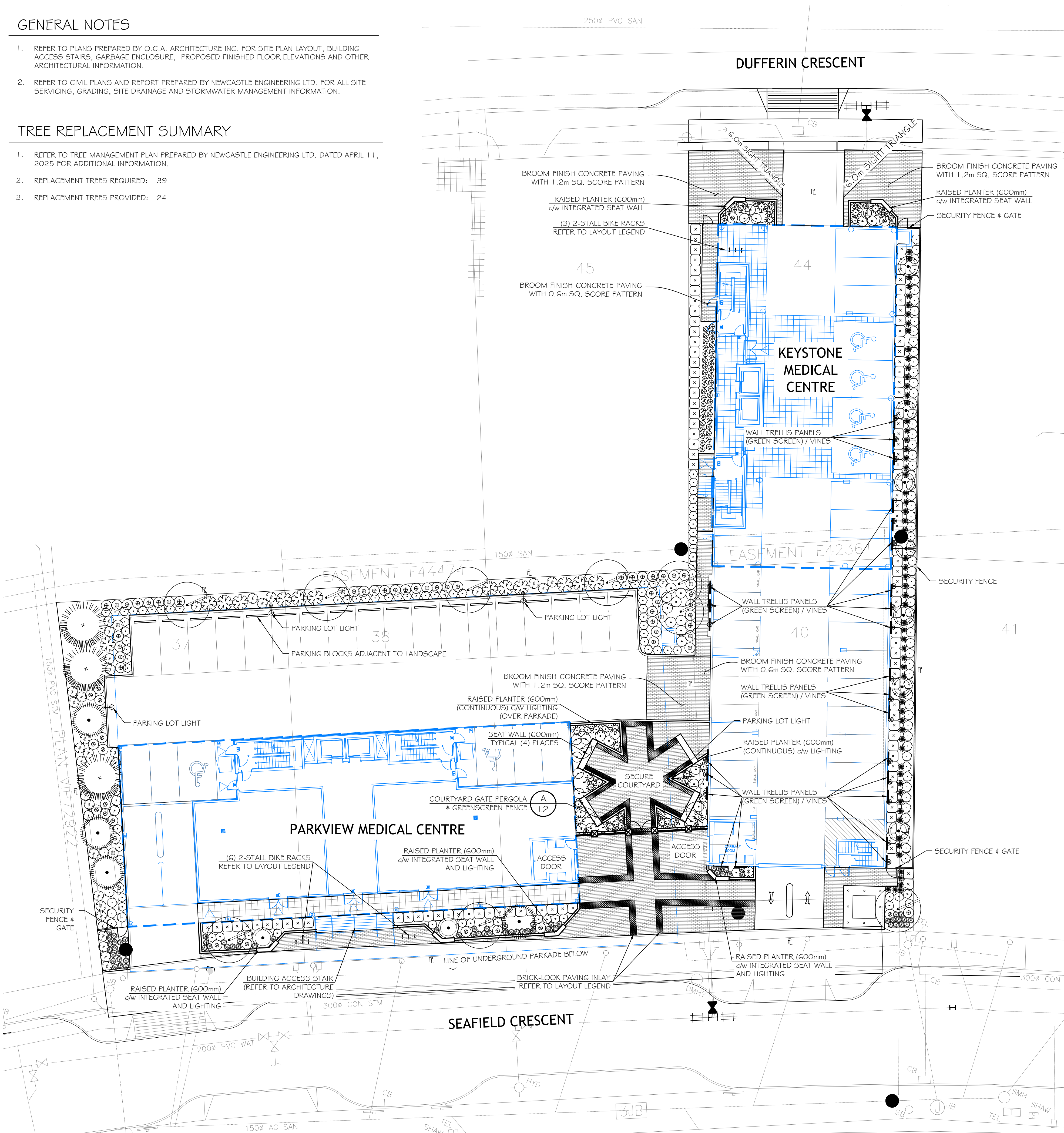


GENERAL NOTES

- REFER TO PLANS PREPARED BY O.C.A. ARCHITECTURE INC. FOR SITE PLAN LAYOUT, BUILDING ACCESS STAIRS, GARBAGE ENCLOSURE, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL PLANS AND REPORT PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVICING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

TREE REPLACEMENT SUMMARY

- REFER TO TREE MANAGEMENT PLAN PREPARED BY NEWCASTLE ENGINEERING LTD. DATED APRIL 11, 2025 FOR ADDITIONAL INFORMATION.
- REPLACEMENT TREES REQUIRED: 39
- REPLACEMENT TREES PROVIDED: 24



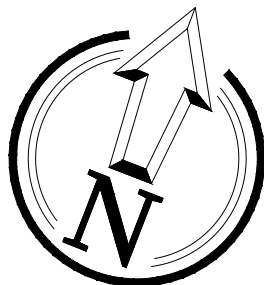
LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
TYP.	TYPICAL
PL	PROPERTY LINE
PA	PLANTING AREA
SYMBOL	DESCRIPTION
---	PROPERTY LINE
[Pattern]	BRICK-LOOK INLAY PAVING STRIP TO MATCH BUILDING FACADE BRICK ACCENT DETAILING.
[Symbol]	SITE FURNITURE: MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476)  2-STALL BIKE RACK - 12 STALLS TOTAL STYLE: SURF BIKE RACK MODEL: SFBRP-3 COLOUR: VICTOR RIDGE II
[Symbol]	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HADCO STYLE: URBAN PIMA PENDANT MODEL: CXFGC COLOUR: BRONZE
ALL SITE LIGHTING LOCATIONS, MAKES, MODELS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.	

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
[Symbol]	ACER FREEMANII 'ARMSTRONG' ARMSTRONG MAPLE	#20 POT	SEE PLAN	8	DROUGHT TOLERANT
[Symbol]	LIQUIDAMBAR 'SLENDER SILHOUETTE' SLENDER SILHOUETTE SWEETGUM	6cm CAL.	6.0m O.C.	9	COLUMNAR
[Symbol]	PICEA OMORICA 'BRUNS' BRUNS SERBIAN SPRUCE	2.5m	6.0m O.C. SEE PLAN	4	CONIFER, DROUGHT TOLERANT
[Symbol]	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' LIMBER PINE	2.5m	6.0m O.C. SEE PLAN	3	CONIFER, NATIVE CULTIVAR
SHRUBS					
[Symbol]	ACER CIRCINATUM VINE MAPLE	#7 POT	SEE PLAN	10	NATIVE SPECIES
[Symbol]	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#3 POT	1.5m O.C.	14	DROUGHT TOLERANT
[Symbol]	GAULTHERIA SHALLON SALAL	#2 POT	1.0m O.C.	34	NATIVE SPECIES
[Symbol]	ILEX CRENATA 'CONVEXA' JAPANESE HOLLY	#2 POT	1.0m O.C.	113	HEDGE
[Symbol]	LONICERA NITIDA 'MAYGREEN' MAYGREEN BOX HONEYSUCKLE	#1 POT	1.0m O.C.	69	DROUGHT TOLERANT
[Symbol]	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	65	NATIVE SPECIES
[Symbol]	POLYSTICHUM MUNITUM SWORD FERN	#2 POT	1.0m O.C.	28	NATIVE SPECIES
[Symbol]	POTENTILLA FRUITICOSA 'MANGO TANGO' MANGO TANGO SHRUBBY CINQUFOIL	#1 POT	0.6m O.C.	65	NATIVE CULTIVAR
[Symbol]	ROSA NUTKANA NOOTKA ROSE	#2 POT	1.0m O.C.	37	NATIVE SPECIES
[Symbol]	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	#3 POT	0.9m O.C.	88	HEDGEROW
GROUND COVER, VINES & PERENNIALS					
[Symbol]	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#2 POT	0.9m O.C.	28	VINES TO CLIMB TRELLIS WALL PANELS ALONG BLANK BUILDING WALLS WHERE SOIL VOLUME IS SUFFICIENT.  REFER TO ARCHITECTURAL BUILDING ELEVATIONS BY OTHERS.
[Symbol]	MAHONIA NERVOSA DULL OREGON GRAPE	#1 POT	0.6m O.C.	65	
[Symbol]	MIX OF: CLEMATIS ARMANDII EVERGREEN CLEMATIS CAMPSIS. SSP. TRUMPET CREEPER LONICERA SSP. HONEYSUCKLE	#3 POT	SEE PLAN	29	

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DP1406  
2025-NOV-06  
Current Planning



Keystone & Parkview Medical Centres

R.W.(Bob) Wall Ltd.

1135 Boundary Crescent, 1136, 1146, 1158 1166 Seafield Crescent  
Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date:	October 27, 2025
Drawn:	Staff
Checked:	Staff
Scale:	1:200 metric
Project Number:	25-0376

DRAWING NUMBER: L1 of 2

REVISION	SCHEDULE	NOTES
#	Date	
0	30JULY2025	Draft DP
1	14OCT2025	DP SUBMISSION
2	27OCT2025	DP DRAFT REVISIONS.2

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FORM # CHARACTER DESIGN GUIDELINE SUMMARY

SECTION 2.4 LANDSCAPE DESIGN	
GUIDELINE #	REPOSE
2.4.1.1	450mm OF ABSORBENT SOIL WILL BE PROVIDED IN SHRUB PLANTING AREAS. THE MAJORITY OF LANDSCAPE AREAS ARE OVER U/G PARKING SLAB, SLOPED OR OF LIMITED WIDTH TO FUNCTION AS SURFACE STORMWATER INFILTRATION/DETENTION FACILITIES. REFER TO CIVIL ENGINEERING PLANS FOR I.S.M.P. DESIGN,REFER TO CIVIL PLANS # REPORT FOR STORMWATER CAPTURE & DETENTION.
2.4.1.2	NOT APPLICABLE.
2.4.1.3	IT IS UNLIKELY THAT BUILDING CLIENTELE WILL SEEK INTERACTION GIVEN THE CONTEXT OF A MEDICAL BUILDING, HOWEVER OPPORTUNITIES ARE PROVIDED ALONG STREET FRONTAGE WITH INTEGRATED SEATING AND WITHIN THE SECURE COURTYARD AREA. REFER TO ADDITIONAL NOTES BELOW.
2.4.1.4	ALL WALKWAYS WILL BE DURABLE CONCRETE PAVING WITH BRICK INLAY DETAILING. SITE FURNISHINGS ARE MANUFACTURED LOCALLY AND INCORPORATE RECYCLED MATERIALS.
2.4.1.5	REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR PEDESTRIAN PAVING TEXTURAL APPLICATIONS AND INTEGRATED LIGHTING. PEDESTRIAN ZONES ARE IDENTIFIED BY TEXTURAL AND MATERIAL CHANGES IN SURFACE PAVING.
2.4.1.6	REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR THE LOCATION OF RAISED PLANTERS AND FOUNDATION PLANTINGS INTENDED TO MITIGATE EXPOSED FOUNDATIONS AND BLANK WALLS.
2.4.1.7	THE SECURE PRIVATE COURTYARD PROVIDES A SUITABLE LOCATION FOR ART. PUBLIC ART IS NOT PROPOSED.
2.4.1.8	NOT APPLICABLE.
2.4.2.1	REFER TO NOTES IN 2.1.4.1. PLANT SELECTIONS WERE CHOSEN FOR THEIR DURABILITY, ADAPTABILITY TO AN URBAN ENVIRONMENT, LOW MAINTENANCE REQUIREMENTS, DROUGHT TOLERANCE AND COMPATIBLY WITH SURROUNDING LANDSCAPES.
2.4.2.2	REFER TO NOTES IN 2.4.2.1 ABOVE.
2.4.2.3	REFER TO NOTES IN 2.4.2.1 ABOVE.
2.4.2.4	REFER TO NOTES IN 2.4.2.1 ABOVE.
2.4.2.5	TREE AND SHRUB SELECTIONS AND LOCATIONS WERE CHOSEN FOR THEIR COMPATIBILITY WITH THE MEDICAL BUILDING USE. TREE CANOPIES AND SHRUB SIZES ARE SHOWN AT MATURITY AND WILL NOT ENCROACH INTO PEDESTRIAN REALMS.PLANT CHARACTERISTICS ARE NOTED IN THE PLANT LEGEND.
2.4.2.6	REFER TO NOTES IN 2.4.2.1 & 2.4.2.5. ABOVE.
2.4.2.7	REFER TO NOTES IN 2.4.2.1 & 2.4.2.5. ABOVE.
2.4.2.8	PLANT SPACING IS BASED ON MATURE PLANT SIZES. PLANTS ADJACENT TO PARKING AREAS ARE SUITABLE FOR HEDGING AND CAN BE MAINTAINED AS SUCH TO PROVIDE CLEARANCES FOR VEHICLES.
2.4.2.9	GRAVEL AND ARTIFICIAL TURF IS NOT PROPOSED.
2.4.2.10	STREET TREES WILL BE PROVIDED ALONG BOTH FRONTAGES WITHIN THE PUBLIC REALM AS REQUIRED UNDER CURRENT CITY STANDARDS. VERTICAL VEGETATIVE SCREENS ARE PROPOSED TO MITIGATE EXPOSED PARKADE WALLS VIEWED FROM THE ROADWAY AND FROM WITHIN THE SECURE COURTYARD.
2.4.2.11	REFER TO NOTES IN 2.4.2.1 & 2.4.2.10. NOTING THE VERTICAL VEGETATIVE SCREENS. SIGNIFICANT STEPPED PLANTING IS PROVIDED ALONG ALL OTHER EXPOSED FOUNDATION WALLS.
2.4.2.12	NOT APPLICABLE.
2.4.2.13	NOT APPLICABLE.
2.4.2.14	NOT APPLICABLE.
2.4.2.15	NOTED IN THE PLANTING NOTES.
2.4.3	NOT IN LANDSCAPE ARCHITECTURE SCOPE OF WORK. WASTE ENCLOSURES ARE FUNCTIONAL BUILDING REQUIREMENTS. ALL ENCLOSURES ARE INTERNAL TO THE BUILDINGS. REFER TO ARCHITECTURAL PLANS.
2.4.4.1	DARK SKY COMPLIANT (FULL CUT OFF, FLAT LENS) OVERHEAD LIGHTING IS SHOWN ON THE PLAN AND IN THE LAYOUT LEGEND.
2.4.4.2	BY OTHERS.
2.4.4.3	OVERHEAD LIGHTS ARE SHOWN ADJACENT TO COURTYARD SPACE AND PARKING AREA. LIGHTING LOCATIONS ARE INTERIOR TO THE SITE AND WILL NOT SPILL INTO ADJACENT SITES. ALL OTHER SITE LIGHTING WILL COME FROM THE BUILDING.
2.4.4.4	SPECIFIC LIGHT FIXTURE HEIGHTS WILL BE SELECTED BY THE PROJECT ELECTRICAL ENGINEER .
2.4.4.5	EFFICIENT LED LIGHTING IS NOTED IN THE LAYOUT LEGEND. PHOTOCELLS WILL BE SPECIFIED BY THE PROJECT ELECTRICAL ENGINEER.

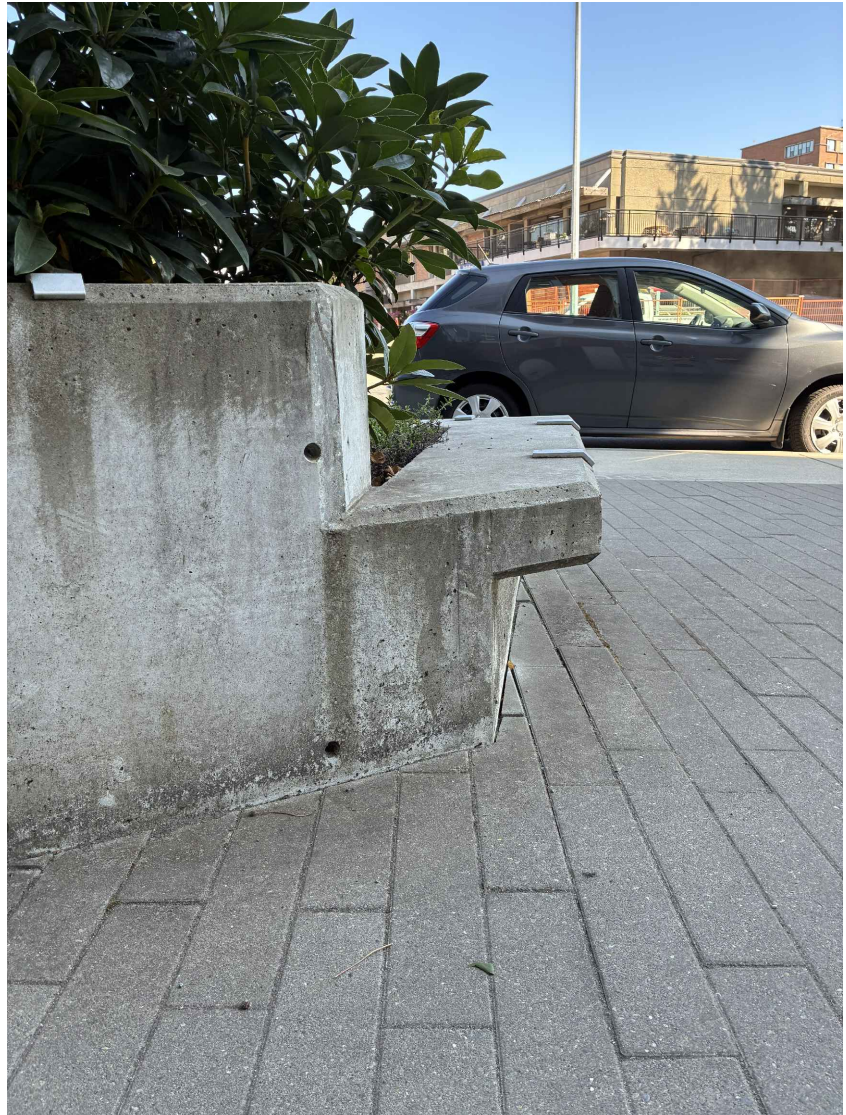
SECTION 3.1 SECONDARY URBAN CENTRE, 3.1.3 SITE # LANDSCAPE DESIGN	
3.1.3.1	THE DESIGN CONCEPT BUILDS ON EXISTING DEVELOPMENT PATTERNS ALONG DUFFERIN CRESCENT FOR SIMILAR MEDICAL SERVICES DEVELOPMENT.
3.1.3.2	SEATING AREAS ARE PROVIDED (PROGRAMMED) FOR SHORT-TERM USE BY BUILDING EMPLOYEES AND PERSONS WAITING FOR LOVED ONES OR MEDICAL APPOINTMENTS ALONG BOTH ROADWAY FRONTAGES. A PRIVATE SECURE COURTYARD IS PROVIDED BETWEEN THE BUILDINGS. THE COURTYARD CAN BE SECURED AT NIGHT DUE TO CRIMINAL ACTIVITY, OPEN DRUG USE AND VAGRANCY IN THE NEIGHBOURHOOD.
3.1.3.3	THE PRIVATE COURTYARD FORMS THE SHAPE OF A 'STAR OF LIFE', MEANT TO INSPIRE BOTH MEDICAL STAFF AND BUILDING CLIENTELE WITHIN THE CONTEXT OF LONG STANDING MEDICAL TRADITIONS. THE COURTYARD IS MEANT TO ACT AS A 'PHILOSOPHERS GARDEN' SPACE FOR INFORMAL CONVERSATIONS AND QUIET REFLECTION.
3.1.3.4	LANDSCAPE ARCHITECTURAL DESIGN ELEMENTS, SITE FURNISHINGS, RAISED PLANTERS, AND PLANT PALETTES ARE REFLECTED THROUGHOUT THE DEVELOPMENT AND MIRRORED ON BOTH ROAD FRONTAGES.
3.1.3.5	NOT APPLICABLE.
3.1.3.6	SITE PLAN # PARKING LAYOUT BY OTHERS.
3.1.3.7	FENCING FOR THE SECURE COURTYARD WILL BE BLACK PAINTED METAL PICKETS SUPPORTED BY BRICK COLUMNS TO ACCENTUATE BUILDING DETAILING AND ANCHOR THE BUILDING TO THE GROUND PLANE.  BLACK CHAIN LINK SECURITY FENCING IS PROPOSED FOR A SINGLE UNMONITORED SPACE ALONG THE EAST SIDE OF THE KEYSTONE MEDICAL CENTRE BUILDING PARKADE WALL. THE FENCING WILL BE THE SAME AS NEWER DEVELOPMENTS WITHIN THE NEIGHBOURHOOD AND IS REQUIRED TO ENSURE PUBLIC SAFETY.

PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-G.3.5.2. PROPERTIES FOR GROWING MEDIA:  
LEVEL 2 "GROOMED" - 2F.  
GROWING MEDIUM DEPTHS:   SHRUBS - 450mm  
   TREES - 1 cu.m. PER TREE
- MULCH SHALL BE COMPOSTED BARK MULCH PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- 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 SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY 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 OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

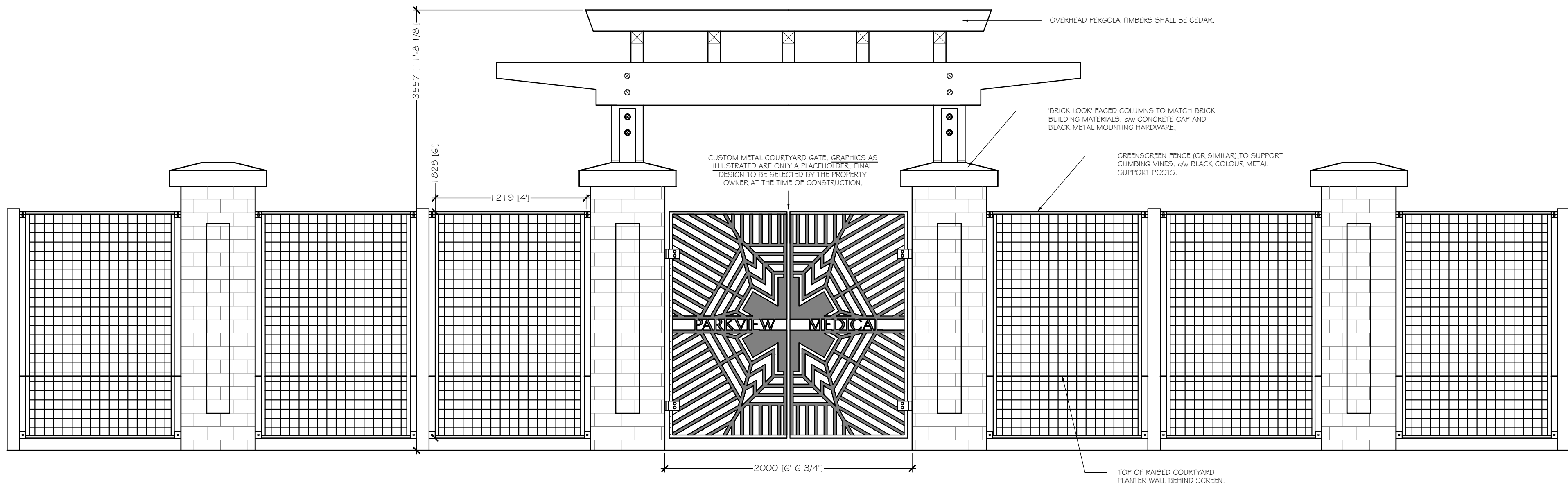
- THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROLLER.
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
- THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.



NEIGHBOURHOOD DESIGN TYPOLOGY - CONCRETE SEAT WALLS



NEIGHBOURHOOD DESIGN TYPOLOGY - BLACK CHAIN-LINK FENCE AND GATE



**A** Courtyard Gate Pergola and Green Screen Fence  
Elevation

**RECEIVED**  
**DP1406**  
**2025-NOV-06**  
Current Planning

Not To Scale



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Keystone & Parkview Medical Centres  
R.W.(Bob) Wall Ltd.  
1135 Boundary Crescent, 1136, 1146, 1158 1166 Seafield Crescent  
Nanaimo, BC

NOTES

Date: October 27, 2025

Drawn: STAFF

Checked: Staff

Scale: N/A

Project Number: 25-0376

DRAWING NUMBER:

L2 of 2

REVISION SCHEDULE		NOTES
#	Date	
0	30JULY2025	Draft DP
1	14OCT2025	DP SUBMISSION
2	27OCT2025	DP DRAFT REVISIONS.2