

ATTACHMENT F
LANDSCAPE PLANS AND DETAILS

Trackside Multi-Family

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

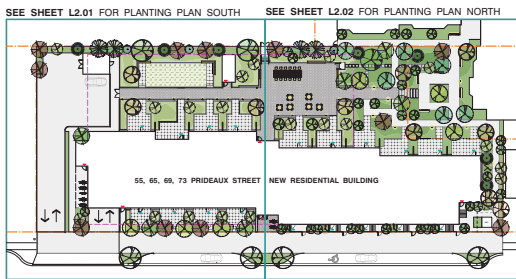
LANDSCAPE ARCHITECTURAL DRAWINGS

REISSUED FOR DEVELOPMENT PERMIT - JUNE 02, 2025

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
- L1.03 Landscape Details
- 6. Bench Type 01
 - 7. Bench Type 02
 - 8. Large Communal Table
 - 9. Bistro Table & Chairs
- 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

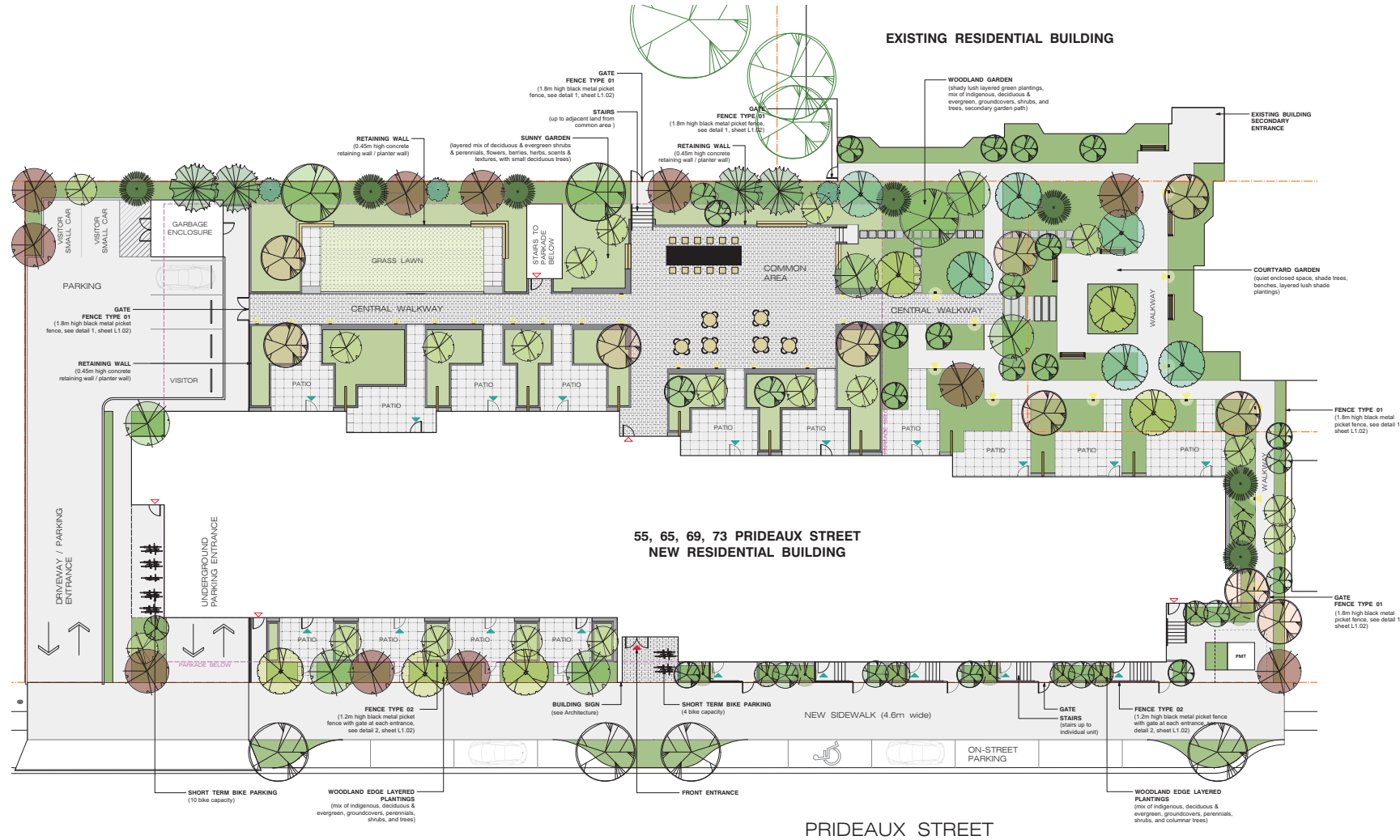


05 Bench Type 02: Timber bench integrated into retaining / planter walls



06 Bench Type 01: Timber bench with back & armrests

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LANDSCAPE LEGEND

BENCH TYPE 01
(see detail 6, sheet L1.03, freestanding bench with back & armrests)
Quantity: 6

BENCH TYPE 02
(see detail 7, sheet L1.03, wood bench integrated into retaining wall)
Quantity: 5

BICYCLE RACK
Total Capacity: 14
Quantity: 14
(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 WALL
Quantity: 17
(see detail 3, sheet L1.02)

CONCRETE
Area: 413m²

CONCRETE UNIT PAVEMENT
TYPE 01
Area: 331m²

CONCRETE UNIT PAVEMENT
TYPE 02
Area: 344m²

CONCRETE UNIT PAVEMENT
TYPE 03
Quantity: 29

DRAIN ROCK
(building perimeter)
Area: 19m²

GRASS LAWN
Area: 68m²
Soil Depth: 150mm

PLANTED AREA OVER PARKADE
Area: 328m²
Soil Depth: 400mm min.

