



LOW
HAMMOND
ROWE
ARCHITECTS

18 December 2024

City of Nanaimo
Current Planning | Development Services
455 Wallace Street
Nanaimo BC, V9R 5J6

Re: **DEVELOPMENT_ RATIONALE**

On behalf of Ballenas Housing Society, we are providing this rationale in support of the application for Development Permit of properties located at 55/65/69/73 Prideaux Street. Currently, Ballenas owns and operates the existing low rise buildings on the 4 properties. The current existing buildings are in poor repair and at the end of its life cycle. As such, Ballenas has decided that the optimal solution will be to consolidate and redevelop the properties to better serve the community with a new facility that will provide more units and will be designed to the latest construction and sustainability standards. The first step was rezoning the properties in 2023 to allow for greater density and building height.

Description of Proposal

The proposal is for a six storey, affordable rental building providing 29 studios, 70 one bedrooms, and 17 two bedrooms for total of 116 units. All units will be adaptable or accessible and will house seniors and families. Parking will be provided in an underground parkade, freeing up the rest of the site to provide a generous outdoor amenity space for the residents with a combination of hardscape and landscaping to allow for various activities.

Context: Site

The site is located within low to medium density mixed use neighbourhood. To the west separated by the railroad tracks and green space as a buffer is the residential neighbourhood. To the north, east and south a mix of commercial and residential. To the north of the site is 619 Comox Road. A 5 storey building owned and operated by Ballenas Housing Society. The goal is to create a vibrant community with outdoor amenity space connecting the two properties.

Context: Planning

The land use designation for the proposed development is Primary Urban Centre. The proposed 6 storey building is consistent with this designation in form and character. The siting of the building has been carefully considered to optimize the site and respond to the neighbourhood.

The project meets the Design Guidelines outlined in the General Development Permit Area Design Guidelines and Nanaimo's Old City Multiple Family Residential Design Guidelines. Locating the ground oriented units close to the sidewalk improves the pedestrian experience in the area.

Design Approach: Planning and Massing

The design of the proposed building allows for an efficient compact design to compliment the surrounding neighborhood. In keeping with the design guidelines, the ground floor units are connected to the street level with patios. The building massing is divided into two blocks to break up the linear volume. One block is set back further to articulate the massing. At mid-block, the massing is broken up by a distinctive entry sign to emphasize the main entrance. The top floor is set back to minimize the impact of the building height.

A well-crafted combination of materials and massing creates a dynamic composition that compliments the urban setting of the site. The material palette is a combination of white horizontal siding, grey panels, and copper metal panels. Vertical elements such as the staircase and elevators are accentuated with the darker grey panels. White horizontal siding creates a base field colour punctuated by the copper panels. Vertical sunshades on the west façade provides another layer of texture to the façade.

Design Approach: Setbacks and Height

In order to maintain a sustainable compact footprint and to provide as much landscaping, we are proposing a 6 storey building. By designing a building with a flat roof, we are able to keep the 6 storey height as low as possible. We will be requesting a front yard setback of 2.5m. By setting the building back 1.5m from the street face, a large outdoor amenity space will be provided at the back of the building. This will also all for a better ground floor connection for the residential patios and public sidewalk.

Parking

62 parking spaces will be provided underground with 6 spaces provided above ground for a total of 68. We will be requesting a variance of 57. In addition, we have provided 75 long term bike storage which is 17 more than the bylaw required amount. Please refer to the Traffic Study Report for further rationale for the variance requested.

Sustainability

The project will be constructed to meet BCBC Energy Step Code Level 4. This will have an estimated annual energy savings of over 50%. The proposed building will achieve this through continuous exterior insulation, high performance glazing, airtight building envelope, LED fixtures throughout, and high efficiency mechanical systems.

Conclusion

We believe our proposal is a suitable response to its surrounding context, and that the requested parking and front yard setback variance is supportable from a planning perspective. We hope you also agree with our proposal and are in support of this exciting new development.

