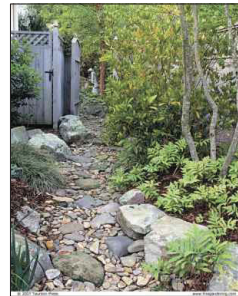


ATTACHMENT F



Design Rationale

The project site is located on Terminal Avenue with easy pedestrian access to Terminal Shopping Centre to the North and to Downtown via the E and N Trail to the south.

Pedestrian access to the project is via the front entrance off Terminal and the back entrance off Cypress.

The landscape concept use local materials, including rocks, timber and indigenous plants. The outside spaces are small and consist of 2 communal entrance places, 2 private patios and gardens. The gardens include layers of plants with small deciduous trees, understory trees, with deciduous and evergreen shrub and herb layers.

The Streetscape/north gardens

The Terminal streetcape has been designed to provide an interesting pedestrian edge with filtered views into the site while providing privacy for the patios. This has been achieved by running the solid wood picket at a 4' high fence parallel to the building front, and a more transparent metal picket at right angles. This allows oblique views into the site. Wood screens and planting will be arranged to provide additional privacy at the patios. Deciduous trees and shrubs will be planted around a bioswale close to the building with lower plantings along the edge of the street; this low planting is designed to accommodate future street furniture. An entry gate with an arbour will guide pedestrians to the front door, which is worked with a bench.

The side gardens

Evergreen hedges form an edge to the property with a mulch path that will allow access to the south of the building.

The south garden, parking area and "back door".




A paved area with bollard light, bench and bike rack directs pedestrians to the entry door. Larger deciduous trees, small understory trees, berry bushes and other edible plants, including herbs and strawberries will be planted in this south facing garden.

Two rows of **street trees** are proposed to frame Cypress and to form an arch over the sidewalk. These trees perform ecological services by filtering pollutants, capturing carbon and shading the sidewalk and parking lot.

Plant selection is based on maintenance requirements, low moisture requirements, habitat value, aesthetic value.

Plant Palette

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.

| Key | Qty | Botanical Name | Common Name | Pot Size | Spacing | Comments |
|------------------------------------|-----|-----------------------------------|---|----------|-----------------------|---------------|
| Deciduous Trees (Total 10) | | | | | | |
| Ap | 4 | Acer palmatum |  Japanese Maple | 2.5m ft | | |
| Ck | 1 | Cornus kousa |  Chinese Dogwood (multistem) | 2.5m ft. | | |
| Po | 3 | Parrotia persica 'fanesa' |  Persian Ironwood | 6 cm cal | 1.8m branching height | Street trees |
| Sjap | 2 | Styrax japonica |  Snowbell Tree | 6 cm cal | 1.8m branching height | |
| Shrub/Grass/Vine (Total 45) | | | | | | |
| Hedging | | | | | | |
| Pl | 52 | Prunus laurifolia | Portuguese Laurel | #2 pot | 90 cm o.c. | |
| Shrubs/Berry plants | | | | | | |
| Ris | 6 | Ribes sanguineum | Red Flowering Currant | #1 | 120 cm o.c. | |
| Vbl | 10 | Vaccinium | Blueberry bushes | #1 | 90 cm o.c. | varieties TBD |
| Understory/LowShrubs | | | | | | |
| Fv | 48 | Fragaria vesca | Wild Strawberry | 10 cm | 45 cm o.c. | |
| Gs | 45 | Gaultheria shallon | Sallal | #1 | 60 cm o.c. | |
| Mb | 27 | Monarda mollis | Pink Chrysan. Onspis | #1 | 50 cm o.c. | |
| Ox | 10 | Oxalis oregano | Redwood Sorrell | #1 | 60 cm o.c. | |
| Pmun | 39 | Polystichum munitum | Sword Fern | #1 | 60 cm o.c. | |
| Ornamental Grasses | | | | | | |
| Cak | 4 | Calamagrostis 'Karl Foerster' | Feather Reed Grass | #1 | 60 cm o.c. | |
| Hs | 10 | Hakonechloa macra | Japanese Woodland Grass | #1 | 60 cm o.c. | |
| Hs | 56 | Helictotrichon sempervirens | Blue Oat Grass | #1 | 60 cm o.c. | |
| My | 6 | Miscanthus yakuimaj | Dwarf Maiden Grass | #1 | 90 cm o.c. | |
| Pa | 35 | Pennisetum alopecuroides | Fourtain Grass | #1 | 60 cm o.c. | |
| Vines | | | | | | |
| Cia | 1 | Clematis armandi | Evergreen Clematis | #1 | | |
| Cit | 1 | Clematis tangutica | Oriental Clematis | #1 | | |
| Herbs | | | | | | |
| La | 29 | Lavandula angustifolia 'Hidocote' | English Lavender | #1 | 160 cm o.c. | |
| Ni | 26 | Nastipa. Disporome Blue | Calaminth | #1 | 60 cm o.c. | |
| | | Penstemonis officinalis | Pensheng | #1 | 60 cm o.c. | |

NOTES:
ALL GRADES APPROXIMATE;
TO BE CO-ORDINATED WITH
CIVIL.



REVISIONS:

CAD DP Plan - June 30 2022

DP Revision - Feb 6 2023

CONSULTANT:



PROJECT:

921 TERMINAL
AVE NORTH
NANAIMO, BC

SITE LEGAL DESCRIPTION:
 AMENDED LOT 11 (DD48875-W),
 BLOCK 28, DISTRICT LOT 96-G,
 SECTION 1, NANAIMO DISTRICT,
 PLAN 2039, EXCEPT PART IN
 PLAN EPP68506

SHEET TITLE:

CONCEPTUAL
LANDSCAPE
DESIGN SCHEME

| | |
|-----------------|-----------------------|
| SCALE: 1:100 | DATE: MAY 12, 2022 |
|-----------------|-----------------------|

| | |
|--------------|-----------------|
| DRAWN: DR | CHECKED: VJD |
|--------------|-----------------|

PROJECT NUMBER:
921 TERMINAL AVE 2022

DRAWING NUMBER:

L0.1/DP

MUN. DWG#:

RECEIVED
DP1262
2023-MAR-09
urrent Planning