

ARBOR HOUSING DEVELOPMENT

Lot 7, 3481 Rock City Road, Nanaimo, BC

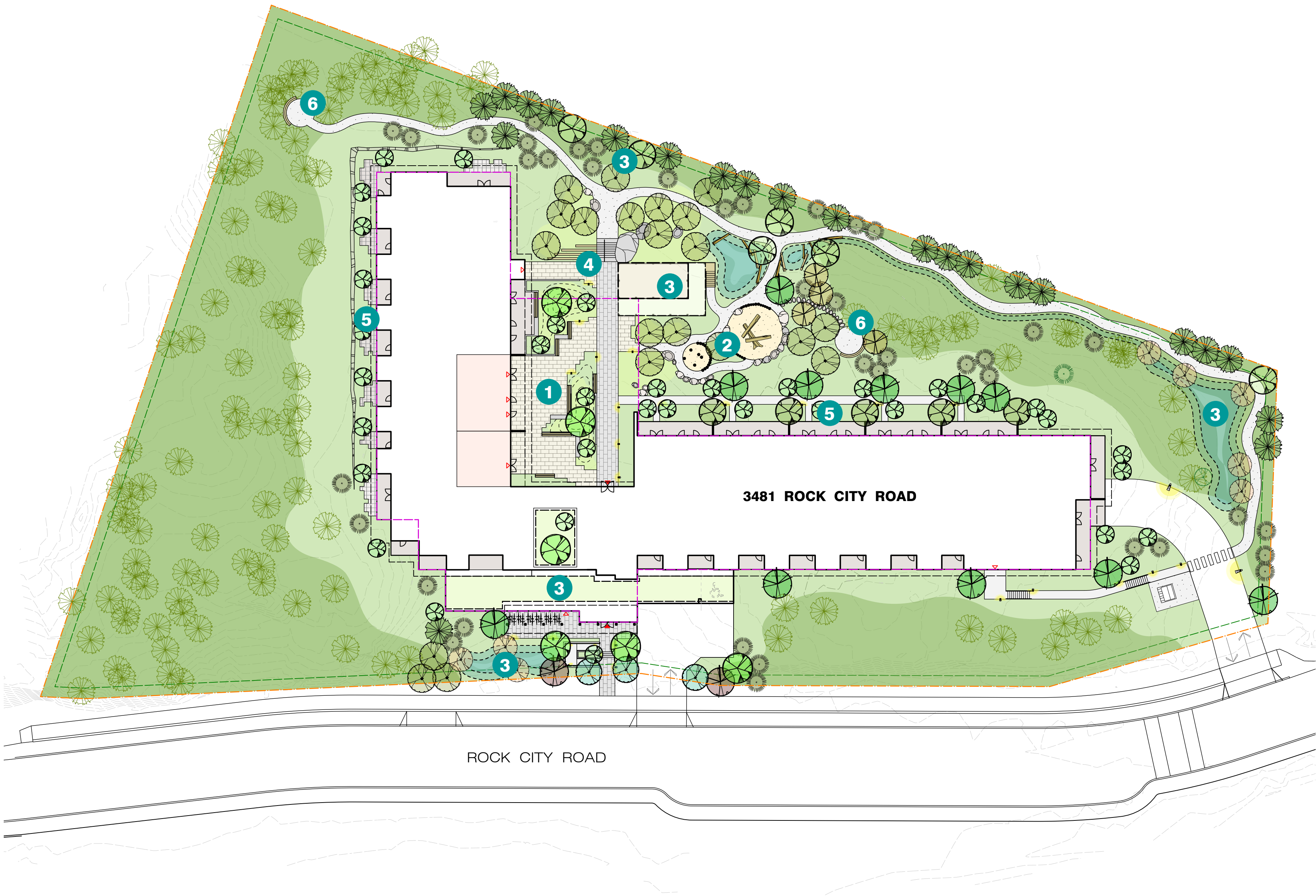
LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DP - DECEMBER 10, 2025

LANDSCAPE DRAWING SCHEDULE

L0.00	Cover Page	L2.01	Planting Plan North
L1.01	Landscape Design Concept	L2.02	Planting Plan South
L1.02	Landscape Plan	L2.03	Planting Plan East
L1.03	Landscape Details	L2.04	Plant Legend, List & Notes
	1. Lighting Type 01 - Bollard		
	2. Lighting Type 01 - Pole		
	3. Lighting Type 02 - Recessed Wall		
	4. Bicycle Rack		
	5. Fence Type 01 - Metal Perimeter		
L1.04	Landscape Details		
	6. Bench Type 01 - Concrete & Timber		
	7. Bench Type 02 - Curved Timber		
	8. Bench Type 03 - Timber		

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LANDSCAPE KEY PLAN
SEE SHEET L1.02 FOR LANDSCAPE PLAN

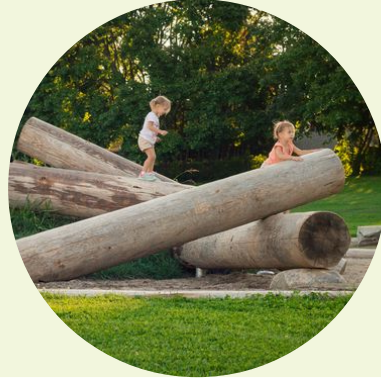
1 CENTRAL PLAZA

On top of underground parkade; shaped into rooms and walkways with walls and seating that retain soil for planted mounds, trees and boulders; inspired by local ecology; transition from built form to natural environment



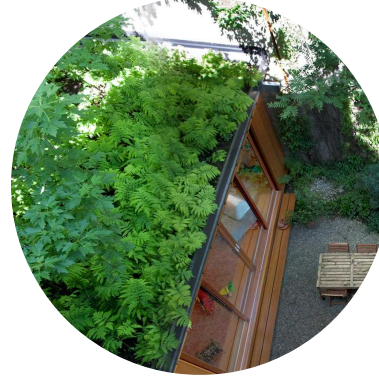
2 NATURAL PLAY

Built of local materials, on-site boulders and logs; separate, open-ended spaces to accommodate people of all ages; rainwater as play feature; playful use of pathways and topography; design approach rooted in extensive academic research on childhood development



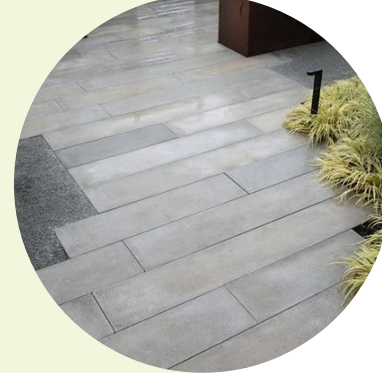
3 PLANTING

Garry oak inspired meadow with rocky outcroppings in a Coastal Douglas fir forest; bioswales and raingardens for water management; lush, layered restorative understorey planting; 164 replacement trees; green roof areas over entry, lobby and pavilion



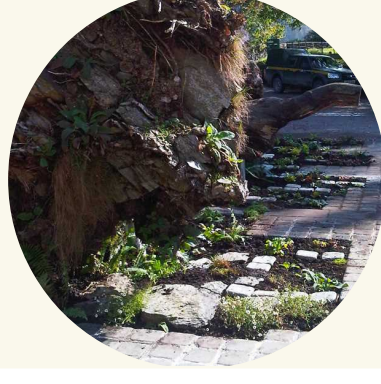
4 STEPS & PAVING

Hardscape features respond to and amplify surrounding natural elements; pavers and paving patterns define gathering spaces and circulation routes; steps at the edge of the Central Plaza merge into amphitheatre seating overlooking a Garry oak meadow



5 PRIVATE YARDS

Outdoor spaces for ground level units of north/south wing evoke stepping into a forest, and natural rock walls define edges; for the east/west wing, plantings provide separation between patios and public spaces, and a pedestrian path connects to the Central Plaza



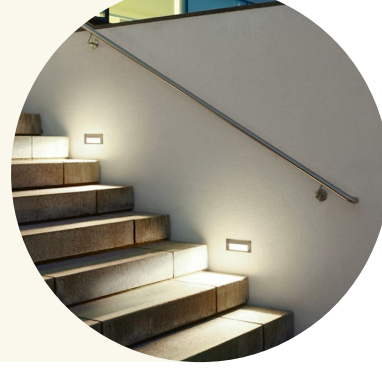
6 SITE FURNISHING

Clean, simple, contemporary site furnishings contrast the organic, ecological planting character; timber and concrete benches shape gathering spaces, define circulation and retain soil for plantings; curved benches in forest areas nestle into the landscape



7 LIGHTS & FENCES

Downward directed, high-efficiency LED bollard, wall and pole 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



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CLIENT

1427173 BC Ltd. (HyLand Properties)

NO. | DATE | ISSUE

1 | 2025-12-10 | DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25007

ARBOR/ LOT 7

3481 ROCK CITY ROAD
NANAIMO, BC

RECEIVED
DP1415
2026-APR-20
Current Planning

**LANDSCAPE DESIGN
CONCEPT**

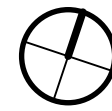
CITY FILE NO.

