

JINGLE POT INDUSTRIAL PARK

4073 OLD SLOPE PLACE, NANAIMO, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DP - NOVEMBER 28, 2025

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Design Concept
- L1.02 Landscape Plan
- L1.03 Landscape Details

1. Concrete & Timber Bench
- L1.04 Landscape Details

2. Lighting Type 01 - Bollard

3. Lighting Type 02 - Pole

4. Lighting Type 03 - Recessed Wall

5. Bicycle Rack

6. Fence Type 01 - Chain Link Security
- L2.01 Planting Plan Northwest
- L2.02 Planting Plan East
- L2.03 Planting Plan Southwest
- L2.04 Plant Legend, List & Notes

RECEIVED
DP1408
2025-DEC-04
Current Planning

NOT FOR CONSTRUCTION



All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

CLIENT

Nanaimo Industrial Space Ltd.



NO.	DATE	ISSUE
1	2025-11-28	DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25002

JINGLE POT INDUSTRIAL PARK

4073 OLD SLOPE PLACE
NANAIMO, BC

COVER PAGE

CITY FILE NO.

SCALE NTS

START DATE 2025-02-13

DB CM CB KS

L0.00



LANDSCAPE KEY PLAN
SEE SHEET L1.02 FOR LANDSCAPE PLAN

1 Forested Perimeter

A generous planting of indigenous and complementary urban tree species, grounded in a lush Coastal Dougals fir understory define the edges of the parcel. This treatment of the landscape buffer maintains an informal, forested character that reinforces the Rural Parkway-Wooded guidelines for the Nanaimo Parkway, screens the development from adjacent parcels, and provides space to exceed replacement tree requirements for the development.



01 Coniferous Trees:
Shore Pine
Pinus contorta



02 Deciduous Trees:
White Flowering Dogwood
Cornus 'Eddies White Wonder'



03 Broadleaf Evergreen Trees:
Arbutus
Arbutus menziesii



04 Large Flowering Deciduous Shrubs: Service Berry
Amelanchier alnifolia



05 Flowering Deciduous Shrubs:
Red Flowering Currant
Ribes sanguineum



06 Deciduous Shrubs:
Snowberry
Symphoricarpos albus



07 Medium Evergreen Groundcovers:
Oregon Grape *Mahonia verovosa*,
Evergreen Huckleberry *Vaccinium ovatum*,
Salal *Gaultheria shallon*, &
Sword Fern *Polystichum munitum*



08 Low Evergreen Groundcovers:
Kinnikinnick
Arctostaphylos uva-ursi



09 Flowering Perennials:
Yarrow
Achillea millefolium



10 Flowering Perennials:
Goldenrod
Solidago lepida

2 Gathering Space

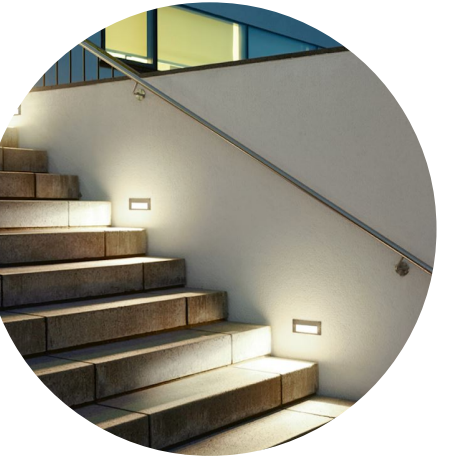
A small gathering space is positioned on a natural bench beside building 'B'. Seating is surrounded by trees and a layered forest understory to create a sense of immersion in nature, and low-level bollard lighting is provided for safety, comfort and security.



11 Concrete & Timber Bench:
Concrete seatwall / retaining wall with timber bench



12 Stepped Seating: concrete seatwall step down the landscape immersed in the layered native plantings



13 Recessed Wall Lighting



14 Bollard Lighting

RECEIVED
DP1408
2025-DEC-04
Current Planning

NOT FOR CONSTRUCTION

CLIENT

Nanaimo Industrial Space Ltd.



NO. | DATE | ISSUE

1 2025-11-28 DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25002

JINGLE POT INDUSTRIAL PARK

4073 OLD SLOPE PLACE
NANAIMO, BC

**LANDSCAPE DESIGN
CONCEPT**

CITY FILE NO.

SCALE NTS

START DATE 2025-02-13

DB CM

CB KS





LANDSCAPE LEGEND

- CONCRETE & TIMBER BENCH**
Quantity: 2
(See sheet L1.03, detail 1)
- BICYCLE RACK**
Total Capacity: 2
Quantity: 1
(See sheet L1.04, detail 5)
- ENTRANCE / EXIT - MAIN**
 ENTRANCE / EXIT - SECONDARY
- FENCE TYPE 01 - CHAIN LINK SECURITY**
Height: 2.4m maximum
(See sheet L1.04, detail 6)
- LANDSCAPE BOULDER**
- LIGHTING TYPE 01 - BOLLARD**
Quantity: 10
(See sheet L1.04, detail 2)
- LIGHTING TYPE 02 - POLE**
Quantity: 6
(See sheet L1.04, detail 3)
- LIGHTING TYPE 03 - RECESSED WALL**
Quantity: 10
(See sheet L1.04, detail 4)
- CONCRETE PAVING**
Area: 870m²
- GRAVEL SURFACING**
Area: 40.50m²
- PLANTED AREA**
Area: 1725m²
(See Planting Plans, sheet L2.01, L2.02, L2.03, L2.04 for plant location, species & quantities)
- PLANTED / GRASS AREA - BOULEVARD**
Area: 179m²
(See Planting Plans, sheet L2.01, L2.02, L2.03, L2.04 for plant location, species & quantities)

LANDSCAPE NOTES

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

LANDSCAPE PLAN
SCALE 1:250

NOT FOR CONSTRUCTION

RECEIVED
DP1408
2025-DEC-04
Current Planning



kinship
design • art • ecology

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



All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

CLIENT
Nanaimo Industrial Space Ltd.

 **JINGLE POT**
INDUSTRIAL PARK

NO.	DATE	ISSUE
1	2025-11-28	DP SUBMISSION

NO.	DATE	REVISION
-----	------	----------

PROJECT 25002

JINGLE POT INDUSTRIAL PARK
4073 OLD SLOPE PLACE
NANAIMO, BC

LANDSCAPE PLAN

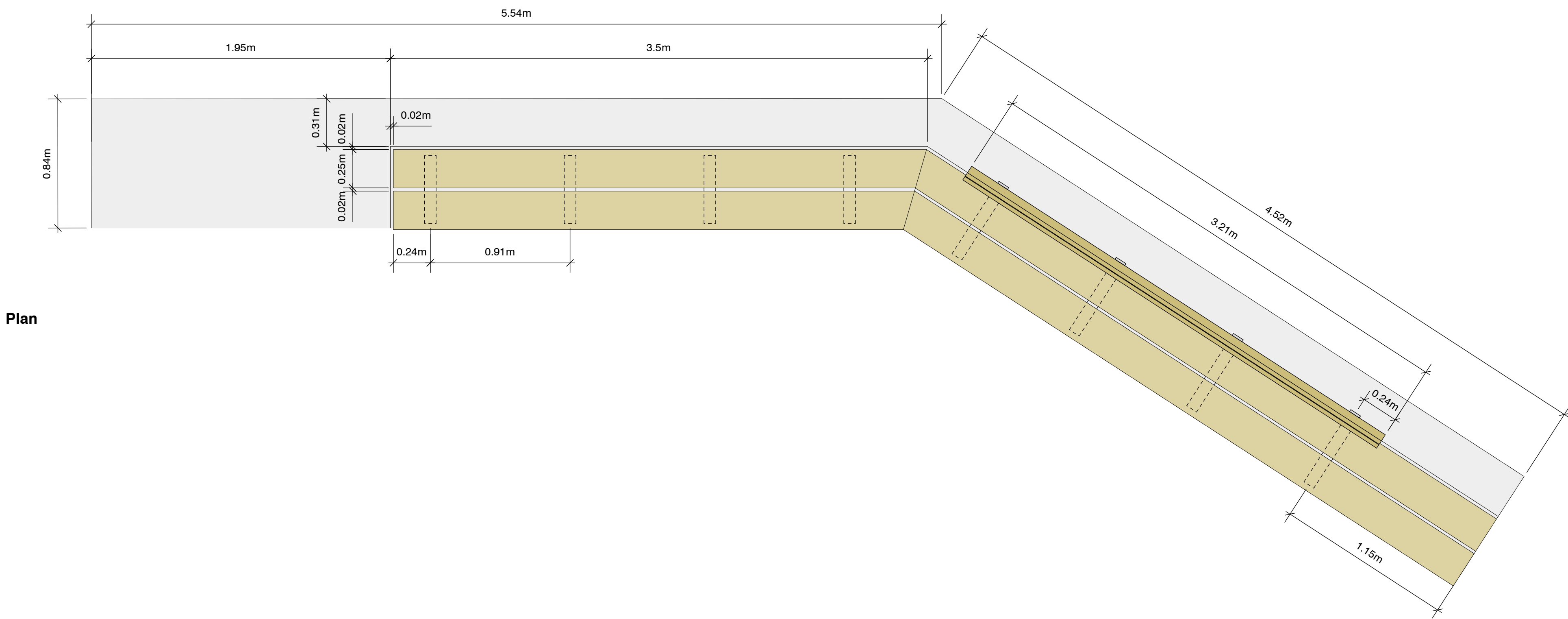
CITY FILE NO.

SCALE 1:250

START DATE 2025-02-13

DB CM **CB** KS

L1.02



Plan

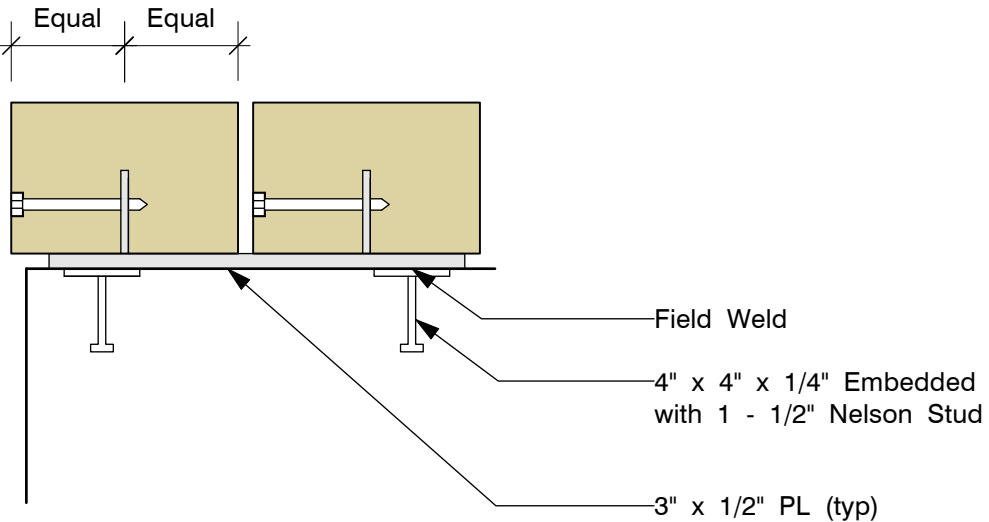
Notes:
Bench design is indicative only, intended to show the general character and scale of benches. Shop drawings required to be submitted to Landscape Architect for approval.

All metal fasteners to be hot dipped galvanized after fabrication. All welds to be ground smooth.

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.

Quantity: 2 Bench



Timber Bench Anchoring Typical
Scale 1:10
Section



Elevation

Section

1
L1.03
Concrete & Timber Bench
Scale: 1:20

Elevation / Plan / Section

NOT FOR CONSTRUCTION

CLIENT

Nanaimo Industrial Space Ltd.



NO. | DATE | ISSUE

1 | 2025-11-28 | DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25002

JINGLE POT INDUSTRIAL PARK

4073 OLD SLOPE PLACE
NANAIMO, BC

RECEIVED
DP1408
2025-DEC-04
Current Planning

LANDSCAPE DETAILS

CITY FILE NO.

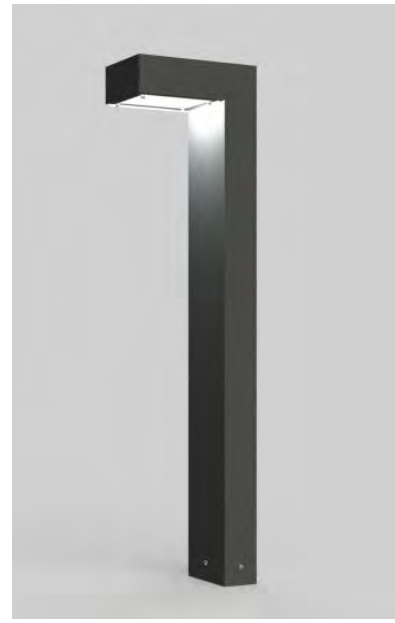
SCALE AS SHOWN

START DATE 2025-02-13

DB CM

CB KS

L1.03



Product Image

SOLERA AQUIL - Bollard (or equal)
Quantity: 10

Mounting:
The fixture attaches securely to the ground and anchoring plate using four flush-mounted anchor bolts. Anchoring as per manufacturers specifications.

Lens: CL (Clear Lens)

Light Engine (per head): 10 W

Lamp: High power LEDs with 50,000 hrs. rated lamp life L70% lumen maintenance 3000K, 3500K, 4000K, 5000K color temperature CRI 80

Light Distribution: Type II (std), Type III, Type IV

Driver: 60Hz, 120-277V / 347V electronic LED driver, thermally protected with low THD. 6kV native surge protection and 4kV EFT with ambient operating temperature -40°C to 55°C.

Options: tamperproof hardware, tamperproof bits, ground fault receptacle, button photocell (voltage specific), base cover

Height: 28" (0.71m)
Finish: BL (Matte Black)

Solera
120 Walker Drive, Brampton, ON, Canada
1-877-765-3722
www.soleracorp.com



Product Image

BEGA LED Pole-top Luminaire B84252 (or equal)
Quantity: 6

Specifications
Round pole and anchorage kit as per manufacturers specifications
18' high round aluminium pole, same finishing as luminaire

Luminaire Lumens: 2050 lm
LED Watts: 12.6W
System Watts: 17.0W
Controllability: 0-10V, TRIAL, and ELV dimmable
Finish: Powder Coated Matte Black 3mil thickness



Product Image

BEGA Recessed Wall Luminaire 24060 (or equal)
Quantity: 10

Specifications:
Asymmetrical Forward Throw

Operating Voltage: 120-277V AC
Luminaire Lumens: 848 Lumens (3000K)
Height: 5" (127mm)
Width: 13" (330mm)
Depth: 5-1/2" (139mm)
Finish: Powder Coated Matte Black 3mil thickness

2 Lighting Type 01 - Bollard
Scale: NTS

Notes

3 Lighting Type 02 - Pole Mounted
Scale: NTS

Notes

4 Lighting Type 03 - Recessed Wall
Scale: NTS

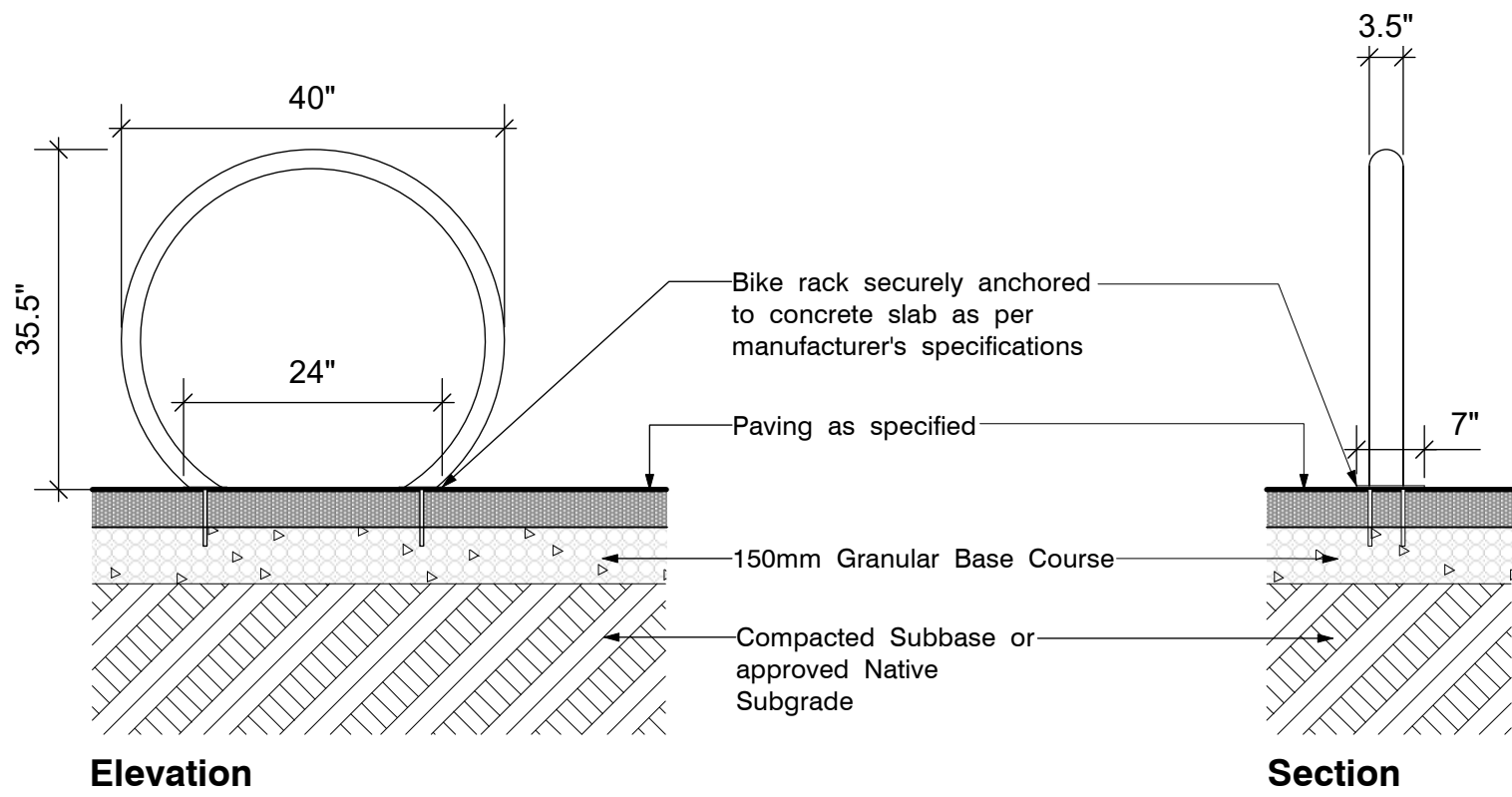
Notes

Loop 2 Space Bike Rack LBRP-1 (Aluminum) (or eq.)
Quantity: 1

Specifications:
Surface Mount
(Mounting kit to be included)

Capacity: up to 2
Height: 35.5" (902mm)
Width: 40" (1016mm)
Weight: 16 LBS (7.25kg)
Finish: Powder Coated Carbon Black

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



Elevation

Section

Notes:
Contractor to install chain link fence as per industry standards and or manufacturer's specifications.

Footings to be sized as per manufacturer's specifications.

Wire ties: 9 guage galvanized steel, horizontal rails - every other knuckle, at 150mm min. on vertical rails. Insure no projecting wire ends that could cause injury.

All tension bars, claps, fastenings, hog rings, tension wire, post caps, and other accessories shall be hot-dip galvanized.

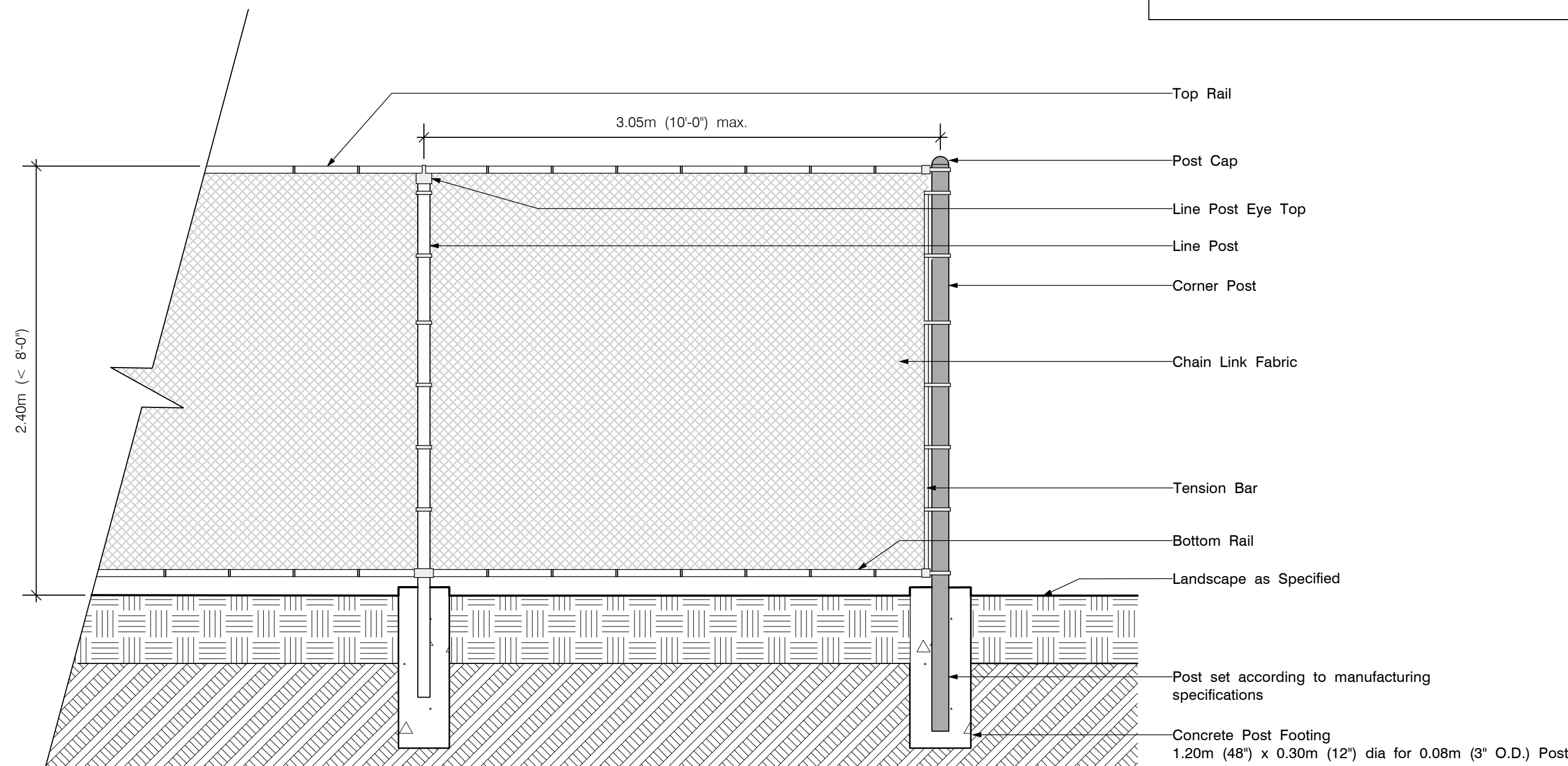
Tension wire, where applicable, shall be 6 guage galvanized steel wire.

Trim or bend down sharp, protruding, and excess wire. Tie ends to remove hazard.

Single diagonal brace rails to be installed every 30m and/or at every change in direction.

Grade the working area level or to an even fall unless otherwise stated on drawings.

All steel is galvanized.



Notes:
Contractor to install chain link fence as per industry standards and or manufacturer's specifications.

Line Posts spaced 3.05m (10'-0") o.c. (max.)

5 Bicycle Rack
Scale: NTS

Elevation / Section

6 Fence Type 01 - Chain Link Security
Scale: 1:25

Section

NOT FOR CONSTRUCTION

CLIENT

Nanaimo Industrial Space Ltd.



NO.	DATE	ISSUE
1	2025-11-28	DP SUBMISSION

NO.	DATE	REVISION

PROJECT 25002

JINGLE POT INDUSTRIAL PARK

4073 OLD SLOPE PLACE
NANAIMO, BC

RECEIVED
DP1408
2025-DEC-04
Landscape Planning

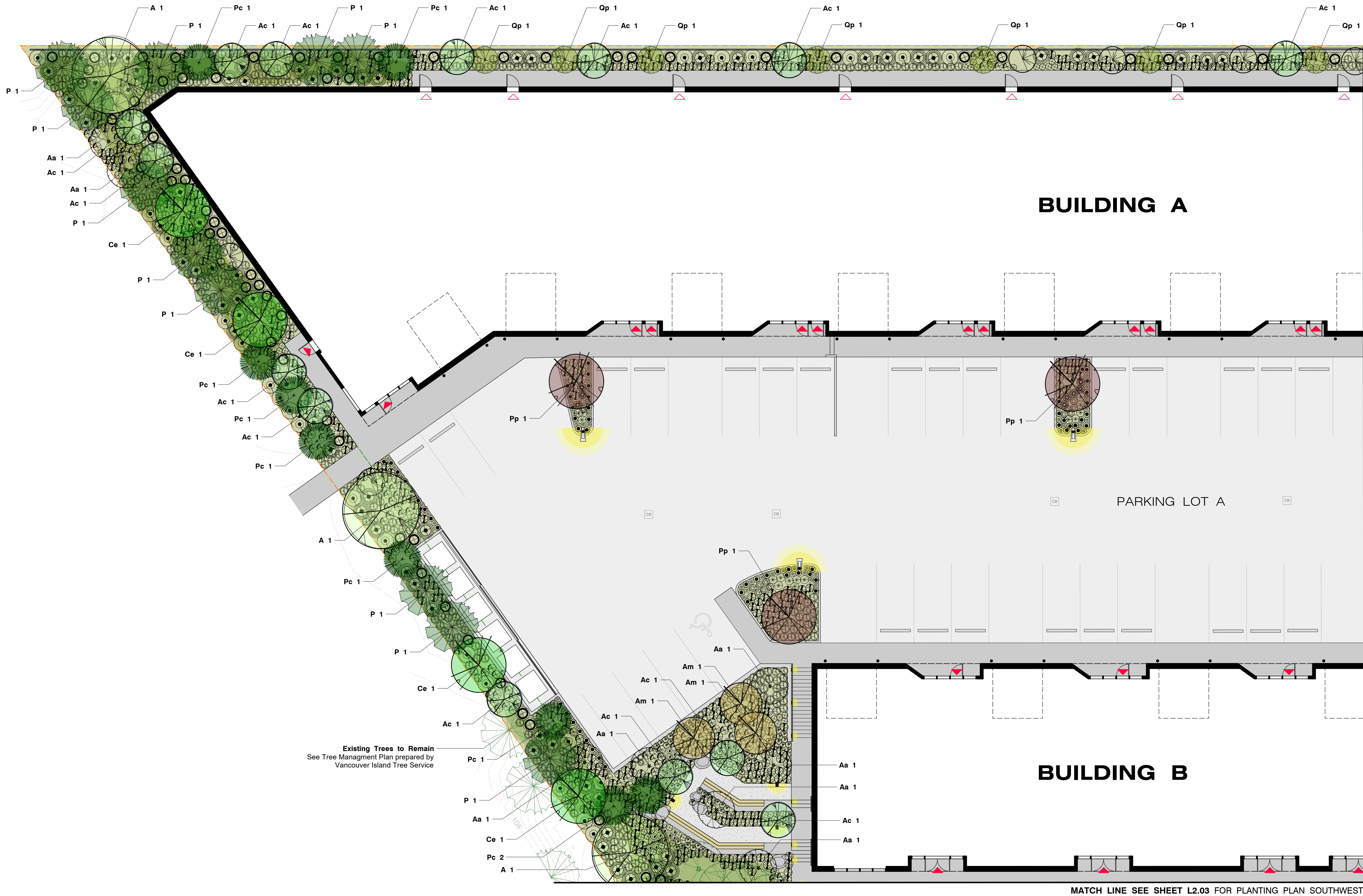
LANDSCAPE DETAILS

CITY FILE NO.

SCALE AS SHOWN

START DATE 2025-02-13

DB CM **CB** KS



KEY PLAN



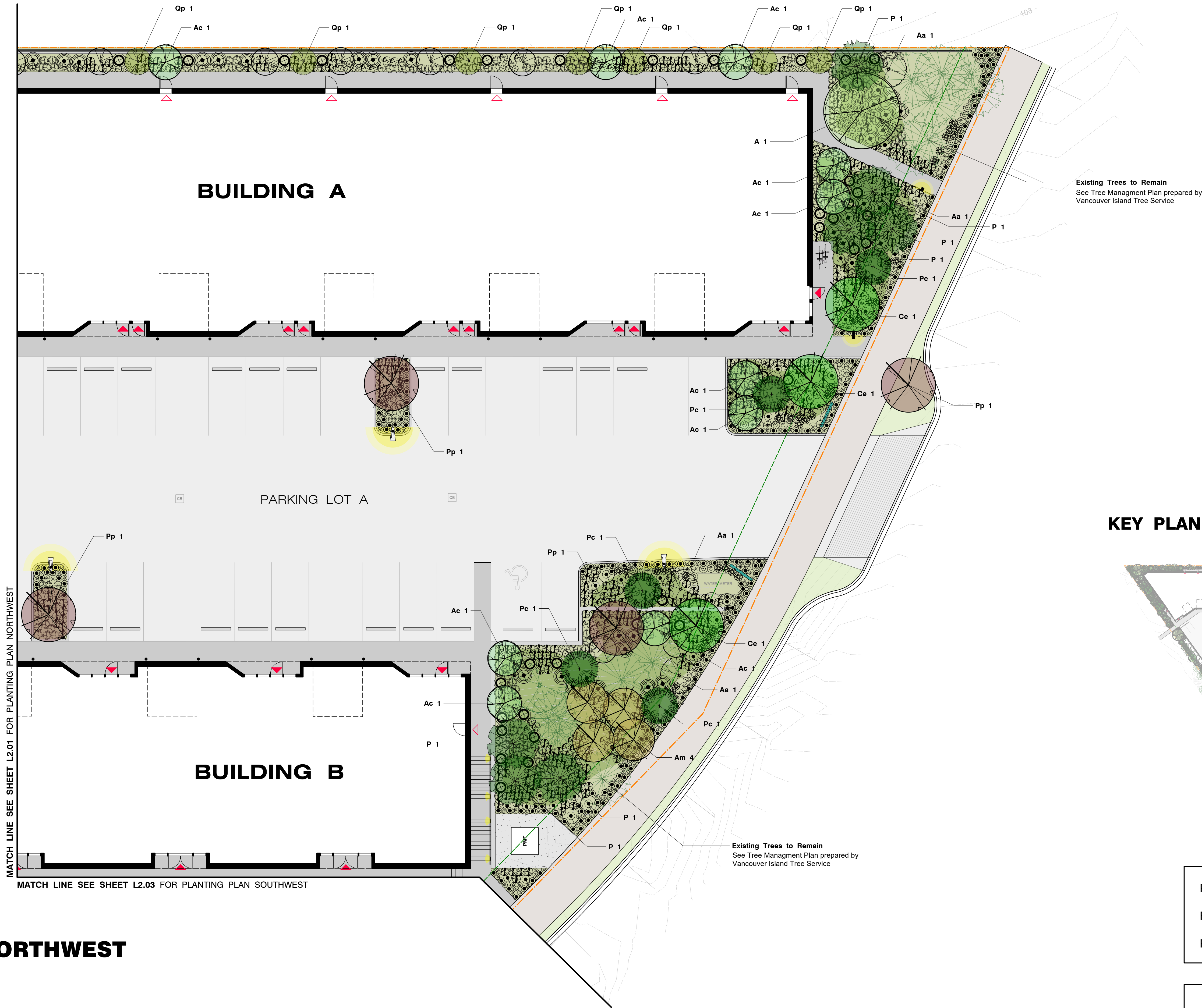
Refer to **Sheet L2.02** for Planting Plan East

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

Refer to **Sheet L2.04** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION

PLANTING PLAN NORTHWEST
SCALE 1:150



PLANTING PLAN NORTHWEST
SCALE 1:150

KEY PLAN

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

NOT FOR CONSTRUCTION

MATCH LINE SEE SHEET L2.01 FOR PLANTING PLAN NORTHWEST

MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN EAST

BUILDING C

PARKING LOT B

OLD SLOPE ROAD

Existing Trees to Remain
See Tree Managment Plan prepared
by Vancouver Island Tree Service

PLANTING PLAN SOUTHWEST

SCALE 1:150

KEY PLAN



Refer to **Sheet L2.01** for Planting Plan Northwest
Refer to **Sheet L2.02** for Planting Plan East
Refer to **Sheet L2.04** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION

CLIENT

Nanaimo Industrial Space Ltd.



NO. | DATE | ISSUE

1 | 2025-11-28 | DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25002

JINGLE POT INDUSTRIAL PARK

4073 OLD SLOPE PLACE
NANAIMO, BC

RECEIVED
DP1408
2025-DEC-04
CURRENT PLANNING

PLANTING PLAN
SOUTHWEST

CITY FILE NO.

SCALE 1:150

START DATE 2025-02-13

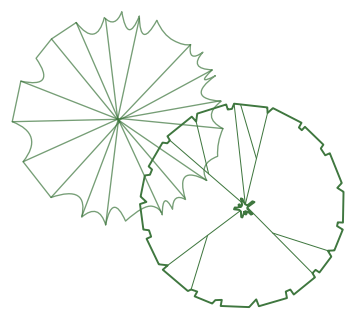
DB CM

CB KS

L2.03

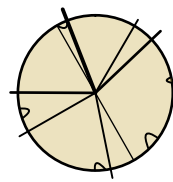
TREE & PLANT LEGEND

Existing Trees to Remain



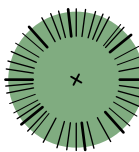
Existing Trees to Remain
(Refer to tree inventory completed by Toth and Associates for species, size and location)

Broadleaf Evergreen Trees

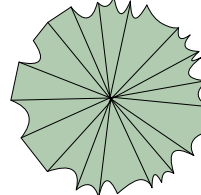


Am (11) Arbutus menziesii

Coniferous Trees

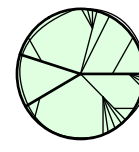


Pc (22) Pinus contorta var. contorta

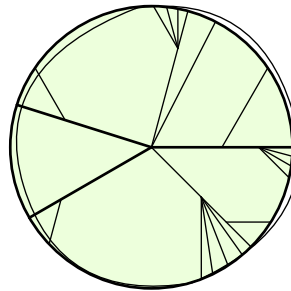


P (28) Pseudotsuga menziesii

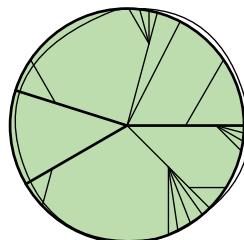
Deciduous Trees



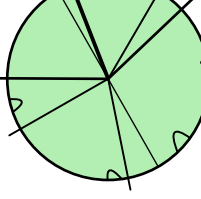
Ac (33) Acer circinatum



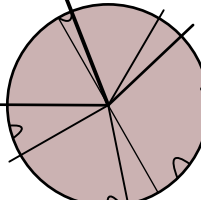
A (5) Acer macrophyllum



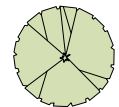
Ar (5) Acer rubrum 'October Glory'



Ce (12) Cornus 'Eddies White Wonder'

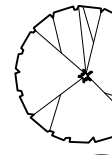


Pp (12) Parrotia persica 'Vanessa'

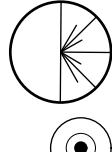


Qp (14) Quercus palustris 'Pingreen'

Deciduous Shrubs



A Amelanchier grandiflora



Hd Holodiscus discolor



Rs Ribes sanguineum



Sy Symphoricarpos albus

Evergreen Shrubs



Gs Gaultheria shallon



Mn Mahonia nervosa



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



Am Achillea millefolium



Gl Gaura lindheimeri



Np Nepeta x faassenii 'Droptmore'



Sl Solidago lepidia



Tg Tellima grandiflora

PLANTED / GRASS AREA - BOULEVARD
Area: 179m²
(To be coordinated with the City of Nanaimo)

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Broadleaf Evergreen Trees						
Am	11	Arbutus menziesii	Arbutus	#1	See plan	Native
Coniferous Trees						
Pc	22	Pinus contorta var. contorta	Shore Pine	#15	See plan	Native
P	28	Pseudotsuga menziesii	Douglas Fir	#15	See plan	Native
Deciduous Trees						
Ac	33	Acer circinatum	Vine Maple	#15	See plan	Native
A	5	Acer macrophyllum	Big Leaf Maple	#5	See plan	Native
Ar	5	Acer rubrum 'October Glory'	Red Maple	#20	See plan	Non-Native
Ce	12	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	See plan	Hybrid native
Pp	12	Parrotia persica	Persian Ironwood	#20	See plan	Non-native
Qp	14	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20	See plan	Non-Native
Deciduous Shrubs						
Aa	19	Amelanchier alnifolia	Service Berry	#3	See plan	Native
Os	15	Holodiscus discolor	Oceanspray	#3	2m o.c.	Native
Rs	78	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	139	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
Evergreen Shrubs						
Gs	748	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	302	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Vo	134	Vaccinium ovatum	Evergreen Huckleberry	#2	1m o.c.	Native
Ferns & Groundcovers						
Au	509	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	538	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	84	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pg	102	Polypodium glycyrrhiza	Licorice Fern	10cm	45cm o.c.	Native
Pm	1186	Polystichum munitum	Sword fern	#1	60cm o.c.	Native
Perennials						
At	60	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Am	84	Achillea millefolium	Yarrow	10cm	45cm o.c.	Native
Gl	99	Gaura lindheimeri	Bee blossom	#1	45cm o.c.	Non-native
Np	68	Nepeta x faassenii 'Droptmore'	Catmint	#1	60cm o.c.	Non-native
Sl	105	Solidago lepidia	Goldenrod	#1	60cm o.c.	Native
Tg	138	Tellima grandiflora	Fringecup	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: 5 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 L2.01** for Planting Plan Northwest

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

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

NOT FOR CONSTRUCTION

CLIENT

Nanaimo Industrial Space Ltd.



NO. | DATE | ISSUE

1 | 2025-11-28 | DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25002

JINGLE POT INDUSTRIAL PARK

4073 OLD SLOPE PLACE
NANAIMO, BC

RECEIVED
DP1408
2025-DEC-04
CURRENT PLANNING

PLANT LEGEND, LIST & NOTES

CITY FILE NO.

SCALE NTS

START DATE 2025-02-13

DB CM

CB KS

L2.04