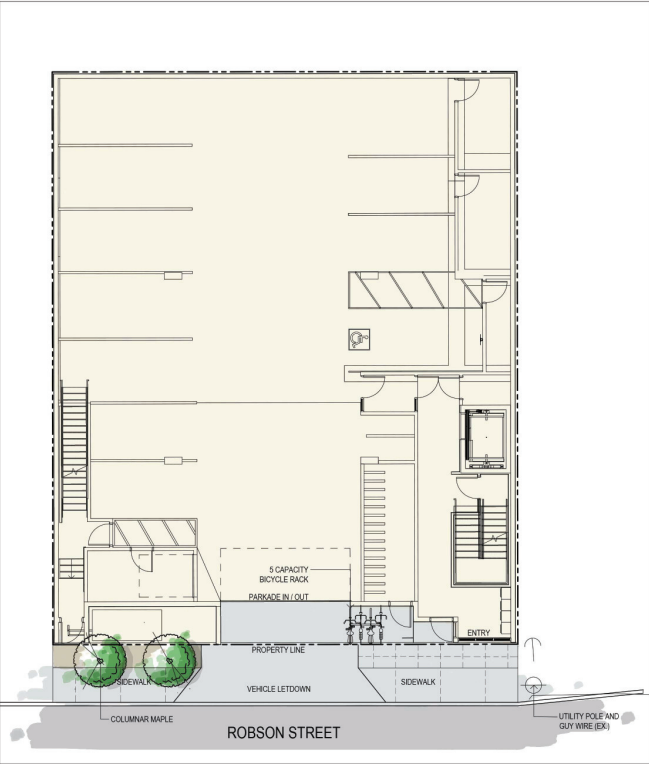


ATTACHMENT I LANDSCAPE PLAN

DESIGN RATIONALE

This apartment style development is being proposed in the heart of Nanaimo's downtown core on Robson Street. The site is currently a gravel parking lot with no existing trees or significant vegetation. To the north is an existing asphalt parking lot and church building. Across the street to the east is an existing residential complex which faces the development.

In keeping with the City of Nanaimo's Downtown Design Guidelines, the development provides residential density along this important corridor while maintaining a pedestrian scale by stepping back the building at the second level. With zero lot line building setbacks, the rooftop decks become critical in providing amenity spaces for residents, reducing the heat island effect, creating habitat for wildlife and managing rainwater with green infrastructure.



1 LANDSCAPE PLAN - LEVEL 1
LDP-1 SCALE 1:100

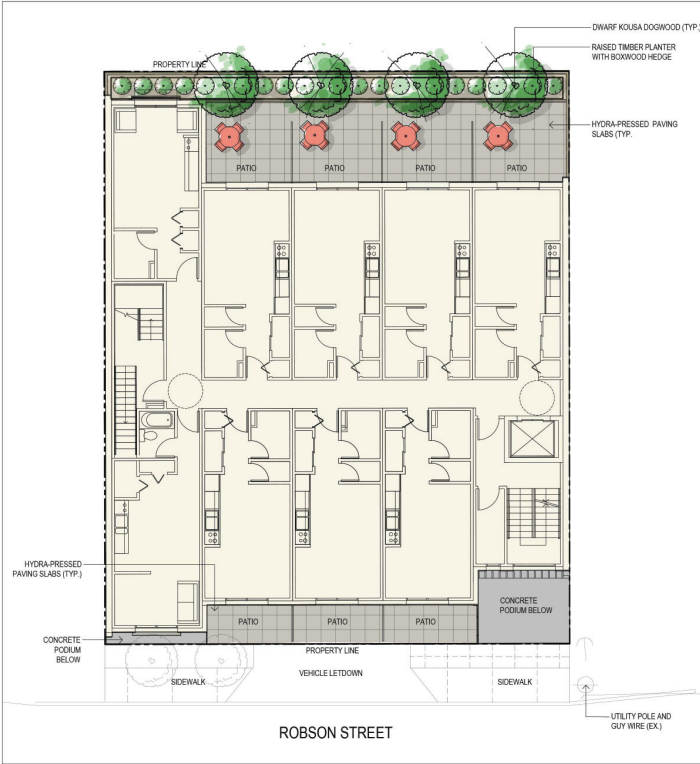


LEVEL 1

At the street level, the development offers a covered entryway and bicycle parking. Columnar maple trees are planted to enhance the pedestrian experience and provide greenery within the urban realm.

LEVEL 2

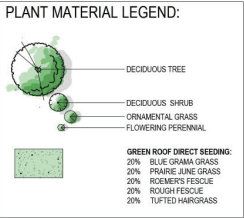
Level 2 offers private patios for residents. On the south west side of the building a boxwood hedge and dogwood trees within a raised planter provide all season privacy for residents. The plant material works to soften the building edge when viewed from the street and from adjacent buildings. In the spring, flowers on the dogwoods attract pollinators. During the winter, the dogwood's branching habit creates an interesting form within the landscape.



