

August 8, 2025

BC Housing  
#510 – 369 Terminal Ave, Vancouver, BC

Attention: Kristine Mayes

Re: 1030 Old Victoria Road – Supportive Housing – S2 Project #224066  
Design Rationale – Development Permit Application

Dear Kristine,

In respect of the City of Nanaimo Development Permit Area Design Guidelines, the proposed Supportive Housing development strives for a building character that is complementary to the surrounding site and weaves form and function into the proposed design.

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## Overview

### *Purpose*

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The proposed supportive housing project aims to reinforce the endeavour to bridge the gap of homelessness and those at risk of homelessness within the City of Nanaimo. Located at 1030 Old Victoria Road, this BC Housing development consists of 60 studio units over a four-storey traditional wood frame construction building. In conformance with municipal bylaws and guidelines, the design of the proposed building also recognizes the character expectations described in the *Form & Character Design Guidelines from May 2025* and in consideration of the *Development Permit Area 8: Form and Character*. The proposed development has been sited and designed in consideration of the planning principles contained in the referenced documents.

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## Site Design

### *Surrounding Context*

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This thoughtfully designed project aims to integrate the proposed development within the wider community of Nanaimo while maintaining the integrity of the surrounding Chase River neighbourhood. As such, careful consideration was given to ensure appropriate integration of the proposed project through alignment with the City of Nanaimo DPA8 form and character design guidelines. As a DPA4: Abandoned Mine Workings Hazards area, a geotechnical assessment is also provided which outlines the findings and recommended approaches pertaining to the site.

Quietly sited within a residential setting, a primary focus for the neighbourhood integration is directed at safety and privacy, which are addressed through site design, orientation, landscape screening, and access control. Setting the building back into the site provides an inherent natural buffer from the road and adjacent residences. The building is oriented across the site from northeast to southwest

# S2ARCHITECTURE

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### Principals

DAVID SYMONS, Architect  
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LINUS MURPHY, Architect  
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BRIAN CORKUM, Architect  
AAA, AIBC, SAA, OAA

GENEVIEVE GIGUERE, Architect  
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PETER STREITH, Architect  
AAA, AIBC, SAA, OAA

JASON CURTIS, Architect  
AAA, AIBC, SAA

MICHELLE ROWLES, Architect  
AAA

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which utilizes the natural separation created by the placement of the building relative to the site. This placement limits access points between the front and rear spaces and reinforces security requirements. Landscaping elements assist to provide separation and visual screening to and from the adjacent lots and the street. The building was also sited with the existing natural landscape in mind to prioritize the retention of many of the existing trees in and around the site.

The project adheres to the appropriate massing, height, fire access, setbacks and parking, aligning with City of Nanaimo bylaw requirements. As such, there are no expected or proposed variances sought at this time.

## *Entrance & Approach*

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In consideration of the TransCanada major arterial located North of the project, a highway setback of 4.5m has been incorporated in conformance with the Ministry of Transportation. Site access is gained by way of Mackenzie Road, located just off Old Victoria Road to the South of the site. The side street access to the site is relatively dedicated, serving limited vehicular movement, further reinforcing the focus on privacy and security.

In response to the proportions of the site and the natural topography, the proposed building is positioned with its principal entrance facing onto Mackenzie Road. The design offers a covered entry condition providing a welcoming pedestrian approach which is mirrored in the back of the building when accessing the outdoor amenity space. Design consideration for safe and distinct pedestrian and vehicular circulation are inherent to the site layout. Widened pedestrian walkways and landscape buffers serve to reinforce this separation.

The on-site surface parking has been located to the north end of the site with a two-way drive aisle loop that provides direct access to and from Mackenzie Road. This location provides for convenient and accessible connection to the principal entrance of the building. The loop also facilitates the access of service vehicles such as waste collection, delivery trucks utilizing the loading area, and access for emergency services.

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## Building & Landscape Design

### *Materials and Architectural Form & Character*

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The building and landscape designs are intended to reinforce the connection to the site, the neighbourhood and the community of Nanaimo as a whole. In line with the light industrial designated area, a simple, yet sophisticated architectural form and palette of materials was developed and is rooted in undertones of local inspiration and design.

Consideration for building materials focused on wood construction, durability, and sustainability to produce a design that respects budget, code and context. This project has also been designed with energy efficiency in mind and sustainability measures that meet Step Code 4.

The building materials and integrated landscaping are intended to enrich the tenant amenity space and reinforce a private and secure environment. A simple palette of materials is combined with a strategic repetition of elements to create texture, rhythm, and visual interest. The façade treatment continues around the entirety of the building, alternating between the juxtaposing dark and light vertical wood planks creating a dynamic yet balanced façade. The wood toned material has been proposed to enhance the connection of the building's natural character to the natural environment and surrounding neighbourhood.

## *Program & Function*

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Aligning with BC Housing standards, a combination of support spaces and amenities are available for tenants which include front of house office and support spaces along with a commercial kitchen, dining, and lounge spaces on the main floor. The

resident accommodation has been designed as studio units that will be located on each of the four floors of the building with all accessible units conveniently located on the main floor and a mix of adaptable and standard units located on floors 2 through 4. Each of these self-contained units include kitchenettes and private bathrooms, alongside communal and supportive spaces.

Universal design principles are integrated throughout the site, into and throughout the building design ensuring accessibility to units, support spaces, tenant services and common indoor and outdoor amenity areas. Consideration has been extended to include principles of Crime Prevention Through Environmental Design (CPTED), including differentiation of public and private spaces and creating opportunities for natural surveillance. Fencing and landscaping reinforce the division of private outdoor areas from the open public areas. Clear lines of sight are emphasized at access points to the building, to the surface parking area, to the mobility device storage enclosure, through the common areas and to the outdoor rear amenity space. Site lighting has also been designed with safety in mind.

The landscape design incorporates a fenced amenity space to protect privacy and reduce noise, while offering shade trees, seating and a community garden to enhance the user experience. This space has been detailed with a landscape perimeter to minimize overlook and enhance the privacy of the space for both tenants and surrounding residents. The proposed expansive outdoor amenity space is as an extension of the indoor amenity spaces and serves as an area of private serenity to reinforce connection to nature and place of healing.

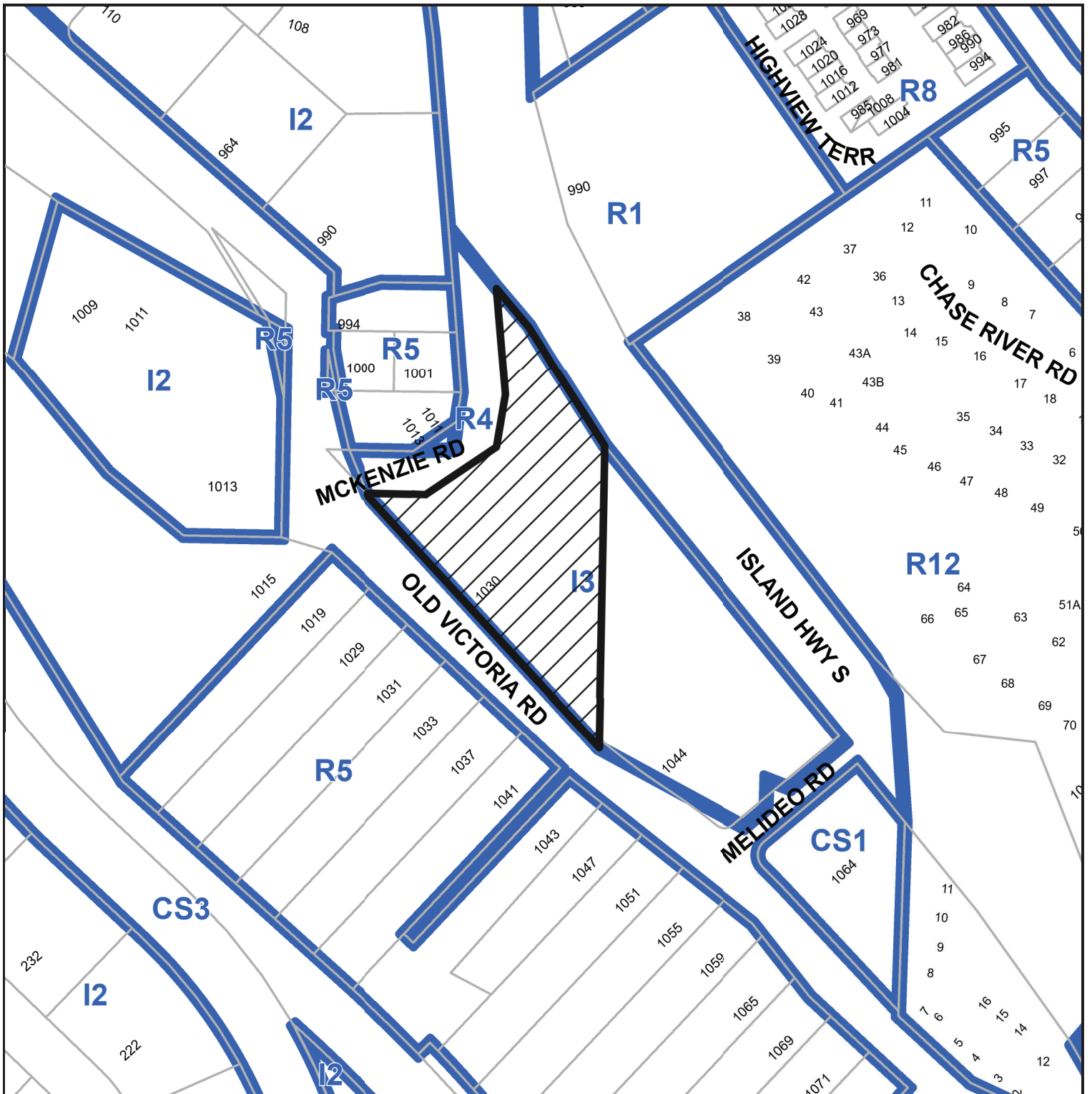
Should you have any questions or concerns, please do not hesitate to contact me directly at [c.patmore@s2architecture.com](mailto:c.patmore@s2architecture.com) or at 403.670.7050 ext 1084.

Yours truly,  
S2 Architecture



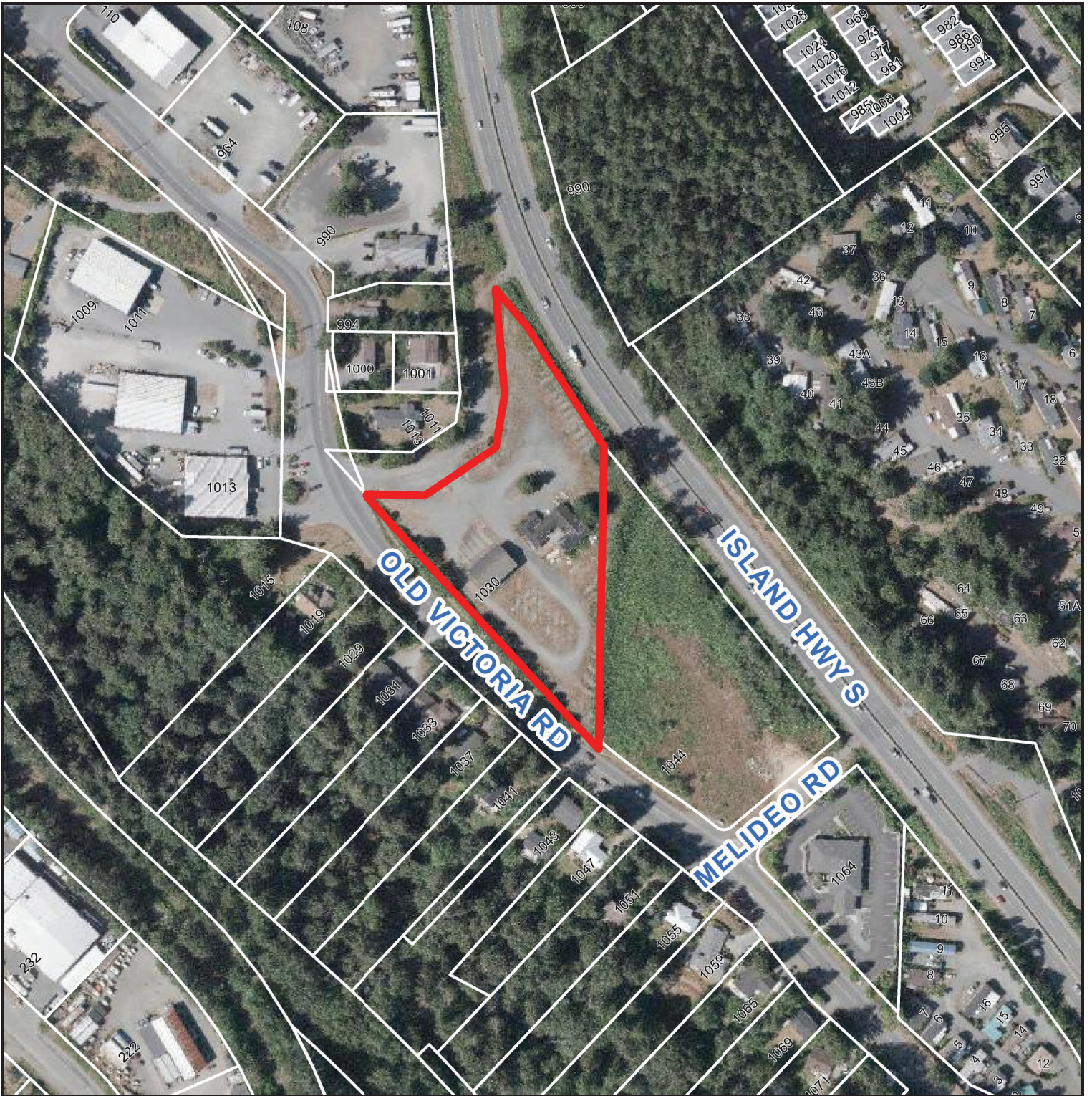
CAYLEN PATMORE, Architect  
AAA, March, BComm

# SUBJECT PROPERTY MAP



 1030 OLD VICTORIA ROAD

# AERIAL PHOTO



 1030 OLD VICTORIA ROAD

**BCH NANAIMO - 1030  
Old Victoria Road**

1030 Old Victoria Road, Nanaimo, British  
Columbia

CLIENT  
**BC HOUSING**

- NOTE
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PROJECT NO. 224066 PROJECT NORTH

