

BOUNDARY AVE. MULTI-FAMILY

1691 BOUNDARY AVENUE, NANAIMO, BC

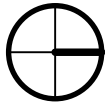
LANDSCAPE ARCHITECTURAL DRAWINGS

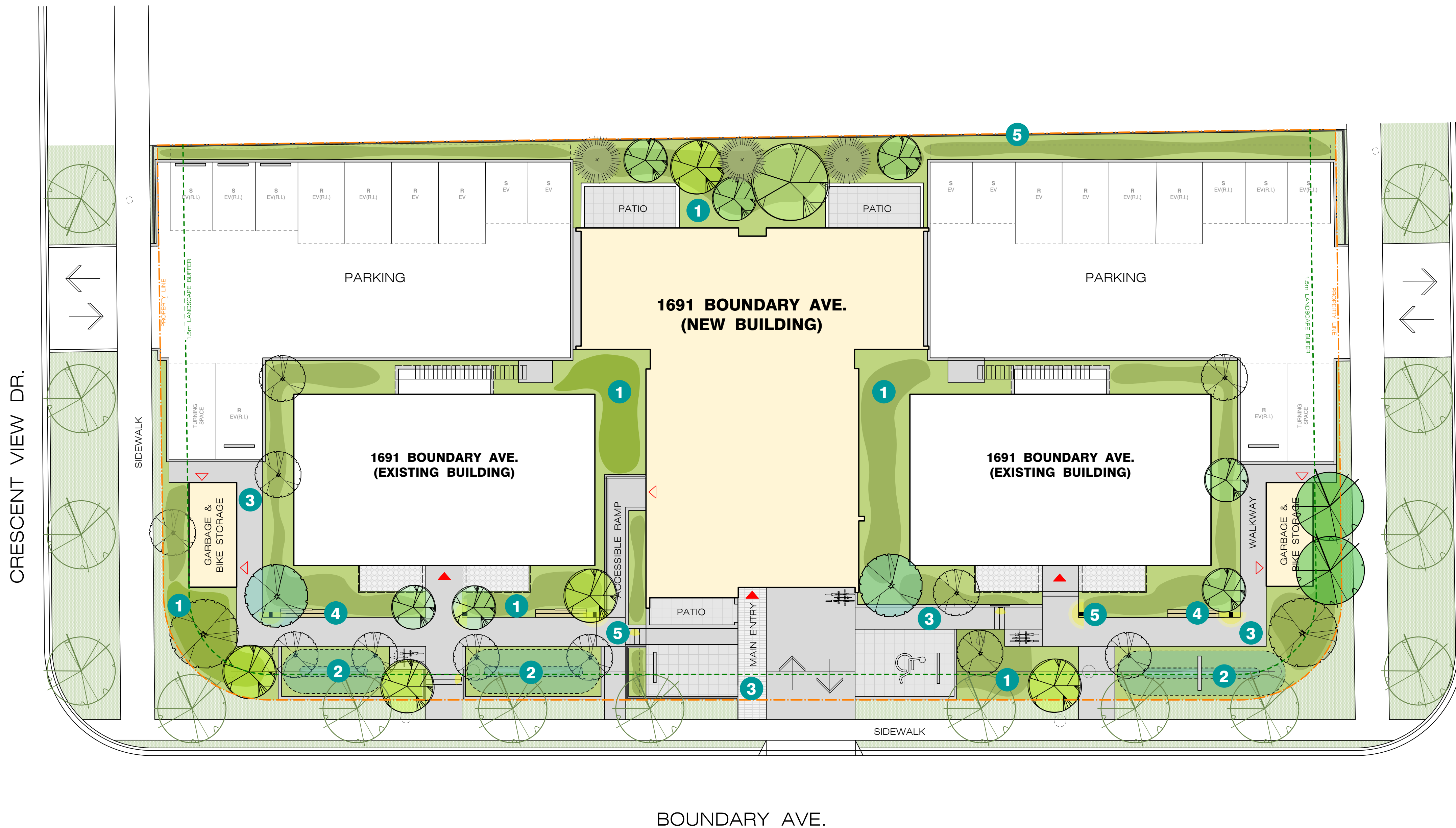
ISSUED FOR DP - FEBRUARY 4, 2026

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Design Concept
- L1.02 Landscape Plan
- L1.03 Landscape Details
 - 1. Lighting Type 01 - Bollard
 - 2. Lighting Type 02 - Recessed Wall
 - 3. Bicycle Rack
 - 4. Timber Bench
 - 5. Fence Type 01 - Metal Perimeter
- L2.01 Planting Plan
- L2.02 Plant Legend, List & Notes

NOT FOR CONSTRUCTION





1 PLANTING

Lush layered planting of indigenous groundcovers, shrubs and perennials with complementary ornamental species and small trees for structure and shading replicate natural environments, create visual interest, and screen private spaces