SCALE 1:400

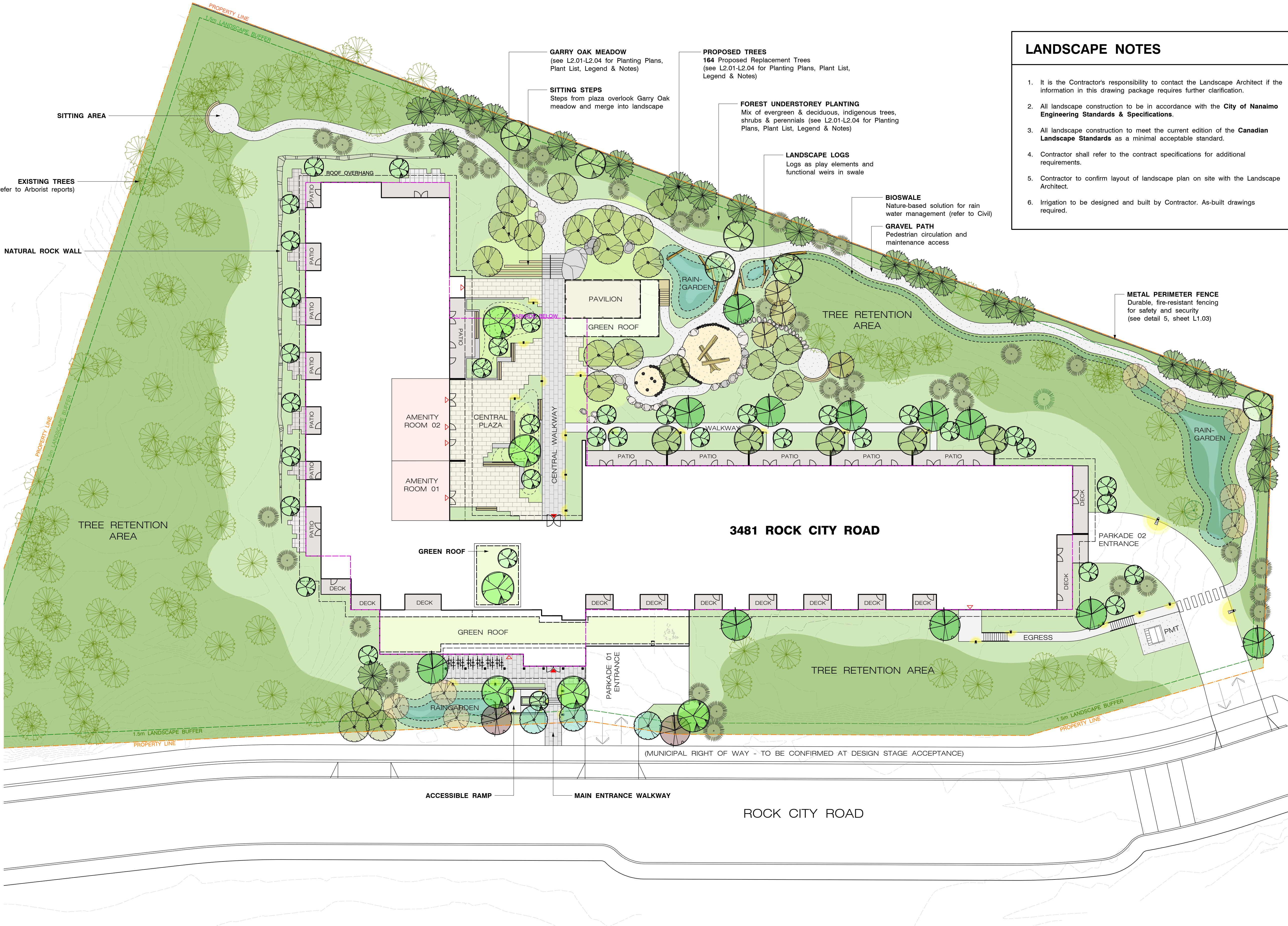
START DATE 25-07-15

DB CM

CB KS



L1.01

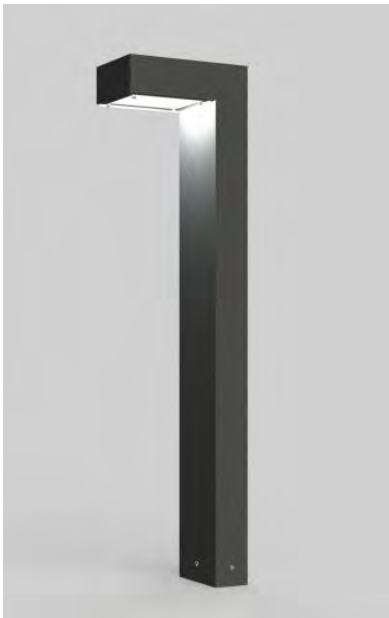


- LANDSCAPE NOTES**
1. It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
 2. All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards & Specifications**.
 3. All landscape 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 LEGEND	
	BENCH TYPE 01 - CONCRETE & TIMBER Quantity: 6 (see detail 6, sheet L1.04)
	BENCH TYPE 02 - CURVED TIMBER Quantity: 2 (see detail 7, sheet L1.04)
	BENCH TYPE 03 - TIMBER Quantity: 1 (see detail 8, sheet L1.04)
	BICYCLE RACK Total Capacity: up to 12 bikes Quantity: 6 (see detail 4, sheet L1.03)
	ENTRANCE / EXIT - MAIN
	ENTRANCE / EXIT - SECONDARY
	FENCE TYPE 01 - METAL PERIMETER Height: 2.4m Length: 188m (see detail 5, sheet L1.03)
	LANDSCAPE BOULDER Quantity: 24
	LANDSCAPE LOG Quantity: 11
	LIGHTING TYPE 01 - BOLLARD Quantity: 23 (See detail 1, sheet L1.03)
	LIGHTING TYPE 02 - POLE Quantity: 2 (See detail 2, sheet L1.03)
	LIGHTING TYPE 03 - RECESSED WALL Quantity: 5 (See detail 3, sheet L1.03)
	LOG ROUNDS Quantity: 30
	STEPPING STONES Quantity: 37
	CONCRETE PAVING Area: 82.95m ²
	CONCRETE UNIT PAVERS (TYPE 01) Area: 76.3m ²
	CONCRETE UNIT PAVERS (TYPE 02) Area: 97.45m ²
	CONCRETE UNIT PAVERS (TYPE 03) Area: 265m ²
	ENGINEERED WOOD FIBRE FALL SURFACE Area: 62.83m ²
	GRAVEL CHIP PATH Area: 330m ²
	GREEN ROOF Area: 285m ²
	PLANTED AREA Area: 3075m ²
	RAINGARDEN & BIOSWALE Area: 236m ²

LANDSCAPE PLAN
SCALE 1:250

NOT FOR CONSTRUCTION



Product Image

SOLERA AQUIL - Bollard (or equal)