PLANTED AREA
Area: 697m²
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.

Refer to Sheet L1.02 & L1.03 for
Landscape Details

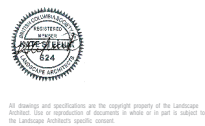
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LANDSCAPE PLAN
SCALE 1:150

kinship

design • art • ecology

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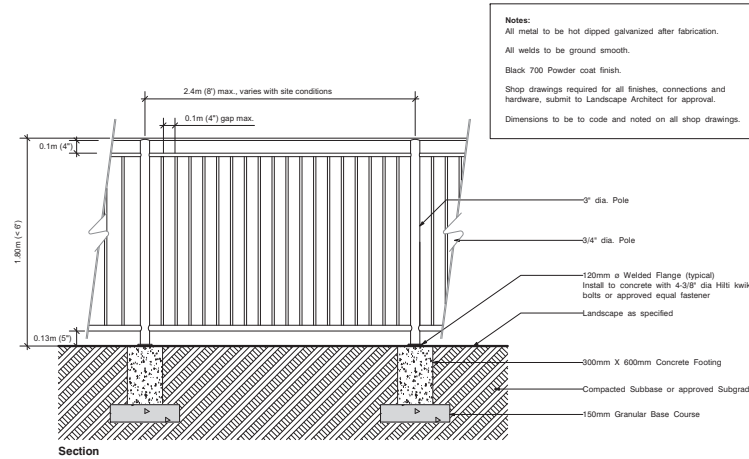
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PROJECT 20011
TRACKSIDE
55, 65, 69, 73 PRIDEAUX STREET
NANAIMO, BC

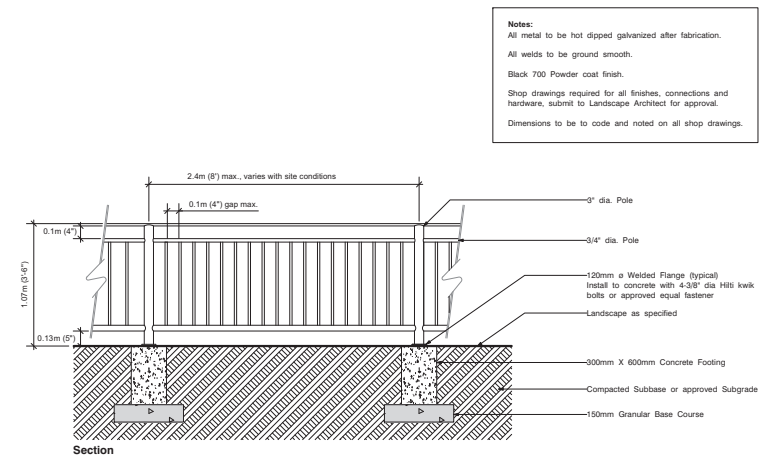
LANDSCAPE PLAN

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

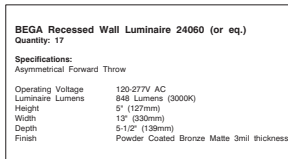
L1.01



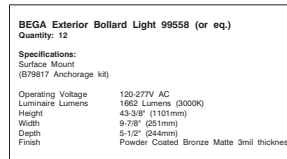
1 Fence Type 01 - 1.80m High Black Metal Fence
L1.02 Scale: 1:20



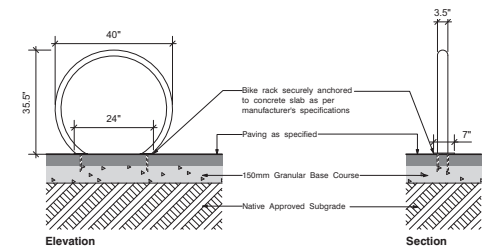
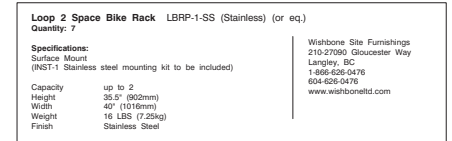
2 Fence Type 02 - 1.07m High Black Metal Fence
L1.02 Scale: 1:20



3 Recessed Wall Lighting
L1.02 Scale: NTS



4 Bollard Lighting
L1.02 Scale: NTS



5 Bicycle Rack
L1.02 Scale: NTS

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6

Freestanding Bench with Back & Armrests
Quantity: 6
Notes:
Image is indicative of design intent only, detail drawings for specific bench will be provided with Building Permit drawing submission.

