

macdonald gray

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6060 Nelson Road
6060 Nelson Road Limited Partnership
Nanaimo, BC

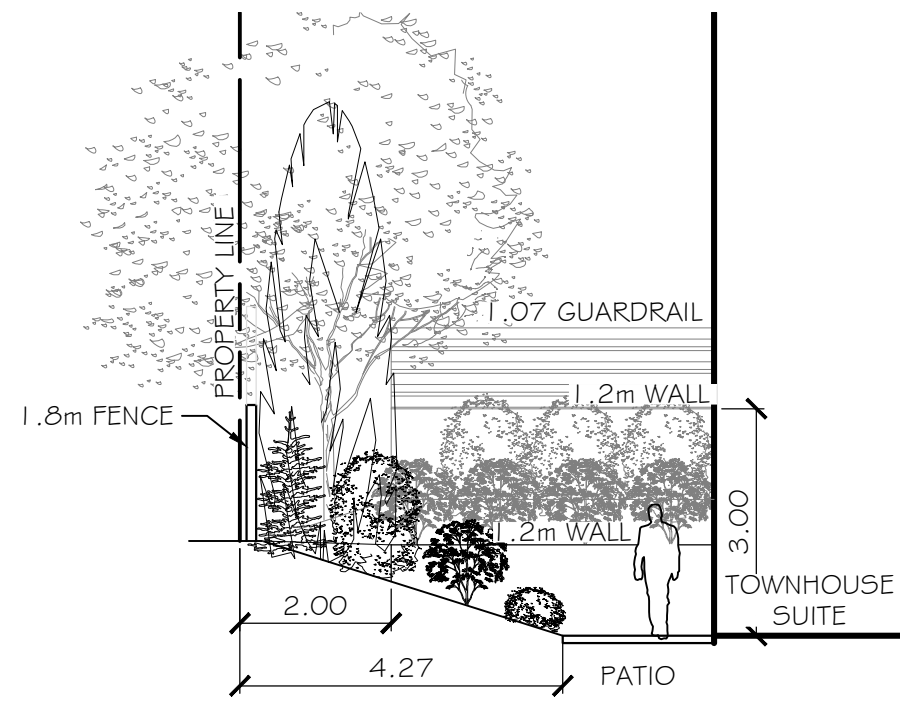
LANDSCAPE ARCHITECTURE PLAN	
Date:	May 14, 2026
Drawn:	CM
Checked:	CM
Scale:	1:200 metric
Project Number:	25-0380
DRAWING NUMBER:	L1 of 3

REVISION SCHEDULE	NOTES
#	Date
0	10NOV2025 DP Coordination
1	10DEC2025 DP Coordination
2	07JAN2026 DP Coordination
3	19JAN2026 Draft DP
4	29JAN2026 Issued for DP
5	14MAY2026 Reissued for DP

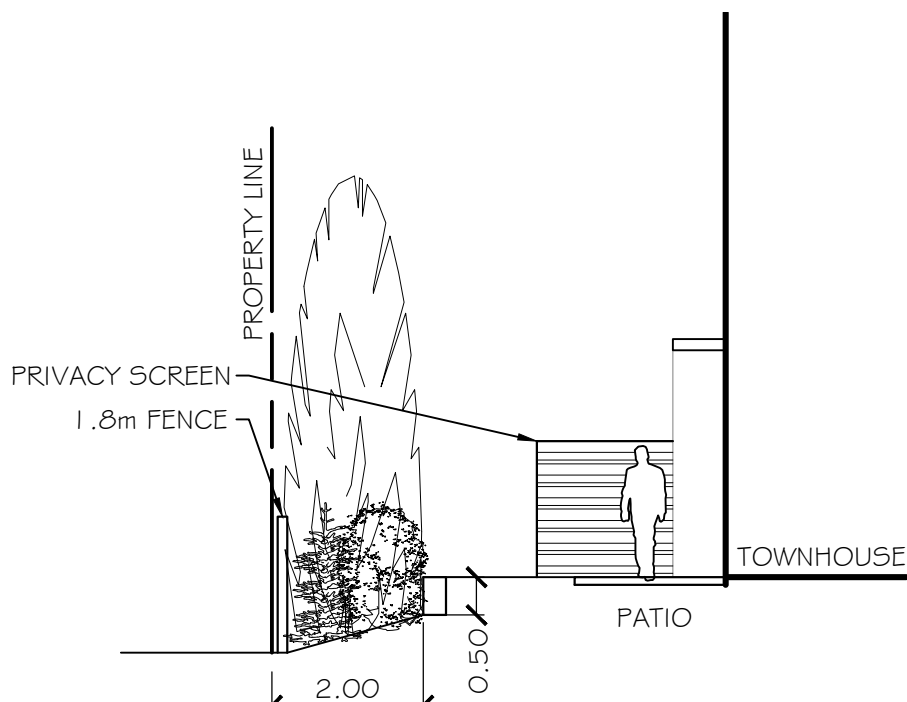
GENERAL NOTES

- REFER TO PLANS PREPARED BY JOYCE REID TROOST ARCHITECT FOR ALL SITE PLANNING, PARKING, BUILDING DESIGN & ALL OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL PLANS AND REPORT PREPARED BY CASCARA CONSULTING ENGINEERS LIMITED FOR ALL SITE SERVICING, SITE GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.
- REFER TO TREE MANAGEMENT PLAN PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL TREE RETENTION, REMOVALS, PROTECTION AND REPLACEMENT REQUIREMENTS.

