



LOW
HAMMOND
ROWE
ARCHITECTS

16 October 2025

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

Re: **4444/4446 WELLINGTON ROAD DEVELOPMENT PERMIT_RATIONALE**

On behalf of Windley Contracting, we are providing this rationale in support of the application for Development Permit of the property located at 4444 and 4446 Wellington Road. The two lots will be consolidated to accommodate the proposed development.

Description of Proposal

The proposal is for a 4 storey residential building providing 4 studios, 12 one bedrooms, 30 two bedrooms, and 2 three bedrooms for a total of 48 units. An indoor and exterior roof top amenity space will be provided on Level 5. Parking will be provided on both the surface and below building.

Context: Site/Zoning

The site is located in Cor 3 - Community Corridor Zone with the Land Use Designation being Mixed-Use Corridor. On the north side of Wellington Road where the proposed property is located, low rise commercial/light industrial use is the predominate. The properties on the south side of Wellington Road consists of low rise residential single and multi-family residential housing. The proposed 4 storey residential building fits the surrounding density and will elevate the character of the surrounding neighbourhood.

Context: Planning/Land Use

Consistent with the Mixed-Use Corridor land-use designation (residential, street-oriented, medium density, and office development along or near major roads), the proposed development plan responds in both form and character. The siting of the building has been carefully considered to optimize the site and respond to the neighbourhood. The building is located close to the future sidewalk with direction connection to the Level 1 patios. Surface parking is located at the back of the site where the grade drops significantly and allows for the residential units to have views towards Long Lake.

Design Approach: Planning and Massing

In terms of massing, the four-storey building form is broken up horizontally to distinguish street-oriented, ground level residential units use from residential use on the upper floors by the dark charcoal panels at level 1. Levels 2 and 3 are further separated in form by a vertical and horizontal fin walls with copper coloured accents to define the two floors of the building. The top floor is accentuated by dark charcoal panels to complete the composition. Separation occurs vertically mid block where the entrance is located. The dramatic two storey entry lobby is accentuated by a large canopy overhang. The entrance is emphasized in both massing and materials. A generous indoor and outdoor amenity space is provided at the rooftop. The indoor space is set back from the front of the building to minimize the height.

RECEIVED
DP1405
2025-NOV-03

Design Approach: Materials

A well-crafted combination of materials and massing creates a dynamic composition that compliments the mixed use neighbourhood. The material palette is a combination of white horizontal siding, grey panels, and copper coloured panels. Vertical elements such as the staircase and elevators are accentuated with varying sizes of white panels. White horizontal siding creates a base field colour punctuated by the copper coloured panels. The dark charcoal panels at the base and top grounds the whole composition.

Requested Variances:

Based on the outlined contexts and design approach, a carefully considered response to existing conditions and the City of Nanaimo's planning requirements, we seek the following variances:

Variance 1 - Parking Spaces: 81 parking spaces are required. We are providing 77. Variance of 4 requested. We have provided a combination of surface and underground parking. Due to the constraints of the site we are requesting a variance of 4 parking stalls. We have provided an extra 2 long term bike parking stalls.

Variance 2 - Building Height: Maximum building height allowed is 14m. We are proposing 17m to the roof of the Level 5 amenity space. The main roof height meets the allowable maximum height of 14m, however the amenity space which is set back from the building edges is over the height limit. This amenity space along with the exterior rooftop deck will provide the residents with valuable common space.

Sustainability

The project will be constructed to meet the BCBC Energy Step Code Level required by the municipality. The proposed building will achieve this through continuous exterior insulation, high performance glazing, airtight building envelope, LED fixtures throughout, and high efficiency mechanical systems.

Conclusion

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

Sincerely,

Low Hammond Rowe Architects Inc

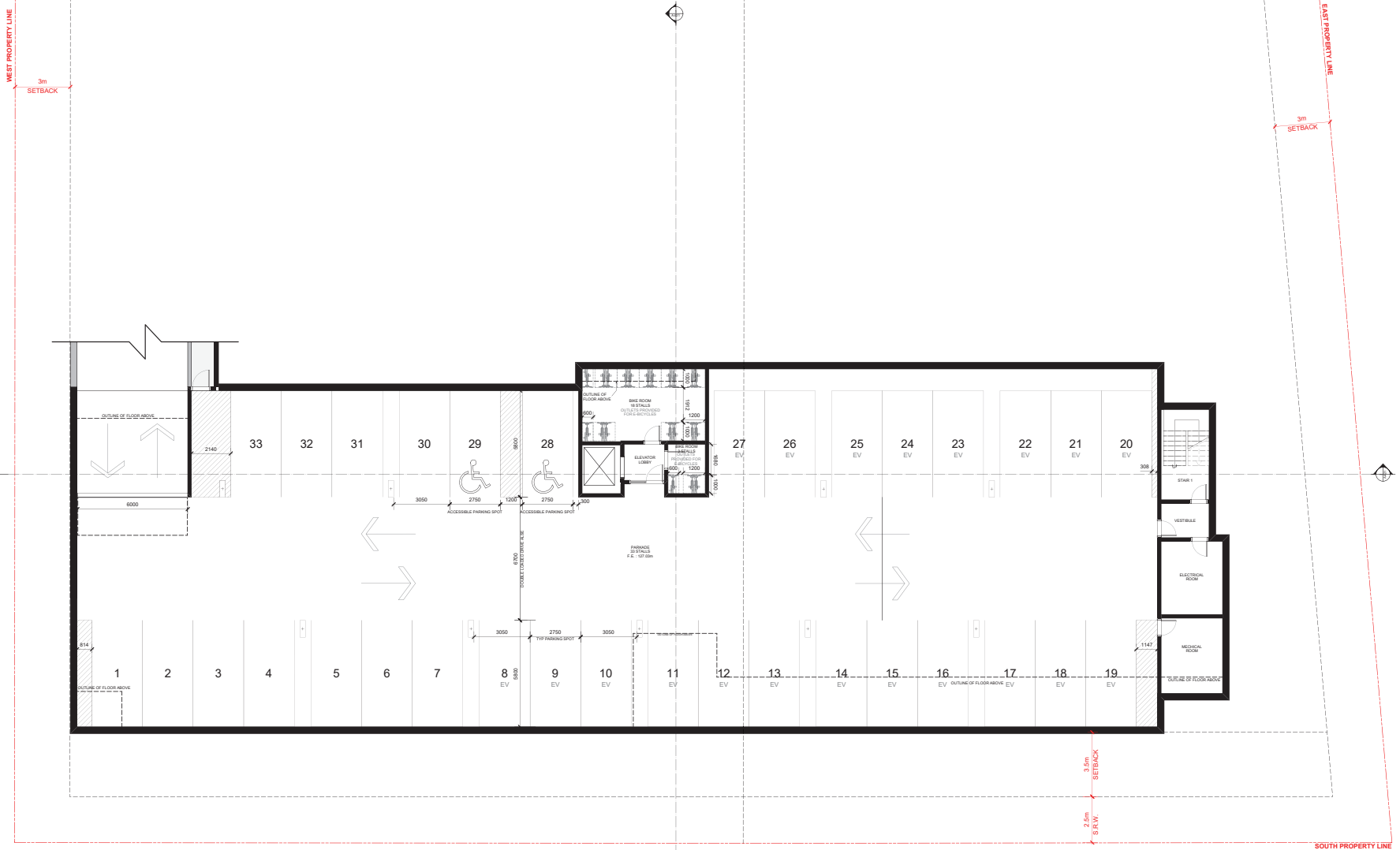


Jackson Low, Architect AIBC, MRAIC
Principal

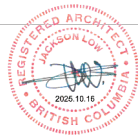
AERIAL PHOTO



 4444 & 4446 WELLINGTON ROAD



WELLINGTON HOUSING DEVELOPMENT
WINDLEY DEVELOPMENTS
2025-10-16



RECEIVED
DP1405
2025-NOV-03
Current Planning

The Applicant has been advised that this drawing and supporting information are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for the accuracy of the information provided by the Applicant. The Architect is not responsible for the accuracy of the information provided by the Applicant. The Architect is not responsible for the accuracy of the information provided by the Applicant.

