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April 16, 2025

ARCHITECTURAL DESIGN RATIONALE

2230 Boxwood Road, Nanaimo, BC
Project: #23072

Project Overview

The proposed development is a Nanaimo gateway, designed to establish a striking and welcoming entrance to the neighborhood. The project consists of two six-storey wood-frame strata apartment buildings, offering a total of 211 residential units, including a row of 7 three-level townhouses. The development integrates a range of unit types, from studio apartments to three-bedroom family homes, catering to diverse housing needs. The architectural language of the project is modern and minimalist, employing a palette of black and white complemented by wood-like siding accents. The project is intended to be constructed in two phases, with Phase One being the westerly building.

Site Context and Gateway Concept

Situated at the intersection of Boxwood Road and Northfield Road, the site serves as a pivotal point of entry into the neighborhood. The design emphasizes its role as a gateway through careful massing, material selection, and the incorporation of public spaces. The two apartment buildings anchor the site with their verticality, while the townhouses provide a human-scaled transition to adjacent residential zones. The public plazas at the northwest and southwest corners enhance the gateway experience, creating welcoming and accessible spaces that invite community interaction.

Site Layout and Circulation

The site layout is designed to balance accessibility, functionality, and aesthetics. Key features include:

- **Public Plazas:** Two public plaza zones are strategically positioned at prominent corners of the site. The northwest plaza creates a focal point for pedestrians, while the southwest plaza at the intersection of Boxwood Road and Northfield Road acts as a community gathering space, reinforcing the gateway identity.
- **Connectivity:** A new north-south connector road links Northfield Road to the Boxwood connector, facilitating seamless vehicular and pedestrian movement. All vehicular access to the site is directed to this new road, minimizing traffic impacts on surrounding streets.
- **Parking Solutions:** The majority of parking is provided in a below-grade one-storey parkade, optimizing land use and maintaining the site's visual appeal. Surface parking is minimized, and each townhouse is equipped with its own garage and driveway.

Architectural Design

The architectural expression of the project is contemporary and cohesive, employing clean lines, simple forms, and a refined material palette.

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- **Material Palette:** The primary materials are charcoal metal siding and white panel and reveal system, creating a modern and timeless aesthetic. Wood-like siding accents introduce warmth and texture, enhancing visual interest and grounding the design within the natural context of Nanaimo.
- **Building Form and Massing:** The six-storey apartment buildings are designed with stepped massing and articulated facades to reduce visual bulk and create a dynamic streetscape. The townhouses, with their lower height and individualized entrances, provide a complementary contrast that enhances the human scale of the development.
- **Sustainability:** The wood-frame construction leverages renewable materials, aligning with sustainable building practices. The layout maximizes natural light and ventilation, reducing energy consumption and enhancing resident comfort.

Community Integration

The project fosters community integration through:

- **Diverse Housing Options:** Offering a mix of unit sizes accommodates a broad demographic, including singles, couples, and families.
- **Active Public Spaces:** The plazas and landscaped areas encourage social interaction and provide outdoor amenities for residents and visitors.
- **Pedestrian-Friendly Design:** Walkways, bike paths, and landscaped buffers enhance the pedestrian experience and promote alternative modes of transportation.

Conclusion

This gateway development in Nanaimo sets a benchmark for modern, community-oriented design. It harmoniously integrates residential and public spaces, prioritizes sustainable practices, and creates a welcoming entry point that reflects the character and aspirations of the neighborhood. The careful consideration of context, materials, and functionality ensures that the project will serve as a vibrant and enduring addition to the area.

April 16, 2025

Planning & Development
City of Nanaimo
455 Wallace Street,
Nanaimo, BC V9R 5J6

Re: Consideration for Parking Variance at 2230 Boxwood Road

On behalf of PATH Developments, this letter is to request a parking variance for our proposed multi-family condo project at 2230 Boxwood Road. Our application includes 215 parking stalls to serve 204 condominium units, representing a reduction of approximately 15% (37 fewer stalls) from the current zoning bylaw requirements. Several factors are presented below to justify this variance and demonstrate that the proposed parking provision is both reasonable and in alignment with evolving urban trends and the City of Nanaimo's Transportation Master Plan.

Rationale for Parking Variance Request:

1. Evolving Urban Mobility Patterns

Our proposed development primarily consists of one and two-bedroom units targeting two key demographics: first-time homebuyers and younger residents, as well as downsizers and retirees. Both of these groups demonstrate lower rates of vehicle ownership than traditional family households. National and provincial trends show decreasing car dependency among urban dwellers under 35, while many downsizers and retirees are intentionally transitioning to single-car or car-free lifestyles. The proposed ratio of 1.05 parking spaces per unit (including visitor parking) aligns with actual usage patterns observed in similar developments within Nanaimo's urban areas.

2. Alignment with Nanaimo's Transportation Master Plan

The City of Nanaimo's Transportation Master Plan emphasizes sustainable transportation and reduced vehicle dependency. Our development's location inherently supports these objectives through:

- Proximity to cycling infrastructure including the recent Midtown Gateway project upgrades
- Connection to the established pedestrian network along Boxwood Road
- Provision of secure bicycle parking for residents

3. Exceptional Transit Accessibility

The 2230 Boxwood Road location benefits from excellent transit connectivity:

- Route 30 services Powder Works Road with a stop practically on-site
- Routes 25 and 40 service Bowen Road within a 5-minute walk
- Nanaimo Regional General Hospital is a 7-minute ride via Route 30
- Downtown Nanaimo is a 22-minute ride via Route 30
- Country Club Exchange, servicing 8 transit lines (1, 20, 20A, 25, 30, 40, 72, and 92), is just a 6-minute ride away

4. Site-Specific Constraints

The development site presents substantial challenges due to its history as a former coal mining operation. Comprehensive geotechnical and environmental assessments confirm that only approximately two-thirds of the property footprint can support underground parking structures without extraordinary engineering interventions



PATH Developments

Suite 1774, Four Bentall Centre
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and environmental remediation. Meeting the bylaw parking requirement would necessitate a second level of underground parking at prohibitive costs, rendering the project financially unviable and creating undue hardship.

5. **Prioritizing Housing Affordability Over Parking**

The development reflects a forward-thinking approach by prioritizing housing affordability. Each underground parking stall represents a significant cost that must ultimately be passed on to homebuyers. By optimizing our parking provision rather than overbuilding capacity:

- We can deliver more attainably priced homes to first-time buyers and young families
- We avoid unnecessary construction costs that would substantially increase unit prices
- We support the City's goals for addressing housing supply and affordability challenges
- We create housing options that align with changing urban preferences where vehicle ownership is no longer a universal priority

This approach recognizes the critical need for more housing options in Nanaimo while addressing the evolving urban landscape where reliance on personal vehicles is declining, particularly among younger demographics.

6. **Abundant Walkable Amenities**

The development site offers residents outstanding pedestrian access to essential services:

- Beban Plaza (5-minute walk): Includes Quality Foods grocery store, Central Drugs pharmacy, coffee shop, restaurant, liquor store, barber, hairdresser, optician, and pub
- Beban Park Recreation Complex (5-minute walk): Nanaimo's premier recreation facility featuring indoor swimming pool, social centre, soccer fields, playground, tennis and pickleball courts, basketball hoops, equestrian centre, bike parks, community gardens, fitness circuit, off-leash dog park, golf course and driving range, artificial turf fields, and BMX track
- Christ Community Church (5-minute walk)
- Local Elementary School (15-minute walk)

Conclusion:

The requested 15% parking variance represents a balanced approach that acknowledges modern transportation trends while providing adequate parking for residents. Our proposal aligns with Nanaimo's strategic planning objectives, supports sustainable transportation goals, and enables the delivery of much-needed housing in a challenging market environment.