DRAWING INFORMATION

DRAWING NO.  
**DPO.01**

**MUNICIPAL ADDRESS**

1030 Old Victoria Road Nanaimo, British Columbia
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**LEGAL ADDRESS**

Block B, Section 1, Nanaimo District, Plan 1748, Except Part in Plans 35164 and VIP65021
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**BYLAW ZONING**

CURRENT	I3 - Light Industrial
PROPOSED	I3 - Light Industrial 'Site Specific'

**PROPOSED DEVELOPMENT**

Site Specific Use (SS): Personal Care Facility
3.2.2.52 Group C, up to 4 Storeys, Sprinklered

**BYLAW SETBACKS**

	REQUIRED	PROVIDED
FRONT YARD	6.0m	6.0m
SIDE YARD	3.0m	3.0m
FLANKING SIDE YARD	4.5m	4.5m (Compliant with Ministry of Transportation)
REAR YARD	6.0m	6.0m

**BUILDING HEIGHT**

MAXIMUM BUILDING HEIGHT	14.0m
PROPOSED BUILDING HEIGHT	4 STOREYS AT 13.1m

**SITE SUMMARY**

SITE AREA	4930m <sup>2</sup>	53.066af	1.2acres
LOT AREA (min)	REQUIRED 900m <sup>2</sup>	PROVIDED 900m <sup>2</sup>	
LOT FRONTAGE (min)	15m	95m	
LOT DEPTH (min)	30m	65m	
LOT COVERAGE (max)	50%	16%	

**BUILDING AREA SUMMARY**

PROPOSED BUILDING			
MAIN FLOOR	759m <sup>2</sup>	[8175ft <sup>2</sup> ]	
SECOND FLOOR	817m <sup>2</sup>	[8798ft <sup>2</sup> ]	
THIRD FLOOR	817m <sup>2</sup>	[8798ft <sup>2</sup> ]	
FOURTH FLOOR	817m <sup>2</sup>	[8798ft <sup>2</sup> ]	
<b>TOTAL</b>	<b>3210m<sup>2</sup></b>	[34,569ft <sup>2</sup> ]	

**FLOOR AREA RATIO**

MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
1.25	0.60

**GROSS FLOOR AREA CALCULATION**  
(measured to inside face of exterior wall)

MAIN FLOOR	722m <sup>2</sup>	[7771ft <sup>2</sup> ]
SECOND FLOOR	751m <sup>2</sup>	[8081ft <sup>2</sup> ]
THIRD FLOOR	751m <sup>2</sup>	[8081ft <sup>2</sup> ]
FOURTH FLOOR	751m <sup>2</sup>	[8081ft <sup>2</sup> ]
<b>TOTAL</b>	<b>2975m<sup>2</sup></b>	[32,014ft <sup>2</sup> ]

FLOOR AREA RATIO CALCULATION 2975m<sup>2</sup>/4930m<sup>2</sup> = 0.60

**DWELLING UNIT COUNT**

UNIT SUMMARY				
UNIT NAME	UNIT TYPE	UNIT AREA	BCH AREAS	QUANTITY
ACCESSIBLE SUITES	STUDIO	35m <sup>2</sup>	33-38m <sup>2</sup>	6
ADAPTABLE SUITES	STUDIO	35m <sup>2</sup>	33-35m <sup>2</sup>	12
STANDARD SUITES (WEST)	STUDIO	35m <sup>2</sup>	33m <sup>2</sup>	18
STANDARD SUITES (EAST)	STUDIO	34m <sup>2</sup>	33m <sup>2</sup>	24
<b>TOTAL</b>				<b>60</b>

**VEHICLE PARKING REQUIREMENTS**

RESIDENTIAL - SURFACE PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
STAFF PARKING	60	0.2	12	12
ACCESSIBLE STALLS	12	11-32 STALLS	1	2
ELECTRIC VEHICLE	12	0.25	4	4

90 DEGREE PARKING STALLS WITH 2-WAY DRIVE AISLE

PARKING STALLS 2.75m x 5.60m  
ACCESSIBLE PARKING STALLS 3.70m x 5.60m  
DRIVE AISLE WIDTH 6.7m

**BIKE STALL REQUIREMENTS**

RESIDENTIAL - CLASS 1 PARKING				
DESCRIPTION	QUANTITY	FACTOR	REQUIRED	PROVIDED
FLOOR MOUNTED BIKE STALLS				-
WALL MOUNTED BIKE STALLS				-
LONG TERM BIKE STALLS	60	n/a	n/a	-

RESIDENTIAL - CLASS 2 PARKING				
DESCRIPTION	QUANTITY	FACTOR	REQUIRED	PROVIDED
SHORT TERM BIKE STALLS	60	n/a	n/a	8

aisle width min 1.2m  
SHORT TERM STALL WIDTH min 0.3m  
FLOOR MOUNTED HORIZONTAL STALLS 0.6m (w) x 1.8m (l) x 1.9m (h)  
WALL MOUNTED VERTICAL STALLS 0.6m (w) x 1.0m (l) x 1.9m (h)

**LOADING SPACE REQUIREMENTS**

TOTAL GFA 2,800m <sup>2</sup> TO 5,600m <sup>2</sup>	2 LOADING SPACES REQUIRED & PROVIDED
LOADING STALL DIMENSIONS	min 3.0m x 10.0m

**WASTE & RECYCLING REQUIREMENTS**

RESIDENTIAL - WASTE & RECYCLING				
BUILDINGS #	QUANTITY	# BINS (189L & 4yd <sup>3</sup> )	REQUIRED	PROVIDED
WASTE				
RECYCLING				
ORGANICS				
<b>TOTAL</b>	60 units	4	38m <sup>2</sup>	30m <sup>2</sup>

BI-WEEKLY COLLECTION IS PROPOSED

GARBAGE 4yd<sup>3</sup> WASTE BIN  
RECYCLING 4yd<sup>3</sup> RECYCLE BIN  
ORGANICS 2 - 189 L ORGANICS BINS

**DRAWING LIST**

ARCHITECTURAL	
DPO.00	COVER SHEET
DPO.01	PROJECT INFORMATION
DPO.02	SITE SURVEY
DPO.03	CONTEXT PLAN
DP1.00	SITE PLAN
DP1.01	SITE DETAILS
DP1.02	SITE - FIRE ACCESS
DP1.03	SITE - W&R PLAN
DP2.00	TYPICAL UNIT PLANS
DP2.01	TYPICAL UNIT PLANS
DP2.02	MAIN LEVEL FLOOR PLAN
DP2.03	LEVEL 2 FLOOR PLAN
DP2.04	LEVEL 3 FLOOR PLAN
DP2.05	LEVEL 4 FLOOR PLAN
DP2.06	ROOF PLAN
DP3.00	BUILDING SECTION
DP4.00	ELEVATIONS - NORTH & WEST
DP4.01	ELEVATIONS - SOUTH & EAST
DP4.02	MATERIAL BOARD
DP5.00	RENDERINGS
DP5.01	RENDERINGS
DP5.02	RENDERINGS
DP6.00	SHADOW STUDY



Proposed Development Location -  Vicinity Map



View looking South from TransCanada Hwy



View looking Southeast from Mackenzie Road



View looking North from TransCanada Hwy

CONSULTANT INFORMATION

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**Site Plan - Code Legend**

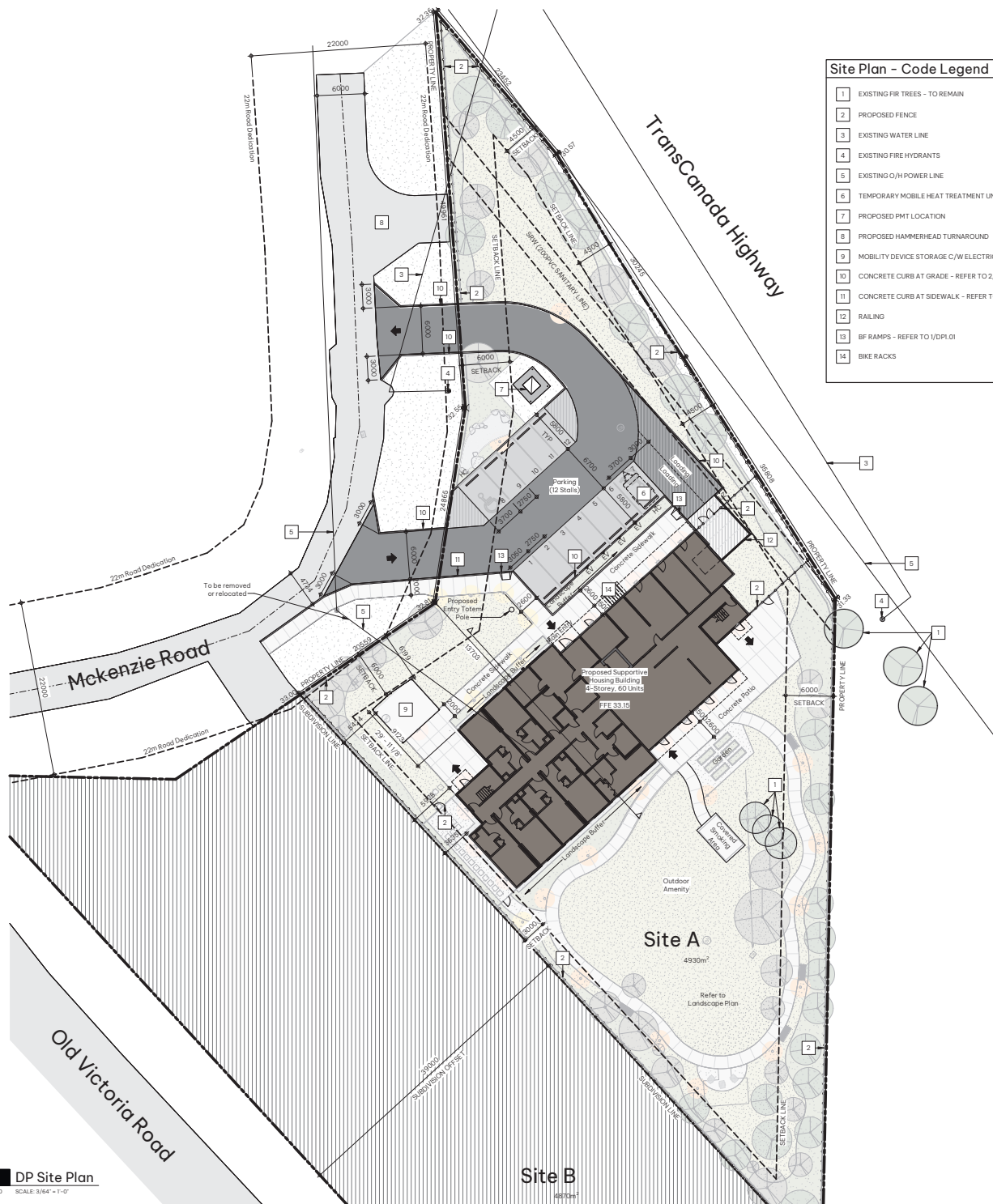
- 1 EXISTING FIR TREES - TO REMAIN
- 2 PROPOSED FENCE
- 3 EXISTING WATER LINE
- 4 EXISTING FIRE HYDRANTS
- 5 EXISTING O/H POWER LINE
- 6 TEMPORARY MOBILE HEAT TREATMENT UNIT
- 7 PROPOSED PMT LOCATION
- 8 PROPOSED HAMMERHEAD TURNAROUND
- 9 MOBILITY DEVICE STORAGE C/W ELECTRICAL OUTLETS
- 10 CONCRETE CURB AT GRADE - REFER TO 2/DP1.01
- 11 CONCRETE CURB AT SIDEWALK - REFER TO 4/DP1.01
- 12 RAILING
- 13 BF RAMPS - REFER TO 1/DP1.01
- 14 BIKE RACKS

**Site Plan - General Notes**

- REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
- REFER ALSO TO THE LANDSCAPE PLAN
- ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
- ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE GRASSED

**Site Plan - Symbol Legend**

- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION OF SIDEWALK
- INDICATES EXTENT AND LOCATION OF HEAVY DUTY ASPHALT
- INDICATES EXTENT AND LOCATION OF LIGHT DUTY ASPHALT
- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE
- INDICATES LINE OF FENCE
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES LOCATION OF BUILDING SIAMASE CONNECTION
- INDICATES LOCATION OF PROPOSED TRANSFORMER / FEDESTAL
- INDICATES LOCATION OF PROPOSED LIGHT STANDARD
- INDICATES LOCATION OF EXISTING LIGHT STANDARD
- INDICATES LOCATION OF PROPOSED POWER POLE
- INDICATES LOCATION OF PROPOSED POWER POLE ANCHOR
- INDICATES LOCATION OF EXISTING POWER POLE ANCHOR
- INDICATES LOCATION OF PROPOSED LIGHT BOLLARD
- INDICATES LOCATION OF EXISTING LIGHT BOLLARD
- INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP - REFER TO 3/DP1.01
- INDICATES HANDICAP PARKING SYMBOL, PAINTED ON ASPHALT SURFACE
- INDICATES PARKING LINE PAINTED ON ASPHALT
- INDICATES LOCATION OF PROPOSED GUARD BOLLARD - REFER TO 5/DP1.01
- INDICATES 'ELECTRIC VEHICLE CHARGING STATION' POST MOUNTED SIGNAGE
- INDICATES 'HANDICAP PARKING SYMBOL' POLE MOUNTED SIGNAGE
- INDICATES 'LOADING ZONE' POST MOUNTED SIGNAGE
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES PROPOSED GEODETIC SPOT ELEVATION



**1 DP Site Plan**  
DP1.00 SCALE: 3/64" = 1'-0"

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**BCH NANAIMO - 1030  
Old Victoria Road**

