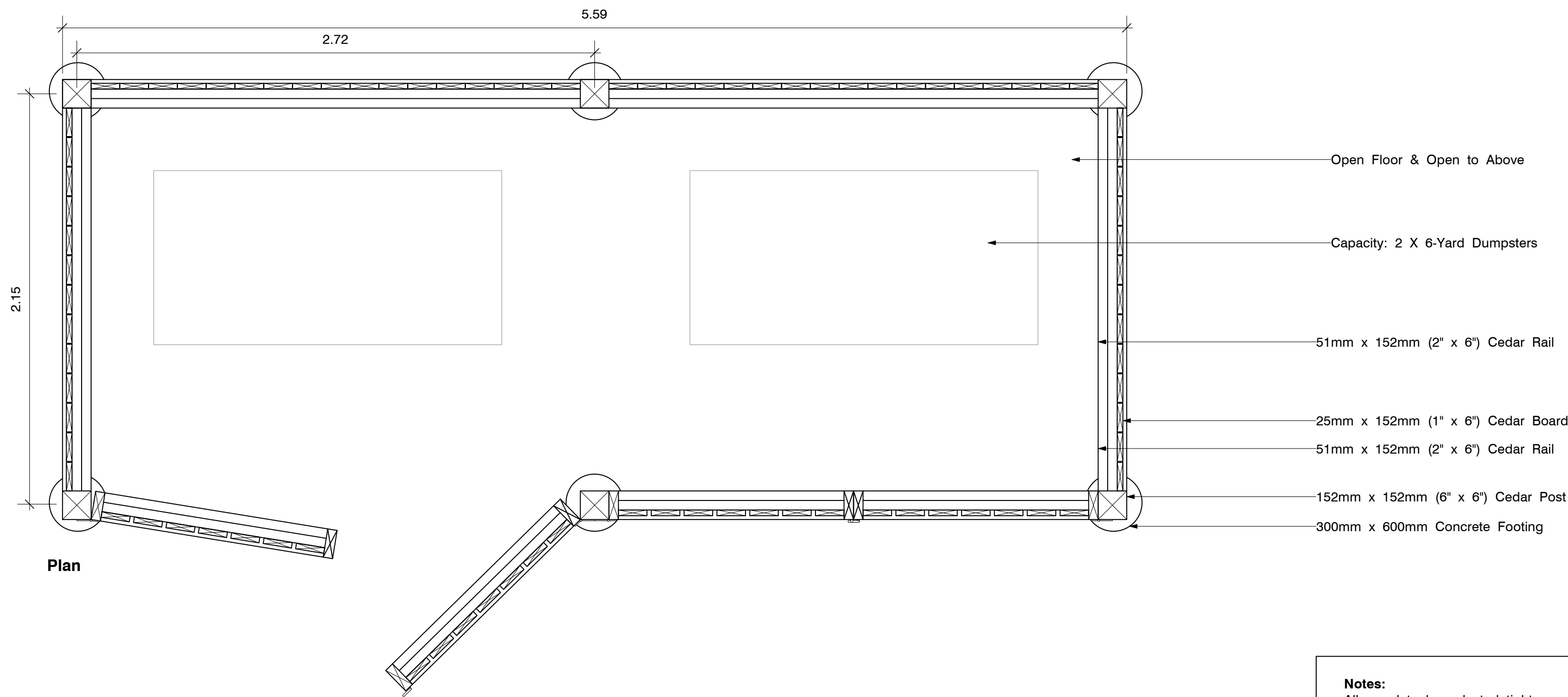
Section / Elevation



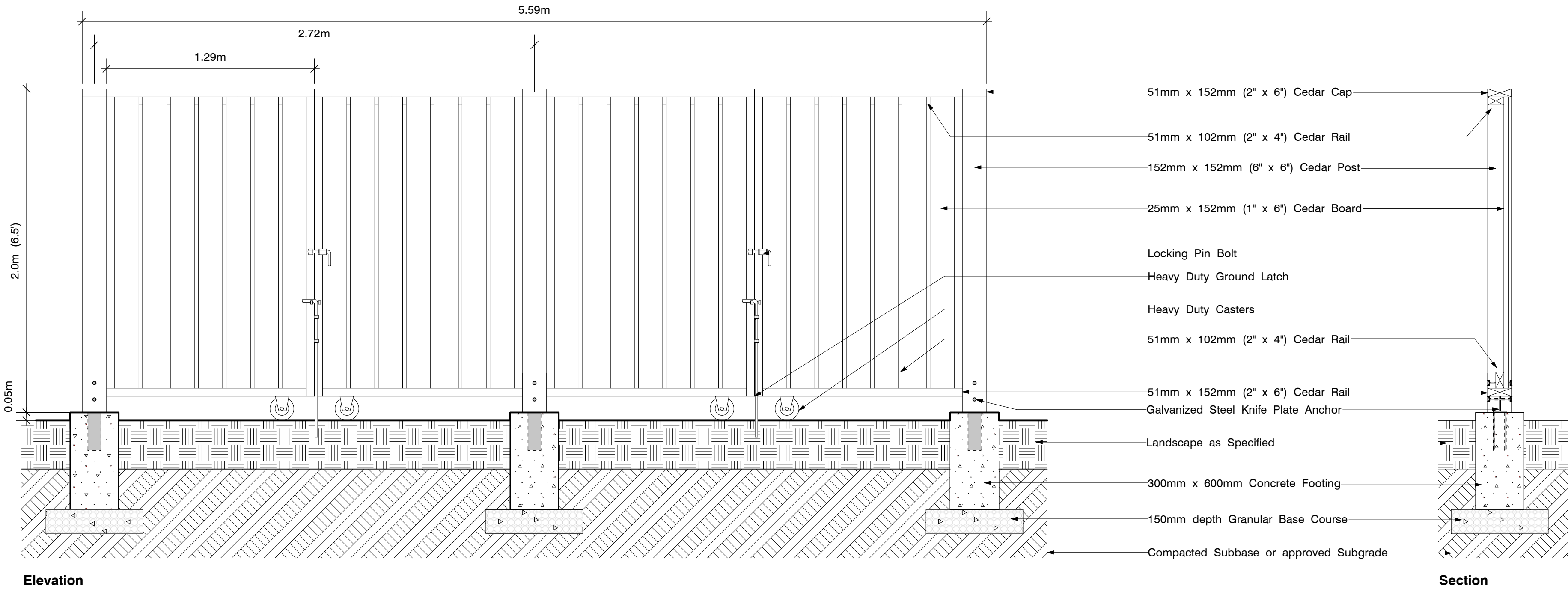
**3** Fence Type 03: Chain Link Security Fence with Barbed Wire  
Scale: 1:20

Elevation

**NOT FOR CONSTRUCTION**



**Notes:**  
All wood to be selected tight knot cedar. No checks, splits, warps or waness. 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.  
All metal fasteners to be hot dipped galvanized.



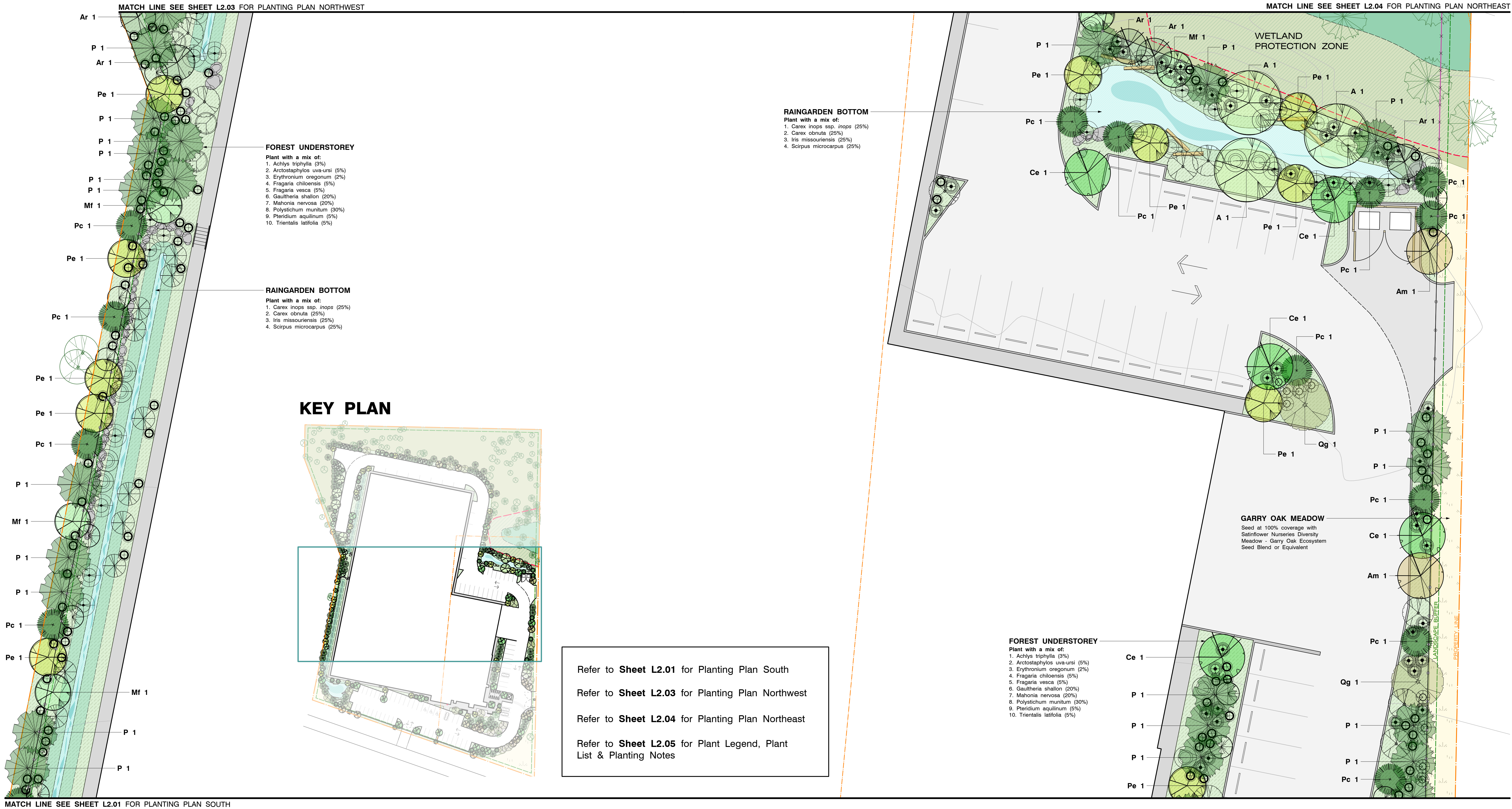
**4** **Garbage Enclosure: Cedar Board**  
Scale: 1:20  
Plan / Elevation / Section

**NOT FOR CONSTRUCTION**







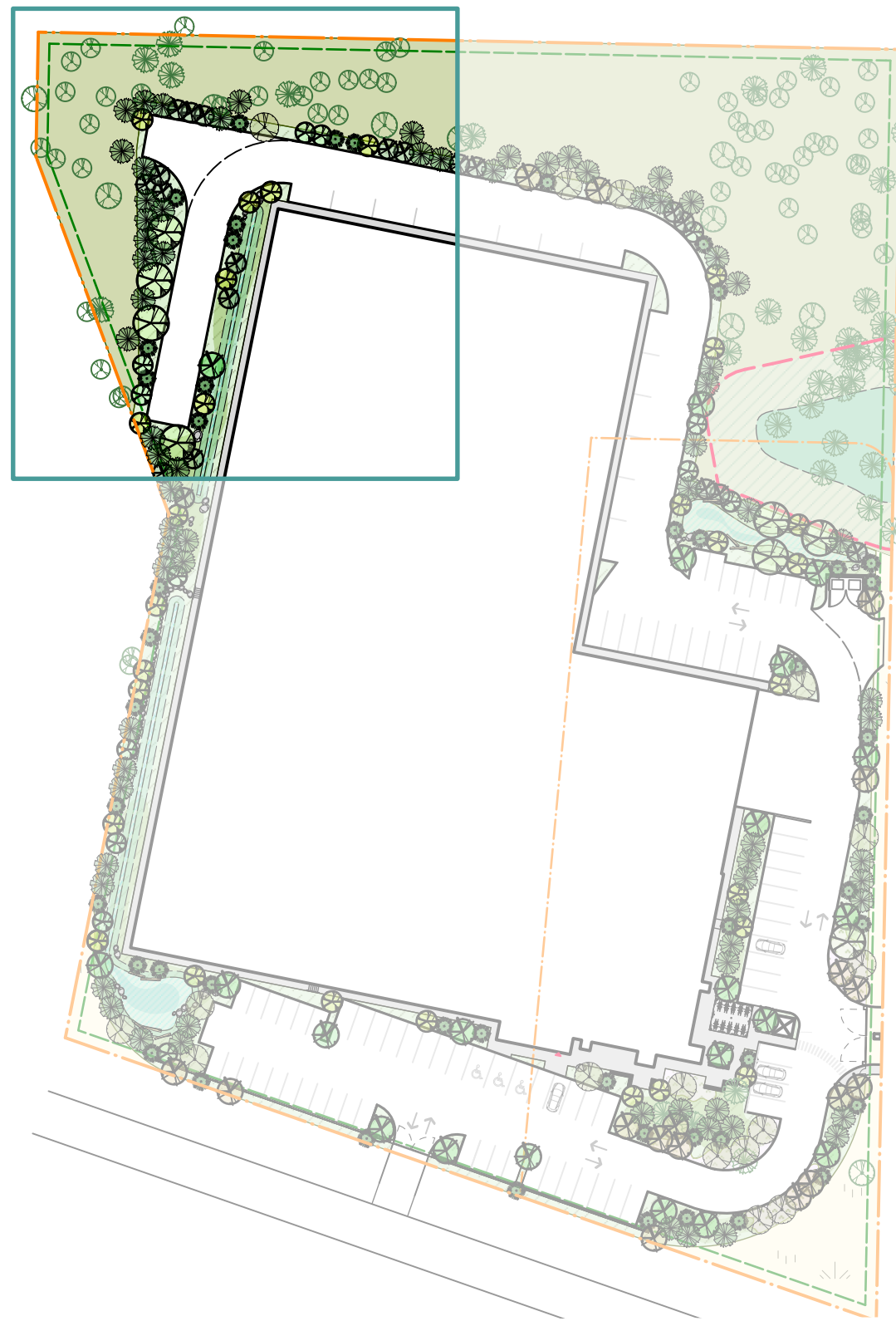


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KEY PLAN



MATCH LINE SEE SHEET L2.04 FOR PLANTING PLAN NORTHEAST

MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN CENTRE

Refer to **Sheet L2.01** for Planting Plan South

Refer to **Sheet L2.02** for Planting Plan Centre

Refer to **Sheet L2.04** for Planting Plan Northeast

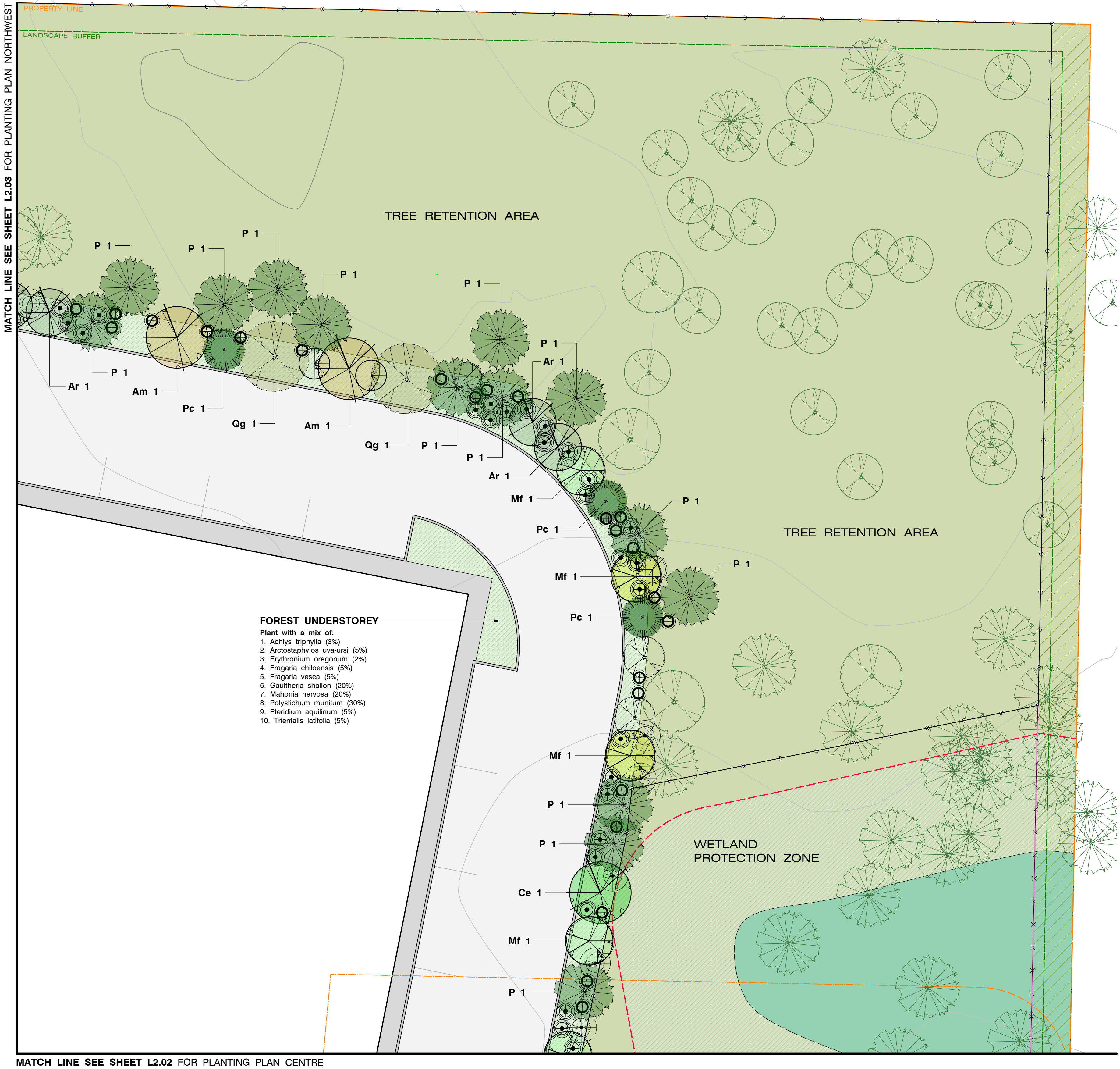
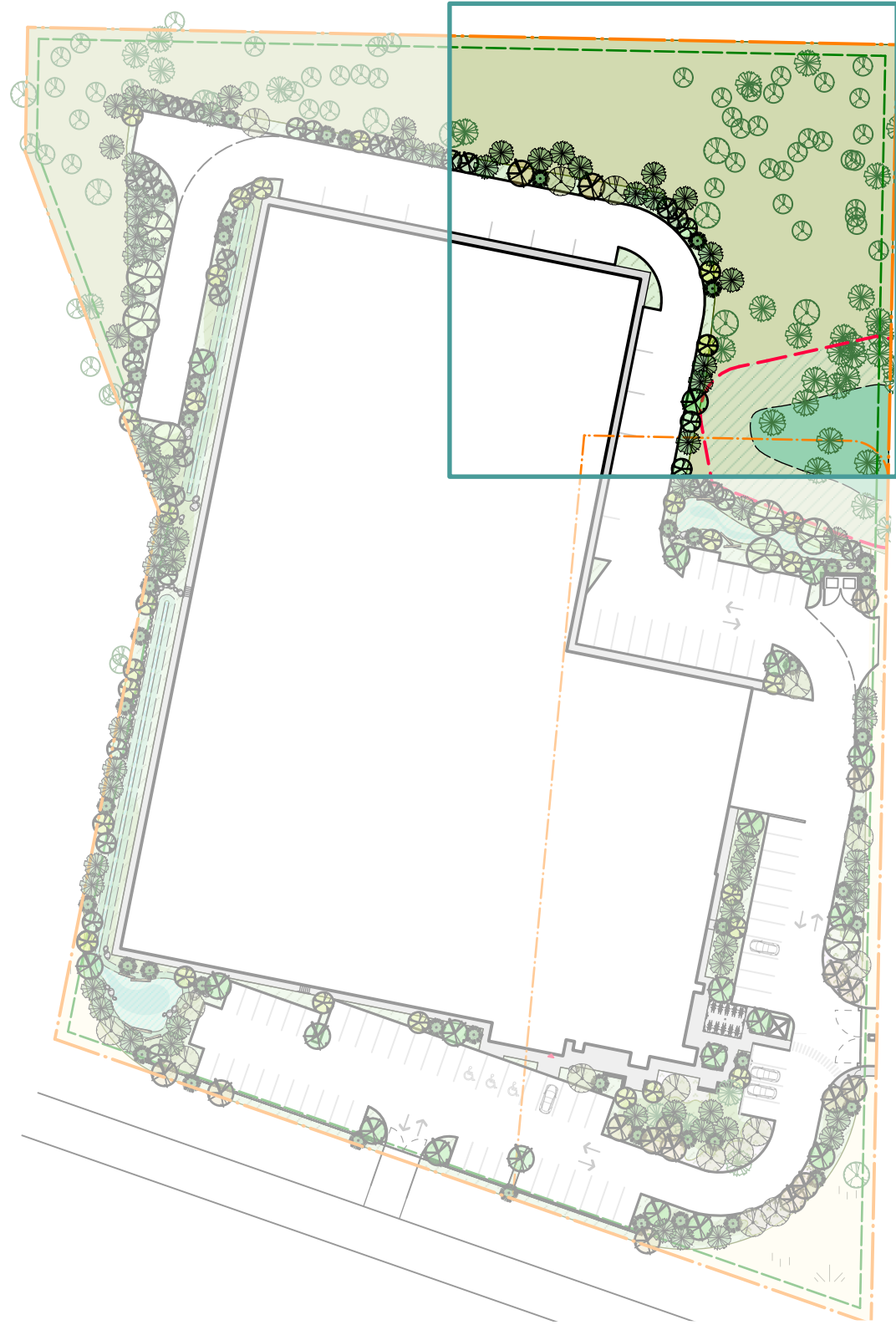
Refer to **Sheet L2.05** for Plant Legend, Plant List & Planting Notes

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KEY PLAN



Refer to **Sheet L2.01** for Planting Plan South

Refer to **Sheet L2.02** for Planting Plan Centre

Refer to **Sheet L2.03** for Planting Plan Northwest

Refer to **Sheet L2.05** for Plant Legend, Plant List & Planting Notes

**NOT FOR CONSTRUCTION**







PROPERTY AREA: 2.29 ha

REPLACEMENT TREES REQUIRED: 229

REPLACEMENT TREES PROPOSED: 230 (refer to Sheets L2.01 - L2.05, Planting Plans for tree species, sizes and locations)

ADDITIONAL TREES PROPOSED: 17 (247 trees are proposed, including 17 Arbutus trees, which are not counted as replacments; refer to Sheets L1.01 - L1.02 Landscape Plans and Sheets L2.01-L2.05 for tree species, sizes and locations).

EXISTING TREES TO BE REMOVED

SIGNIFICANT TREES TO BE REMOVED

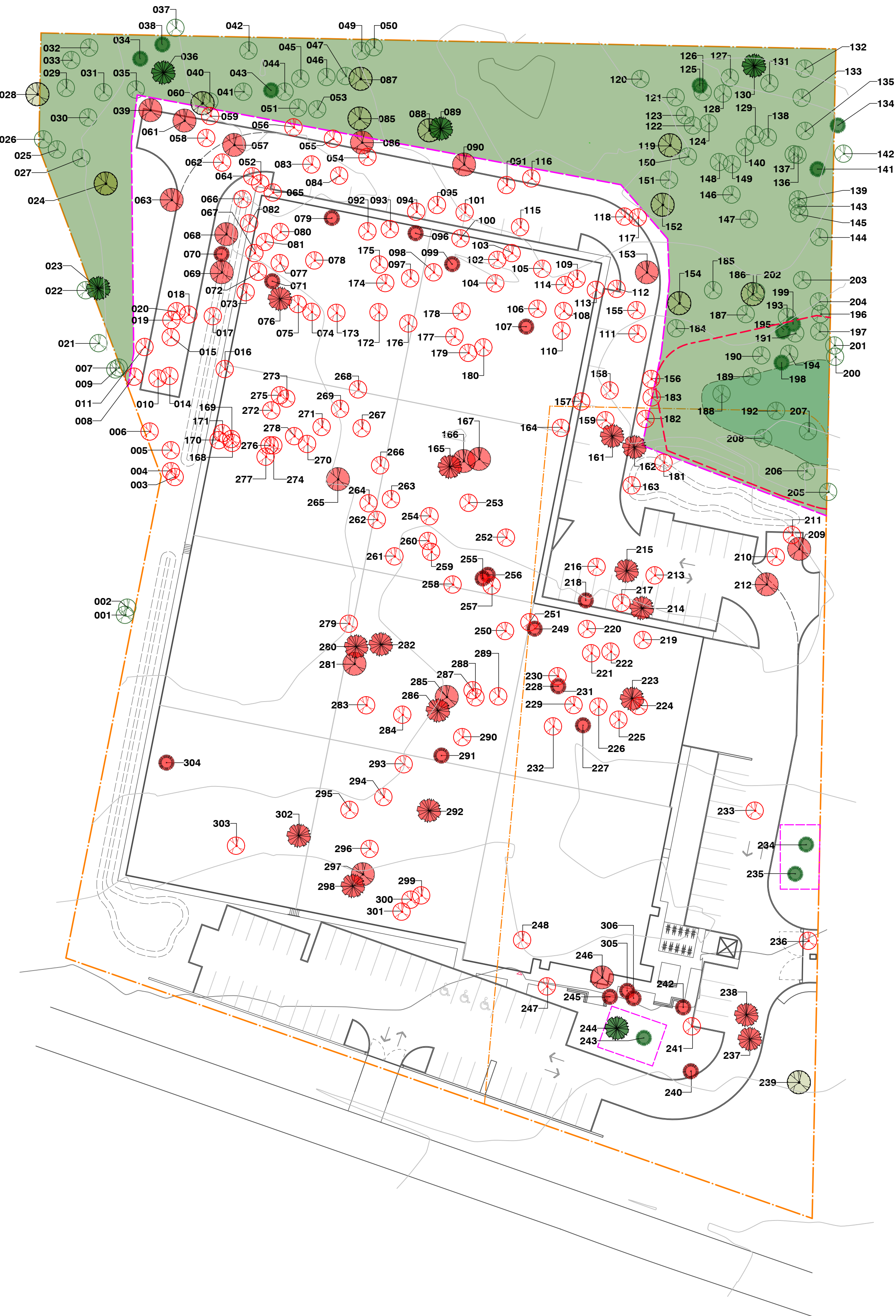
| KEY  | QTY | BOTANICAL NAME               | COMMON NAME | DBH              | NOTES      |
|------|-----|------------------------------|-------------|------------------|------------|
| #23  | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.82             |            |
| #24  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.12             |            |
| #28  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.17             |            |
| #39  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.27             |            |
| #57  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.11             |            |
| #61  | (2) | <i>Quercus garryana</i>      | Garry Oak   | 0.16, 0.18       | Multi-stem |
| #63  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.34             |            |
| #68  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.11             |            |
| #69  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.13             |            |
| #70  | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.38             |            |
| #71  | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.40             |            |
| #76  | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.81             |            |
| #79  | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.66             |            |
| #86  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.12             |            |
| #90  | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.14             |            |
| #96  | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.28             |            |
| #99  | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.50             |            |
| #107 | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.65             |            |
| #153 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.14             |            |
| #161 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.82             |            |
| #162 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.85             |            |
| #165 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.85             |            |
| #166 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.14             |            |
| #167 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.23             |            |
| #209 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.20             |            |
| #212 | (2) | <i>Quercus garryana</i>      | Garry Oak   | 0.16, 0.17       | Multi-stem |
| #214 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.96             |            |
| #215 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.86             |            |
| #218 | (3) | <i>Pinus contorta</i>        | Shore Pine  | 0.15, 0.33, 0.65 | Multi-stem |
| #223 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.85             |            |
| #227 | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.40             |            |
| #228 | (2) | <i>Pinus contorta</i>        | Shore Pine  | 0.33, 0.41       | Multi-stem |
| #237 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.82             |            |
| #238 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.84             |            |
| #240 | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.80             |            |
| #242 | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.45             |            |
| #245 | (2) | <i>Pinus contorta</i>        | Shore Pine  | 0.26, 0.45       | Multi-stem |
| #246 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.35             |            |
| #249 | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.32             |            |
| #255 | (2) | <i>Pinus contorta</i>        | Shore Pine  | 0.22, 0.50       | Multi-stem |
| #256 | (2) | <i>Pinus contorta</i>        | Shore Pine  | 0.14, 0.32       | Multi-stem |
| #265 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.12             |            |
| #280 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.82             |            |
| #281 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.14             |            |
| #282 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.90             |            |
| #285 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.10             |            |
| #286 | (2) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.10, 0.90       | Multi-stem |
| #291 | (2) | <i>Pinus contorta</i>        | Shore Pine  | 0.25, 0.35       | Multi-stem |
| #292 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 1.00             |            |
| #297 | (1) | <i>Quercus garryana</i>      | Garry Oak   | 0.14             |            |
| #298 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.90             |            |
| #302 | (1) | <i>Pseudotsuga menziesii</i> | Douglas Fir | 0.88             |            |
| #304 | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.42             |            |
| #305 | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.44             |            |
| #306 | (1) | <i>Pinus contorta</i>        | Shore Pine  | 0.48             |            |

TOTAL NUMBER OF SIGNIFICANT TREES TO BE REMOVED: 55

NON- SIGNIFICANT TREES TO BE REMOVED

| KEY   | QTY | BOTANICAL NAME               | COMMON NAME      | DBH                   | NOTES |
|-------|-----|------------------------------|------------------|-----------------------|-------|
| (28)  |     | <i>Pseudotsuga menziesii</i> | Douglas Fir      | < 0.30m DBH           |       |
| (100) |     | <i>Pseudotsuga menziesii</i> | Douglas Fir      | 0.30m - < Significant |       |
| (4)   |     | <i>Quercus garryana</i>      | Garry Oak        | <0.10m DBH            |       |
| (2)   |     | <i>Pinus contorta</i>        | Shore Pine       | <0.30mDBH             |       |
| (2)   |     | <i>Salix scouleriana</i>     | Scouler's Willow | 0.30m - < Significant |       |
| (5)   |     | <i>Acer macrophyllum</i>     | Bigleaf Maple    | < 0.30m DBH           |       |
| (4)   |     | <i>Acer macrophyllum</i>     | Bigleaf Maple    | 0.30m - < Significant |       |
| (14)  |     | <i>Arbutus menziesii</i>     | Arbutus          | < 0.30m DBH           |       |
| (3)   |     | <i>Arbutus menziesii</i>     | Arbutus          | 0.30m - < Significant |       |
| (1)   |     | <i>Abies grandis</i>         | Grand Fir        | < 0.30m DBH           |       |

TOTAL NUMBER OF NON-SIGNIFICANT TREES TO BE REMOVED: 163



TREE REMOVAL & RETENTION LEGEND

- 000 Tree Identification Number  
A total of 306 trees are identified. Refer to tree inventory prepared by Toth and Associates Environmental Services for species and size for all trees.
- Existing Trees to be Retained
- Significant Douglas fir (6)
  - Significant Garry oak (11)
  - Significant Shore pine (12)
  - Non-significant tree (76)  
Refer to tree inventory completed by Toth and Associates Environmental Services for species and size.
- Existing Trees to be Removed
- Significant Douglas fir (16)
  - Significant Garry oak (20)
  - Significant Shore pine (19)
  - Non-significant tree (163)  
Refer to tree inventory completed by Toth and Associates Environmental Services for species and size.
- Tree Protection Fencing  
See Sheet L3.02 for City of Nanaimo Tree Protection Fencing detail.

TREE REMOVAL & RETENTION NOTES

- All tree information taken from the tree Inventory prepared by Toth and Associates Environmental Services (250-390-7602).
- See tree inventory by Toth and Associates Environmental Services for:
  - Inventory for all existing trees on site
  - Trees of significance
  - Tree location coordinates (UTM)
  - Tree size (DBH) and species
- For questions and clarifications concerning the inventory of existing trees on site, contact Toth and Associates Environmental Services (250-390-7602).
- The City of Nanaimo requires 229 Replacement Trees based on the requirement to provide 100 replacement stems per hectare. To establish a biodiverse, climate resilient and visually interesting landscape, a total of 247 trees are proposed.

Refer to **Sheet L1.01** for Landscape Plan South

Refer to **Sheet L1.02** for Landscape Plan North

Refer to **Sheet L2.01** for Planting Plan South

Refer to **Sheet L2.02** for Planting Plan Centre

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, Plant List & Planting Notes

Refer to **Sheet L3.02** for Tree Protection Fencing

NOT FOR CONSTRUCTION

TREE REMOVAL INVENTORY

TREE REMOVALS AND RETENTION

SCALE 1:500



1070 Nelson Street, Nanaimo BC, V9S 2K2  
250-753-8093  
kate.stefiuk@kinshipdesign.ca  
chris.midgley@kinshipdesign.ca



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EAST WELLINGTON ROAD DATA CENTRE

2086 & 2090 EAST WELLINGTON ROAD  
NANAIMO, BC

TREE REMOVALS AND RETENTION

PROJECT ID 23007

DB KS CB KS

SCALE As Shown  
DATE 2023-05-12

L3.01