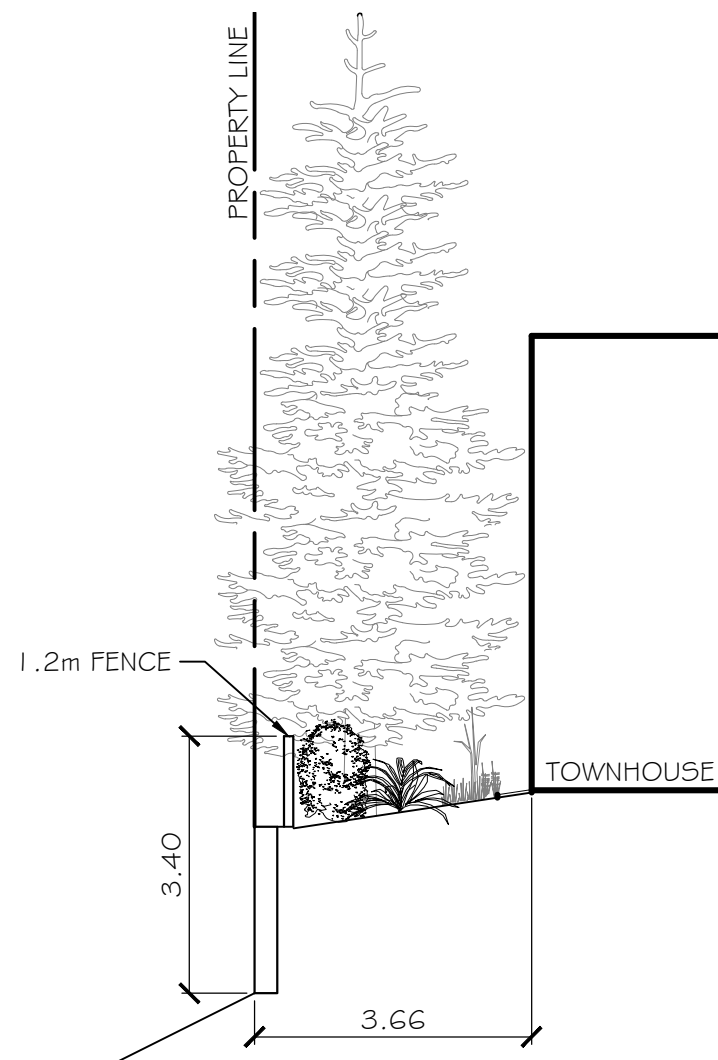
RECEIVED
DP1412 &
RA532
2026-JUN-01
Current Planning