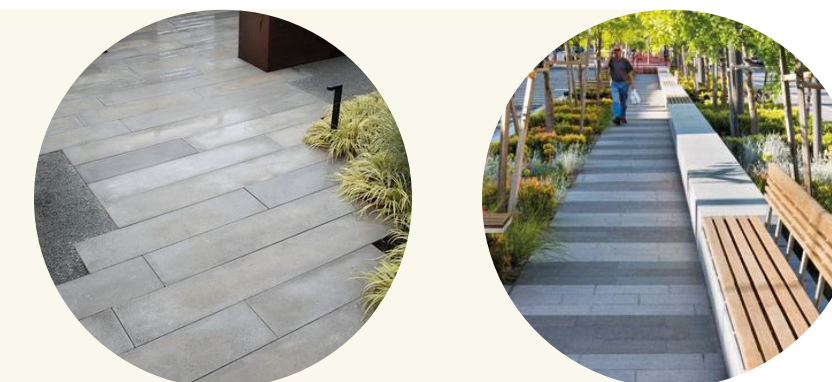
2 RAINGARDENS

Green infrastructure including a bioswale with a weir to control water levels and linked retention planters receive and manage rainwater and create separation between public and private areas



3 SITE CONNECTIVITY

Decorative pavers announce main entries, and a cohesive network of walkways link buildings, parking and outdoor spaces. Benches along walkways offer small semi-private spaces for gathering and socializing



4 SITE FURNISHING

Clean, contemporary site furnishings contrast the organic planting character; timber benches define seating areas and circulation routes; and simple, effective bike racks provide for short term bike storage



5 LIGHTS & FENCES

Downward directed, high-efficiency LED bollard lighting provides safety and comfort; durable and fire resistant black metal perimeter fencing adds security, disappears into the landscape and allows plants to stand out against a dark background



NOT FOR CONSTRUCTION

CLIENT

0932024 BC Ltd.

NO. | DATE | ISSUE

1 | 2026-02-04 | DP SUBMISSION

RECEIVED
DP1413
2026-FEB-25
Current Planning

NO. | DATE | REVISION

PROJECT 25015

BOUNDARY AVE. MULTI-FAMILY

1691 BOUNDARY AVE.
NANAIMO, BC

LANDSCAPE DESIGN
CONCEPT

CITY FILE NO.