1:100

SCALE 1:100
0 1 5m

Plan - Parking Level A200



Facing Wellington Road 1 WEST ELEVATION
Scale: 1:100



2 SOUTH ELEVATION
Scale: 1:100



WELLINGTON HOUSING DEVELOPMENT
WINDLEY DEVELOPMENTS
1000 Wellington Road, Wellington, BC



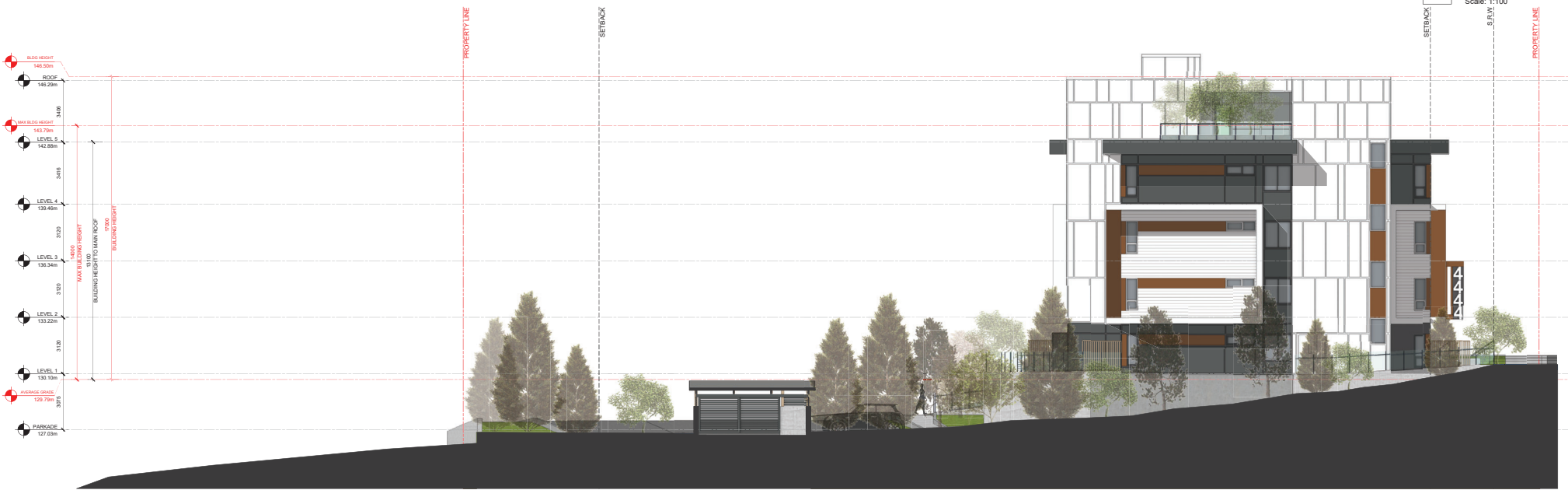
This document and its contents are the property of the Architect and are not to be used, copied, or reproduced in any form without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided herein. The Architect's services are limited to the design and construction of the building as shown on the drawings and specifications. The Architect is not responsible for the design or construction of any other building or structure. The Architect's liability is limited to the amount of the fee paid to the Architect. The Architect's office is located at 1000 Wellington Road, Wellington, BC. The Architect's phone number is (250) 253-1111. The Architect's fax number is (250) 253-1112. The Architect's email address is jacky@lowhammondrowe.com. The Architect's website is www.lowhammondrowe.com.

Elevations A401

RECEIVED
DP1405
2025-NOV-03
Current Planning



1 EAST ELEVATION
Scale: 1:100



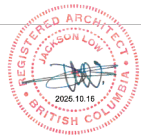
2 NORTH ELEVATION
Scale: 1:100



LOW HAMMOND ROWE ARCHITECTS

WELLINGTON HOUSING DEVELOPMENT
WINDLEY DEVELOPMENTS

1000 Wellington Road, Wellington, New Zealand



This document has been prepared by the architect and is intended for the use of the client only. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

1:100

Elevations A402

RECEIVED
DP1405
2025-NOV-03
Current Planning



1 NORTH - SOUTH SECTION
Scale: 1:100



2 EAST - WEST SECTION
Scale: 1:100



WELLINGTON HOUSING DEVELOPMENT
WINDLEY DEVELOPMENTS
1000-1000 Wellington Road, Newmarket, ON

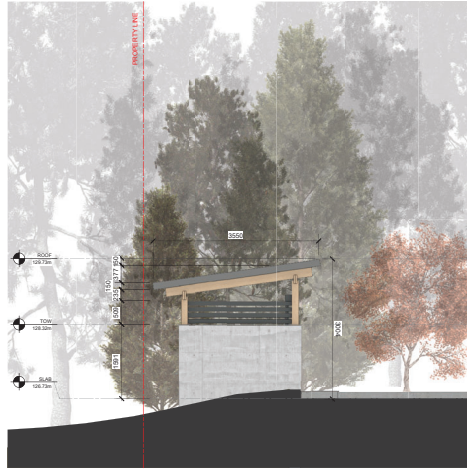


This document has been prepared, issued, signed, sealed and stamped in accordance with the provisions of the Architects Act. The professional seal of the architect is a condition of the contract. The architect is not responsible for the design or construction of the building or any part thereof, or for the safety of the building or any part thereof, or for the safety of the building or any part thereof, or for the safety of the building or any part thereof, or for the safety of the building or any part thereof.

RECEIVED
DP1405
2025-NOV-03
Current Planning



1 EAST ELEVATION
Scale: 1:50



2 NORTH ELEVATION
Scale: 1:50



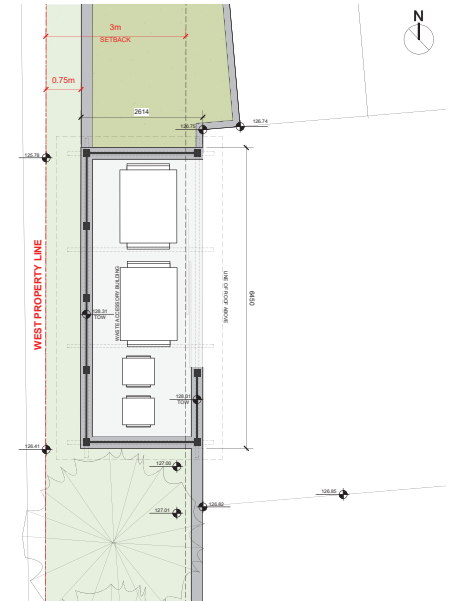
3 WEST ELEVATION
Scale: 1:50



4 SOUTH ELEVATION
Scale: 1:50



View from Back Parking Lot Looking Towards Garbage Enclosure



5 GARBAGE ENCLOSURE PLAN
Scale: 1:100



1. Horizontal White Cementitious Planks



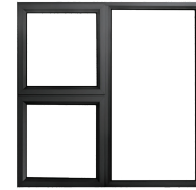
2. White Cementitious Panels



3. Charcoal Cementitious Panels



4. Copper Cementitious Panels



5. Charcoal Vinyl Windows



6. White Vinyl Windows





View Traveling North on Wellington Road



View looking toward the Wellington Road Entrance



View Traveling South on Wellington Road



View from Back Parking Lot looking South West



View from Back Parking Lot looking West



Aerial View from Back Parking Lot



1. Looking North West Up Wellington Road



2. Looking West on Wellington Street



3. Looking North Towards the Site on Wellington Street



4. Looking North at the Site on Wellington Street

SITE CONTEXT PHOTOS



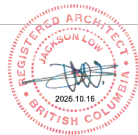
SITE LOCATION PLAN



SITE CONTEXT PLAN



WELLINGTON HOUSING DEVELOPMENT
WINDLEY DEVELOPMENTS
888-888 Wellington Road, Victoria, BC



RECEIVED
DP1405
2025-NOV-03
Current Planning

This document has been prepared pursuant to the Access to Information Act and is released under the provisions of the Access to Information Act. This document a été préparé en vertu de la Loi sur l'accès à l'information et est divulgué en vertu de la Loi sur l'accès à l'information. S/RT Information / S/RT Information.

Context Images

A001



WELLINGTON HOUSING DEVELOPMENT
WINDLEY DEVELOPMENTS
1000 Wellington Road, Victoria, BC



This document has been prepared using the best available information and is intended for informational purposes only. It is not intended to constitute an offer of any financial product or service. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision.

1:100

SCALE 1:100
0 1 5m

Plan - Level 1 A201

RECEIVED
DP1405
2025-NOV-03
Current Planning



WELLINGTON HOUSING DEVELOPMENT
WINDLEY DEVELOPMENTS

2024-2025 Wellington Road Developments, Ltd.



