

# Machleary Fourplex

480 Machleary Street, Nanaimo, BC

## LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - FEBRUARY 7, 2025

### LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Sections
- L1.03 Landscape Details
  - 1. Fence Type 01 - Metal Railing
  - 2. Fence Type 02 - Cedar Board Picket Fence
  - 3. Fence Type 03 - Cedar Board Privacy Fence
- L2.01 Planting Plan
- L2.01 Plant List and Planting Notes
- L3.01 Tree Protection

### DESIGN RATIONALE

480 Machleary Street is situated within the Old City Neighbourhood Concept Plan area of the City of Nanaimo. In keeping with the vision and design objectives for this historic part of the city, the landscape design aims to support a family-oriented development that maintains a consistent streetscape, reinforces the older character and strengthens the pedestrian orientation of the neighbourhood.

To provide a useful outdoor space for each unit in the fourplex, parking is located underground. This allows for a generous garden patio on the southeast side of the parcel that capitalizes on views to Mount Benson, as well as more private patios for units adjacent to the rear lane.

The underground parkade amplifies the natural slope of the site, resulting in a significant grade change between the main floor of the fourplex and Machleary Street. To moderate this, retaining walls are employed to create terraces and landings that connect the units to the street and usable outdoor spaces on the parcel.

These retaining walls and the decorative railings they require, as well as front and side-yard fences are designed to respond to the frontage landscape treatment guidelines described in the *Old City Multiple Family Residential Design Guidelines*. In particular, the heights of fences and walls, and the presence of generous plant screening create clearly defined yards and usable transitional spaces between the building and the street.

The effect of this approach is a balance between the need for screening and physical separation and the overall benefit of allowing for 'eyes on the street'.

The approach to planting is to provide a lush, layered understorey of indigenous and complementary ornamental groundcovers, perennials, shrubs and trees. This offers a climate resilient refuge that immerses city dwellers in a small pocket of nature, and creates a thriving system that supports birds, pollinators and other beneficial species. It is also a low maintenance alternative that, once established, requires only seasonal maintenance, compared to the frequent mowing of traditional turf lawns.

### DESIGN PRECEDENTS

#### PLANTING



01 Forest understorey planting inspired by the Coastal Douglas fir ecosystem



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

#### TREES



03 Japanese snowbell is a complementary ornamental tree that offers flowers and shade



04 Vine maple is a small tree indigenous to BC that offers bright fall colour

#### RAILS AND FENCING



05 Contemporary metal railings mounted to retaining walls for safety and visual separation



06 Cedar board fence creates privacy between units, neighbours and the rear lane

NOT FOR CONSTRUCTION





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LANDSCAPE LEGEND

	<b>BENCH: TIMBER</b> Quantity: 2
	<b>BUILDING ENTRANCE</b>
	<b>FENCE TYPE 01: METAL RAILING</b> Colour: Black Length: 11.2m Height: 1.07m
	<b>FENCE TYPE 02: CEDAR PICKET FENCE</b> Colour: Black Length: 17.72m Height: 1.22m
	<b>FENCE TYPE 03: CEDAR PRIVACY FENCE</b> Colour: Natural Length: 69.05m Height: 1.83m (if wall mounted, 2.4m max height including wall)
	<b>RECESSED WALL LIGHT</b> Quantity: 2
	<b>PROPERTY LINE</b> Parcel Area: 872.4m <sup>2</sup>
	<b>CONCRETE</b> Area: 16.57m <sup>2</sup>
	<b>DRAIN ROCK</b> Area: 19.44m <sup>2</sup> Depth: 300mm
	<b>GRASS BOULEVARD</b> Area: 65.95m <sup>2</sup> Soil depth: 150mm (see L1.02 Planting Plan)
	<b>PAVER TYPE 01</b> Size: 60cm X 60cm Unit Paver Area: 46.33m <sup>2</sup>
	<b>PAVER TYPE 02</b> Size: 10cm X 20cm Unit Paver Area: 22.09m <sup>2</sup>
	<b>PLANTED AREA</b> Area: 228.79m <sup>2</sup> Soil depth: 450mm (see L2.01 Planting Plan)