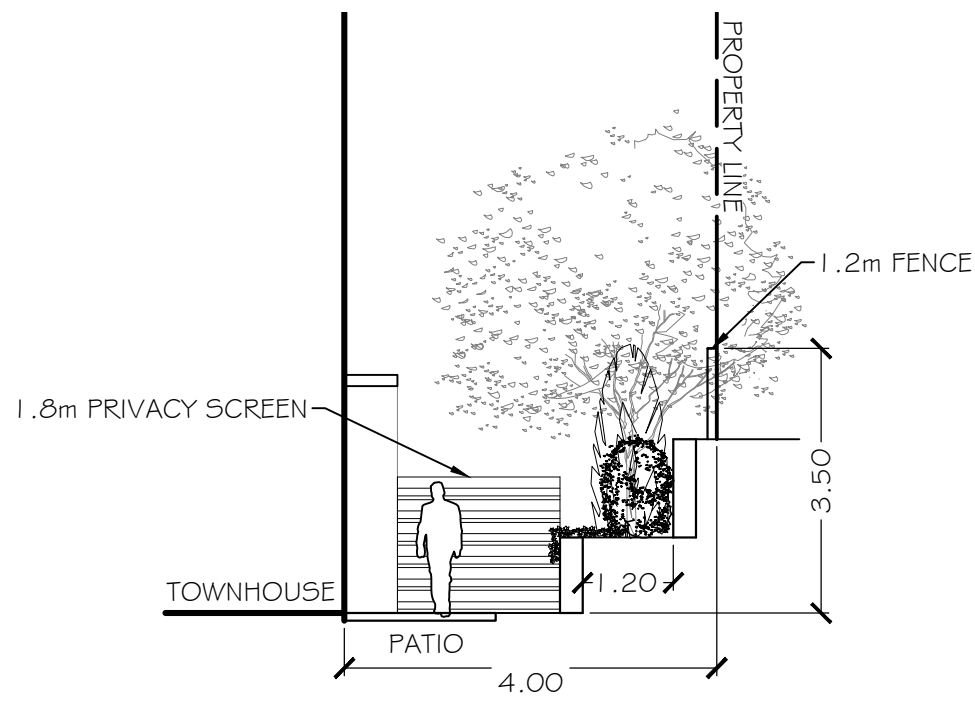
Section A-A
East
1:100 metric



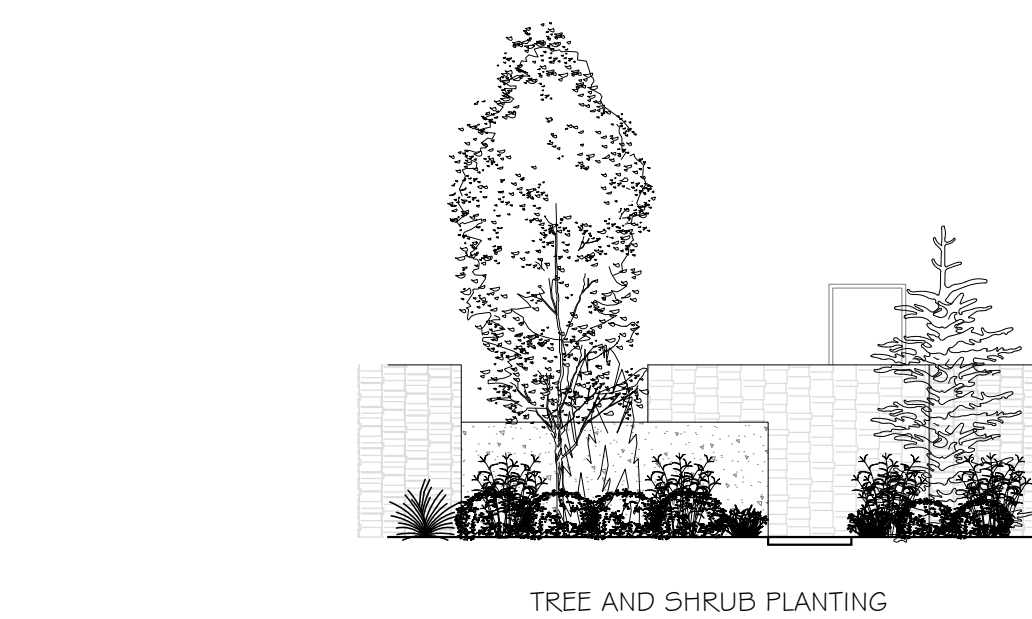
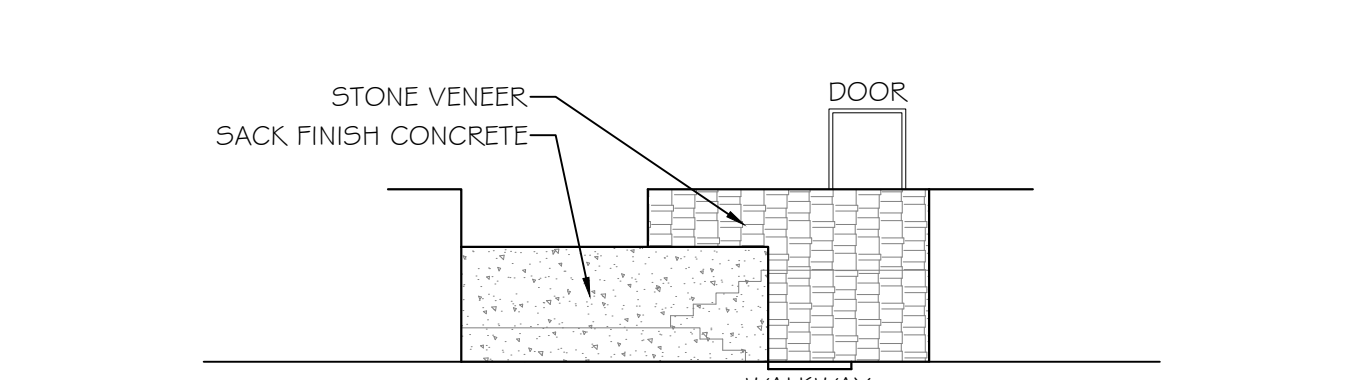
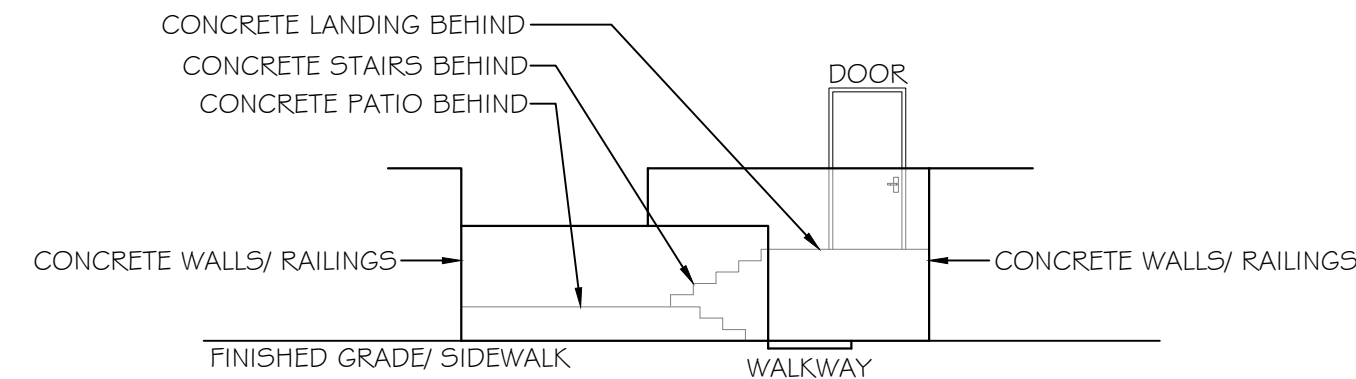
Section B-B
West
1:100 metric