SCALE 1:150

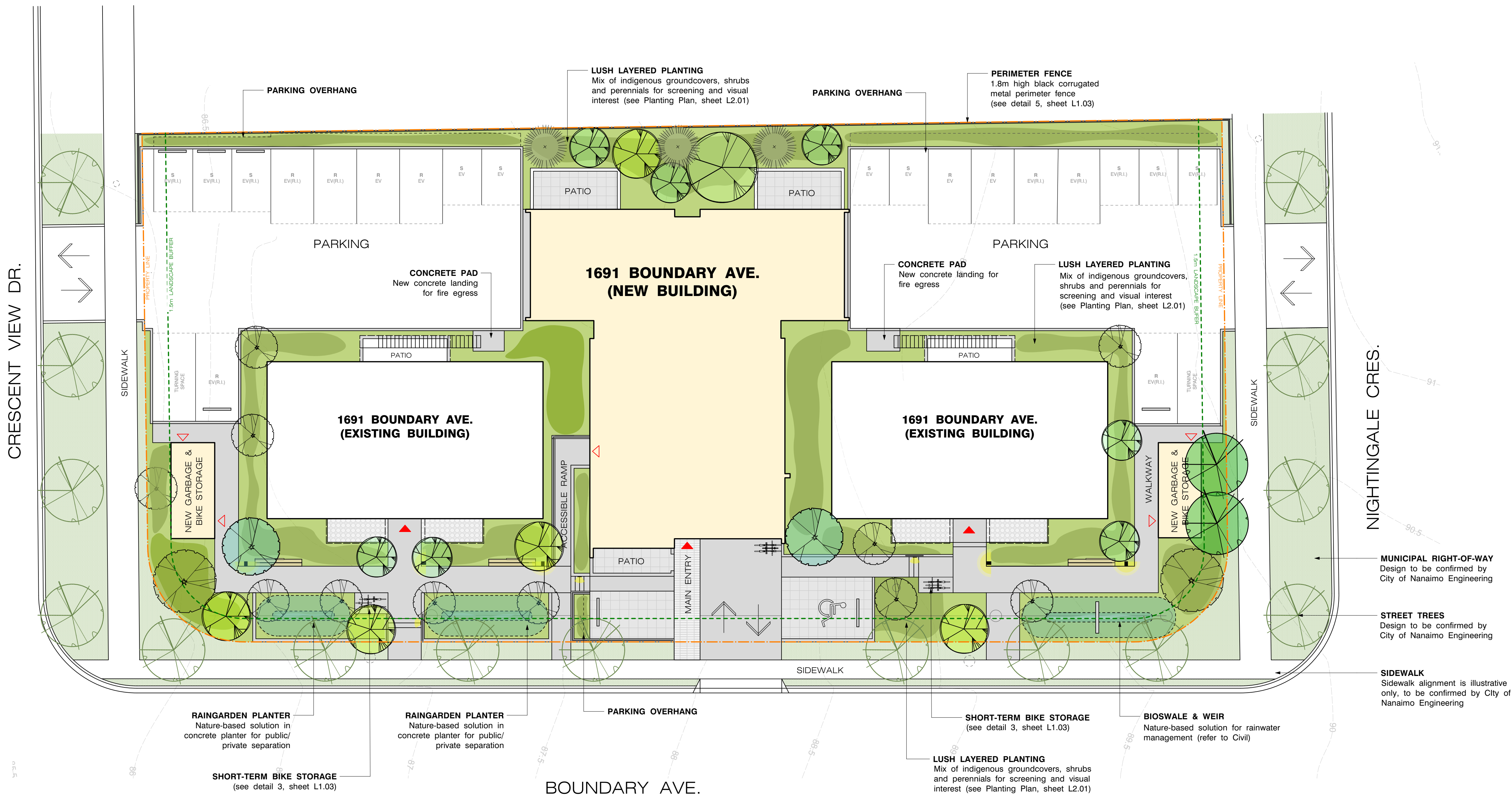
START DATE 2025-09-10

DB CM

CB KS



L1.01



LANDSCAPE LEGEND

- BICYCLE RACK**
Total Capacity: up to 6 bikes
Quantity: 3
(see detail 3, sheet L1.03)
- ENTRANCE/ EXIT - MAIN**
ENTRANCE/ EXIT - SECONDARY
- FENCE - METAL PERIMETER**
Height: 2.4m
Length: 81.95m
(see detail 5, sheet L1.03)
- LIGHTING TYPE 01 - BOLLARD**
Quantity: 5
(See detail 1, sheet L1.03)
- LIGHTING TYPE 02 - WALL LIGHT**
Quantity: 3
(See detail 2, sheet L1.03)
- TIMBER BENCH**
Quantity: 3
(See detail 4, sheet L1.03)
- WHEEL STOPS**
(See Civil)
- BIOSWALE**
Area: 57.28m²
- PLANTED AREA**
Area: 507.72m²
(See L2.01 Planting Plan)
- MUNICIPAL RIGHT-OF-WAY**
Boulevard Planting: 357.62m²
(Design to be confirmed at DSA)
- DRAIN ROCK**
Area: 23.72m²
- CONCRETE PAVING**
Area: 204.57m²
- CONCRETE UNIT PAVERS - TYPE 01**
Area: 12.9m²
- CONCRETE UNIT PAVERS - TYPE 02**
Area: 47.89m²

LANDSCAPE NOTES

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

NOT FOR CONSTRUCTION

CLIENT

0932024 BC Ltd.

NO. | DATE | ISSUE

1 | 2026-02-04 | DP SUBMISSION

RECEIVED
DP1413
2026-FEB-25
Current Planning

NO. | DATE | REVISION

PROJECT 25015

BOUNDARY AVE. MULTI-FAMILY

1691 BOUNDARY AVE.
NANAIMO, BC

LANDSCAPE PLAN

CITY FILE NO.

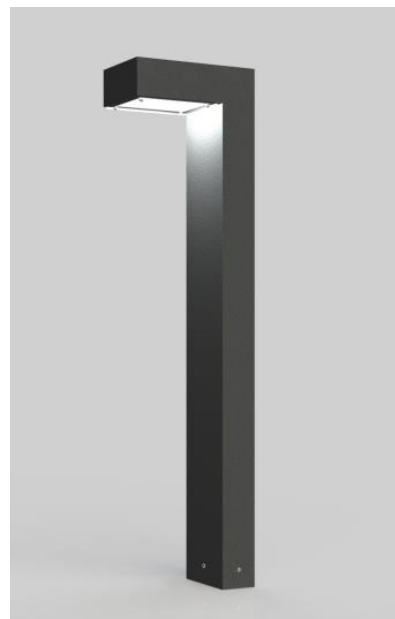
SCALE 1:150

START DATE 2025-09-10

DB CM

CB KS

L1.02



SOLERA AQUIL - Bollard (or equal)
Quantity: 5

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

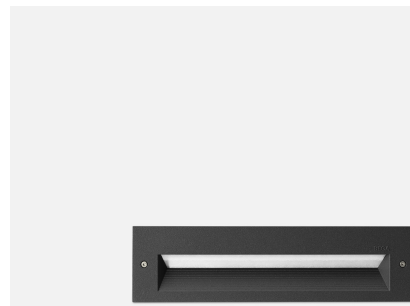
Height: 28" (0.71m)
Finish: BL (Matte Black)

