



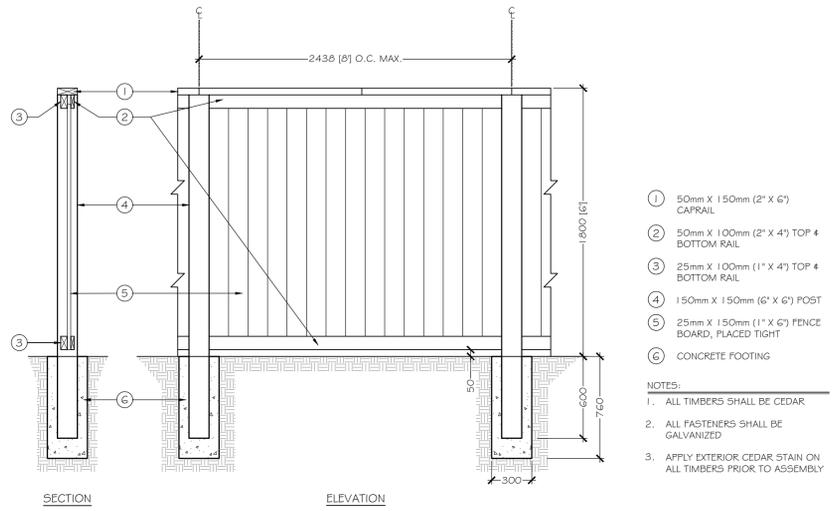
THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNTIL IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF MACDONALD GRAY CONSULTANTS. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY MACDONALD GRAY CONSULTANTS IS FORBIDDEN.

RECEIVED
DP1412
2026-FEB-23
 Current Planning

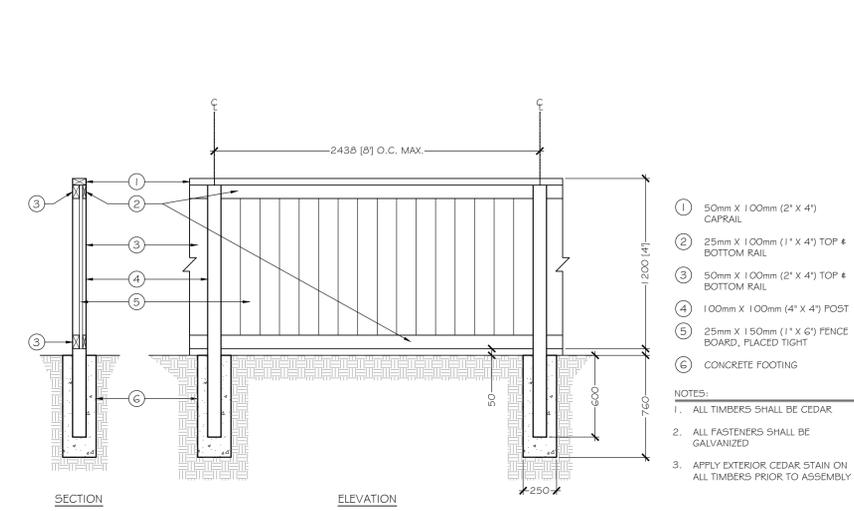
6060 Nelson Road
6060 Nelson Road Limited Partnership
 Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN	
Date:	January 29, 2026
Drawn:	CM
Checked:	CM
Scale:	1:200 metric
Project Number:	25-0380
DRAWING NUMBER:	L1 of 3

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



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



B 1.2m 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 G GROWING MEDIUM, TABLE T-G.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 I O MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL TREE, SHRUB, GROUND COVER 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

- 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.