RECEIVED
DP1405
2025-NOV-03
Current Planning

The Applicant has been advised that this plan, specification and supporting information are subject to the provisions of the Resource Management Act 1991 and the Resource Management Act Regulations 1992. The Applicant is advised that the plan, specification and supporting information are subject to the provisions of the Resource Management Act 1991 and the Resource Management Act Regulations 1992. The Applicant is advised that the plan, specification and supporting information are subject to the provisions of the Resource Management Act 1991 and the Resource Management Act Regulations 1992.

1:100

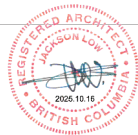
SCALE 1:100



Plan - Level 2 A202



WELLINGTON HOUSING DEVELOPMENT
WINDLEY DEVELOPMENTS
2024-2025 Wellington Road, New Zealand



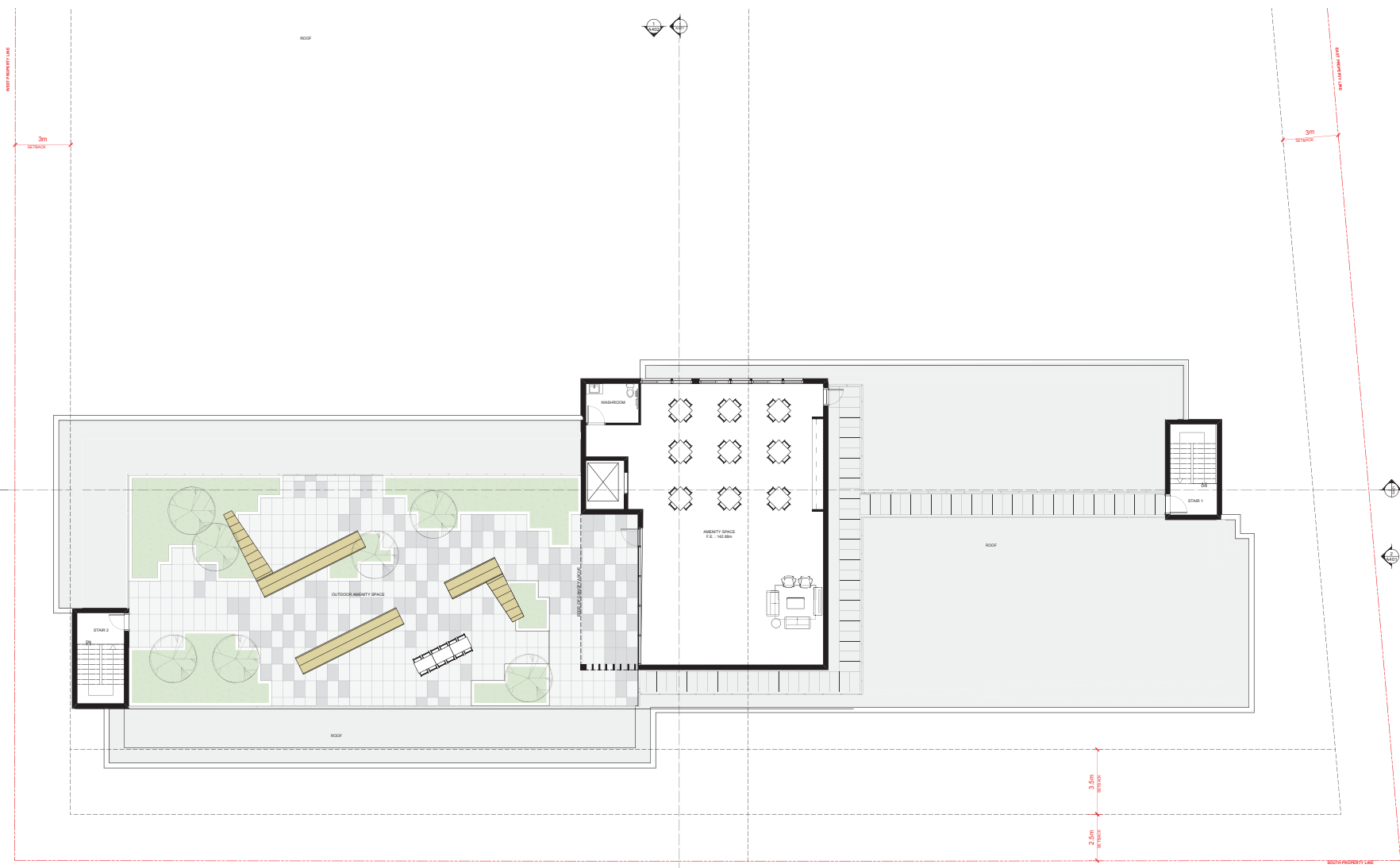
RECEIVED
DP1405
2025-NOV-03
Current Planning

The Applicant has agreed to provide all information and documents required for the preparation of this report. The Applicant has agreed to provide all information and documents required for the preparation of this report. The Applicant has agreed to provide all information and documents required for the preparation of this report.

1:1000

SCALE 1:100
0 1 5m

Plan - Level 3 A203



WELLINGTON HOUSING DEVELOPMENT
 WINDLEY DEVELOPMENTS
 2025-10-16



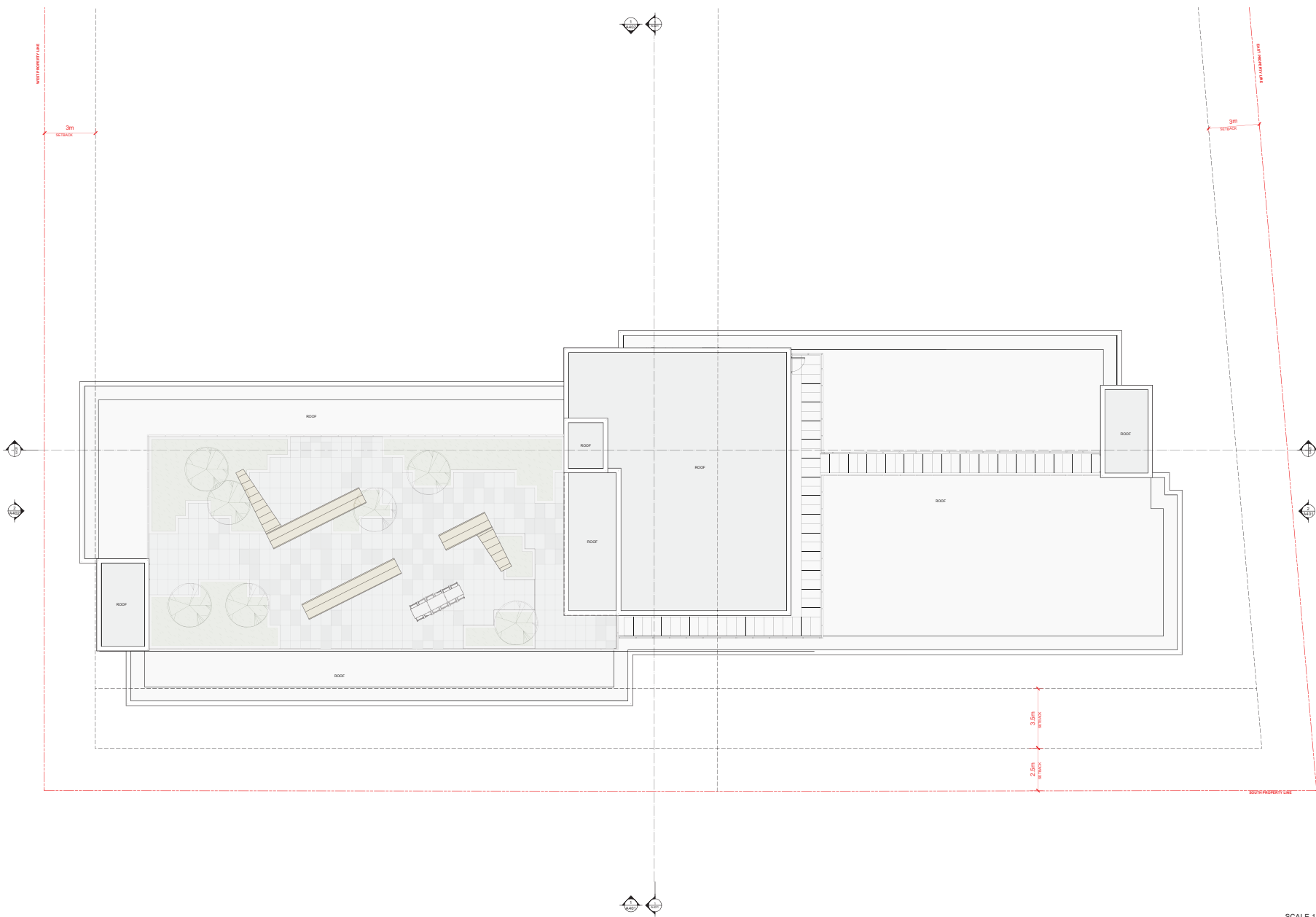
RECEIVED
DP1405
2025-NOV-03
 Current Planning

This document has been prepared using the latest available and approved information. It is intended for use as a guide only and does not constitute a contract. The user of this document is responsible for ensuring that it is used in accordance with the intended purpose and for any errors or omissions. The user of this document is also responsible for ensuring that it is used in accordance with the applicable laws and regulations. The user of this document is also responsible for ensuring that it is used in accordance with the applicable standards and codes of practice.

