

6201 OLIVER ROAD

6201 Oliver Road, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DP - JUNE 05, 2026

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Concept Plan
- L1.02 Landscape Plan
- L2.01 Planting Plan
- L2.02 Plant Legend, List & Planting Notes
- L2.03 Plant Information
- L2.04 Plant Information
- L3.01 Landscape Details
 - 1. Lighting Type 01 - Bollard
 - 2. Lighting Type 02 - Recessed Wall
 - 3. Lighting Type 03 - Pole Mounted
 - 4. Bicycle Rack
 - 5. Bench Type 01 - Wood w/ Back
 - 6. Fence Type 01 - Black Metal

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2026-JUN-18
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PROJECT 25013

6201 OLIVER ROAD

6201 OLIVER ROAD
NANAIMO, BC

COVER PAGE

CITY FILE NO.

SCALE

START DATE 2026-05-22

DB CM CB KS

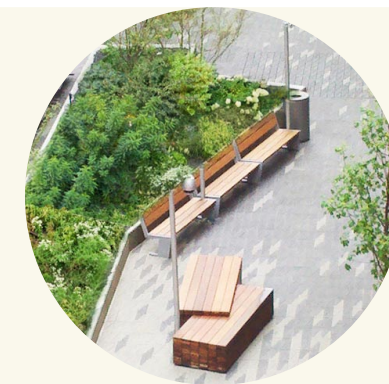
L0.00



LANDSCAPE CONCEPT PLAN
SCALE 1:200

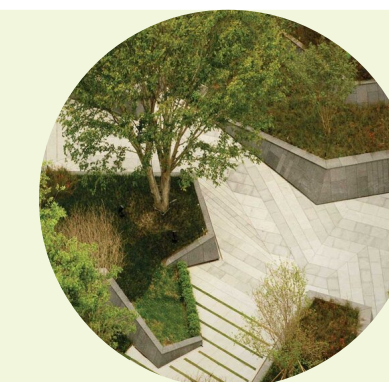
1 COMMUNAL PLAZA

The main entrance plaza includes planters with seat walls & benches, creating a vibrant social environment where residents can linger and enjoy the surrounding urban landscape.



2 TERRACED PLANTERS

Terraced planters step down the landscape from the street to the main building entrance, separating public and private space, creating a sense of enclosure and moderating the scale of development.



3 SITE FURNISHING

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



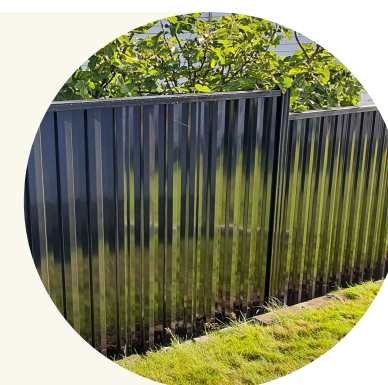
4 PLANTING

Lush layers of indigenous and ornamental groundcovers, perennials, ferns and shrubs create year-round visual interest, provide habitat for local biodiversity, and offer screening for residents. Inspired by local ecosystems, the plantings also strengthen the sense of place for the development.



5 LIGHTS & FENCES

Downward directed, high-efficiency LED bollard, recessed wall, and pole mounted lighting, provides safety and comfort; durable and fire resistant black metal perimeter fencing adds security and disappears behind the lush vegetative landscape buffer.



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**LANDSCAPE CONTEXT
PLAN**

CITY FILE NO.

