

ATTACHMENT G LANDSCAPE PLAN

- Proposed Side Setback Variance for Refuse Receptacle,
- Refuse Receptacles to be set back 1.5m from rear lot line as per Site Plan

DESIGN NARRATIVE

LOWER TERRACE PLANTING:

The lower terrace reduces the height of the retaining wall, resulting in a more comfortable environment for pedestrians traveling on the adjacent sidewalk. The planting palette includes evergreen shrubs, ornamental grasses and flowering perennials to cascade over the lower wall.

SOUTH PATIO PLANTING:

The front patio planting frames the view of the building from the street, and creates a low, all-season garden for residents in the ground floor units. The airy deciduous Japanese maples cast dappled shade over the patio areas. This creates a cooler microclimate in the hot summer months, while allowing sunlight to pass through in the winter. The low shrub and perennial borders maintain views between the street and building.

WEST FOUNDATION PLANTING:

A low, shade tolerant planting bed follows the west walkway. Evergreen species create all season foliage.

EAST RAIN GARDEN INFILTRATION PLANTER:

The east rain garden filters stormwater from the parking lot. Plant species are shade tolerant and can survive wet and dry conditions.

PARKING LOT INFILTRATION BEDS:

The parking lot planting beds create shade and all-season interest, while conveying stormwater runoff into the east rain garden. Evergreen species are balanced by deciduous shrubs with colourful branches or berries to provide interest in the winter months. Columnar spruce trees frame the building and maples with a wider canopy provide shade over the uncovered section of the parking lot.

GREEN ROOF PLANTING:

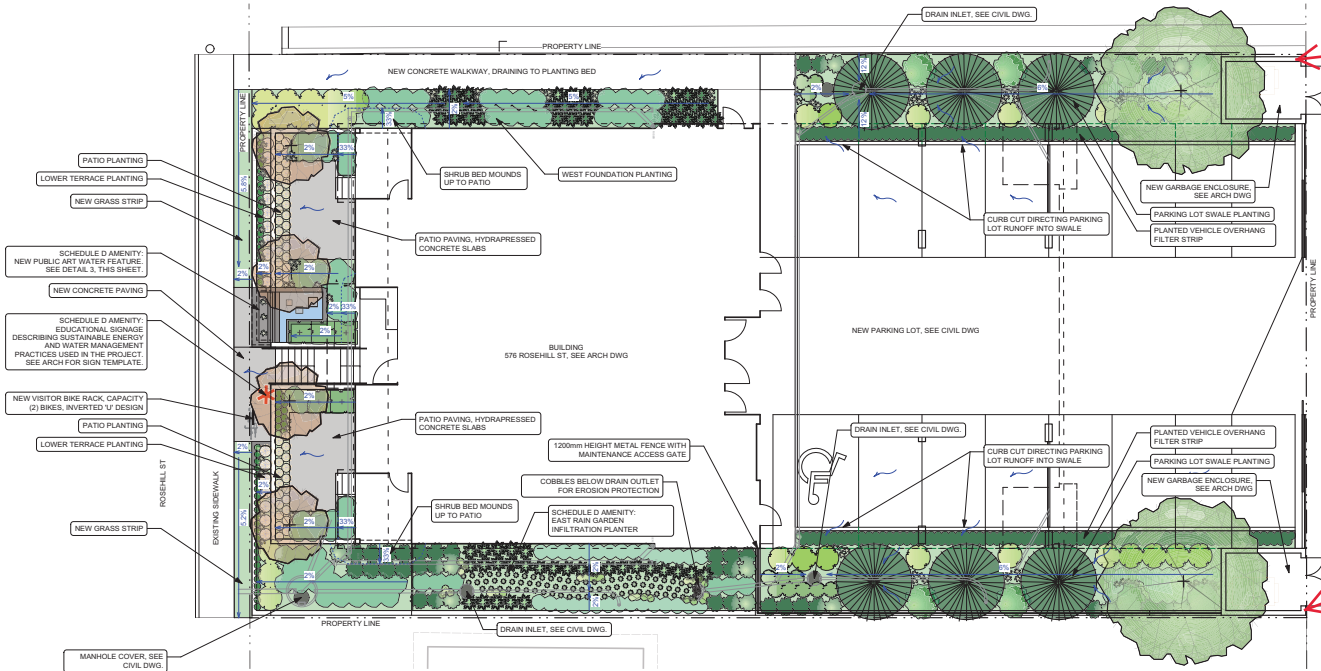
The extensive green roof consists of a sedum mat with perennial accent plantings to provide a visual amenity to building residents in the level 4 amenity area. The plant material will reduce the local urban heat island effect and provide habitat for pollinator insects and birds.