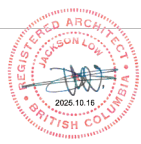
1:100



Plan - Level 5 A205



WELLINGTON HOUSING DEVELOPMENT
 WINDLEY DEVELOPMENTS
 888-888-8888 Wellington Road, Newmarket, ON



RECEIVED
DP1405
2025-NOV-03
 Current Planning

The Applicant has been advised that this drawing set is intended for informational purposes only. It is not to be used for construction or other purposes without the express written consent of the Architect. The Architect is not responsible for the accuracy of the information provided by the Applicant or for the consequences of any reliance on this drawing set. The Architect's liability is limited to the professional services provided by the Architect.

1:100



Plan - ROOF A206

WELLINGTON HOUSING DEVELOPMENT

4444/4446 Wellington Road, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DP - OCTOBER 15, 2025

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L0.01 Landscape Concept
- L1.01 Landscape Plan
- L1.02 Landscape Rooftop Plan
- L1.03 Landscape Details
 - 1. Bench - Type 1, 2, & 3
 - 2. Bench - Rooftop - Type 4, 5, & 6
 - 3. Communal Table & Seating
 - 4. Bicycle Rack
 - 5. Gate - Pedestrian Patio Entrance
 - 6. Fence Type 01 - 1.8m Black Metal Picket
- L1.04 Landscape Details
 - 7. Lighting - Type 01- Bollard
 - 8. Lighting - Type 02 - Recessed Wall
 - 9. Lighting - Type 03 - Pole Mounted
- L2.01 Planting Plan West
- L2.02 Planting Plan East
- L2.03 Planting Plan North
- L2.04 Planting Plan North
- L2.05 Plant Legend, List & Notes

NOT FOR CONSTRUCTION



All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

CLIENT
Windley Developments

RECEIVED
DP1405
2025-NOV-03
Current Planning

NO.	DATE	ISSUE
1	10-15-2025	DP SUBMISSION

NO.	DATE	REVISION
-----	------	----------

PROJECT 25014
WELLINGTON HOUSING DEVELOPMENT
4444/4446 Wellington Road
Nanaimo, BC

COVER PAGE

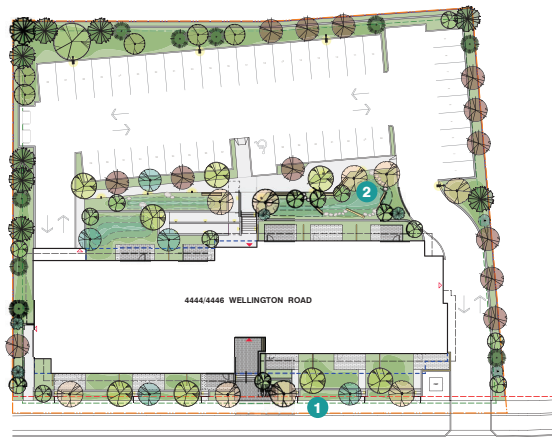
CITY FILE NO. XXX###

SCALE NTS

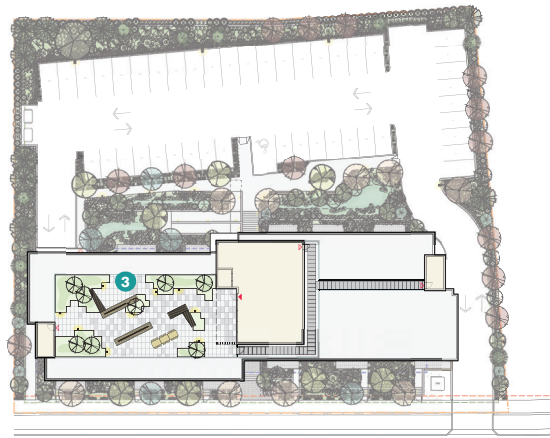
START DATE 2025-08-01

DB CM CB KS

L0.00



LANDSCAPE KEY PLAN
SEE SHEET L1.02 FOR LANDSCAPE PLAN



ROOFTOP KEY PLAN
SEE SHEET L1.03 FOR LANDSCAPE ROOFTOP PLAN

1 Streetscape & Planting

Medium flowering deciduous trees and formal rows of ornamental & indigenous, evergreen & deciduous, groundcovers, perennial flowers, grasses, and shrubs, line the sidewalk. Shrubs are used to create a formal hedge with rows of softer / wilder perennial flowers in front. The intent is to create a layered vegetative screening for the ground floor units from the street.



01 Streetscape: medium sized deciduous trees & planting



02 Plantings: native ground covers form the base of the planting plan and ground the design in the local ecology



03 Flowering Perennials: perennial flowers are included to provide seasonal colour, interest, and support for local pollinators



04 Flowering Trees: ornamental cherry trees line the street and punctuate the landscape with spring colour



05 Flowering Shrubs: native flowering shrubs are included throughout the site plantings



06 Deciduous Trees: small to medium sized maples add bright spring and fall foliage to the landscape

2 Raingarden Amenity Space

A series of three raingardens are included to support on-site stormwater management. Benches, logs, and boulders are integrated around the raingarden, creating an amenity space immersed in a rich biodiversity of plants and trees. The logs and boulders create a secondary path of movement through the space, providing opportunities for open-ended play and interaction.



07 Raingarden: slough sedge and fallen logs as inspiration for raingarden design



08 Logs & Boulders: logs and boulders create a secondary path for movement through the raingarden



09 Wall Scupper: overflow water from the upper raingarden flows through a scupper in the retaining wall to the lower raingarden



10 Balancing Logs: logs become a way to move through the raingarden and allow for informal play & interaction

3 Rooftop Amenity Space

The rooftop amenity space includes benches, tables, and plantings, creating a mix of spaces for residences to enjoy the views to Long Lake and Mt. Benson.