SCALE 1:200

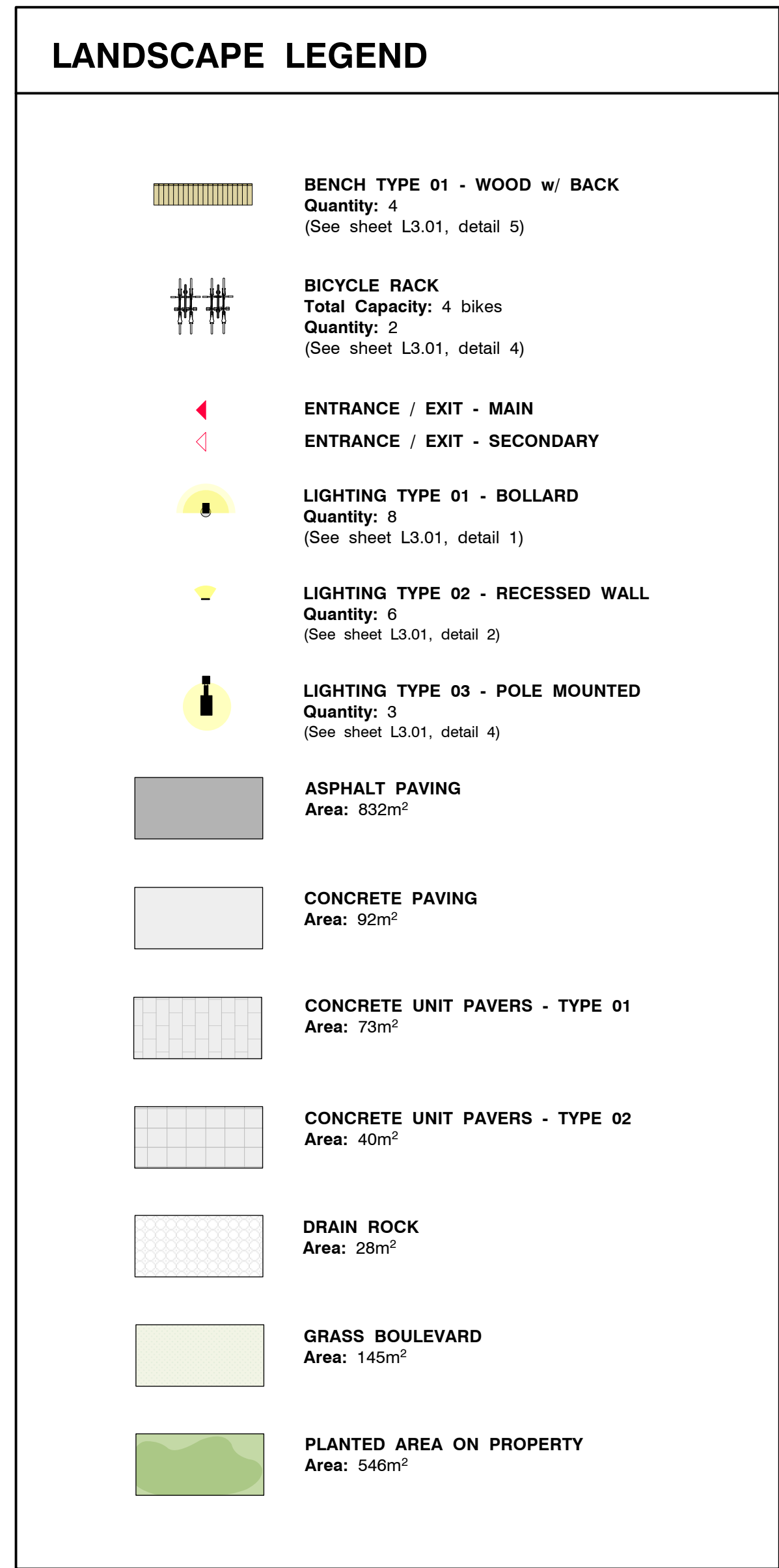
START DATE 2026-05-22

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CB KS



L1.01



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.