We appreciate your consideration of this request. Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,



Isabella Munro
Development Manager
imunro@pathdevelopments.com

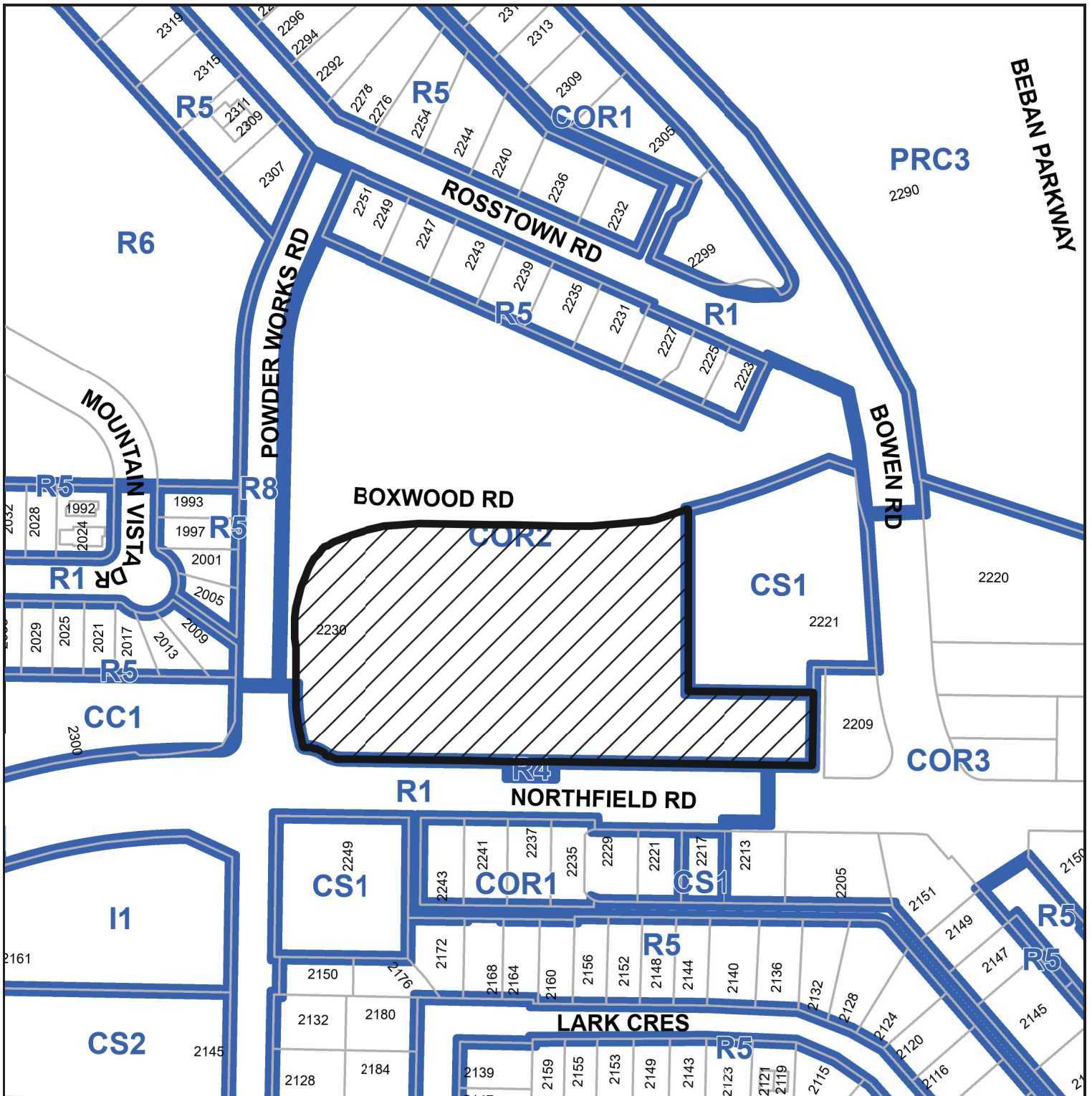
PATH

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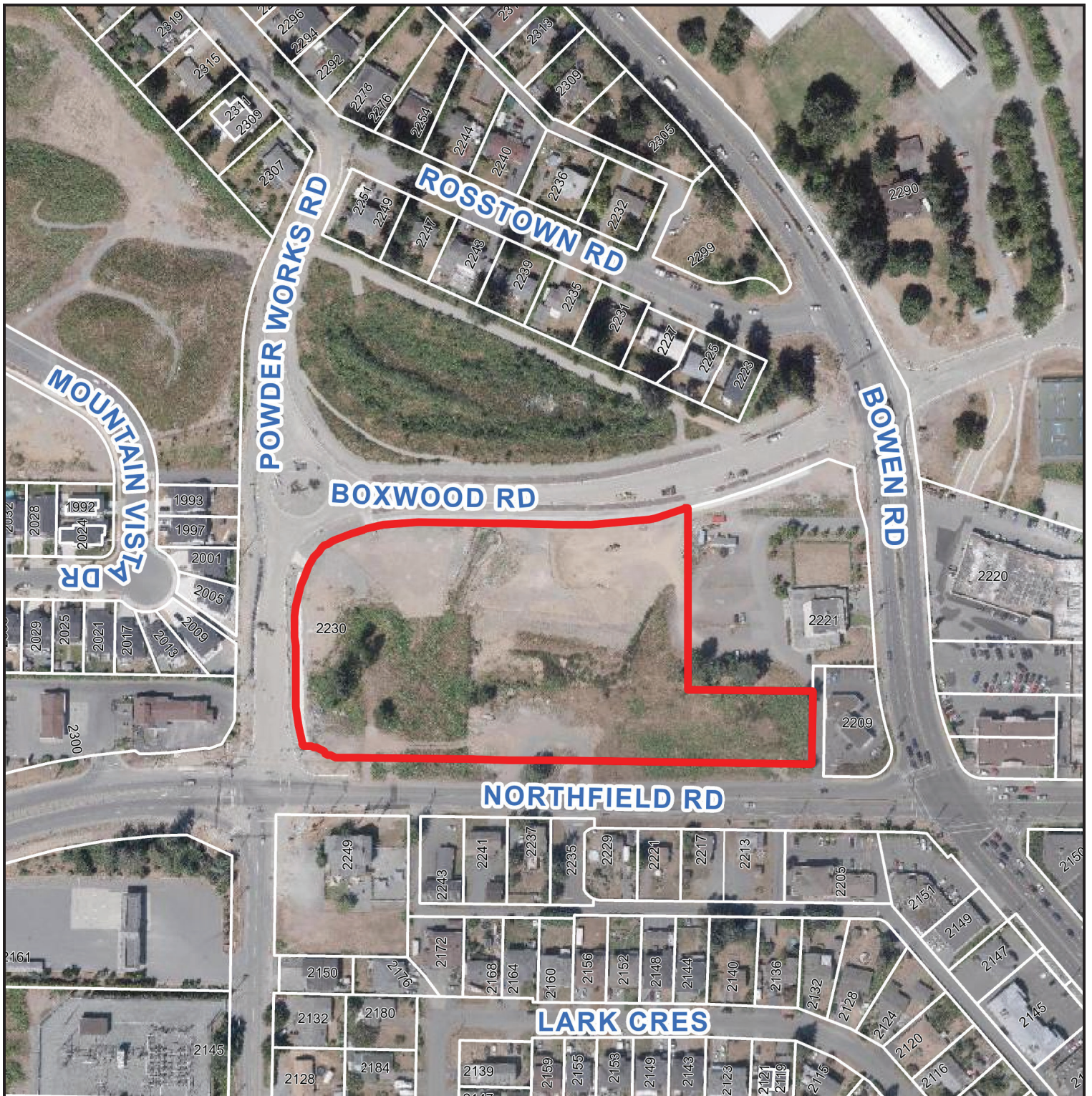
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SUBJECT PROPERTY MAP