11 Rooftop Gathering Space: raised planters define seating areas and create soil depth for small deciduous trees



12 Rooftop Planting: a mix of groundcovers and perennial plants, creating a rich biodiversity of plants on the roof



13 Platform Benches: large, wide timber benches for gathering



14 Communal Table: large table for group gathering

NOT FOR CONSTRUCTION



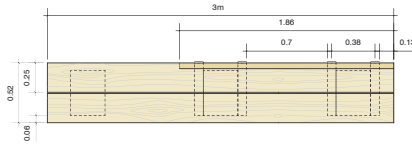
ROOFTOP LANDSCAPE PLAN
SCALE 1:150

Refer to **Sheet L1.02** for Landscape Rooftop Plan

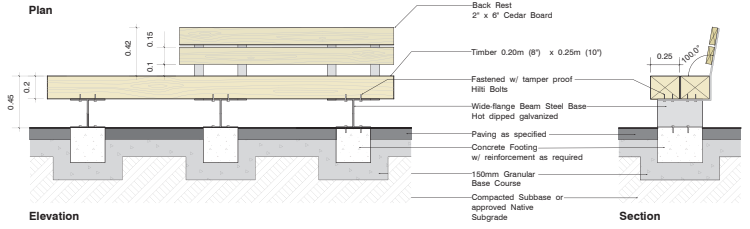
NOT FOR CONSTRUCTION

LANDSCAPE LEGEND

- BENCH - TYPE 01**
Quantity: 2
(see detail 1, sheet L1.03)
- BENCH - TYPE 02**
Quantity: 1
(see detail 1, sheet L1.03)
- BENCH - TYPE 03**
Quantity: 1
(see detail 1, sheet L1.03)
- BENCH - ROOFTOP - TYPE 04**
Quantity: 1
(see detail 2, sheet L1.03)
- BENCH - ROOFTOP - TYPE 05**
Quantity: 1
(see detail 2, sheet L1.03)
- BENCH - ROOFTOP - TYPE 06**
Quantity: 1
(see detail 2, sheet L1.03)
- BICYCLE RACK**
Total Capacity: 6
Quantity: 3
(see detail 4, sheet L1.03)
- COMMUNAL TABLE & SEATING**
Quantity: 1
(see detail 3, sheet L1.03)
- ENTRANCE - MAIN**
- EXIT**
- FENCE - TYPE 01 - BLACK METAL PICKET**
Height: 1.8m
(see detail 6, sheet L1.03)
- FENCE - TYPE 02 - SCREEN**
(black screen between individual patios)
Height: 1.8m
(see Architecture)
- GATE - RESIDENTIAL PATIO ENTRANCE**
(black powder coated metal picket gate)
Height: 1.07m
(see detail 5, sheet L1.03)
- LANDSCAPE BALANCE LOG**
Quantity: 4
- LANDSCAPE BOULDER**
Quantity: 25
- LIGHTING - TYPE 01 - BOLLARD**
Quantity: 16
(see detail 7, sheet L1.04)
- LIGHTING - TYPE 02 - RECESSED WALL**
Quantity: 18
(see detail 8, sheet L1.04)
- LIGHTING - TYPE 03 - POLE MOUNTED**
Quantity: 4
(see detail 9, sheet L1.04)
- CONCRETE**
Area: 187m²
- CONCRETE UNIT PAVER - TYPE 01**
Area: 134m²
- CONCRETE UNIT PAVER - TYPE 02**
Area: 40m²
- CONCRETE UNIT PAVER - TYPE 03**
Area: 211m²
- PLANTED AREA**
Area: 1045m² (including ringarden)
Soil Depth: 450mm
- RINGARDEN**
Area: 121m²
Soil Depth: 450mm
- ROOFTOP PLANTING**
Area: 100m²
Soil Depth: 150 min. - 600mm max.



Notes:
 Bench design is typical in material and form for Bench - Type 1, 2, and 3. The length and shape varies. See Landscape Plan, sheet L1.01 for size and shape.
 Bench design is indicative only, intended to show the general character and scale of benches. Shop drawings required to be submitted to Landscape Architect for approval.
 All wood to be selected tight knot cedar. No checks, splits, warps or warps. All cut ends to be properly sealed.
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.
 Specified Cedar may be substituted with reclaimed timbers. Salvaged timber from site is preferable. Contractor to coordinate with Landscape Architect.



1
L1.03 Bench - Type 1, 2, and 3
 Scale: 1:20
 Elevation / Plan / Section

Rooftop Wood Platform Bench (with & without back rest)
 Quantity: 3
Notes:
 Images are indicative of design intent only, detail drawings for specific benches will be provided with Building Permit drawing submission.
 Metal frame with wood seat and back rest.
 Benches to be mounted to rooftop patio.



2
L1.03 Bench - Rooftop - Type 4, 5, and 6
 Scale: NTS
 Notes

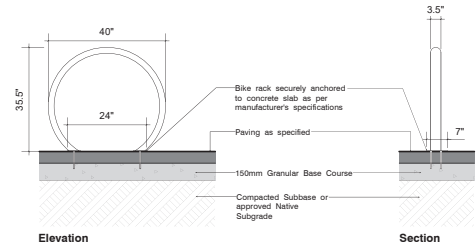
Communal Table & Seating
 Quantity: 1
Notes:
 Image is indicative of design intent only, detail drawings for specific table & seating (benches / stools) will be provided with Building Permit drawing submission.
 Metal frame with wood top.
 Table to be mounted to surface.



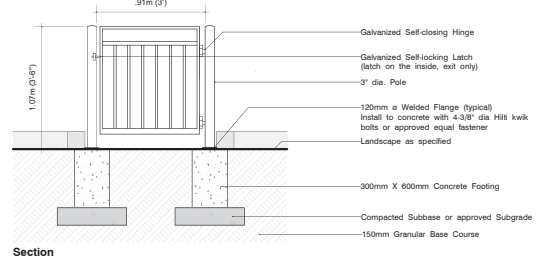
3
L1.03 Communal Table & Seating
 Scale: NTS
 Notes

Loop 2 Space Bike Rack LBRP-1 (Aluminum) (or eq.)
 Quantity: 3
Specifications:
 Surface Mount
 (Mounting kit to be included)
Capacity: up to 2
Height: 35.5" (902mm)
Width: 40" (1016mm)
Weight: 16 LBS (7.25kg)
Finish: Powder Coated Carbon Black
 Wishbone Site Furnishings
 210-27090 Gloucester Way
 Langley, BC
 1-866-626-0476
 604-626-0476
 www.wishboneltd.com

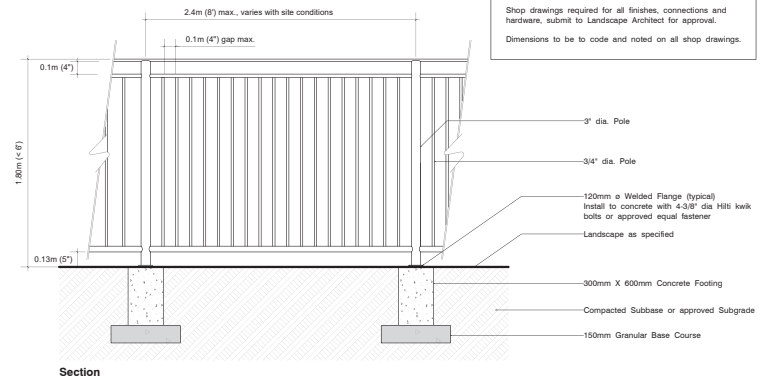
Notes:
 Install gate as per manufacturer's specifications.
 All metal to be hot dipped galvanized after fabrication.
 All welds to be ground smooth.
 Black 700 Powder coat finish.
 Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.
 Dimensions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



4
L1.03 Bicycle Rack
 Scale: NTS
 Elevation / Section



5
L1.03 Gate - Residential Patio Entrance
 Scale: 1:20
 Section



6
L1.03 Fence Type 01 - 1.80m Black Metal Picket
 Scale: 1:20
 Section



Product Image

SOLERA AQUIL - Bollard (or equal)
Quantity: 16

Mounting:
 The fixture attaches securely to the ground and anchoring plate using four flush-mounted anchor bolts. Anchoring as per manufacturers specifications.

Lens: CL (Clear Lens)

Light Engine (per head): 10 W

Lamp: High power LEDs with 50,000 hrs. rated lamp life L70% lumen maintenance 3000K, 3500K, 4000K, 5000K color temperature CRI 80

Light Distribution: Type II (stk), Type III, Type IV

Driver: 60Hz, 120-277V / 347V electronic LED driver, thermally protected with low THD, 60V surge protection and 4KV EFT with ambient operating temperature -40°C to 55°C.

Options: tamperproof hardware, tamperproof bits, ground fault receptacle, button photocell (voltage specific), base cover

Height: 38" (0.71m)
Finish: BL (Matte Black)

Solera
 120 Walker Drive, Brampton, ON, Canada
 1-877-765-3722
 www.soleracorp.com

7
L1.04

Lighting Type 01 - Bollard

Scale: NTS

Notes



Product Image

BEGA Recessed Wall Luminaire 24060 (or equal)
Quantity: 18

Specifications:
 Asymmetrical Forward Throw

Operating Voltage: 120-277V AC
Luminaire Lumens: 848 Lumens (3000K)
Height: 5" (127mm)
Width: 12" (300mm)
Depth: 5-1/2" (139mm)
Finish: Powder Coated Matte Black 3mil thickness

8
L1.04

Lighting Type 02 - Recessed Wall

Scale: NTS

Notes



Product Image

BEGA LED Pole-top Luminaire B84252 (or equal)
Quantity: 4

Specifications
 Round pole and anchorage kit as per manufacturers specifications
 18" high round aluminium pole, same finishing as luminaire

Luminaire Lumens: 2050 lm
LED Watts: 12.6W
System Watts: 17.0W
Controllability: 0-10V, TRIAL, and ELV dimmable
Finish: Powder Coated Matte Black 3mil thickness

9
L1.04

Lighting Type 03 - Pole Mounted

Scale: NTS

Notes



All drawings and specifications are the copyright property of the Landscaper. No part of this drawing or reproduction of documents in whole or in part is to be used without the Landscaper's specific consent.