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PLANTING PLAN
SCALE 1:150

Existing Trees to Remain

Coniferous & Evergreen Trees

Deciduous Trees

Large Deciduous Shrub

- A Amelanchier grandiflora
- Cs Cornus sericea

Deciduous Shrubs

- Rs Ribes sanguineum
- Sy Symphoricarpos albus
- V Vaccinium (mix varieties)

Evergreen Shrubs

- Gs Gaultheria shallon
- Mn Mahonia nervosa
- Vo Vaccinium ovatum

Ferns & Groundcovers

- Au Arctostaphylos uva-ursa
- Co Carex obnupta
- Fc Fragaria chiloensis
- Fv Fragaria vesca
- Pm Polystichum munitum

Perennials

- El Eriophyllum lanatum
- Hm Heuchera micrantha
- Ls Liatris spicata
- Np Nepeta x faassenii 'Dropmore'
- Pv Prunella vulgaris ssp. laceolata
- Sc Solidago canadensis
- Tg Tellima grandiflora

GRASS BOULEVARD
Area: 145m²
Seed with Premium Pacific Drought Smart Mix or Equivalent.

See **Sheet L2.02** for Plant List, Legend & Planting Notes

See **Sheet L2.03** for Plant Information

See **Sheet L2.04** for Plant Information

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SCALE 1:150

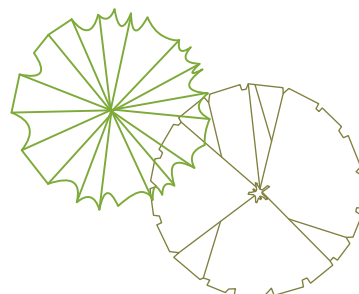
START DATE 2026-05-22

DB CM CB KS

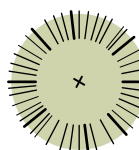
PLANT LEGEND, LIST & PLANTING NOTES

TREE & PLANT LEGEND

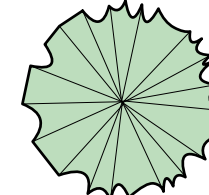
Existing Trees to Remain



Coniferous & Evergreen Trees

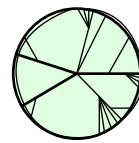


Pc (6) Pinus contorta var. contorta

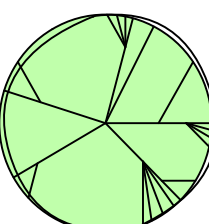


Pc (5) Pseudotsuga menziesii

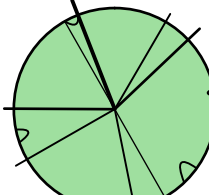
Deciduous Trees



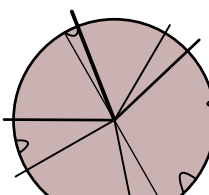
Ac (8) Acer circinatum



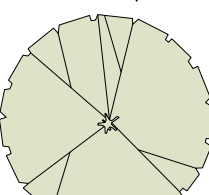
Ap (6) Acer palmatum 'Osakazuki'



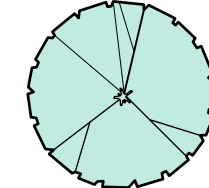
Ce (5) Cornus 'Eddies White Wonder'



Pp (4) Parrotia persica 'Vanessa'

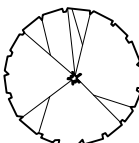


Qg (5) Quercus garryana



S (2) Styra japonica

Large Deciduous Shrub



A Amelanchier grandiflora



Cs Cornus sericea

Deciduous Shrubs



Rs Ribes sanguineum



Sy Symphoricarpos albus



V Vaccinium (mix varieties)

Evergreen Shrubs



Gs Gaultheria shallon



Mn Mahonia nervosa



Vo Vaccinium ovatum

Ferns & Groundcovers



Au Arctostaphylos uva-ursi



Co Carex obnupta



Fc Fragaria chiloensis



Fv Fragaria vesca



Pm Polystichum munitum

Perennials



El Eriophyllum lanatum



Hm Heuchera micrantha



Ls Liatris spicata



Np Nepeta x faassenii 'Dropmore'



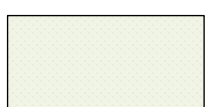
Pv Prunella vulgaris ssp. lanceolata



Sc Solidago canadensis



Tg Tellima grandiflora



GRASS BOULEVARD
Area: 145m²
Seed with Premium Pacific
Drought Smart Mix or Equivalent.