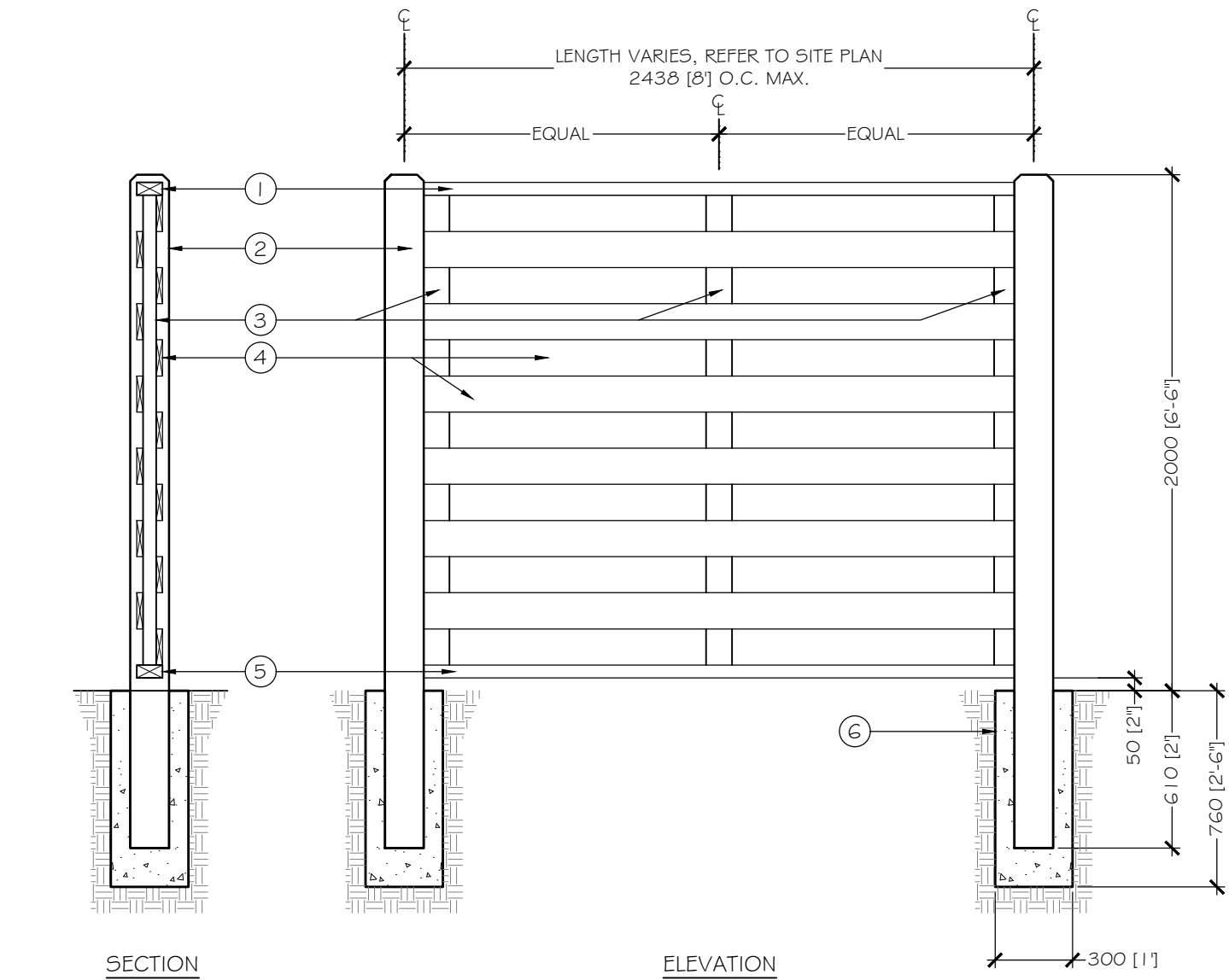
Section C-C
North
1:100 metric



Section D-D
West
1:100 metric



Elevation E-E
Typical Townhouse Entrance on Nelson Road
1:100 metric



Section/Elevation
2.0m Timber Privacy Screen
1:25 metric

LANDSCAPE GRADING LEGEND

SYMBOL	DESCRIPTION
—140.5—	EXISTING 0.5m CONTOUR
-138.5-	PROPOSED LANDSCAPE CONTOUR
137.92+	EXISTING SURVEYED SPOT ELEVATION
+140.10	PROPOSED CIVIL SPOT ELEVATION
+FS 10.00	FINISHED SURFACE
+FG 10.00	FINISHED GRADE
+TS 10.00	TOP OF STAIR
+BS 10.00	BOTTOM OF STAIR
+TW 10.00	TOP OF WALL
+BW 10.00	BOTTOM OF WALL
+MATCH (E)	MATCH EXISTING
2% MIN.	DRAINAGE DIRECTION AND SLOPE

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
PL	PROPERTY LINE
PA	PLANTING AREA
TYP.	TYPICAL
SYMBOL	DESCRIPTION
---	PROPERTY LINE
1.2m # 1.8m TIMBER FENCE, REFER TO SITE PLAN FOR LOCATIONS # L3 FOR DETAILS	
1.8m TIMBER PRIVACY SCREEN, LENGTH VARIES, REFER TO SITE PLAN # L3 FOR DETAIL	
450mm LEAVE AREA # SOUTH PARKING AREA: 38mm DRAIN ROCK OVER LANDSCAPE FABRIC C/W TIMBER EDGE	
9mm (3/8") MINUS COMPACTED CRUSHED AGGREGATE SURFACE WITH TIMBER EDGE	
BLOCK LANDSCAPE WALL MANUFACTURER: BELGARD (OR EQUAL) STYLE: AB VERTICAL COLOUR: GREY OR AS AVAILABLE LOCALLY	
BROOM FINISH CONCRETE	
CONCRETE PAVERS MANUFACTURER: BELGARD (OR EQUAL) STYLE: CLASSIC STANDARD COLOURS: HARVEST FIELD WITH SHADOW SOLDIER COURSE (OR AS AVAILABLE LOCALLY) PATTERN: BASKET WEAVE	
STACKED ROCK LANDSCAPE WALLS 0.6m HEIGHT MAX.	
2-STALL BIKE RACK QTY: 6 MANUFACTURER: WISHBONE SITE FURNISHINGS STYLE: SURF BIKE RACK MODEL: 5FBRP-3 COLOUR: GUN METAL SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS	
PICNIC TABLES QTY: 2 MANUFACTURER: WISHBONE SITE FURNISHINGS STYLE: SINGLE PEDESTAL PICNIC TABLE MODEL: (1) SPPTP-40 # (1) SPPTWC-40 (WHEECHAIR ACCESSIBLE) FRAME COLOUR: GUN METAL SLAT COLOUR: SAND SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS	
BENCH QTY: 7 MANUFACTURER: WISHBONE SITE FURNISHINGS STYLE: AYLESBURY BENCH WITH ARMRESTS MODEL: A-6 FRAME COLOUR: GUN METAL SLAT COLOUR: SAND SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS	
NATURAL PLAY ELEMENTS MANUFACTURER: SUTTLE RECREATION BALANCING # STEP LOGS: CEDARTECH TIMBERSCAPE SAFETY SURFACING: ENGINEERED WOOD FIBER	
0.75m - 1.5m DIA. PLAY BOULDERS, MAX. HEIGHT FROM FINISHED GRADE 0.6m	
SITE LIGHTING DARK SKY COMPLIANT LED PARKING AREA LIGHT (FULL CUT OFF, FLAT LENS) QTY: 1	
BOLLARD LIGHT QTY: 43	
ALL SITE LIGHTING MAKES, MODELS, QUANTITIES, LOCATIONS 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/ WILDFIRE INTERFACE*
TREES					
	ACER CIRCINATUM VINE MAPLE	1.8m B4B	SEE PLAN	11	NATIVE SPECIES
	CERCIS CANADENSIS EASTERN REDBUD	#20 POT	SEE PLAN	1	NATIVE CANADIAN SPP., FLOWERING
	CHAMAECYPARIS OBTUSA 'WELL'S SPECIAL' WELL'S SPECIAL HINOKI FALSECYPRESS	#7 POT	SEE PLAN	13	DROUGHT TOLERANT, CONIFER
	CORNUS 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	2.5cm B4B	SEE PLAN	5	NATIVE SPECIES, FRUIT BEARING, FLOWERING
	MAGNOLIA 'GALAXY' GALAXY MAGNOLIA	3cm B4B TREE FORM	4.5m O.C.	3	DROUGHT TOLERANT, FLOWERING
	PINUS CONTORTA SHORE PINE	#25 POT	SEE PLAN	3	NATIVE SPECIES, CONIFER
	PINUS STROBUS 'FASTIGIATA' COLUMNAR WHITE PINE	#7 POT	SEE PLAN	11	DROUGHT TOLERANT, CONIFER
	POPULUS TREMULA 'ERECTA' COLUMNAR SWEDISH ASPEN	#20 POT	SEE PLAN	10	NATIVE CULTIVAR, DROUGHT TOLERANT
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	#20 POT	4.5m O.C.	1	NATIVE SPECIES, CONIFER
	STYRAX JAPONICUS JAPANESE SNOWBELL	3cm B4B	SEE PLAN	10	DROUGHT TOLERANT, FLOWERING
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	4cm CAL.	SEE PLAN	7	DROUGHT TOLERANT, FLOWERING
SHRUBS					
	CHAMAECYPARIS OBTUSA 'PYGMAEA' DWARF PYGMY FALSECYPRESS	#7 POT	1.2m O.C.	13	DROUGHT TOLERANT, CONIFER
	CHOISYA TERNATA MEXICAN MOCK ORANGE	#3 POT	1.2m O.C.	31	DROUGHT TOLERANT, FLOWERING
	CORNUS ALBA 'BUD'S YELLOW' BUD'S YELLOW DOGWOOD	#2 POT	1.2m O.C.	28	DROUGHT TOLERANT, FLOWERING, FRUITING
	CUPRESSOCYPARIS X LEYLANDII LEYLAND CYPRESS	#3 POT	0.9m O.C.	27	DROUGHT TOLERANT, CONIFEROUS
	GAULTHERIA SHALLON SALAL	#1 POT	1.0m O.C.	70	NATIVE SPECIES, FRUIT BEARING, EVERGREEN, FLOWERING
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	#5 POT	1.2m O.C.	25	DROUGHT TOLERANT, CONIFER
	MAHONIA AQUIFOLIUM OREGON GRAPE	#1 POT	1.0m O.C.	92	NATIVE SPECIES, FRUIT BEARING, EVERGREEN, FLOWERING
	PHYSOCARPUS OPULIFOLIUS 'MONOLO' DIABLO NINEBARK	#1 POT	1.2m O.C.	5	NATIVE CULTIVAR, FRUIT BEARING, DECIDUOUS, FLOWERING
	POLYSTICHUM MUNITUM SWORD FERN	#1 POT	1.0m O.C.	70	NATIVE SPECIES
	POTENTILLA FRUTICOSA SHRUBBY CINQUFOIL	#1 POT	0.9m O.C.	99	NATIVE CULTIVAR, FLOWERING
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' DWARF ENGLISH LAUREL	#2 POT	0.9m O.C.	117	DROUGHT TOLERANT, EVERGREEN, FLOWERING
	RHODODENDRON SPP. RHODODENDRON	#7 POT	1.2m O.C.	13	DROUGHT TOLERANT, FLOWERING
	RIBES SANGUINEUM RED FLOWERING CURRANT	#2 POT	1.2m O.C.	31	NATIVE SPECIES, FRUIT BEARING, EVERGREEN, FLOWERING
	RUBUS SPECTABILIS SALMONBERRY	#1 POT	1.2m O.C.	38	NATIVE SPECIES, FRUIT BEARING, FLOWERING
	SPIRAEA JAPONICA 'SHIROBANA' SHIROBANA SPIRAEA	#1 POT	0.75m O.C.	67	DROUGHT TOLERANT, FLOWERING
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	#1 POT	1.0m O.C.	78	NATIVE SPECIES, FRUIT BEARING, EVERGREEN, FLOWERING
	VIBURNUM DAVIDII DAVID'S VIBURNUM	#2 POT	1.0m O.C.	21	DROUGHT TOLERANT, EVERGREEN, FLOWERING
GROUNDCOVER, VINES # PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINKINICK	#1 POT	0.9m O.C.	100	NATIVE SPECIES, FRUIT BEARING, EVERGREEN, FLOWERING
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	#1 POT	0.6m O.C.	55	DROUGHT TOLERANT, FLOWERING
	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	#1 POT	#1 POT	84	DROUGHT TOLERANT, FRUIT BEARING
	LAWN	SOD		455m2	
	COASTAL WILDFLOWER MIX	HYDROSEED		145m2	FLOWERING, FRUIT-BEARING
EXISTING TREES TO BE RETAINED - REFER TO GENERAL NOTES					
	EXISTING TREE TO REMAIN	RECEIVED DP1412 & RA532 2026-JUN-01 Current Planning		RETAIN ALL NATIVE UNDERSTOREY VEGETATION IN TREE RETENTION AREAS.	
	EXISTING LANDMARK TREE TO REMAIN				