1030 Old Victoria Road, Nanaimo, British  
Columbia

CLIENT  
**BC HOUSING**

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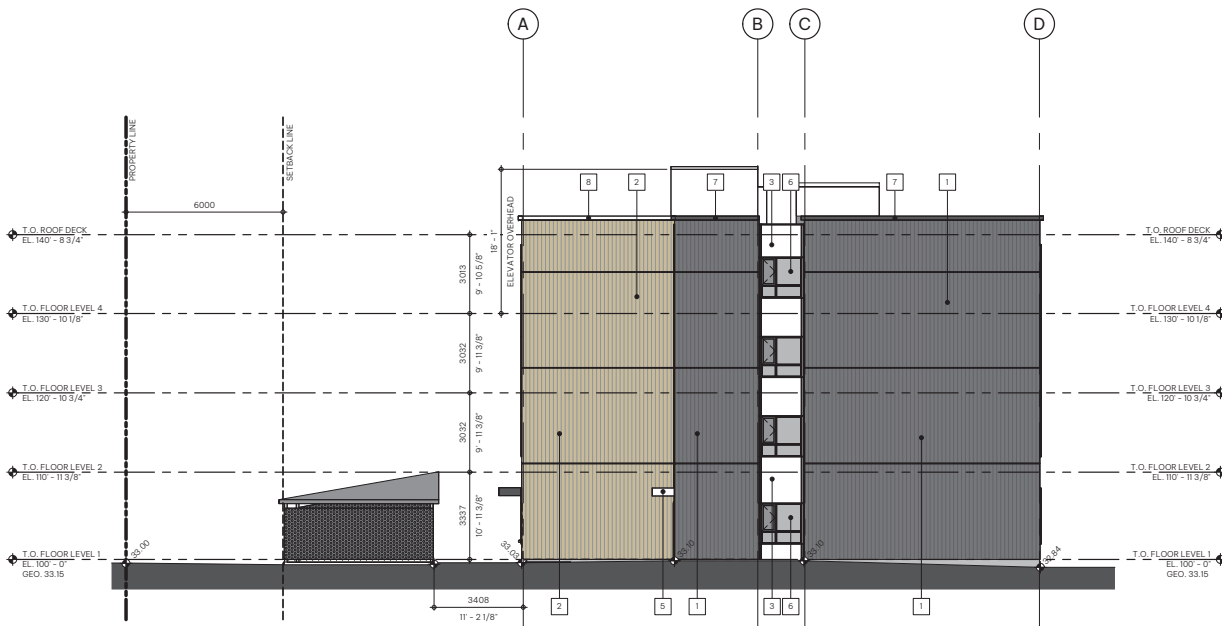
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PROJECT NO. **224066** PROJECT NORTH  
DRAWING TITLE  
**ELEVATIONS**



**1 DP West Elevation** (Facing McKenzie Road)

DP4.00 SCALE: 1/8" = 1'-0"



**2 DP South Elevation**

DP4.00 SCALE: 1/8" = 1'-0"

**Elevation - General Notes**

1. ALL ALUMINUM SOFFIT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

**Elevation - Code Legend**

- |    |   |
|----|---|
| 1  | PLANK SIDING - GRAY WOOD TONE                   |
| 2  | PLANK SIDING - LIGHT WOOD TONE                  |
| 3  | PANEL SIDING - WHITE                            |
| 4  | CANOPY - DARK GRAY                              |
| 5  | CANOPY - WHITE                                  |
| 6  | CANOPY - DARK GRAY                              |
| 7  | METAL CAP FLASHING - DARK GRAY                  |
| 8  | METAL CAP FLASHING - WHITE                      |
| 9  | INSULATED METAL DOOR - COLOUR TO MATCH ADJACENT |
| 10 | PROPOSED SIGNAGE                                |
| 11 | OVERHEAD DOOR - COLOUR TO MATCH ADJACENT        |

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**ELEVATIONS**

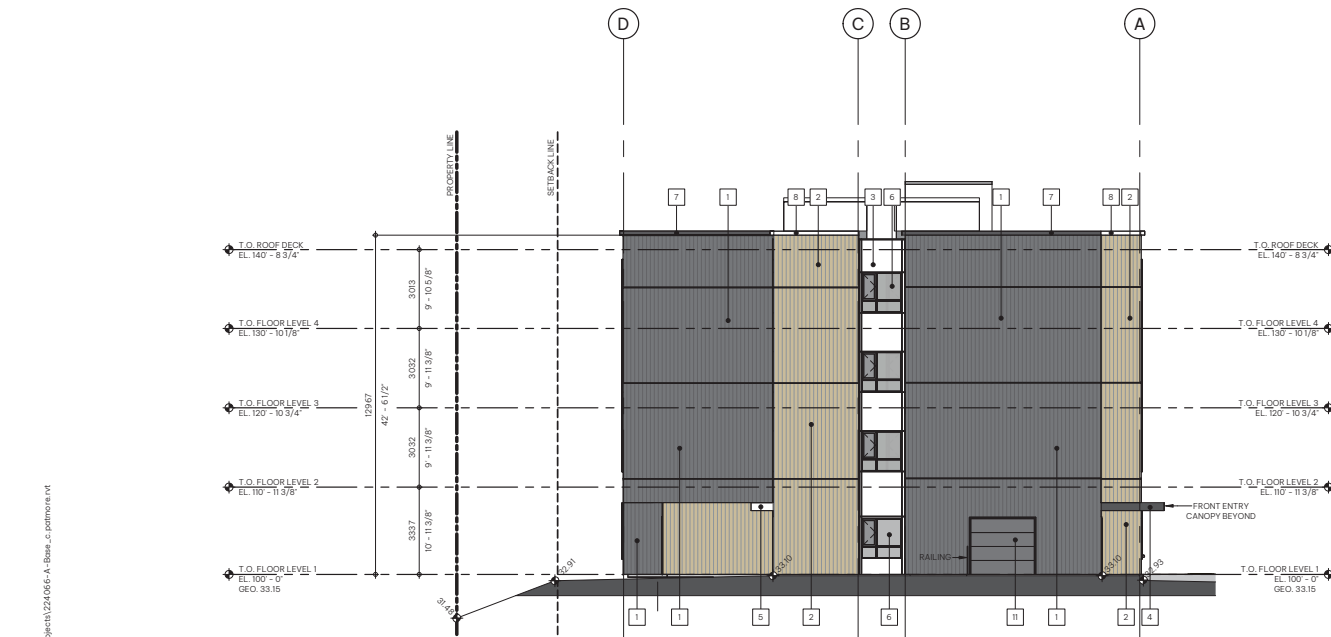
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**DP4.01**



**1 DP East Elevation**

DP4.01 SCALE: 1/8" = 1'-0"



**2 DP North Elevation**

DP4.01 SCALE: 1/8" = 1'-0"

(Facing Island Highway)

**Elevation - General Notes**

- ALL ALUMINUM SOFFIT, EAVES & RAINWATER LEADERS TO BE DARK GRAY
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

**Elevation - Code Legend**

- |    |   |
|----|---|
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| 4  | CANOPY - DARK GRAY                              |
| 5  | CANOPY - WHITE                                  |
| 6  | CANOPY - DARK GRAY                              |
| 7  | METAL CAP FLASHING - DARK GRAY                  |
| 8  | METAL CAP FLASHING - WHITE                      |
| 9  | INSULATED METAL DOOR - COLOUR TO MATCH ADJACENT |
| 10 | PROPOSED SIGNAGE                                |
| 11 | OVERHEAD DOOR - COLOUR TO MATCH ADJACENT        |



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**RENDERINGS**

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**DP5.00**



VIEW - FRONT OF BUILDING



VIEW - REAR BUILDING & AMENITY SPACE

CONSULTANT INFORMATION

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**RENDERINGS**

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VIEW - FRONT OF BUILDING



VIEW - REAR AMENITY SPACE



VIEW - BUILDING ENTRANCE



VIEW - SOUTH ELEVATION

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DATE 8/8/2025 11:01:01 AM  
DRAWN BY CP TRUE NORTH  
CHECKED BY JC  
PROJECT NO. 224066 PROJECT NORTH

DRAWING TITLE  
**RENDERINGS**

DRAWING NO.

**DP5.02**



VIEW - REAR BUILDING

**BCH NANAIMO - 1030  
Old Victoria Road**

1030 Old Victoria Road, Nanaimo, British Columbia

CLIENT  
**BC HOUSING**

NOTE

- This drawing supersedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
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**2025-AUG-13**  
Current Planning

SEALS

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CONSTRUCTION

SCALE 1/8" = 1'-0"

DATE 8/8/2025 10:58:27 AM

DRAWN BY CP

CHECKED BY JC

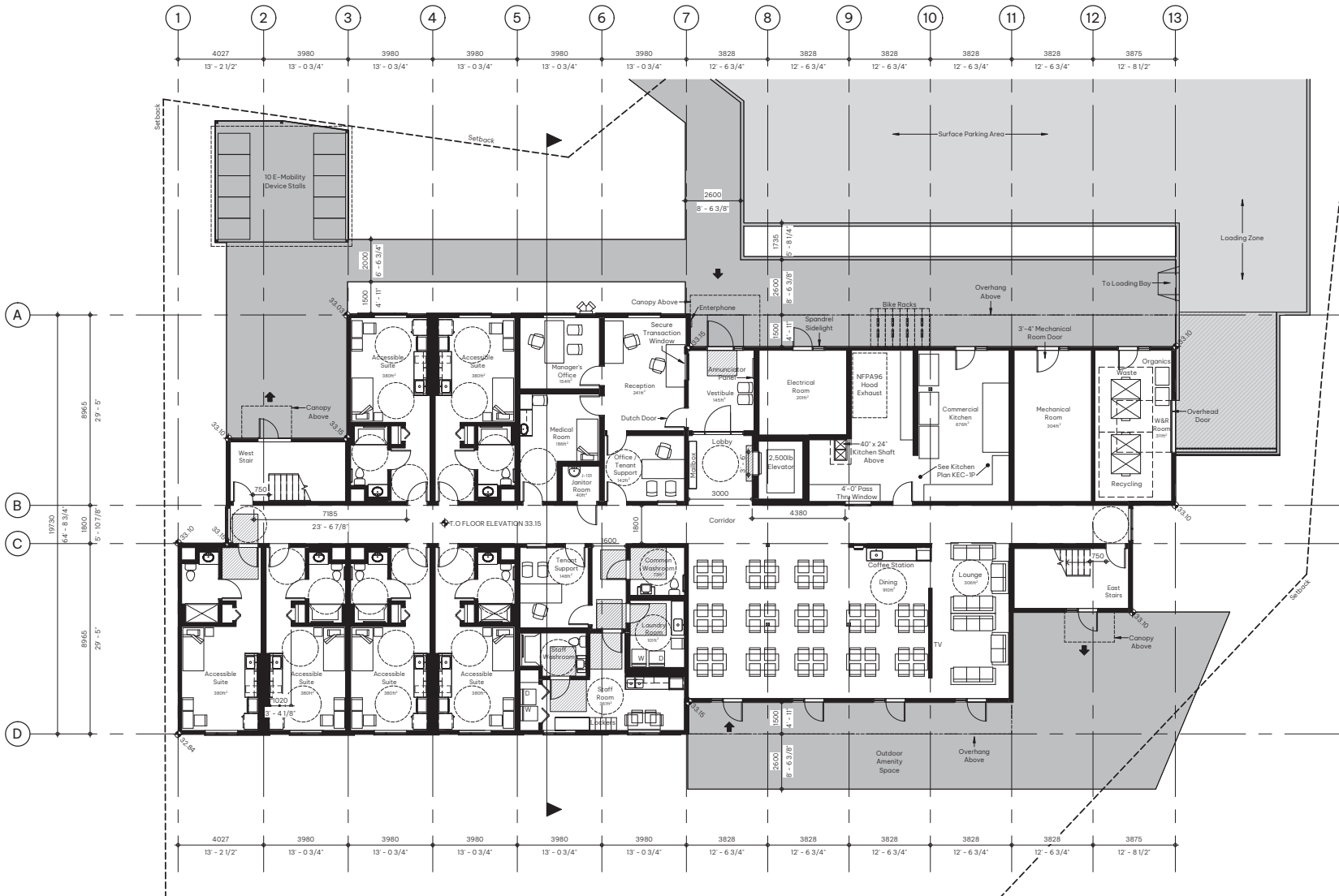
PROJECT NO. 224066

DRAWING TITLE

**MAIN LEVEL FLOOR PLAN**

DRAWING NO.

**DP2.02**



**1 DP Level 1 Floor Plan**

DP2.02 SCALE: 1/8" = 1'-0"

**BCH NANAIMO - 1030  
Old Victoria Road**

1030 Old Victoria Road, Nanaimo, British  
Columbia

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**BC HOUSING**

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PROJECT NO. 224066

DRAWING TITLE  
**LEVEL 2 FLOOR PLAN**

DRAWING NO.

**DP2.03**



**1 DP Level 2 Floor Plan**

DP2.03 SCALE: 1/8" = 1'-0"

**BCH NANAIMO - 1030  
Old Victoria Road**

1030 Old Victoria Road, Nanaimo, British  
Columbia

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**BC HOUSING**

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  - Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
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CONSTRUCTION**

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DATE 8/8/2025 10:58:52 AM  
DRAWN BY CP  
CHECKED BY JC  
PROJECT NO. 224066  
DRAWING TITLE  
**LEVEL 3 FLOOR PLAN**

DRAWING NO.