PLANT & TREE LIST

Key Qty Botanical Name Common Name Pot Size Spacing

Coniferous Trees

Pc 6 Pinus contorta var. contorta
P 5 Pseudotsuga menziesii

Shore Pine
Douglas Fir

#20
#20

Deciduous Trees

Ac 8 Acer circinatum
Ap 6 Acer palmatum 'Osakazuki'
Ce 5 Cornus 'Eddies White Wonder'
Pp 4 Parrotia persica 'Vanessa'
Qg 5 Quercus garryana
Sj 2 Styra japonicus

Vine Maple
Japanese Maple
Flowering Dogwood
Persian Ironwood
Garry Oak
Japanese Snowbell

#15
#20
#20
#20
#20
#20

Multistem

Deciduous Shrubs

Aa 7 Amelanchier alnifolia
Cs 7 Cornus sericea
Rs 24 Ribes sanguineum
Sy 26 Symphoricarpos albus
V 13 Vaccinium (mix varieties)

Service Berry
Red-twig Dogwood
Red Flowering Currant
Snowberry
Blueberry

#15
#2
#1
#1
#1

Multistem
1.2m o.c.
1.2m o.c.
1.2m o.c.
1.2m o.c.

Evergreen Shrubs

Gs 188 Gaultheria shallon
Mn 55 Mahonia nervosa
Vo 46 Vaccinium ovatum

Salal
Dull Oregon Grape
Evergreen Huckleberry

#1
#1
#1

60cm o.c.
60cm o.c.
1m o.c.

Ferns & Groundcovers

Au 315 Arctostaphylos uva-ursi
Co 82 Carex obnupta
Fc 243 Fragaria chiloensis
Fv 249 Fragaria vesca
Pm 280 Polystichum munitum

Kinnikinnick
Slough Sedge
Coastal Strawberry
Woodland Strawberry
Sword fern

10cm
10cm
10cm
10cm
#1

45cm o.c.
2m o.c.
45cm o.c.
45cm o.c.
60cm o.c.

Perennials & Other

El 42 Eriophyllum lanatum
Hm 53 Heuchera micrantha
Lp 41 Liatris spicata
Np 64 Nepeta x faassenii 'Dropmore'
Pv 72 Prunella vulgaris ssp. lanceolata
So 84 Solidago canadensis
Tg 70 Tellima grandiflora

Woolly Sunflower
Small Flowered Alumroot
Dense Blazing Star
Cat Mint
Self-heal
Canada Goldenrod
Fringecup

#1
#1
#1
#1
#1
10cm
10cm

60cm o.c.
45cm o.c.
60cm o.c.
60cm o.c.
60cm o.c.
60cm o.c.
45cm o.c.

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.

See **Sheet L2.01** for Planting Plan

See **Sheet L2.03** for Plant Information

See **Sheet L2.04** for Plant Information

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CONIFEROUS TREES

Pinus contorta var. *contorta*
Shore Pine



	10-years	Maturity
Height:	4.5m (15ft)	10.5m (35 ft)
Spread:	3.1m (10 ft)	7.6m (25 ft)

Interest:

- Evergreen
- Windswept habit
- Very drought tolerant

Wildlife:

- Seeds for diverse bird species

Pseudotsuga menziesii
Douglas Fir



	10-years	Maturity
Height:	3.7m (12ft)	90m (300ft)
Spread:	1.5m (5 ft)	7.6m (25ft)

Interest:

- Evergreen
- Textured bark
- Cones

Wildlife:

- Critical habitat tree for wide range of species (food, shelter, perching, nesting)

DECIDUOUS TREES

Acer circinatum
Vine Maple



	10-years	Maturity
Height:	4.5m (15ft)	6.1m (20ft)
Spread:	4.5m (15ft)	6.1m (20ft)

Interest:

- Clusters of white flowers in spring
- Interesting multi-stemmed habit
- Intense orange-red fall colour

Wildlife:

- Flowers attract pollinators and butterflies
- Seeds for songbirds

Acer palmatum 'Osakazuki'
Japanese Maple



	10-years	Maturity
Height:	3.7m (12ft)	6.1m (20ft)
Spread:	3.7m (12ft)	6.1m (20ft)

Interest:

- Interesting multi-stemmed habit
- Brilliant red fall foliage
- Small scale, ornamental landscape tree

Wildlife:

- Relatively deer resistant

Cornus 'Eddie's White Wonder'
White Flowering Dogwood



	10-years	Maturity
Height:	6m (20ft)	11m (35ft)
Spread:	4.5m (15ft)	6m (20ft)

Interest:

- Showy white bracts
- Layered branching habit
- Hybrid of the official floral emblem of BC

Wildlife:

- Nectar source for birds and pollinators
- Fruit sought after by birds and mammals

Parrotia persica
Persian Ironwood



	10-years	Maturity
Height:	4.5m (15ft)	12.1m (40ft)
Spread:	4.5m (15ft)	12.1m (40ft)

Interest:

- Green foliage with burgundy tips
- Sensational bronze-red fall foliage
- Exfoliating grey and tan bark

Wildlife:

- Early nectar source for birds and pollinators
- Good shelter and nesting site for birds

Quercus garryana
Garry Oak



	10-years	Maturity
Height:	2.5m (8ft)	20m (60ft)
Spread:	1.5m (5ft)	20m (60ft)

Interest:

- Iconic tree for mid-Vancouver Island
- Majestic tree at maturity
- Magnificent winter silhouette

Wildlife:

- Host tree for numerous beneficial insects
- Acorns provide food for wide range of species

Styrax japonicus
Japanese Snowbell



	10-years	Maturity
Height:	3.1m (10ft)	7.6m (25ft)
Spread:	2.4m (8ft)	6.1m (20ft)

Interest:

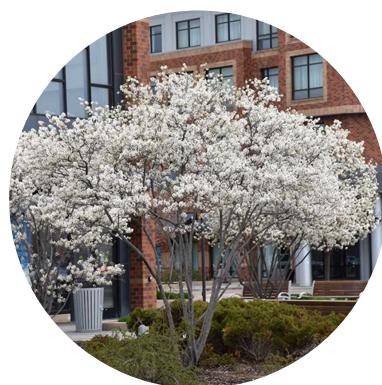
- Fragrant, white, bell-shaped flowers
- Finely textured, dark green foliage
- Brilliant yellow fall colour

Wildlife:

- Highly attractive to pollinators and bees
- Generally deer resistant

DECIDUOUS & EVERGREEN SHRUBS

Amelanchier alnifolia
Serviceberry



Height:	3.7m (12ft)
Spread:	3.1m (10ft)

Interest:

- Upright habit with fine textured foliage
- Clusters of white flowers in early spring
- Abundant ornamental, edible blue berries

Wildlife:

- Early spring nectar for pollinators
- Summer berries for diverse bird species

Cornus sericea
Red-twig Dogwood



Height:	3.1m (30ft)
Spread:	3.1m (10 ft)

Interest:

- Brilliant red stems in winter
- White spring flowers and summer berries
- Reddish-purple autumn foliage

Wildlife:

- Good cover and nesting habitat
- High-value for songbirds, bees and butterflies

Ribes sanguineum
Red Flowering Currant



Height:	1.8m (6ft)
Spread:	1.5m (5ft)

Interest:

- Resilient, drought tolerant shrub
- Bright pink-red clusters of hanging flowers
- Small dark purple-black edible berries

Wildlife:

- Very attractive to hummingbirds, as well as other pollinators

Symphoricarpos alba
Snowberry



Plant Type:	Deciduous shrub
Height:	1.2m (4ft)

Interest:

- Pink tubular flowers form white berries
- Dark edible berries, white-pink flowers
- Fast growing, mid-layer shrub
- Forms dense barrier to invasive plants

Wildlife:

- Flowers attracts birds and pollinators
- Berries are winter food source for birds

Gaultheria shallon
Salal



Plant Type:	Evergreen shrub
Height:	1.2m (4ft)

Interest:

- Dense, glossy foliage
- Dark edible berries, white-pink flowers
- Thicket forming groundcover-shrub

Wildlife:

- Vital food source for pollinators, birds and mammals

Mahonia nervosa
Dull Oregon Grape



Plant Type:	Evergreen shrub
Height:	0.6m (2ft)

Interest:

- Erect, fragrant yellow flower racemes
- Waxy, deep blue, very sour berries
- Red-purple leaves in winter

Wildlife:

- Source of food for birds in summer-fall
- Dense foliage provides shelter for birds

Vaccinium ovatum
Evergreen Huckleberry



Plant Type:	Evergreen shrub
Height:	1.5m (5ft)

Interest:

- Deep green foliage
- Dark edible berries, white-pink flowers
- Dense barrier to invasive species

Wildlife:

- Flowers attracts birds and pollinators
- Berries are winter food source for birds

FERNS & GROUNDCOVERS

Arctostaphylos uva-ursi
Kinnickinick



Plant Type:	Evergreen groundcover
Height:	0.2m (8in)

Interest:

- Small pink-white flowers
- Bright red berries last through winter
- Reddish peeling bark

Wildlife:

- Early source of nectar for pollinators
- Berries are important winter food source

Fragaria chiloensis
Coastal Strawberry



Plant Type:	Evergreen groundcover
Height:	0.15m (6in)

Interest:

- Dark green, glossy leaves
- Fast growing, mat forming
- White flowers form small, edible fruit

Wildlife:

- Provides nectar and pollen for indigenous bees, wasps and butterflies

Polystichum munitum
Sword Fern



Plant Type:	Evergreen fern
Height:	0.9m (3ft)

Interest:

- Persistent, lush winter greenery
- Striking bright to dark green fronds
- Robust and drought tolerant

Wildlife:

- Year round shelter for birds

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PLANT INFORMATION

CITY FILE NO.

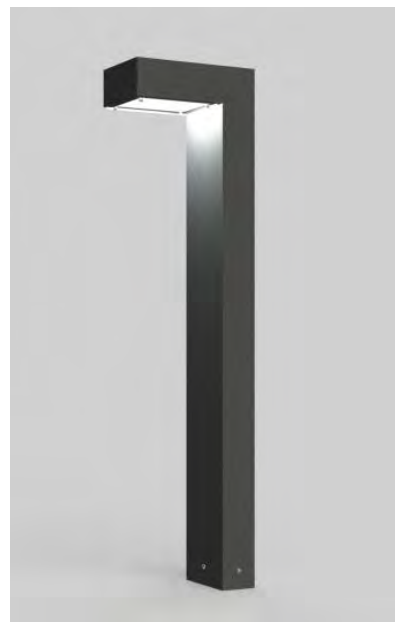
SCALE

START DATE 2026-05-22

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L2.03



Product Image

SOLERA AQUIL - Bollard (or equal)
Quantity: 8

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

1
L3.01 **Lighting Type 01 - Bollard**
Scale: NTS

Notes



Product Image

BEGA Recessed Wall Luminaire 24060 (or equal)
Quantity: 6

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
L3.01 **Lighting Type 02 - Recessed Wall**
Scale: NTS

Notes



Product Image

BEGA LED Pole-top Luminaire B84252 (or equal)
Quantity: 3

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

3
L3.01 **Lighting Type 03 - Pole Mounted**
Scale: NTS

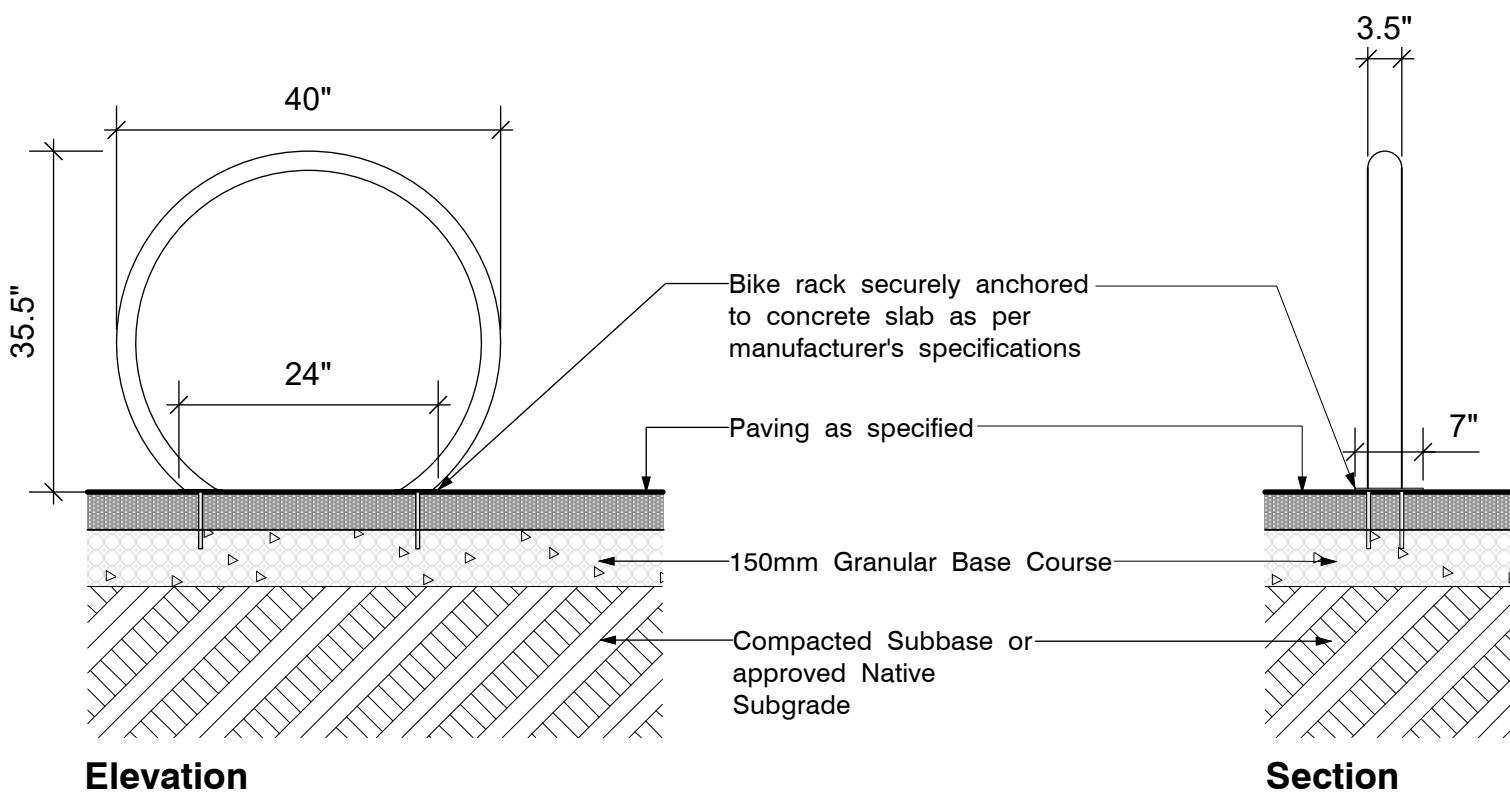
Notes

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

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



Image Precedents

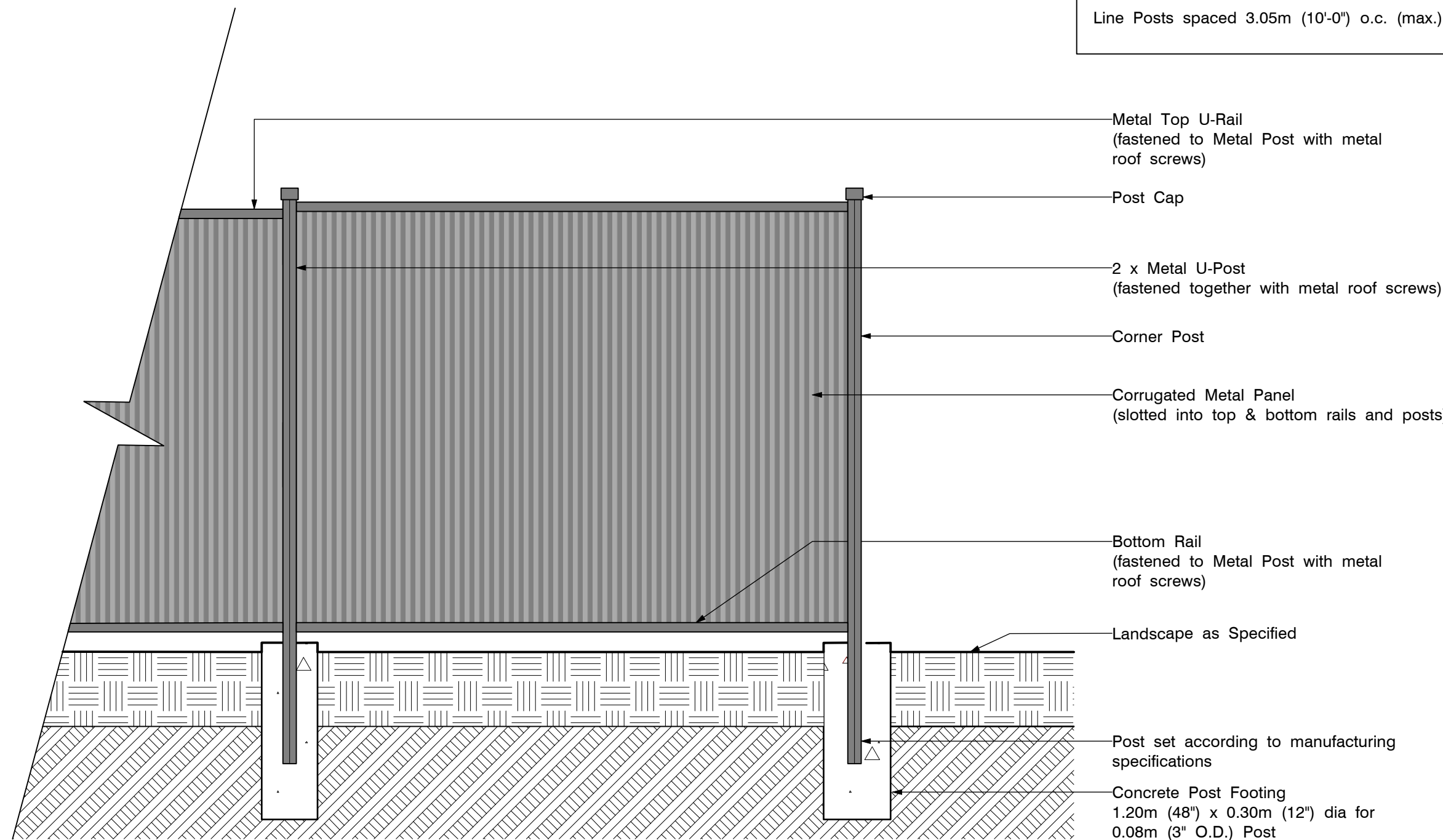
Wood Bench w/ Back

Notes:
Images are indicative of design intent for form and character only, detail drawings for bench will be provided with Building Permit drawing submission, in coordination with Architects.

Wood slatted bench to be mounted to concrete planter retaining wall, back rest to be integrated into planter wall.

5
L3.01 **Bench Type 01 - Wood w/ Back**
Scale: NTS

Notes



6
L3.01 **Fence Type 01 - Black Metal**
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.)

4
L3.01 **Bicycle Rack**
Scale: NTS

Elevation / Section

CLIENT

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LANDSCAPE DETAILS

CITY FILE NO.

SCALE AS SHOWN

START DATE 2026-05-22

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L3.01