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

Product Image

1 Lighting Type 01 - Bollard
Scale: NTS

Notes



BEGA Recessed Wall Luminaire 24060 (or equal)
Quantity: 3

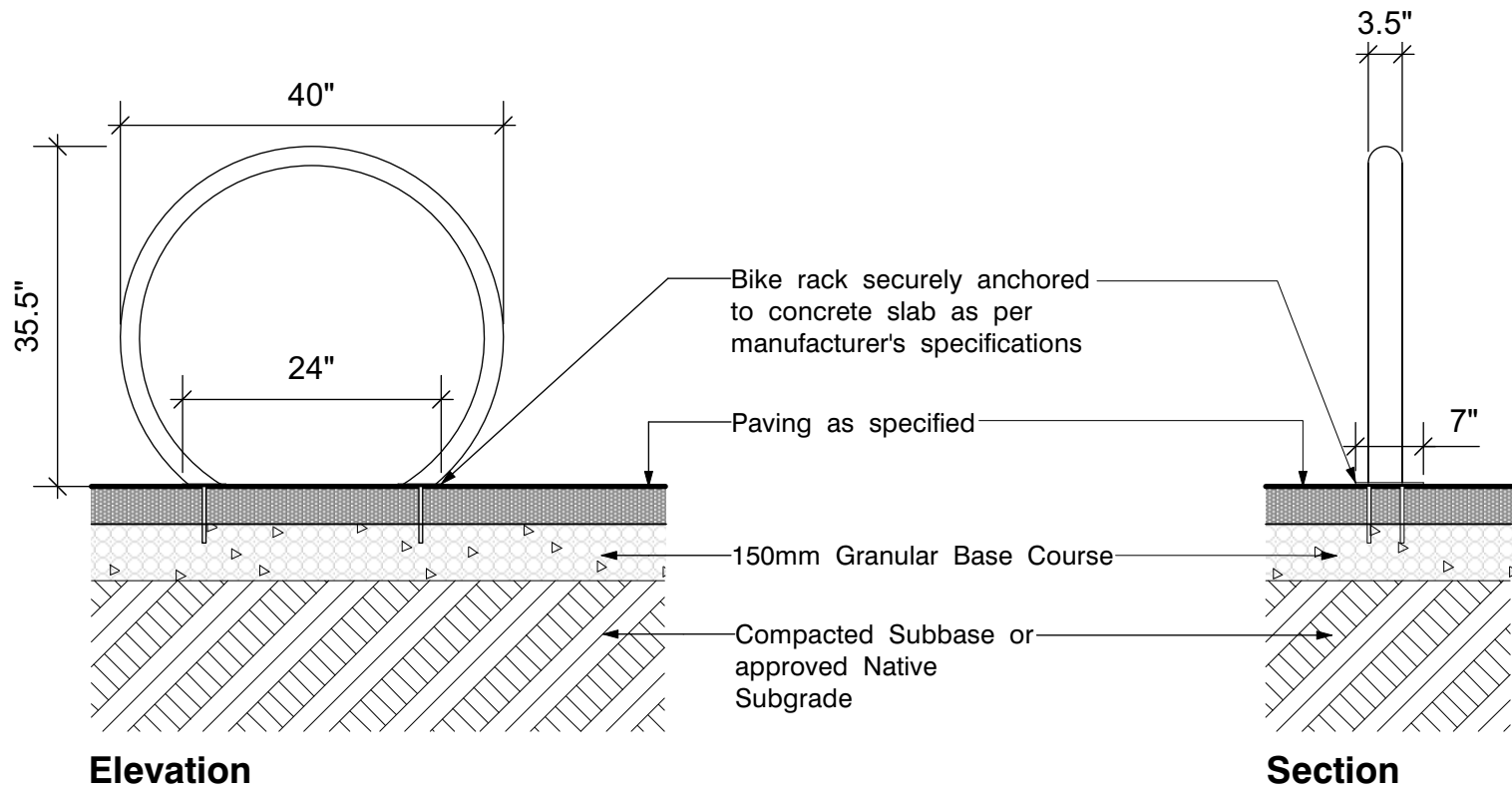
Specifications:
Asymmetrical Forward Throw