**DP2.04**



**1 DP Level 3 Floor Plan**

DP2.04 SCALE: 1/8" = 1'-0"

**BCH NANAIMO - 1030  
Old Victoria Road**

1030 Old Victoria Road, Nanaimo, British  
Columbia

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**BC HOUSING**

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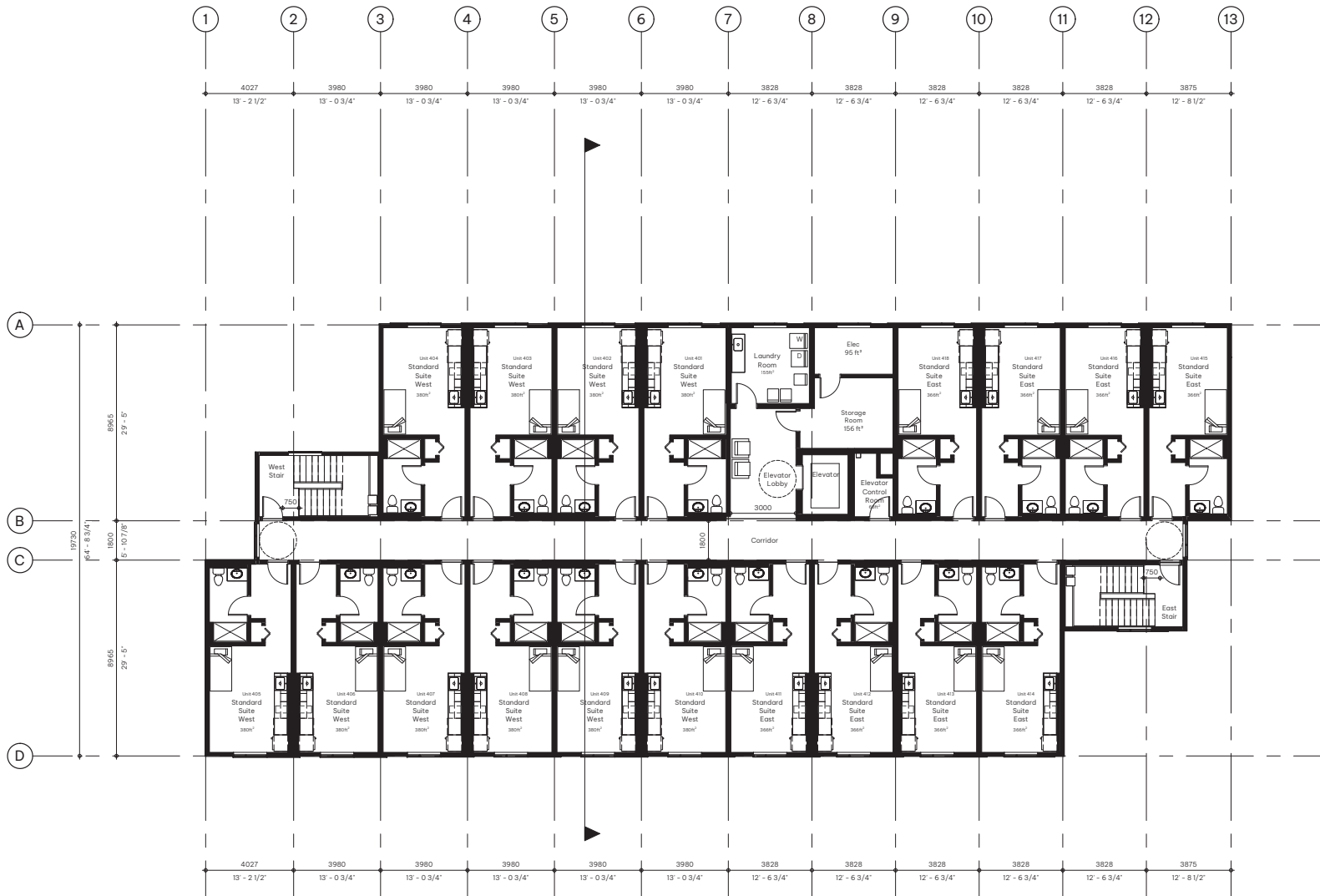
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CHECKED BY JC  
PROJECT NO. 224066

DRAWING TITLE  
**LEVEL 4 FLOOR PLAN**

DRAWING NO.

**DP2.05**



**1 DP Level 4 Floor Plan**

DP2.05 SCALE: 1/8" = 1'-0"

**BCH NANAIMO - 1030  
Old Victoria Road**

1030 Old Victoria Road, Nanaimo, British Columbia

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**BC HOUSING**

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Current Planning

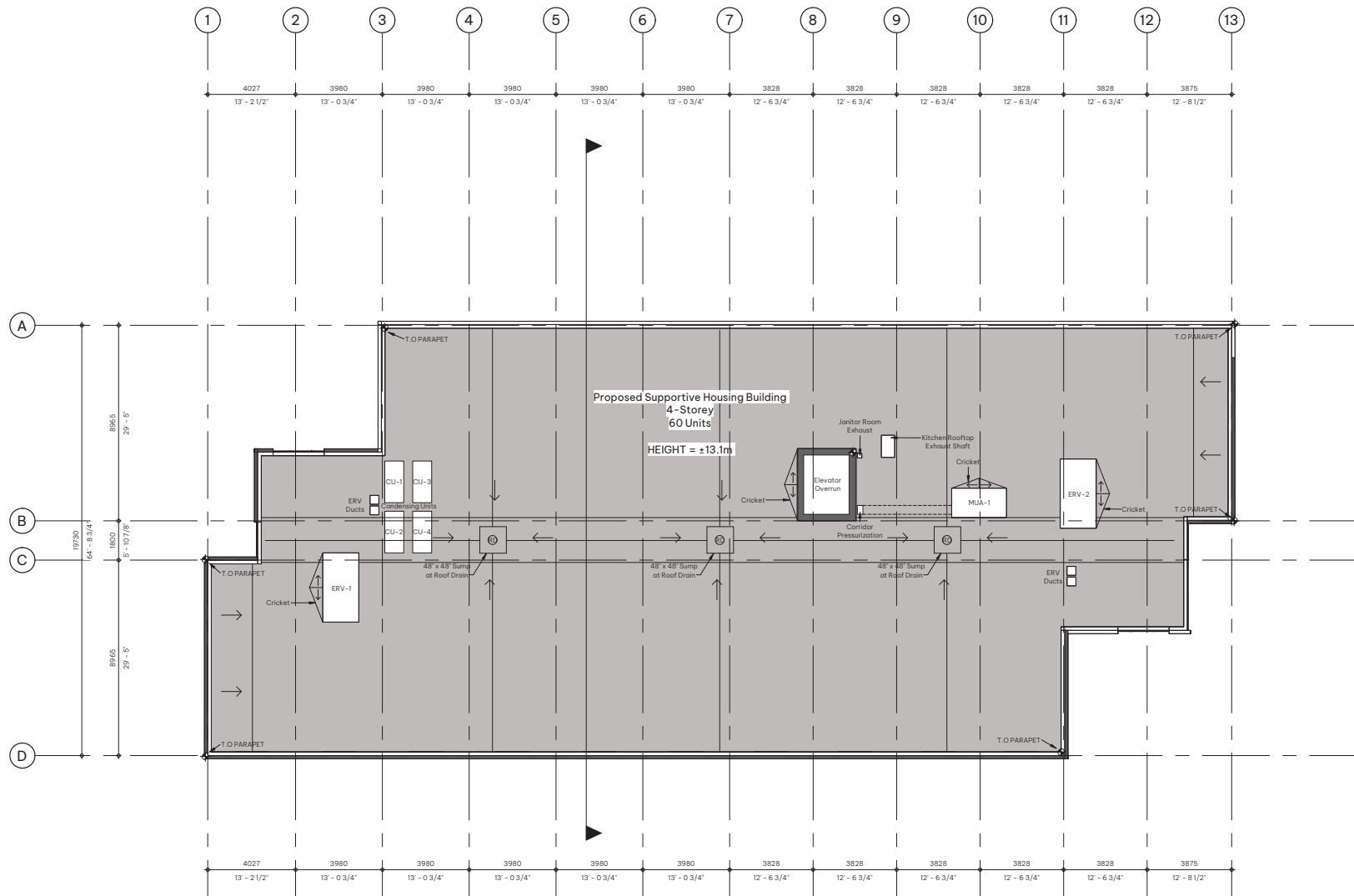
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CONSTRUCTION**

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DRAWN BY: CP  
CHECKED BY: JC  
PROJECT NO: 224066

DRAWING TITLE  
**ROOF PLAN**

DRAWING NO.  
**DP2.06**



**1 DP Roof Plan**  
DP2.06 SCALE: 1/8" = 1'-0"

**BCH NANAIMO - 1030  
Old Victoria Road**

1030 Old Victoria Road, Nanaimo, British  
Columbia

CLIENT  
**BC HOUSING**

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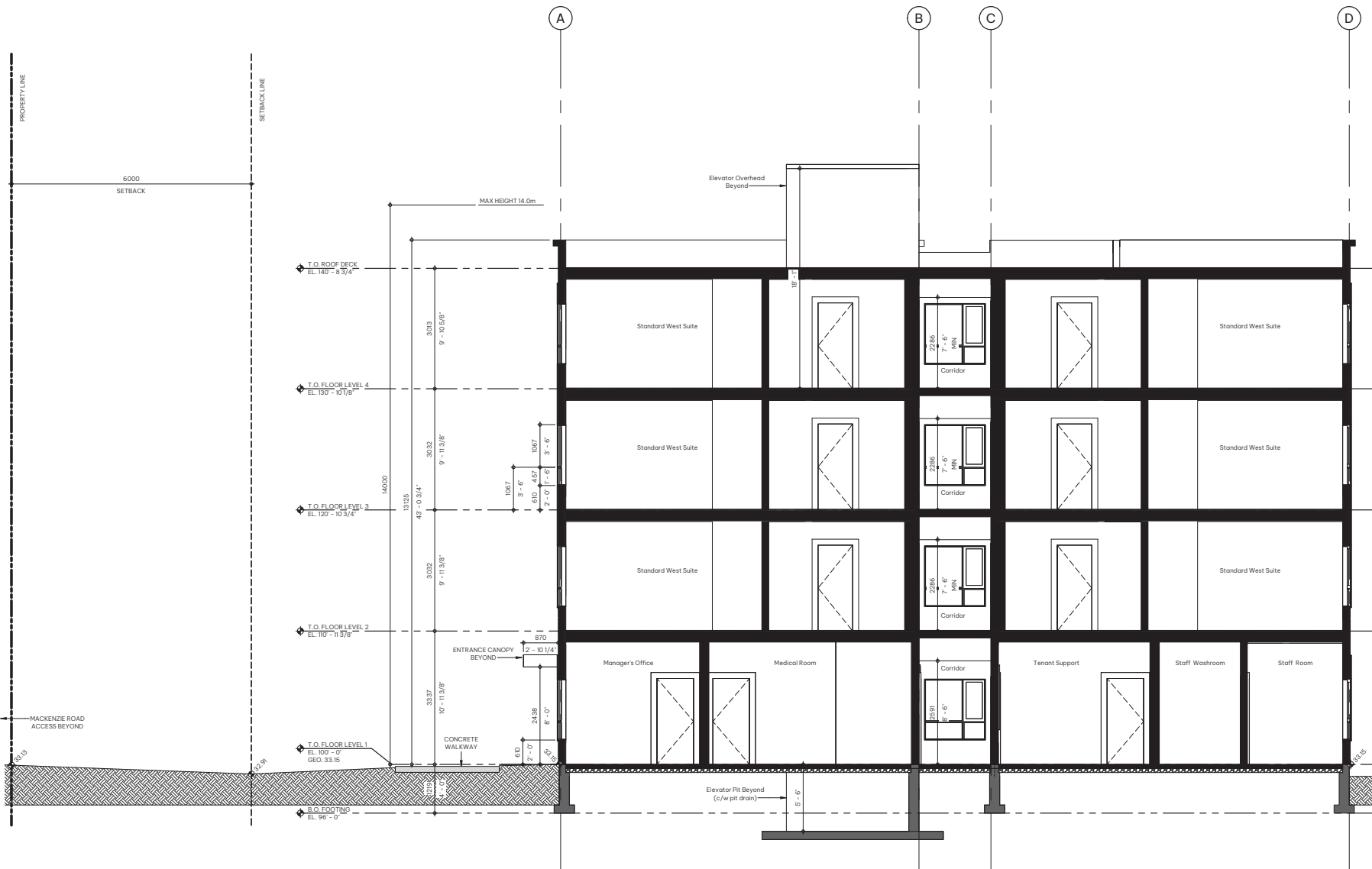
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Current Planning

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CONSTRUCTION**

SCALE 1/4" = 1'-0"  
DATE 8/8/2025 10:59:25 AM  
DRAWN BY CP TRUE NORTH  
CHECKED BY JC  
PROJECT NO. 224066 PROJECT NORTH  
BUILDING TITLE  
DRAWING NO.

**DP3.00**



**1 DP Building Section**

DP3.00 SCALE: 1/4" = 1'-0"

# BC Housing Nanaimo 1030 Old Victoria Road

Landscape Drawings - Issued for Development Permit  
August 7, 2025

**Civic Address**

**Property:** 1030 Old Victoria Road, Nanaimo, B.C.

**Landscape Drawing List**

- L0.0 Cover Sheet
- L1.0 Landscape Concept Plan
- L1.1 Landscape Key Plan
- L1.2 Landscape Lighting Plan
- L1.3 Preliminary Tree Inventory Plan
- L2.0 Grading Plan
- L3.0 Planting Plan
- L4.0 Preliminary Irrigation Plan
- L5.0 Illustrative Landscape Sections
- L5.1 Illustrative Landscape Sections
- L6.0 Landscape Details
- L6.1 Landscape Details
- L6.2 Landscape Details



**Context Plan**

Issues	No.	Description	Date
	1	Preliminary Schematic Design	2024-12-20
	2	Preliminary Schematic Design	2025-02-07
	3	Issue for RZ	2025-05-14
	4	Issue for SPN, DD	2025-06-17
	5	Issue for DD	2025-05-14
	6	Issue for DD Review Resubmission	2025-07-30
	7	Issue for Development Permit	2025-08-07

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Client: **BC Housing**

Project Title:  
**1030 Old Victoria Road,  
Nanaimo, British Columbia**

Drawing Title:  
**Landscape Context Plan**

Project North:  Drawn By: **LR**  
Checked By: **MP**  
Scale: **1:1000** Job No.: **24-038**  
Sheet No.:

**L0.0**

LINE TYPE LEGEND	FENCE LEGEND	MATERIAL LEGEND
PROPERTY LINE	4' HT FENCE	CIP CONCRETE PAVING
SRW	6' HT FENCE	ASPHALT
SUBDIVISION LINE	EXISTING CHAIN LINK FENCE	GRAVEL
OVERHEAD LINE		SHRUB PLANTING
		FLEX USE LAWN
		DECIDUOUS TREE
		CONIFEROUS TREE
		BENCH



Issues

No.	Description	Date
1	Preliminary Schematic Design	2024-12-20
2	Preliminary Schematic Design	2025-02-07
3	Issue for RZ	2025-02-14
4	Issue for SPN, DD	2025-04-17
5	Issue for DD	2025-05-14
6	Issue for DD Review/Resubmission	2025-07-30
7	Issue for Development Permit	2025-08-07