Quantity: 23

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: 2

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: 5

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

1 Lighting Type 01 - Bollard

L1.03 Scale: NTS

Notes

2 Lighting Type 02 - Pole Mounted

L1.03 Scale: NTS

Notes

3 Lighting Type 03 - Recessed Wall

L1.03 Scale: NTS

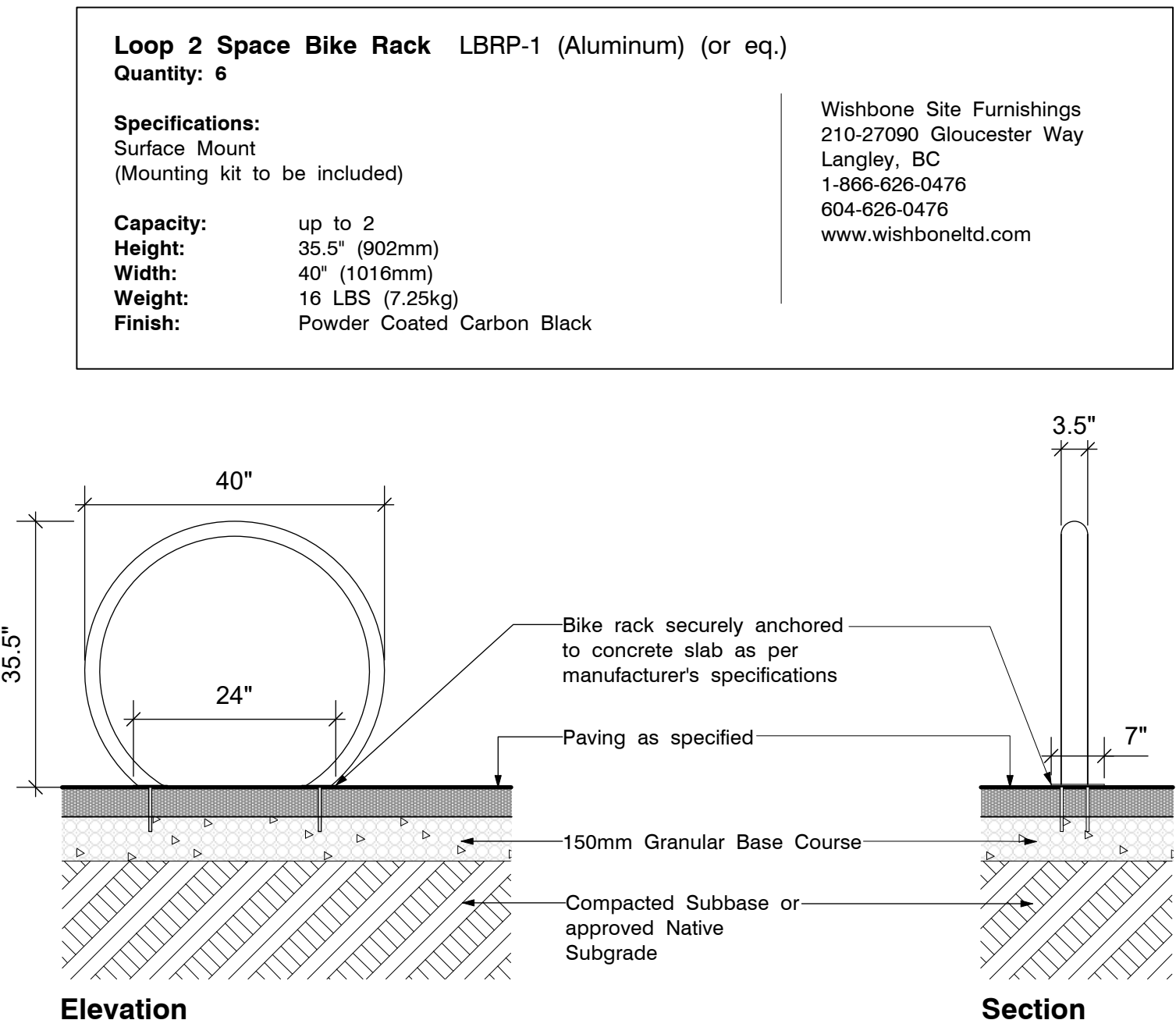
Notes

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.

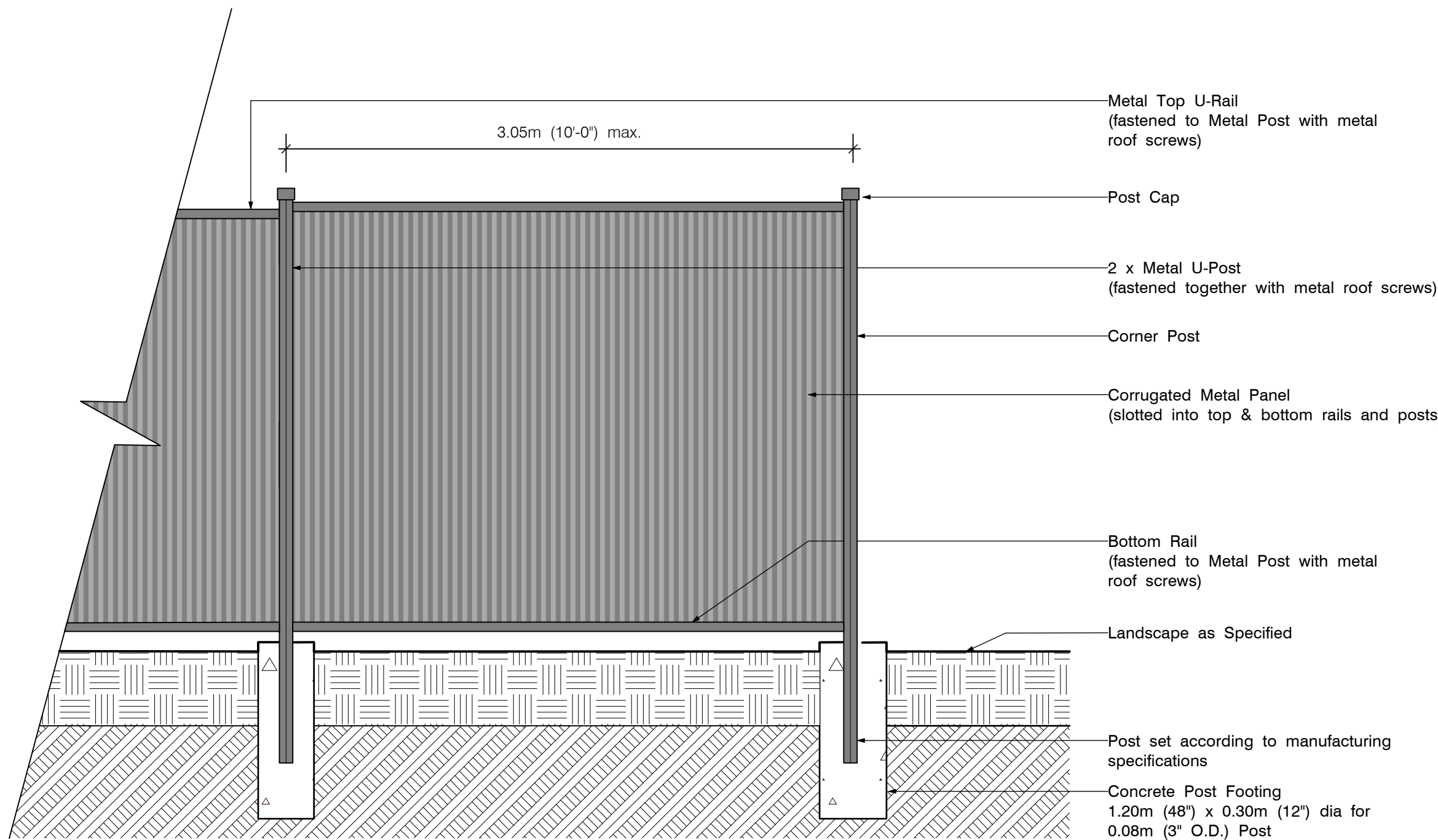
Line Posts spaced 3.05m (10'-0") o.c. (max.)



4 Bicycle Rack

L1.03 Scale: NTS

Elevation / Section



5 Fence Type 01 - Metal Perimeter Fence

L1.03 Scale: 1:25

Elevation

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CITY OF NANAIMO

LANDSCAPE DETAILS

CITY FILE NO.