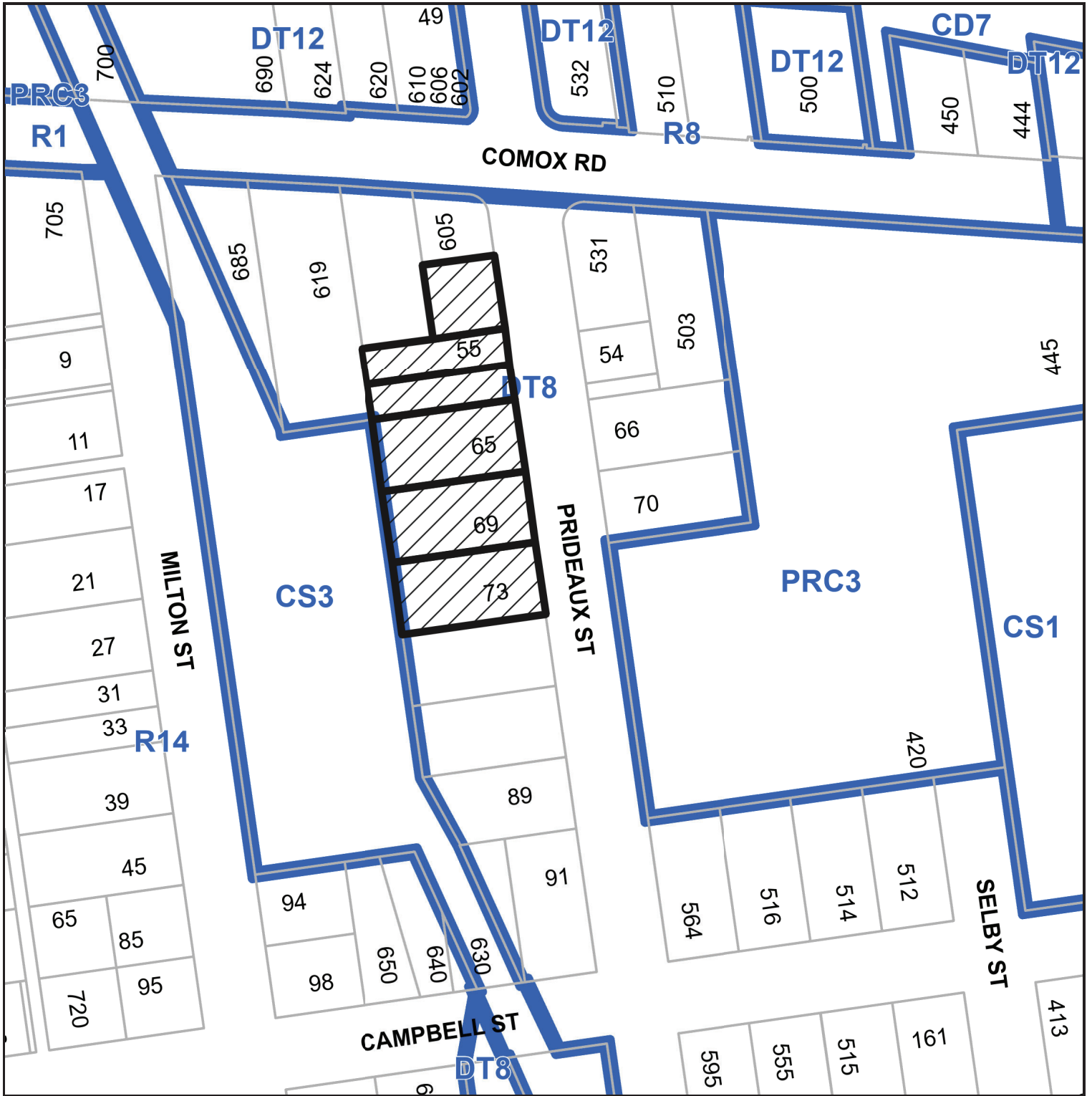
Sincerely,


Low Hammond Rowe Architects Inc



Jackson Low, Architect AIBC, MRAIC
Principal

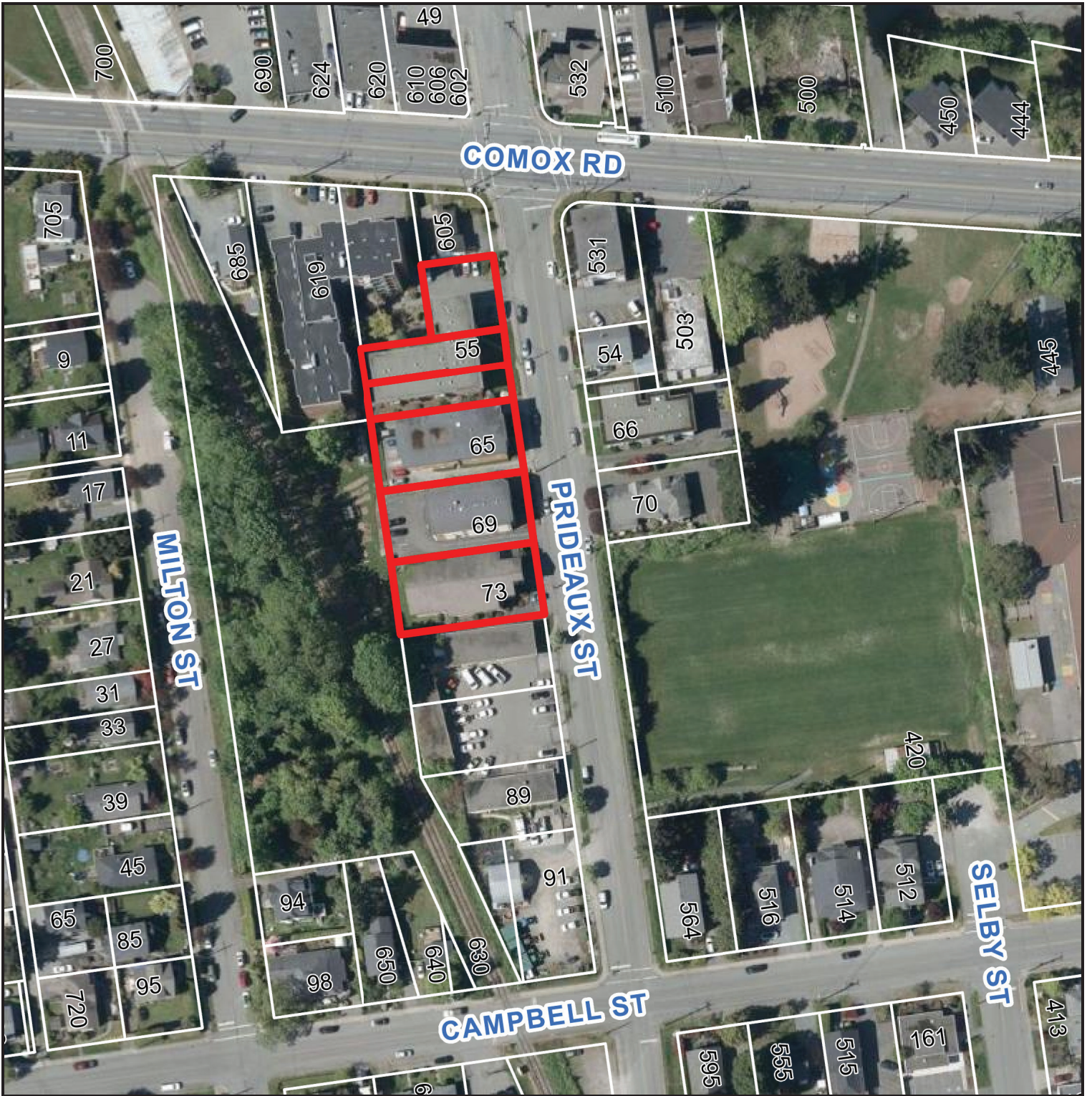
SUBJECT PROPERTY MAP



 55, 65, 69 & 73 PRIDEAUX STREET



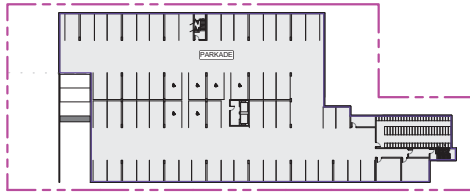
AERIAL PHOTO



 55, 65, 69 & 73 PRIDEAUX STREET

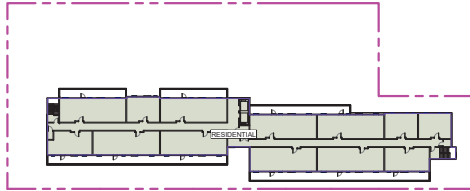


AREA SCHEDULE - GROSS BUILDING - PARKADE			
Level	Name	Area (sqm)	Area (sqft)
PARKADE	PARKADE	2300.18 m ²	24758.89 ft ²
Grand total:	1	2300.18 m ²	24758.89 ft ²

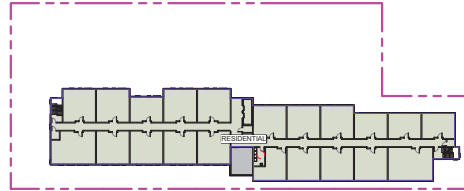


7 GROSS AREA - PARKADE
A0.11 DP04 1:500

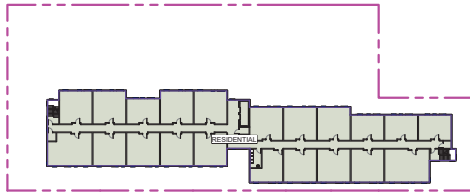
AREA SCHEDULE - GROSS BUILDING			
Level	Name	Area (sqm)	Area (sqft)
PARKADE	PARKADE	2300.18 m ²	24758.89 ft ²
LEVEL 1	RESIDENTIAL	1204.8 m ²	12968.35 ft ²
LEVEL 2	RESIDENTIAL	1312.75 m ²	14130.32 ft ²
LEVEL 3	RESIDENTIAL	1312.75 m ²	14130.32 ft ²
LEVEL 4	RESIDENTIAL	1312.75 m ²	14130.32 ft ²
LEVEL 5	RESIDENTIAL	1312.75 m ²	14130.32 ft ²
LEVEL 6	RESIDENTIAL	1054.19 m ²	11347.25 ft ²
Grand total:	7	9810.17 m ²	105595.79 ft ²



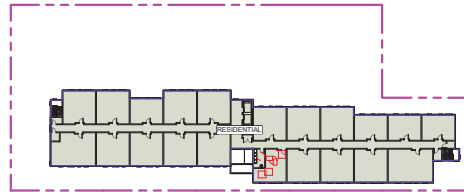
6 GROSS AREA - LEVEL 6
A0.11 DP04 1:500



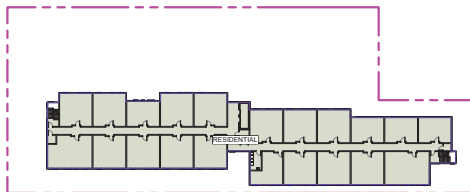
3 GROSS AREA - LEVEL 3
A0.11 DP04 1:500



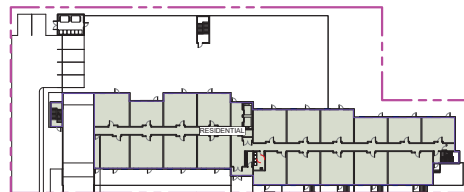
5 GROSS AREA - LEVEL 5
A0.11 DP04 1:500



2 GROSS AREA - LEVEL 2
A0.11 DP04 1:500



4 GROSS AREA - LEVEL 4
A0.11 DP04 1:500



1 GROSS AREA - LEVEL 1
A0.11 DP04 1:500

PROJECT DATA - 55, 65, 69, 73 Prideaux		
Nanaimo BC	Project No.	18-32
ZONING:	DTR	
LEGAL:	Lot 9, D, Section 1, Nanaimo District, Plan 3421 Lot 12, Block 46, Section 1, Nanaimo District, Plan 584 Lot 13, Block 46, Section 1, Nanaimo District, Plan 584 Lot 14, Block 46, Section 1, Nanaimo District, Plan 584	
	PID: 006-157-106	
	PID: 008-803-102	
	PID: 008-803-111	
	PID: 008-803-129	
SITE AREA:	55 1223 m ² 13164 sf 65 808 m ² 8667 sf 69 808 m ² 8667 sf 73 808 m ² 8667 sf Total 3647 m² 39256 sf	

ZONING REQUIREMENTS		DTR
		Proposed
MIN. LOT SIZE:	800.0 m ²	
MIN. LOT FRONTAGE:	15.0 m	
MIN. LOT DEPTH:	30.0 m	
LOT COVERAGE:	50.0 %	
DENSITY (FSR):	2.10 (Site Specific - Refer to Table 11.3.2.2 Zoning Bylaw)	
SETBACKS:	Front 4 m 3m (first storey) Max Front 8 m Rear 3.0 m Parking Side 3.0 m Interior Side 3.0 m	
MAX HEIGHT:	21 m (Site Specific - Refer to Table 11.7.2 Zoning Bylaw)	
MIN HEIGHT:	N/A	
PARKING:	Residential	Studio x 0.9 1 BR x 1.07 2BR x 1.44 Area 3 of Multiple Family

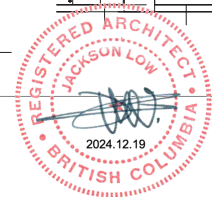
PROPOSED	
LOT SIZE:	3647.0 m ²
LOT FRONTAGE:	101.0 m
LOT DEPTH:	40.2 m
LOT COVERAGE:	39.1% 1427.5 m ²
DENSITY (FSR):	2.06 7510.00 m ² FAR measured to 150mm beyond interior surface of exterior wall
BLDO SETBACKS:	Front 1.5 m Rear 3.6 m Side (South) 8.5 m Side (North) 3.8 m
BUILDING HEIGHT:	19.8 m 6 Storeys Main Roof Height: 19.8m