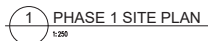


 2230 BOXWOOD ROAD

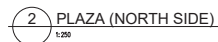
AERIAL PHOTO



 2230 BOXWOOD ROAD

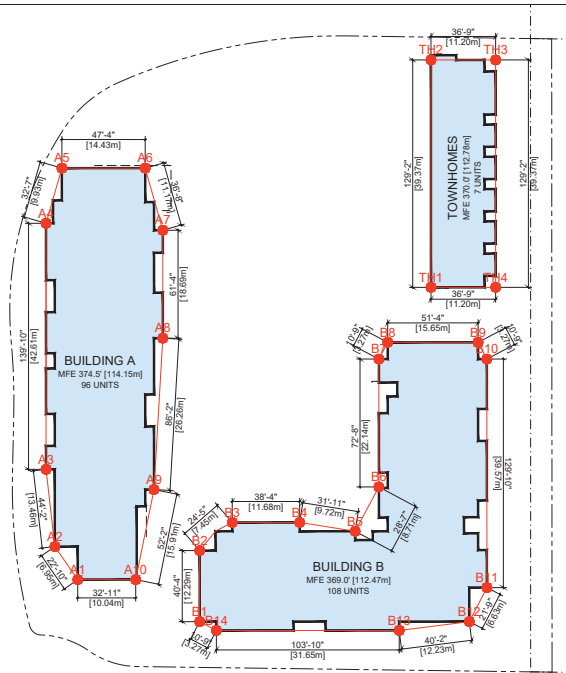


PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A101**



PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A102**

REVISION NO.1	DATE:	APRIL 7, 2025
SITE INFORMATION		
LEGAL DESCRIPTION	LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP111742	
CIVIC ADDRESS	2230 BOXWOOD ROAD	
ZONE	EXISTING COR2	PROPOSED COR2
SITE AREA (M²)	MIN 1,200M²	9,693
GROSS FLOOR AREA FOR FAR (M²)		15,216.31
FLOOR AREA RATIO	MAX 1.25 BASE + 0.25 TIER 1 + PARKING = 4.57	1.57
PUBLIC PLAZA (M²)	MIN 572M²	723.71
AVERAGE GRADE - BUILDING A		374.48' (114.14M)
AVERAGE GRADE - BUILDING B		369.35' (112.58M)
AVERAGE GRADE - TOWNHOMES		369.89' (112.74M)
BUILDING HEIGHT - BUILDING A	MAX 18M	59.02' (17.99M)
BUILDING HEIGHT - BUILDING B	MAX 18M	58.65' (17.88M)
BUILDING HEIGHT - TOWNHOMES	MAX 18M	30.36' (9.25M)
LOT FRONTAGE	MIN 25M	
LOT DEPTH	MIN 30M	
SETBACKS	FRONT: WEST	3.0M - 6.0M
	REAR: EAST	MIN 7.5M
	SIDE (FLANKING): NORTH	MIN 3.0M
	SIDE (FLANKING): SOUTH	MIN 3.0M
		20.75' (6.33M)
BUILDING DATA		
MULTIFAMILY UNITS	DESCRIPTION	# OF UNITS
UNIT A	1 BED	18
UNIT B	1 BED + DEN	31
UNIT C	2 BED	36
UNIT D	2 BED	41
UNIT E	1 BED + DEN	6
UNIT F	1 BED	12
UNIT G	1 BED	6
UNIT H	2 BED	6
UNIT I	1 BED + DEN	6
UNIT J	2 BED	5
UNIT K	STUDIO	2
UNIT L	1 BED	12
UNIT M	1 BED + DEN	6
UNIT N	1 BED + DEN	12
UNIT O	2 BED	5
TOWNHOME	3 BED - TH	7
TOTAL RES		211
UNIT MIX (TOTAL 211)		
STUDIO	BUILDING A	BUILDING B
1 BED	36	12
1 BED + DEN	24	37
2 BED	35	58
3 BED - TH	0	0
NOTE: MIN 10% UNITS TO BE ADAPTABLE		
BUILDING AREA (M²)		
BUILDING A	UNITS	GROSS FLOOR AREA (M²)
LEVEL 1	16	1,104.90
LEVEL 2-6	16	1,116.60
BUILDING A TOTAL	96	6,687.90
BUILDING B	UNITS	GROSS FLOOR AREA (M²)
LEVEL 1	18	1,247.32
LEVEL 2-6	18	1,264.50
BUILDING B TOTAL	108	7,569.83
TOWNHOMES	7	958.57
TOTAL FLOOR AREA	211 UNITS	15,216.31
PROPOSED PARKING		
PARKING LEVEL 1	80% OF PROPOSED BUILDING A & B PARKING	172 STALLS
SURFACE PARKING		43 STALLS
TOTAL BUILDING A & B PARKING		215 STALLS
SMALL CARS (INCLUDED)	MAX 40% = 86 STALLS	40 STALLS
VISITOR STALLS (INCLUDED)	MIN REQUIRED = 9 STALLS	10 STALLS
ACCESSIBLE STALL (INCLUDED)	MIN REQUIRED = 5 STALLS	5 STALLS
TOWNHOME PARKING - GARAGE		7 STALLS
TOWNHOME PARKING - SURFACE		7 STALLS
TOTAL TOWNHOMES PARKING		14 STALLS
REQUIRED PARKING		
TYPE	UNITS	RATE
STUDIO	2	0.90 STALLS / UNIT
1 BED	109	1.07 STALLS / UNIT
2 BED	93	1.44 STALLS / UNIT
3+ BED	0	1.68 STALLS / UNIT
TOTAL REQ'D BUILDING A & B		252 STALLS
TOTAL REQ'D TOWNHOMES	7	2.00 STALLS / UNIT
PROPOSED BICYCLE PARKING		
SHORT-TERM	REQUIRED 0.1 STALLS / UNIT = 21 STALLS	22 STALLS
LONG-TERM	REQUIRED 0.5 STALLS / UNIT = 106 UNITS	106 STALLS



BUILDING A - AVERAGE GRADE CALCULATION			
GRADE POINT	FINISHED GRADE	DISTANCE TO NEXT POINT	CALCULATION
A1	374.5' (114.1M)	22.83' (7M)	A1-A2 ((374.5 + 375.3) + 2) x 22.83' = 8559 SF
A2	375.3' (114.4M)	44.17' (13.5M)	A2-A3 ((375.3 + 374.75) + 2) x 44.17' = 16565 SF
A3	374.75' (114.2M)	139.83' (42.6M)	A3-A4 ((374.75 + 374.5) + 2) x 139.83' = 52384 SF
A4	374.5' (114.1M)	32.58' (9.9M)	A4-A5 ((374.5 + 373) + 2) x 32.58' = 12177 SF
A5	373' (113.7M)	47.33' (14.4M)	A5-A6 ((373 + 374.5) + 2) x 47.33' = 17690 SF
A6	374.5' (114.1M)	36.67' (11.2M)	A6-A7 ((374.5 + 374.5) + 2) x 36.67' = 13733 SF
A7	374.5' (114.1M)	61.33' (18.7M)	A7-A8 ((374.5 + 374.5) + 2) x 61.33' = 22968 SF
A8	374.5' (114.1M)	86.17' (26.3M)	A8-A9 ((374.5 + 374.5) + 2) x 86.17' = 32271 SF
A9	374.5' (114.1M)	52.17' (15.9M)	A9-A10 ((374.5 + 374.5) + 2) x 52.17' = 19638 SF
A10	374.5' (114.1M)	32.92' (10M)	A10-A1 ((374.5 + 374.5) + 2) x 32.92' = 12329 SF
TOTAL DISTANCE		= 556' (169.5M)	
AVERAGE GRADE		= 208212 SF + 556' = 374.48' (114.14M)	
BUILDING B - AVERAGE GRADE CALCULATION			
GRADE POINT	FINISHED GRADE	DISTANCE TO NEXT POINT	CALCULATION
B1	377' (113.7M)	40.33' (12.3M)	B1-B2 ((377 + 371) + 2) x 40.33' = 15003 SF
B2	371' (113.1M)	24.42' (7.4M)	B2-B3 ((371' + 369) + 2) x 24.42' = 9035 SF
B3	369' (112.5M)	38.33' (11.7M)	B3-B4 ((369 + 369) + 2) x 38.33' = 14144 SF
B4	369' (112.5M)	31.92' (9.7M)	B4-B5 ((369 + 369) + 2) x 31.92' = 11778 SF
B5	369' (112.5M)	28.58' (8.7M)	B5-B6 ((369 + 369) + 2) x 28.58' = 10546 SF
B6	369' (112.5M)	72.67' (22.1M)	B6-B7 ((369 + 369) + 2) x 72.67' = 26815 SF
B7	369' (112.5M)	10.75' (3.3M)	B7-B8 ((369 + 370.5) + 2) x 10.75' = 3975 SF
B8	370.5' (112.9M)	51.33' (15.6M)	B8-B9 ((370.5 + 369) + 2) x 51.33' = 18979 SF
B9	369' (112.5M)	10.75' (3.3M)	B9-B10 ((369 + 369) + 2) x 10.75' = 3967 SF
B10	369' (112.5M)	129.83' (39.6M)	B10-B11 ((369 + 369) + 2) x 129.83' = 47907 SF
B11	369' (112.5M)	21.75' (6.6M)	B11-B12 ((369 + 369) + 2) x 21.75' = 8026 SF
B12	369' (112.5M)	40.17' (12.2M)	B12-B13 ((369 + 369) + 2) x 40.17' = 14823 SF
B13	369' (112.5M)	103.83' (31.6M)	B13-B14 ((369 + 369) + 2) x 103.83' = 38313 SF
B14	369' (112.5M)	10.75' (3.3M)	B14-B1 ((369 + 373) + 2) x 10.75' = 3988 SF
TOTAL DISTANCE		= 615.41' (187.6M)	
AVERAGE GRADE		= 227300 SF + 615.41' = 369.35' (112.58M)	
TOWNHOMES - AVERAGE GRADE CALCULATION			
GRADE POINT	FINISHED GRADE	DISTANCE TO NEXT POINT	CALCULATION
TH1	370.5' (112.9M)	129.17' (39.4M)	TH1-TH2 ((370.5 + 369.75) + 2) x 129.17' = 47809 SF
TH2	369.75' (112.7M)	36.75' (11.2M)	TH2-TH3 ((369.75 + 369.66) + 2) x 36.75' = 13587 SF
TH3	369.66' (112.7M)	129.17' (39.4M)	TH3-TH4 ((369.66 + 369.66) + 2) x 129.17' = 47749 SF
TH4	369.66' (112.7M)	36.75' (11.2M)	TH4-TH1 ((369.66 + 370.5) + 2) x 36.75' = 13600 SF
TOTAL DISTANCE		= 331.84' (101.1M)	
AVERAGE GRADE		= 122745 SF + 331.84' = 369.89' (112.74M)	