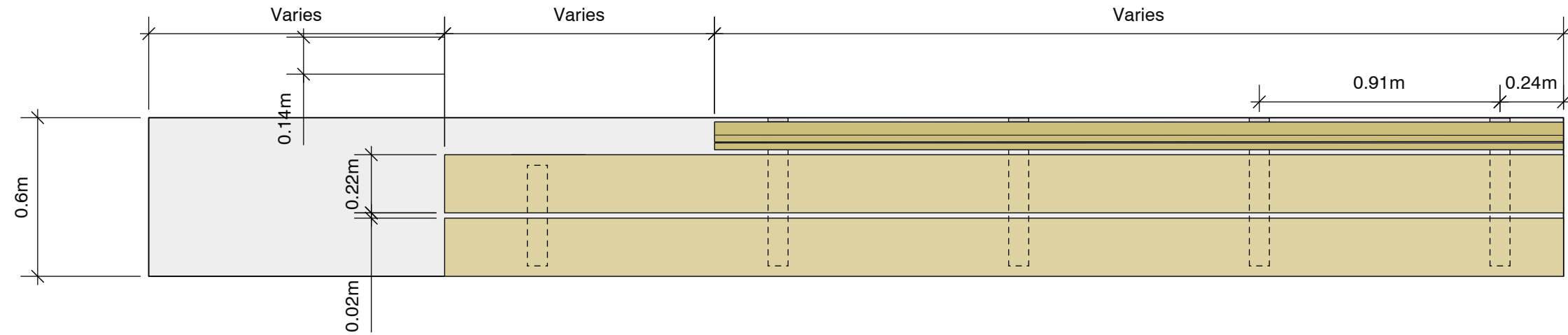
SCALE AS SHOWN

START DATE 25-07-15

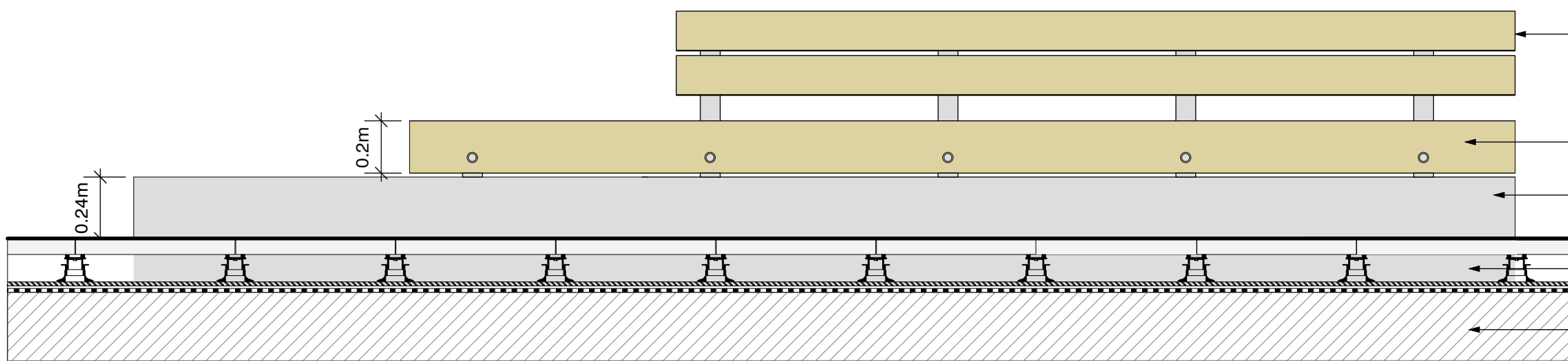
DB CM

CB KS

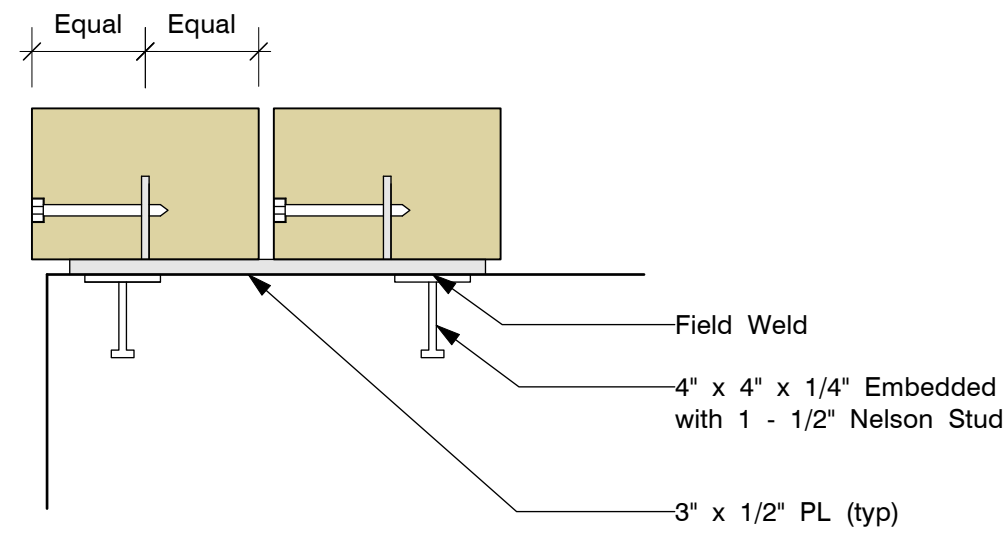
L1.03



Plan



Elevation



Timber Bench Anchoring Typical
Scale 1:10

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

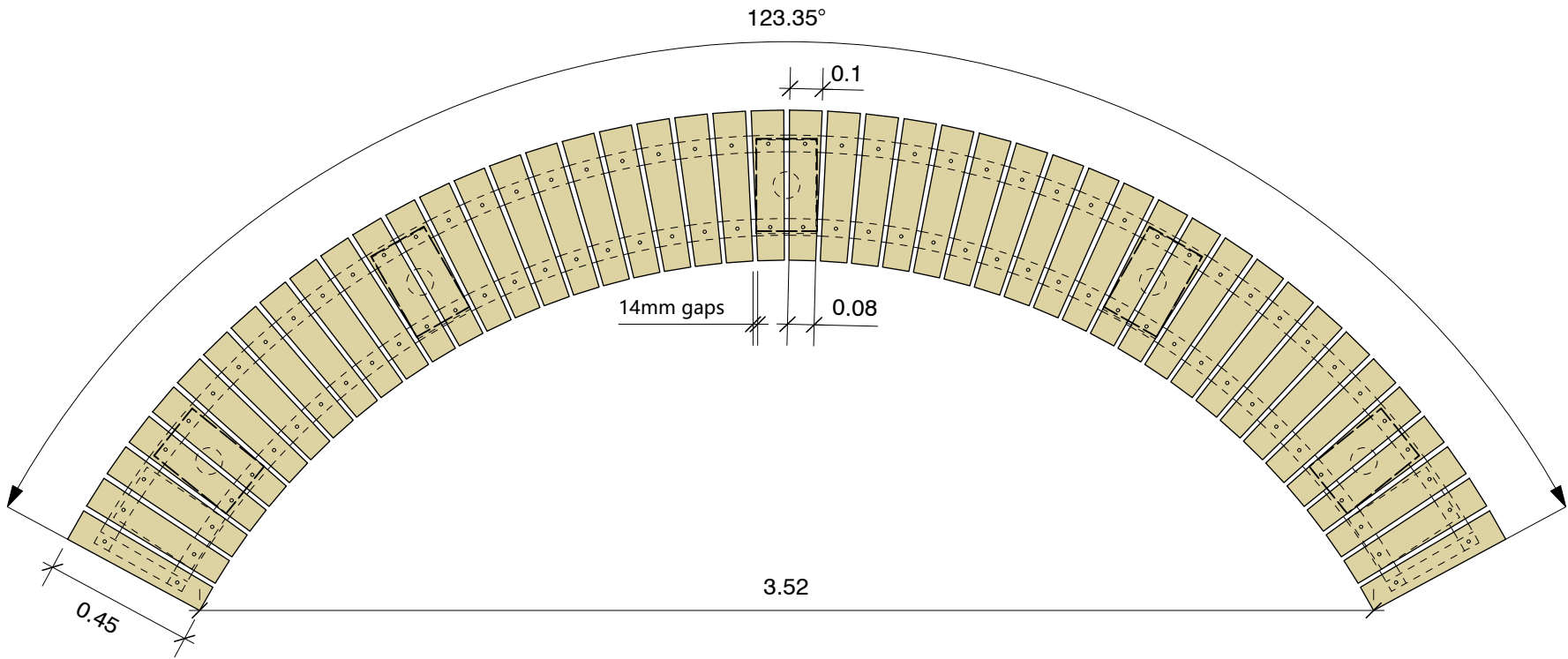
All wood to be selected tight knot cedar. No checks, splits, warps or waners. All cut ends to be properly sealed.

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

Quantity: 5 X Concrete & Timber Benches

6
L1.04
Bench Type 01 - Concrete & Timber Bench
Scale: 1:20

Elevation / Plan / Section



Plan

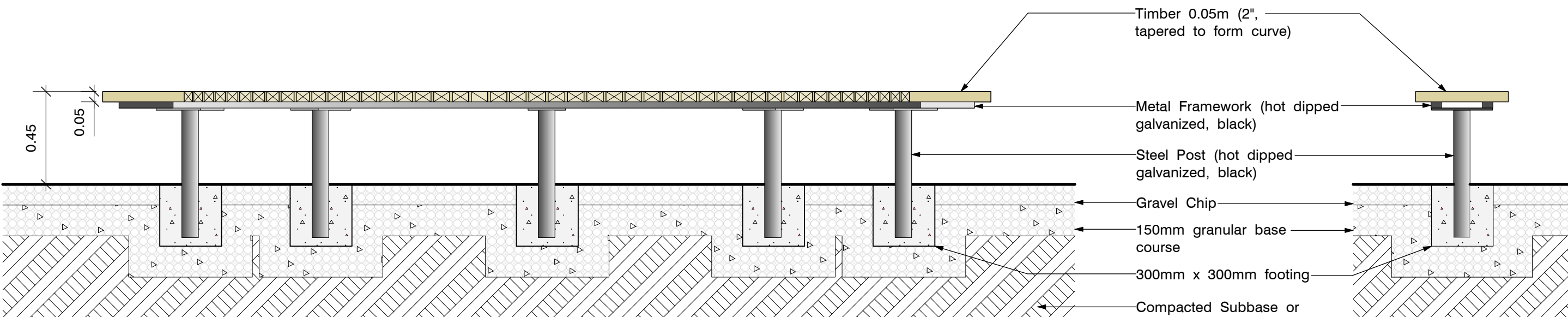
Notes:
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All wood to be selected tight knot cedar. No checks, splits, warps or waners. All cut ends to be properly sealed.

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

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

Quantity: 2 X Curved Benches

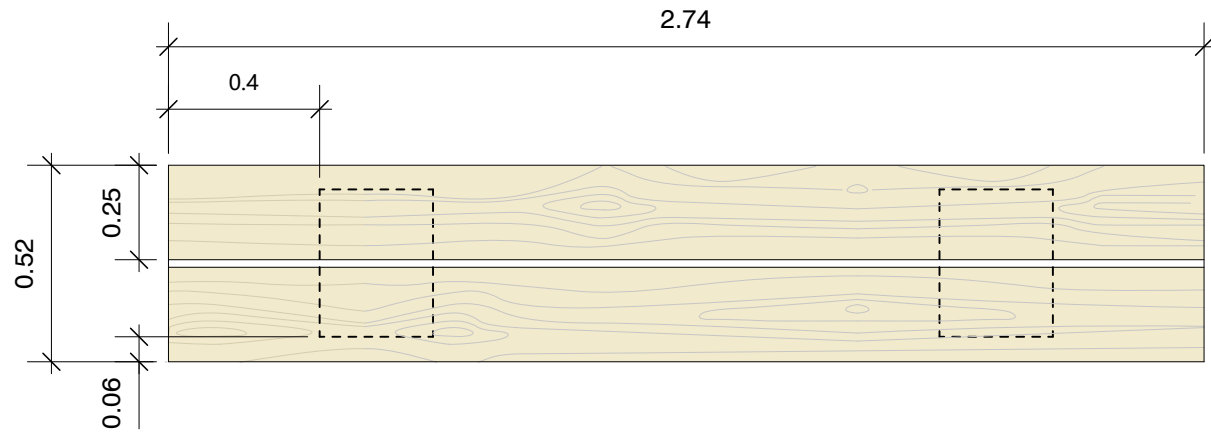


Elevation

Section

7
L1.04
Bench Type 02 - Curved Timber
Scale: 1:20

Plan / Elevation / Section



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.