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

Product Image

2 Lighting Type 02 - Recessed Wall
Scale: NTS

Notes

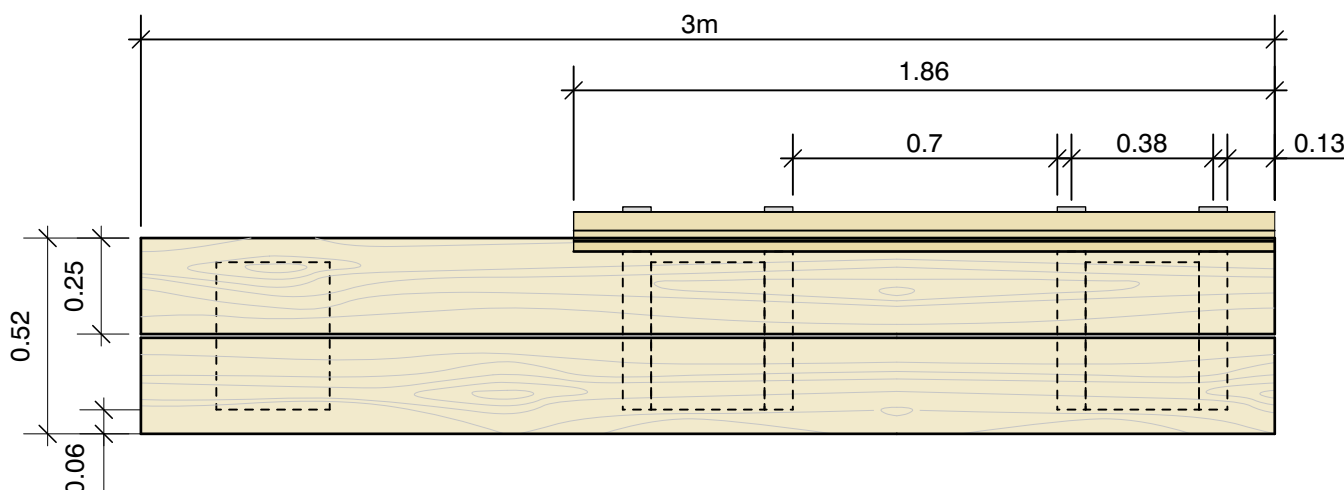


Elevation

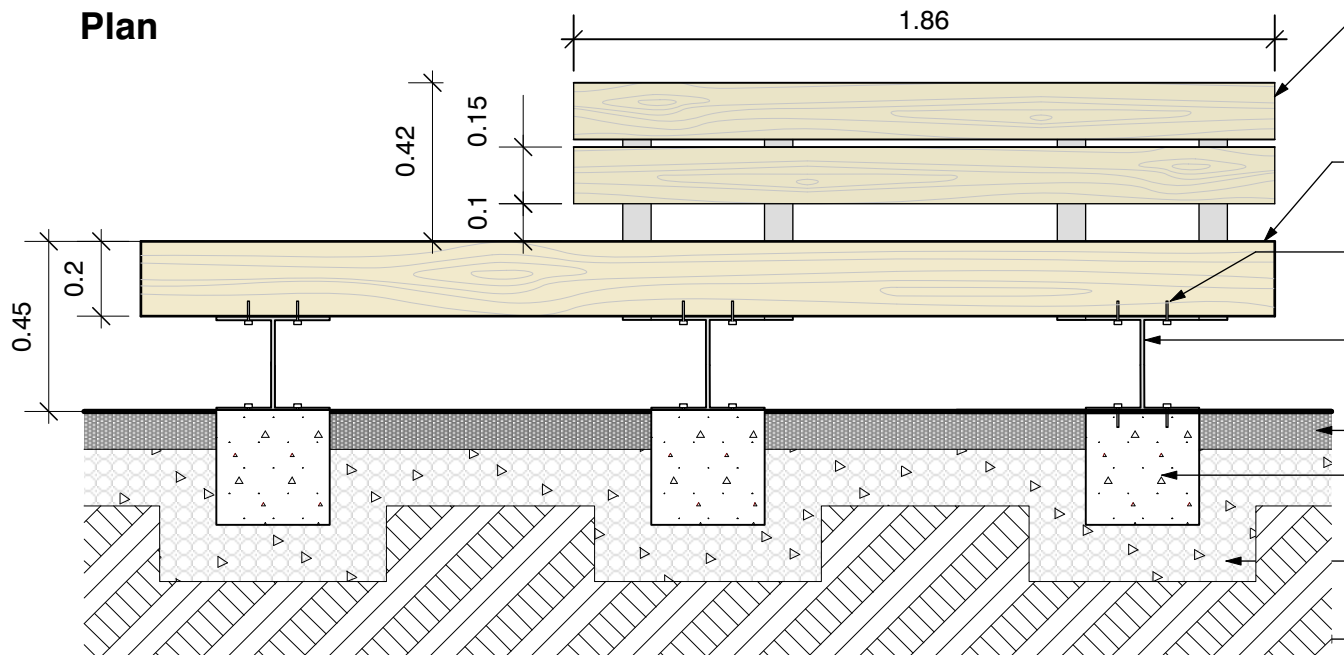
Section

3 Bicycle Rack
Scale: NTS

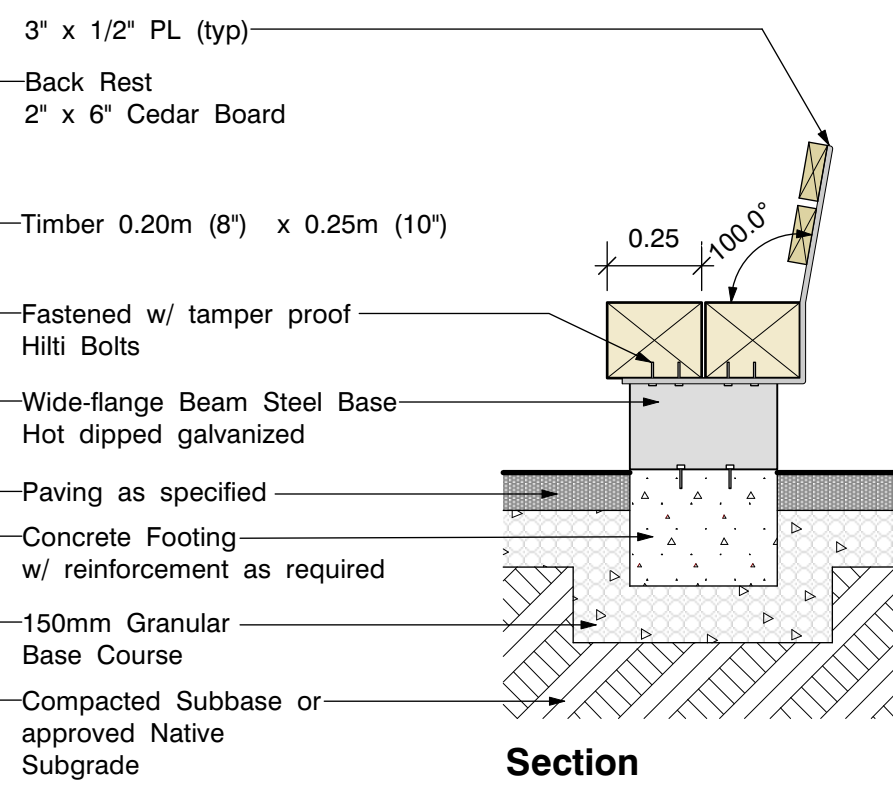
Elevation / Section



Plan



Elevation



Section

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 wood to be selected tight knot cedar. No checks, splits, warps or waness. All cut ends to be properly sealed.

