

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.

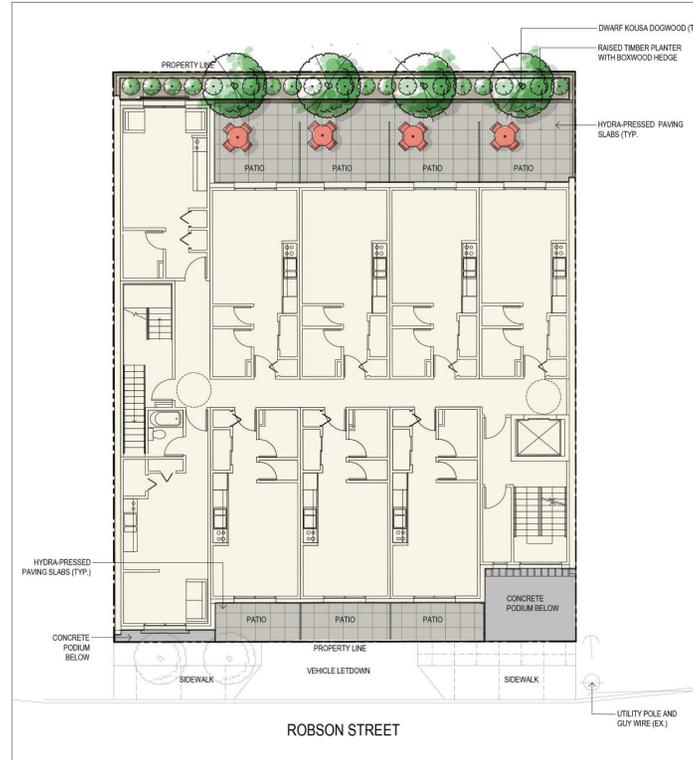
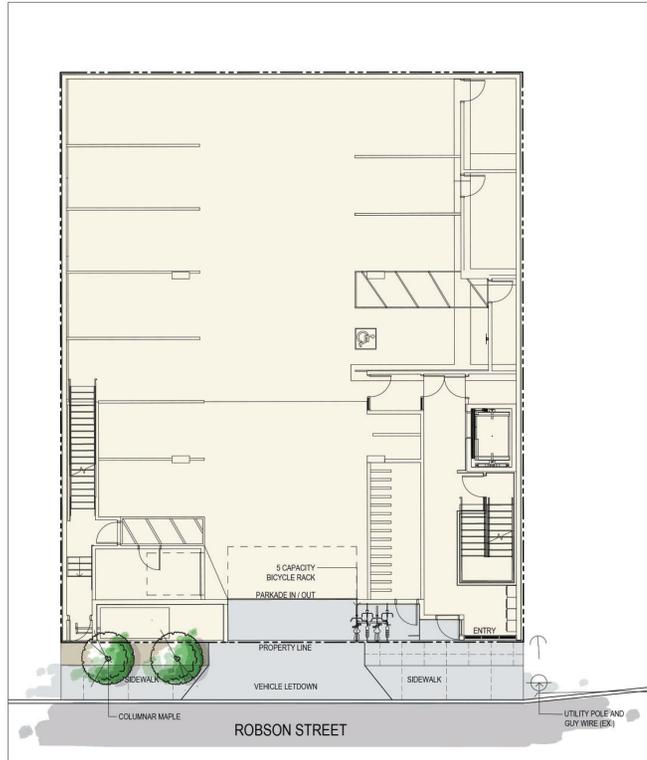
In keeping with the City of Nanaimo's Downtown Design Guidelines, the development provides residential density along this important corridor while maintaining a pedestrian scale by stepping back the building at the second level. With zero lot line building setbacks, the rooftop decks become critical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

LEVEL 1

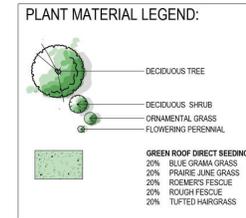
At the street level, the development offers a covered entryway and bicycle parking. Columnar maple trees are planted to enhance the pedestrian experience and provide greenery within the urban realm.

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.



REPRESENTATIVE PLANT LIST			
QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES			
4	<i>Cornus kousa</i> 'Little Pancho'	Little Pancho' Kousa Dogwood	4.5m Cal.
5	<i>Betula platyphylla</i> 'Jefpark'	Parkland Pillar Asian White Birch	4.5m 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>	Rhazopy 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>Carnegiea quararosa</i>	Common Carna	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 Hargrass	Seed



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

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



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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 2018-09-26
3	RE ISSUED FOR DEVELOPMENT PERMIT 2018-09-26

SEAL

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

LDP-1