CLIENT

Windley Developments

RECEIVED
DP1405
2025-NOV-03
 Current Planning

NO.	DATE	ISSUE
1	10-15-2025	DP 01,02,03,04

NO. | DATE | REVISION

PROJECT 25014

WELLINGTON HOUSING DEVELOPMENT
 4444/4446 Wellington Road
 Nanaimo, BC

LANDSCAPE DETAILS

CITY FILE NO. XXX###

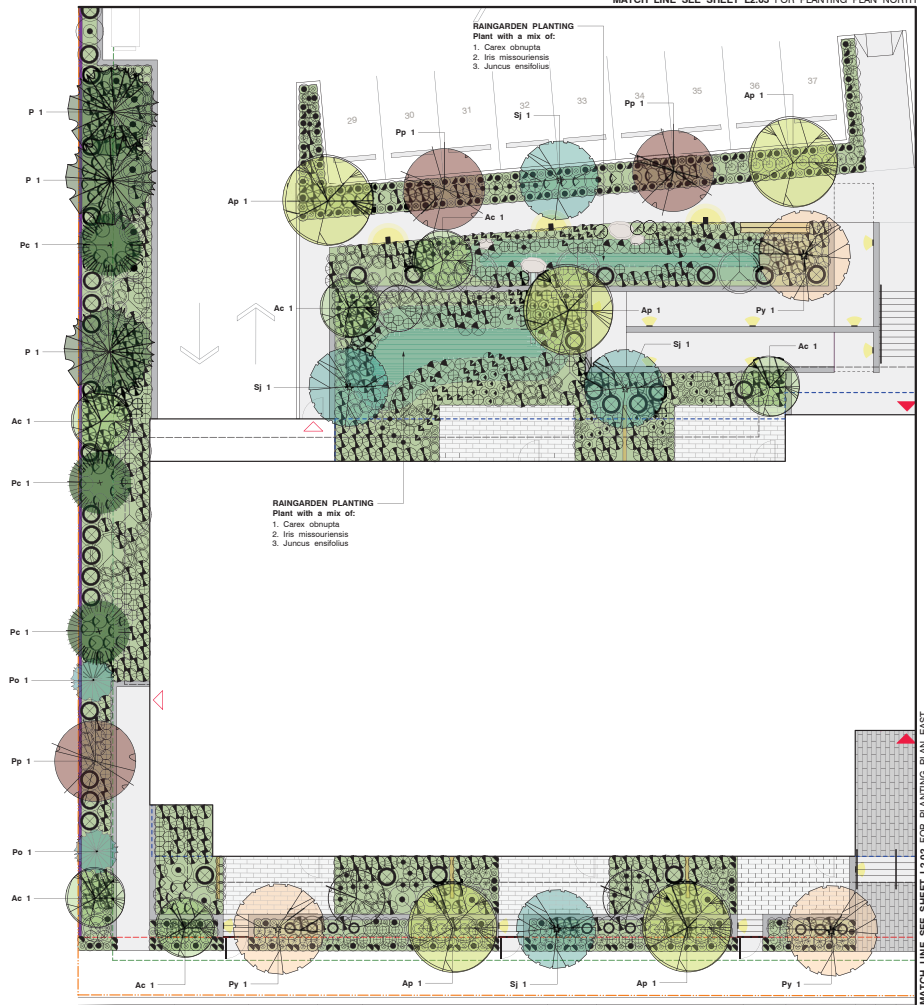
SCALE AS SHOWN

START DATE 2025-08-01

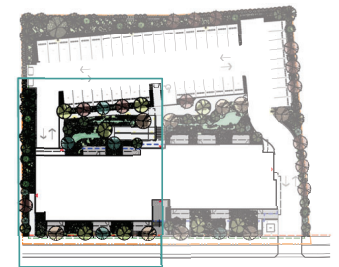
DB CM **CB** KS

L1.04

MATCH LINE SEE SHEET L2.03 FOR PLANTING PLAN NORTH



PLANTING PLAN WEST
SCALE 1:100



Refer to **Sheet L2.02** for Planting Plan East
 Refer to **Sheet L2.03** for Planting Plan North
 Refer to **Sheet L2.04** for Planting Plan Rooftop
 Refer to **Sheet L2.05** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION



All drawings and specifications are the copyright property of the Landscaper. No reuse or reproduction of documents in whole or in part is subject to the Landscaper's specific consent.

CLIENT

Windley Developments

RECEIVED
DP1405
2025-NOV-03
Current Planning

NO.	DATE	ISSUE
1	10-15-2025	DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25014

WELLINGTON HOUSING DEVELOPMENT
 4444/4446 Wellington Road
 Nanaimo, BC

PLANTING PLAN WEST

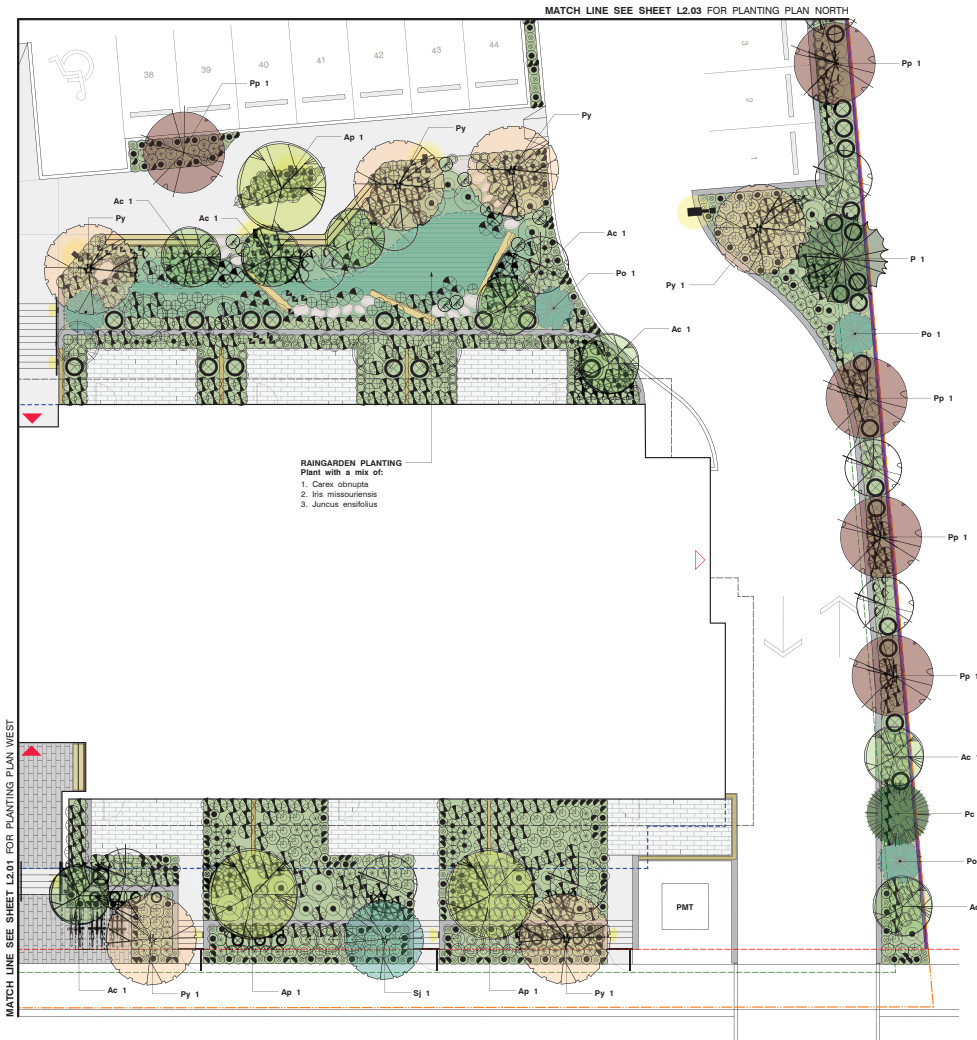
CITY FILE NO. XXX###

SCALE 1:100

START DATE 2025-08-01

DB CM CB KS

L2.01



PLANTING PLAN EAST
SCALE 1:100



Refer to **Sheet L2.01** for Planting Plan West
 Refer to **Sheet L2.03** for Planting Plan North
 Refer to **Sheet L2.04** for Planting Plan Rooftop
 Refer to **Sheet L2.05** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION



All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

CLIENT

Windley Developments

RECEIVED
DP1405
2025-NOV-03
Current Planning

NO.	DATE	ISSUE
1	10-15-2025	DP SUBMISSION

NO. | DATE | REVISION

PROJECT 25014

WELLINGTON HOUSING DEVELOPMENT
 4444/4446 Wellington Road
 Nanaimo, BC

PLANTING PLAN EAST

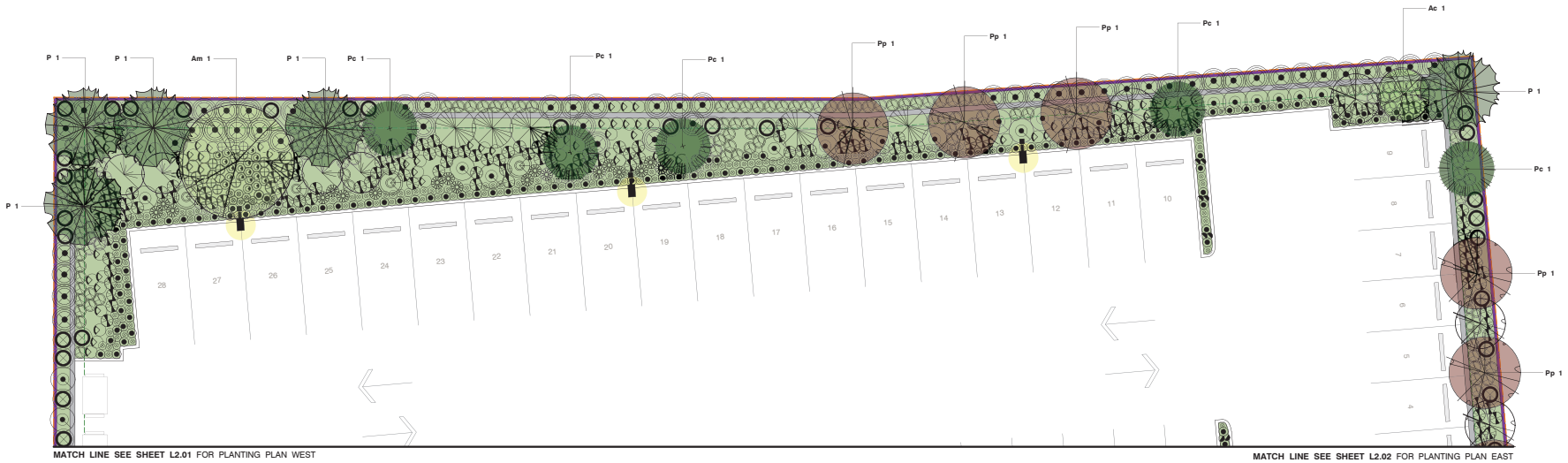
CITY FILE NO. XXX###

SCALE 1:100

START DATE 2025-08-01

DB CM CB KS

L2.02



PLANTING PLAN NORTH
SCALE 1:100



Refer to **Sheet L2.01** for Planting Plan West
 Refer to **Sheet L2.02** for Planting Plan East
 Refer to **Sheet L2.04** for Planting Plan Rooftop
 Refer to **Sheet L2.05** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION



All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

CLIENT
Windley Developments
RECEIVED
DP1405
2025-NOV-03
Current Planning

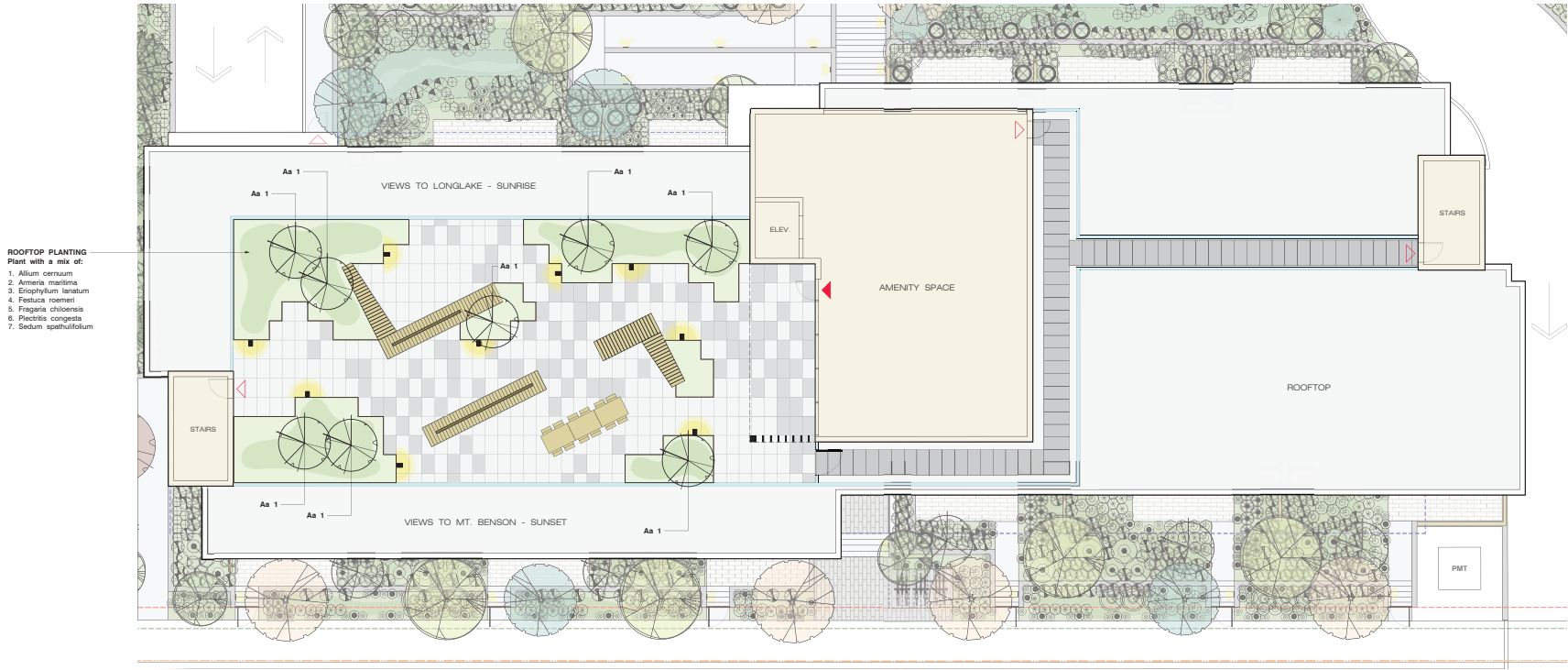
NO.	DATE	ISSUE
1	10-15-2025	DP SUBMISSION

NO.	DATE	REVISION
-----	------	----------

PROJECT 25014
WELLINGTON HOUSING DEVELOPMENT
 4444/4446 Wellington Road
 Nanaimo, BC
PLANTING PLAN NORTH

CITY FILE NO. XXX###
SCALE 1:100
START DATE 2025-08-01
DB CM **CB** KS

L2.03



ROOFTOP LANDSCAPE PLAN
SCALE 1:100

Refer to **Sheet L2.01** for Planting Plan West
Refer to **Sheet L2.02** for Planting Plan East
Refer to **Sheet L2.03** for Planting Plan North
Refer to **Sheet L2.05** for Plant Legend, List & Notes

NOT FOR CONSTRUCTION



All drawings and specifications are the copyright property of the Landscaper. No reuse or reproduction of documents in whole or in part is subject to the Landscaper's specific consent.