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PROJECT NAME:
**MIDTOWN GATEWAY
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

DRAWING TITLE:
**PROJECT DATA AND
AVERAGE GRADE CALC**

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: A001

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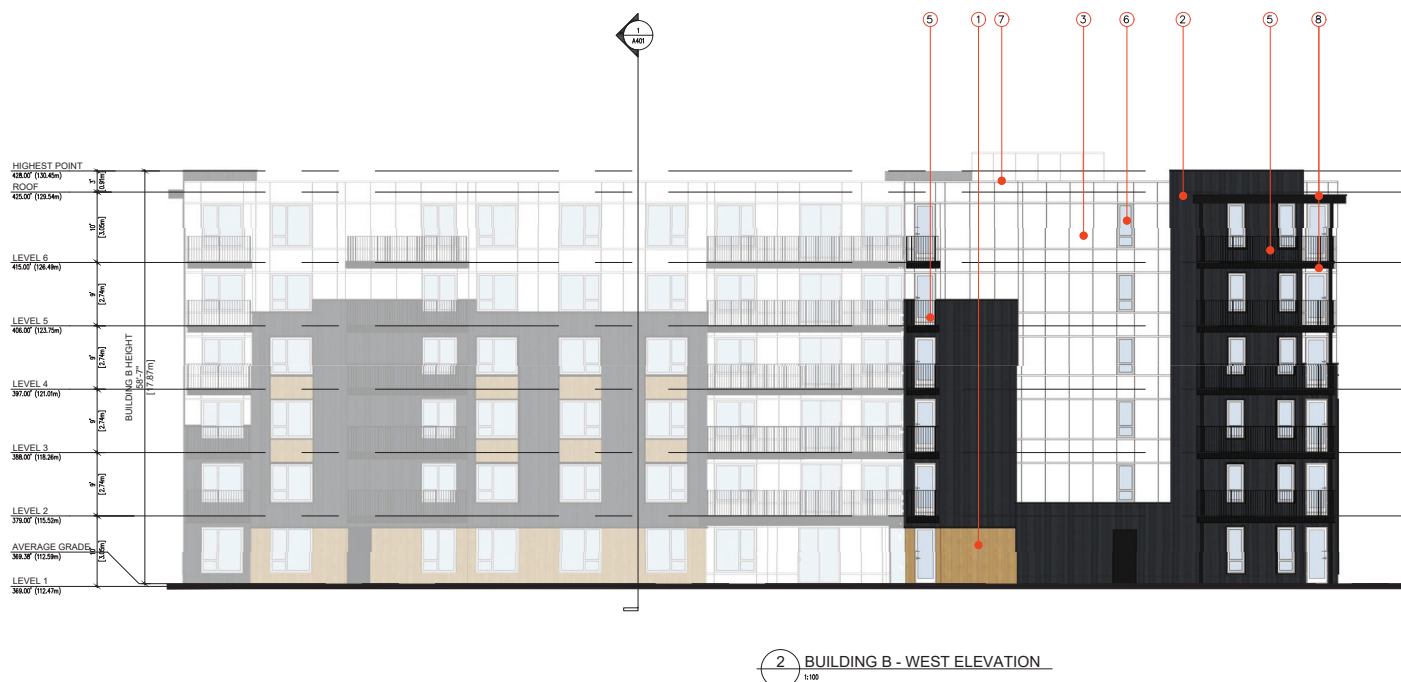
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**MIDTOWN GATEWAY
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DRAWING TITLE:
BUILDING B ELEVATIONS

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A303**



1	SIDING PANEL	WOOD GRAIN
2	CORRUGATED METAL PANEL	CHARCOAL
3	SIDING PANEL	OFF-WHITE
4	ALUMINUM GUARDRAIL	CLEAR GLASS
5	ALUMINUM PICKET GUARDRAIL	BLACK
6	WINDOWS & DOORS	WHITE
7	FASCIA, TRIM, & SOFFITS	WHITE
8	FASCIA & TRIM	BLACK

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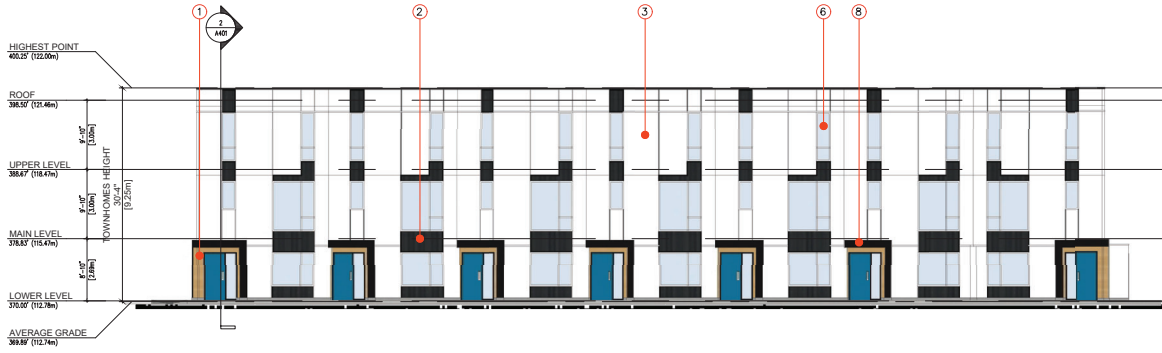
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**MIDTOWN GATEWAY
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

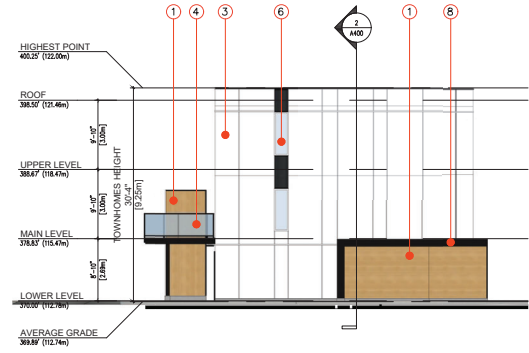
DRAWING TITLE:
**TOWNHOMES
ELEVATIONS**

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A304**

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⑤ ALUMINUM PICKET GUARDRAIL	BLACK
⑥ WINDOWS & DOORS	WHITE
⑦ FASCIA, TRIM, & SOFFITS	WHITE
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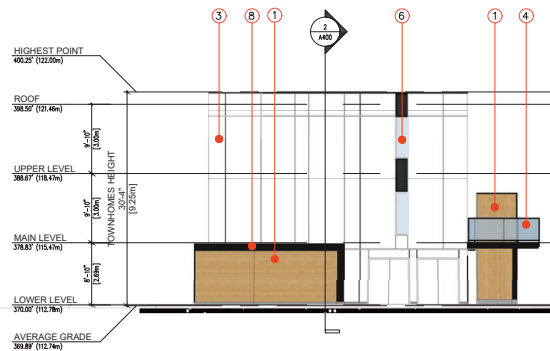
1 TOWNHOMES - EAST ELEVATION
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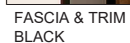
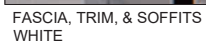
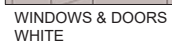
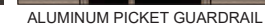
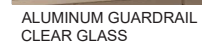
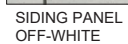
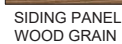
2 TOWNHOMES - NORTH ELEVATION
1:100



3 TOWNHOMES - WEST ELEVATION
1:100



4 TOWNHOMES - SOUTH ELEVATION
1:100



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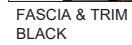
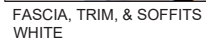
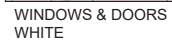
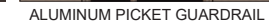
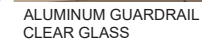
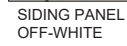
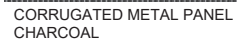
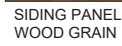
PROJECT NAME:

MIDTOWN GATEWAY
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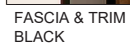
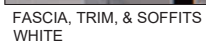
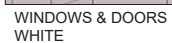
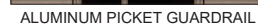
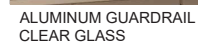
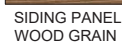
PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

DRAWING TITLE:
**MATERIAL BOARD -
BUILDING A**

PROJECT NO: 23072	DRAWN BY: AP
SCALE: AS NOTED	REVIEW BY: AS
DWG NO:	A305



PROJECT NO: 23072	DRAWN BY: AP
SCALE: AS NOTED	REVIEW BY: AS
DWG NO:	A306



NORTH ARROW:

OWNER/CLIENT:

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PROJECT NAME:

**MIDTOWN GATEWAY
RESIDENTIAL
DEVELOPMENT**

PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

DRAWING TITLE:
**MATERIAL BOARD -
TOWNHOMES**

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A307**

NORTH ARROW:

OWNER/CLIENT:

PATH

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PROJECT NAME:

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PROJECT ADDRESS:
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DRAWING TITLE:
SITE PERSPECTIVES

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A500**



ARTISTS RENDERINGS ARE TO DEMONSTRATE ARCHITECTURE ONLY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE DESIGN.

1 SITE NORTHEAST PERSPECTIVE



ARTISTS RENDERINGS ARE TO DEMONSTRATE ARCHITECTURE ONLY.
REFER TO LANDSCAPE PLANS FOR PLANTING & SITE DESIGN.

2 SITE NORTHWEST PERSPECTIVE

NORTH ARROW:

PATH

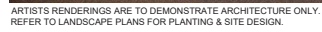
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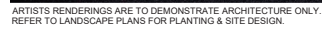
PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A501**



1 SITE SOUTHEAST PERSPECTIVE
NTS



2 SITE SOUTHWEST PERSPECTIVE
NTS



3 SITE EAST PERSPECTIVE - VIEW TO ENTRY ROAD
NTS

NORTH ARROW:



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PATH

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PROJECT NAME:

**MIDTOWN GATEWAY
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DEVELOPMENT**

PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

DRAWING TITLE:

**PHASE 1 UNDERGROUND
PARKADE FLOOR PLAN**

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A200**

BOXWOOD CONNECTOR ROAD

BOXWOOD ROAD

NEW ROAD

NORTHFIELD ROAD

1 PHASE 1 UNDERGROUND PARKADE FLOOR PLAN
1:250

SCALE: AS NOTED
DWG NO: **A200**



OWNER/CLIENT:

PATH

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PROJECT NAME

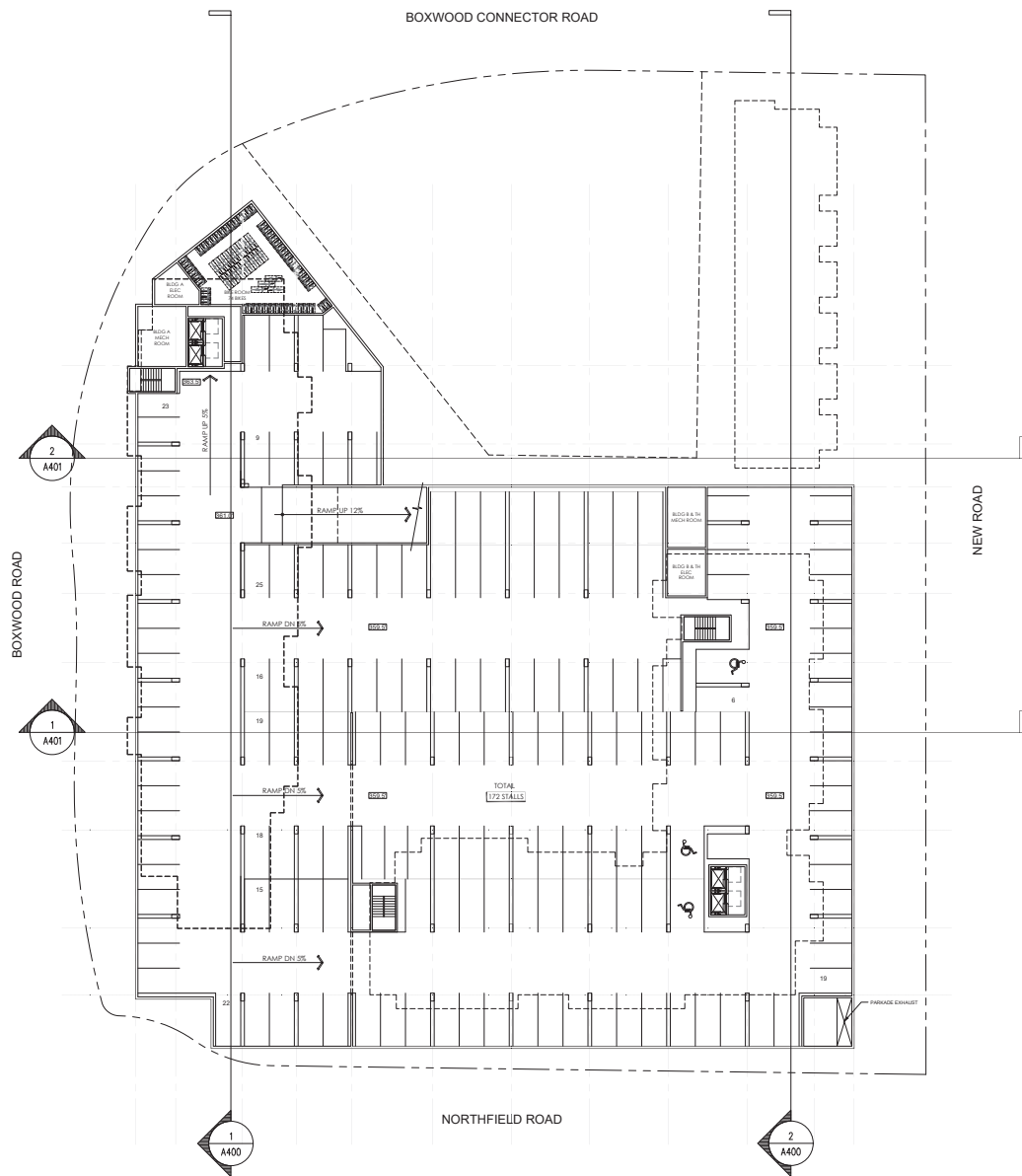
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DEVELOPMENT**

PROJECT ADDRESS:
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DRAWING TITLE

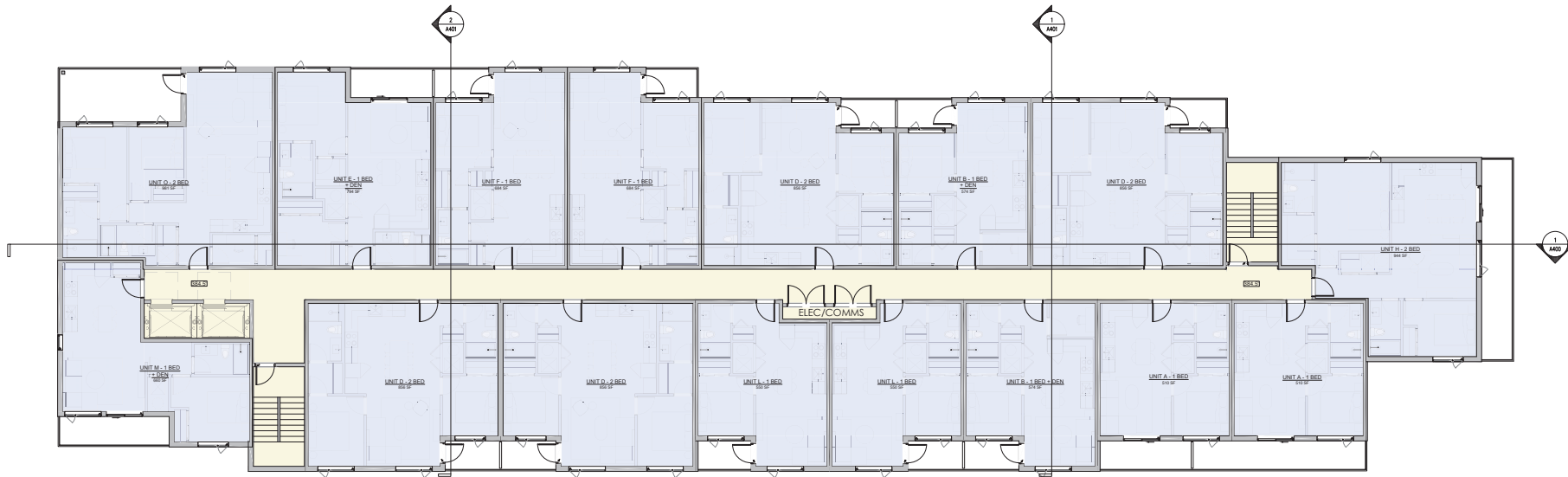
UNDERGROUND PARKADE FLOOR PLAN

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A201**





1 BUILDING A - LEVEL 1 FLOOR PLAN
1:100



2 BUILDING A - LEVEL 2 FLOOR PLAN
1:100

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NORTH ARROW:



OWNER/CLIENT:

PATH

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PROJECT NAME:

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PROJECT ADDRESS:

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DRAWING TITLE:

**BUILDING A - LEVEL 1 & 2
FLOOR PLAN**

PROJECT NO: 23072

SCALE: AS NOTED

DWG NO:

DRAWN BY: AP

REVIEW BY: AS

A202



PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A203**



PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A204**

NORTH ARROW:



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PROJECT NAME:

PROJECT ADDRESS:
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DRAWING TITLE:

PROJECT NO: 23072	DRAWN BY:	AP
SCALE: AS NOTED	REVIEW BY:	AS

DWG NO: **A205**



DWG NO: **A205**



PATH

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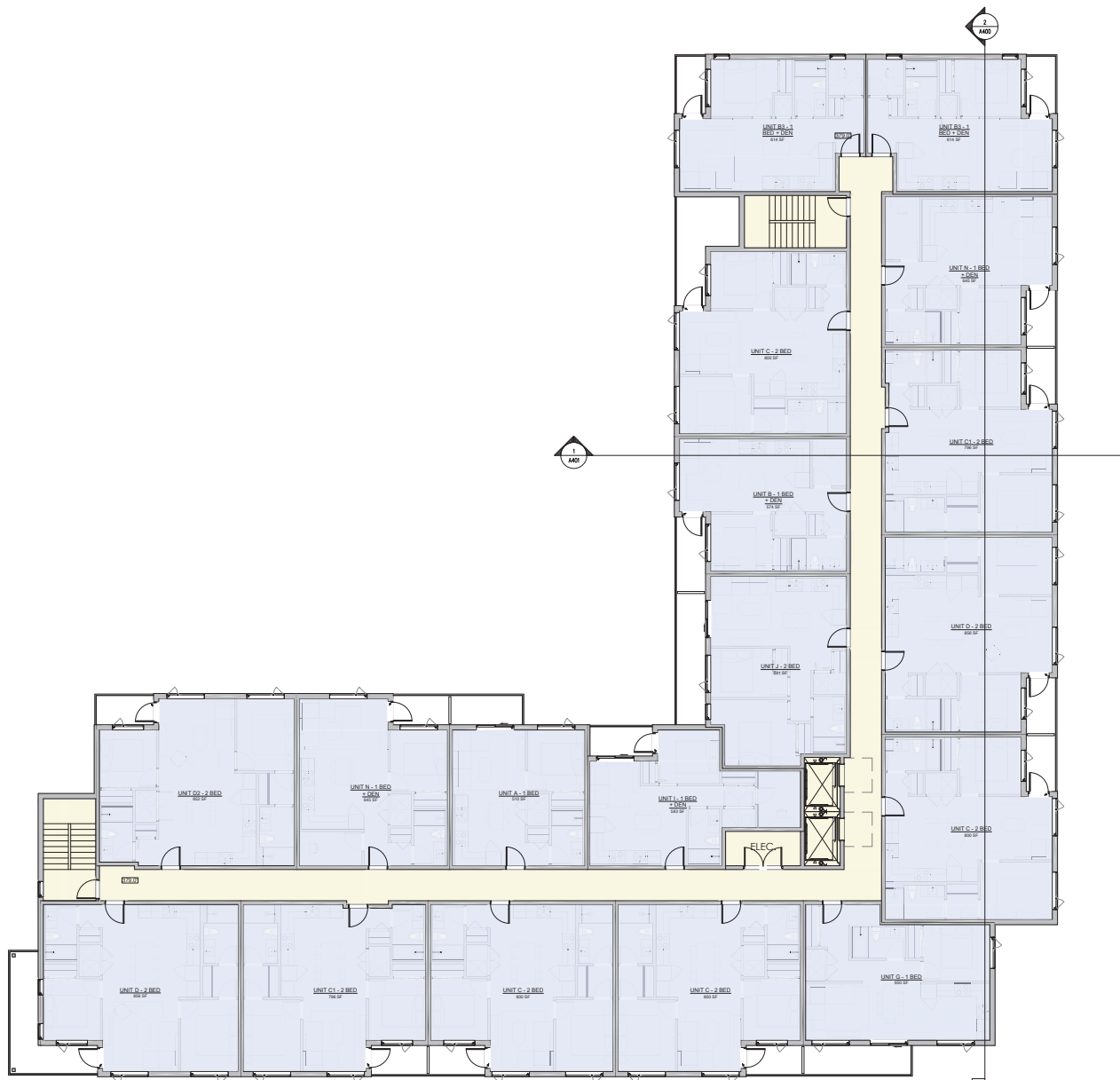
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RESIDENTIAL
DEVELOPMENT**

DRAWING TITLE:
**BUILDING B - LEVEL 1
FLOOR PLAN**

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A206**



1 BLDG B - LEVEL 1 FLOOR PLAN
1:100



1 BUILDING B - LEVEL 2 FLOOR PLAN
1:100

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PROJECT NAME:

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PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

DRAWING TITLE:

**BUILDING B - LEVEL 2
FLOOR PLAN**

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A207**



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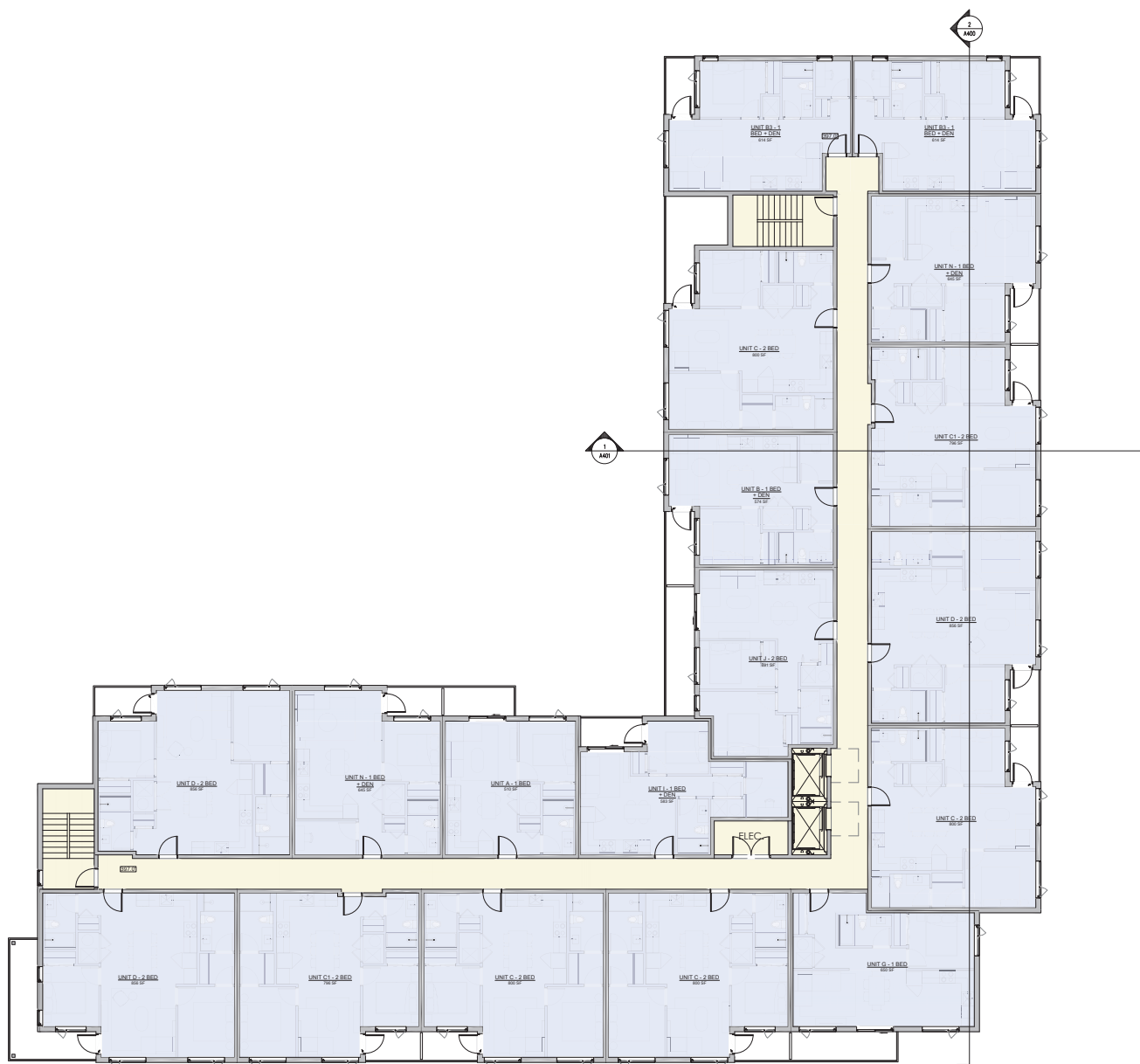
PROJECT NAME:

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PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

DRAWING TITLE:
**BUILDING B - LEVEL 4
FLOOR PLAN**

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A209**



1 BUILDING B - LEVEL 4 FLOOR PLAN
1:100

NORTH ARROW:



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PROJECT NAME:

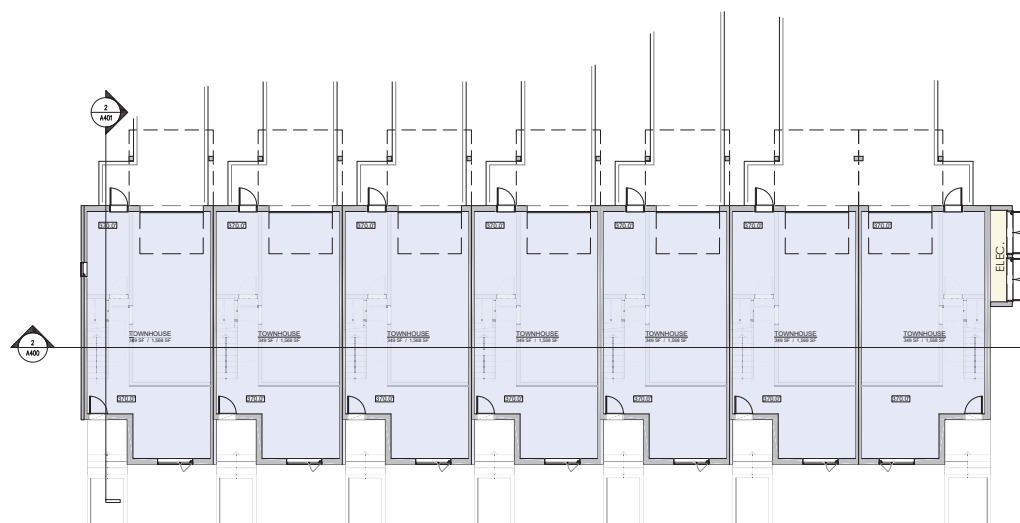
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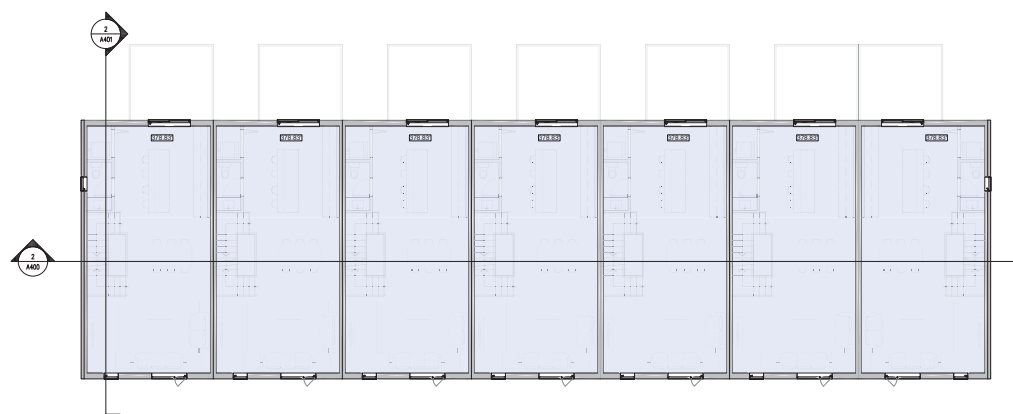
DRAWING TITLE:

TOWNHOMES - LOWER & MAIN FLOOR PLANS

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A213**



1 TOWNHOMES - LOWER FLOOR PLAN
1:100



1 TOWNHOMES - MAIN FLOOR PLAN
1:100

NORTH ARROW:



CONSULTANT:

PROJECT NAME:

PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

DRAWING TITLE:

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A214**

OWNER/CLIENT:

PATH

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CONSULTANT:

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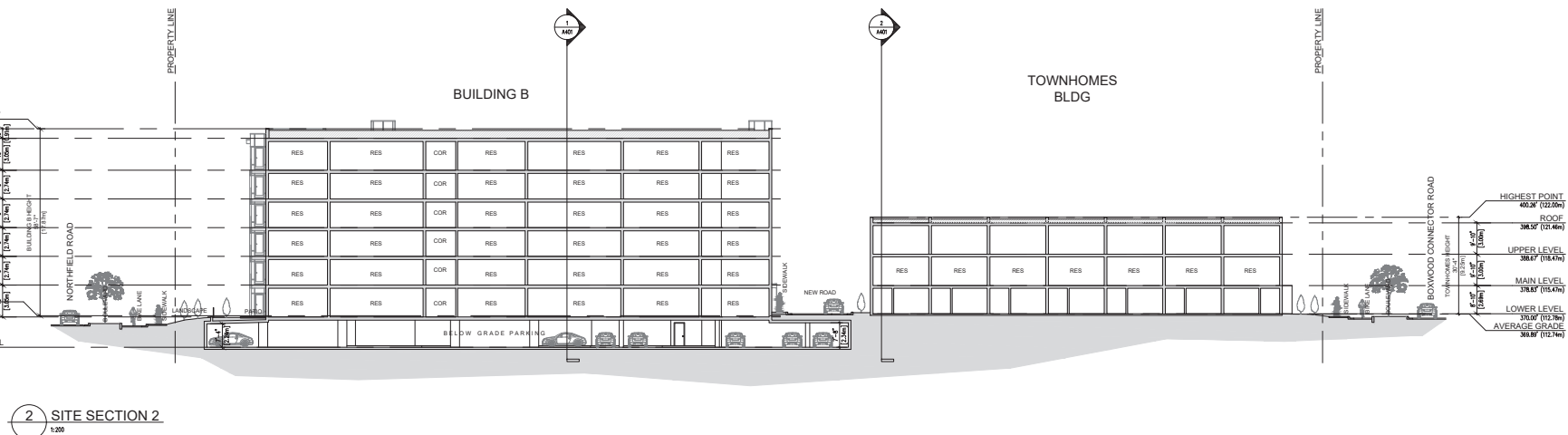
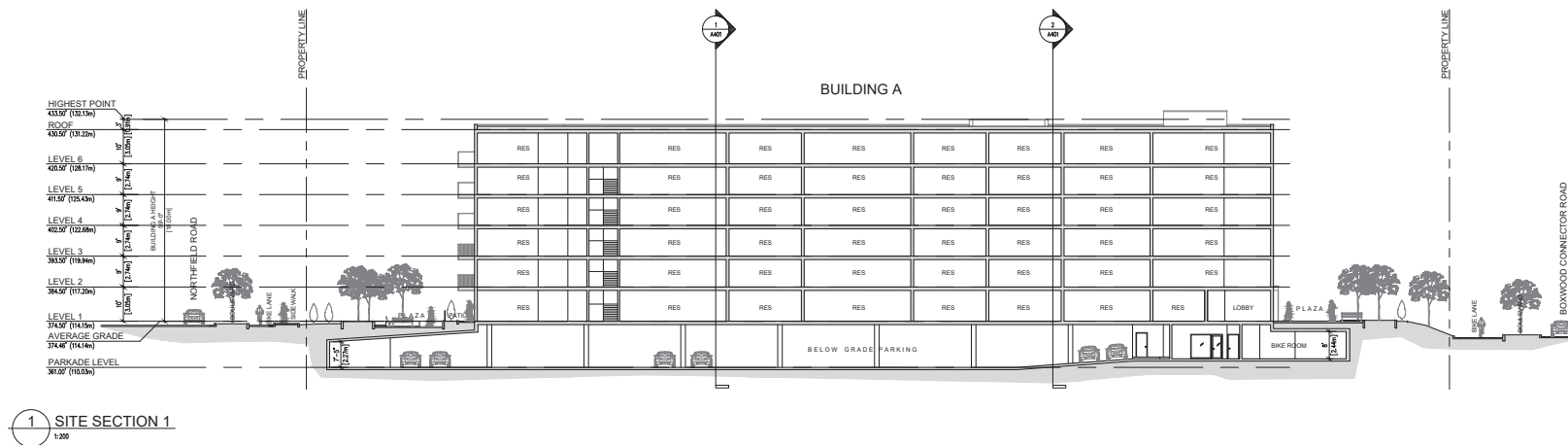
PROJECT NAME:

PROJECT NAME:
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PROJECT ADDRESS:
2230 BOXWOOD ROAD, NANAIMO, B.C.

DRAWING TITLE:
SITE SECTION 1 & 2

PROJECT NO: 23072 DRAWN BY: AP
SCALE: AS NOTED REVIEW BY: AS
DWG NO: **A400**





GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO
2. REFER TO PLANS PREPARED BY WA ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY AFLIN MARTIN FOR ALL SITE SERVING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

MINIMUM LANDSCAPE TREATMENT LEVEL SUMMARY

1. TREE SUMMARY:				
LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1c - 3.0m	9	1	2
	1d - 1.2m	68	11	11
	2a - 6.0m	16	1	4
SIDE YARD (NORTH):	2b - 4.5m	15	2	3
	2c - 3.0m	14	1	0
	2d - 1.8m	7	1	0
SIDE YARD (SOUTH):	2a - 6.0m	13	1	2
	2c - 3.0m	39	4	4
	2b - 4.5m	15	2	0
REAR YARD:	2d - 1.8m	83	14	12
	TOTAL	36	36	36

2. 52% (35 of 67) OF THE PROPOSED TREE SPECIES ARE EVERGREEN SPECIES.

TREE REPLACEMENT SUMMARY

1. REFER TO TREE MANAGEMENT PLAN PREPARED BY OTHERS FOR ADDITIONAL INFORMATION.
2. REPLACEMENT TREES REQUIRED FOR REMOVAL OF SIGNIFICANT TREES: 234
3. REPLACEMENT TREES PROVIDED: 67

LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
TYP.	TYPICAL
E	PROPERTY LINE
PA	PLANTING AREA
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SITE FURNITURE, MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476)
■	BENCH STYLE: LARSON BENCH MODEL: LINA-5 FRAME COLOUR: VICTOR RIDGE II SLAT COLOUR: SAND
■	2-STALL BIKE RACK STYLE: SUIT BIKE RACK MODEL: SPBP-3 COLOUR: VICTOR RIDGE II
■	PICNIC TABLE STYLE: LARSON ACCESSIBLE PICNIC TABLE MODEL: LPTWC-P66 FRAME COLOUR: VICTOR RIDGE II SLAT COLOUR: SAND
●	WASTE RECEPTACLE STYLE: PIPELINE WASTE RECEPTACLE MODEL: FLTR-27 FRAME COLOUR: VICTOR RIDGE II SLAT COLOUR: BLACK
◆	BOLLARD LIGHT DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HACO STYLE: LANDSCAPE BOLLARD MODEL: OB30 (OR EQUIV) COLOUR: BRONZE
◆	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (800-555-0050) MAKE: HACO STYLE: URBAN PIMA PENDANT MODEL: CPFG COLOUR: BRONZE
ALL SITE LIGHTING LOCATIONS, MAKES, MODELS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.	

Midtown Gateway Residential Development

Path

2230 Boxwood Road, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date:	April 16, 2025
Drawn:	ON
Checked:	CM
Scale:	1:250 metric
Project Number:	24-0344
DRAWING NUMBER:	L1 of 2

REVISION SCHEDULE		NOTES
#	Date	
0	21NOV2024	DP Review
1	12DEC2024	Issued for DP
2	11MAR2025	Issued for DP
3	11MAR2025	Issued for DP
4	17MAR2025	Issued for DP
5	15APR2025	Issued for DP
6	16APR2025	Issued for DP

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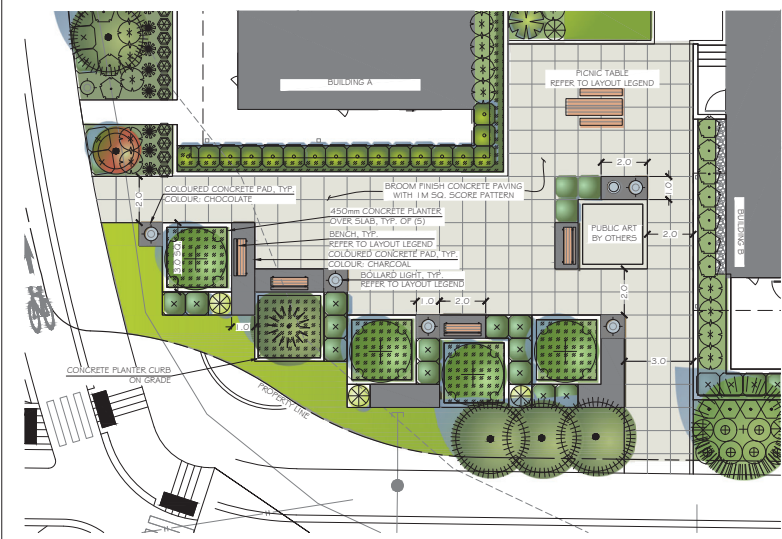


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Northwest Plaza Enlargement

1:100metric



Southwest Plaza Enlargement

1:100metric

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	TBD	TBD	WUP AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	PER MECHANICAL	PER MECHANICAL	50mm (2") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
	SCHEDULE 40	SCHEDULE 40	50mm (2") PVC MAINLINE
			PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP (EXACT LOCATION TBD); MAINLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILISING A SMART (ET) WEATHER-BASED IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 50mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6. GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
LEVEL 2 "GROUNDED" - 2P
GROWING MEDIUM DEPTHS: LAWN - 100mm
SHRUBS - 450mm
TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE BARK MULCH PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILISING SMART (ET) WEATHER-BASED IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. 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.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER FREEMANII 'ARMSTRONG' ARMSTRONG MAPLE	#20 POT	SEE PLAN	8	DROUGHT TOLERANT
	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' AUTUMN APPLAUSE WHITE ASH	6cm CAL.	6.0m O.C.	9	DROUGHT TOLERANT
	LIQUIDAMBAR 'SLENDER SILHOUETTE' SLENDER SILHOUETTE SWEETGUM	6cm CAL.	6.0m O.C.	10	COLUMNAR
	MAGNOLIA GRANDIFLORA 'VICTORIA' VICTORIA SOUTHERN MAGNOLIA	#25 POT	SEE PLAN	6	EVERGREEN, NORTH PLAZA
	PICEA CANADENSIS BRUNIS BRUNIS SEBASTIAN SPRUCE	2.5m	6.0m O.C.	18	CONIFER, DROUGHT TOLERANT
	PINUS FLEXILIS 'VANDERWOLFF'S PYRAMID' LINDER PINE	2.5m	6.0m O.C.	10	CONIFER, NATIVE CULTIVAR
	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE GALLERY PEAR	6cm CAL.	6.0m O.C.	6	DROUGHT TOLERANT
SHRUBS					
	ACER CIRCINNATUM VINE MAPLE	#7 POT	SEE PLAN	25	NATIVE SPECIES
	ARBUTUS UNEDO STRAWBERRY TREE	#7 POT	SEE PLAN	4	EVERGREEN, SOUTH PLAZA
	CEANOTHUS THYMIFOLIUS 'VICTORIA' VICTORIA CALIFORNIA LIAC	#3 POT	1.5m O.C.	25	DROUGHT TOLERANT
	GAULTHERIA SHALLON SALAL	#2 POT	1.0m O.C.	63	NATIVE SPECIES
	ILEX CRENATA 'CONVEYA' JAPANESE HOLLY	#2 POT	1.0m O.C.	188	HEDGE
	LONICERA NITIDA 'MAYGREEN' MAYGREEN BOX HONEYSUCKLE	#1 POT	1.0m O.C.	185	DROUGHT TOLERANT
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	99	NATIVE SPECIES
	PICEA ABIES 'CHLENDORFII' CHLENDORF SPRUCE	#7 POT	SEE PLAN	1	CONIFEROUS, SOUTH PLAZA
	POLYSTICHUM MUNIUM SWORD FERN	#2 POT	1.0m O.C.	66	NATIVE SPECIES
	POTENTILLA FRUTICOSA MANGO TANGO MANGO TANGO SHRUBBY CINQUEFOIL	#1 POT	0.6m O.C.	140	NATIVE CULTIVAR
	RIBES SANGUINEUM RED FLOWERING CURRANT	#2 POT	1.5m O.C.	8	NATIVE SPECIES
	ROSA NUTKANANA NOTOKA ROSE	#2 POT	1.0m O.C.	72	NATIVE SPECIES
	TAXUS X MEDIA 'H.M. EDDIE' H.M. EDDIE YEW	#2 POT	0.9m O.C.	121	HEDGE
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	#3 POT	0.9m O.C.	140	HEDGE
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINNICKINICK	#1 POT	0.9m O.C.	245	NATIVE SPECIES
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER FEATHER REED GRASS	#2 POT	0.9m O.C.	113	
	MAHONIA NERVOSA DALL OREGON GRAPE	#1 POT	0.6m O.C.	84	NATIVE SPECIES
	MISCANTHUS SINENSIS 'GRAZIELLA' GRAZIELLA MAIDEN GRASS	#1 POT	0.9m O.C.	42	
	LAWN CANADA NO. 1	SOD	SEE PLAN	980m2	



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Midtown Gateway Residential Development
Path
2230 Boxwood Road, Nanaimo, BC

ENLARGEMENTS, NOTES & PLANT LEGEND	
Date:	April 16, 2025
Drawn:	CM
Checked:	CM
Scale:	AS NOTED
Project Number:	24-0344
DRAWING NUMBER:	L2 of 2

REVISION SCHEDULE	NOTES
#	Date
0	21NOV2024 DP Review
1	12DEC2024 Issued for DP
2	11MAR2025 Issued for DP
3	11MAR2025 Issued for DP
4	17MAR2025 Issued for DP
5	15APR2025 Issued for DP
6	16APR2025 Issued for DP

RECEIVED
DP1386
2025-APR-23
Current Planning