PUBLIC ART WATER FEATURE:

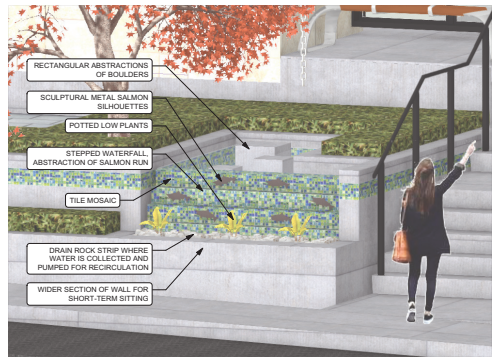
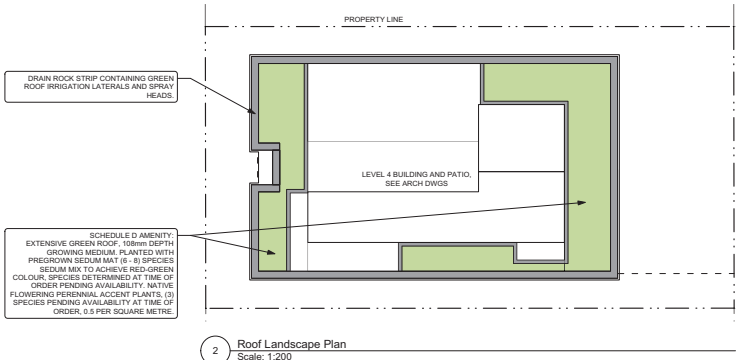
The water feature provides an abstract interpretation of a salmon run, paying tribute to the volunteer efforts of Nanaimo residents in 2007 in constructing the Coho salmon side-channel in the nearby Millstone River.

ROOFTOP RAISED PLANTER BOXES:

The raised planter boxes in the rooftop amenity area aim to improve food security by providing an opportunity for residents to grow food.



CANDIDATE PLANT SPECIES - EXCLUDING EXTENSIVE GREEN ROOF					
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
	ACE	<i>Acer palmatum</i> 'Empress 1'	Red Japanese Maple	6m Cal.	SEE PLAN
	ACF	<i>Acer x fraxinifolium</i> 'Jefferson'	Autumn Blaze Maple	6m Cal.	SEE PLAN
EVERGREEN TREES					
	PIC	<i>Picea breweriana</i>	Brewer's Spruce	2m Ht.	400cm O.C.
DECIDUOUS SHRUBS					
	CS	<i>Cornus sericea</i> 'Kelsay'	Kelsay's Dwarf Red-Osier Dogwood	#2 Pot	120cm O.C.
	SA	<i>Symphoricarpos albus</i>	Snowberry	#1 Pot	70cm O.C.
EVERGREEN SHRUBS					
	AR	<i>Adonis vernalis</i> 'Compacta'	Dwarf Anemone Tree	#2 Pot	
	B	<i>Berberis spicata</i>	Dark Fern	#2 Pot	60cm O.C.
	LP	<i>Lonicera pileata</i>	Honeyuckle	#2 Pot	100cm O.C.
	MN	<i>Malva nutans</i>	Dull Oregon Grape	#1 Pot	60cm O.C.
	PO	<i>Polystichum munblum</i>	Sword Fern	#1 Pot	SEE PLAN
	TX	<i>Taxus x media</i> 'Hill'	Hill's Yew	#3 Pot	100cm O.C.
GROUNDCOVERS					
	AH	<i>Anemone hepatica</i>	Vancouver Jade	10cm Pot	30cm O.C.
	PS	<i>Phlox subulata</i>	Mass Phlox	#1 Pot	70cm O.C.
PERENNIALS					
	VH	<i>Vanocoria hexandra</i>	American Barnwort	#1 Pot	30cm O.C.
GRASSES					
	CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#1 Pot	60cm O.C.
	ST	<i>Stipa tenuissima</i>	Feather Grass	#1 Pot	45cm O.C.
BULBS					
	T	<i>Iris tenuis</i>	Oregon Iris	10cm Pot	SEE PLAN



IRRIGATION - SCHEDULE D AMENITY
The plant species selected are drought tolerant and will be watered by a low-flow drip irrigation system. The green roof plantings will be irrigated by a low-flow matched precipitation spray system.

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