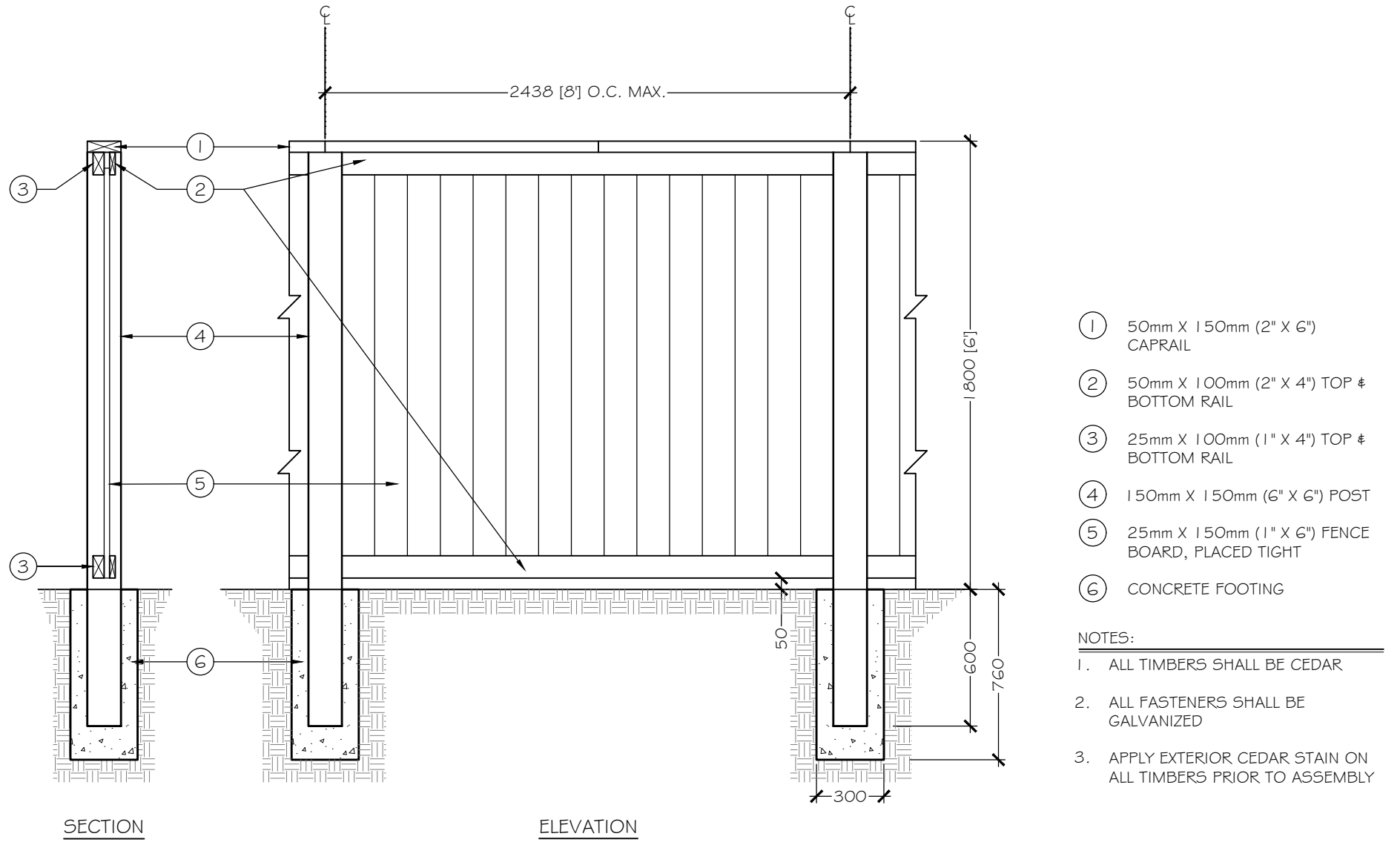


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6060 Nelson Road 6060 Nelson Road Limited Partnership Nanaimo, BC