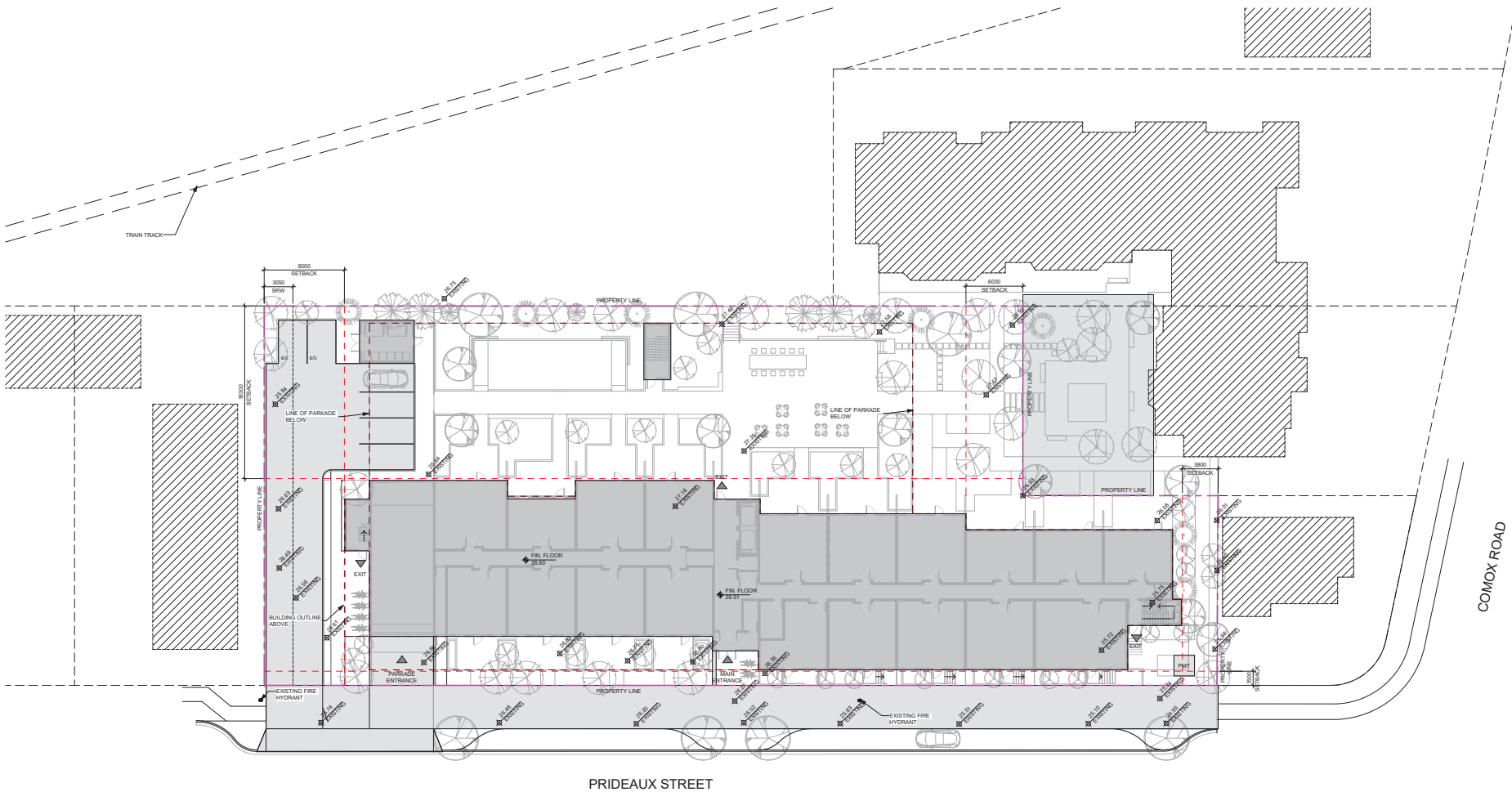
GROSS FLOOR AREA:	FAR measured to interior wall face when exterior wall assemblies (excluding cladding) are thicker than 155mm		Total
	Amenity	Residential	
Level 1	1204.8 m ²	1,205 m ²	12,060 sf
Level 2	1312.75 m ²	1,313 m ²	14,130 sf
Level 3	1312.75 m ²	1,313 m ²	14,130 sf
Level 4	1312.75 m ²	1,313 m ²	14,130 sf
Level 5	1312.75 m ²	1,313 m ²	14,130 sf
Level 6	1054.19 m ²	1,054 m ²	11,347 sf
Total	0 m ²	7,510 m ²	80,839 sf
PARKADE	2,300 m ²		24,759 sf
Total	0 m ²	9,810 m ²	105,597 sf

SUITE BREAKDOWN:	Unit Type	Unit Area	L1	L2	L3	L4	L5	L6	Total Units
STUDIO	39 m ²		6	5	5	5	5	3	29
1 BR	54 m ²		12	14	14	14	14	2	70
2 BR	73 m ²		1	2	2	2	2	8	17
	Sub Total		19	21	21	21	21	13	116

PARKING:	Required	Proposed	29 x 9	70 x 1.07	17 x 1.44	Total
Level 2 EV Charger	125 stalls	68 stalls	26.1	74.9	24	125

BICYCLE PARKING:	Required	Proposed
Short Term (x0.1)	116 stalls	13 stalls
Long Term (x0.5)	58 stalls	75 stalls
Total	70 stalls	87 stalls





PRELIMINARY - NOT FOR CONSTRUCTION



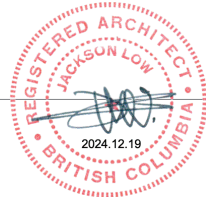
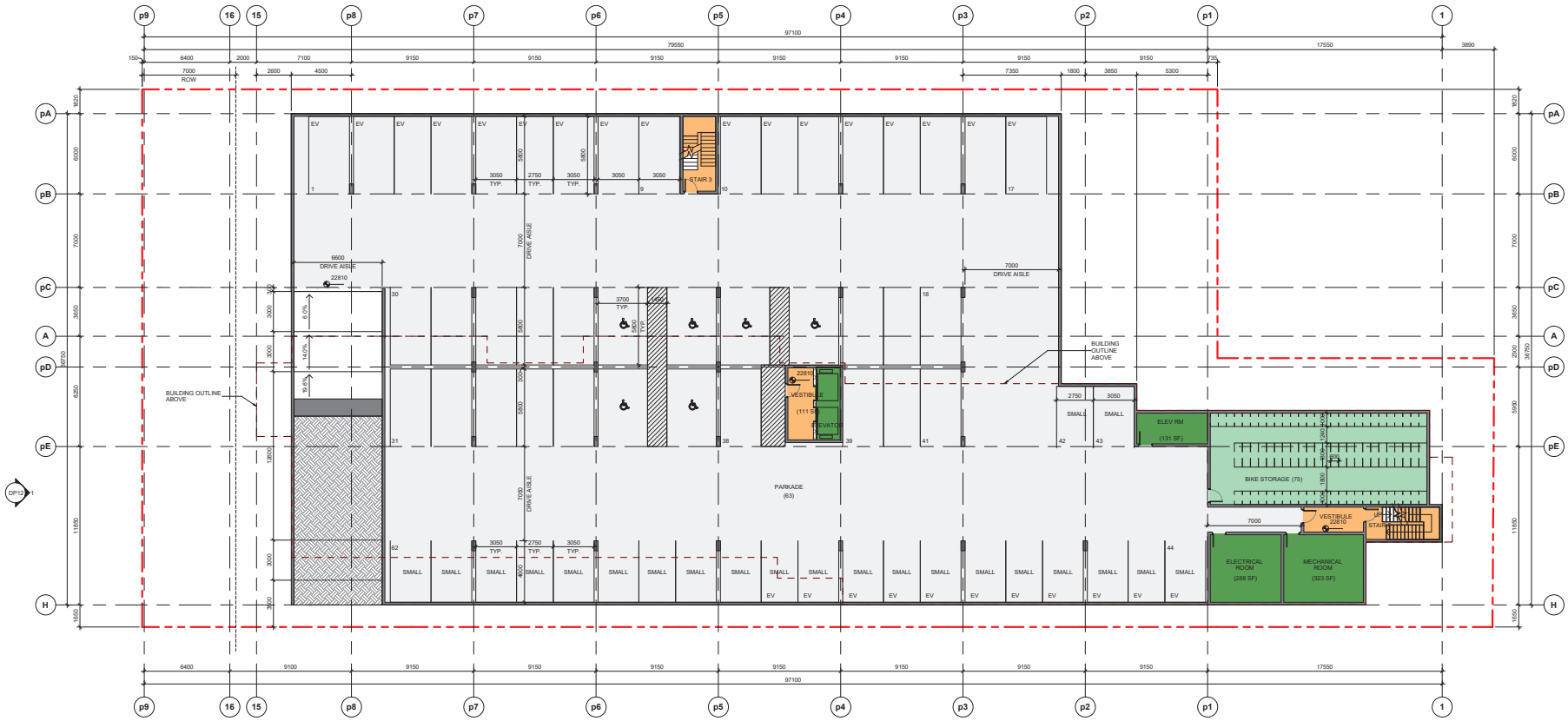
LOW HAMMOND ROWE ARCHITECTS BALLENAS HOUSING SOCIETY

TRACKSIDE
55, 65, 69, 73 PRIDEAUX, NANAIMO, BC

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DP1371
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Current Planning

scale 1:200 **SITE PLAN DP05**
date 2024-12-18

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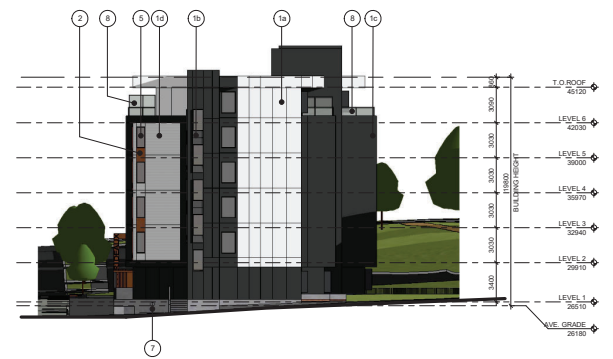
PARKADE FLOOR PLAN DP06
scale 1 : 150 date 2024-12-18