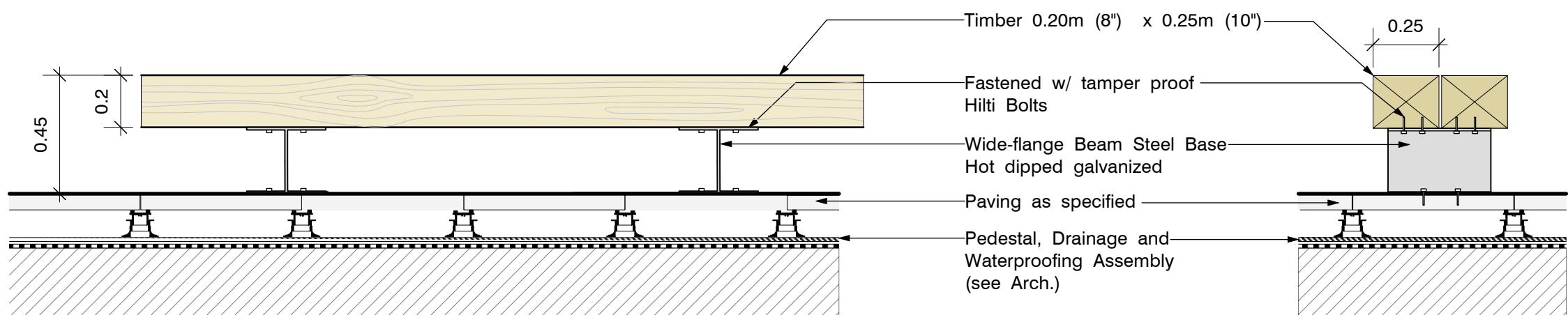
All metal fasteners to be hot dipped galvanized after fabrication. All welds to be ground smooth.

All wood to be selected tight knot cedar. No checks, splits, warps or waners. 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. Salvaged timber from site is preferable. Contractor to coordinate with Landscape Architect.

Quantity: 1 X Timber Bench



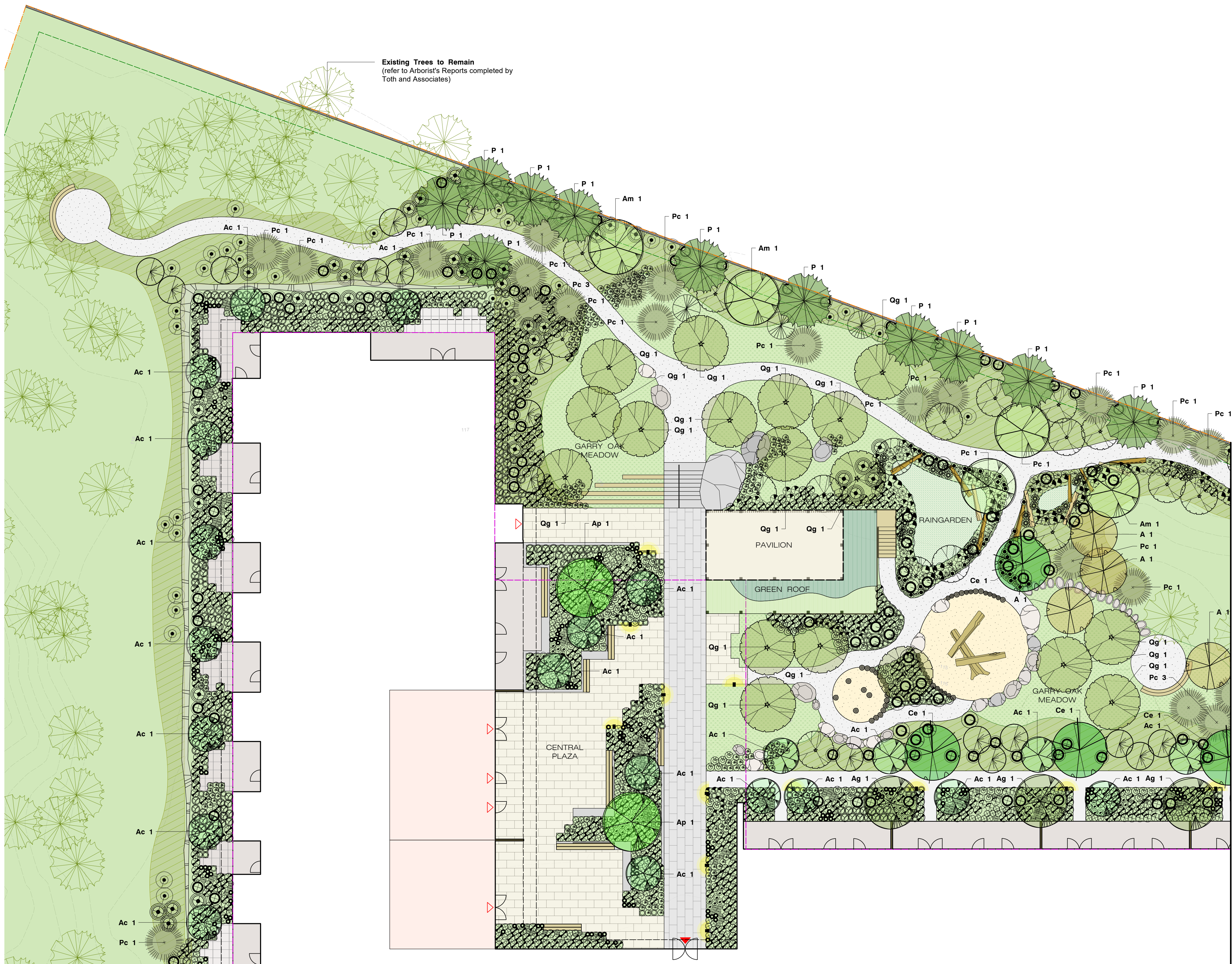
Elevation

Section

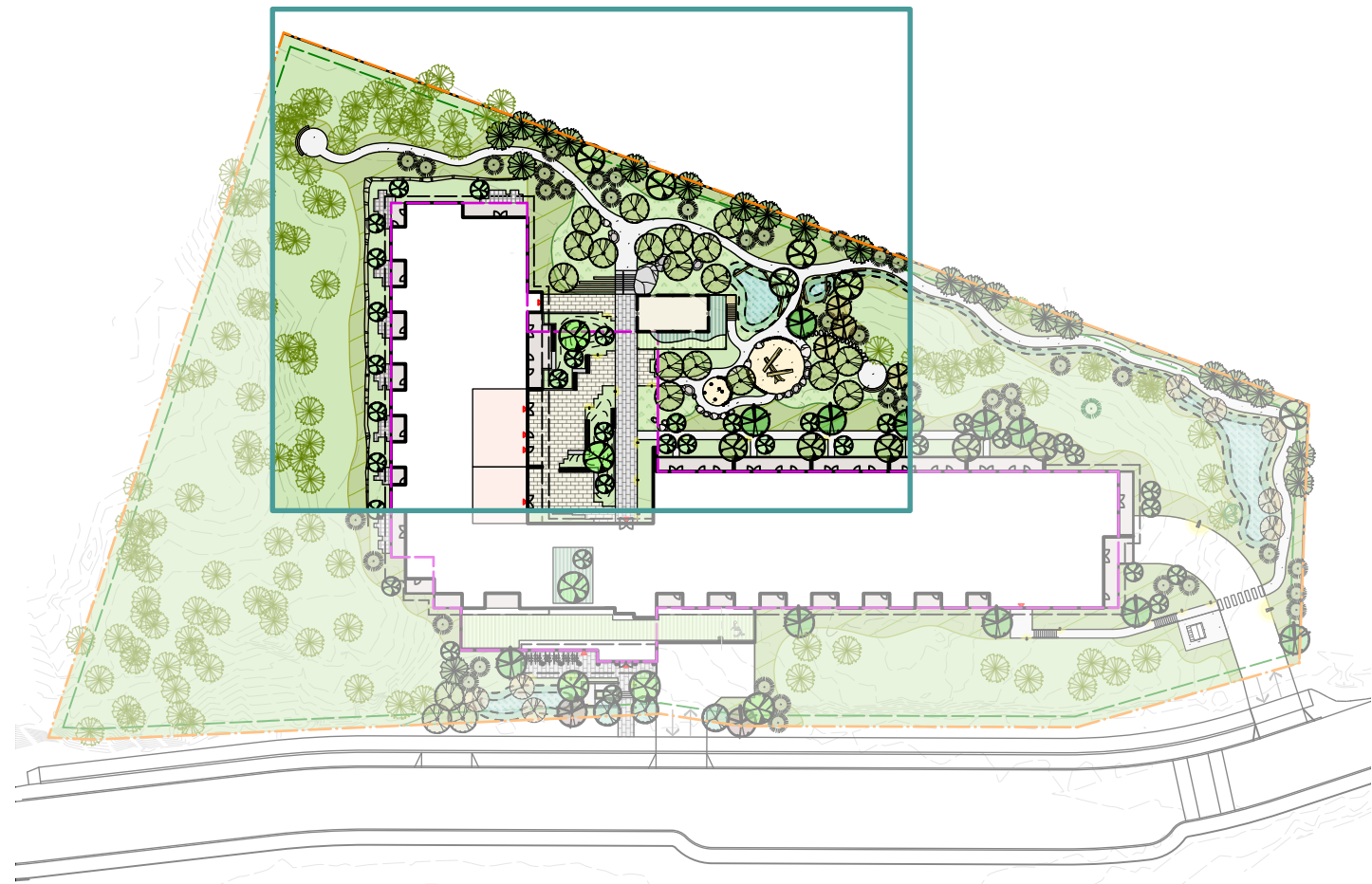
8
L1.04
Bench Type 03 - Timber Bench
Scale: 1:20