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 Sections  
Refer to **Sheet L1.03** for Landscape Details  
Refer to **Sheet L2.01** for Planting Plan  
Refer to **Sheet L2.02** for Plant List & Planting Notes  
Refer to **Sheet L3.01** for Tree Protection



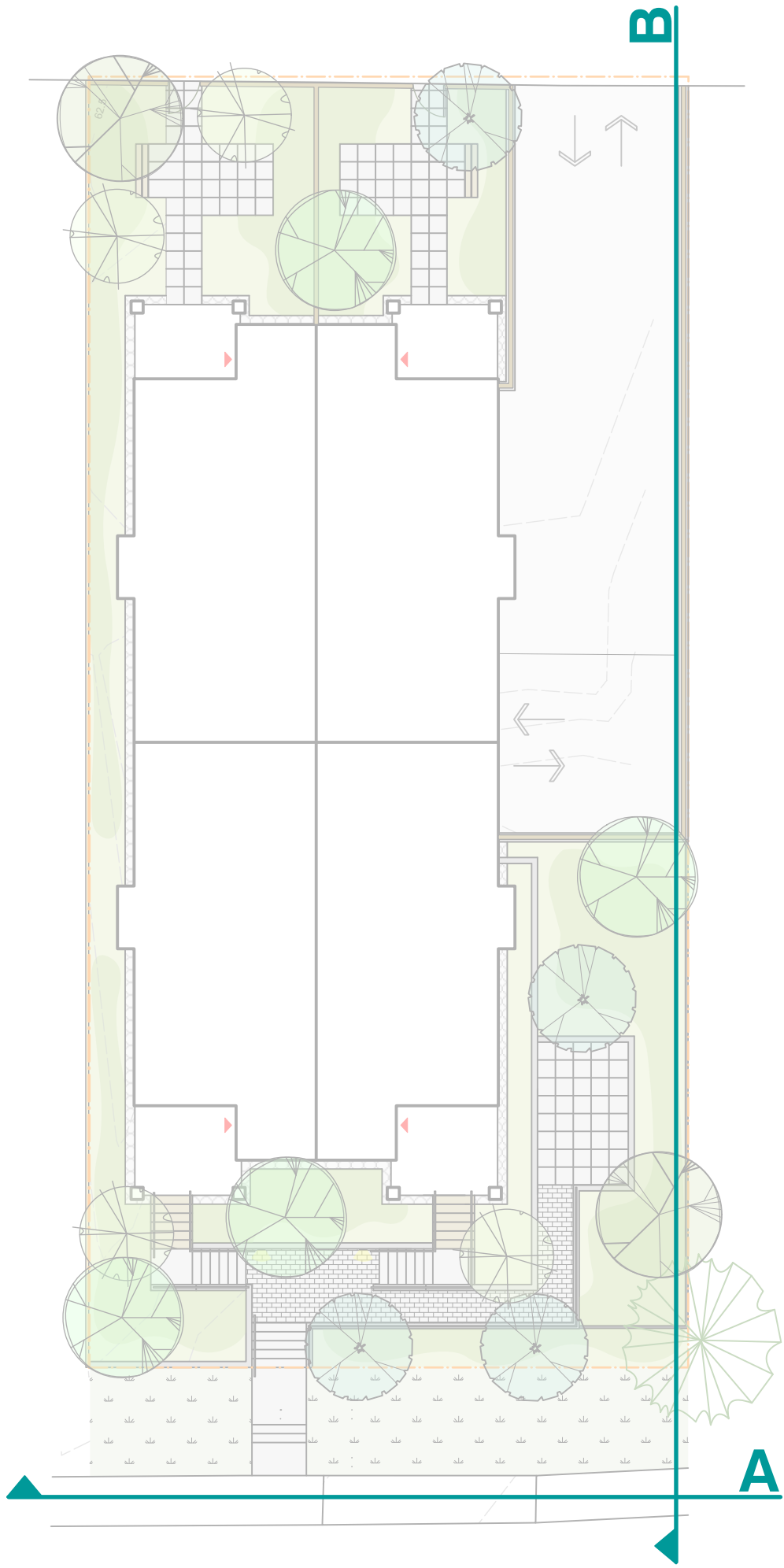