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Client: **BC Housing**

Project Title:  
**1030 Old Victoria Road,  
Nanaimo, British Columbia**

Drawing Title:  
**Landscape Concept Plan**

Project North	Drawn By:	LR
	Checked By:	MP
Scale:	Job No.:	24-038
Sheet No.:		

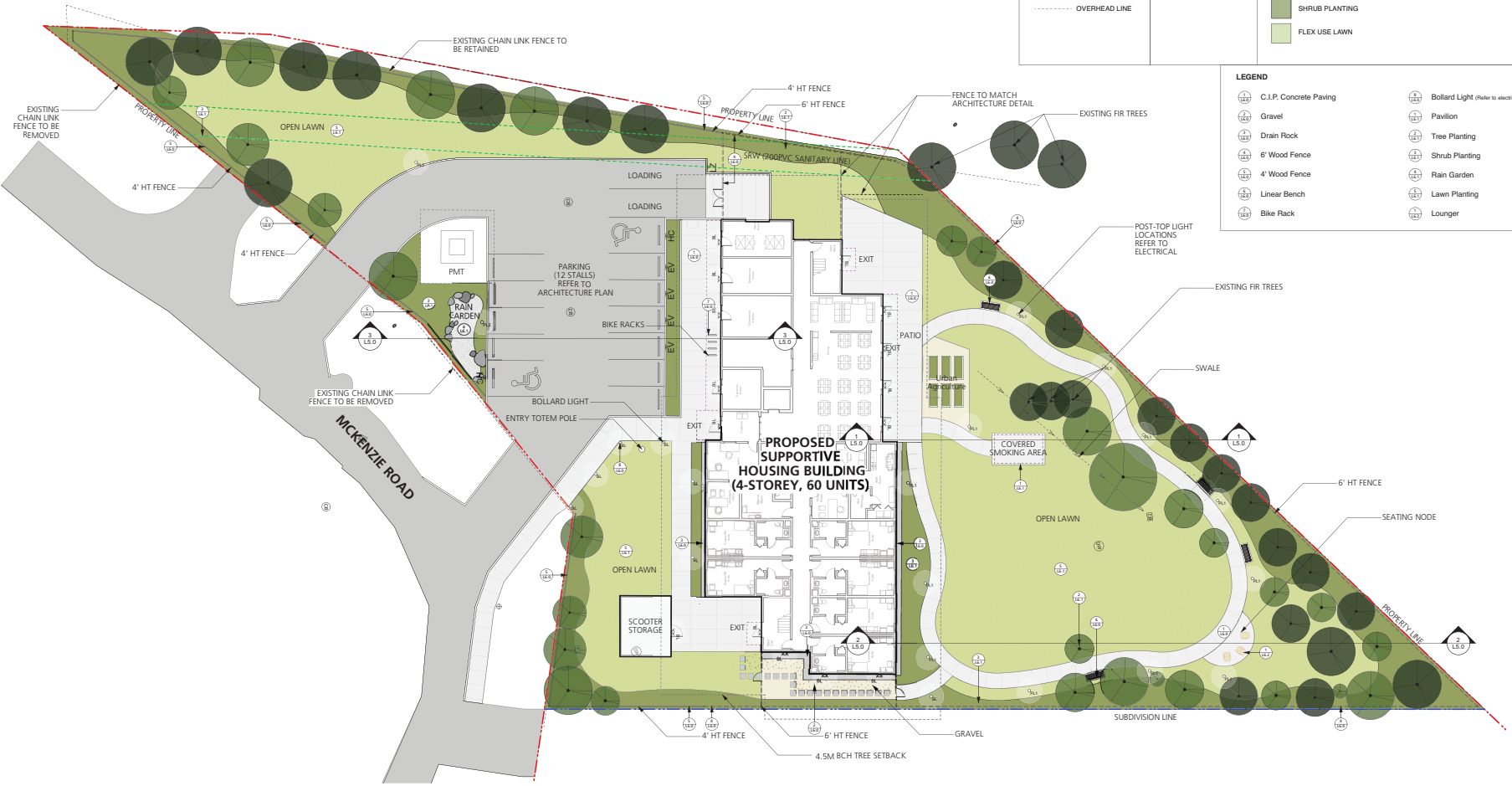


**L1.0**

Issues	Description	Date
1	Preliminary Schematic Design	2024-12-20
2	Preliminary Schematic Design	2025-02-07
3	Issue for R2	2025-03-14
4	Issue for 50% DD	2025-04-17
5	Issue for DD	2025-05-14
6	Issue for DD Review/Resubmission	2025-07-30
7	Issue for Development Permit	2025-08-07

LINE TYPE LEGEND	FENCE LEGEND	MATERIAL LEGEND
--- PROPERTY LINE	— 4' HT FENCE	□ CIP CONCRETE PAVING
- - - SRW	==== 6' HT FENCE	■ ASPHALT
- - - SUBDIVISION LINE	- - - EXISTING CHAIN LINK FENCE	■ GRAVEL
- - - OVERHEAD LINE		■ SHRUB PLANTING
		■ FLEX USE LAWN

LEGEND	
□ C.I.P. Concrete Paving	⊙ Deciduous Tree
■ Gravel	⊙ Coniferous Tree
■ Drain Rock	▬ Bench
■ 6' Wood Fence	⊙ Pavilion
■ 4' Wood Fence	⊙ Tree Planting
▬ Linear Bench	⊙ Shrub Planting
⊙ Bike Rack	⊙ Rain Garden
	⊙ Lawn Planting
	⊙ Lounger




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Client: **BC Housing**

Project Title:  
**1030 Old Victoria Road,  
Nanaimo, British Columbia**







Drawing Title:  
**Landscape Key Plan**

Project North:  Drawn By: **LR**  
Checked By: **MP**  
Scale: **1:200** Job No.: **24-038**  
Sheet No.:



**L1.1**

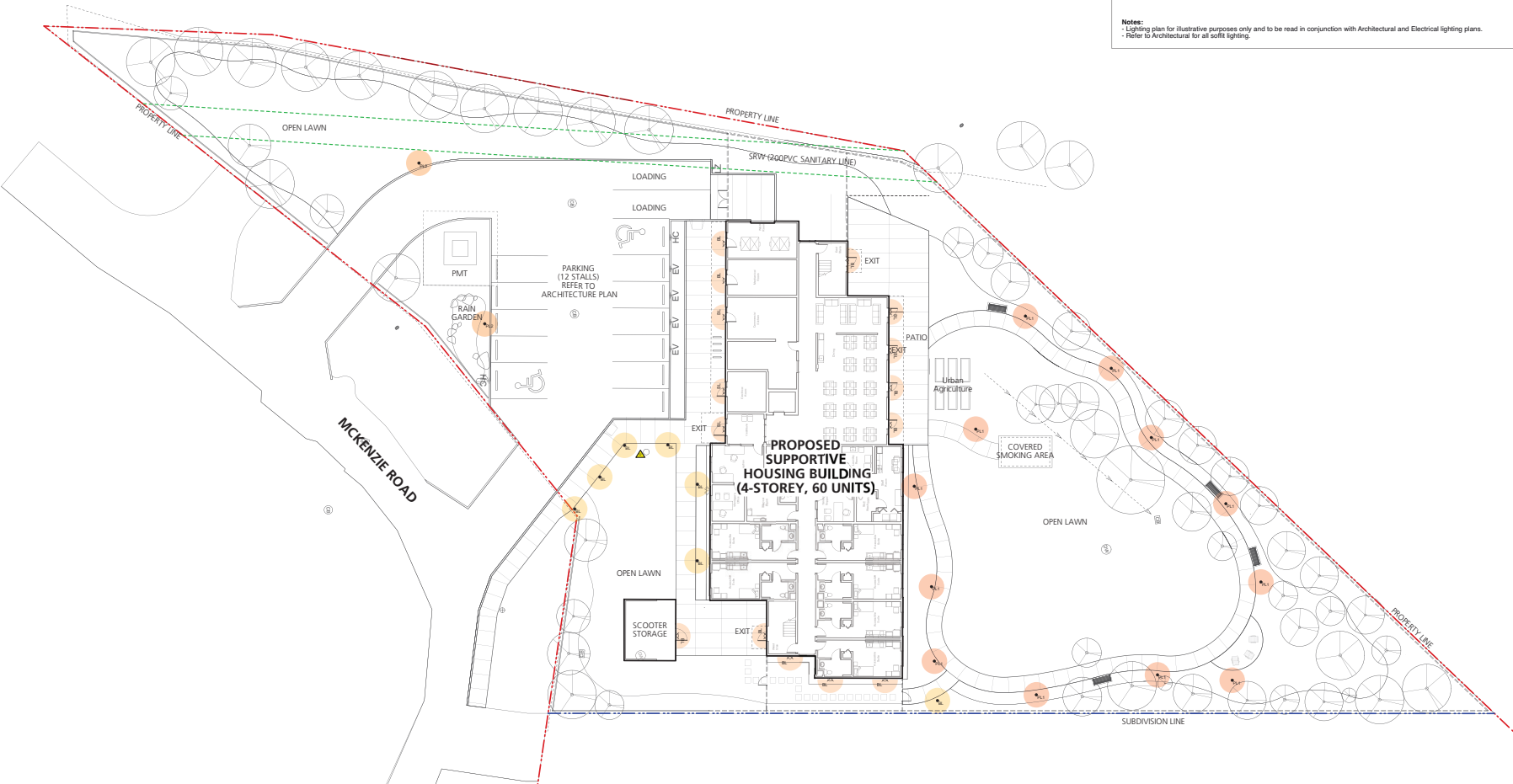
**LIGHTING LEGEND:**

-  Bollard Light
-  Post-Top Light 1
-  Post-Top Light 2
-  Building Lighting. Refer To Architectural and Electrical. Shown for Reference Only
-  Uplight
-  Receptacle Location (GFCI in Exterior Grade Box)

**Notes:**  
 - Lighting plan for illustrative purposes only and to be read in conjunction with Architectural and Electrical lighting plans.  
 - Refer to Architectural for all soffit lighting.

Issues

No.	Description	Date
1	Preliminary Schematic Design	2025-02-07
2	Preliminary Schematic Design	2025-02-07
3	Issue for RZ	2025-03-14
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**2025-AUG-13**  
 Current Planning

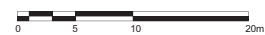
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Client: **BC Housing**

Project Title:  
**1030 Old Victoria Road,  
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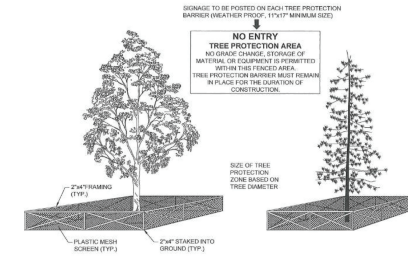
Drawing Title:  
**Lighting Plan**

Project North:  Drawn By: **LR**  
 Checked By: **MP**  
 Scale: **1:200** Job No.: **24-038**  
 Sheet No.:

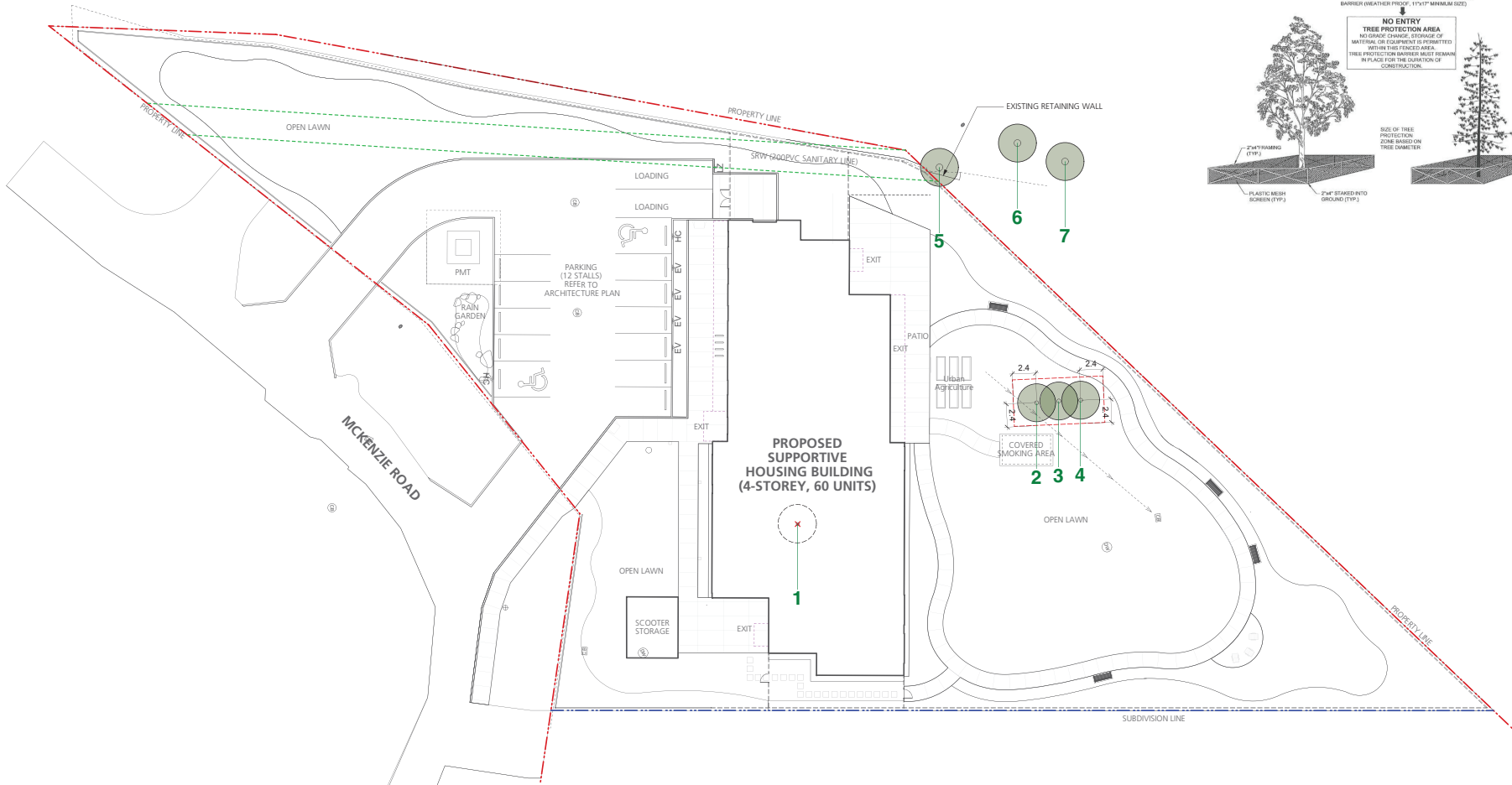


MINIMUM PROTECTION REQUIRED AROUND TREE			
Trunk Diameter (cm)	Distance from Trunk (m)	Trunk Diameter (cm)	Distance from Trunk (m)
20	1.2	50	3.0
25	1.5	55	3.5
30	1.8	60	3.6
35	2.1	75	4.5
40	2.4	90	5.0
45	2.7	100	6.0