Plan / Elevation / Section

NOT FOR CONSTRUCTION



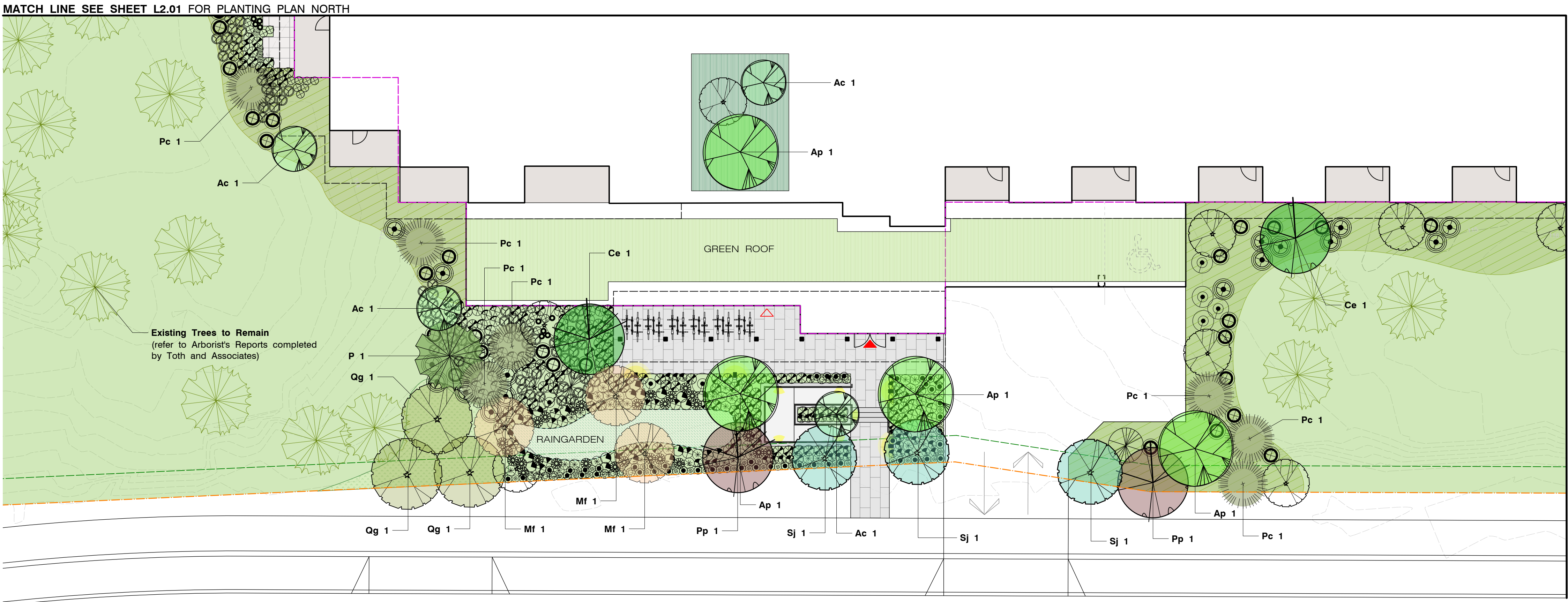
KEY PLAN



Refer to **Sheet L2.02** for Planting Plan South
Refer to **Sheet L2.03** for Planting Plan East
Refer to **Sheet L2.04** for Plant Legend, List & Notes