SECTIONS, LEGENDS & DETAILS	
Date:	May 14, 2026
Drawn:	CM
Checked:	CM
Scale:	AS NOTED
Project Number:	25-0380
DRAWING NUMBER:	L2 of 3

REVISION SCHEDULE	
#	Date
0	10NOV2025
1	10DEC2025
2	07JAN2026
3	19JAN2026
4	29JAN2026
5	14MAY2026



A 1.8m Solid Timber Fence
Section /Elevation
1:25 metric

PLANTING NOTES

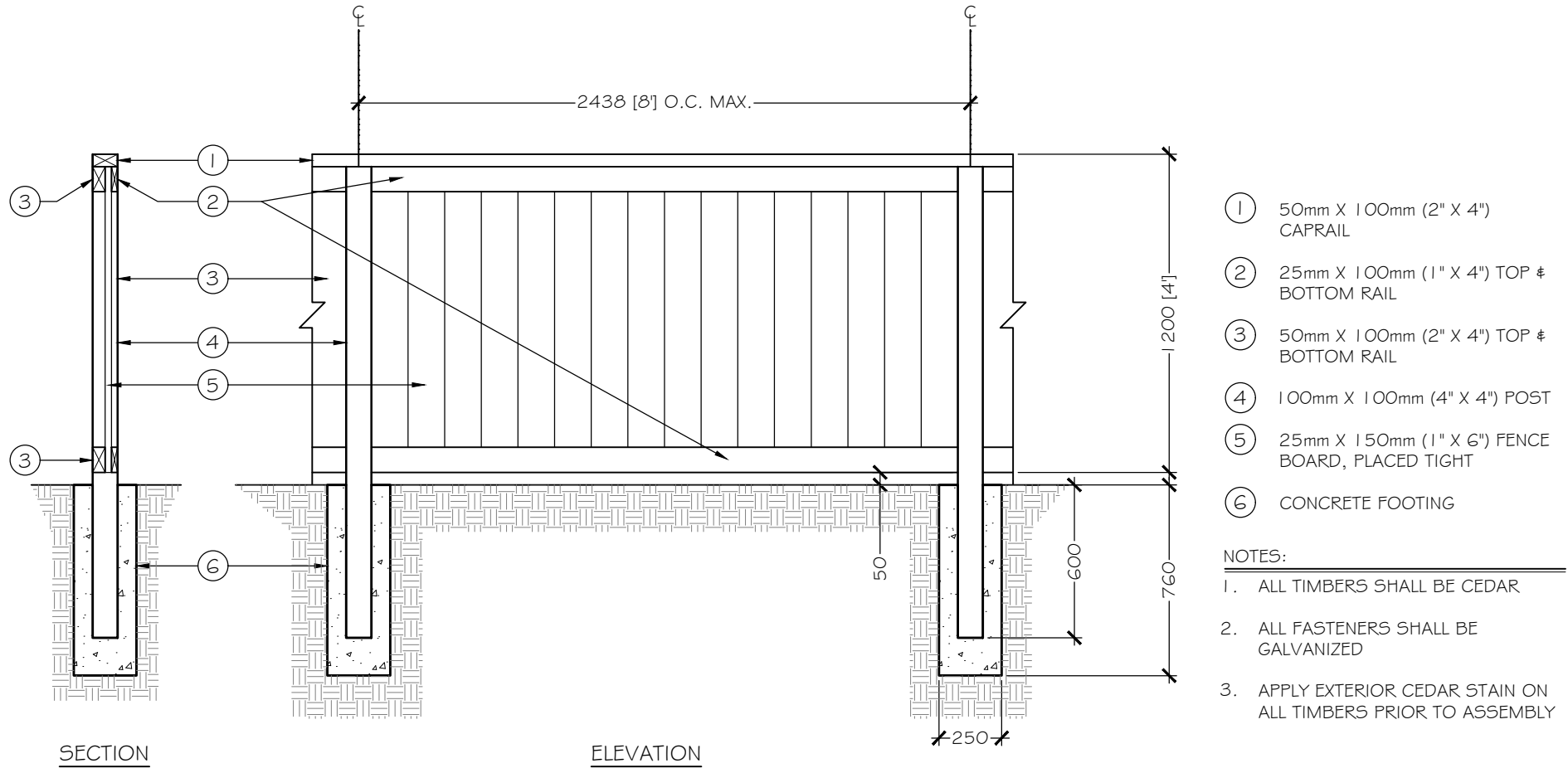
- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
LEVEL 2 "GROOMED" - 2P,
GROWING MEDIUM DEPTHS: LAWN/ SEED - 100mm
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 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

- 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.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	TBD	TBD	AUTOMATIC IRRIGATION CONTROLLER IN BUILDING 1 MECHANICAL ROOM
	PER MECHANICAL	PER MECHANICAL	50mm (2") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
		SCHEDULE 40	50mm (2") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP. (EXACT LOCATION TBD): MAINLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.



