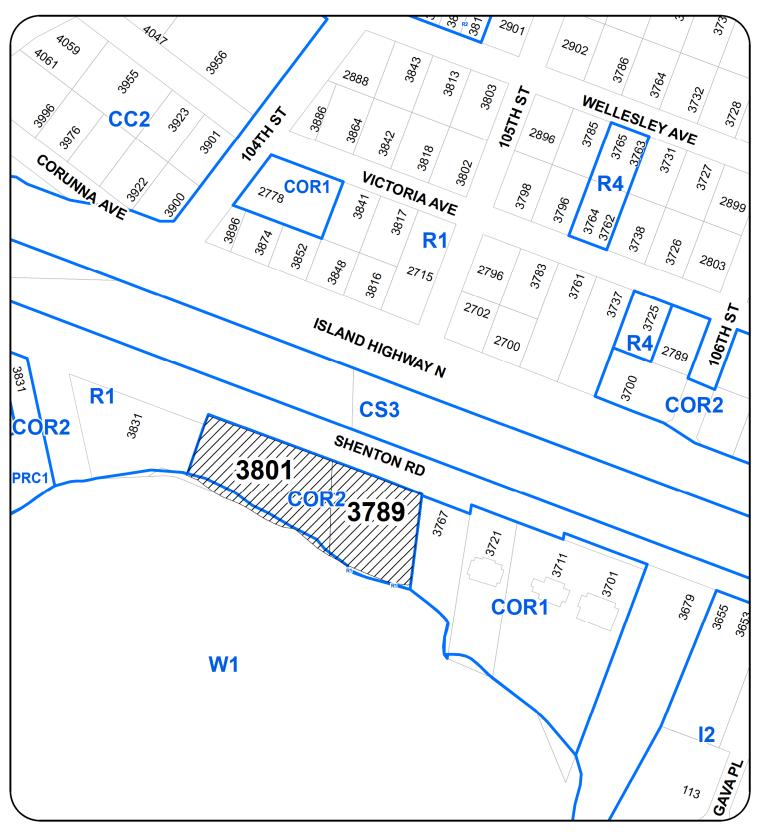
## **LOCATION PLAN**







Civic: 3789 & 3801 SHENTON ROAD Legal: LOTS 1 & 2, SECTIONS 3 AND 4 WELLINGTON DISTRICT, PLAN EPP69258



### Summary

The development permit proposal, described as *Elements* on Diver Lake, located at 3789, 3801 Shenton Road has been developed to fit within the Corridor land use designation, the Development Permit Area 9 and the Mixed Use Corridor (COR2) zone as defined by the City of Nanaimo's *planNanaimo OCP*, 2008 and Zoning Bylaw No. 4500. The project demonstrates a multi-unit medium density residential development supported by amenities and commercial services in the form of a mixed use development.

### **Description of Surrounding Area**

The subject property is located on the north end of Diver Lake, and is accessed from Shenton Road. North of the site, the Island Highway, the E&N recreation trail and railway tracks run parallel to the development and link the urban nodes of Woodgrove with the Hospital district. To the West, a park and nature trail separate the property from a mix of automotive sales and service centres, as well as a Montessori school, church, and single family residential community. The neighbours to the East, consist of a mix of professional businesses such as a dental practice, engineering, construction and other service companies. The island highway bisects the local community, but is easily crossed by car, transit and pedestrian access directly to the north west via Jingle Pot Road and the pedestrian overpass. In this manner, the Shenton Road development is linked to a wide range of amenities and services including commercial, retail, restaurants and grocery stores offered by the Country Club Mall. The south side of Diver Lake consists mostly of single family residential neighbourhoods. The City of Nanaimo's expanding trail network will connect the proposed development with Diver Lake Park. The park offers open park space with walking trails, tennis courts, a kids bike trail and a small dock for fishing.





### **Design Rationale**

Elements on Diver Lake is a mixed use commercial and multi family project composed of two street oriented buildings on a public plaza, with a semi-enclosed level of parking. The development overlooks revegetated landscaping sloping down to the Diver Lake waterfront. The design of the five floor multi family residential building, on the East side of the site, recognizes the need for increased residential density in the Corridor zone integrated with plaza level commercial amenity space that will animate the development. The three-storey professional office building to the West, engages with the residential building, while relating to the scale and use of neighbouring professional buildings along Shenton Road. The development intends to connect the existing professional services along Shenton Road with the neighbourhoods to the North and West, by way of pedestrian access and a streetscape indicative of a higher density mixed use, while offering un-congested vehicle access to nearby urban nodes.

The form and character of the buildings, elevations and roof lines recognize the importance of engaging the human scale and pedestrian oriented form. Utilizing street oriented building facades and low level roof overhangs, the buildings reach forward to greet and shelter pedestrians as they encircle and engage with the buildings. Above, larger architectural elements begin to respond to the scale and speed of the streetscape of Shenton Road. These extruded angular forms engage with street views and appear to extend linearly along the urban corridor, bisecting the buildings and invoking a sense of motion. To the South, the architecture embodies the natural beauty of the lake and utilizes the orientation of the site to provide the commercial and residential spaces with unique views and exposure to nature. Here, the form of the buildings engage with the slope of the site, visually slipping down to meet the vegetation and lake. Along the low southern face of the parkade, penetrations have been added to open up the volume. These openings encourage natural day-lighting and increase ventilation to otherwise enclosed spaces, thereby reducing energy consumption.

Given the entire rear portion of the subject property abuts Diver Lake, a 15m aquatic setback from the wetland boundary is required. The lot has a frontage of 143m² and a lot depth ranging from approximately 57m at the deepest point to 26m at the narrowest point. Due to the narrow depth of the lot and the City of Nanaimo's required road dedication, the aquatic setback limits the area available for development. The form and character of the buildings responds to this limited development area. In response, the taller linear residential building stretches along the narrow portion of the property, while the lower mass of the office building spreads towards the shoreline in a series of stepped volumes.

Acknowledgement of the sensitive site conditions of Diver Lake's wetland boundary and habitat was a starting point for the proposed development. Stormwater management and landscape design elements have been integrated throughout the site to reduce rainwater runoff and passively disperse water through the revegetated landscape. Harnessing the linear stepping roofs



of the two buildings, a series of green roof systems have been employed to slow the passage of water, and guide it down to rain gardens. Other design strategies such as off street parking located beside and below the buildings, condense the overall building footprint of the site and allow for plaza-like pedestrian spaces adjacent to the sidewalk. A vertical landscape element, centrally located within the project expresses how vegetation can be introduced into the plaza hardscape. This adds a human scale to the architecture and invites people into the space. Low landscaping walls mimic the architectural play of elements emerging and sliding across the site. At times they provide surfaces for sitting around plaza spaces, and at others become edges from which to enjoy the lake. To protect environmentally sensitive areas, preserve aquatic habitat, and provide opportunities to appreciate the natural setting, the development's path network leads to a public plaza space that over-looks the revegetated shoreline.

Working with the guidelines described in Development Permit Area 1 – Watercourses, of the OCP, the project has been designed to avoid encroachment into the leave strip. A riparian restorative plan for invasive species removal and restoration for the development site and the dedicated park area has been prepared as a component of the landscape package. As part of the site restoration strategy and the stormwater management plan, three rain gardens will be located above the 15m aquatic setback boundary. These large rain gardens will maintain water quality by filtering waterborne sediments, reduce rainwater runoff and provide erosion control by dispersing water through the revegetated landscape along the base of the site. To further slow the passage of stormwater, a series of green roof surfaces have been integrated into the design of the buildings. The office building proposes a series of stepped green roof surfaces, across which rainwater is slowly guided to the central rain garden. Similarly, along the street edge, the entry canopies to each building also have green roof surfaces. From these low linear roofs, the water is guided down chains to small rain gardens integrated into the street edge landscaping. These small rain gardens offer a delayed visual demonstration of the water runoff as it cascades along the site to join the larger rain gardens located above the aquatic setback. Using the strategies outlined above, the project intends to create a beneficial engagement along Diver Lake that can maintain or restore important riparian functions that support wildlife habitat within the city.

Together the buildings complete the development along Shenton Road, and in accordance with the OCP contribute to the day to day needs of the local community.



### **Height Variance Rationale**

Medium to high residential densities of 50 - 150 units per hectare, in two to six storey buildings are supported within Corridors, as designated within the OCP. The application includes a residential density of 19 units per hectare, plus 1,103 m² of commercial rental unit space, with ground floor oriented commercial/office amenity space, amounting to a total site coverage of 1,200 m² [ 16.3% ]. It is intended that higher roof elements and parapets be used to screen mechanical equipment in a manner that is integrated with the architectural form, character and massing of the buildings. The maximum allowable height within the COR2 zone is 18.0m when 75% of the required parking area is located beneath the buildings. 70% of the required parking is located underground: to achieve 75% would require 3 additional stalls. Presently, 41 of the required 58 parking stalls are located underground. We would respectively request that this meets the criteria for the additional 4.0m of permitted height. In addition to this additional 4.0m permitted height, the development permit requests that a height variance of 2.4m be provided for the residential building to complete architectural rooflines. This would increase the maximum allowable height to 20.4m.

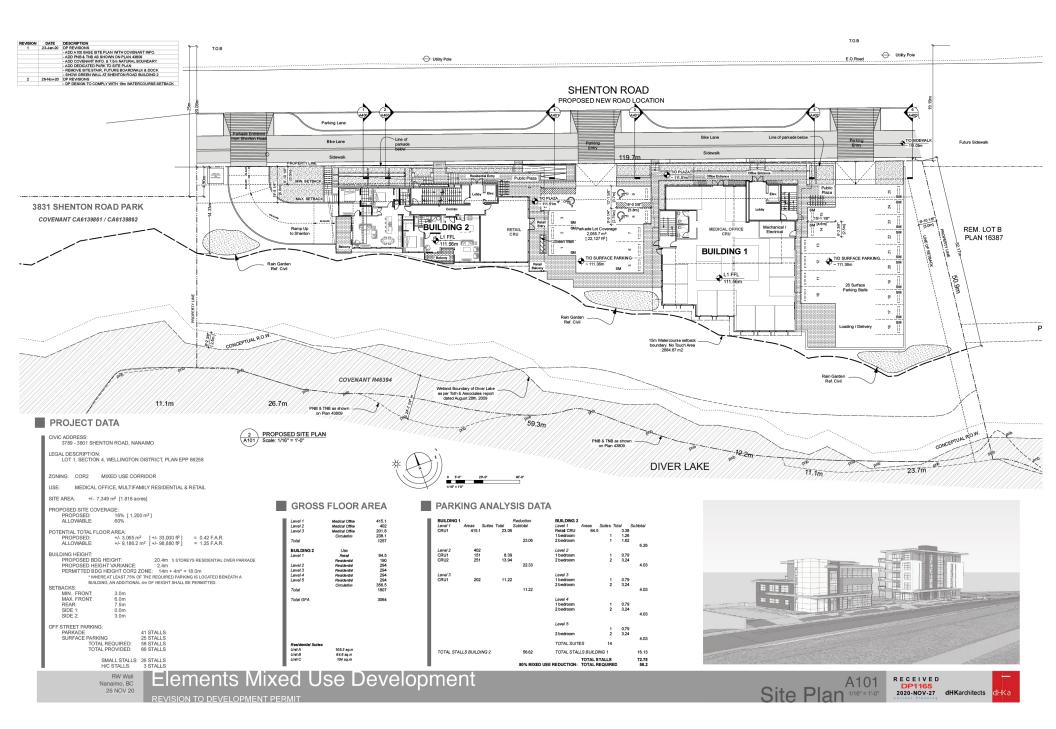
This design rationale and height variance support the proposed site plan, development data and elevations forming part of the development permit application for 3789, 3801 Shenton Road.

We look forward to working with City staff and Council members and if you require any additional information, please do not hesitate to contact us.

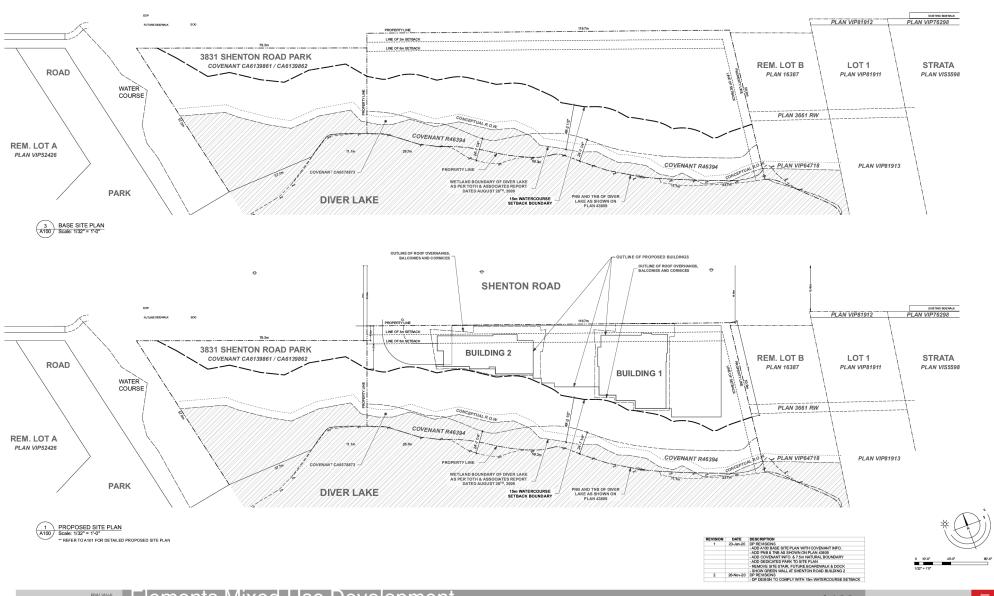
Sincerely,

Claire Fontaine Intern Architect AIBC

Clave Fortaine



SHENTON ROAD

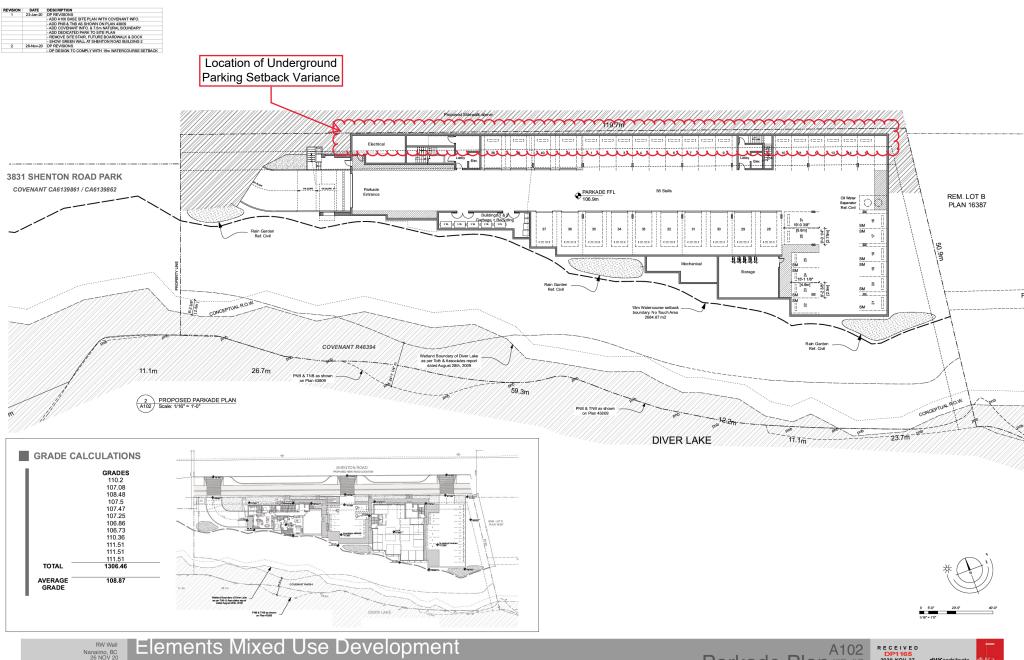


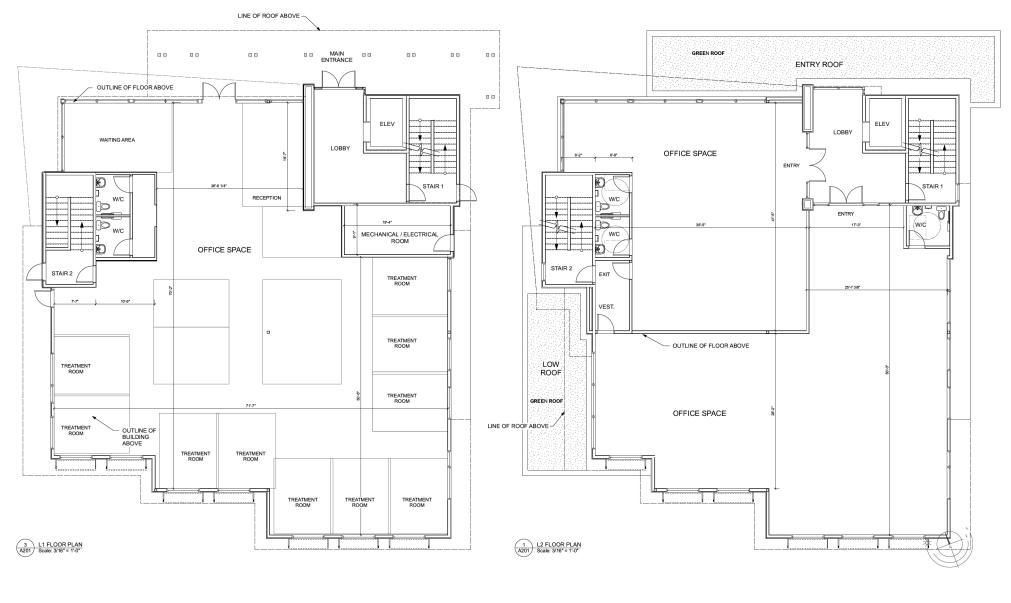
RW Wall Nanaimo, BC 26 NOV 20

Elements Mixed Use Development

Base Site Plan A100

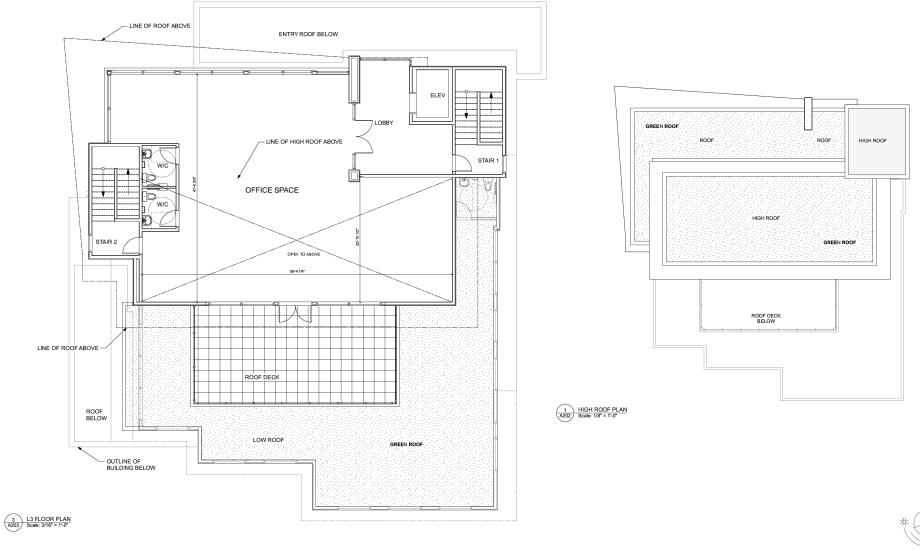






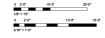






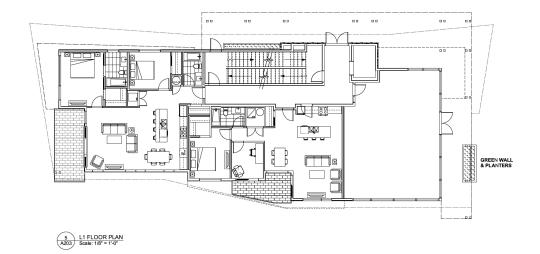


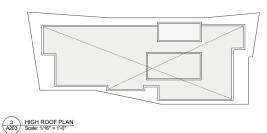


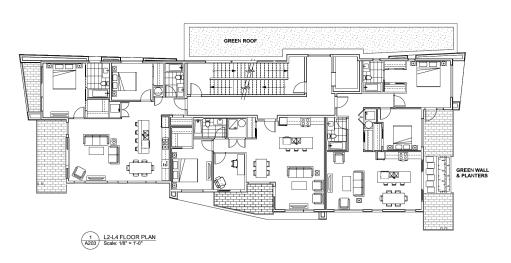


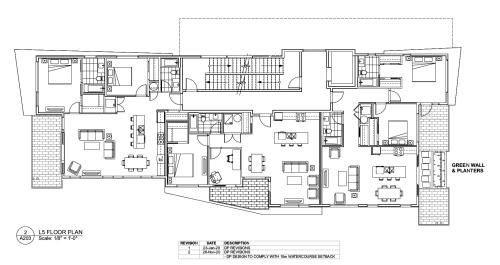












- 1 STUCCO, IN POLYESTER WHITE
- 2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE
- 3 FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY 4 FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY
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- 13) ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER
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- 15) ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER
- 16 ALUMINIUM DOOR FRAMES, IN ANODIZED SILVER
- 17) SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

- CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS,
- STOCK COLOUR IN REGENT GREY FINISH
- 19 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH
- 20 CANTILEVERED BALCONY
- 21) LIVING WALL SYSTEM / CASCADING PLANTERS
- 22 GREEN ROOF
- 23 LOUVERS, METAL FRAME, IN REGENT GREY FINISH
- MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH

REVISION	DATE	DESCRIPTION
1	23-Jan-20	DP REVISIONS
		- REMOVE SITE STAIR, FUTURE BOARDWALK & DOCK
		- SHOW GREEN WALLAT SHENTON ROAD BUILDING 2
		- UPDATE MATERIAL PALETTE NUMBERS
		- ADD A400 SITE CROSS SECTIONS AT BUILDINGS
2	26-Nov-20	DP REVISIONS
		- DP DESIGN TO COMPLY WITH 15m WATERCOURSE SETBACK



RW Wall Nanaimo, BC 26 NOV 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Site Elevations A300

RECEIVED DP1165 2020-NOV-27

dHKarchitects dHKa

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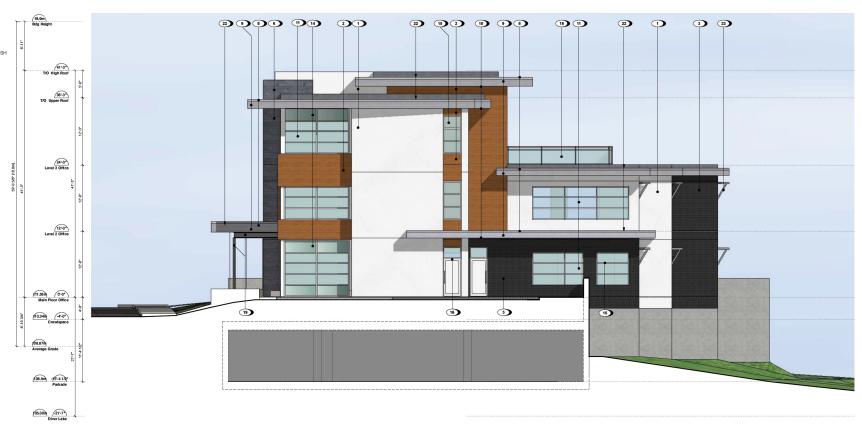
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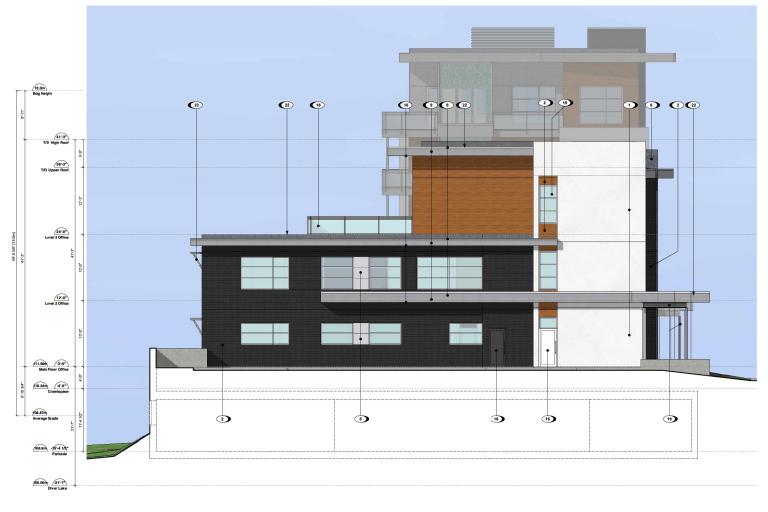
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REVISION DATE DESCRIPTION

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DP1165 2020-NOV-27

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Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

Building 2 - WE Elevations A306

dHKarchitects dHKa

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MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH

REVISION DATE DESCRIPTION

1 2-Jan-20
PROVIDE STEET STAR FUTURE BOARDWALK A DOCK
PROVIDE STEET STAR FUTURE BOARDWALK A DOCK
PROVIDE STEET STAR FUTURE BOARDWALK A DOCK
- PHOW OREEN WALLAT STEENTION ROAD BUILDINGS
- UPDATE MATERIAL PLAIETTE NUMBERS
2 26-Ho-20 DF REVISIONS
DF REVISIONS
DF REVISIONS
1 20-HO-20 DF REVISIONS
DF REVISI





RW Wall Nanaimo, BC 26 NOV 20







R E C E I V E D

DP1165
2020-NOV-27
Current Planning

RW Wall Nanaimo, BC 26 NOV 20 Elements Mixed Use Dev.

REVISION TO DEVELOPMENT PERMIT





R E C E I V E D

DP1165
2020-NOV-27
Current Planning

RW Wall Nanaimo, BC 26 NOV 20 Elements Mixed Use Dev.

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Elements Mixed Use Dev.

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R E C E I V E D

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2020-NOV-27

Elements Mixed Use Dev.

RW Wall Nanaimo, BC 26 NOV 20





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RW Wall Nanaimo, BC 26 NOV 20 Elements Mixed Use Dev.

**REVISION TO DEVELOPMENT PERMIT** 





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Elements Mixed Use Dev.

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Elements Mixed Use Dev.

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Elements Mixed Use Dev.

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Elements Mixed Use Dev.

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RW Wall Nanaimo, BC

26 NOV 20









Elements Mixed Use Dev.

Nanaimo, BC
26 NOV 20

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RW Wall





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2020-NOV-27

Current Planning

RW Wall Nanaimo, BC 26 NOV 20 Elements Mixed Use Dev.

REVISION TO DEVELOPMENT PERMIT









Elements Mixed Use Dev.

**REVISION TO DEVELOPMENT PERMIT** 







Elements Mixed Use Dev.

Vic















Elements Mixed Use Dev.







Elements Mixed Use Dev.

REVISION TO DEVELOPMENT PERMIT

RW Wall Nanaimo, BC

26 NOV 20





#### MATERIAL PALETTE

1 STUCCO, IN COUSTING WHITE

2 PURSUANT AND PROPERLY, IN SHOULE

3 PURSUANT LAPPED BOING, 7\* PROPILE, WOOD TEXTURE, IN ROH GREY

5 PURSE CEMBERT LAPPED BOING, 7\* PROPILE, WOOD TEXTURE, IN PEARL GREY

5 PURSE CEMBERT THANE, BOING, SMOOTH TEXTURE, IN PEARL, GREY

5 PURSE CEMBERT THANE, BOING, AMOOTH TEXTURE, IN PEARL, GREY

5 PURSE CEMBERT THANE, BOING, AMOOTH TEXTURE, IN PEARL, GREY

5 PURSE CEMBERT THAN LAPPEN, IN PEARL, SAWAN-SHAME, GREY TOWNER, IN COMPACED, WEST TOWN METALS

5 COMPACED WOOD FACILI, PRINTED TO COLUR MITCH SOPPIT

5 SCHITT, WYANA VERTED WINS, SOFT, IN MIDDIAL GREY

5 ALLAINIUM STORE PRINT CLUSSED, IN SHOOLDED SHUKE

6 ALLAINIUM STORE PRINT CLUSSED, IN SHOOLDED SHUKE

6 ALLAINIUM STORE PRINT CLUSSED, IN AMOODED BILLYER

6 ALLAINIUM STORE PRINT CLUS 1 STUCCO, IN POLYESTER WHITE 2 LUX SMOOTH 4" V-GROOVE PANE

REVISION DATE DESCRIPTION

1 23-ai-20 OPRIVISIONS STAIR FUTURE BOARDWALK 4 DOCK
- show deterwall at sentrol road billions 2
- update Material Palette Numbers
- ADD Add Stre Cross Sections At Bullions
2 26-bie-20 OPRIVISIONS
- previsions
- previsions



Shenton Road Streetscape Elevation
Scale: 3/32" = 1'-0"

MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH





RW Wall Nanaimo, BC 26 NOV 20

Elements Mixed Use Development

REVISION TO DEVELOPMENT PERMIT

A400 Site Sections 3/16" = 1-0" RECEIVED 2020-NOV-27 dHKarchitects dHKa



#### **MATERIAL PALETTE**

1) STUCCO, IN POLYESTER WHITE

2 LUX SMOOTH 4" V-GROOVE PANELS, IN SADDLE

FIBRE CEMENT LAPPED SIDING, 7" PROFILE, WOOD TEXTURE, IN IRON GREY

FIBRE CEMENT LAPPED SIDING, 5" PROFILE, WOOD TEXTURE, IN PEARL GREY

5 FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN PEARL GREY

6 THINSTONE VENEER, IN OCEAN PEARL SAWN ASHLAR, GREY TONES

7 ALUMINIUM TRIM FLASHING, IN CHARCOAL GREY, WESTFORM METALS

8 ALUMINIUM TRIM FLASHING, IN REGENT GREY, WESTFORM METALS

9 COMBFACED WOOD FASCIA, PAINTED TO COLOUR MATCH SOFFIT

SOFFIT: KAYCAN, VENTED VINYL SOFFIT, IN MEDIUM GREY WITH ALUMINIUM CAP FLASHING, IN REGENT GREY, WESTFORM METALS

11 ALUMINIUM STORE FRONT GLAZING, IN ANODIZED SILVER

12 ALUMINIUM STORE FRONT DOORS, IN ANODIZED SILVER

13 ALUMINIUM CURTAIN WALL GLAZING, IN ANODIZED SILVER

14) SPANDREL PANEL

15 ALUMINIUM WINDOW FRAMES, IN ANODIZED SILVER

16 ALUMINIUM DOOR FRAMES, IN ANODIZED SILVER

17 SLIDING GLASS PATIO DOOR, IN ANODIZED SILVER

CLEAR GLASS RAILING AND ALUMINIUM GUARDRAILS,
STOCK COLOUR IN REGENT GREY FINISH

19 STEEL COLUMNS & STRUCTURE, IN REGENT GREY FINISH

20 CANTILEVERED BALCONY

21 LIVING WALL SYSTEM / CASCADING PLANTERS

GREEN ROOF

23 LOUVERS, METAL FRAME, IN REGENT GREY FINISH

MECHANICAL SCREEN LOUVERS, METAL FRAME, IN REGENT GREY FINISH





















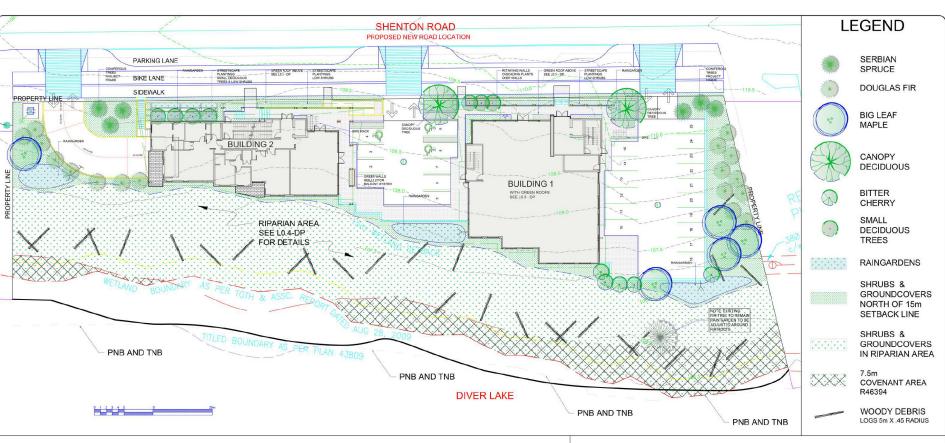








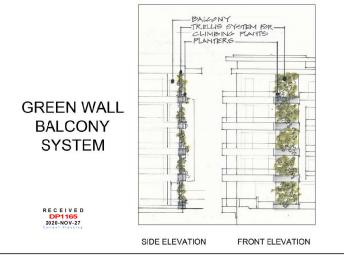
9 COMBFACED WOOD



## PLANT PALETTE

Key	Botanical Name	Common Name	Pot	Spacing	Remarks	Season
			Size	2 15		
	Coniferous Trees					
Pob	Picea omorika bruns	Serbian Spruce	2m ht	see plan	uniform specimens	all
Pmen	Pseudotsuga menziesii	Douglas Fir	2m ht	see plan	-	
	Deciduous Trees					
Agr	Amelanchier grandiflora	Serviceberry	10 gall	see plan	Uniform specimens	all
Ce	Cornus nuttallii eddies white wonder	Eddies White Wonder Dogwood	6 cm cal	see plan	branching ht 1.8m	spr white flowers
Sjj	Styrax japonica	SnowbellTree	6 cm cal	see plan	branching ht 1.8m	spr white flowers
	Evergreen Shrubs		+			
Dc	Daphne cneorum	Rose Daphne	1 gall	.6 o.c.	ht: .2	winter
Gs	Gaultheria shallon	Salal	1 gall	.6m o.c.	.ht.6n	winter
End	Escallonia 'newport dwarf'	Escallonia	1 gall	.6 o.c.	ht 1m	pink flwrs summer
Lp	Lonicera pileata	Privet Honeysuckle	1 gall	1m.o.c.	ht: .6	winter
Ma	Mahonia nervosa	Dull Oregon Grape	1 gall	.6 o.c.	ht45	winter
La	Lavendula angustifolia Hidcote	English lavender	1 gall	.6 o.c.	ht6	winter purple flowers
LaM	Lavendula ang. Munstead	Munstead Lavender	1 gall	.6 o.c.	ht: .45	Winter blue flowers
LsAs	Lavendula stoechas Silver Anouk	Spanish Lavender	1 gal;	1'x1'	evergreen, fragrant	bess
LsAr	Lavendula stoechas Anouk Deep Rose	Spanish Lavender	1 gall	1'x2'	evergreen deep rose flowern	bees
Ndm	Nandina domestica 'Moon Bay'	Heavenly Bamboo	1 gall	2'x2'	evergreen, fall colour	winter fall
RoP	Rosmarinus officinalis "Prostratus"	Greeping Rosemary	1 gall	.6 o.c.	ht.15	winter
Sh	Sarcoccocca humilis	Sweetbox	1 gall	2'x2'	Evergreen, white flowers	winter scented
Vd	Viburnum davidii	David's yburnum	1 gall	2'x3'	evergreen.	winter

Rm	Rosa mediland white	white groundcover rose	1 gall	1m o.c.	ht.1m	summer white
						flowers
_	Grasses			_		
Hs	Helictotrichon sempervirens	Blue Cat Grass	1 gall	.6 o.c.	ht6	winter blue
Pa	Pennisetum alopecuroides "Hamlyn"	Fountain Grass	1 gall	.6 o.c.	Ht.6	
Mslm	Miscanthus 'Little Miss'	Little Miss Red Maiden Grass	1 gall	2'x2'	red foliage	
	Raingardens				_	
Cstol	Cornus stolonifera	Red twigged dogwood	1 gall		red twigs	winter
Gs	Gaultheria shallon	Salal	1 gall		overgreen	all
Li	Lonicera involucrata	Twinned Honevsuckle	1 gall	sun/moist		
Mg	Myrica gale	Myrtle	1 gall	shade/dry	scented leaves	
Rpa	Rubus parviflorus	Thimbleberry	1 gall	moist		
Rsp	Rubus spectabilis	Salmonberry	1 gall	moist		humners
Sr	Sambucus racemosa	Red Elderberry	1 gall	moist		
Pmun	Polystichum munitum	Sword fern	1 gall	moist/dry		
Co	Carex obnupta	Slough sedge	10 cm			
Je	Juneus effusus	Common Rush	10 cm			
Lya	Lysichiton americanus	Skunk Cabbage	1 gall			
Sm	Scirpus microcarpus	Small flowered bulrush	10 cm	_		
	Vines for green walls					
Cr	Campsis radicans	Trumpet Vine	1 gall		orange/red	summer
Ct	Clematis tangutica	Oriental Clematis	1 gall		yellow bell	summer
Cm	Clematis montana	Mountain Clematis	1 gall		white	spring
Ca	Clematis armandii	Evergreen Clematis	1 gall		evergreen	early spring
Jo	Jasminium offisinale	Common Jasmine	1 gall		scented	spring
Lpe	Lonicera periclymenum	Honeysuckle	1 gall		scented	summer
Tj	Trachelospermum jasminoides	Star Jasmine	1 gall		evergreen scented	summer



NOTES:
For grading information,
see Civil & Architectural drawings,
ALL PLANTED AREAS TO BE
IRRIGATED.



REVISIONS:

Submitted to City for Review - 2019Sep12

Issued for DP - 2019Sep18

Rev #1 - C.O.N Comments - 2020Jan23

Rev #1 - C.O.N Comments - 2020Jan23

DP Rev for Coordination - 2020Nov23

Reissued for DP - 2020Nov26

CONSULTANT:

LANGGAFFARCHITECT

PROJECT:

3789-3801 SHENTON ROAD. NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District, Plan EPP 69258

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

SCALE:	DATE:
1:200	SEP. 11, 2019
DRAWN:	CHECKED:
DR	VJD
PROJECT NUM SHENTON F	

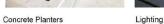
L0.1-DP

#### **DESIGN RATIONALE**

The site is located between Shenton Road and Divers Lake on a disturbed site, with expansive views south over the Lake and to Mount Benson.

The landscape component of the property is limited to the streetscape, buffers and riparian areas.







Green Roofs



Raingardens



Tall Oregon Grape



Evergreen Huckleberry

#### Streetscape

The Streetscape consists of a structured landscape of plazas and planters which have been designed to reflect the geometry of the architecture. Within this formal structure the planting by contrast is informal, soft in form and full in growth habit.

A series of **planter walls** allow enough soil depth on top of the parkade to support small trees which soften and frame the buildings. **Lighting** will be an integral part of the walls to light the wellkways.

Green Roofs form a part of the stormwater management plan, as well as providing habitat for birds and insects, ameliorating the urban heat island and insulating the building from heat and noise. The water from the canopies will run down rain chains into a series of raingardens.

#### **Buffers**

The plantings to the South, East and West of the buildings, will be planted with native plants and will tie in seamlessly with the ripaiant nestoration plants in the 15m setback to the south. Raingardens are incorporated into this landscape scheme.

Riparian Restoration

See plan L0.5



Mixed Planting



Snowbell Tree



Rain Chains



Indian Plum



Saskatoonberry



Submitted to City for Review - 2019Sep1:

Rev #1 - C.O.N. Comments - 2020Jan23

OP Rev for Coordination - 2020Nov23

Reissued for DP - 2020Nov26

sued for DP - 2019Sep18

PROJECT:

REVISIONS:

3789-3801 SHENTON ROAD NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District, Plan EPP 69258

> DP1165 2020-NOV-27

SHEET TITLE:

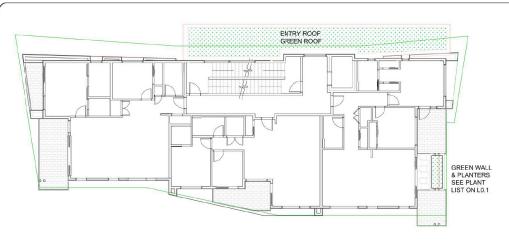
LANDSCAPE DESIGN ELEMENTS

| SCALE: DATE: AS NOTED SEP. 11, 2019 | DRAWN: CHECKED: DR VJD | PROJECT NUMBER: SHENTON ROAD 2019

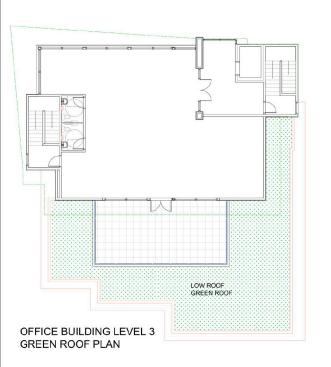
L0.2-DP



SHENTON ROAD STREETSCAPE. NTS



#### **RESIDENTIAL BUILDING LEVEL 2 GREEN ROOF PLAN**



#### PLANT PALETTE

The plants will be selected from this plant palette. Not all plants will necessarily be used, others may be substituted depending on availability and suitability In the final design.

Key	Botanical Name	Common Name	Size
Ac	Allium cernuum	Nodding onion	plugs
As	Allium schoenoprasum	Chives	plugs
Am	Armeria maritima	Sea Pink	plugs
Sam	Sedum album 'Murale'	White Stonecrop	plugs
S	Sedum kamtschaticum	Kamtschaticum Stonecrop	plugs
So	Sedum oreganum	Oregon Stonecrop	plugs
Sd	Sedum divergens	Spreading Stonecrop	plugs
Ss	Sedum spathulifolium	Broad Leaved Stonecrop	plugs
Sd	Sisyrinchium douglasii	Douglas's Blue-eyed Grass	plugs

#### NOTES:

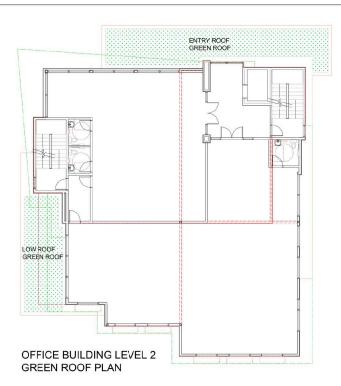
Green Roof system to be Zinco Urban Climate Roof or equivalent.

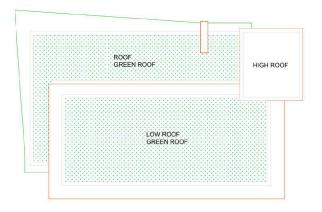
https://zinco-graenroof.com/systems/urban-climate-roof 2. Minimum scil depth to be 150mm (6")

3. All planted areas to be irrigated.



All plants and planting to be to BCSLABCNTA Landscape Standards, latest edition.
 Any plant substitutions must be shade tolerant species for the North Roof and sun loving species for the South Roof.
 Plant in groups of 5, or multiples of 5 in staggered rows.





OFFICE BUILDING LEVEL 6 **GREEN ROOF PLAN** 

RECEIVED DP1165 2020-NOV-27

NOTES: For grading information, see Civil & Architectural drawings. ALL PLANTED AREAS TO BE IRRIGATED.



REVISIONS Submitted to City for Review - 2019Sep12 ssued for DP - 2019Sep18 Rev #1 - C.O.N Comments - 2020Jan23 DP Rev for Coordination - 2020Nov23 Reissued for DP - 2020Nov26



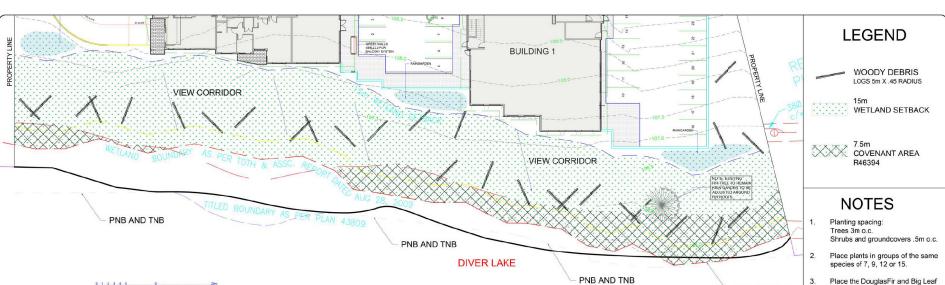
PROJECT: 3789-3801 SHENTON ROAD. NANAIMO, BC

SITE LEGAL DESCRIPTION: Lot 1, Section 4, Wellington District, Plan EPP 69258

SHEET TITLE:

**GREEN ROOF PLAN** 

SCALE:	DATE:
1:100	SEP. 11, 2019
DRAWN:	CHECKED:
DR	VJD
PROJECT NU	MBER:
SHENTON	ROAD 2019
DRAWING N	UMBER:
10	2 55
LU.	J - DP



RIPARIAN PLANT LIST 7.5m Covenant Area R46394 (part of the 15m wetland setback

Kev	Total	Botanical Name	Common Name	Pot Size	growing conditions	Zone	П
-						1	2
		CECIDUOUS TREES					Т
Aog	69	Acer glabrum	Douglas Maple	2 gall	maist/sun	20	Т
Ar	69	Anus rubra	Red Alder	1 gall	water/sun/shade	20	Т
Cd	69	Crataegus douglasii	Black hawthorn	1 gall	moist/sun/shade	20	Г
Mf	69	Nalus fusca	Crabapple	2 gall	moist/sun/shade	20	П
Pe	69	Frunus emarginata	Bitter Cherry	2 gall	dry/mcist/sun/shade		1
SI	69	Salix lucida	Pacific Willow	cuttings	moist/sun/shade	20	П
Ssc	69	Salix scouleriana	Scoulers Willow	cuttings	maist/sun/shade	20	
Ssi	69	Salix sitchensis	Sitka Willow	cuttings	maist/sun/shade	20	П
Sh	69	Salix hookeriana	Hookers Willow	cuttings	moist/sun/shade	20	Г
		SHRUBS				_	Н
Aa	93	Amelanchier alnifolia	Saskatoonberry	1 gall	dry/sun		1
Cstol	93	Comus stolonifera	Red twigged degwood	1 gall	maist/sun/shade	45	Г
Gs	93	Caultheria shallon	Salai	1 gall	shadedry		1
Li	93	Lonicera involucrata	Twinned Honeysuckle	1 gall	sun/moist	45	Г
Mo	93	Nyrica gale	Myrtle	1 gall	shaderdry	45	Н
Pc	93	Physocarpus capitatus	Ninebark	1 gall	maist/sun/shade	45	
Bh	93	Fibes bracteosum	Stink Current	1 gall	shademoist	20	т
RI	93	Fibes lacustre	Black Swamp Gooseberry	1 gall	shademoist to dry	20	Г
Rp	93	Fubus parviflorus	Thimbleberry	1 gall	moist/dry/sun/shade	25	т
Rso	93	Fubus spectabilis	Salmonberry	1 gall	moist/sun/shade	45	
Sr	93	Sambucus racemosa	Red Elderberry	1 gall	maist/sun/shade	20	Т
Sd	93	Spirea douglasii	Hardback	1 gall	sun/shade/moist	20	
		FERNS					H
Pmun	93	Polystichum munitum	Sword fern	1 gall			1

# RIPARIAN PLANT LIST 15m Setback EXCLUDING Covenant Area

PNB AND TNB

Key	Total	Botanical Name	Common Name	Pot Size	growing condition
		CONIFEROUS TREES			
Pmen	369	Pseudotsuga menziesii	Douglas Fir	2 gall	dry sun/shade
	-	DECIDIOUS TREES			
Am	369	Acer macrophyllum	Bio-Leaf Maple	2 gall	moist/sun
Acc	369	Acer glabrum	Douglas Maple	2 gall	moist/sun
Ar	369	Alnus rubra	Red Alder	1 gall	water/sun/shade
Cd	369	Crataegus douglasii	Black hawthern	1 gall	moist/sun/shade
Mf	369	Malus fusca	Crabapple	2 gall	moist/sun/shade
Pe	369	Prunus emarginata	Bitter Cherry	2 gall	dry/moist/sun/shad
	-			-	
		SHRUBS			
Aa	229	Amelanchier alnifolia	Saskatoonberry	1 gall	dry/sun
Cstol	229	Comus stolonifera	Red twigged dogwood	1 gall	moist/sun/shade
Ga	229	Gaulthoria shallon	Salal	1 gall	shado/dry
Hd	229	Holodiscus discolor	Ocean Spray	1 gall	moist/dry/sun/shad
Li	229	Lonicera involucrata	Twinned Honeysuckle	1 gall	sun/moist
Ma	229	Mahonia aquifolium	Tall Oregon Grape	1 gall	sun/dry
Ma	229	Mrrica gale	Myrtle	1 gall	shade/dry
Oc	229	Oemleria cerasiformis	Osoberry	1 gall	most/drv/sun/shade
PI	229	Priladephus lewsii 'Gordianus'	Coastal Mock Orange	1 gall	dry/sun
Pc	229	Physocarpus capitatus	Ninebark	1 gall	moist/sun/shade
Rh	229	Rises bracteosum	Stink Current	1 gall	shade/moist
RI	229	Rixes lacustre	Black Swamp Gooseberry	1 gall	shade/moist to dry
Re	559	Rixes sanguineum	Red Flowering Current	1 gall	dry/sun
Bn	229	Rosa nutkana	Nootka Rose	1 gall	sun/dry
Rp	229	Rubus parviflorus	Thimbleberry	1 gall	moist/dry/sun/shade
_					
Rep	229	Rubus spectabilis	Salmonborry	1 gall	moist/sun/shade
Sr	229	Sambucus racemosa	Red Elderberry	1 gall	moist/sun/shade
Sd	229	Spirea douglasii	Hardback	1 gall	sun'shade/moist
Sa	229	Symphoricarpus alba	Snowberry	1 gall	moist/dry/sun/shade
Vp	229	Vaccinium parvifolium	Red Huckleberry	1 gall	moist/dry/sun/shade
Vo	229	Vaccinium ovatum	Evergreen Huckleberry	1 gall	moist/dry/sun/shade
		FFRNS			
_				1	
Pmun	229	Pdystichum munitum	Sword fern	1 gall	moist/dry/sun/shade

RECEIVED DP1165 2020-NOV-27

Maples to preserve view corridors from the buildings to Divers Lake.

NOTES:

For grading information, see Civil & Architectural drawings. ALL PLANTED AREAS TO BE IRRIGATED.



REVISIONS:

Submitted to City for Review - 2019Sep12

issued for DP - 2019Sep18

Rev #1 - C.O.N Comments - 2020Jan23

DP Rev for Coordination - 2020Nov23

Reissued for D2 - 2020Nov26

CONSULTANT:

LANDSCAPEARCHITECT

LANDSCAPEARCHITECT

PROJECT:

3789-3801 SHENTON ROAD. NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District, Plan EPP 69258

SHEET TITLE:

RIPARIAN REVEGETATION PLAN

SCALE:	DATE:
1:200	SEP. 11, 2019
DRAWN:	CHECKED:
DR	VJD
PROJECT NU	MBER:
SHENTON	ROAD 2019
DD III DDIO N	III (DED)

L0.4 - DP

1.0.	GENERAL	5.0	PLANTING - GENERAL	5.0.14.	Plans with broken or abraded trunks or major branches will not be accepted. Prune damaged
1.0.1	REFERENCES for all Landscape work: RCSLA/RCNTA Landscape Standard Latest Edition	5.0.1.	All plants and planting to be to BCSLA/BCNTA Standards, latest edition.		twigs to ISA pruning guidelines using secateurs.
	City of Nanamo <u>Manual of Engineering Standards and Specifications</u> , latest edition. The Landscape Contractor shall make him-frestell waves of all preveiling standards. Beferenced therein and secule work accordingly as it will govern all landscape preparations, execution	5.0.2.	Plants shall be characteristic of the genus, species and cultiva as indicated on the construction drawings and specified herein.	5.0.15. 5.0.16.	Immediately cover and protect bare root stock from damage o roots by frost, sun, and wind.  Handle material supplied in pots and containers by the contener only to reduce breakage of
	therein and execute work accordingly as it will govern all landscape preparations, execution and deficiencies.	5.0.3	All plants shall be a very account under similar elimatic specificants to the project site. Directo	100010400	brarches and leaves.
1.0.2	SITE CONDITIONS Location of all existing utilities are to be verified prior to installation of landscape. Refer to Civil Engineering drawings (by others) and Call First* Une at 1 000 474 6686.		shall not be pruned pror to delivery unless pre-approved by the Landscape Architect. Container slock shall have been established in the size of container specified for at less stok (8) months prior to delivery. The roots shall not have grown beyond the limits of the container.	5.0.17.	Hardle balled and burlegand plant materials with caution to naintain the firmees of the balls. No plants shall be used when the ball of earth surrourflep he roets has been cracked or balven preparatiory to or during the process of planting, orwiven the burlay, staves, and roops required in connection with their transplanting have been removed.
1.0.3.	SITE DEVIEW MEETING	5.0.4.	It is the Contractor's responsibility to verify and comply with all regulations regarding the inter- regional movement of clant material, including nursery stock, within the Province of British	5.0.18.	Do not lift trees supplied in wire baskets by the trunk.
	Landscape Contractor to provide seven days' noise to Landscape Architect prior to commencement of landscape as the work to allow for site meeting and fraving review, especially regarding possible building architect change orders and non-conforming site conditions.		ingonal movement of Jairt material, including nursery stock, within the Province of British Columbia, Imported plant materials must be accompared by opiges of the necessary permits and import licences required by Federal and Provincial regulations.	5.0.19.	During the growing season, store all plants in containers, bated & burlapped or wire basket in an usright position if not planted immediately and take care to provide enough space botwom plants outh that light reaches all portions of the plant in order to avoid burning when
2.0.	NOT APPLICABLE	5.0.5.	Plants shall be properly proportioned; not weak, thin or olonga.ed.  Plants shall have normal, well-developed branches and vincous; filterus mot systems. They		planed out.
3.0.	GRADING	5.0.6.	Hants shall nave normal, well-daveoped branches and vigorous, holdus root systems. They shall be learlity and free from defects, decay, girdling roots, surgedid injuries, abrealons of the bark, and plant diseases, insect pests' eggs, borers and all forms of infestation.	5.0.20.	Protect controlls of balled and burtapped material by heelingin with material suitable to protect them from diving out if e., sawfurt, pest moss, treed). Do not store contained or
3.0.1.	It shall be the responsibility of the General Contrastor to establish all sub-grades to allow for the levels, profiles and contours required on the landscape drawnos.	5.0.7.	Trace shall have straight stome unless uncharacteristic for the species/cultivar. Printing		Proxict rootballs of balled and burlapped material by heelingin with material suitable to proxict them frem drying out it.e., sawdust, peat moss, topsol). Do not store containerized or balled & Eurapped plants intended to be planted in the openin a building or in an area of low light intensity for a period exceeding 7 days. Keep all plants well-watered and protected
3.0.2.	Remove and dispose to approved off-site disposal area all debrit, building material, contaminated subsol, visible invasive plants and anything else that may interfere with proper growth and development of planned trished partiaccape.		wounds shall show healthy callous growth at the branch collar without bark tearing or fungal growth. Cambium issue shall be moist and exhibit the correct zokuration for the species. Plants exhibiting fungal staining shall be rejected.	5.0.21.	Inon heat and frost.  Plans shall be acclimatized or "hardened oil" against the environmental conditions of their final planning location and shall not be taken directly from shide houses or greenhouses and planted in drastically different environment. Preparation for the new environment should include an apporting period of stronge in an intermediate environment, managing fertilizer.
3.0.3.	growth and development of planned trained landscape.  The sub-grade shall be scarried to a minimum depth of 150mm mmediately before placing	5.0.8.	All plant materials shall conform to the measurements specified in the drawings except that plants larger than specified may be used if approved by the Landscape Architect. The use of such drawing highly and proved the conformation of the plant and the highly departs.		plarried in drastically different environment. Preparation for the new environment should include an appropriate period of storage in an intermediate environment, managing fertilizer applications to avoid excessively lush growth and provision of a graduated watering regime.
3.0.4.	growing medium or drainage material.  Grade transitions of sub-grade shall be smooth and even, such that ponding cannot occur on		An plant insport has specified may be used if approved by the Landscape Architect. This use of such plants lainly officeraise the contract price. It larger plant are used, the ball of earth shall be increased in apportion to the set on the plant. All pairs shall be measured when the branches are in their normal position. Height and spread offeresions specified refer to the man body of the plant and not from branching to not bease or tom branch by to branch itp.	5.0.22.	The Landscape Contractor shall leave the work aress clean, tidy and sale on a daily basis.
	sub-grade surface.		main body of the plant and not from branch tip to root base or from branch tip to branch tip.  Where trees are measured by calliper (cal.), reference is made to the diameter of the trunk measured 300 mm above ground as the tree stands in the nursery.	5.0.23.	All pant materials shall be guaranteed in writing to the owner for one year against death due to unhealthy supply and/or improper installation conditions aud/or wrong selection of species
30.5.	Grade the sub-grade elevations to within the tolerances given below: Rough grades to follow the depths below thished grades.	5.0.9.			to ur healthy supply and/or improper installation conditions audior wrong selection of species or veriety of plents. One year period begins at date of landerape Contractor's final involce.
4.0.1.	GROWING MEDIUM  All locsol, imported or on-site soil, shall be tested and modified as required. When bidding a		Native plants shall be propagated in nurseries and not harvested from wild sites, except where set/aged from an area where the native vegetation will be destroyed and authorization for harvest has been obtained. All collected native plants shall be held and maintained in a nursery until new roots have formed through the builds or other suitable packing material or,	6.0.	TREE PLANTING
4.0.1.	All topool, imported or on-site soil, shall be tested and modified as required. When bidding a confrector must test the proposed soil and include the required modifications in the price for the work. Current soil analysis reports must be done and eigence by a pre-approved analysisal laboratory. A copy of the soil analysis must be sent to the Landscape Architect's office.	Sec. 10	in the case of containerized plants, until such time that the roos grow to fill and hold the soll within the container.	6.0.1.	Tree planning pits shall be excavated to the dimensions indicated in the drawings. Pit sides wheever possible shall be dug with sloping sides at a prefer ad regio of 45°, scarified to remove gazarg and providing a roughered soil interface. A minimum 300mm depth scarified layed or native soil shall be created in the bottom of the tree pit. Pernove at stones larger than 75mm.
4.0.2.	aboratory. A copy of the soil analysis must be sent to the Landscape Architect's office.  Growing medium shall be placed at the depth of 450 mm (18°.)	5.0.10.	Collected plants shall not be used without prior approval in writing by the Landscape Architect.		
4.0.3.	Where naîive soil remains in good condition no additional topsoil needs to be acided but it may be amended according to the recommendations on the soil test.	5.0.11.	Balled and buriapped conifers and trees in excess of 3 metres height must have been dug with a sufficiently large firm recollab to contain 75% of the fibrous and feeder root system. Rootballs strail be free of invasire weeds.	6.0.2	Roughen bottom and sloping side surfaces of tree pit to remove glazing and provide a roughend soil infarriace pidor to placement of tree and subsoil. Adjust elevation under where tree is to be placed so that the nursery soil line on the free trink will be 50mm above finish.
4.0.4.	Topsoil shall not be worked in wet or frozen conditions or in any manner in which the soil structure is adversely affected.	5.0.12.	Keep plants in a moist condition at all times. Protect all plants against damage and/or drying out until they are planted on the site.	6.0.3.	grad to allow for settlement.  Remove wire basket prior to placement in planting bit. With the rele in the planting pit units and emove burstap and cord from top 1/3 portion of a balled 4 burstapped rootball. Completely remove, with care, imperishable containers from container-grown or bag-grown trees.
4.0.5.	The intention of the plan is that where the native soil remains in good condition it is to be protected from construction equipment and activity. The replanting can then occur in these native undisturbed soils. This soil is to be related (4.0.3) and amended as needed.	5.0.13.	During loading, transportation, off-loading, and planting, protect all trees against damage to storm and branches. Protect bark against challing from chains cables, equipment, or other trees by a wrapping of caraboard or burisp. Separate entangled tree branches without damage to branches.	6.0.4	remove, with care, imperishable containers from container-grown or bag-grown trees.  Trees with the following defects shall be replaced at the Conractor's expense:  a) Lack of not bat integrity.  b) Broken or shaded structural or main roots,
	(c) Presence of lurgal mass or fruiting bodies and root discdouration, (d) Poor root development with few librous roots, or (e) Any other evidence of pathogenic or accidental injury.	8.0.3.	For pruning cuts 12mm diameter and smaller use clean sharp recateurs. The cut shall be perpendicular to the branch angle and located at the outside edge of the branch collar only, leaving no stub or bark tears.	11.0.11.	Bury mains min.450 mm (18"). Bed pipe with min.100mm (4) sand under, to sides and above. Drip system to be 4" below surface of bed (including mulch layer).
6.0.5.				0.0000000000	
	Uniwrap and spread out encliding roots and tease out roots growing at the outside of the rootbell.	8.0.4.	Pruning outs larger than 12mm shall be undertaken according to the current ISA Pruning Guidelines by a qualified person. The 3-cut method shall be employed using a clean sharp	11.0.12.	performance.
6.0.6.	Ummrap and spread our enclicing rocts and tease our roots growing at the outside of the roctobal.  The tree shall be installed plumb and faced to provide the best seperance toward the primary viewing location, as determined by the Landscape Archicot.	8.0.4.	rearning to south count reads.  Puring cuts larger than Ezrom shall be undersaken according to the current SA Puring Cutslense by a qualified person. The 3-out method shall be employed using a clean sharp puring zow.  MULCH	11.0.12.	Balance branched circuits to minimize critical direalit lengths and ensure even spiriniter perhimitance.  Supplyindstal commercial grade valves in lockable boxes. Do not install boxes within area of high asember attention such as feature planting bees, feature paving, etc.  Finance all boxes are feetered with surrounding grade.
	rootbell.  The tree shall be installed plumb and faced to provide the best appearance toward the		Pruning outs larger than 12mm shall be undertaken according to the current ISA Pruning Guidelines by a qualified person. The 3-out method shall be employed using a clean sharp pruning saw.	11.0.13.	performance.  Supplyinstal commercial grade valves in lockable boxes. Or not install boxes within
6.0.8.	norbisit.  The tree shall be installed plums and faced to provide the best appearance toward the primary interrupt plums and faced to provide the best appearance toward the primary interrupt plums and provide p	9.0	Pruning us harger than 1.2mm shall be undersiden according to the current EAP fruning Calebrines by a qualified person. The 3-rut method shall be implayed using a clean sharp pruning some.  MULCH  Mulch shall be 50mm otep.  If available much with salvaged leaf litter to introduce mycomhoal lungi into new soll conceptions.	11.0.13.	partnersses. De referencie practi vinces is lockable bases. On not install bases within body pleased, and the section of the
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8.0.8. 6.0.7. 6.0.8. 6.0.10. 6.0.11. 7.0. 7.0.1. 7.0.2. 7.0.3. 7.0.4. 7.0.5. 7.0.5.	The tree half be installed plumb and faced to provide the best appearance toward the primary viewing facedior, as determined by the Landscape Accident.  The tree half be installed plumb and faced to provide the best appearance toward the primary viewing facedior, as determined by the Landscape Accident.  If indicated in the construction cannot be a state of the complete of the construction of the construction allowed in the provide regional time to the provide accident and the provident of the construction of the constru	90.1. 90.2. 90.3. 90.4 10.0. 11.0. 11.0.1. 11.0.2. 11.0.3. 11.0.4. 11.0.6. 11.0.6.	Pouring out singer than 17mm shall be undernibum according to the current BA Pruning Octobriene by a qualified person. The 3-out method shall be ampleyed using a clean after princing zow.  MILC OF  Milch shall be 50mm does.  If available much life 50mm does.  If available much be 15mm does.  Milch shall be 15mm does.	11.014. 11.014. 11.015. 11.017. 11.018. 12.0. 12.01. 12.02.	portreases.  Supplyinate commonities grants viewes in totable boxes. Dr not install boxes within sense at high sestence alterious each as feature delating box, feature priving exceptional delating and each intercent and each sestence of the sesting boxes, feature at highers are feature in the consideration of the sesting and the sesting of the sesting and the sesting and the sesting and contract in priving a sesting and the se
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NOTES:

For grading information, see Civil & Architectural drawings.

ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS

Submitted to City for Review - 2019Sep12

Issued for DP - 2019Sep18

Rev #1 - C.O.N Comments - 2020Jan23

DP Rev for Coordination - 2020Nov23

Reissued for DP - 2020Nov26

CONSULTANT:



PROJECT:

3789-3801 SHENTON ROAD. NANAIMO, BC

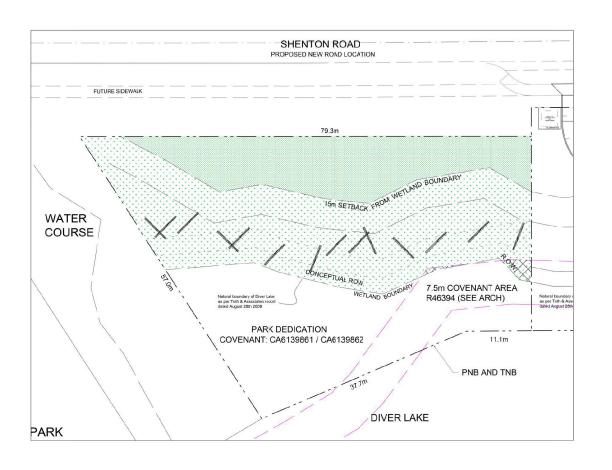
SITE LEGAL DESCRIPTION:

Lot 1, Section 4, Wellington District, Plan EPP 69258

SHEET TITLE:

R E C E I V E D DP1165 2020-NOV-27 LANDSCAPE SPECIFICATIONS FOR RIPARIAN AREA

L0.5-DP



#### **LEGEND**



AREA NORTH OF 15m SETBACK LINE



AREA SOUTH OF 15m SETBACK LINE



7.5m COVENANT AREA R46394



WOODY DEBRIS LOGS 5m X .45 RADIUS

#### PLANT LIST - PARK

Qty 1 - Area north of 15m setback line

Qty 2 – Area south of 15m setback line to lake – Riparian area

Key	Qty 1	Qty 2		Common Name	Pot Size	growing conditions
	_		CONIFERDUS TREES			
Pmen	59	123	Pseudotsuga menziesii	Douglas Fir	2 gall	dry sun/shade
			DECIDUOUS TREES			
Am	59	123	Acer macrophyllum	Big-Leaf Maple	2 gall	moist/sun
Acg	59	123	Acer glabrum	Douglas Maple	2 gall	moist/sun
Ar	59	123	Alnus rubra	Red Alder	1 gall	water/sun/shade
Cd	59	123	Crataegus douglasii	Black hawthorn	1 gall	moist/sun/shade
Mf	59	123	Malus fusca	Crabapple	2 gall	moist/sun/shade
Pe	59	123	Prunus emarginata	Bitter Cherry	2 gall	dry/moist/sun/shade
SI	59	123	Salix lucida	Pacific Willow	cuttings	moist/sun/shade
Ssc	59	123	Salix scoueriana	Scoulers Willow	cuttings	moist/sun/shade
Ssi	59	123	Salix sitchensis	Sitka Willow	cuttings	moist/sun/shade
Sh	59	123	Salix hookeriana	Hookers Willow	cuttings	moist/sun/shade
			SHRUBS			
Aa	57	120	Amelanchier alnifolia	Saskatoonberry	1 gall	moist/dry/sun/shade
Cstol		120	Cornus stolonifera	Red twigged dogwood	1 gall	moist/sun/shade
Gs	57	120	Gaultheria shallon	Salal	1 gall	shade/dry
Hd	57	120	Holodiscus discolor	Ocean Spray	1 gall	moist/dry/sun/shade
Li	57	120	Lonicera involucrata	Twinned Honeysuckle	1 gall	sun/moist

Ma	57	120	Mahonia aquifolium	Tall Oregon Grape	1 gall	sun/dry
Ma	57	120	Myrica gale	Myrtle	1 gall	shade/dry
Oc	57	120	Oemleria cerasiformis	Indian Plum	1 gall	molst/dry/sur/shade
PI	57	120	Philadelprus lewisii 'Gordianus'	Mock Orange (Coastal)	1 gall	dry/sun
Pc	57	120	Physocarous capitatus	Ninebark	1 gall	moist/sun/shade
Rn	57	120	Rosa nuttana	Nootka Rose	1 gall	sun/dry
Rb	57	120	Ribes bracteosum	Stink Currant	1 gall	shade/moist
RI	57	120	Ribes lacustre	Black Swamp Gooseberry	1 gall	shade/moist ic dry
Rs	57	120	Ribes sanguineum	Red Flowering Current	1 gall	dry/sun
Rp	57	120	Rubus parvitlorus	Thimbleberry	1 gall	moist/dry/sur/shade
Rsp	57	120	Rubus spectabilis	Salmonberry	1 gall	moist/sun/shade
Sr	57	120	Sambucus racemosa	Red Elderberry	1 gall	moist/sun/shade
Sd	57	120	Spirea douglasii	Hardback	1 gall	aun/shade/most
Sa	57	120	Symphoricarpus alba	Snowberry	1 gall	moist/dry/sun/shade
Vp	57	120	Vacciniun parvifolium	Red Huckleberry	1 gall	moist/dry/sur/shade
Vo	57	120	Vacciniun ovatum	Evergreen Huckleberry	1 gall	moist/dry/sur/shade
			FERNS			
Pmun	57	120	Polystichum munitum	Sword fern	1 gall	

NOTES: For grading information, see Civil & Architectural drawings.

ALL PLANTED AREAS TO BE IRRIGATED.



REVISIONS:

Issued for DP - 2020Jan23

DP Rev for Coordination - 2020Nov23

Reissued for DP - 2020Nov26



PROJECT:

3831 SHENTON ROAD. NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lots 1 & 2, Section 4, Wellington District, Plan EPP 69258

R E C E I V E D DP1165 2020-NOV-27

SHEET TITLE:

RESTORATION PLAN FOR **DEDICATED** PARK

COVENANT: CA6139861/6139862

SCALE:	DATE:
1:200	JAN. 23, 2020
DRAWN:	CHECKED:
DR	VJD
PROJECT NU	MBER:
SHENTON	ROAD 2019
DD CLUBSON	ra como

LO.1- DP PARK

		T						
1.0.	GENERAL	5.0	PLANTING - GENERAL	5.0.14.	Plans with broken or abraded trunks or major branches will sot be accepted. Prune damaged twigs to ISA pruning guidelines using secateurs.			
1.0.1	REFERENCES for all Landscape work: BCSLA/BCNTA Landscape Standard, Letest Edition, City of Nanalmo Manual of Engineering Standards and Specifications, latest edition. The	5.0.1.	All plants and planting to be to BCSLA/BCNTA Standards, latest edition.	5.0.15.	Immediately cover and protect bare root stock from damage o roots by frost, sun, and wind.			
	Landscape Contractor shall make him/herself aware of all prevailing standards Referenced therein and execute work accordingly as it will govern all landscape preparations, execution and deficiencies.		Plants shall be characteristic of the genus, species and cuttivar as indicated on the construction drawings and specified herein.	5.0.16.	Hanife material supplied in pots and containers by the container only to reduce breakage of branches and leaves.			
1.0.2	SITE CONDITIONS Location of all existing utilities are to be verified prior to installatin of landscape. Refer to Child Engineering drawings (by others) and Call First Line at 1 00 474 6566.	5.0.3	All plants shall be nursery grown under similar climatic conditions to the project size. Plants shall not be prunder prior to dislevery unless pre-approved by the Landscape Architect. Container shock shall have been established in the size of container specified for at least six (6) months prior to delivery. The noots shall not have grown begund the limits of the container.	5.0.17.	Hardle balled and burlapped plant materials with caution to naintain the firmness of the balls. No plants shall be used when the ball of earth surrourding the roots has been cracked or boken preparatory to or during the process of planting, orwhen the burlap, staves, and			
1.0.3.	SITE REVIEW MEETING	5.0.4.	It is the Contractor's responsibility to verify and comply with all regulations regarding the inter- regional movement of plant meterial, including nursery stock, within the Province of British Columbia. Imported plant meterate must be accompanied by opinions of the necessary permits	5.0.18.	ropes required in connection with their transplanting have been removed.  Do not lift trees supplied in wire baskets by the trunk.			
	Landscape Contractor to provide seven days' notice to Landscape Architect prior to commencement of Landscape site work to allow for site menting and drawing review, especially reparding possible building architect change orders and non-conforming site conditions.	5.0.5.	Columbia. Imported plant materials must be accompanied by opies of the necessary permits and import idences required by Federal and Provincial regulators.  Plants shall be preperly proportioned; not week, thin or elongaed.	5.0.19.	00021 AND 000 00 00 0000000 NOTE OF THE OWNER AND A TOWN OF THE OWNER AND THE OWNER AN			
2.0.	NOT APPLICABLE	5.0.6.	Plants shall have normal, well-developed branches and vigoro.s., fibrous root systems. They shall be healthy and free from detects, decay, girdling roots, sunscald injuries, abrasions of	5.0.20.	plamed out.  Protect rootballs of balled and burlapped material by heeting in with material suitable to			
3.0.	GRADING		the bark, and plant diseases, insect pests' eggs, borers and all forms of infestation.	5.0.20.	protect them from drying out (i.e., sawdust, peat moss, topsol). Do not store containerized or balled & burlanged plants intended to be planted in the openin a building or in an area of			
3.0.1.	It shall be the responsibility of the General Contractor to establish all sub-grades to allow for the levels, profiles and contours required on the fantscape drawings.  Remove and dispose to approved off-site disposal area all debts, building material.	5.0.7.	Trees shall have straight stems unless uncharacteristic for the species/culfivar. Pruning wounds shall show healthy callous growth at the branch collar without bark tearing or lungal growth. Cambium tissue shall be moist and exhibit the correct volcuration for the species. Plants exhibiting lungal staining shall be rejected.	5.0.21.	low light intensity for a period exceeding 7 days. Keep all plants well-watered and protected from heat and frost.  Places that the engineering of their content of their conten			
3.0.3.	contaminated subsol, visible invative plants and anything else that may interfere with proper growth and development of planned frished landscape.  The sub-grade shall be scarried to a minimum depth of 150mm mmediately before placing	5.0.8.	was a second of the second of		final planting location and shall not be taken directly from shade houses or greenhouses and planted in directional different provincement. Preparation for the new environment should include an appropriate period of storage in an intermedate environment, managing feetilities applications to avoid excessively lush growth and provision of a graduated watering regime.			
3.0.4.	growing medium or drainage material.  Crade transitions of sub-crade shall be amouth and even, such that ponding cannot occur on		All plant macenes after conform not an indexionenties specious in this dewings awaget trait plants target than specified may be used approved by the Lucidespe Archibect. The use of such plants shall not increase the contract prior. It larger plants are used, the ball of sent shall be increased in proportion to the size of the plant. A plants shall be measured when the branches are in their normal position. He plant and adoptive dimensions specified refer to the mann took of the plant are not from the cash to plant plants and the plant plant plant.	5.0.22.	The Landscape Contractor shall leave the work areas clean, tidy and safe on a daily basis.			
3.0.4.	sub grade surface.		main body of the plant and not from branch tip to root base or rom branch tip to branch tip. Where trees are measured by caliper (cal.), reference is made to the diameter of the trunk measured 300 mm above ground as me tree stands in the nursery.	5.0.23.	All pant materials shall be guaranteed in writing to the owne for one year against ceath due to urbealthy supply and/or improper installation conditions auditor wrong selection of species or vallety of plants. One year period begins and other of knamper Centrolet's of fired involve.			
4.0.	Grade the sub-grade elevations to within the tolerances given below: Rough grades to follow the depths below finished grades.  GROWING MEDIUM	5.0.9.	Native plants shall be propagated in nurseries and not harvested from wild sites, except where colvaged from an area where the native vegetation will be destroyed and authorization for harvest has been obtained. All collacted ratively plants shall be held and misrained in a					
4.0.1.	All person important or on eith coil, shall be tested and mortified as required. When histoing a		for harvest has been obtained. All collected native plants shall be held and maintained in a nursery until new roots have formed through the burlap or other suitable packing material or, in the case of containerized plants, until such time that the roots grow to fill and hold the soil	6.0.	TREE PLANTING  Tree planting pts shall be excavated to the dimensions indicated in the drawings. At sides			
	ne upport, imported in the rear soil, reliable the restor an immunited as religiented. Writin colouring a contractor must test the proposed soil and include the required modifications in the price for the work. Current soil analysis reports must be some and elipient by a pre-approved analystical laboratory. A copy of the soil analysis must be sent to the Landscape Architects of effice.	5.0.10.	If the case or container, or prints such time that the roos grow to the and thos the soli within the centainer.  Collected plants shall not be used without prior approval in writing by the Landscape	0.0.1.	Tree planting pits shall be excevated to the dimensions indicated in the drawings. Pit sides wheever possible shall be dug with sibering sides at a preferred range of 49%, scarified to remove glazing and providing a roughened soil interface. A ninmum 300mm depth scanled layer of native soil strait be created in the bottom of the tree pit. Plemove at stones larger than 75mm.			
4.0.2.	Growing medium shall be placed at the depth of 450 mm (18°.)	50.11.	Architect.  Balled and buriapped confers and trees in excess of 3 metres height must have been dug	602	than 75mm.  Roughen bottom and sloping side surfaces of tree pit to remove glazing and provide a			
4.0.3.	Where native soil remains in good condition no additional topsoil needs to be added but it may be amended according to the recommendations on the soil test.  Topsoil shall not be worked in well or frozen conditions or in any manner in which the soil	2000000	with a sufficiently large firm rootball to contain 75% of the fibrous and feeder root system. Rootballs shall be free of invasive weeds.		roughened soil interface prior to placement of tree and subsoil. Adjust elevation under where			
4.0.4.	Topscoi shall not be worked in well or frozen conditions or in any manner in which the soil structure is adversely affected.  The intention of the plan is that where the native soil remains in exod condition it is to be	5.0.12.	Keep plants in a noist condition at all times. Protect all plants against damage anc/or drying out until they are planted on the site.	6.0.3.	used to the placed as one that increasing some more than the term was one some account manager grade to allow for settlement. Henove were basket prior to placement in pranting pt. With the tree in the planting pit unite and emove burlap and coord from top 1/3 portion of a balled 4 burlapped rootball. Completely remove, with care, imperishable containers from container-grown or bag-grown trees.			
4.0.3.	protected from construction equipment and activity. The replanting can then occur in these native undisturbed soils. This soil is to be lessed (4.0.3) and amended as needed.	5.0.13.	During loading, transportation, cff-loading, and planting, protect all trees against damage to stoms and branches. Protect bark against chafing from chains cables, equipment, or other trees by a warping of cardibeard or buriap. Separate entangled tree branches without damage to branches.	6.0.4.	Trees with the following defects shall be replaced at the Conractor's expense: is) Lack of rost ball integrity, b) Broken or abraded structural or main roots,			
			damage to transches.		b) Broken or abasade stuccural or main roots,			
	(ic Presence of lurger mass or frailing bodies and not disodeuration.	803.		11.0.11.				
6.0.5.	(is Pesence of lurgal mass or frailing bodies and not disodouration, (it Pour root development with few librars roots, or (is A vy other evidence of paragene or accelerate rury). Unmarp and speed or devicining roots an	80.3.	For prining cuts 10mm diameter and smaller use class sharp vicablars. The cut shall be perpendicuted to the branch angle and located at the outside size of the branch ooster only, leaving no sub or only team.	11.0.11.	b) Broken or absolated structural or main reets,  Bury mains min-450 mm (16). Bed pope with min-160mm (4) sund under, to sides and above. Dip projects to be if believe surface of bed (including-mulch layer).  Balance scarded clouds to minimize ortical detail ferrigits and essure even spirioler performance.			
6.0.5. 6.0.6.	Unwrap and spread out encircling roots and tease out roots growing at the outside of the rootball.	8.0.4.	For printing outs 12mm diameter and smaller use clean sharp societium. The cut shall be learned to the control of the control	17000730	Bury mains min.450 ms (181. Bed pope with min. 150mm (4) axed under, to sides and sides. Only poption to be if below surface of less (including multi-layer).  Balance scarded clouds to minimize ortical drauf terriphs and resource even spirisher performance.			
		8.0.4.	For prining cuts 10mm diameter and smaller use class sharp vicablars. The cut shall be perpendicuted to the branch angle and located at the outside size of the branch ooster only, leaving no sub or only team.	11.0.12.	Bury mains sin-450 mm (18). Bed pipe with nin-160mm (4) sand under, to sides and show. Die pystem to be if before surface of two (including multicity begs). Believe te transfer clicuts to minimize critical directly lengths and resure even spirinker porturnates. Supplyminate commercial grade views in to totable boxes. Dr not installat boxes within areas of high acethoric attention such as feature planting boxs, feature painting, enc. Fernaria altoware surface with number click multiple planting boxs, feature painting, enc.			
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NOTES:

For grading information, see Civil & Architectural drawings.

ALL PLANTED AREAS TO BE IRRIGATED.

REVISIONS:

Issued for DP - 2020Jan23

DP Rev for Coordination - 2020Nov23

Reissued for DF - 2020Nov26

CONSULTANT:



PROJECT:

3831 SHENTON ROAD. NANAIMO, BC

SITE LEGAL DESCRIPTION:

Lots 1 & 2, Section 4, Wellington District, Plan EPP 69258

SHEET TITLE:

LANDSCAPE SPECIFICATIONS FOR RIPARIAN/ PARK

SCALE: DATE:
AS NOTED Jan. 23, 2020
DRAWN: CHECKED:
DR VJD
PROJECT NUMBER:
SHENTON ROAD 2019
DRAWING NUMBER:

L0.2- DP PARK

RECEIVED DP1165 2020-NOV-27

# RIPARIAN Restoration Vegetation Management Plan 3831 Shenton Road CA6139861/CA6139862 Nanaimo BC November 20 2020

# 1.0 INTRODUCTION General Comments

.1 REFERENCES for all Landscape work: BCSLA/BCNTA Landscape Standard, Latest Edition, City of Nanaimo Manual of Engineering Standards and Specifications, latest edition. The Landscape Contractor shall make him/herself aware of all prevailing standards Referenced therein and execute work accordingly as it will govern all landscape preparations, execution and deficiencies.

### .2 SITE CONDITIONS

Location of all existing utilities are to be verified prior to working on site. "Call First" Line at 1 800 474 6886

#### 1.1 Site Overview

The site lies on the north side of Diver Lake. See Riparian Areas Regulation: Assessment Report, Toth and Associates Environmental Services, May 20 2016

### 1.2 Objectives:

## To remove the invasives species in the riparian area

- To replant the riparian area
- To protect the existing soils where feasible
- To remove invasive plants and prevent their future establishment

#### 2.0 EXISTING TREES

#### 2.1 Existing hawthorn

.1 Remove all invasive hawthorn and other invasive plants

#### 2.2 Site Protection

- .1 All existing and new plants, site services, curbs, paving, structures, and all other features shall be protected against damage during the work.
- .2 Appropriate measures shall be taken to ensure that no spillage of fuels, fertilizers, toxic construction materials, or other toxic wastes



- occurs, and where use of such materials is necessary, to ensure that adequate containment facilities and clean-up equipment are utilized.
- .3 No toxic or waste materials, fuels and fertilizers shall be stored adjacent to or dumped into water courses or any other water body either on or off the job site, or in a location where spillage could result in seepage into a watercourse
- .4 All toxic wastes and other material shall be disposed of in a manner acceptable to the Owner and in accordance with municipal, provincial and federal regulations.

#### 2.3 Native Plants on the site

• Toth and Associates Environmental Services, May 20 2016 observed "an extensive area of semi-aquatic vegetation along the shoreline of Diver Lake. Dominant plant species included sweet gale, hard-hack, tule, cattail, willow Pacific ninebark and introduced species such as reed canary grass, purple loosestrife and giant hogweed. The terrestrial vegetation on the property consisted of invasive Himalayan blackberry, spurge laurel and common hawthorn. Very little native vegetation is on the property"

#### 3.0 NON-NATIVE INVASIVE PLANT MANAGEMENT

- The following were the most common invasive plants identified on site:
  - o Common Hawthorn
  - Himalayan Blackberry (Rubus discolour)
  - Daphne (Daphne laureola)

It is the responsibility of the Contractor to identify and remove invasive plant species that may be on the site in the future.

# 3.1 Invasive Plant Removal Methods See City of Nanaimo website

https://www.nanaimo.ca/docs/services/home-and-property/invasive\_plants.pdf

#### Common Hawthorn (Crataegus monogyna)

Management techniques:

- Seedlings can be hand pulled when the soil is moist.
- o Young plants can be cut using a brush saw.
- Older trees can be cut close to the base using chain or handsaws.
- Cutting is most effective when about 20 percent of the flowers have gone to seed but should be avoided at this time if native plants are still flowering or setting seed.

- Avoid cutting when the trees are full of berries, as they will be scattered when the tree is dragged away.
- o Roots should also be removed to prevent regeneration.
- O Stumps can be cut with an axe to reduce resprouting.
- Since Hawthorn can regenerate from cuttings, cut material should be taken off site.

## Himalayan Blackberry (Rubus armeniacus discolour)

- Hand-pulling and cutting are effective on young plants but brush cutters, weed-eaters and power saws are required for mature plants, and follow up treatments are often required.
  - All plant material must be disposed of by burning or being deeply buried at a landfill.
  - Several herbicides have been used with varying effectiveness.
     Seek professional advice when considering the use of herbicides. \* The City of Nanaimo exempts the use of herbicides when managing invasive plants on residential property but encourages the use of non-chemical treatments first.

## Daphne (Daphne laureola)

- Early removal of individual Daphne plants before they can seed or become an infestation is most effective.
- Gloves should be worn when working with this plant as the bark, sap and fruit all contain toxins that can cause severe eye and skin irritation.
- Never transport Daphne cuttings or plants inside an enclosed vehicle because the noxious compounds can cause respiratory irritation.
- Pull plants from moist soil. Cut larger plants as close to the ground as possible, ideally in the summer.
- Daphne stems re-sprout after cutting, and numerous seedlings may germinate. Repeated site visits are necessary.

#### 4.0 MONITORING/MAINTENANCE STRATEGIES

# 4.1 Aquatic Setback Area

Monitoring and maintenance will take place for two years from the time of acceptance of Substantial Completion of the project.

# 4.2 Monitoring newly planted areas

#### SCOPE:

- .1 Removal of invasive plants by hand
- .2 Indigenous plants shall be allowed to regenerate naturally
- .3 Do not remove fallen leaves

### **Maintenance Procedures and Frequencies**

Procedure	М	Α	М	J	J	Α	S	0	Frequency
Inspection		Х	Х	Х	Х	Х	Х	Х	5 times a year
Litter removal									As required
Reporting		Х		Х		Х		Х	4 times a year
Invasive		Х		х	х	х			4 times a year
removal									
repair									As required
Tree hazard									As required
assessment									
Fire		Х	Х	Х	Х	Х	Х		To reduce risk of ignition when necessary
management									
Replacement	Х						Х		As compensation for invasive plant
planting									removal or hazard tree removal

4.3 Monitoring newly planted area, as shown on drawings L1.0 and L1.2

#### SCOPE:

- .1 Landscape maintenance operations shall include the removal of all invasive plants, and the removal of all other weeds, carefully retaining all native plants that are naturally regenerating.
- .2 Appearance Standards: The area is intended to be wild, so an informal appearance is desirable with the weeds kept to a minimum. Plants should be kept healthy. Plants should not be trimmed. There should be a routine maintenance of moderate frequency and intensity, with regular monitoring to avoid deterioration. See form below.
- .3 The maintenance period shall be from the time of planting until two years from the date of Substantial Completion of the landscape works. After the first year, the Contractor will contact the Landscape Architect for an inspection.
- .4 Maintenance operations for the planted shrubs and ground covers shall include:
  - (a) Weeding, being careful not to weed out naturally regenerating native plants; These weeding sessions should be done on a regular basis, at least four times a year.
  - (b) Invasive plant removal throughout the growing season.
- .5 Maintenance operations should, where possible, follow ecologically sound practices such as:

- (a) Integrated Pest Management (IPM)
- (b) Plant Health Care (PHC)
- (c) Composting
- (d) Application of Organic Mulches
- .6 Maintain irrigation system

## 5.0 PLAN REVIEW

As part of the monitoring process, an adaptive management approach will be applied to this Vegetation Management Plan. As inspections take place the health of the scheme will be determined and changes may be made, if necessary, to ensure the success of the planting.

# **AERIAL PHOTO**





# **DEVELOPMENT PERMIT NO. DP001165**