**A SECTION** MACHLEARY ST.  
SCALE 1:100



**B SECTION** SIDE YARD  
SCALE 1:100

**KEY PLAN**

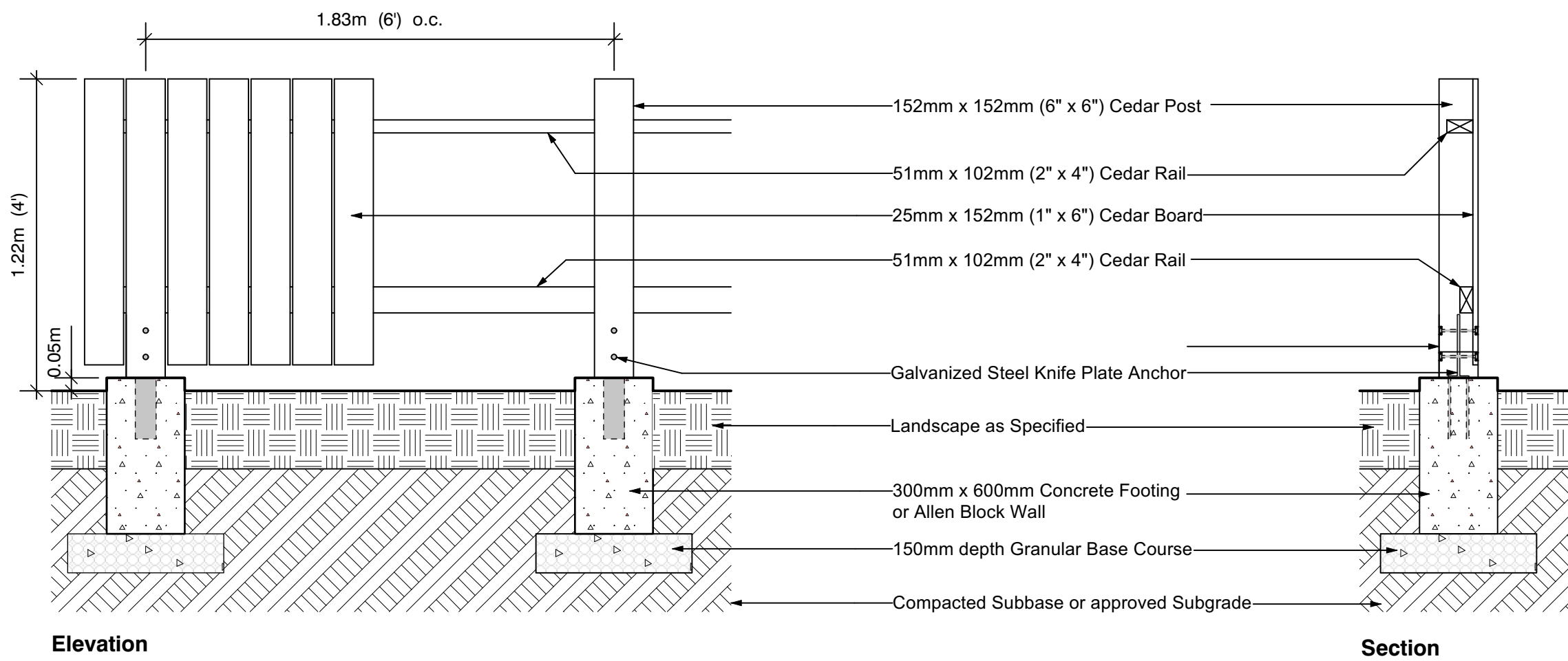


Refer to **Sheet L1.01** for Landscape Plan  
Refer to **Sheet L1.03** for Landscape Details  
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**NOT FOR CONSTRUCTION**



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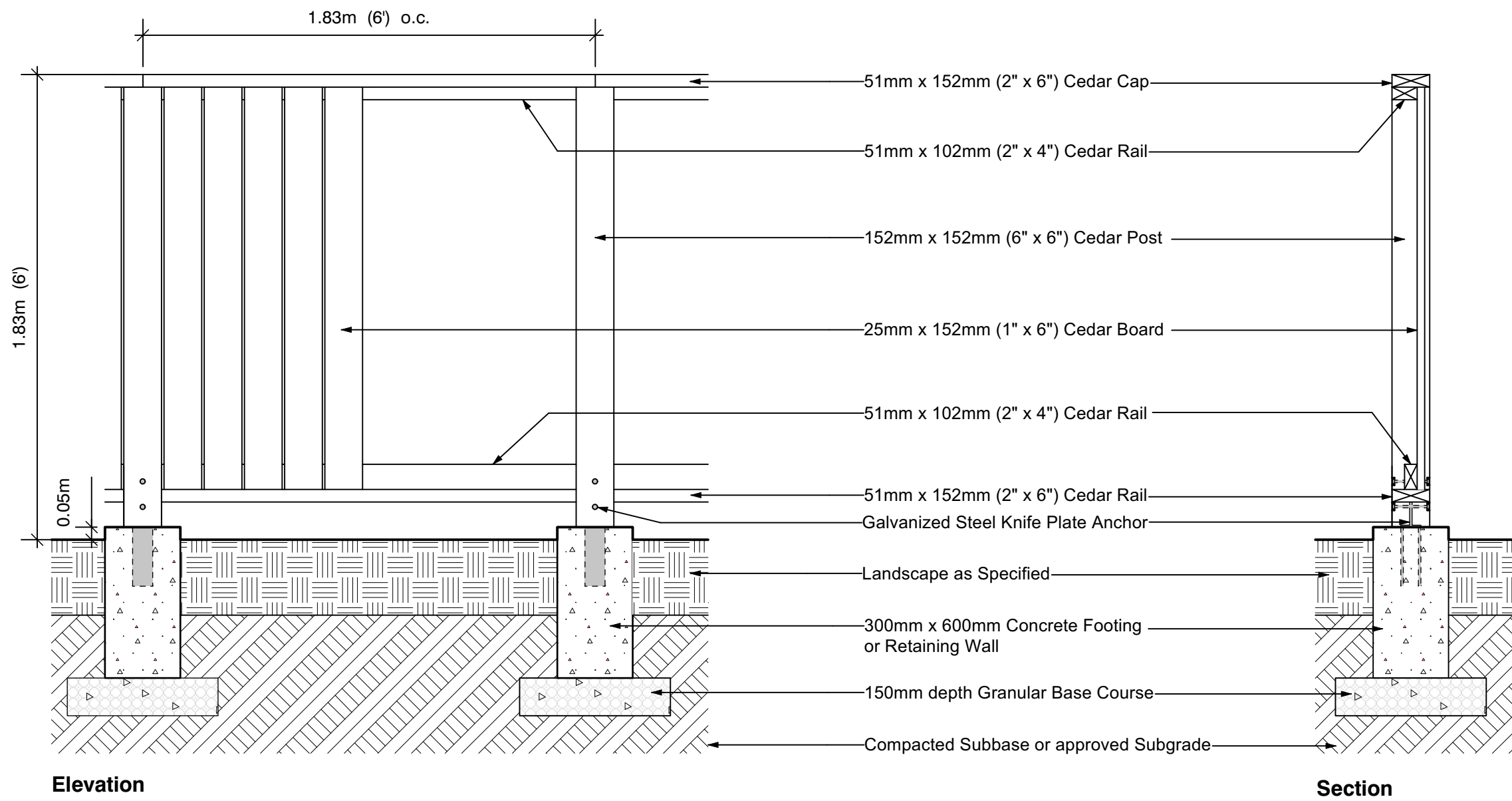
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Fence Type 02: Cedar Board Picket Fence