B 1.2m Solid Timber Fence
Section /Elevation
1:25 metric

FORM & CHARACTER DESIGN GUIDELINE SUMMARY

GUIDELINE #	REPOSNE
2.4.1.1	450mm OF ABSORBENT SOIL WILL BE PROVIDED IN SHRUB PLANTING AREAS. REFER TO CIVIL PLANS & REPORT FOR STORMWATER CAPTURE & DETENTION.
2.4.1.2	TO PRESERVE VIEWS TO THE NORTH OVER HAMMOND BAY (NORTH NANAIMO) TO THE SALISH SEA, AND THE MOUNTAIN RANGES BEYOND, STRATEGICALLY PLACED VINE MAPLE TREES ARE PROPOSED TO FRAME VIEWS FROM THE BUILDING 4 & 5 MAIN LEVEL WINDOWS AND DECKS. THE NORTHWEST WINDOWS, PATIOS AND BALCONYS OF BUILDING 3 MAINTAINS VIEWS INTO THE HEAVILY TREED RETENTION AREA AND ADJACENT TURNERY CARLTON PARK. A VIEWPOINT BENCH IS PROVIDED IN THE NORTHEAST TREE RETENTION AREA.
2.4.1.3	VARIOUS OPPORTUNITIES FOR SOCIAL INTERACTION ARE PROVIDED IN THE CENTRAL BUILDING 1 COURTYARD. PICNIC TABLES AND BENCH NODES ADJACENT TO LAWN AREAS PROVIDE SPACE FOR PICNICKING OR COFFEE AND PLAY FOR PARENTS AND TODDLERS. A SINGLE READING OR BASKING BENCH IS ALSO PROVIDED FOR SOLITARY MOMENTS OR QUIET CONVERSATION. THE TREE RETENTION AREA BETWEEN BUILDING 2 & 3 INCORPORATES NATURAL PLAY ELEMENTS IN THE FORM OF A MULCH PATH, BOULDERS AND BALANCING & STEP LOGS FOR YOUNGER CHILDREN. FOR MORE ADVENTUROUS YOUTH A MEANDERING MULCH PATH IS INTEGRATED INTO THE NORTHEAST TREE RETENTION AREA. FOR OLDER CHILDREN WE EXPECT THAT THE NORTHEAST TREE RETENTION AREA WILL ADD ANOTHER ELEMENT OF EXPLORATION, DISCOVERY AND PLAY.
2.4.1.4	PLAY AREA COMPONENTS ARE BY SUTTLE RECREATION BASED IN BURNABY, BC. CT-TIMBERSCAPE IS "WOODEN PLAYGROUND EQUIPMENT CREATE A NATURAL PLAY ENVIRONMENT AND INVITES CHILDREN TO INTERACT WITH NATURAL MATERIALS AND STRUCTURES. 100% CEDAR CONSTRUCTION BUILT WITH YOUR SAFETY IN MIND. STRONG ENOUGH FOR THE WHOLE FAMILY AND GROWING KIDS" NATURAL BOULDERS SOURCED FROM ON SITE EXCAVATIONS, OR FROM OTHER CONSTRUCTION SITES WILL BE USED TO COMPLIMENT THE PLAY ELEMENTS.
	THE WISHBONE SITE FURNISHINGS HEAD OFFICE IS BASED IN LANGLEY, BC AND THEIR FOUNDRY AND FABRICATION IS JUST THE NEXT CITY OVER IN PARKSVILLE! THEIR OBJECTIVE IS TO "TO DESIGN AND BUILD MAINTENANCE-FREE, MUNICIPAL-GRADE FURNITURE USING RECYCLED PLASTIC LUMBER AND RECYCLED METALS."
2.4.1.5	ALL EXTERIOR SIDEWALKS AND COURTYARD WALKWAYS ARE UNIVERSALLY ACCESSIBLE. SIDEWALK MATERIAL IS BROOM FINISHED CONCRETE AND COURTYARD WALKWAYS ARE COLORED CONCRETE PAVERS. BOLLARD LIGHTING IS PROVIDED FOR WAYFINDING THROUGHOUT THE SITE AND MARKS RESIDENTIAL ENTRANCES, PARKING AREAS AND ROUTES TO, FROM AND WITHIN AMENITY SPACES.
2.4.1.6	WHERE THE TOWNHOUSE FRONT ENTRANCES ARE ELEVATED ABOVE SIDEWALKS ON THE SOUTH (NELSON ROAD) AND EAST (INTERIOR DIVE AISLE) SIDES OF BUILDING 1, STAIRS, STEPPED CONCRETE WALLS AND PATIOS THAT INCORPORATE NATURAL STONE VENEER ACCENTS ARE INTEGRATED WITH TREE, TALL ACCENT SHRUBS AND ORNAMENTAL SHRUB PLANTING. REFER TO ELEVATION E-E ON SHEET L2.
2.4.1.7	NOT APPLICABLE. PUBLIC ART IS NOT PROPOSED.
2.4.1.8	PATHWAYS ARE INCORPORATED INTO TREE RETENTION NATURAL PLAY AREA AMENITY SPACES BETWEEN BUILDING 2 & 3 AND EAST OF BUILDING 5, FILTERED VIEWS TO THE NORTH OVER HAMMOND BAY (NORTH NANAIMO) TO THE SALISH SEA, AND THE MOUNTAIN RANGES BEYOND WILL BE VISIBLE FROM THE VIEWPOINT BENCH AND NATURAL PLAY SPACE IN THE EASTERN TREE RETENTION AREA. VIEWPOINT AND PARENT BENCHES IN BOTH TREE RETENTION AREAS WILL ALLOW A PLACE FOR REST WHILE ENJOYING THE VIEWS TO THE NORTH AND THE CARLTON PARK BACKDROP.
2.4.2.1	PLANT SELECTIONS WERE CHOSEN FOR THEIR DURABILITY. ADAPTABILITY TO AN URBAN ENVIRONMENT, LOW MAINTENANCE REQUIREMENTS, DROUGHT TOLERANCE AND COMPATIBLY WITH SURROUNDING LANDSCAPES. NATIVE CONIFEROUS & FRUIT BEARING DECIDUOUS TREES AND EVERGREEN & DECIDUOUS FRUIT BEARING PLANTS ARE USED THROUGHOUT THE SITE TO PROVIDE HABITAT AND TO EXTEND THE ADJACENT TREE RETENTION AREA AND PARKLAND BACKDROP INTO THE SITE. SHADE TREES ARE PROVIDED IN THE COURTYARD. ORNAMENTAL GRASSES AND FLOWERING ORNAMENTAL PLANTS ARE LOCATED AT ENTRANCES TO DWELLING UNITS.
2.4.2.2	CONCRETE SURFACES WILL REFLECT LIGHT. DECORATIVE PAVING AND BLOCK WALLS ARE LIGHT IN COLOUR. EXISTING TREES TO REMAIN IN THE PLAY AREAS WHERE THE ASPECT IS FULL SUN WILL PROVIDE FULL AND FILTERED SHADE IN SHOULDER SEASONS AND THE HOTTEST MONTHS. IN THE COURTYARD, WHERE EXPOSURE WILL VARY THROUGHOUT THE YEAR DECIDUOUS SHADE TREES ARE PROVIDED FOR SEASONAL SHADE AND SOLAR ACCESS IN COOLER MONTHS.
2.4.2.3	53% OF THE PLANTS SPECIFIED ARE NATIVE SPECIES OR NATIVE CULTIVARS. PLANT CHARACTERISTICS INCLUDING FRUIT BEARING AND FLOWERING (POLLINATOR HABITAT) ARE NOTED IN THE PLANT LEGEND.
2.4.2.4	38% OF THE TREE PLANTING IS EVERGREEN. TREE SELECTIONS AND LOCATIONS WERE CHOSEN FOR THEIR COMPATIBILITY WITH THE DENSE RESIDENTIAL USE OF SITE AND AVAILABLE SOIL VOLUMES AS REQUIRED IN GUIDELINE 2.4.2.1. OVERALL, OVER 63% OF THE TREE AND SHRUB PLANTING IS EVERGREEN CONIFEROUS THAT WILL MAINTAIN GREENERY IN ALL SEASONS.
2.4.2.5	TREE CANOPIES ARE SHOWN AT MATURITY. DECIDUOUS TREES OVER WALKWAYS WILL BE LIMBED UP TO MAINTAIN CLEARANCES FOR PEDESTRIANS. HEDGING MATERIAL AND SMALL ORNAMENTAL GRASSES AND SHRUBS AREA PLANTED ADJACENT TO ENTRANCES AND SIDEWALKS.
2.4.2.6	PLANTINGS PROPOSED ADJACENT TO WALKWAYS WILL NOT DROP FRUIT OR SEEDS.
2.4.2.7	PLANT CHARACTERISTICS ARE NOTED IN THE PLANT LEGEND.
2.4.2.8	PLANT SPACING IS BASED ON MATURE PLANT SIZES. PLANTS ADJACENT TO PARKING AREAS ARE SHRUBS AND GROUNDCOVERS SUITABLE FOR HEDGING AND TRIMMING AND CAN BE MAINTAINED AS SUCH TO PROVIDE CLEARANCES FOR VEHICLES AND PEDESTRIANS.
2.4.2.9	DECORATIVE ROCK AND ARTIFICIAL TURF ARE NOT PROPOSED.
2.4.2.10	STREET TREES AND A VEGETATIVE SCREEN ARE PROPOSED ALONG THE NELSON AVENUE FRONTAGE, REFER TO ELEVATION E-E ON SHEET L2. THE WEST SIDE OF BUILDING 1 INCORPORATES A LOW STACKED ROCK WALL TO ADD INTEREST AND VARIATION ALONG THE ELEVATION. THE EAST AND WEST EXPOSED PARKADE WALLS OF BUILDING 1 ARE BROKEN UP WITH DECIDUOUS TREES, COLUMNAR CONIFER TREES, TALL EVERGREEN AND DECIDUOUS SHRUBS AND EVERGREEN GROUNDCOVER. WHERE BUILDING 4 & 5 INTERFACE WITH THE STEEP SLOPE ABOVE NEIGHBOURING RESIDENTIAL LOTS THEY ARE BROKEN UP WITH A 1.8m FENCE, AND TREES. WHERE BUILDING 2 IS SITUATED ABOVE THE NEIGHBOURING RESIDENTIAL LOTS IT IS BROKEN UP WITH A 1.8m FENCE, DECIDUOUS AND COLUMNAR CONIFEROUS TREES. TREE RETENTION AREAS TO THE NORTH, EAST AND WEST WILL ACT AS WELL ESTABLISHED SCREENING.
2.4.2.11	THE WALL TO THE WEST OF BUILDING 2 IS SCREENED WITH TERRACED EVERGREEN SPECIES. THE UPPER WALL WEST OF BUILDING 6 IS SOFTENED WITH TERRACED EVERGREEN AND DECIDUOUS SPECIES IN COMBINATION WITH OUR CASCADING BEARBERRY ALONG THE TOP OF THE LOWER RETAINING WALL.
2.4.2.12	THE EXTENSIVE TREE RETENTION AREAS NORTHWEST OF THE SITE WILL BE AN EXCELLENT TRANSITION, BUFFER AND ATTRACTIVE PARK EDGE BETWEEN THE PROJECT AND THE ADJACENT PARK.
2.4.2.13	NATIVE TREES, SHRUBS AND COASTAL WILDFLOWER SEED ARE PROPOSED WHERE SITE DISTURBANCE OCCURS BETWEEN THE SITE, ADJACENT PARK AND TREE RETENTION AREA. TO ACCOMMODATE LOWER LEVEL REAR SPACE A BLOCK WALL (NOT LOCK BLOCK) WITH A SPLIT FACE NATURAL APPEARANCE AND A 1.07m GUARDRAIL WILL BE SCREENED FROM THE PARK WITH A FORESTED BACKDROP.
2.4.2.14	ROOT ZONE PROTECTION WILL BE SPECIFIED BY THE CONSULTING ARBORIST BASED ON THE PROPOSED SITE PLAN. REFER TO THE TMP PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ADDITIONAL INFORMATION.
2.4.2.15	NOTED IN THE PLANTING NOTES.
2.4.3.1-2.4.3.5	BY OTHERS.
2.4.4.1	DARK SKY COMPLIANT (FULL CUT OFF, FLAT LENS) OVERHEAD AND BOLLARD LIGHTING IS SHOWN ON THE PLAN AND IN THE LAYOUT LEGEND.
2.4.4.2	BY OTHERS. REFER TO ARCHITECTURAL DRAWINGS.
2.4.4.3	ONE OVERHEAD LIGHT IS PROPOSED ADJACENT TO THE NORTH PARKING AREA. BOLLARD LIGHTING IS PROVIDED FOR THROUGHOUT THE SITE AND MARKS RESIDENTIAL ENTRANCES, PARKING AREAS AND ROUTES TO, FROM AND WITHIN AMENITY SPACES. 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 DURING THE DETAILED DESIGN PROCESS.
2.4.4.5	EFFICIENT LED LIGHTING IS NOTED IN THE LAYOUT LEGEND. PHOTOCELLS WILL BE SPECIFIED BY THE PROJECT ELECTRICAL ENGINEER DURING THE DETAILED DESIGN PROCESS.

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DP1412 & RA532
2026-JUN-01
Current Planning



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6060 Nelson Road
6060 Nelson Road Limited Partnership
Nanaimo, BC

DETAILS & NOTES	
Date:	May 14, 2026
Drawn:	CM
Checked:	CM
Scale:	AS NOTED
Project Number:	25-0380
DRAWING NUMBER:	L3 of 3

REVISION SCHEDULE	
#	Date
0	10NOV2025
1	10DEC2025
2	07JAN2026
3	19JAN2026
4	29JAN2026
5	14MAY2026