\* Table adapted from Vancouver Island Tree Service Ltd. Arborist Report



Issues	Description	Date
1	Preliminary Schematic Design	2024-12-20
2	Preliminary Schematic Design	2025-02-07
3	Issue for RZ	2025-05-14
4	Issue for SPN, DD	2025-04-17
5	Issue for DD Review Resubmission	2025-07-30
6	Issue for Development Permit	2025-08-07



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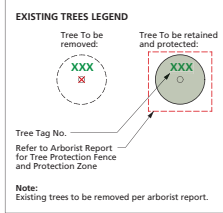
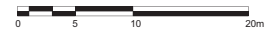
Client: **BC Housing**

Project Title:  
1030 Old Victoria Road,  
Nanaimo, British Columbia

Drawing Title:  
Preliminary Tree  
Inventory Plan

Project North: Drawn By: LR  
Checked By: MP  
Scale: 1:200 Job No.: 24-038

Sheet No.:



**GENERAL NOTES**

- This plan is to be read in conjunction with Arborist Report. Refer to arborist report by Davey Resource Group, arborist Riley Hastings, March 13, 2025.
- Any work within the tree protection areas must be under supervision of the consulting arborist for the project.
- Proposed street trees species, sizes and location to be coordinated with the City of Nanaimo.
- Trees must be adequately watered during the entire construction process. Any roots exposed from lines of excavation must be covered with burlap and poly plastic in an effort to prevent desiccation of exposed roots. Absolutely no grade changes are to occur within the Critical Root Zones of retained trees.
- Construction materials are not to be stored within the Tree Protection Zones (TPZ) of trees to be retained, and TPZ fencing is to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating TREE PROTECTION ZONE - DO NOT ENTER OR MODIFY. TPZ is to be modified by the site Arborist only, contact your project Arborist for any TPZ barrier issues. All workers must be notified of the Tree Protection Zones, and that entry into these zones is not permitted.
- Fencing for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by City of Nanaimo.

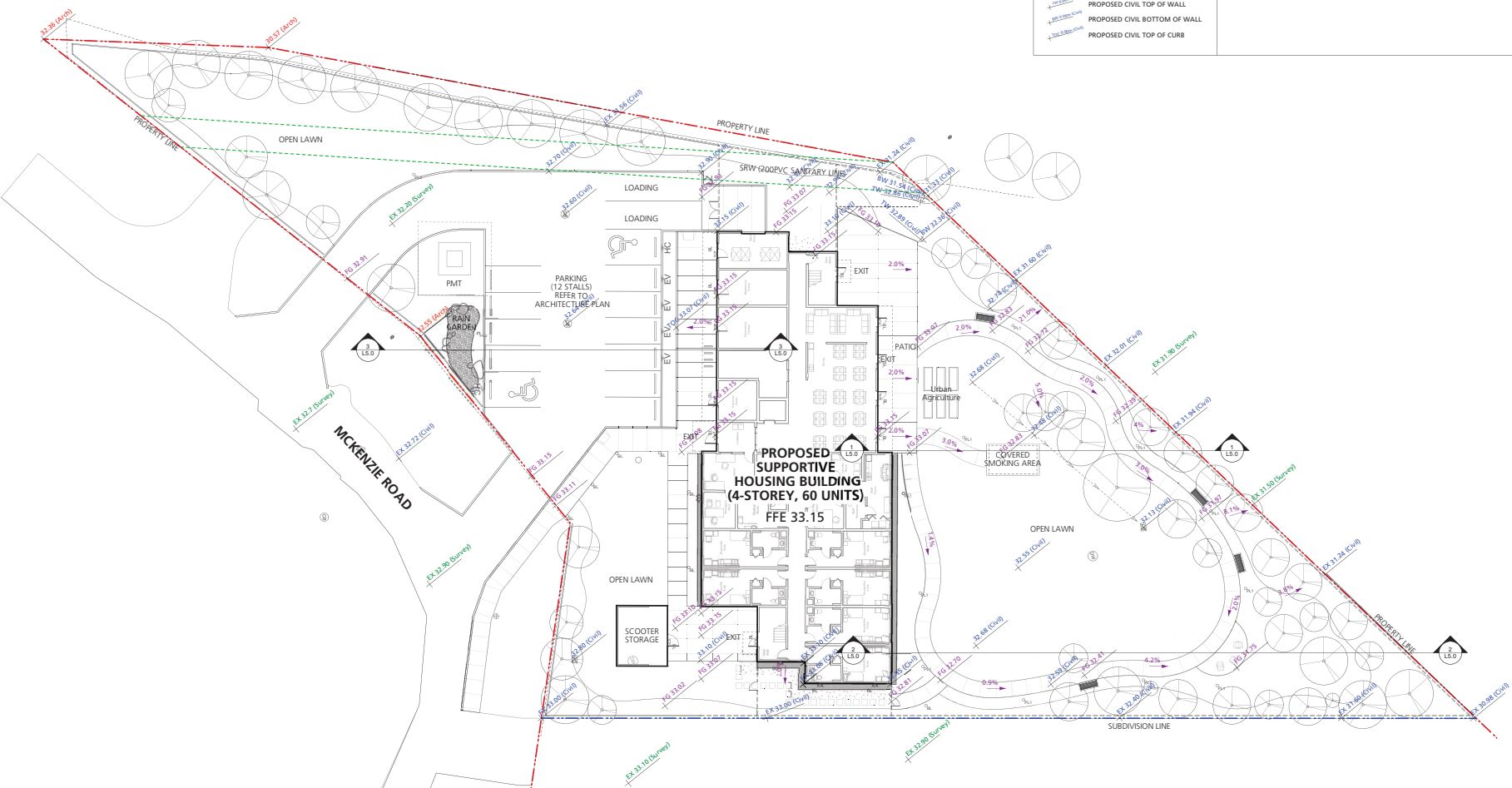
**TREE INVENTORY TABLE**

Trunk	Common Name	Species	DBH (cm)	Height (m)	Critical Root Zone radius (m)	Overall Condition Rating	Status	Replacement Trees
1	Douglas Fir	<i>Pseudotsuga menziesii</i>	60 combined (30x30)	9	3.6	Good	Remove	6"
2	Douglas Fir	<i>Pseudotsuga menziesii</i>	40	10	2.4	Good	Retain	
3	Douglas Fir	<i>Pseudotsuga menziesii</i>	40	10	2.4	Good	Retain	
4	Douglas Fir	<i>Pseudotsuga menziesii</i>	40	10	2.4	Good	Retain	
5	Douglas Fir	<i>Pseudotsuga menziesii</i>	70	15	4.2	Good	Retain	
6	Douglas Fir	<i>Pseudotsuga menziesii</i>	70	15	4.2	Good	Retain	
7	Douglas Fir	<i>Pseudotsuga menziesii</i>	70	15	4.2	Good	Retain	

\* Adapted from management and protection of trees bylaw 2013 No. 7126, Schedule G

GRADING LEGEND		GRADING NOTES	
	EXISTING SURVEY GRADE	1.	SLOPE ALL AREAS TO LANDSCAPE FOR DRAINAGE.
	PROPOSED FINISH GRADE	2.	ALL PLANTING BEDS TO BE LIGHTLY COMPACTED PRIOR TO INSTALLATION OF PLANTING. MOUND PLANTERS SLIGHTLY (50MM) IN CENTER. MAXIMUM SLOPE IS 3:1.
	EXISTING CIVIL GRADE	3.	CONTRACTOR IS RESPONSIBLE TO REVIEW ALL CONSULTANT DRAWINGS.
	PROPOSED CIVIL GRADE	4.	ALL GRADES TO MEET EXISTING UTILITIES AND COVERS UNLESS OTHERWISE STATED.
	PROPOSED CIVIL TOP OF WALL	5.	ALL ELEVATION GRADES ARE APPROXIMATE. CONTRACTOR TO MATCH EXISTING GRADES AS CLOSELY AS INDICATED ON LANDSCAPE AND ARCHITECTURAL DRAWINGS. CONTRACTOR TO IDENTIFY AND INFORM CONSULTANTS OF ANY DISCREPANCIES.
	PROPOSED CIVIL BOTTOM OF WALL		
	PROPOSED CIVIL TOP OF CURB		

Issues		
No.	Description	Date
1	Preliminary Schematic Design	2025-02-07
2	Preliminary Schematic Design	2025-02-07
3	Issue for R2	2025-05-14
4	Issue for 50% DD	2025-06-17
5	Issue for DD	2025-05-14
6	Issue for DD Reviewer Resubmission	2025-07-30
7	Issue for Development Permit	2025-08-07



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Client: **BC Housing**

Project Title:  
**1030 Old Victoria Road,  
Nanaimo, British Columbia**

Drawing Title:  
**Grading Plan**

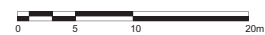
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Drawn By: **LR**