2 LANDSCAPE PLAN - LEVEL 2
LDP-1 SCALE 1:100



REPRESENTATIVE PLANT LIST			
QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES			
4	<i>Cornus kousa</i> 'Little Pancho'	Little Pancho® Kousa Dogwood	4.5cm Cal.
5	<i>Betula platyphylla</i> 'Jelpank'	Parkland Pillar Asian White Birch	4.5cm Cal.
SHRUBS			
19	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#03 Cont.
ORNAMENTAL GRASSES & PERENNIALS			
20	<i>Allium sphaerocephalon</i>	Drumstick Allium	Bulb / Plant in fall
23	<i>Nassella tenuissima</i>	Mexican Feather Grass	#01 Cont.
13	<i>Salvia nemorosa</i>	Rhapsody in Blue Meadow Sage	#01 Cont.
GREEN ROOF			
25	<i>Achillea millefolium</i>	Yarrow	Plug
25	<i>Alliumcernuum</i>	Nodding Onion	Plug
20%	<i>Bouteloua gracilis</i>	Blue Grama Grass	Seed
30	<i>Camassia quivash</i>	Common Camas	Plug
20%	<i>Koeleria cristata</i>	Prairie June Grass	Seed
20%	<i>Festuca idahoensis roemerii</i>	Roemer's Fescue	Seed
20%	<i>Festuca scabrella</i>	Rough Fescue	Seed
20%	<i>Deschampsia caespitosa</i>	Tufted Hairgrass	Seed



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CLIENT:

**MERIDIAN GROUP
OF COMPANIES**

SUITE 1910, 1095 WEST PENDER ST.
VANCOUVER BC, V6E 2M6

PROJECT TITLE:

ROBSON ST. APARTMENTS

337 ROBSON STREET
NANAIMO, BC, V9R 2V4

DRAWING TITLE:

LANDSCAPE PLAN

ISSUED FOR / REVISION

1	ISSUED FOR REVIEW	2018-09-25
2	ISSUED FOR DEVELOPMENT PERMIT	2018-10-16
3	RE ISSUED FOR DEVELOPMENT PERMIT	2018-08-16

SEAL

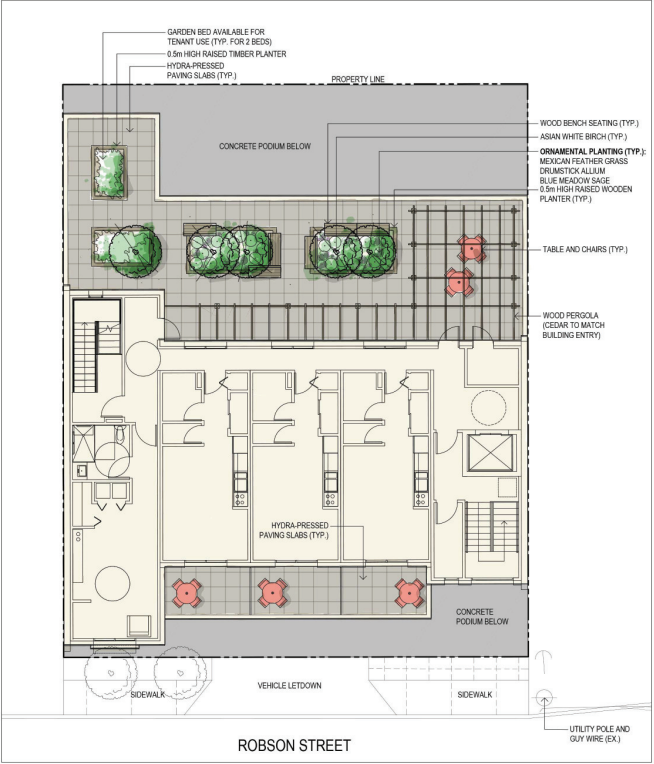
DRAWN BY:	LSC
DATE:	2018-09-23
SCALE:	AS NOTED
DWG. NO.:	

LDP-1

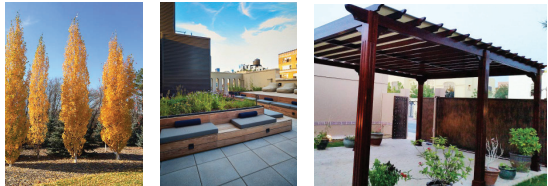
LEVEL 5

The south facing roof deck on Level 5 provides a generous outdoor area for all residents to enjoy. The space is defined by raised planters and a magnificent pergola of timber beams and wooden slats. Residents can choose to gather in groups or find a quiet place to read a book. The layout is considerate of wheelchair users as all areas are accessible and the table and chairs have movable seating.

Two of the four planters are available for use by residents to grow their own produce and ornamental plants. The remaining planters are filled with meadow style plantings to create all season visual interest and attract pollinators and butterflies. Five birch trees line the deck, providing summer shade, beautiful fall colour and winter form. These trees also play an important role in providing vertical greenery within the development when viewed from the street level and adjacent buildings.