ELEVATION MATERIALS LEGEND			
	1a CEMENTITIOUS PANELS - WHITE		2 COPPER PANEL
	1b CEMENTITIOUS PANELS - LIGHT GREY		3 CEDAR SOFFIT
	1c CEMENTITIOUS PANELS - CHARCOAL		4 CURTAIN WALL - CHARCOAL
	1d CEMENTITIOUS SIDING - WHITE		5 CHARCOAL VINYL FRAMED WINDOWS
			6 SACK RUBBED CONCRETE FINISH
			7 BIKE RACK
			8 GLASS GUARDRAIL / PRIVACY SCREEN
			9 GUARDRAIL
			10 VERTICAL SUNSHADE
			11 PRIVACY SCREEN



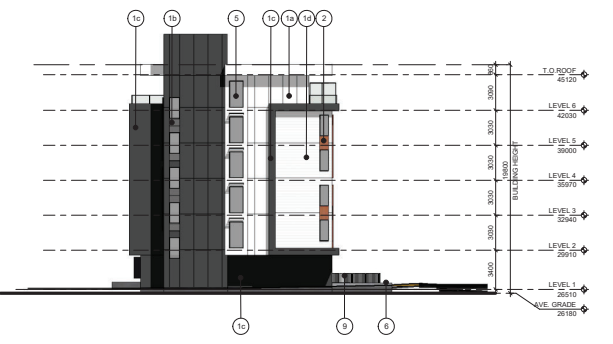
4 DP107 WEST ELEVATION
DP112 1:200



2 DP107 NORTH ELEVATION
DP112 1:200

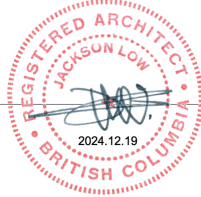


3 DP107 EAST ELEVATION
DP112 1:200

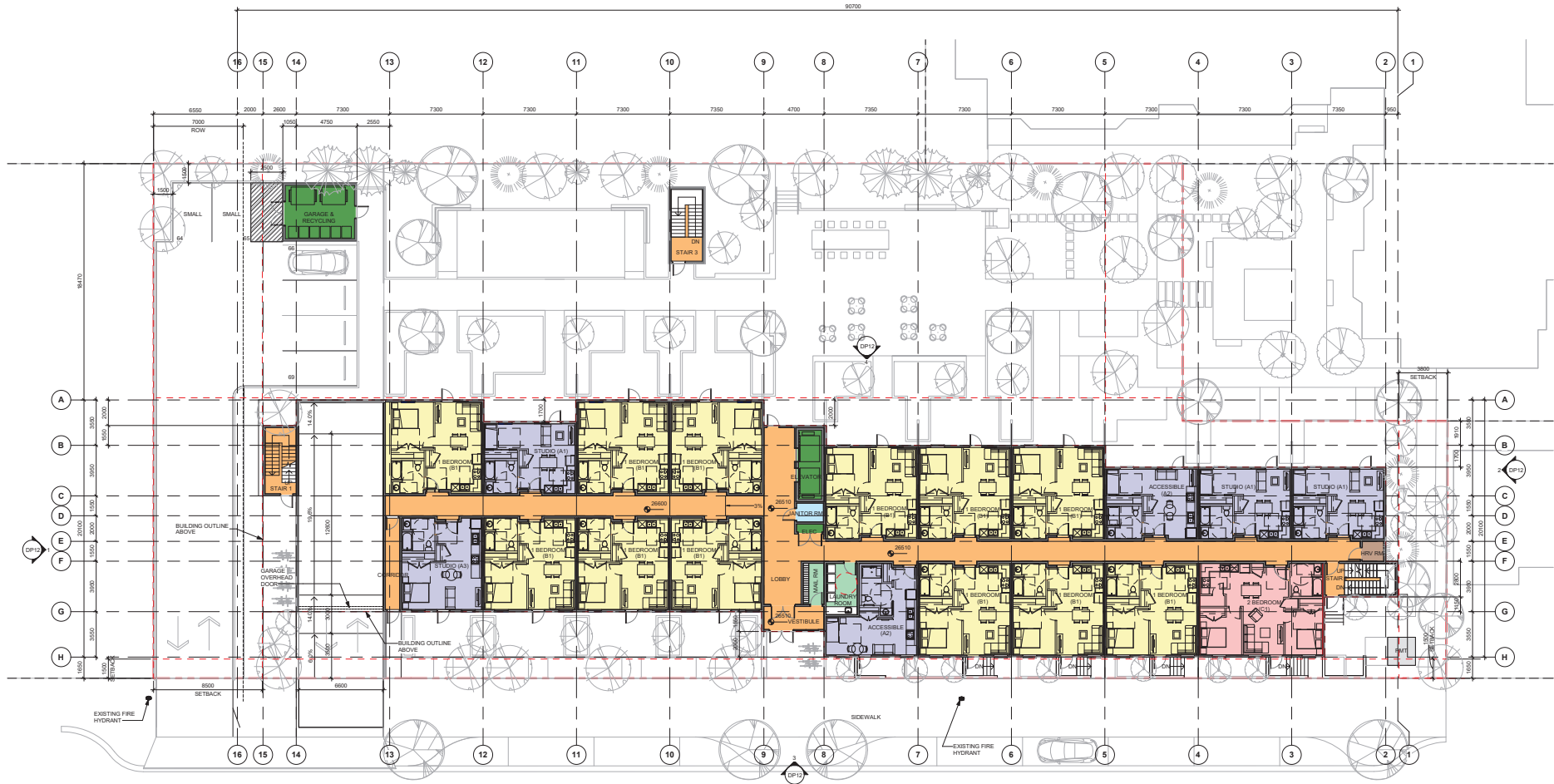


1 DP107 SOUTH ELEVATION
DP112 1:200

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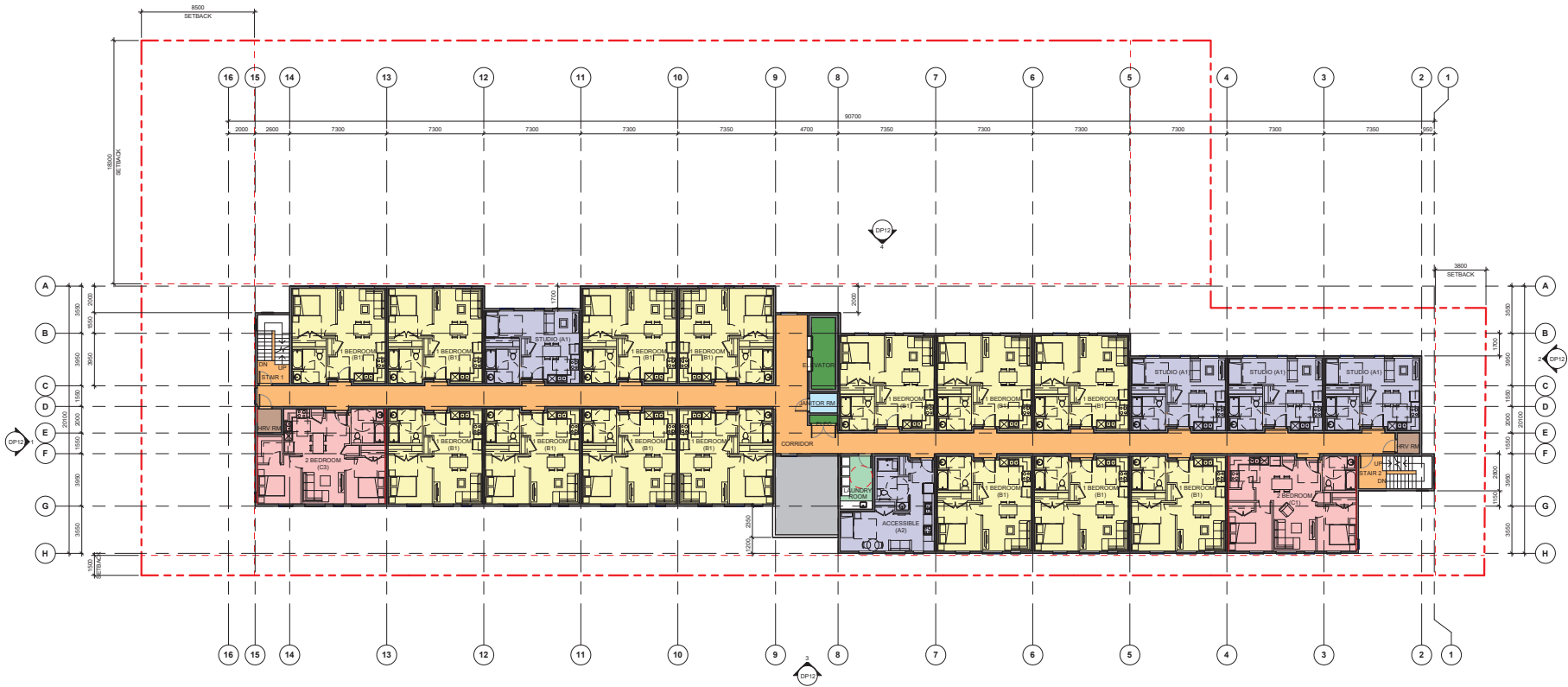
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LEVEL 1 FLOOR PLAN
scale 1:150 date 2024-12-18

DP07



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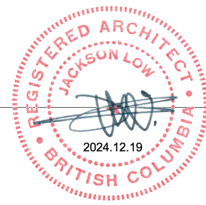
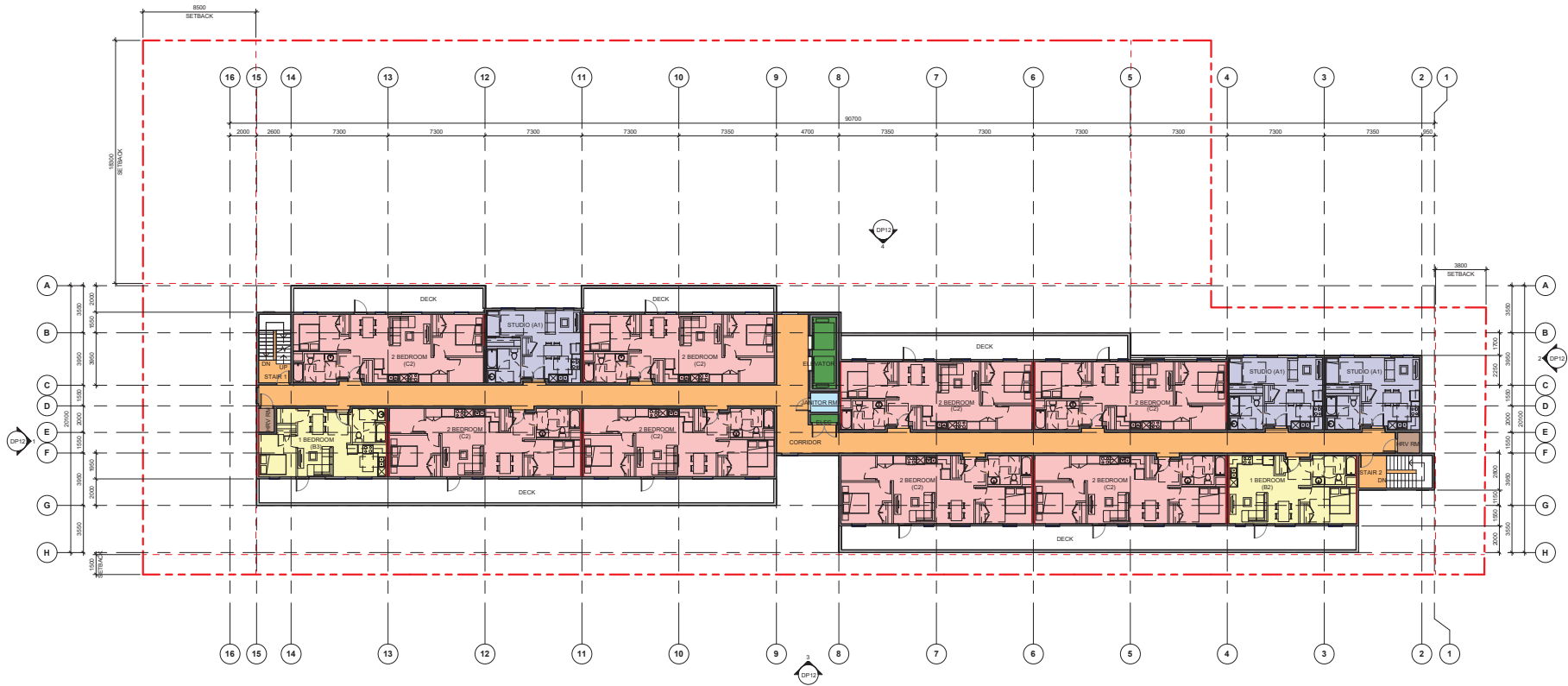
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LEVEL 3-5 FLOOR PLAN DP09
scale 1:150 date 2024-12-18



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LEVEL 6 FLOOR PLAN DP10
scale 1 : 150 date 2024-12-18





ENTRANCE VIEW



AERIAL VIEW



REAR VIEW



PARKADE ENTRANCE VIEW

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LOW HAMMOND ROWE ARCHITECTS



BALLENAS HOUSING SOCIETY



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scale N.T.S. **RENDERINGS DP15**
date 2024-12-18

Trackside Multi-Family

55, 65, 69, 73 Prideaux, Nanaimo, BC

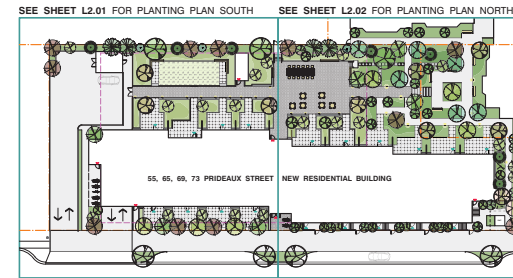
LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 17, 2024

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Details
 1. Fence Type 01 - 1.80m High Black Metal Fence
 2. Fence Type 02 - 1.07m High Black Metal Fence
 3. Recessed Wall Lighting
 4. Bollard Lighting
 5. Bicycle Rack
- L2.01 Planting Plan South
- L2.02 Planting Plan North
- L2.03 Plant Legend, Plant List, and Planting Notes
- L3.01 Tree Management Plan
- L3.02 Tree Protection Fencing

KEY PLAN



DESIGN RATIONALE

Trackside is a **Ballenas Housing Society** residential development located on Prideaux Street near the intersection of Comox Road in the Old City neighbourhood of Nanaimo. The site is approximately one acre, with the E&N Rail forming a prominent rear-yard boundary. Four existing structures will be replaced with a single new building situated in a healthy, restorative landscape.

The new landscape is inspired by the Coastal Douglas Fir ecosystem, and is designed to provide a communal backyard that offers an outdoor refuge for residents. Incorporating generous, thoughtful outdoor spaces in an affordable housing development demonstrates compassion for each resident's need for access to a safe, comfortable space outside.

The landscape at Trackside represents a major improvement in the social and ecological function of the site, and is possible due to locating virtually all parking underground. Designing a functional landscape atop an underground parkade presents specific constraints, manifested in the key elements highlighted on the Landscape Plan.

The design concept for the Trackside development rests on three fundamental ideas:

- That outdoor spaces are to be shared equitably, promoting a sense of home and community for all residents;
- That urban landscapes are to be productive and restorative, promoting good health and wellbeing; and
- That engaging urban landscapes merge architectural and ecological functions, integrating human life into the environment.

LANDSCAPE DESIGN PRECEDENTS



01 Evergreen native ground covers dominate plant palette to reinforce forest understorey / woodland edge



02 Lush plantings of flowers, herbs, and food producing plants



03 Bollard lighting within woodland & courtyard garden



04 Large communal table, common area space

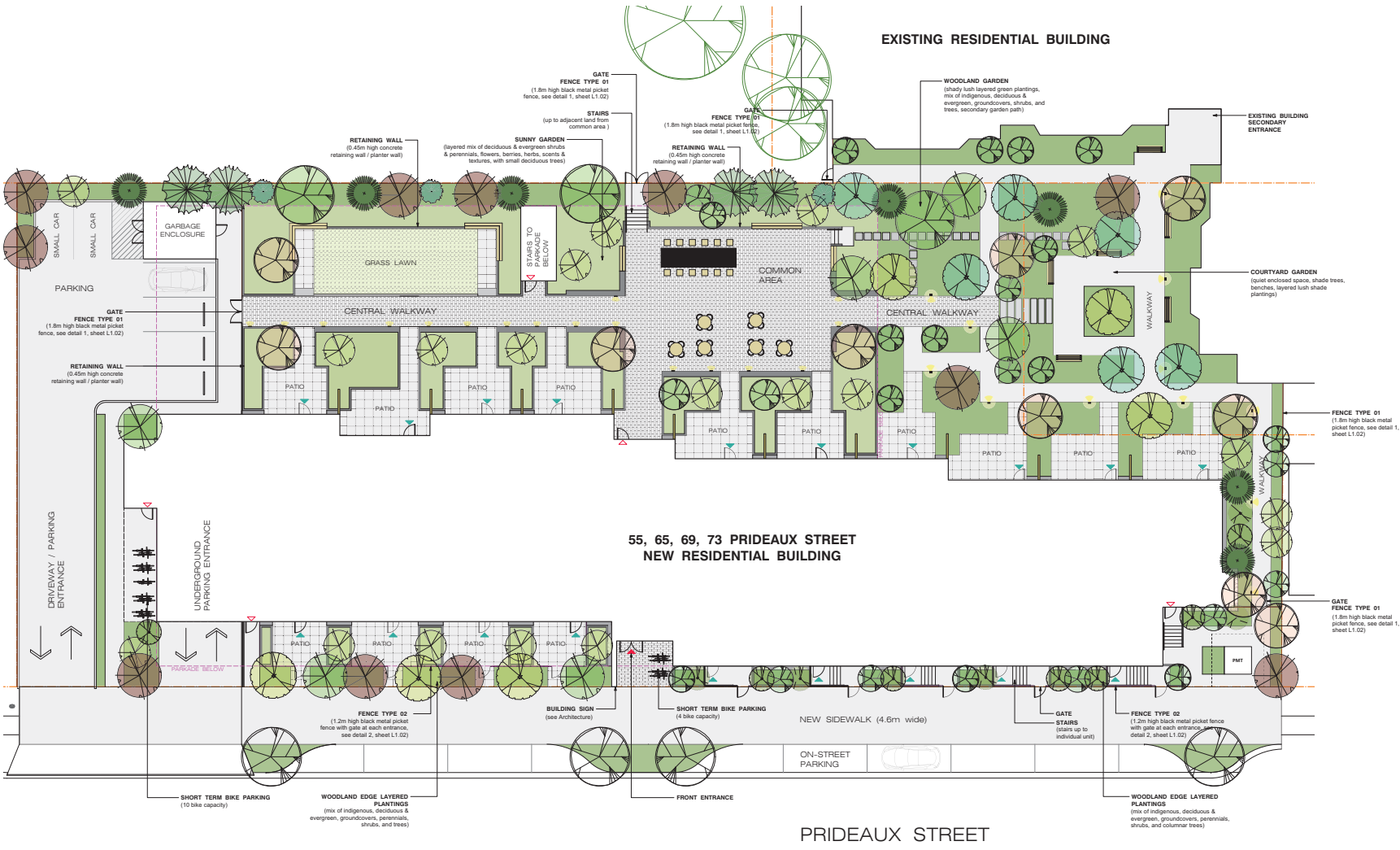


05 Bench Type 02: Timber bench integrated into retaining / planter walls



06 Bench Type 01: Timber bench with back & armrest

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LANDSCAPE LEGEND

	FENCE TYPE 01 (freestanding bench with back & armrests) Quantity: 6
	FENCE TYPE 02 (bencher bench without back & armrests, integrated into retaining walls) Quantity: 6
	BICYCLE RACK Total Capacity: 14 Quantity: 7 (see detail 5, sheet L1.02)
	ENTRANCE - MAIN
	EXIT
	INDIVIDUAL RESIDENTIAL ENTRANCE / EXIT
	FENCE TYPE 01 (black powder coated metal picket perimeter fence) Height: 1.8m (see detail 1, sheet L1.02)
	FENCE TYPE 02 (black powder coated metal picket frontyard fence) Height: 1.07m (see detail 2, sheet L1.02)
	FENCE TYPE 03 - SCREEN (wood screen between individual patios) Height: 1.8m
	LIGHTING - BOLLARD Quantity: 12 (see detail 4, sheet L1.02)
	LIGHTING - RECESSED WALK Quantity: 17 (see detail 3, sheet L1.02)
	CONCRETE Area: 413m ²
	CONCRETE UNIT PAVER TYPE 01 Area: 331m ²
	CONCRETE UNIT PAVER TYPE 02 Area: 344m ²
	CONCRETE UNIT PAVER TYPE 03 Quantity: 29
	DRAIN ROCK (building perimeter) Area: 15m ²
	GRASS LAWN Area: 68m ² Soil Depth: 150mm
	PLANTED AREA OVER PARKADE Area: 957m ² Soil Depth: 400mm min.
	PLANTED AREA Area: 450m ² Soil Depth: 450mm

1. All landscape construction to be in accordance with the City of Nanaimo Engineering Standards & Specifications.
2. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard.

LANDSCAPE PLAN
SCALE 1:150

Refer to Sheet L1.02 for Landscape Details

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kinship
design • art • ecology

1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-9002
kate.sterbak@kinshipdesign.ca
chris.midgley@kinshipdesign.ca



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CLIENT
Ballenas Housing Society

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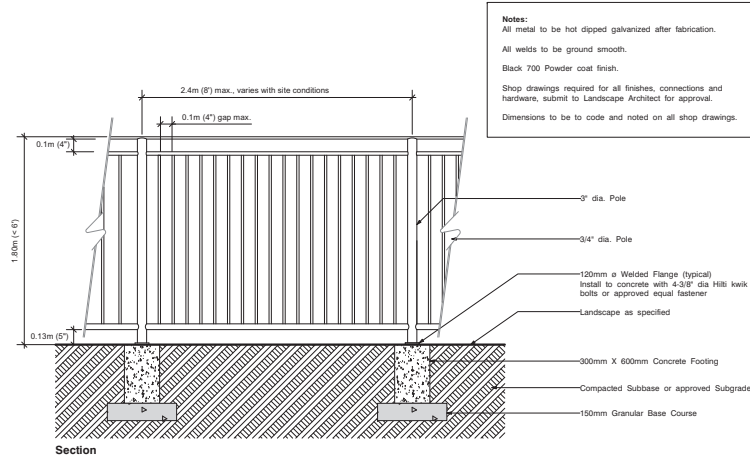
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PROJECT 20011
TRACKSIDE
55, 65, 69, 73 PRIDEAUX STREET
NANAIMO, BC

LANDSCAPE PLAN

CITY FILE NO.
SCALE 1:150
DATE 2024-10-01
DB CM **CB** KS

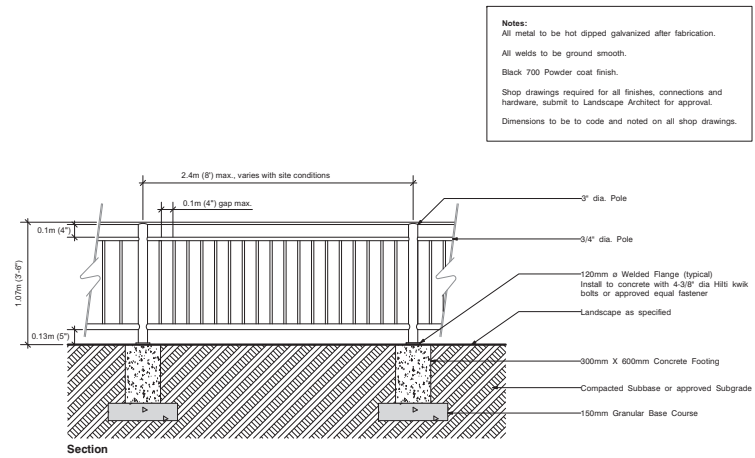
L1.01



Notes:
 All metal to be hot dipped galvanized after fabrication.
 All welds to be ground smooth.
 Black 700 Powder coat finish.
 Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.
 Dimensions to be to code and noted on all shop drawings.

1
L1.02 Fence Type 01 - 1.80m High Black Metal Fence
 Scale: 1:20

Section



Notes:
 All metal to be hot dipped galvanized after fabrication.
 All welds to be ground smooth.
 Black 700 Powder coat finish.
 Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.
 Dimensions to be to code and noted on all shop drawings.

2
L1.02 Fence Type 02 - 1.07m High Black Metal Fence
 Scale: 1:20

Section

BEGA Recessed Wall Luminaire 24060 (or eq.)
 Quantity: 17

Specifications:
 Asymmetrical Forward Throw
 Operating Voltage 120-277V AC
 Luminaire Lumens 848 Lumens (9000K)
 Height 5" (127mm)
 Width 12" (305mm)
 Depth 5-1/2" (138mm)
 Finish Powder Coated Bronze Matte 3mil thickness



3
L1.02 Recessed Wall Lighting
 Scale: NTS

BEGA Exterior Bollard Light 99558 (or eq.)
 Quantity: 12

Specifications:
 Surface Mount
 (B75817 Anchorage kit)
 Operating Voltage 120-277V AC
 Luminaire Lumens 1662 Lumens (3000K)
 Height 43.3/8" (1101mm)
 Width 9-7/8" (251mm)
 Depth 5-1/2" (144mm)
 Finish Powder Coated Bronze Matte 3mil thickness



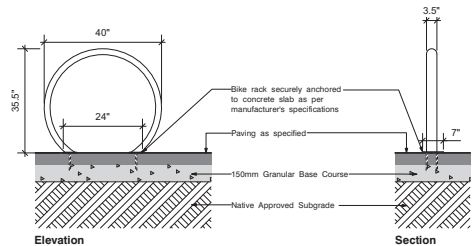
4
L1.02 Bollard Lighting
 Scale: NTS

Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)
 Quantity: 7

Specifications:
 Surface Mount
 (INST-1 Stainless steel mounting kit to be included)

Capacity up to 2
 Height 35.2" (902mm)
 Width 40" (1016mm)
 Weight 16 LBS (7.25kg)
 Finish Stainless Steel

Wishbone Site Furnishings
 210-2780 Gloucester Way
 Langley, BC
 1-866-626-0476
 604-626-0478
 www.wishbonetd.com



5
L1.02 Bicycle Rack
 Scale: NTS

Elevation / Section

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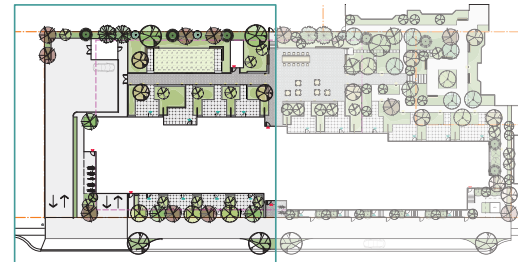
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55, 65, 69, 73 PRIDEAUX STREET
NEW RESIDENTIAL BUILDING

PRIDEAUX STREET



Refer to **Sheet L2.02** for Planting Plan (North)
Refer to **Sheet L2.03** for Plant Legend,
Plant List, and Planting Notes

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Current Planning

PROJECT 20011
TRACKSIDE
55, 65, 69, 73 PRIDEAUX STREET
NANAIMO, BC

PLANTING PLAN SOUTH

CITY FILE NO.
SCALE 1:100
DATE 2024-10-01
DB CM **CB** KS

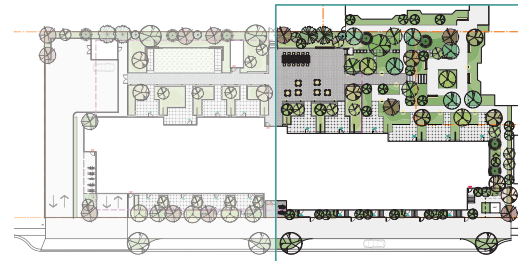
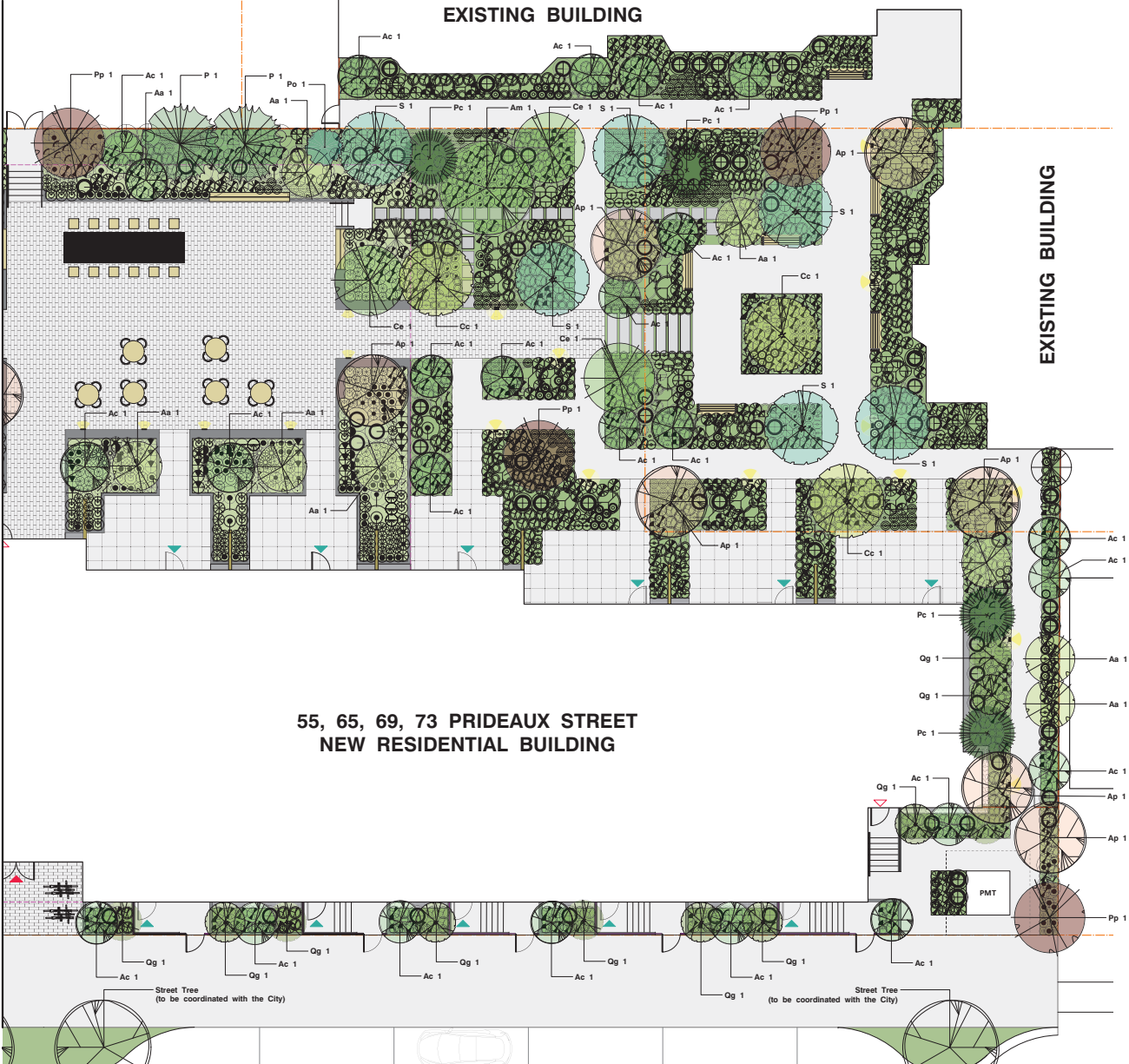
L2.01

EXISTING BUILDING

EXISTING BUILDING

**55, 65, 69, 73 PRIDEAUX STREET
NEW RESIDENTIAL BUILDING**

MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN NORTH



Refer to **Sheet L2.01** for Planting Plan (South)
Refer to **Sheet L2.03** for Plant Legend,
Plant List, and Planting Notes

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design • art • ecology

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CLIENT
Ballenas Housing Society

NO.	DATE	ISSUE
1	2024-12-17	DP SUBMISSION

NO. | DATE | REVISION

RECEIVED
DP1371
2024-DEC-20
Current Planning

PROJECT 20011
TRACKSIDE
55, 65, 69, 73 PRIDEAUX STREET
NANAIMO, BC

PLANTING PLAN NORTH

CITY FILE NO.	
SCALE	1:100
DATE	2024-10-01
DB	CM CB KS




L2.02

PLANTING NOTES


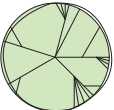






- All landscape construction to be in accordance with the City of Nanaimo Engineering Standards and Specifications.
- All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
- Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 29.
- Growing Medium Depth (unless otherwise specified):
Tree Planting Areas: 1 cu. m. per tree
Shrub & Ground Cover Areas: 400mm (18") depth
Seeded Areas: 150mm (6") depth
- Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
- Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
- All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
- Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
- No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
- All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

TREE & PLANT LEGEND






Coniferous Trees

-  **Po (3) Picea omorika Brun's**
-  **Pc (7) Pinus contorta**
-  **P (4) Pseudotsuga menziesii**








Deciduous Trees

-  **Ac (25) Acer circinatum**
-  **A (3) Acer macrophyllum**
-  **Ap (10) Acer palmatum 'Osakazuki'**
-  **Cc (6) Cercis canadensis 'Forest Pansy'**
-  **Ce (6) Cornus eddies white wonder**
-  **Pp (11) Parrotia persica**
-  **Qp (11) Quercus palustris 'Pingreen'**
-  **S (6) Styax japonica**

Deciduous Shrubs

-  **Aa Amelanchier alnifolia**
-  **Cs Cornus sericea**
-  **Rs Ribes sanguineum**
-  **Rn Rosa Nutkana**
-  **V Vaccinium (mix varieties)**

Evergreen Shrubs

-  **Arb Arbutus unedo**
-  **Gs Gautheria shallon**
-  **Li Lavandula x intermedia 'Provence'**
-  **Mn Mahonia nervosa**
-  **Rh Rhododendron 'Glacier'**
-  **Ro Rosmarinus officinalis**
-  **Vo Vaccinium ovatum**

Ferns, Grasses & Perennials

-  **Am Achillea millefolium 'moonshine'**
-  **Af Aquilegia formosa**
-  **Df Dicentra formosa**
-  **Gf Gaura lindheimeri**
-  **Ln Luzula nivea**
-  **Np Nepeta dropmore blue**
-  **Pa Pennisetum alopecuroides**
-  **Pm Polystichum munitum**
-  **Sn Salvia nemorosa 'Cardonna'**
-  **Sl Solidago lepidia**

Groundcovers

-  **At Alchlys triphylla**
-  **Au Arctostaphylos uva-ursa**
-  **Fc Fragaria chiloensis**
-  **Fv Fragaria vesca**
-  **Sr Sedum rupestre 'Angelina'**
-  **Tg Tellima grandiflora**
-  **Tv Thymus vulgaris**
-  **Ti Trientalis latifolia**

Bulb

-  **Ag Allium 'Globemaster'**



GRASS LAWN
Area: 68m²
Soil Depth: 150mm
(Premium Pacific Seeds Drought Smart Mix or Equivalent)

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Coniferous Trees						
Po	3	Picea omorika Brun's	Serbian Spruce	#15	10m ht.	Non-native
Pc	7	Pinus contorta var. contorta	Shore Pine	#15	10m ht.	Native
P	4	Pseudotsuga menziesii	Douglas Fir	#15	75m ht.	Native
Deciduous Trees						
Ac	25	Acer circinatum	Vine Maple	#15	6m ht.	Native
A	3	Acer macrophyllum	Big Leaf Maple	#15	18m ht.	Native
Ap	10	Acer palmatum 'Osakazuki'	Japanese Maple	#15	6m ht.	Ornamental
Cc	6	Cercis canadensis 'Forest Pansy'	Red Bud	#20	6m ht.	Ornamental
Ce	6	Cornus Eddies White Wonder	White Flowering Dogwood	#20	7m ht.	Hybrid Native
Qg	11	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20	15m ht.	Columnar
Pp	11	Parrotia persica	Persian Ironwood	#20	7m ht.	Ornamental
S	6	Styrax japonicus	Japanese Snowbell	#20	6m ht.	Ornamental
Deciduous Shrubs						
Aa	20	Amelanchier alnifolia	Saskatoon Berry	#3	Multistem	Native
Cs	6	Cornus sericea	Red Twig Dogwood	#2	1.2m o.c.	Native
Rb	36	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Rn	17	Rosa Nutkana	Nodosa Rose	#2	1.2m o.c.	Native
V	39	Vaccinium (mix varieties)	Blueberry	#2	1.2m o.c.	Ornamental
Evergreen Shrubs						
Arb	8	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#3	2m o.c.	Ornamental
Gs	425	Gautheria shallon	Sail	#1	60cm o.c.	Native
Li	36	Lavandula x intermedia 'Provence'	French Lavender	#1	60cm o.c.	Ornamental
Mn	230	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Rh	46	Rhododendron 'Glacier'	Evergreen Azalea	#2	1.2m o.c.	Ornamental
Ro	10	Rosmarinus officinalis	Rosemary	#1	1m o.c.	Ornamental
Vo	100	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
Ferns, Grasses & Perennials						
Am	60	Achillea millefolium 'moonshine'	Yarrow	#1	60cm o.c.	Ornamental
Af	142	Aquilegia formosa	Red Columbine	10cm	45cm o.c.	Native
Df	42	Dicentra formosa	Pacific Bleeding Heart	10cm	60cm o.c.	Native
Gf	248	Gaura lindheimeri	Bee Blossom	#1	45cm o.c.	Ornamental
Ln	195	Luzula nivea	Snowy Woodrush	#1	45cm o.c.	Ornamental
Np	146	Nepeta dropmore blue	Catmint	#1	60cm o.c.	Ornamental
Pa	35	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain grass	#1	60cm o.c.	Ornamental
Pm	825	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
Sn	39	Salvia x sylvestris 'Caradonna'	Purple Wood Sage	#1	60cm o.c.	Ornamental
Sl	46	Solidago canadensis	Canada Goldenrod	10cm	60cm o.c.	Native
Groundcovers						
At	73	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Au	91	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	264	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	246	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Sa	47	Sedum rupestre 'Angelina'	Stonecrop	10cm	45cm o.c.	Ornamental
Tg	52	Tellima grandiflora	Fringecup	10cm	45cm o.c.	Native
Tv	37	Thymus vulgaris	Garden Thyme	#1	45cm o.c.	Ornamental
Ti	173	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native
Bulbs						
Ag	43	Allium 'Globemaster'	Ornamental Onion	bulb	30cm o.c.	Ornamental
Seeds						
Grass	Premium Pacific Seeds Drought Smart Mix or Equivalent					Hybrid Native
Seeding						

TOTAL NUMBER OF TREES TO BE PLANTED: 92

Coniferous Trees: 14

Deciduous Trees: 78

Please contact the Landscape Architect for approval of any plant substitutions:

KINSHIP DESIGN ART ECOLOGY
Kate Stefuk, BCLSA
t: 250-753-8093 e: kate.stefuk@kinshipdesign.ca

No substitutions will be accepted without prior written approval of the Landscape Architect.

Refer to **Sheet L2.01** for Planting Plan (South)
Refer to **Sheet L2.02** for Planting Plan (North)

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EXISTING SITE AERIAL PHOTO

SCALE 1:200

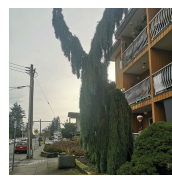
TREE MANAGEMENT LEGEND	
	TREES TO BE REMOVED ON DEVELOPMENT PARCEL 73, 69, 65, 55, PRIDEAUX STREET (3)
	01 <i>Pinus Ornamental Pine</i> (DBH: 15cm) 02 <i>Pinus sylvestris</i> Scotch Pine (DBH: 24cm) 03 <i>Sequoiadendron giganteum</i> 'Pendula' Weeping Giant Sequoia (DBH: 26cm)
	TREES TO BE REMOVED ON 619 COMOX AVE (4)
	04 <i>Prunus Ornamental Cherry</i> (DBH: 38cm) 05 <i>Magnolia Ornamental Magnolia</i> (DBH: 25cm) 06 <i>Cornus kousa</i> Chinese Dogwood (DBH: 18cm) 07 <i>Ilex aquifolium</i> English Holly (DBH: 25cm)
	TREES TO BE RETAINED ON 619 COMOX AVE (2)
	08 <i>Cornus kousa</i> Chinese Dogwood (DBH: 18cm) 09 <i>Prunus Ornamental Cherry</i> (DBH: 36cm)
	TREE TO BE RETAINED ADJACENT TO PARCEL (1)
	10 <i>Acer Macrophyllum</i> Big Leaf Maple (DBH: 130cm)
	TREE PROTECTION FENCING
	PARCEL BOUNDARY
<hr/>	
TOTAL NUMBER OF EXISTING TREES ON DEVELOPMENT PARCEL 73, 69, 65, 55, PRIDEAUX STREET (3)	
TOTAL NUMBER OF TREES TO BE REMOVED ON DEVELOPMENT PARCEL 73, 69, 65, 55, PRIDEAUX STREET (3)	
TOTAL NUMBER OF TREES TO BE REMOVED ON 619 COMOX AVENUE (4)	
TOTAL NUMBER OF TREES TO BE REMOVED ON BOTH PARCELS (7)	
<hr/>	
TOTAL NUMBER OF PROPOSED TREES (92) Deciduous Trees (78) Coniferous Trees (14) (See sheet L2.01, L2.02, and L2.03 for tree species, quantity, and location)	
DEVELOPMENT SITE AREA: 0.36 Hectares	



01 *Pinus Ornamental Pine*



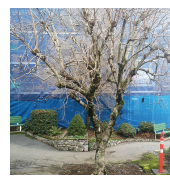
02 *Pinus sylvestris* Scotch Pine



03 *Sequoiadendron giganteum* 'Pendula'
Weeping Giant Sequoia



04 *Prunus Ornamental Cherry*



05 *Magnolia Ornamental Magnolia*



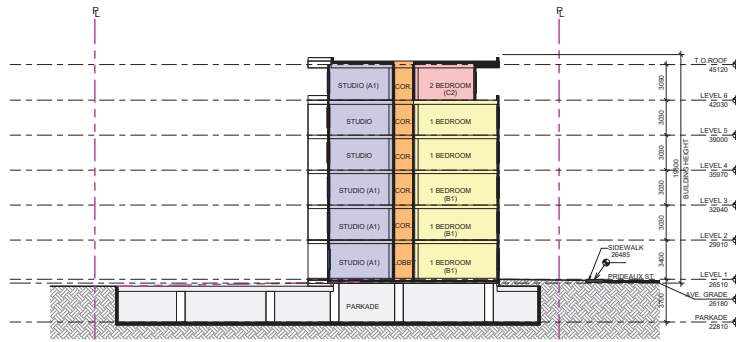
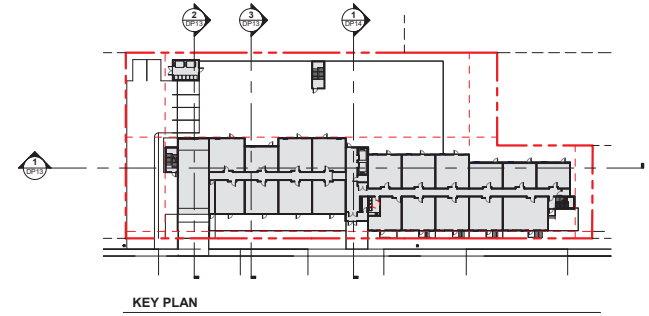
06 *Cornus kousa* Chinese Dogwood



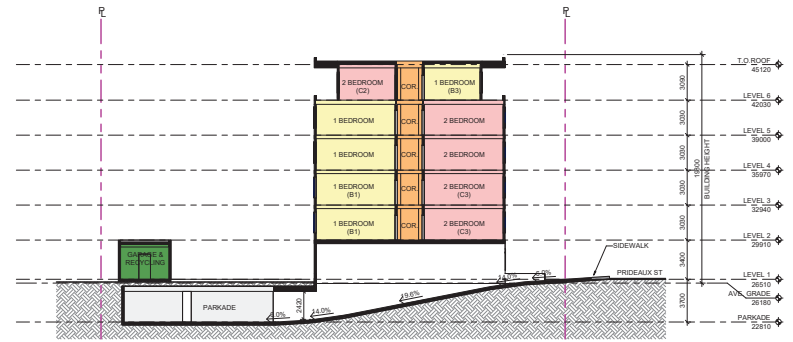
07 *Ilex aquifolium* English Holly

Refer to **Sheet L1.01** for Landscape Plan
Refer to **Sheet L2.01** for Planting Plan (South)
Refer to **Sheet L2.02** for Planting Plan (North)
Refer to **Sheet L2.03** for Plant Legend, Plant List, Planting Notes
Refer to **Sheet L3.02** for Tree Protection Fencing

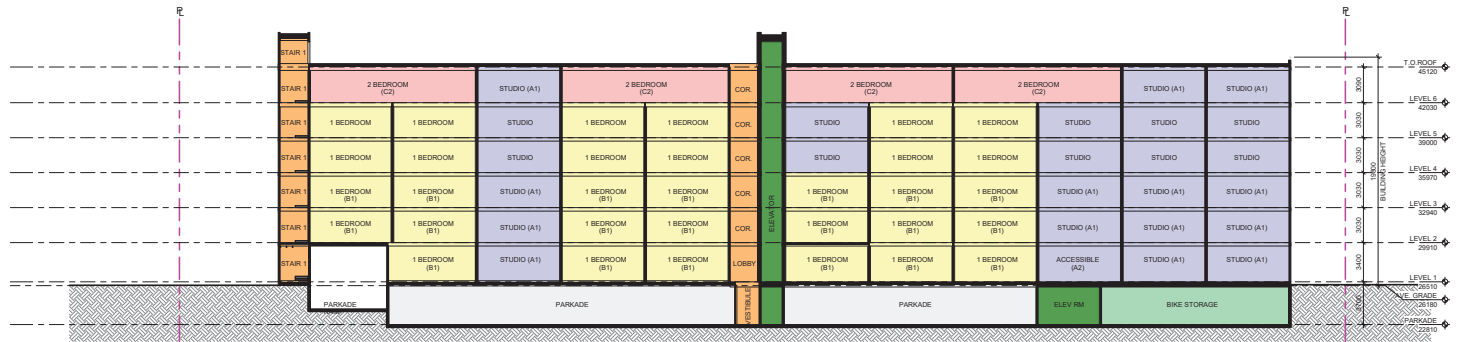
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3 DP13 SECTION 3 (facing North)
DP13 1:200



2 DP13 SECTION 2 (facing North)
DP13 1:200



1 DP13 SECTION 1 (facing West)
DP13 1:200