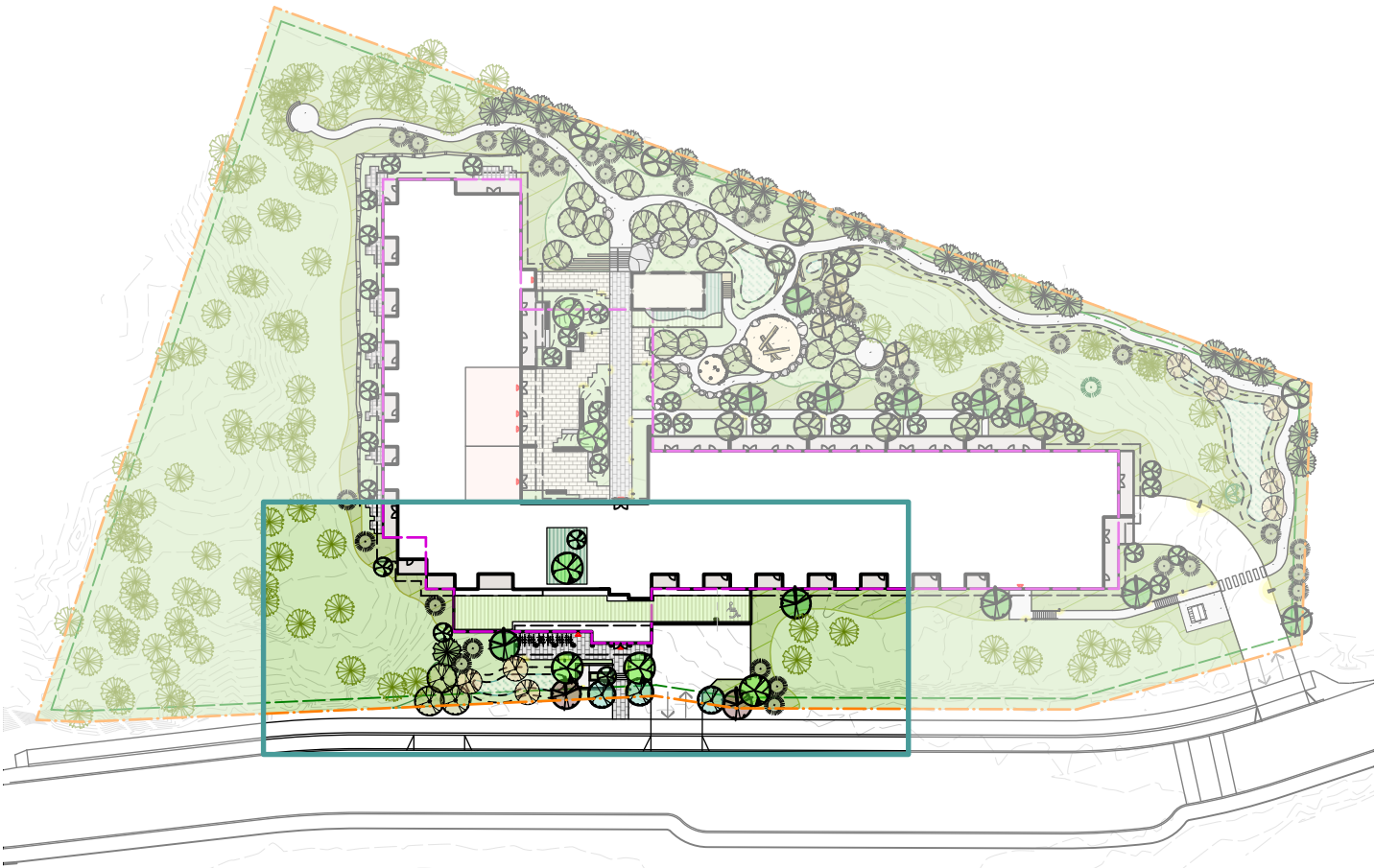
NOT FOR CONSTRUCTION

PLANTING PLAN NORTH
SCALE 1:150



PLANTING PLAN SOUTH
SCALE 1:150

KEY PLAN

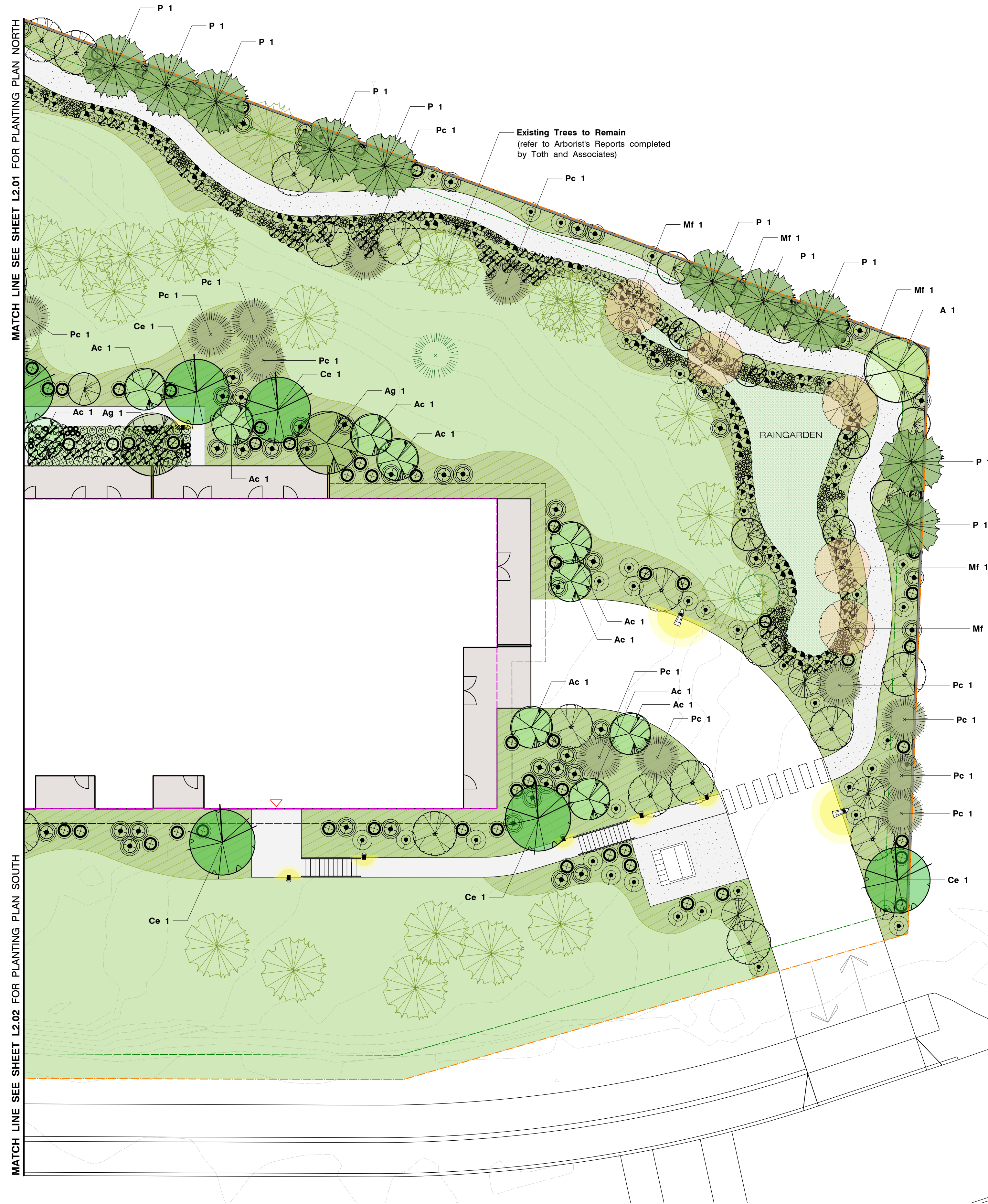


Refer to **Sheet L2.01** for Planting Plan North

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

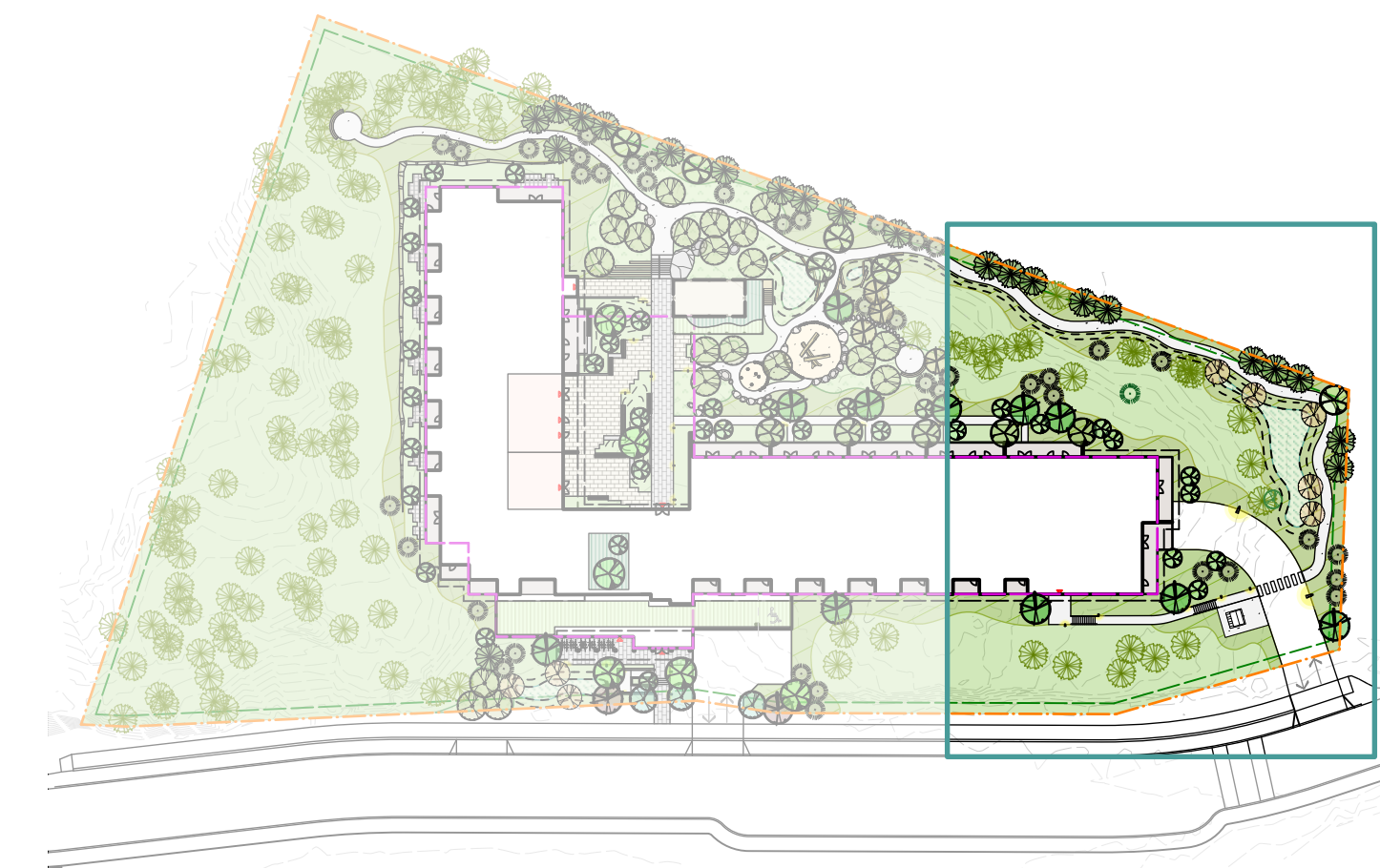
Refer to **Sheet L2.04** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION



PLANTING PLAN EAST
SCALE 1:150

KEY PLAN

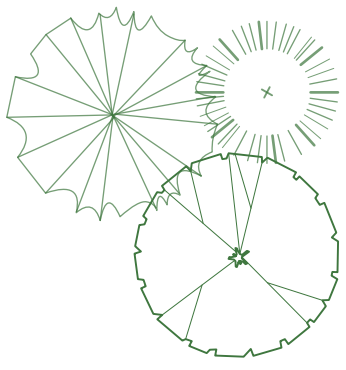


Refer to **Sheet L2.02** for Planting Plan East
Refer to **Sheet L2.03** for Planting Plan Southwest
Refer to **Sheet L2.04** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION

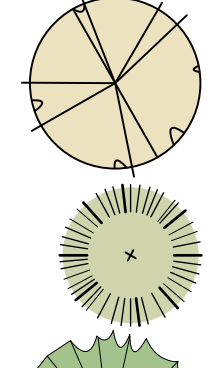
PLANT & TREE LEGEND

Existing Trees to Remain

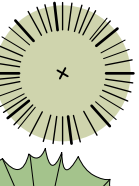


Existing Trees to Remain
(Refer to tree inventory completed by Toth and Associates for species, size and location)

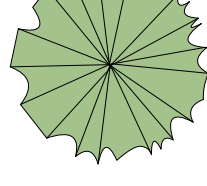
Coniferous & Evergreen Trees (66)



Am (4) Arbutus menziesii

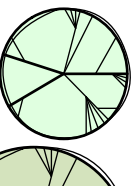


Pc (40) Pinus contorta var. contorta

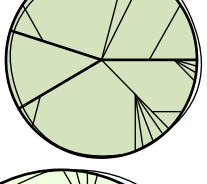


P (22) Pseudotsuga menziesii

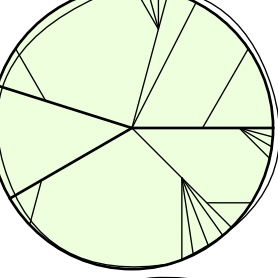
Deciduous Trees (98)