1 LANDSCAPE PLAN - LEVEL 5
LDP-2 SCALE 1:100

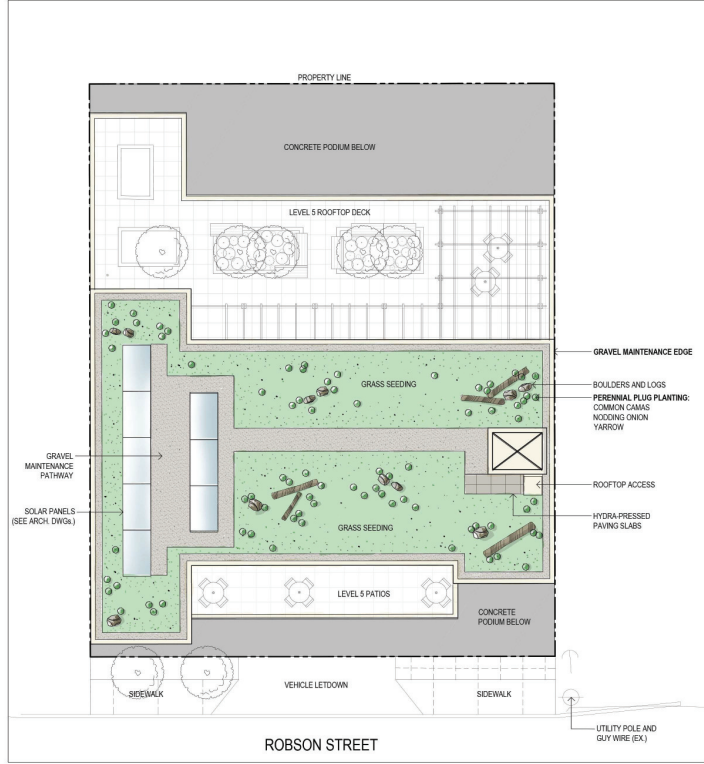


LEVEL 6

The rooftop of the building, Level 6, is a unique, biodiverse part of the landscape. Mimicking a natural grassland, the roof is seeded with several native grass species. Direct seeding allows for a faster establishment period and greater rate of success. The grasses will self seed over the years, thus strengthening the overall root system of the "grassland". Flowering perennials are pocket planted throughout the grassed area, which will also self seed.

The flowering perennials will attract pollinators and butterflies to the rooftop. Logs and taller grasses provide nesting opportunities for birds. Being as the rooftop is hotter and more exposed than ground level habitat, naturally pitted boulders collect rainwater and serve as a drinking source for birds and their chicks.

From a low impact development perspective, the green roof decreases pressure on the City storm network by capturing and storing all rainwater. It is the intent that stored water will be used to irrigate the landscape features within the development. Solar panels will be installed as a supplemental energy source for the building.



2 LANDSCAPE PLAN - LEVEL 6
LDP-2 SCALE 1:100



REPRESENTATIVE PLANT LIST			
QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES			
4	<i>Cornus kousa</i> 'Little Pancho'	Little Pancho® Kousa Dogwood	4.5cm Cal.
5	<i>Betula platyphylla</i> 'Jefpark'	Parkland Pillar Asian White Birch	4.5cm Cal.
SHRUBS			
19	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#03 Cont.
ORNAMENTAL GRASSES & PERENNIALS			
20	<i>Allium sphaerocephalon</i>	Drumstick Allium	Bulb / Plant in fall
23	<i>Nassella tenuissima</i>	Mexican Feather Grass	#01 Cont.
13	<i>Salvia nemorosa</i>	Rhapsody in Blue Meadow Sage	#01 Cont.
GREEN ROOF			
25	<i>Achillea millefolium</i>	Yarrow	Plug
25	<i>Allium cernuum</i>	Nodding Onion	Plug
20%	<i>Bouteloua gracilis</i>	Blue Grama Grass	Seed
30	<i>Comastria guineensis</i>	Common Corns	Plug
20%	<i>Koeleria cristata</i>	Prairie June Grass	Seed
20%	<i>Festuca idahoensis roemerii</i>	Roemer's Fescue	Seed
20%	<i>Festuca scabrella</i>	Rough Fescue	Seed
20%	<i>Deschampsia caespitosa</i>	Tufted Hairgrass	Seed

PLANT MATERIAL LEGEND:

DECIDUOUS TREE

DECIDUOUS SHRUB

ORNAMENTAL GRASS

FLOWERING PERENNIAL

GREEN ROOF DIRECT SEEDING:

- 20% BLUE GRAMA GRASS
- 20% PRAIRIE JUNE GRASS
- 20% ROEMER'S FESCUE
- 20% ROUGH FESCUE
- 20% TUFTED HAIRGRASS



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DRAWING TITLE:		
LANDSCAPE PLAN		
ISSUED FOR / REVISION		
1	ISSUED FOR REVIEW	2018-09-23
2	ISSUED FOR DEVELOPMENT PERMIT	2018-09-28
3	RE ISSUED FOR DEVELOPMENT PERMIT	2019-08-08
SEAL:		

DRAWN BY:	LSC
DATE:	2018-09-23
SCALE:	AS NOTED
DWG. NO.:	

LDP-2