Metal frame with wood seat and backrest.

Bench to be surface mounted to concrete.



7

Wood bench without back & armrests, integrated into concrete retaining walls
Quantity: 5
Notes:
Image is indicative of design intent only, detail drawings for specific bench will be provided with Building Permit drawing submission.

Metal frame with wood seat.

Wood bench seat to be mounted to concrete retaining wall.



6

Bench Type 01
Scale: NTS

7

Bench Type 02
Scale: NTS

8

Communal Table & Seating
Quantity: 1
Notes:
Image is indicative of design intent only, detail drawings for specific table & seating (benches / stools) will be provided with Building Permit drawing submission.

Metal frame with wood top.

Table to be mounted to surface.



9

Table & Chairs
Quantity: 6
Notes:
Image is indicative of design intent only, detail drawings for specific table & chairs will be provided with Building Permit drawing submission.



8

Large Communal Table
Scale: NTS

9

Bistro Table & Chairs
Scale: NTS

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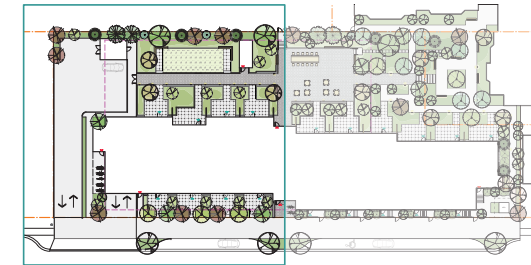
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LANDSCAPE DETAILS

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

L1.03



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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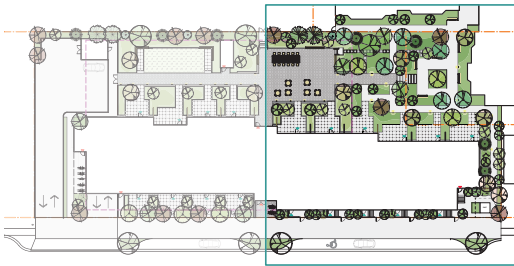
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PLANTING PLAN SOUTH

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

L2.01



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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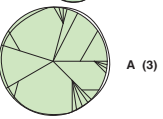






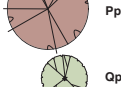


























PROJECT 20011
TRACKSIDE
55, 65, 69, 73 PRIDEAUX STREET
NANAIMO, BC

PLANTING PLAN NORTH

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

L2.02

PLANTING NOTES	
1.	All landscape construction to be in accordance with the City of Nanaimo Engineering Standards and Specifications.
2.	All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
3.	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" - 2P.
4.	Growing Medium Depths (unless otherwise specified): Tree Planting Areas: 1 cu. m. per tree Shrub & Ground Cover Areas: 450mm (18") depth Seeded Areas: 150mm (6") depth
5.	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.
6.	Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
7.	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.
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 or major branches due to disease, damage or poor form will be accepted.
10.	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	Deciduous Shrubs
 Po (3) Picea omorika Bruns	 Aa Amelanchier alnifolia
 Pc (7) Pinus contorta	 Cs Cornus sericea
 P (4) Pseudotsuga menziesii	 Rs Ribes sanguineum
Deciduous Trees	 Rn Rosa Nutkana
 Ac (25) Acer circinatum	 V Vaccinium (mix varieties)
 A (3) Acer macrophyllum	Evergreen Shrubs
 Ap (10) Acer palmatum 'Osakazuki'	 Arb Arbutus unedo
 Cc (6) Cercis canadensis 'Forest Pansy'	 Gs Gaultheria shallon
 Ce (6) Cornus eddies white wonder	 Li Lavandula x intermedia 'Provence'
 Pp (11) Parrotia persica	 Mn Mahonia nervosa
 Qp (11) Quercus palustris 'Pingreen'	 Rh Rhododendron 'Glacier'
 S (6) Styrax japonica	 Ro Rosmarinus officinalis
	 Vo Vaccinium ovatum
	Ferns, Grasses & Perennials
	 Am Achillea millefolium 'moonshine'
	 Af Aquilegia formosa
	 Df Dicentra formosa
	 Gl Gaura lindgeimeri
	 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: 68m ² 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 Bruns	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
Qp	11	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20	15m Ht.	Columnar
Ps	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	8	Cornus sericea	Red Twig Dogwood	#2	1.2m o.c.	Native
Ra	36	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Rn	17	Rosa Nutkana	Nootka 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	Gaultheria shallon	Salt	#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
Gl	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 'Haremh'	Dwarf Fountain grass	#1	60cm o.c.	Ornamental
Pm	825	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
Sn	39	Salvia x sylvestris 'Cardonna'	Purple Wood Sage	#1	60cm o.c.	Ornamental
Sl	46	Solidago canadensis	Canada Goldenrod	10cm	60cm o.c.	Native
Groundcovers						
At	73	Actaea trifylolia	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	Pringcup	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 Seeding		Premium Pacific Seeds Drought Smart Mix or Equivalent				Hybrid Native
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, BCCLA 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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PLANT LEGEND, PLANT LIST, PLANTING NOTES

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L2.03