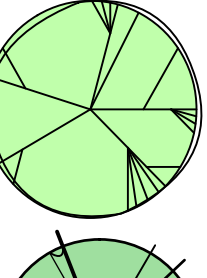
Ac (36) Acer circinatum



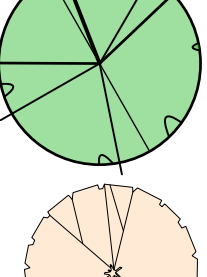
Ap (5) Acer griseum



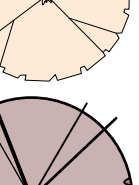
Am (6) Acer macrophyllum



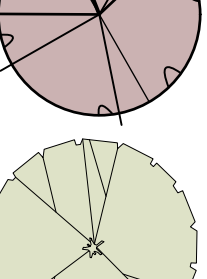
Ap (6) Acer palmatum 'Osakazuki'



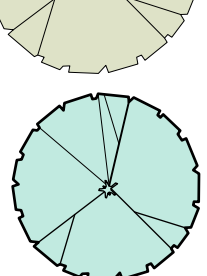
Ce (11) Cornus 'Eddies White Wonder'



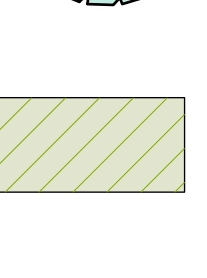
Mf (8) Malus fusca



Pp (2) Parrotia persica 'Vanessa'



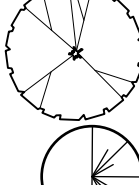
Qg (21) Quercus garryana



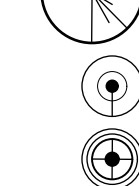
S (3) Styax japonica

Forest Understorey
Area: 1747m²
Plant with a mix of:
1. Achlys triphylla (3%)
2. Erythronium oregonum (2%)
3. Fragaria vesca (5%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (15%)
6. Maianthemum dilatatum (5%)
7. Polystichum munitum (30%)
8. Trientalis latifolia (5%)

Deciduous Shrubs



A Amelanchier grandiflora



Hd Holodiscus discolor



Rs Ribes sanguineum



Sy Symphoricarpos albus



V Vaccinium (mix varieties)

Evergreen Shrubs



Gs Gaultheria shallon



Mn Mahonia nervosa



Mg Morella californica



Vo Vaccinium ovatum

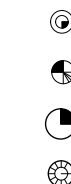
Ferns & Groundcovers



Au Arctostaphylos uva-ursa



Fc Fragaria chiloensis



Fv Fragaria vesca



Pa Pteridium aquilinum

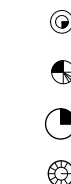


Pg Polypodium glycyrrhiza



Pm Polystichum munitum

Perennials



At Achlys triphylla



At Aquilegia formosa



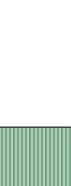
Cha Chamerion angustifolium



Ei Eriophyllum lanatum



Hm Heuchera micrantha



Md Maianthemum dilatatum



Pv Prunella hendersonii



Sc Solidago canadensis



Tg Tellima grandiflora



Ti Trientalis latifolia

GARRY OAK MEADOW
Area: 536m²
Plant with a mix of:
1. Allium acuminatum (5%)
2. Allium cernuum (5%)
3. Armeria maritima (5%)
4. Brodiaea coronaria (5%)
5. Cerastium arvense (10%)
6. Festuca roemerii (20%)
7. Plectritis congesta (20%)
8. Primula hendersonii (10%)
9. Camassia leichtlinii (10%)
10. Camassia quamash (10%)

GREENROOF - SHADE
Area: 67m²
Plant with a mix of:
1. Fragaria vesca (10%)
2. Heuchera micrantha (10%)
3. Polypodium glycyrrhiza (30%)
4. Polystichum munitum (20%)
5. Sedum spathulifolium (20%)
6. Trientalis latifolia (10%)

GREENROOF - SUN
Area: 169m²
Plant with a mix of:
1. Armeria maritima (10%)
2. Brodiaea coronaria (5%)
3. Cerastium arvense (10%)
4. Festuca roemerii (30%)
5. Fragaria chiloensis (25%)
6. Plectritis congesta (20%)

RAINGARDEN PLANTING
Area: 128m²
Plant with a mix of:
1. Carex obnupta (50%)
2. Iris setosa (25%)
3. Juncus effusus (25%)

TREE REPLACEMENT REQUIREMENT: 103
Refer to Arborist reports completed by Toth and Associates for species, size and location.

TREE REPLACEMENTS IN LANDSCAPE PLAN: 164

PLANT & TREE LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Broadleaf Evergreen Trees (4)						
A	4	Arbutus menziesii	Arbutus	#1		Native
Coniferous Trees (62)						
Pc	40	Pinus contorta var. contorta	Shore Pine	#20		Native
P	22	Pseudotsuga menziesii	Douglas Fir	#20		Native
Deciduous Trees (98)						
Ac	36	Acer circinatum	Vine Maple	#20		Native
Ag	5	Acer griseum	Paperbark Maple	#20		Non-native
A	6	Acer macrophyllum	Big Leaf Maple	#15		Native
Ap	6	Acer palmatum 'Osakazuki'	Japanese Maple	#15		Non-native
Ce	11	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-native
Mf	8	Malus fusca	Pacific Crabapple	#15		Native
Pp	2	Parrotia persica 'Vanessa'	Persian Ironwood	#20		Non-native
Qg	21	Quercus garryana	Garry Oak	#15		Native
Sj	3	Styrax japonicus	Japanese Snowbell	#20		Non-native
Deciduous Shrubs						
Aa	43	Amelanchier alnifolia	Service Berry	#3	Multistem	Native
Hd	27	Holodiscus discolor	Ocean Spray	#3	2m o.c.	Native
Rs	79	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	111	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
V	35	Vaccinium (mix varieties)	Blueberry	#2	1.2m o.c.	Non-native
Evergreen Shrubs						
Gs	1458	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	1055	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Mg	8	Morella californica	California Wax-myrtle	#1	2m o.c.	Native
Vo	165	Vaccinium ovatum	Evergreen Huckleberry	#2	1m o.c.	Native
Ferns & Groundcovers						
Au	54	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	294	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	571	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pa	114	Pteridium aquilinum	Bracken Fern	10cm	45cm o.c.	Native
Pg	384	Polypodium glycyrrhiza	Licorice Fern	10cm	45cm o.c.	Native
Pm	2696	Polystichum munitum	Sword fern	#1	60cm o.c.	Native
S	64	Sedum spathulifolium	Broad-leaved Stonecrop	10cm	45cm o.c.	Native
Perennials & Other						
At	218	Achlys triphylla	Vanilla Leaf	#1	45cm o.c.	Native
At	96	Aquilegia formosa	Red Columbine	#1	45cm o.c.	Native
Arm	165	Armeria maritima	Sea Thrift	10cm	45cm o.c.	Native
Bc	123	Brodiaea coronaria	Harvest Brodiaea	10cm	45cm o.c.	Native
Ca	246	Cerastium arvense	Field Chickweed	10cm	45cm o.c.	Native
Cha	105	Chamerion angustifolium	Fireweed	10cm	60cm o.c.	Native
Ei	11	Eriophyllum lanatum	Woolly Sunflower	#1	60cm o.c.	Native
Hm	124	Heuchera micrantha	Small-flowered Alumroot	10cm	60cm o.c.	Native
Fr	576	Festuca roemerii	Roemer's Fescue	10cm	45cm o.c.	Native
Md	599	Maianthemum dilatatum	False Lily of the Valley	10cm	45cm o.c.	Native
Plc	492	Plectritis congesta	Sea Blush	10cm	45cm o.c.	Native
Ph	162	Primula hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.	Native
Pv	158	Prunella vulgaris	Self-heal	#1	60cm o.c.	Native
So	120	Solidago canadensis	Canada Goldenrod	10cm	60cm o.c.	Native
Tg	202	Tellima grandiflora	Fringecup	10cm	45cm o.c.	Native
Ti	701	Trientalis latifolia	Broad-leaved starflower	10cm	45cm o.c.	Native
Raingarden & Bioswale						
Co	416	Carex obnupta	Slough Sedge	10cm	60cm o.c.	Native
Im	121	Iris missouriensis	Western Blue Flag Iris	#1	60cm o.c.	Native
Je	208	Juncus ensifolius	Dagger-Leaf Rush	10cm	60cm o.c.	Native
Bulbs						
Alc	81	Allium cernuum	Nodding Onion	10cm	45cm o.c.	Native
Aa	81	Allium acuminatum	Hookers Onion	10cm	45cm o.c.	Native
Cl	84	Camassia leichtlinii	Great Camas	#1	45cm o.c.	Native
Cq	85	Camassia quamash	Common Camas	#1	45cm o.c.	Native
Eo	96	Erythronium oregonum	White Fawn Lily	#1	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: 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.

NOT FOR CONSTRUCTION

CLIENT

1427173 BC Ltd. (HyLand Properties)

NO. | DATE | ISSUE

1 | 2025-12-10 | DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25007

ARBOR/ LOT 7

3481 ROCK CITY ROAD
NANAIMO, BC

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DP 1415
2026-APR-20
Landscape Planning

CITY FILE NO.

SCALE 1:150

START DATE 25-07-15

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