L1.03

Scale: 1:20

Elevation / Section



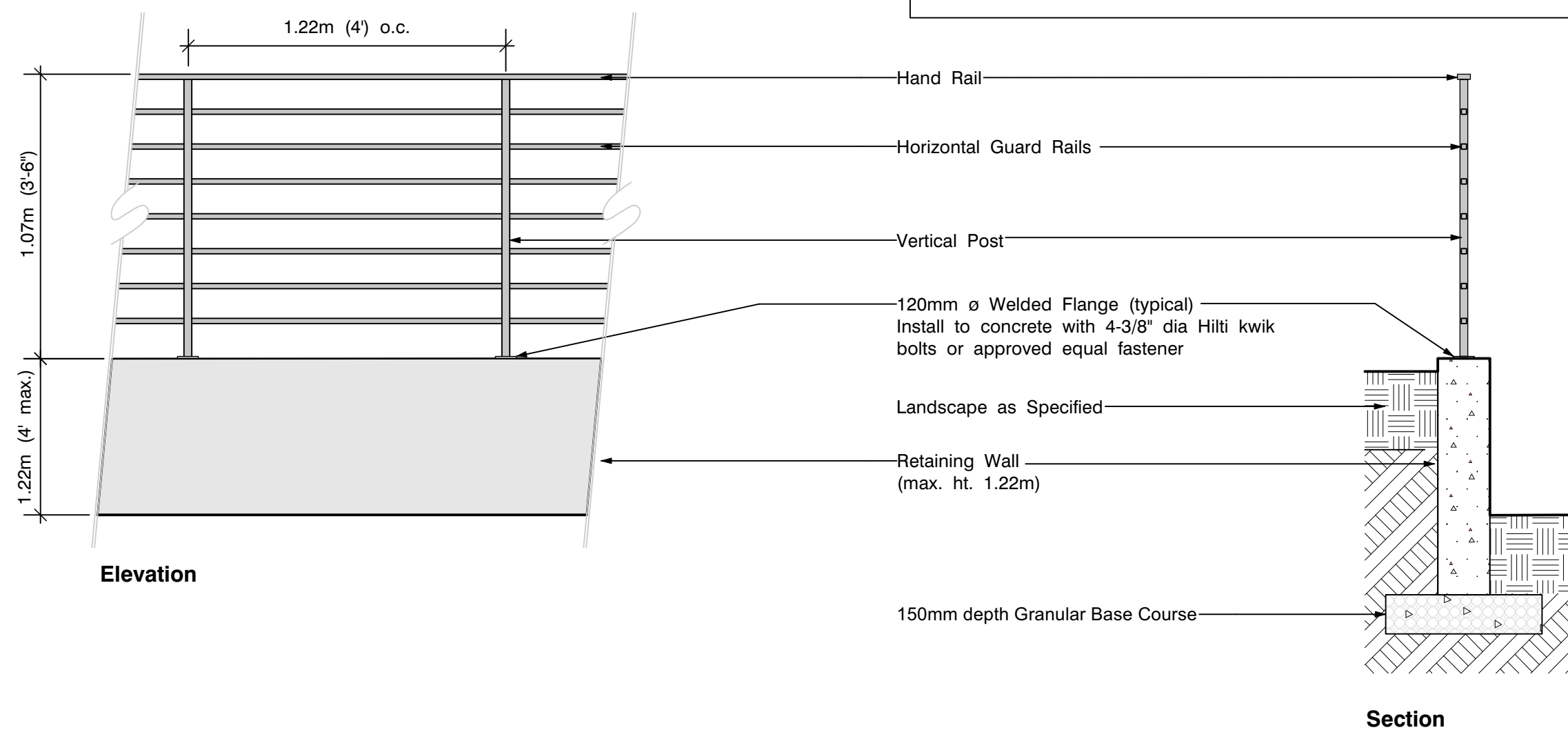
3

Fence Type 03: Cedar Board Privacy Fence

L1.03

Scale: 1:20

Elevation / Section



1

Fence Tyoe 01: Metal Railing

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 black paint as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