CLIENT
Windley Developments
RECEIVED
DP1405
2025-NOV-03
Current Planning

NO.	DATE	ISSUE
1	10-15-2025	DP SUBMISSION

NO.	DATE	REVISION
-----	------	----------

PROJECT 25014
WELLINGTON HOUSING DEVELOPMENT
4444/4446 Wellington Road
Nanaimo, BC

PLANTING PLAN
ROOFTOP

CITY FILE NO. XXX###
SCALE 1:100
START DATE 2025-08-01
DB CM **CB** KS

L2.04

PLANT & TREE LEGEND

Broadleaf Evergreen Trees

A (6) *Arbutus menziesii*

Coniferous Trees

Po (6) *Picea omorika* Bruns

Pc (9) *Pinus contorta*

P (9) *Pseudotsuga menziesii*

Deciduous Trees

Ac (1) *Acer circinatum*

A (1) *Acer macrophyllum*

Ap (8) *Acer palmatum* 'Osakazuki'

Pp (13) *Parrotia persica*

Py (9) *Prunus x yedoensis* 'Akebono'

Sj (6) *Styrax japonica*

Deciduous Shrubs

Ag *Amelanchier alnifolia*

Cs *Cornus sericea*

Oc *Oemleria cerasiformis*

Rs *Ribes sanguineum*

Sa *Symphoricarpos albus*

V *Vaccinium*

Evergreen Shrubs

B *Buxus* 'Green Velvet'

Gs *Gaultheria shallon*

Mn *Mahonia nervosa*

Mg *Myrica californica*

Vo *Vaccinium ovatum*

Ferns & Groundcovers

Au *Arctostaphylos uva-ursa*

Af *Athyrium filix-femina*

Fc *Fragaria chiloensis*

Fv *Fragaria vesca*

Pg *Polypodium glycyrrhiza*

Pm *Polystichum munitum*

Sr *Sedum rupestre*

Perennials

At *Achlyis triphylla*

Af *Aquilegia formosa*

Gl *Gaura lindheimeri*

Nm *Hakonechloa macra*

Md *Maianthemum dilatatum*

Np *Nepeta x faassenii* 'Dropmore'

Pv *Prunella vulgaris*

Sa *Salvia nemorosa* 'Cardonna'

Sl *Solidago lepidota*

Tg *Tellima grandiflora*

RAIN GARDEN PLANTING (Bottom)
Area: 121m²

Plant with a mix of:

- Carex obnupta* (86)
- Iris setosa* (86)
- Juncus effusus* (86)

ROOFTOP PLANTING
Area: 105m²

Plant with a mix of:

- Allium cernuum* (73)
- Artemisia maritima* (129)
- Eriophyllum lanatum* (129)
- Festuca roemerii* (200)
- Fragaria chiloensis* (125)
- Plectritis congesta* (75)
- Sedum spathulifolium* (75)

TREE REPLACEMENT REQUIREMENT: 44
See Tree Management Plan prepared by Newcastle Engineering Ltd. for tree inventory and tree replacement requirements.

TREE REPLACEMENTS IN LANDSCAPE PLAN: 81
Broadleaf Evergreen: 5 (6%)
Coniferous Trees: 24 (30%)
Deciduous Trees: 52 (64%)

PLANT & TREE LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Broadleaf Evergreen Trees (5)						
A	5	<i>Arbutus menziesii</i>	Arbutus	#1		Native
Coniferous Trees (24)						
Po	6	<i>Picea Omorika</i> Bruns	Serbian Spruce	1.5m Ht.		Non-native
Pc	9	<i>Pinus contorta var contorta</i>	Shore Pine	#15		Native
P	9	<i>Pseudotsuga menziesii</i>	Douglas Fir	#15		Native
Deciduous Trees (52)						
Ac	18	<i>Acer circinatum</i>	Vine Maple	#15		Native
A	1	<i>Acer macrophyllum</i>	Big Leaf Maple	#5		Native
Ap	8	<i>Acer palmatum</i> 'Osakazuki'	Japanese Maple	#15		Non-native
Pp	13	<i>Parrotia persica</i>	Persian Ironwood	#20		Non-native
Py	9	<i>Prunus x yedoensis</i> 'Akebono'	Akebono Cherry	#20		Non-native
Sj	6	<i>Styrax japonicus</i>	Japanese Snowbell	#20		Non-native
Deciduous Shrubs						
Aa	20	<i>Amelanchier alnifolia</i>	Service Berry	#3	Multistem	Native
Cs	7	<i>Cornus sericea</i>	Red Twig Dogwood	#2	2m o.c.	Native
OC	18	<i>Oemleria cerasiformis</i>	June Plum	#3	2m o.c.	Native
Rs	50	<i>Ribes sanguineum</i>	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	55	<i>Symphoricarpos albus</i>	Snowberry	#1	1.2m o.c.	Native
V	17	<i>Vaccinium</i> (mix varieties)	Blueberry	#2	1.2m o.c.	Non-native
Evergreen Shrubs						
Gs	380	<i>Gaultheria shallon</i>	Salei	#1	60cm o.c.	Native
Mn	156	<i>Mahonia nervosa</i>	Dull Oregon Grape	#1	60cm o.c.	Native
Mg	5	<i>Myrica californica</i>	California Wax-myrtle	#1	2m o.c.	Native
Vo	98	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#2	1m o.c.	Native
Ferns & Groundcovers						
Au	410	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10cm	45cm o.c.	Native
Af	58	<i>Athyrium filix-femina</i>	Lady Fern	10cm	45cm o.c.	Native
Fc	338	<i>Fragaria chiloensis</i>	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	110	<i>Fragaria vesca</i>	Woodland Strawberry	10cm	45cm o.c.	Native
Pg	77	<i>Polypodium glycyrrhiza</i>	Licorice Fern	10cm	45cm o.c.	Native
Pm	761	<i>Polystichum munitum</i>	Sword fern	#1	60cm o.c.	Native
Sr	224	<i>Sedum rupestre</i>	Sedum Angelina	10cm	30cm o.c.	Non-native
Perennials						
At	52	<i>Achlyis triphylla</i>	Vanilla Leaf	10cm	45cm o.c.	Native
Af	4	<i>Aquilegia formosa</i>	Red Columbine	10cm	45cm o.c.	Native
Gl	112	<i>Gaura lindheimeri</i> 'Bantam White'	Bee blossom	#1	45cm o.c.	Non-native
Nm	100	<i>Hakonechloa macra</i>	Japanese Forest Grass	#1	60cm o.c.	Non-native
Md	55	<i>Maianthemum dilatatum</i>	Fairy Lily of the Valley	10cm	45cm o.c.	Native
Np	98	<i>Nepeta x faassenii</i> 'Dropmore'	Cat Mint	#1	60cm o.c.	Non-native
Pv	23	<i>Prunella vulgaris</i>	Salt-hell	#1	60cm o.c.	Native
Sn	19	<i>Salvia nemorosa</i> 'Cardonna'	Purple Wood Sage	#1	60cm o.c.	Non-native
Sl	19	<i>Solidago canadensis</i>	Canada Goldenrod	10cm	60cm o.c.	Native
Tg	237	<i>Tellima grandiflora</i>	Fringecup	10cm	45cm o.c.	Native
Raingarden & Bioswale						
Co	88	<i>Carex obnupta</i>	Slough Sedge	10cm	60cm o.c.	Native
Im	89	<i>Iris missouriensis</i>	Western Blue Flag Iris	#1	60cm o.c.	Native
Je	88	<i>Juncus ensifolius</i>	Dagger-Leaf Rush	10cm	60cm o.c.	Native
Rooftop						
Alc	75	<i>Allium cernuum</i>	Nodding Onion	10cm	45cm o.c.	Native
Arm	125	<i>Artemisia maritima</i>	Sea Thrift	10cm	45cm o.c.	Native
Ei	125	<i>Eriophyllum lanatum</i>	Woolly Sunflower	10cm	60cm o.c.	Native
Fr	200	<i>Festuca roemerii</i>	Roemers Fescue	10cm	45cm o.c.	Native
Fc	125	<i>Fragaria chiloensis</i>	Coastal Strawberry	10cm	45cm o.c.	Native
Pc	75	<i>Plectritis congesta</i>	Sea Blush	10cm	45cm o.c.	Native
S	75	<i>Sedum spathulifolium</i>	Broad-leaved Stonecrop	10cm	45cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions:
KINSHIP DESIGN ART ECOLOGY
Note: See file: BCSLA
t: 250-753-8093 e: kate.stefuk@kinshipdesign.ca
No substitutions will be accepted without prior written approval of the Landscape Architect.

- ### PLANTING NOTES
- All landscape construction to be in accordance with the City of Nanaimo Engineering Standards and Specifications.
 - All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
 - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T.6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.
 - Growing Medium Depths (unless otherwise specified):
Tree Planting Area: 1 cu. m. per tree
Shrub & Ground Cover Area: 400mm (16") depth
Seeded Area: 150mm (6") depth
 - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
 - Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
 - All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
 - Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
 - No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
 - All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

NOT FOR CONSTRUCTION