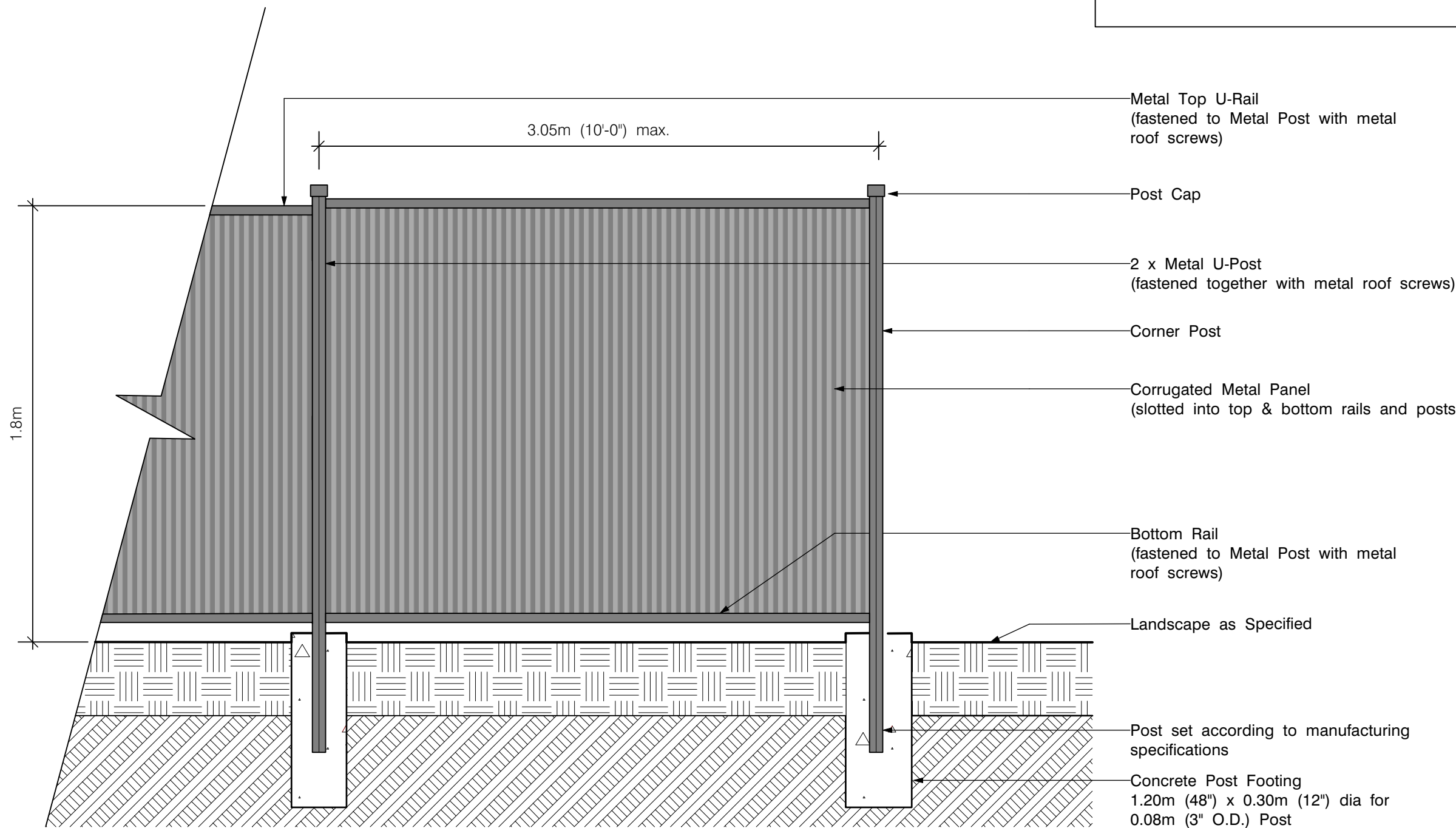
Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.

Specified Cedar may be substituted with reclaimed timbers. Contractor to coordinate with Landscape Architect.

Quantity: 3 Benches

4 Timber Bench
Scale: 1:20

Elevation / Plan / Section



5 Fence Type 01 - Metal Perimeter Fence
Scale: 1:25

Elevation

Notes:
Recommended Installer & Product: Preferred Choice Fencing, 8' tall black metal privacy fence.

Contractor to install metal fence and footings as per industry standards and or manufacturer's specifications.

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

NOT FOR CONSTRUCTION

CLIENT

0932024 BC Ltd.

NO. | DATE | ISSUE

1 2026-02-04 DP SUBMISSION

RECEIVED
DP1413
2026-FEB-25
Current Planning

NO. | DATE | REVISION

PROJECT 25015

BOUNDARY AVE. MULTI-FAMILY

1691 BOUNDARY AVE.
NANAIMO, BC

LANDSCAPE DETAILS

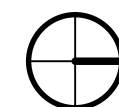
CITY FILE NO.

SCALE AS SHOWN

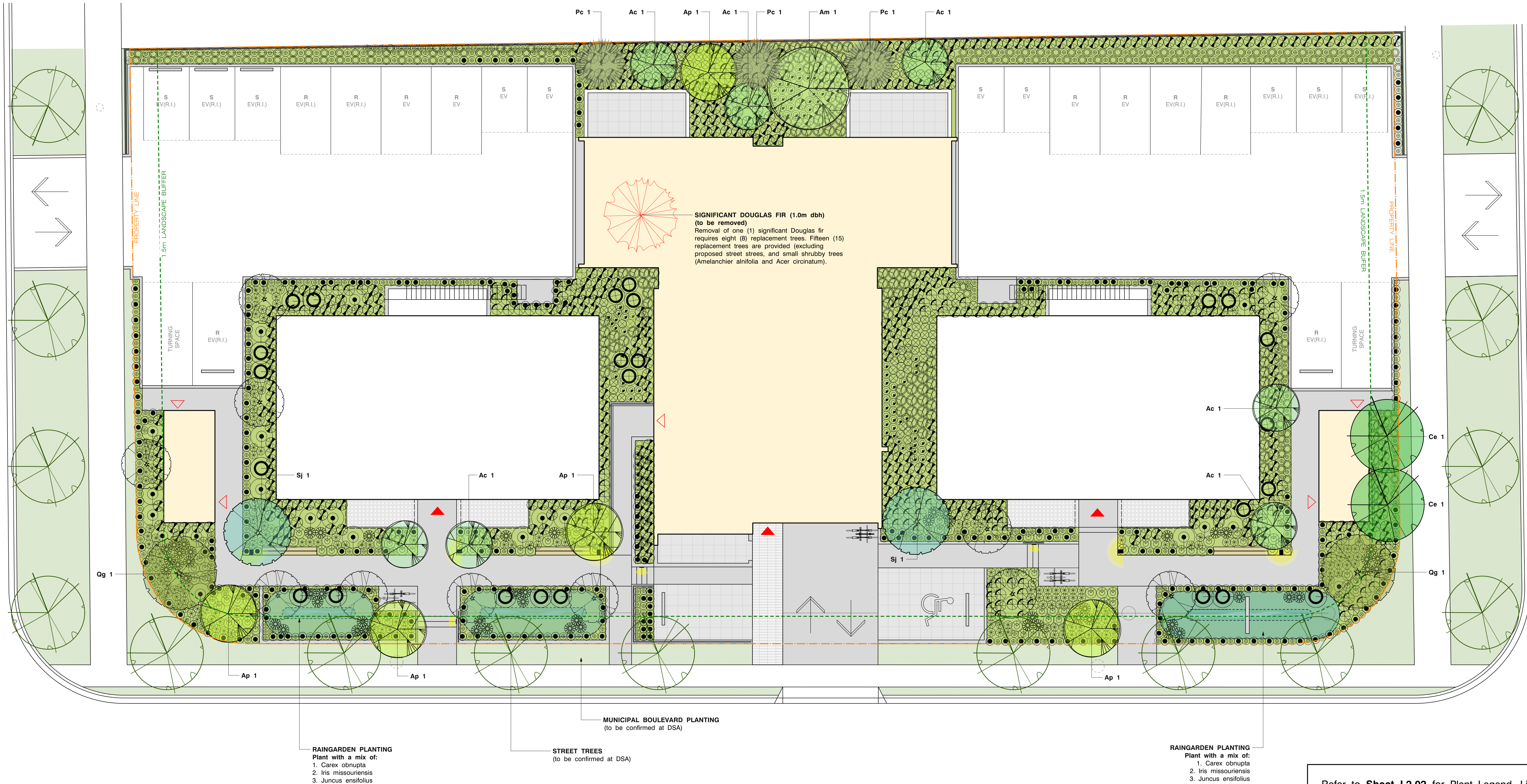
START DATE 2025-09-10

DB CM

CB KS



L1.03

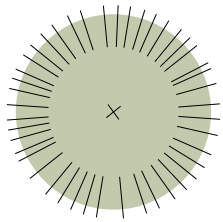


Refer to **Sheet L2.02** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION

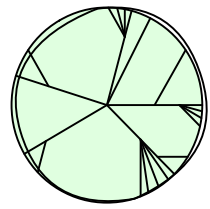
PLANT & TREE LEGEND

Coniferous Trees

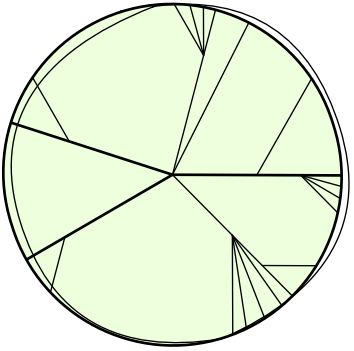


Pc (3) Pinus contorta var. contorta

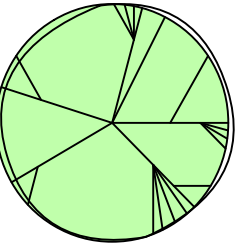
Deciduous Trees



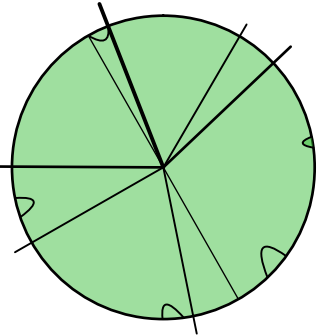
Ac (7) Acer circinatum



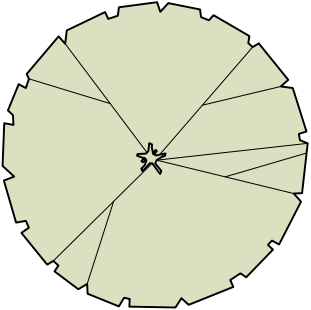
Am (1) Acer macrophyllum



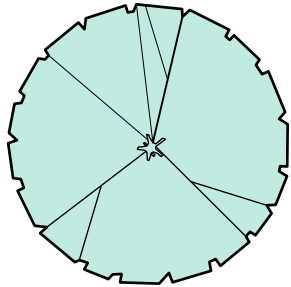
Ap (5) Acer palmatum 'Osakazuki'



Ce (2) Cornus 'Eddies White Wonder'

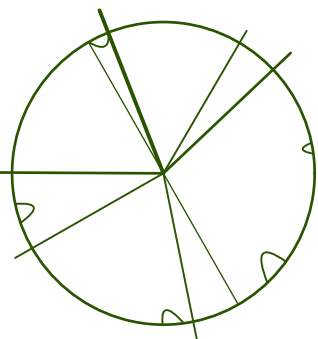


Qg (2) Quercus garryana



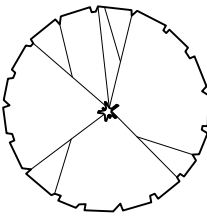
S (2) Styrax japonica

Street Trees



To be determined at DSA

Deciduous Shrubs



A Amelanchier alnifolia



Rs Ribes sanguineum



V Vaccinium (mix varieties)

Evergreen Shrubs



Gs Gaultheria shallon



Mn Mahonia nervosa



Vo Vaccinium ovatum

Ferns & Groundcovers



Au Arctostaphylos uva-ursa



Fc Fragaria chiloensis



Fv Fragaria vesca



Pm Polystichum munitum

Perennials



At Achlys triphylla



Gl Guara lindheimeri 'Bantam White'



Np Nepeta x faassenii 'Dropmore'



Sc Solidago canadensis



Tg Tellima grandiflora



RAINGARDEN PLANTING
Area: 128m²
Plant with a mix of:
1. Carex obovata (50%)
2. Iris missouriensis (25%)
3. Juncus ensifolius (25%)

TREE REPLACEMENT REQUIREMENT: 8

TREE REPLACEMENTS IN LANDSCAPE PLAN: 15

PLANT & TREE LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Coniferous Trees (3)						
Pc	3	Pinus contorta var. contorta	Shore Pine	#20		Native
Deciduous Trees (19)						
Ac	7	Acer circinatum	Vine Maple	#20		Native
A	1	Acer macrophyllum	Big Leaf Maple	#15		Native
Ap	5	Acer palmatum 'Osakazuki'	Japanese Maple	#15		Non-native
Ce	2	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid- nativ
Qg	2	Quercus garryana	Garry Oak	#15		Native
Sj	2	Styrax japonicus	Japanese Snowbell	#20		Non-native
Deciduous Shrubs						
Aa	11	Amelanchier alnifolia	Service Berry	#3	Multistem	Native
Rs	23	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
V	35	Vaccinium (mix varieties)	Blueberry	#2	1.2m o.c.	Non-native
Evergreen Shrubs						
Gs	102	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	130	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Vo	10	Vaccinium ovatum	Evergreen Huckleberry	#2	1m o.c.	Native
Ferns & Groundcovers						
Au	440	Arctostaphylos uva-ursa	Kinnikinnick	10cm	45cm o.c.	Native
Fc	281	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	161	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pm	447	Polystichum munitum	Sword fern	#1	60cm o.c.	Native
Perennials & Other						
At	79	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Gl	181	Guara lindheimeri 'Bantam White'	Guara 'Bantam White'	#1	45cm o.c.	Native
Np	91	Nepeta x faassenii 'Dropmore'	Catmint	#1	45cm o.c.	Native
Sc	57	Solidago canadensis	Canada Goldenrod	10cm	60cm o.c.	Native
Tg	98	Tellima grandiflora	Fringecup	10cm	60cm o.c.	Native
Raingarden & Bioswale						
Co	50	Carex obovata	Slough Sedge	10cm	60cm o.c.	Native
Im	49	Iris missouriensis	Western Blue Flag Iris	#1	60cm o.c.	Native
Je	50	Juncus ensifolius	Dagger-Leaf Rush	10cm	60cm o.c.	Native

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: 4.8 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

NOT FOR CONSTRUCTION

CLIENT

0932024 BC Ltd.

NO. | DATE | ISSUE

1 | 2026-02-04 | DP SUBMISSION

RECEIVED
DP1413
2026-FEB-25
Current Planning

NO. | DATE | REVISION

PROJECT 25015

BOUNDARY AVE. MULTI-FAMILY

1691 BOUNDARY AVE.
NANAIMO, BC

PLANT LIST, LEGEND & NOTES

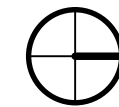
CITY FILE NO.

SCALE 1:1

START DATE 2025-09-10

DB CM

CB KS



L2.02