BC Housing Nanaimo 1030 Old Victoria Road

Landscape Drawings - Issued for Development Permit August 7, 2025

Civic Address

1030 Old Victoria Road, Nanaimo, B.C. **Property:**

Landscape Drawing List

L0.0	Cover Sheet
L1.0 L1.1 L1.2 L1.3	Landscape Concpet Plan Landscape Key Plan Landscape Lighting Plan Preliminary Tree Inventory Plan
L2.0	Grading Plan
L3.0	Planting Plan
L4.0	Preliminary Irrigation Plan
L5.0 L5.1	Illustrative Landscape Sections Illustrative Landscape Sections
L6.0 L6.1 L6.2	Landscape Details Landscape Details Landscape Details





Perry + Associates Landscape Architecture Site Planning 112 East Broadway Vancouver, BC V5T 1V9 perryandassociates.ca

Issues		
No.	Description	Date
1	Preliminary Schematic Design	2024-12-20
2	Preliminary Schematic Design	2025-02-07
3	Issue for RZ	2025-03-14
4	Issue for 50% DD	2025-04-17
5	Issue for DD	2025-05-14
6	Issue for DD Review/ Resubmission	2025-07-30
7	Inner for Development Demek	2025 00 07

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Client:

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1030 Old Victoria Road, Nanaimo, British Columbia

Landcape Context Plan

Checked By: 1:1000





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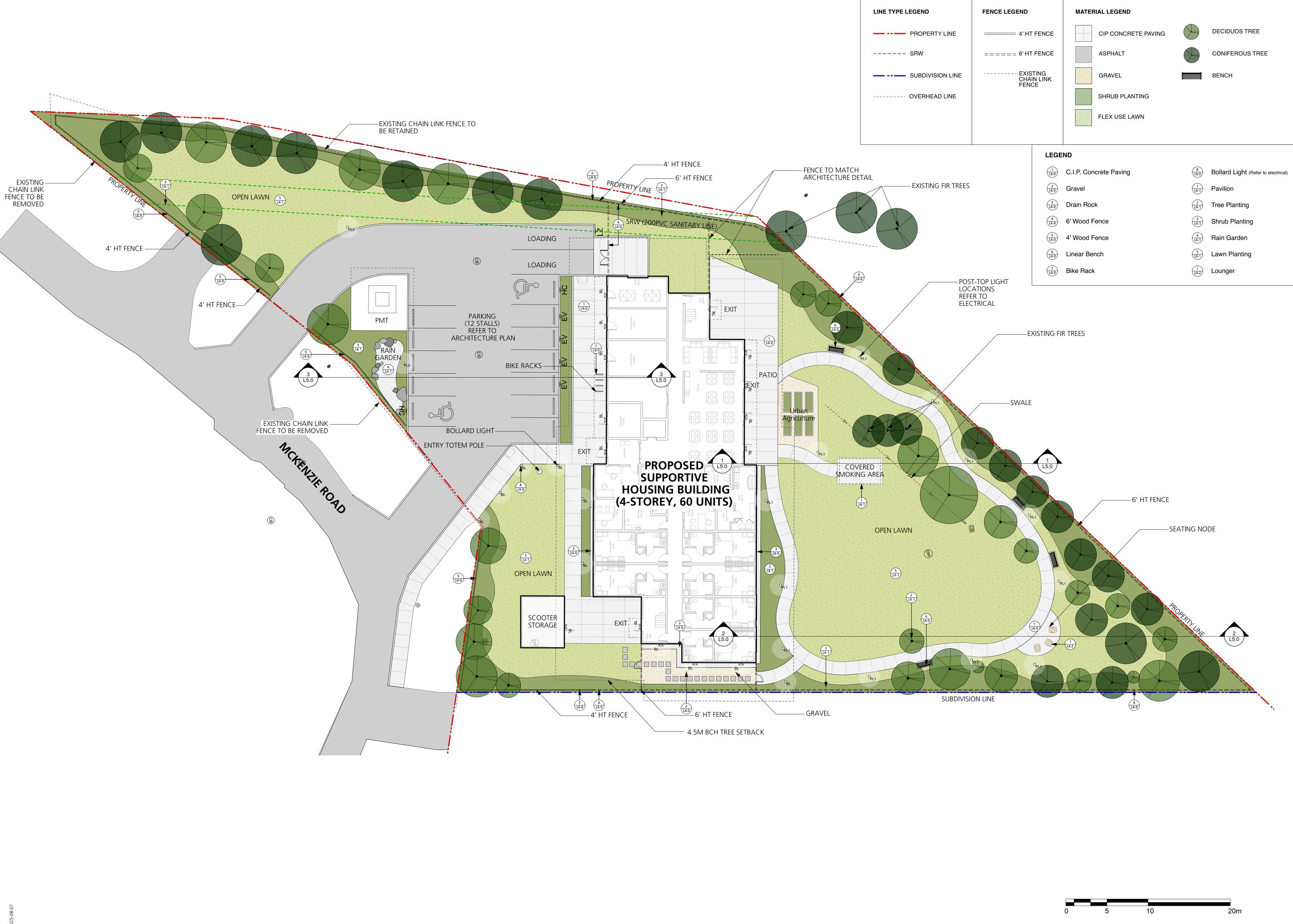
BC Housing

Project Title:

1030 Old Victoria Road, Nanaimo, British Columbia

Drawing Title:

Landscape Concept Plan





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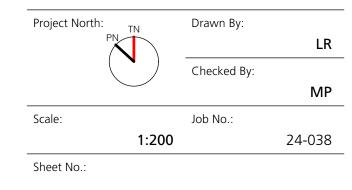
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Project Title:

1030 Old Victoria Road, Nanaimo, British Columbia

Drawing Title:

Landscape Key Plan



L1.1





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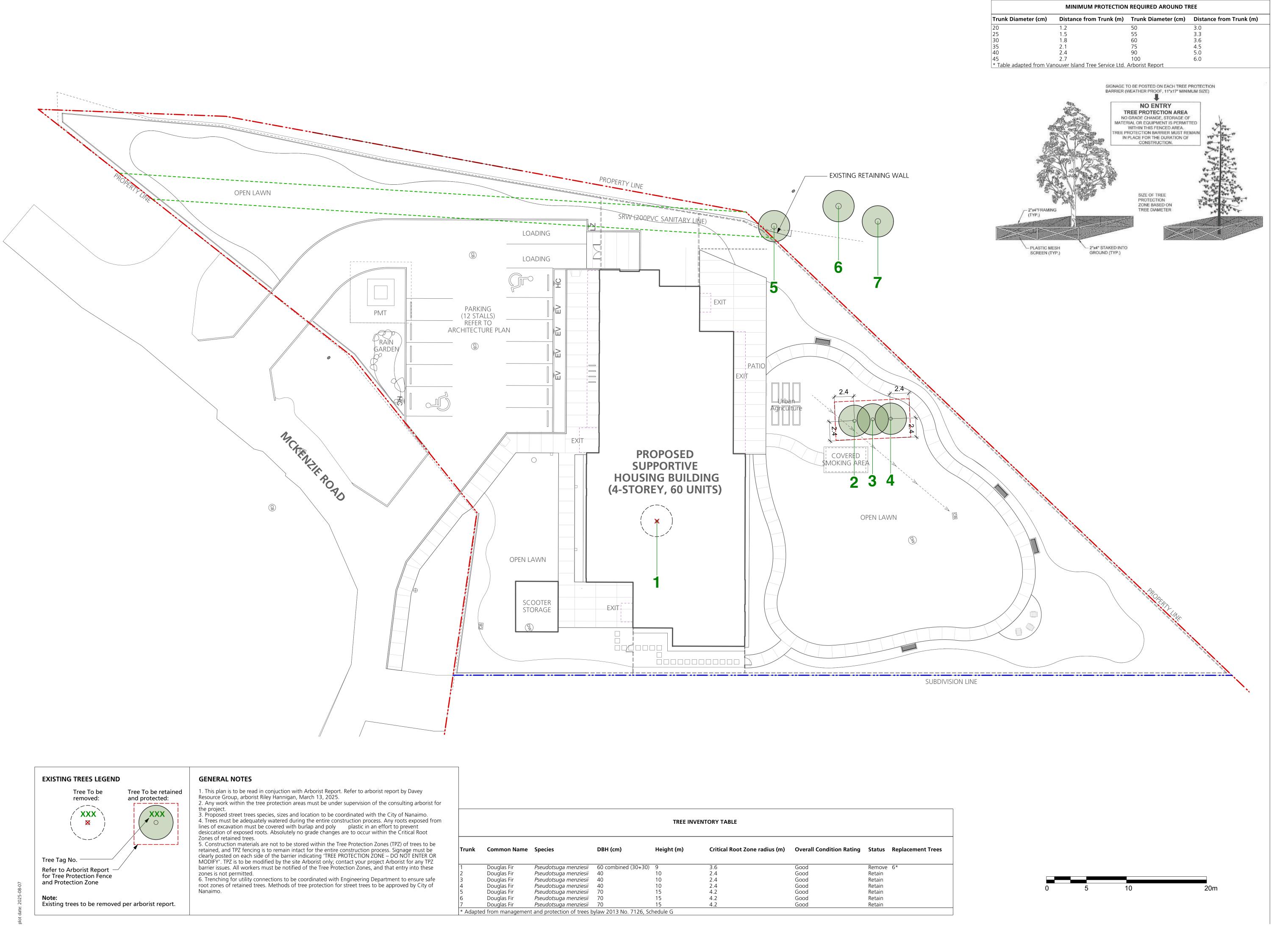
BC Housing

Project Title:

1030 Old Victoria Road, Nanaimo, British Columbia

Drawing Title:

Lighting Plan





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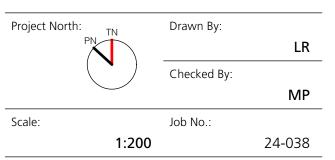
Project Title:

1030 Old Victoria Road, Nanaimo, British Columbia

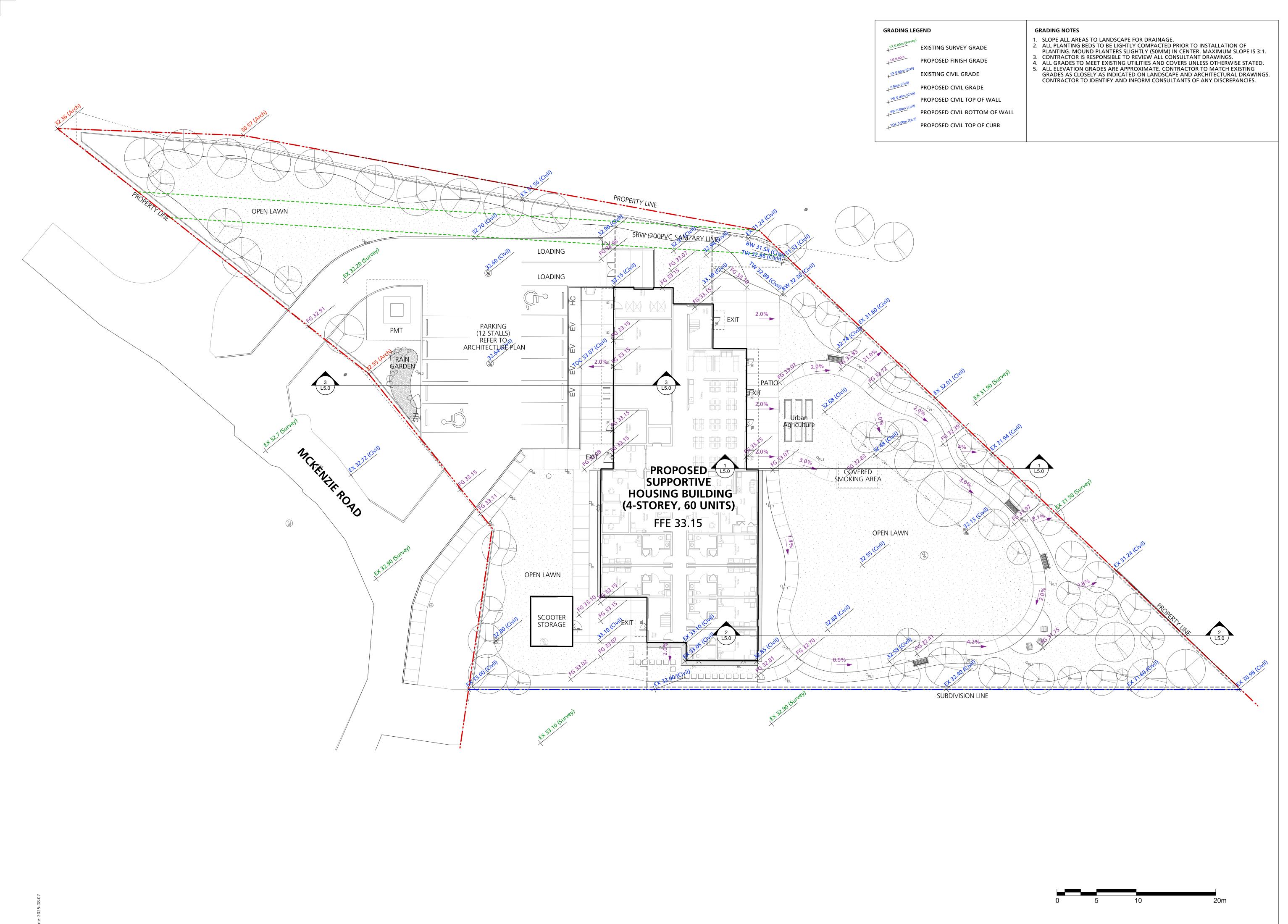
Drawing Title:

Sheet No.:

Preliminary Tree Inventory Plan



113





ıes		
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	Preliminary Schematic Design	2025-02-07
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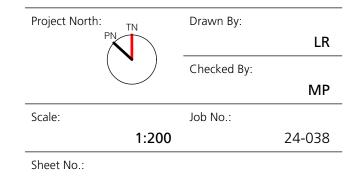
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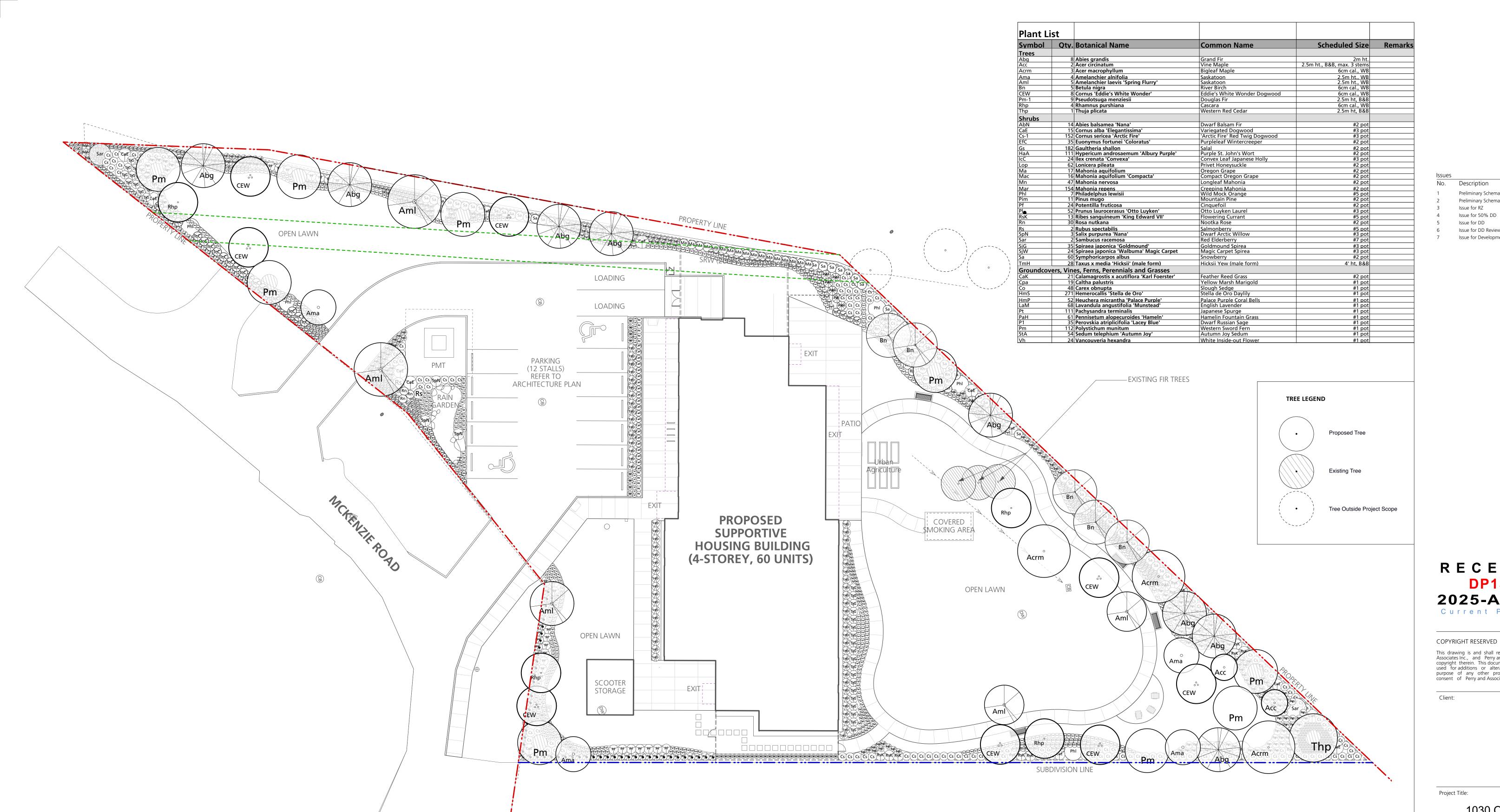
Project Title:

1030 Old Victoria Road, Nanaimo, British Columbia

Drawing Title:

Grading Plan







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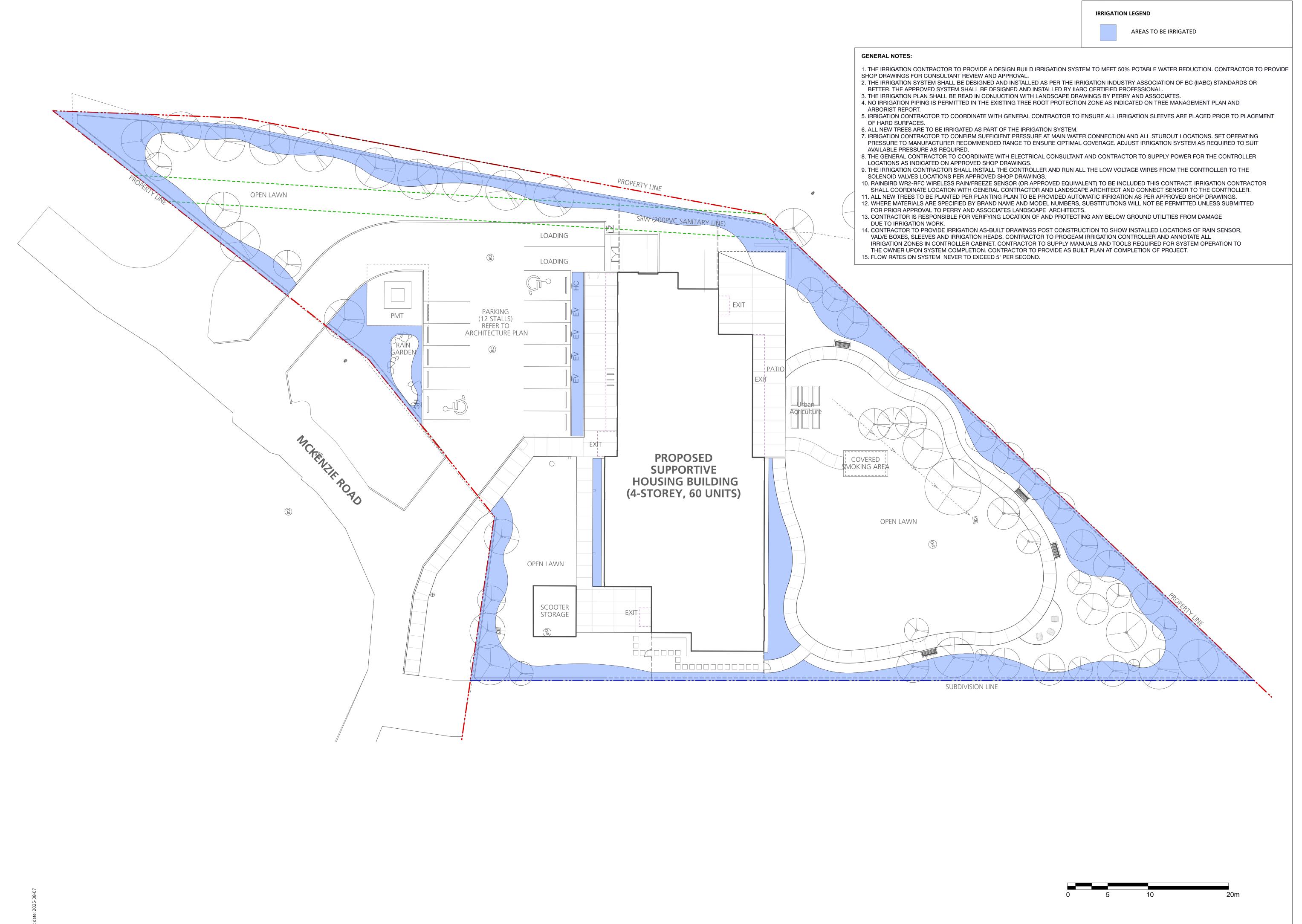
Client:

1030 Old Victoria Road, Nanaimo, British Columbia

Drawing Title:

Planting Plan

Project North: Checked By: Job No.: 1:200 24-038 Sheet No.:





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Project Titl

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Drawing Title:

Preliminary Irrigation Plan

Project North:

PN TN
Checked By:

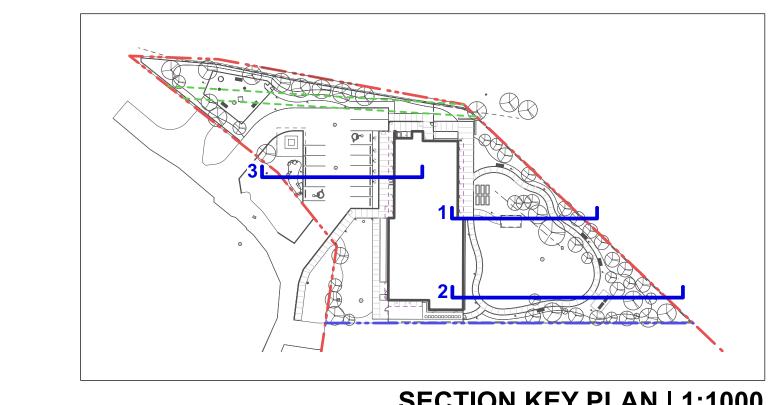
MP

Scale:

Job No.:

1:200

24-038



SECTION KEY PLAN | 1:1000

Description 2025-04-17 2025-05-14 2025-07-30 Issue for DD Review/ Resubmission 2025-08-07 Issue for Development Permit

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SCALE | 1:100

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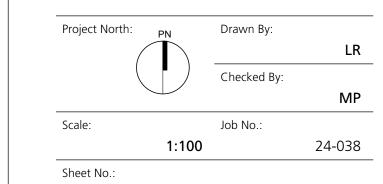
BC Housing