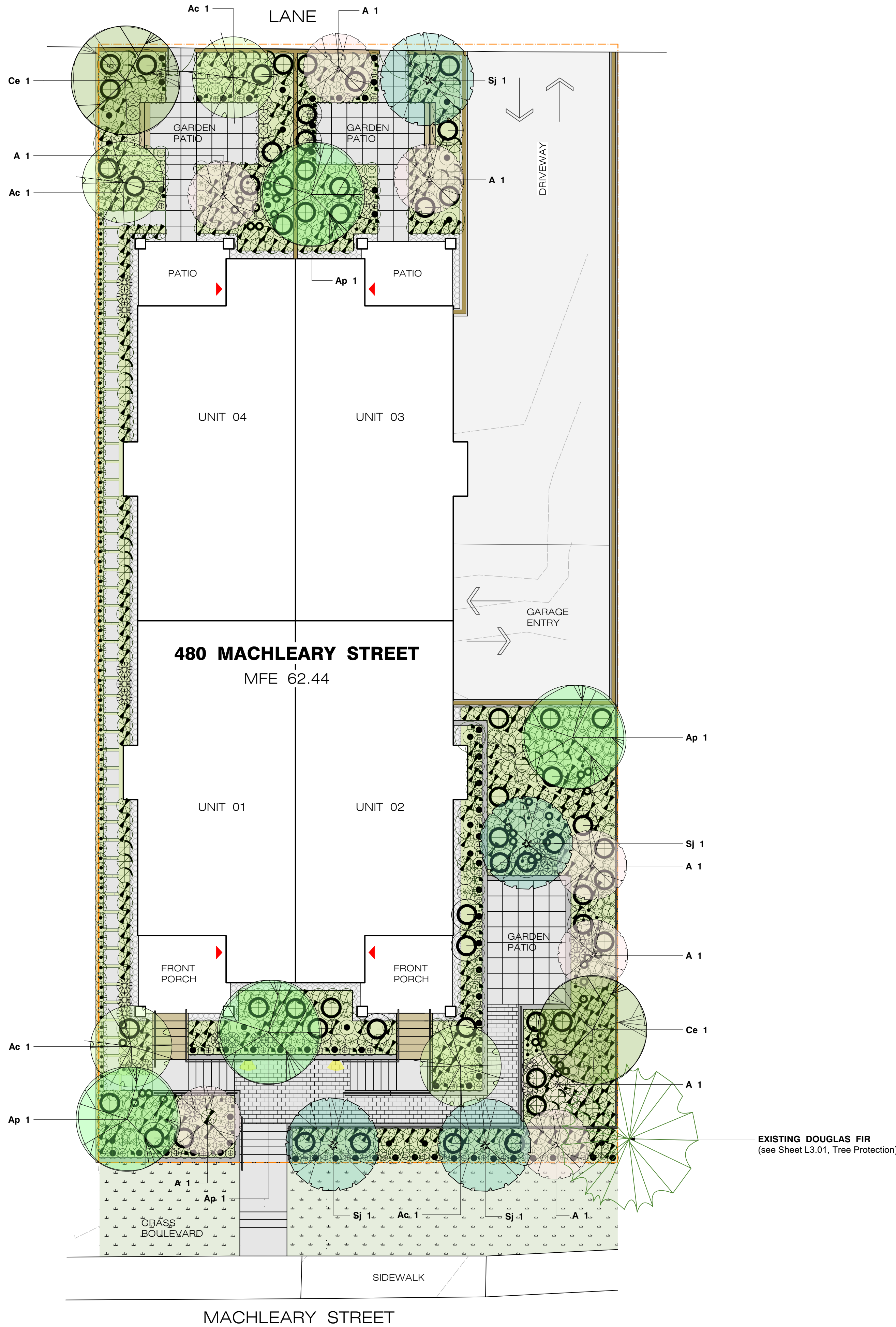
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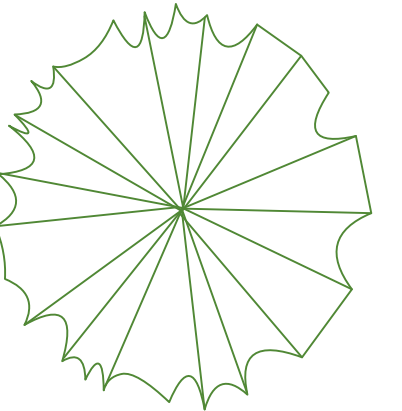
Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.





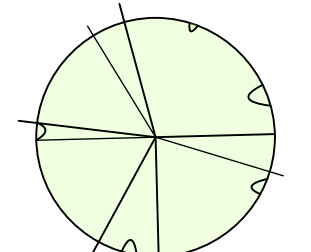
TREE & PLANT LEGEND

Existing Trees to Remain

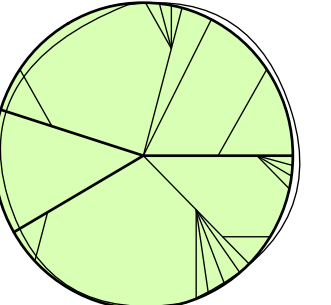


Existing Tree to Remain  
(see sheet L3.01 Tree Management Plan)

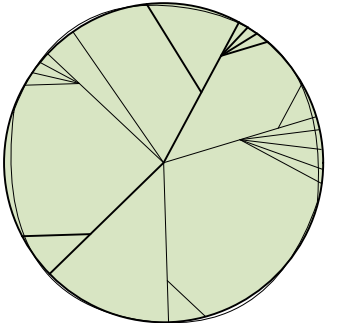
Deciduous Trees



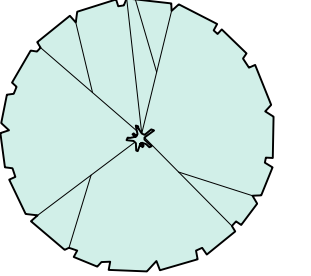
Ac (4) Acer circinatum



Ap (4) Acer Palmatum 'Osakazuki'

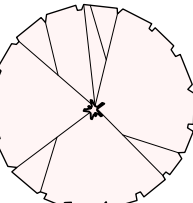


Ce (2) Cornus 'Eddies White Wonder'



Sj (4) Styrax Japonicus

Deciduous Shrubs



A Amelanchier grandiflora



Rs Ribes sanguineum

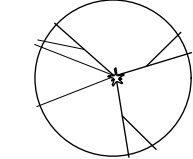


Sy Symphoricarpos albus



V Vaccinium spp.

Evergreen Shrubs



Arb Arbutus unedo 'Compacta'



Gs Gaultheria shallon



Mn Mahonia nervosa



Vo Vaccinium ovatum

Ferns & Groundcovers



Au Arctostaphylos uva-ursa



Fc Fragaria chiloensis



Fv Fragaria vesca



Pm Polystichum munitum



Sr Sedum rupestre

Perennials



At Achlys triphylla



Gl Gaura lindheimeri



Hm Hakonechloa macra



Np Nepeta x faassenii 'Dropmore'



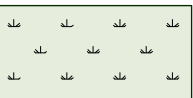
Sn Salvia nemorosa 'Cardonna'



Tg Tellima grandiflora



Tl Trientalis latifolia



GRASS BOULEVARD  
Area: 65.95m<sup>2</sup>  
Seed with Premium Pacific Seeds  
Drought Smart mix or Equivalent

Refer to **Sheet L1.01** for Landscape Plan  
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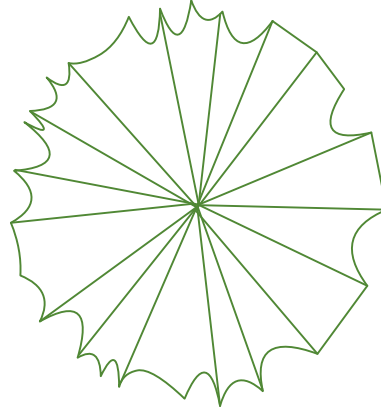
**NOT FOR CONSTRUCTION**





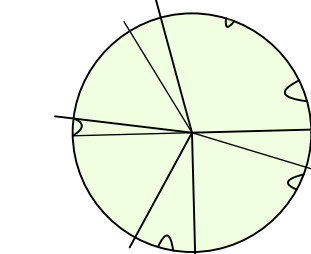
TREE & PLANT LEGEND

Existing Trees to Remain

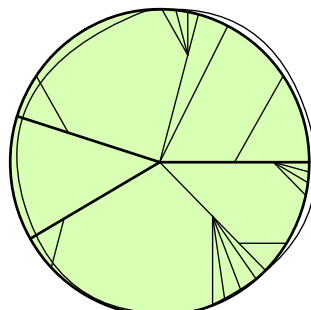


Existing Tree to Remain  
(see sheet L3.01 Tree Management Plan)

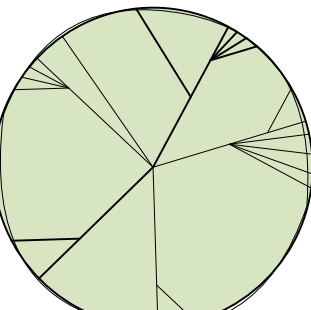
Deciduous Trees



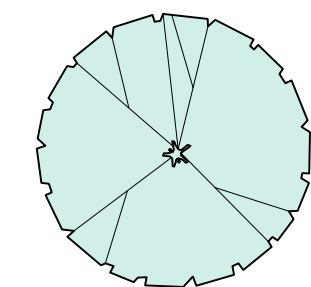
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Ap (4) Acer Palmatum 'Osakazuki'

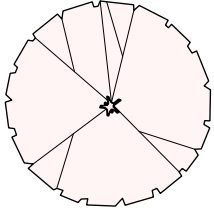


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Sj (4) Styrax Japonicus

Deciduous Shrubs



A Amelanchier grandiflora



Rs Ribes sanguineum

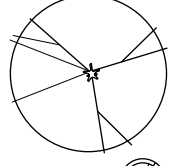


Sy Symphoricarpos albus



V Vaccinium spp.

Evergreen Shrubs



Arb Arbutus unedo 'Compacta'



Gs Gaultheria shallon



Mn Mahonia nervosa



Vo Vaccinium ovatum

Ferns & Groundcovers



Au Arctostaphylos uva-ursa



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Tg Tellima grandiflora



TI Trientalis latifolia



GRASS BOULEVARD  
Area: 65.95m<sup>2</sup>  
Seed with Premium Pacific Seeds  
Drought Smart mix or Equivalent

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Deciduous Tree						
Ac	4	Acer circinatum	Vine Maple	#7		Native
Ap	4	Acer palmatum 'Osakazuki'	Japanese Maple	#20		Ornamental
Ce	2	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Sj	4	Styrax japonicus 'JFS-D' Snowcone	Japanese Snowbell	#20		Ornamental
Deciduous Shrubs						
A	8	Amelanchier alnifolia	Service Berry	#3	2m o.c.	Native
Rs	17	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	8	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
V	30	Vaccinium spp.	Blueberry (mix varieties)	#1	1m o.c.	Native
Evergreen Shrubs						
Arb	2	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#3	2m o.c.	Ornamental
Gs	66	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	44	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Vo	28	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
Ferns & Groundcovers						
Au	58	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	62	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	135	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pm	277	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
Sr	45	Sedum rupestre	Sedum 'Angelina'	10cm	30cm o.c.	Ornamental
Perennials						
At	17	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
GI	49	Gaura lindheimeri	Bee Blossom	#1	45cm o.c.	Ornamental
Hm	27	Hakonechloa macra	Japanese Forest Grass	#1	60cm o.c.	Ornamental
Np	37	Nepeta dropmore blue	Catmint	#1	60cm o.c.	Ornamental
Sn	11	Salvia nemorosa 'Cardonna'	Salvia	#1		
Tg	32	Tellima grandiflora	Fringecup	10cm	45cm o.c.	Native
TI	38	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions:

KINSHIP DESIGN ART ECOLOGY  
Kate Stefiuk BCSLA  
t: 250-753-8093 e: kate.stefiuk@kinshipdesign.ca

No substitutions will be accepted without prior written approval of the Landscape Architect.

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 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 L1.01** for Landscape Plan

Refer to **Sheet L1.02** for Landscape Sections

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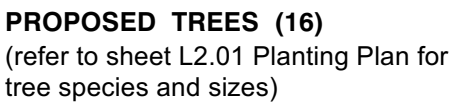
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Engineering Standards & Specifications  
May 2020 Edition

Scale:	N.T.S.
Created:	FEB 20
Rev Date:	MAY 20
Dwg No:	TP-1



## TREE PROTECTION FENCING

**EXISTING  
DOUGLAS FIR**

1. There is no tree inventory as there are no existing trees on site. No trees are to be removed for this project, and no replacement trees are required.
2. There is one significant (80cm dbh) *Pseudesotuga menziesii* on a neighbouring parcel. This tree is to be protected with City of Nanaimo standard tree protection fencing. An arborist is to be present to direct protective and/or mitigation measures to protect the tree, and to monitor construction within tree protection zones.
3. Tree protection fencing to be installed in accordance with City of Nanaimo Manual of Engineering Standard and Specifications, as updated from time to time.
4. To establish a visually interesting, climate resilient landscape that supports local biodiversity, sixteen (16) trees are proposed as part of the landscape design.

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NO.	DATE	ISSUE
1	2025-02-07	DP SUBMISSION

NO.	DATE	REVISION
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RECEIVED  
DP1383  
2025-MAR-19  
Current Planning

**SCALE** 1:100  
**START DATE** 2024-10-15

## L3.01