Checked By: **MP**

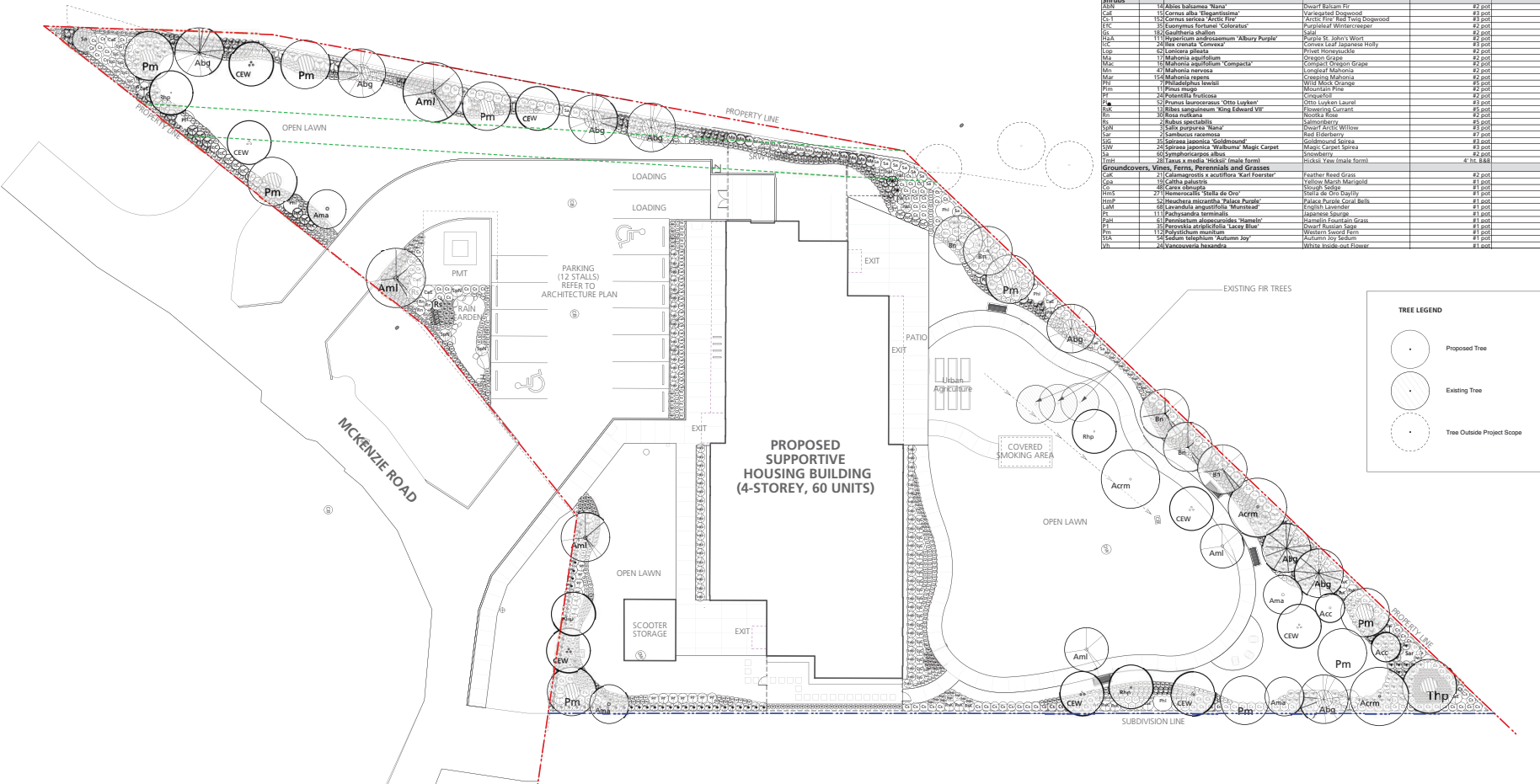
Scale: **1:200** Job No.: **24-038**

Sheet No.: **L2.0**



Symbol	Otv.	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
Asp	13	Abies grandis	Grand Fir	4m Ht.	
Acc	2	Acer dracunculatum	Wine Maple	2.5m Ht. 8.8B; max. 3 stems	
Acro	1	Acer macrophyllum	Bigleaf Maple	6cm cal. WB	
Ama	4	Amelanchier alnifolia	Saskatoon	2.5m Ht. WB	
Ami	3	Amelanchier leavis 'Spring Flurry'	Saskatoon	2.5m Ht. WB	
Ber	2	Betula nigra	River Birch	6cm cal. WB	
CEW	2	Cornus 'Eden's White Wonder'	Eden's White Wonder Dogwood	2.5m Ht. 8.8B	
Am-T	2	Pseudotsuga menziesii	Douglas Fir	2.5m Ht. 8.8B	
Rhp	2	Rhus purshiana	Cedera	6cm cal. WB	
Thp	1	Thuja plicata	Western Red Cedar	2.5m Ht. 8.8B	
<b>Shrubs</b>					
Abn	11	Abies balsamea 'Nana'	Dwarf Balsam Fir	82 pot	
Clf	21	Cornus alba 'Hogwartsiana'	Vernagated Dogwood	82 pot	
Clf-1	15	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	82 pot	
Clf-2	11	Cornus kochua 'Colorette'	Parrotfeet Wintercreeper	82 pot	
Clf-A	18	Gaultheria phillyifolia	Wintergreen	82 pot	
Clf-B	13	Hydrangea 'Endless Summer' 'Albany Purple'	Hydrangea	82 pot	
Clf-C	12	Hydrangea 'Endless Summer'	Hydrangea	82 pot	
Clf-D	6	Lonicera pileata	Privet Honeycrisp	82 pot	
Clf-E	11	Mahonia aquifolium	Dragon Grape	82 pot	
Clf-F	10	Mahonia repens	Compact Oregon Grape	82 pot	
Clf-G	4	Mahonia speciosa	Longleaf Mahonia	82 pot	
Clf-H	15	Mahonia repens	Groegia Mahonia	82 pot	
Clf-I	11	Pinus mugo	Mountain Pine	82 pot	
Clf-J	20	Podocarpus nivalis	Coqui Palm	82 pot	
Clf-K	5	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	82 pot	
Clf-L	11	Ribes sanguinatum 'King Edward VII'	Flowering Currant	82 pot	
Clf-M	3	Rosa rugosa	Knockout Rose	82 pot	
Clf-N	1	Rubus spectabilis	Salmonberry	82 pot	
Clf-O	1	Salix purpurea 'Nana'	Dwarf Arctic Willow	82 pot	
Clf-P	1	Sambucus racemosa	Rail Elderberry	82 pot	
Clf-Q	3	Sorbaria japonica 'Goldmound'	Goldmound Spirea	82 pot	
Clf-R	2	Spiraea japonica 'Walden'	Music Carpet Spirea	82 pot	
Clf-S	6	Symphoricarpos albus	Shoeberry	82 pot	
Clf-T	2	Taxus media 'Imala form'	Imala Tree (male form)	4" Ht. 8.8B	
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>					
Gr	1	Calamagrostis canadensis 'Karl Foerster'	Festher Reed Grass	82 pot	
Gr-1	10	Callia palustris	Yellow Marsh Marigold	81 pot	
Gr-2	1	Heuchera 'Autumn Romance'	Autumn Romance	81 pot	
Gr-3	27	Heuchera 'Autumn Romance' 'Duo'	Autumn Romance Duo	81 pot	
Gr-4	1	Heuchera 'Autumn Romance' 'Palace Purple'	Palace Purple	81 pot	
Gr-5	1	Heuchera 'Autumn Romance' 'Rustic'	Rustic	81 pot	
Gr-6	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-7	11	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-8	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-9	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-10	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-11	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-12	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-13	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-14	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-15	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-16	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-17	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-18	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-19	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-20	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-21	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-22	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-23	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-24	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-25	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-26	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-27	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-28	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-29	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-30	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-31	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-32	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-33	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-34	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-35	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-36	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-46	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-48	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-49	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-50	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-63	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-65	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-66	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-67	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-68	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-69	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-70	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-71	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-72	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-73	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-74	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-76	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-77	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-79	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-80	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-82	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-86	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-89	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-93	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-94	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
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Gr-97	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-98	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-99	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	
Gr-100	1	Heuchera 'Autumn Romance' 'Santitas'	Santitas	81 pot	

No.	Description	Date
1	Preliminary Schematic Design	2024-12-20
2	Preliminary Schematic Design	2025-02-07
3	Issue for RZ	2025-05-14
4	Issue for SP, DD	2025-06-17
5	Issue for DD	2025-05-14
6	Issue for DD Review Resubmission	2025-07-30
7	Issue for Development Permit	2025-08-07



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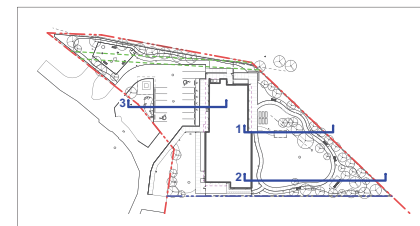
Client: **BC Housing**

Project Title:  
1030 Old Victoria Road,  
Nanaimo, British Columbia

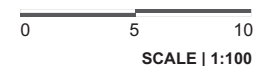
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**Planting Plan**

Project North: Drawn By: **LR**  
Checked By: **MP**  
Scale: **1:200** Job No.: **24-038**  
Sheet No.: **L3.0**

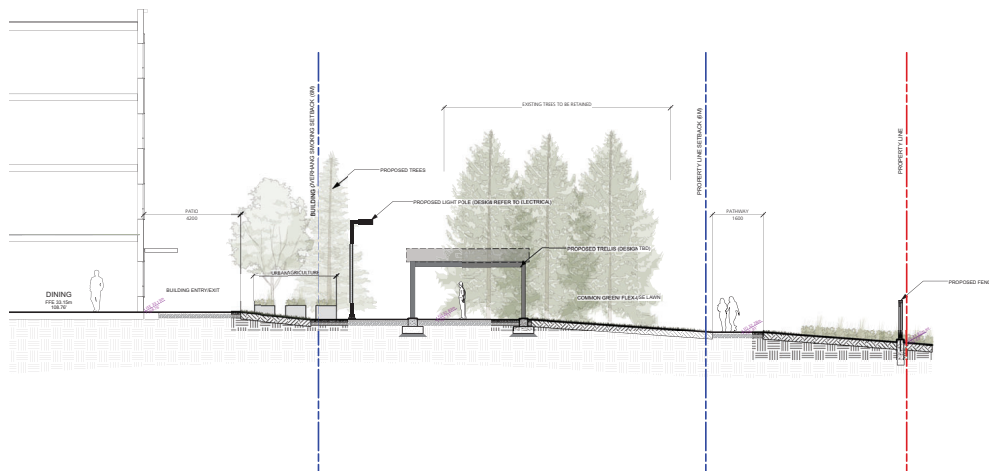
Issues	No.	Description	Date
	1	Issue for 50% DD	2025-04-17
	2	Issue for DD	2025-05-14
	3	Issue for DD Revised Re-submission	2025-07-28
	4	Issue for Development Permit	2025-08-07



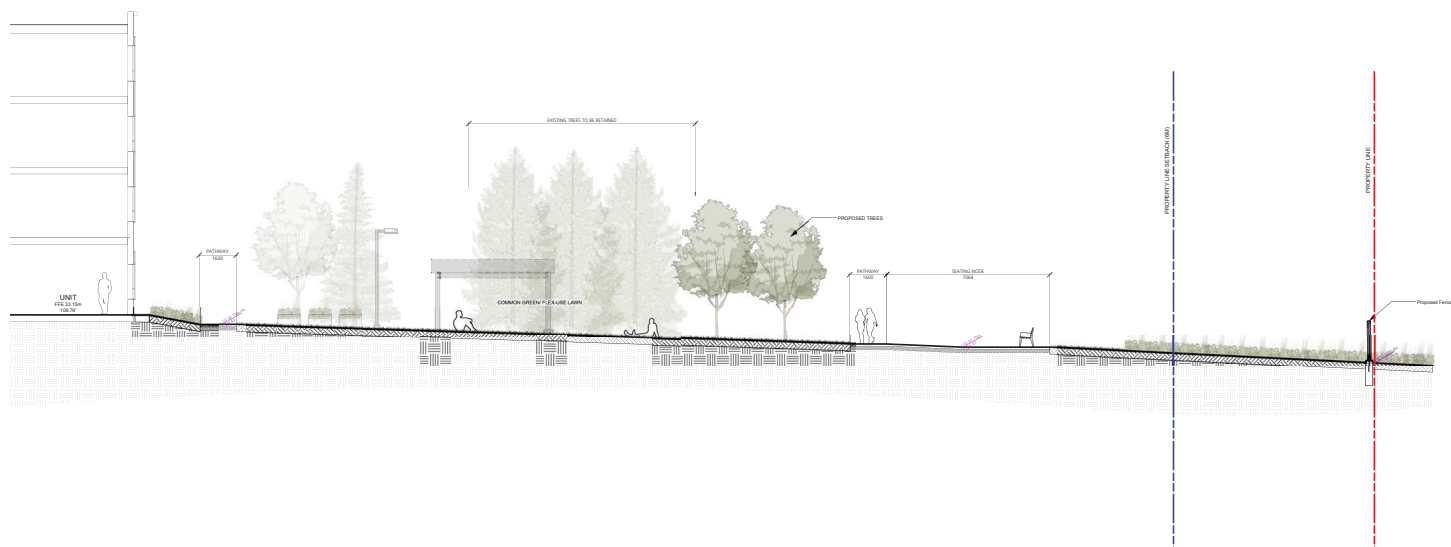
SECTION KEY PLAN | 1:1000



SCALE | 1:100



1 South of Building Patio to Property Line  
Scale: 1:100



2 South of Building Flex-Use Lawn to Property Line  
Scale: 1:100

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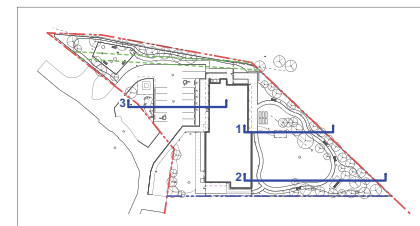
Project Title:  
1030 Old Victoria Road,  
Nanaimo, British Columbia

Drawing Title:  
Illustrative Landscape  
Sections

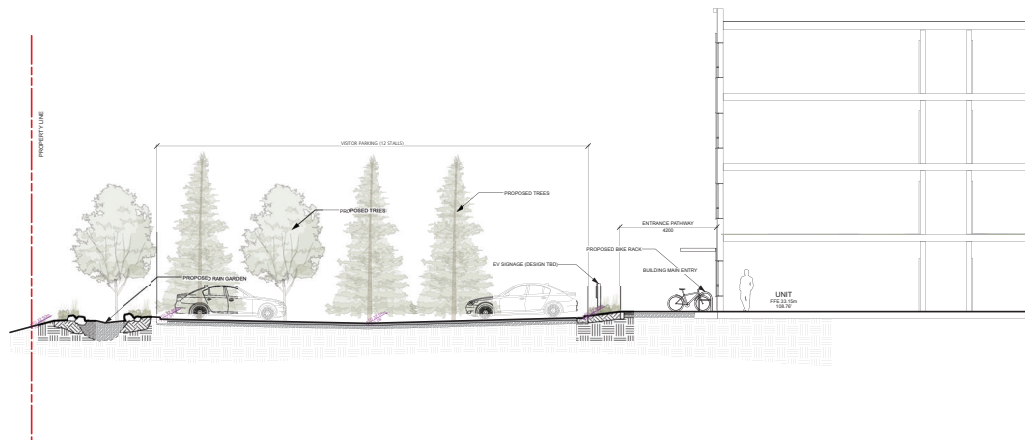
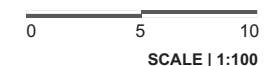
Project North: Drawn By: LR  
Checked By: MP  
Scale: 1:100 Job No.: 24-038  
Sheet No.:

L5.0

Issues No.	Description	Date
1	Issue for 55% DD	2025-04-17
2	Issue for DD	2025-05-14
3	Issue for DD Revised Re-submission	2025-07-28
4	Issue for Development Permit	2025-08-27



**SECTION KEY PLAN | 1:1000**



**L5.1** North Parking Lot Entrance to Building  
Scale: 1:100

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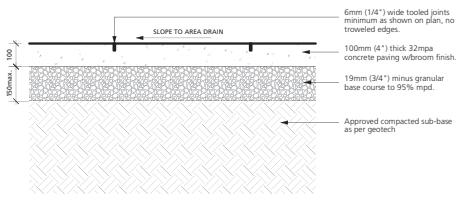
Project Title:  
**1030 Old Victoria Road,  
Nanaimo, British Columbia**

Drawing Title:  
**Illustrative Landscape  
Sections**

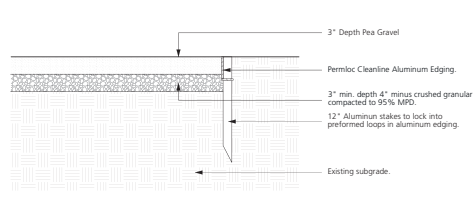
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Checked By: **MP**  
Scale: **1:100** Job No.: **24-038**  
Sheet No.:

**L5.1**

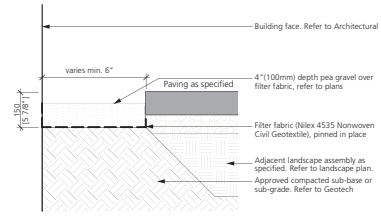
Issues	Description	Date
1	Issue for 50% DD	2025-04-17
2	Issue for DD	2025-05-14
3	Issue for DD Revised Submission	2025-07-28
4	Issue for Development Permit	2025-08-07