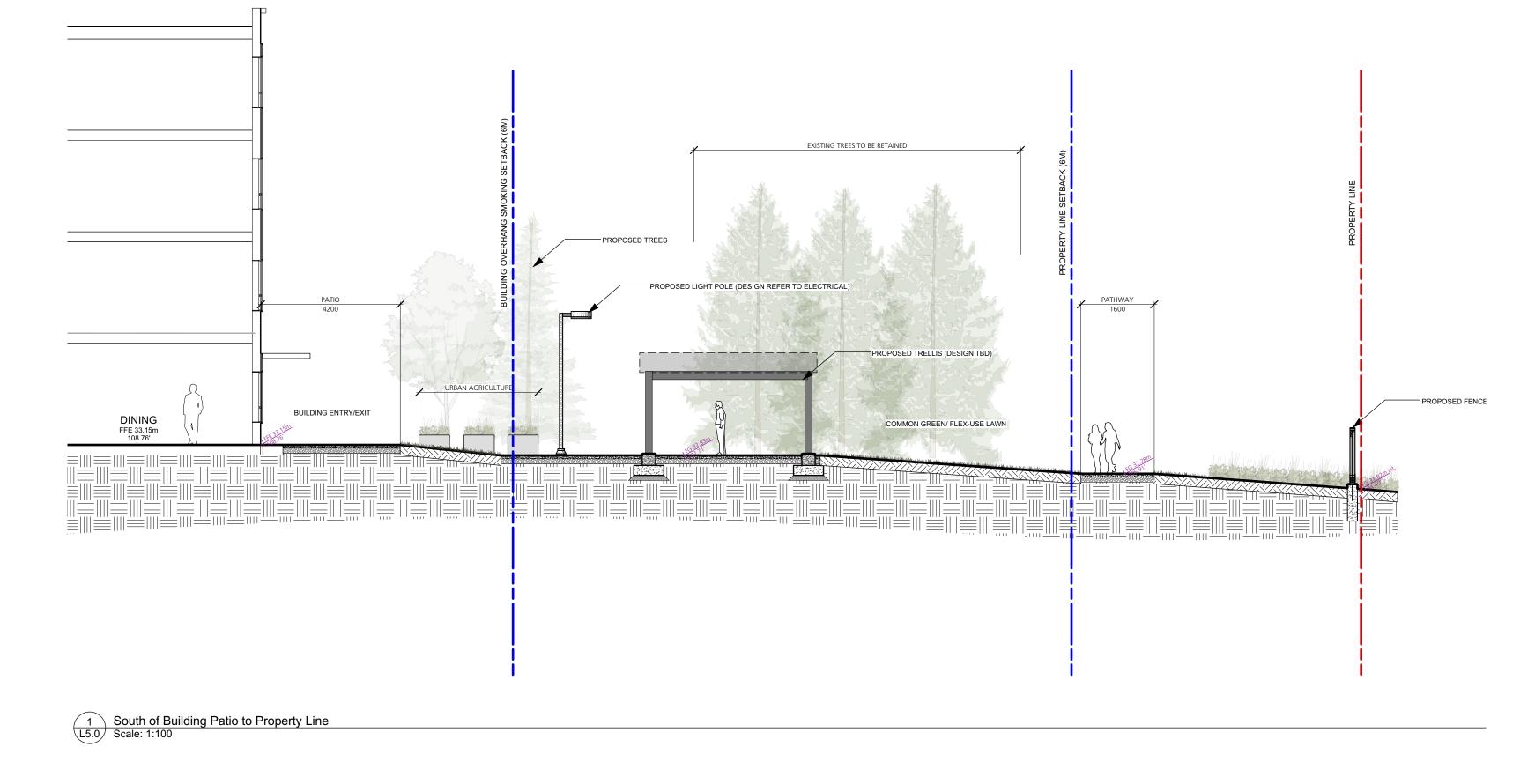
Project Title:

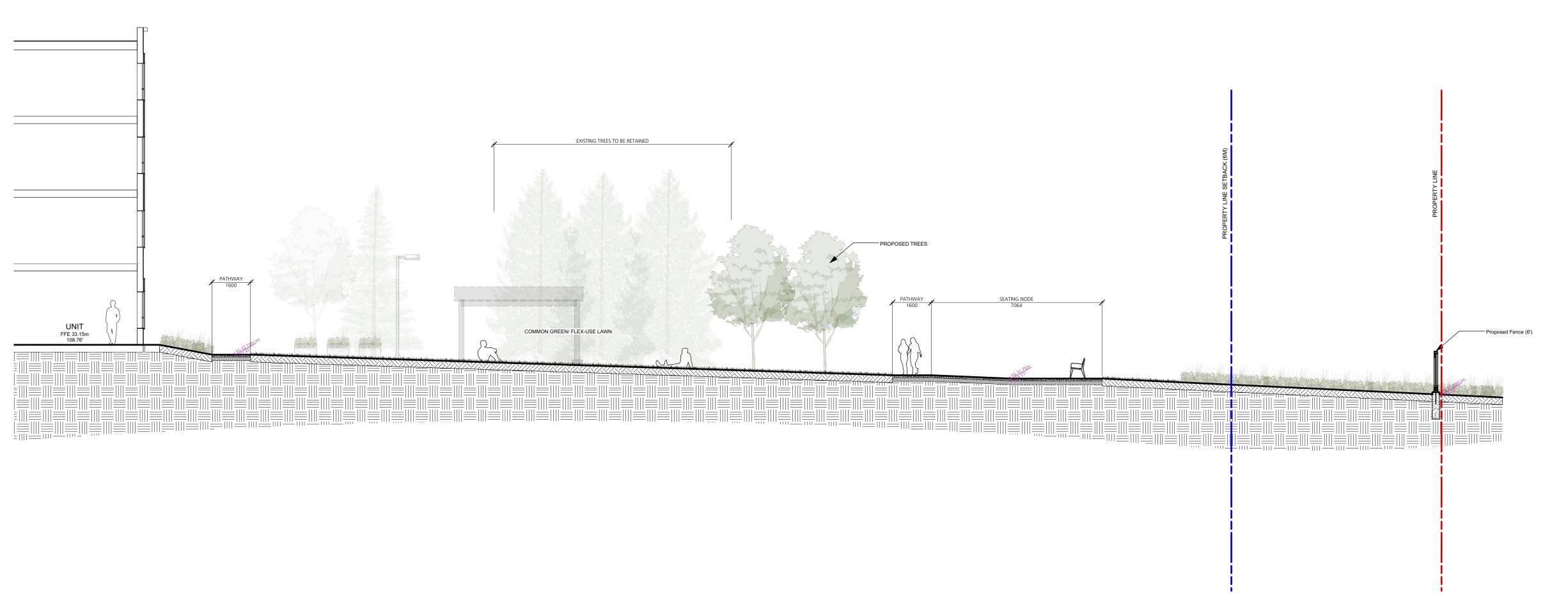
1030 Old Victoria Road, Nanaimo, British Columbia

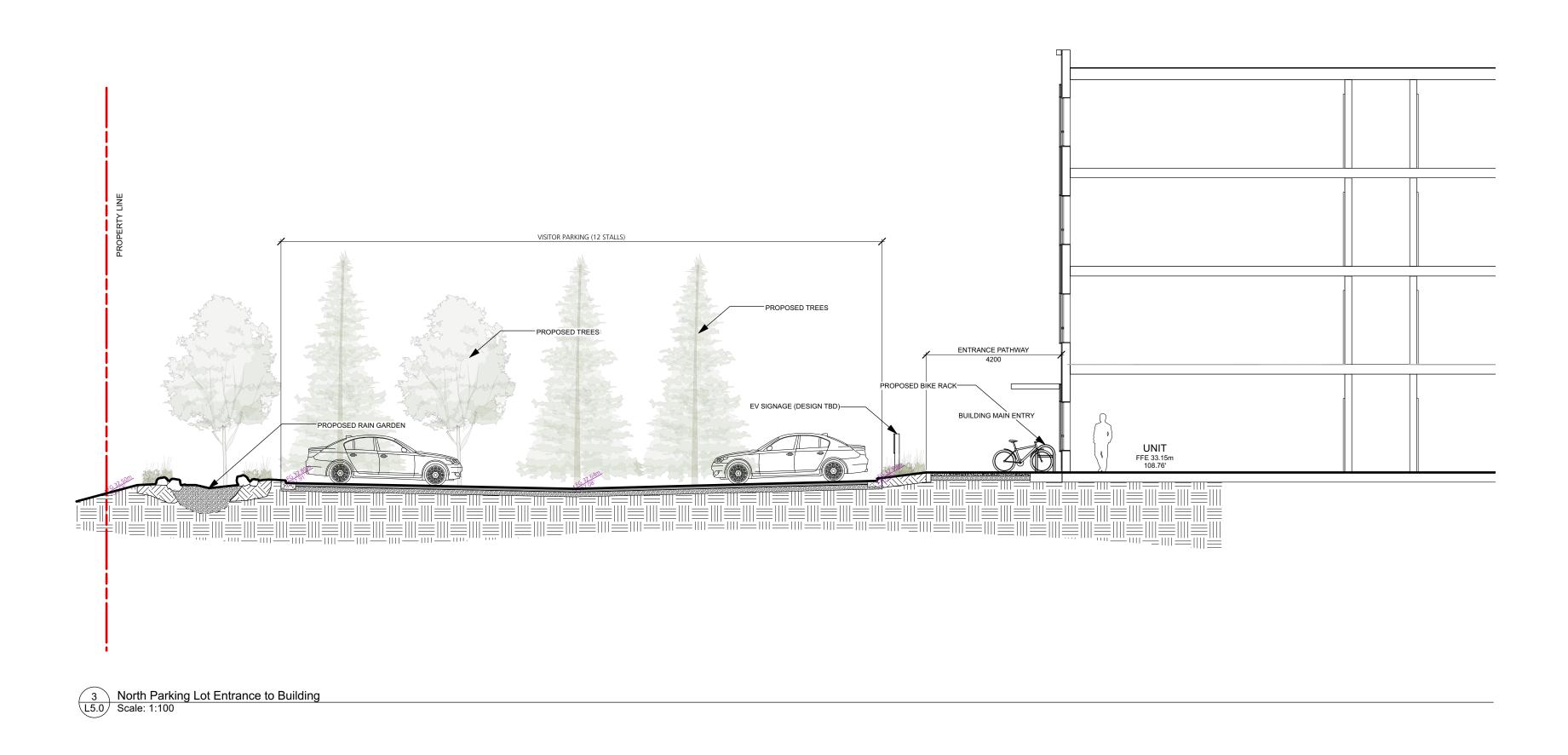
Drawing Title:

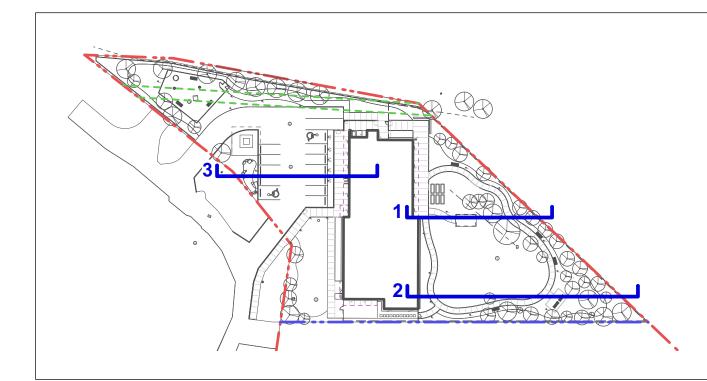
Illustrative Landscape Sections











SECTION KEY PLAN | 1:1000

0	5	10
	SCALE	1:100

P+A

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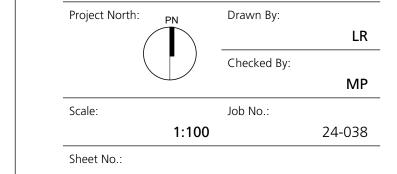
BC Housing

Project Title:

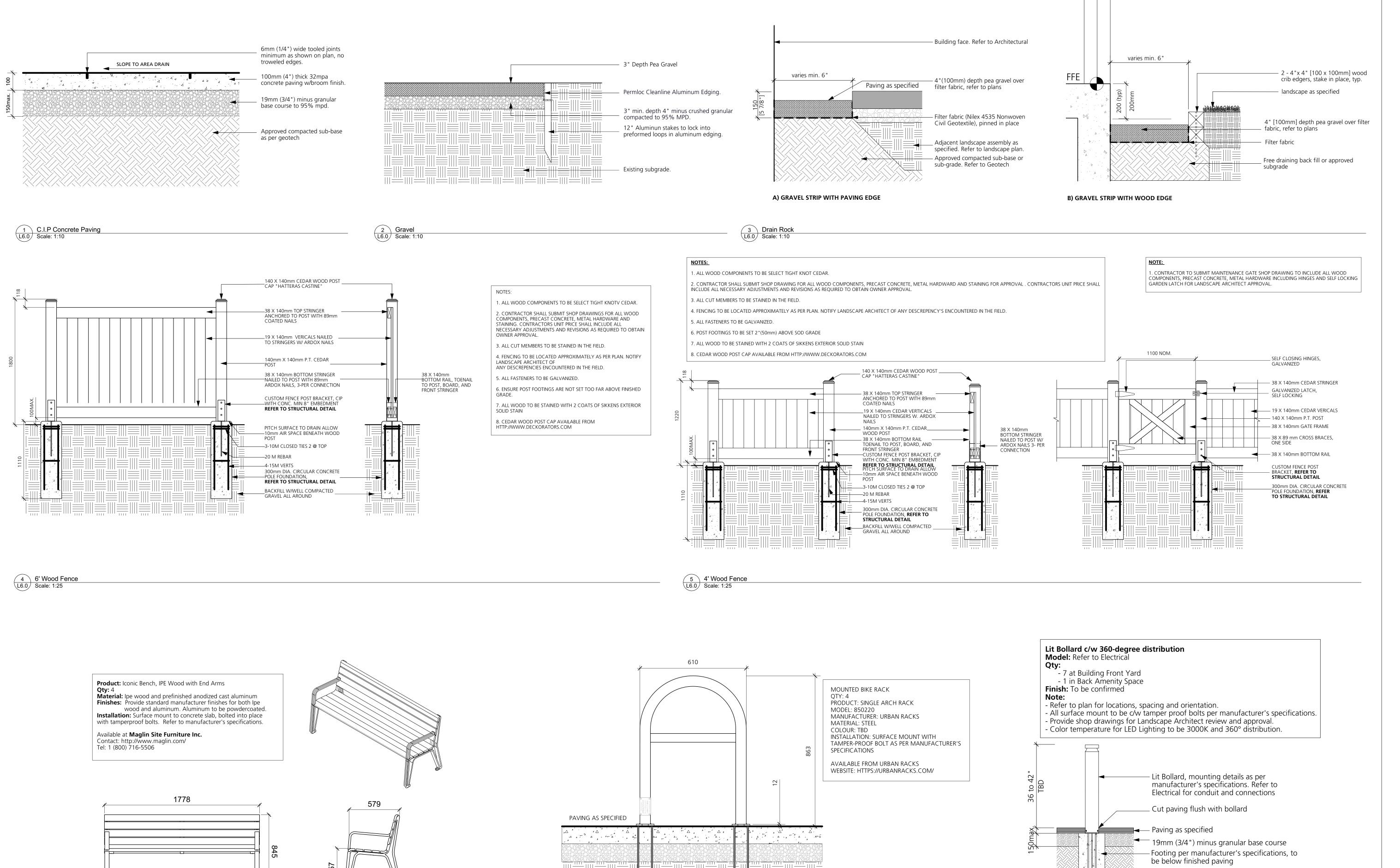
1030 Old Victoria Road, Nanaimo, British Columbia

Drawing Title:

Illustrative Landscape Sections



L5.1



SIDE ELEVATION

FRONT ELEVATION

6 Linear Bench L6.0 Scale: 1:20 P+A

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SSUES

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Client:

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Project Title:

1030 Old Victoria Road, Nanaimo, British Columbia

Drawing Title:

Landscape Details

Project North:

PN

LR

Checked By:

MP

Scale:

Job No.:

24-038

8 Light Bolla

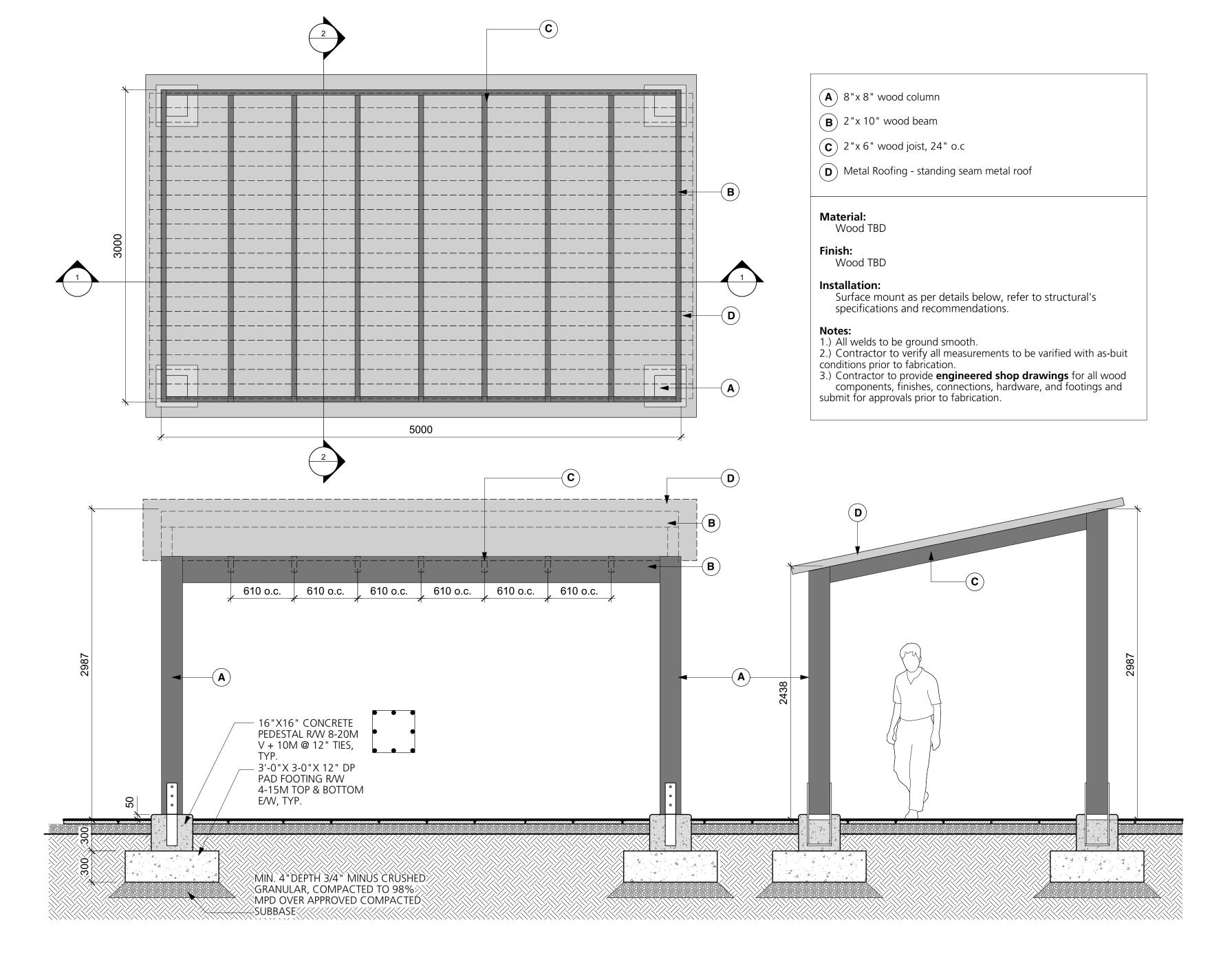
- 100mm DEPTH COMPACTED PAD

OVER GRANULAR BASE

Approved compacted sub-base as per

____ L6.0

Sheet No.:



5. Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. If necessary, the subgrade must be graded with positive slope and/or drainage services must be installed to suit. 6. Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (minimum). 7. The mulched root zone should be refreshed annually to replace the mulch. This area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers. 8. The tree should be pruned to ANSI A3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and to respond to growing site constraints. All pruning must be undertaken by or performed under the direction of a qualified arborist certified by the International Society of Arboriculture and who demonstrates proficiency in pruning. - Refer to Planting Plan L3.0 for off-site tree locations Planting hole must be dug to at least 300mm larger than the root ball on all sides with sloped side walls (off-slab conditions). Tree must be vertical and stable after planting. Orient plant material to give best appearance in relation to structure, roads and walks. Install plastic slotted tree trunk protector to guard against damage from string trimmers where trees are planted in lawn. Set root ball flush to grade or 25-50mm higher in poorly draining soils. Do not cover the top of the root ball with soil. - Place root ball at same level as original nursery planting. 75mm built-up earth saucer beyond edge of the root ball to aid in directing supplemental water to the root ball. - Backfill must be of approved growing medium for quality, composition and fertility. Lightly tamp the backfill and water in after planting. 450mm [18"] deep root barrier (UB 18-2 from DeepRoot, 2.4m [8'] length) at every tree beside sidewalk and/or greenway. Root barrier to be flush with top of sidewalk and against sidewalk edges. Refer to Landscape Planting Plan L3.0 for locations. 100 to 150mm deeper than root ball. Tamp soil around the base of root ball base firmly with foot pressure so that root ball does not shift. Root ball - cut and fold back ties when planting medium is at 2/3 height of root ball.

100MM MIN. DEPTH OF

1 Pavilion L6.1 Scale: 1:25

Note:

3 Shrub Planting L6.1 Scale: 1:20

1. Min. root spread to be in accordance with "american standards for nursery stock."

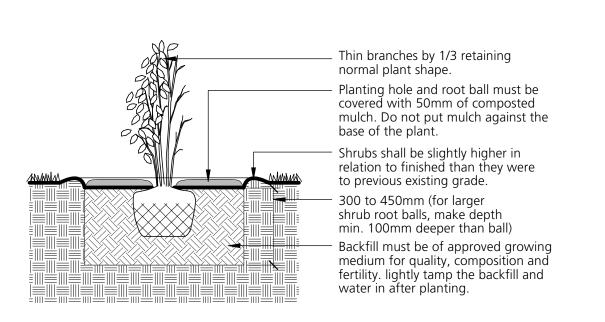
2. For container-grown shrubs, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots that circle the perimeter of the container. prune all damaged, diseased, or weak limbs and roots.

3. Cleanly prune all damaged root ends.

4. Fold burlap from top of root ball down into ground set top of ball flush with finish grade.

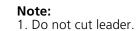
5. Do not allow roots to dry out during installation process.

6. Soak roots in water overnight before planting.



50MM Ø ROUND WASHED LOCAL ROCK ALONG CENTER OF CHANNEL - 40% 200MM DEPTH OF 100MM MIN. - 200MM MAX. Ø SOURCED FROM SITE - 40% BOULDERS SOURCED FROM SITE 600-900MM Ø - **20%** 300MM DEPTH MIN. **GROWING MEDIUM** 600MM DEPTH DRAIN GRAVEL FILTER FABRIC 900mm 4 Rain Garden L6.1 Scale: 1:25

NON-NETTED, GROWN ON SAND. PRODUCT TO BE TALL FESCUE BLEND PER AS PER SPECS MIN. 300MM DEPTH APPROVED GROWING MEDIUM EXISTING SUBGRADE. SLOPED TO DRAIN TO LAWN BASINS



2. Protect tree from danger during planting. Ensure rootball is protected from sun, frost or dessication.

3. Tree selection, handling, planting and maintenance must meet BCSLA/BCLNA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.

4. Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.

Approved compacted subgrade or subbase as per Geotech

#1 GRADE SODDED LAWN,

5 Lawn Planting L6.1 Scale: 1:10

L6.1

24-038

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Description

Issue for 50% DD

Issue for DD Review/ Resubmission

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1030 Old Victoria Road,

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Checked By:

Job No.:

Nanaimo, British Columbia

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Project North:

Scale:

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2025-04-17

2025-05-14

2025-07-30

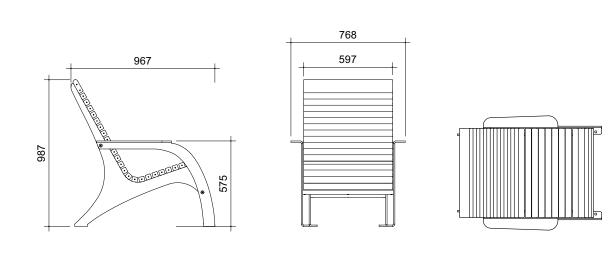
2025-08-07

Site Planning

Model: MCCH720-M Manufacturer: Maglin Colour: TBD Qty: 3

Material: Metal
Finishes: Provide Maglin standard finishes for both ipe wood and steel. Steel to be powdercoat Gunmetal (gloss finish).
Installation: Surface mount, bolted into place with tamper proof bolts. Refer to manufacturer's specifications.









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Project Title:

1030 Old Victoria Road, Nanaimo, British Columbia

Drawing Title:

Landscape Details

Project North:

PN

Drawn By:

LR

Checked By:

MP

Scale:

Job No.:

24-038

Sheet No.:

L6.2