FORM & CHARACTER DESIGN GUIDELINE SUMMARY

SECTION 2.4 LANDSCAPE DESIGN

GUIDELINE #	RESPONSE
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.
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. PLAY AREA AMENITY SPACES BETWEEN BUILDING 2 & 3 AND 3 & 4 INCORPORATE NATURAL PLAY ELEMENTS IN THE FORM OF A SWING SET, BOULDERS AND BALANCING & STEP LOGS FOR YOUNGER CHILDREN. FOR OLDER MORE ADVENTUROUS YOUTH AN INFORMAL ACCESS TO THE NORTHWEST TREE RETENTION AREA IS INTEGRATED INTO THE SLOPE ADDING ANOTHER ELEMENT OF EXPLORATION, DISCOVERY AND PLAY.
2.4.1.4	PLAY AREA COMPONENTS ARE BY SUBTLE 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! TIMBERFORM "USES PLAYGROUND EQUIPMENT GRADE COASTAL DOUGLAS FIR WHICH IS FREE-OF-HEART-CENTER (F.O.H.C.). DOUGLAS FIR IS A TOUGH AND DURABLE STRUCTURAL SPECIES IDEALLY SUITED TO THE DEMANDS OF PLAYGROUND USE WHEN A PREMIUM GRADE IS USED." NATURAL BOULDERS SOURCED FROM ON SITE EXCAVATIONS, OR FROM OTHER CONSTRUCTION SITES WILL BE USED TO COMPLIMENT THE PLAY EQUIPMENT.
	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, COURTYARD WALKWAYS AND ACCESS TO THE PLAY AREA BETWEEN BUILDING 2 & 3 ARE UNIVERSALLY ACCESSIBLE. SIDEWALK MATERIAL IS BROWN FINISHED CONCRETE. COURTYARD WALKWAYS ARE COLORED CONCRETE PAVERS AND THE ACCESS TO THE PLAY AREA IS COMPACTED GRUSHED GRAVEL. 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 THE PLAY AREA AMENITY SPACES BETWEEN BUILDING 2 & 3 AND 3 & 4. FILTERED VIEWS TO THE NORTH OVER HAMMOND BAY (NORTH NANAIMO) TO THE SALISH SEA, AND THE MOUNTAIN RANGES BEYOND WILL BE VISIBLE FROM THE NATURAL PLAY SPACE BETWEEN BUILDING 3 & 4. A PARENT BENCH AND THE PLAY BOULDERS WILL ALLOW A PLACE FOR REST WHILE ENJOYING THE VIEW.
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 AND PLAY AREAS. 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. DECIDUOUS AND CONIFEROUS SHADE TREES ARE PLANTED IN THE PLAY AREAS WHERE THE ASPECT IS FULL SUN TO 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	62% 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	37% 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. LARGE CONIFEROUS FOREST TREES ARE PROVIDED WHERE SPACE ALLOWS ADJACENT TO THE TREE RETENTION AREA AND PARK BACKDROP. OVERALL OVER 60% 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. TREES WILL BE LIMBED UP TO AVOID ENCRDACHING INTO THE PEDESTRIAN PATH OF THE PLAY AREA BETWEEN BUILDING 3 & 4 WHILE ENHANCING THE SENSE OF NATURAL PLAY.
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 GROUND COVER. WHERE BUILDING 4 & 5 INTERFACE WITH THE STEEP SLOPE ABOVE NEIGHBOURING RESIDENTIAL LOTS THEY ARE BROKEN UP WITH A 1.8m FENCE, AND TREES. THE TREES PLANTED ON THE NORTH SIDE OF BUILDING 3 WILL PROVIDE A FORESTED SCREEN OVER TIME. WHERE BUILDING 2 IS SITUATED ABOVE THE NEIGHBOURING RESIDENTIAL LOTS IT IS BROKEN UP WITH A 1.8m FENCE, DECIDUOUS AND COLUMNAR CONIFEROUS TREES.
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 AREA 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 CONIFEROUS TREE PLANTING, 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.



THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNTIL IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF MACDONALD GRAY CONSULTANTS. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY MACDONALD GRAY CONSULTANTS IS FORBIDDEN.

RECEIVED
DP1412
2026-FEB-23
Current Planning

6060 Nelson Road
6060 Nelson Road Limited Partnership
Nanaimo, BC

DETAILS & NOTES	
Date:	January 29, 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