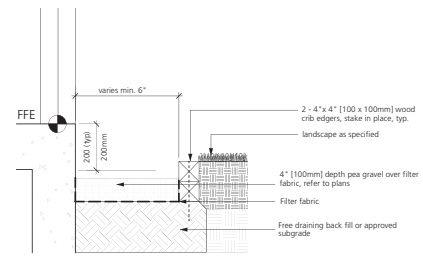
1 C.I.P. Concrete Paving  
Scale: 1:10



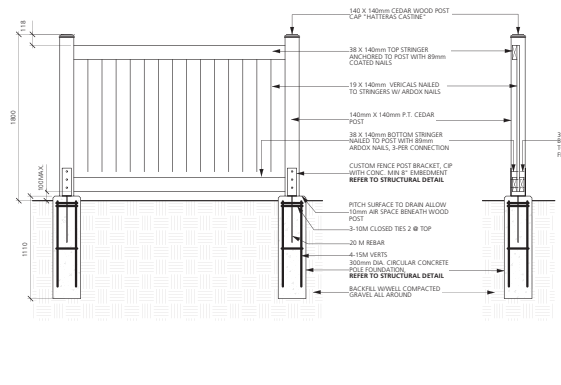
2 Gravel  
Scale: 1:10



A) GRAVEL STRIP WITH PAVING EDGE



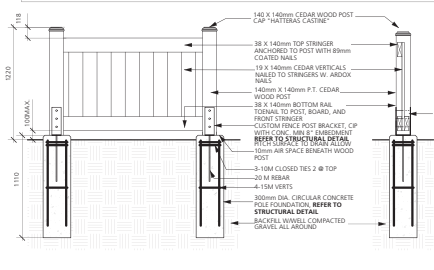
B) GRAVEL STRIP WITH WOOD EDGE



4 4" Wood Fence  
Scale: 1:25

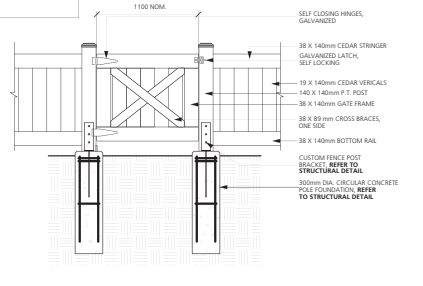
- NOTE:
1. ALL WOOD COMPONENTS TO BE SELECT TIGHT KNOTY CEDAR.
  2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOOD COMPONENTS, PRECAST CONCRETE, METAL HARDWARE AND STAINING. CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER APPROVAL.
  3. ALL CUT MEMBERS TO BE STAINED IN THE FIELD.
  4. FENCING TO BE LOCATED APPROXIMATELY AS PER PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY ENCOUNTERED IN THE FIELD.
  5. ALL FASTENERS TO BE GALVANIZED.
  6. POST FOOTINGS TO BE SET 2" (50mm) ABOVE SOG GRADE
  7. ALL WOOD TO BE STAINED WITH 2 COATS OF SKINKS EXTERIOR SOLID STAIN
  8. CEDAR WOOD POST CAP AVAILABLE FROM [HTTP://WWW.DECKDOCTORS.COM](http://www.deckdoctors.com)

- NOTE:
1. ALL WOOD COMPONENTS TO BE SELECT TIGHT KNOTY CEDAR.
  2. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR ALL WOOD COMPONENTS, PRECAST CONCRETE, METAL HARDWARE AND STAINING FOR APPROVAL. CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER APPROVAL.
  3. ALL CUT MEMBERS TO BE STAINED IN THE FIELD.
  4. FENCING TO BE LOCATED APPROXIMATELY AS PER PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY ENCOUNTERED IN THE FIELD.
  5. ALL FASTENERS TO BE GALVANIZED.
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  7. ALL WOOD TO BE STAINED WITH 2 COATS OF SKINKS EXTERIOR SOLID STAIN
  8. CEDAR WOOD POST CAP AVAILABLE FROM [HTTP://WWW.DECKDOCTORS.COM](http://www.deckdoctors.com)



5 4" Wood Fence  
Scale: 1:25

- NOTE:
1. CONTRACTOR TO SUBMIT MAINTENANCE GATE SHOP DRAWING TO INCLUDE ALL WOOD COMPONENTS, PRECAST CONCRETE, METAL HARDWARE INCLUDING HINGES AND SELF LOCKING GARDEN LATCH FOR LANDSCAPE ARCHITECT APPROVAL



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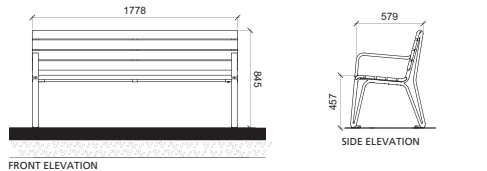
Client: **BC Housing**

Project Title:  
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Nanaimo, British Columbia

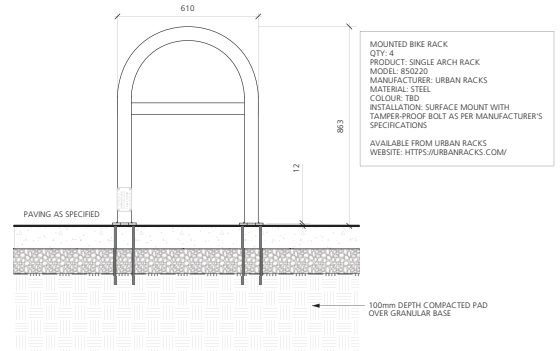
Drawing Title:  
**Landscape Details**

Project North	Drawn By:	LR
	Checked By:	MP
Scale:	Job No.:	24-038
Sheet No.:		

Product: Iconic Bench, PE Wood with End Arms  
Qty: 4  
Material: Ipe wood and prefinished anodized cast aluminum  
Finishes: Provide standard manufacturer finishes for both Ipe wood and aluminum. Aluminum to be powdercoated.  
Installation: Surface mount to concrete slab, bolted into place with tamperproof bolts. Refer to manufacturer's specifications.  
Available at Maglin Site Furniture Inc.  
Contact: <http://www.maglin.com/>  
Tel: 1 (800) 716-5506

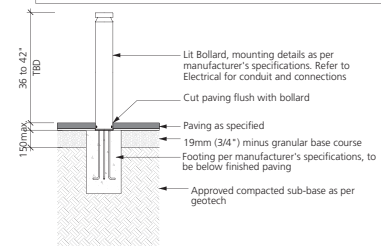


6 Linear Bench  
Scale: 1:20



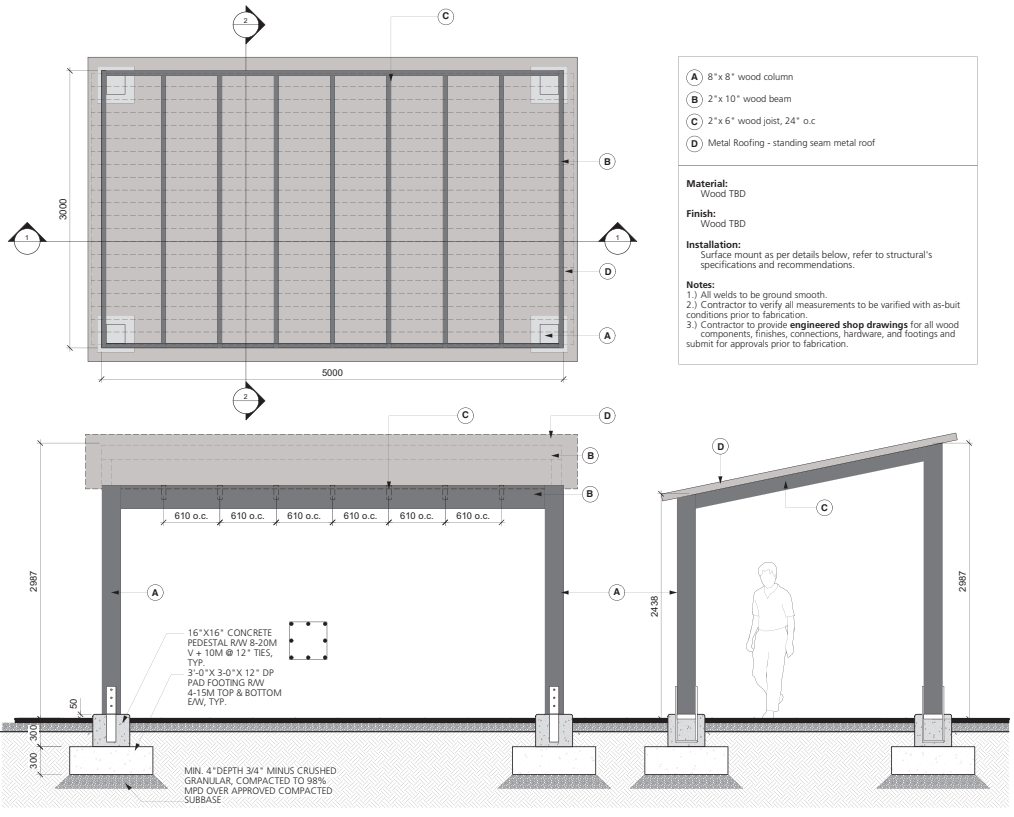
7 Bike Rack  
Scale: 1:10

Lit Bollard c/w 360-degree distribution  
Model: Refer to Electrical  
Qty: 7  
- 7 at Building Front Yard  
- 1 in Back Amenity Space  
Finish: To be confirmed  
Note:  
- Refer to plan for locations, spacing and orientation.  
- All surface mount to be c/w tamper proof bolts per manufacturer's specifications.  
- Provide shop drawings for Landscape Architect review and approval.  
- Color temperature for LED Lighting to be 3000K and 360° distribution.



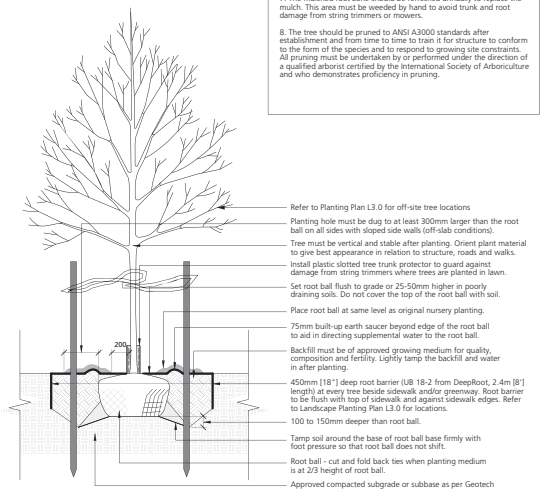
8 Light Bollard  
Scale: 1:20

Issues	No.	Description	Date
	1	Issue for 50% DD	2025-04-17
	2	Issue for DD	2025-05-14
	3	Issue for DD Revised Foundation	2025-07-24
	4	Issue for Development Permit	2025-08-07



- (A) 8" x 8" wood column
  - (B) 2" x 10" wood beam
  - (C) 2" x 6" wood joist, 24" o.c.
  - (D) Metal Roofing - standing seam metal roof
- Material:**  
Wood TBD
- Finish:**  
Wood TBD
- Installation:**  
Surface mount as per details below, refer to structural's specifications and recommendations.
- Notes:**  
1.) All welds to be ground smooth.  
2.) Contractor to verify all measurements to be verified with as-built conditions prior to fabrication.  
3.) Contractor to provide **engineered shop drawings** for all wood components, finishes, connections, hardware, and footings and submit for approvals prior to fabrication.

1 Pavilion  
Scale: 1:25



- Note:**
1. Do not cut leader.
  2. Protect tree from danger during planting. Ensure rootball is protected from sun, frost or desiccation.
  3. Tree selection, handling, planting and maintenance must meet BC/CA/BC/CA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.
  4. Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
  5. Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. If necessary, the subgrade must be graded with positive slope and/or drainage services must be installed to suit.
  6. Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (minimum).
  7. The mulched root zone should be refreshed annually to replace the mulch. This area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers.
  8. The tree should be pruned to ANSI A3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and its response to growing site constraints. All pruning must be undertaken by or performed under the direction of a qualified arborist certified by the International Society of Arboriculture and who demonstrates proficiency in pruning.

2 Tree Planting  
Scale: 1:20

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Client: **BC Housing**

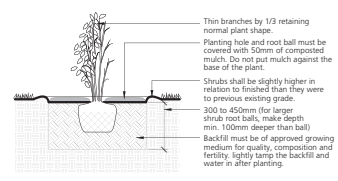
Project Title:  
**1030 Old Victoria Road,  
Nanaimo, British Columbia**

Drawing Title:  
**Landscape Details**

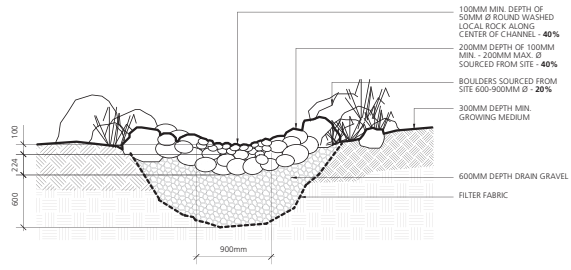
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	Checked By:	MP
Scale:	Job No.:	24-038
Sheet No.:		

L6.1

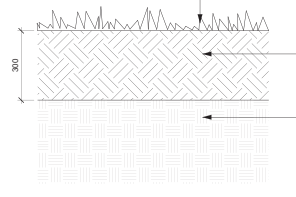
- Note:**
1. Min. root spread to be in accordance with "american standards for nursery stock."
  2. For container-grown shrubs, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots that circle the perimeter of the container; prune all damaged, diseased, or weak limbs and roots.
  3. Cleanly prune all damaged root ends.
  4. Fold burlap from top of root ball down into ground set top of ball flush with finish grade.
  5. Do not allow roots to dry out during installation process.
  6. Soak roots in water overnight before planting.



3 Shrub Planting  
Scale: 1:20

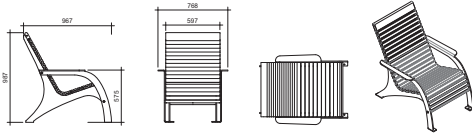


4 Rain Garden  
Scale: 1:25



5 Lawn Planting  
Scale: 1:10

**Model:** MCH720-M  
**Manufacturer:** Maglin  
**Colour:** 150  
**Qty:** 3  
**Material:** Metal  
**Finishes:** Provide Maglin standard finishes for both ipx wood and steel. Steel to be powdercoat Gunmetal (gloss finish)  
**Installation:** Surface mount, bolted into place with tamper proof bolts. Refer to manufacturer's specifications.



1 Lounger  
 Scale: 1:25

Issues	No.	Description	Date
	1	Issue for 50% DD	2025-04-17
	2	Issue for DD	2025-05-14
	3	Issue for DD Revised Re-admission	2025-07-28
	4	Issue for Development Permit	2025-08-07


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 Current Planning

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Client: **BC Housing**

Project Title:  
**1030 Old Victoria Road,  
 Nanaimo, British Columbia**

Drawing Title:  
**Landscape Details**

Project North:  Drawn By: **LR**  
 Checked By: **MP**  
 Scale: Job No.: **24-038**  
 Sheet No.: