

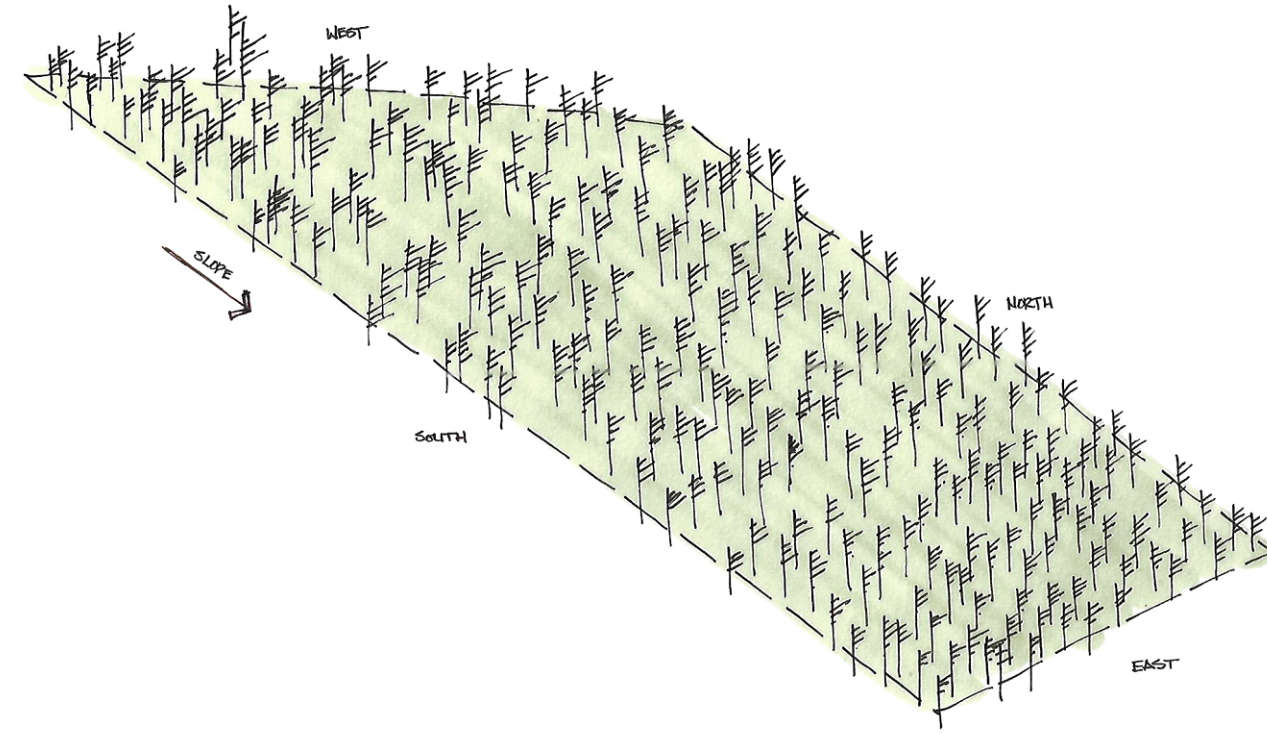
RECEIVED
DP1361
2024-OCT-02
Current Planning

TE'TUXWTUN | *THE LAND SPEAKS FIRST* | LANDSCAPE DEVELOPMENT PERMIT PACKAGE

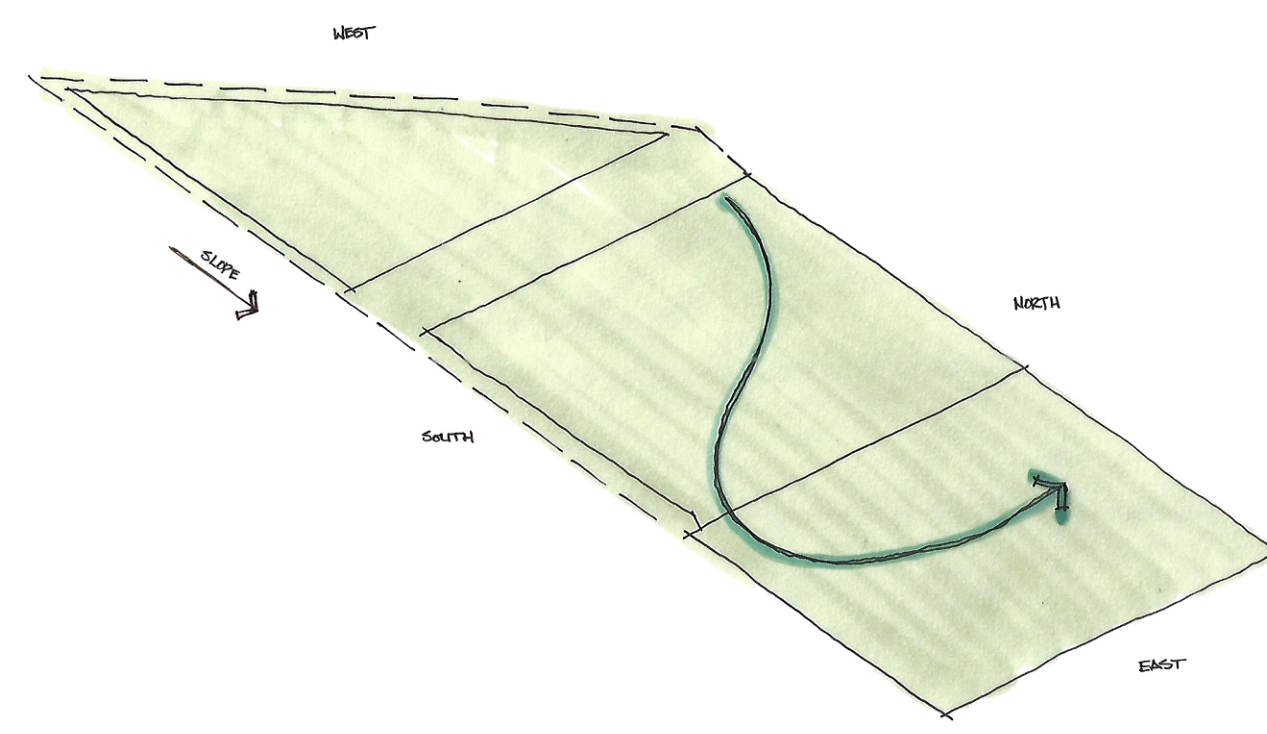
LADR Landscape Architects · 864 Queens Avenue · Victoria, BC · V8T 1M5 · www.ladrla.ca



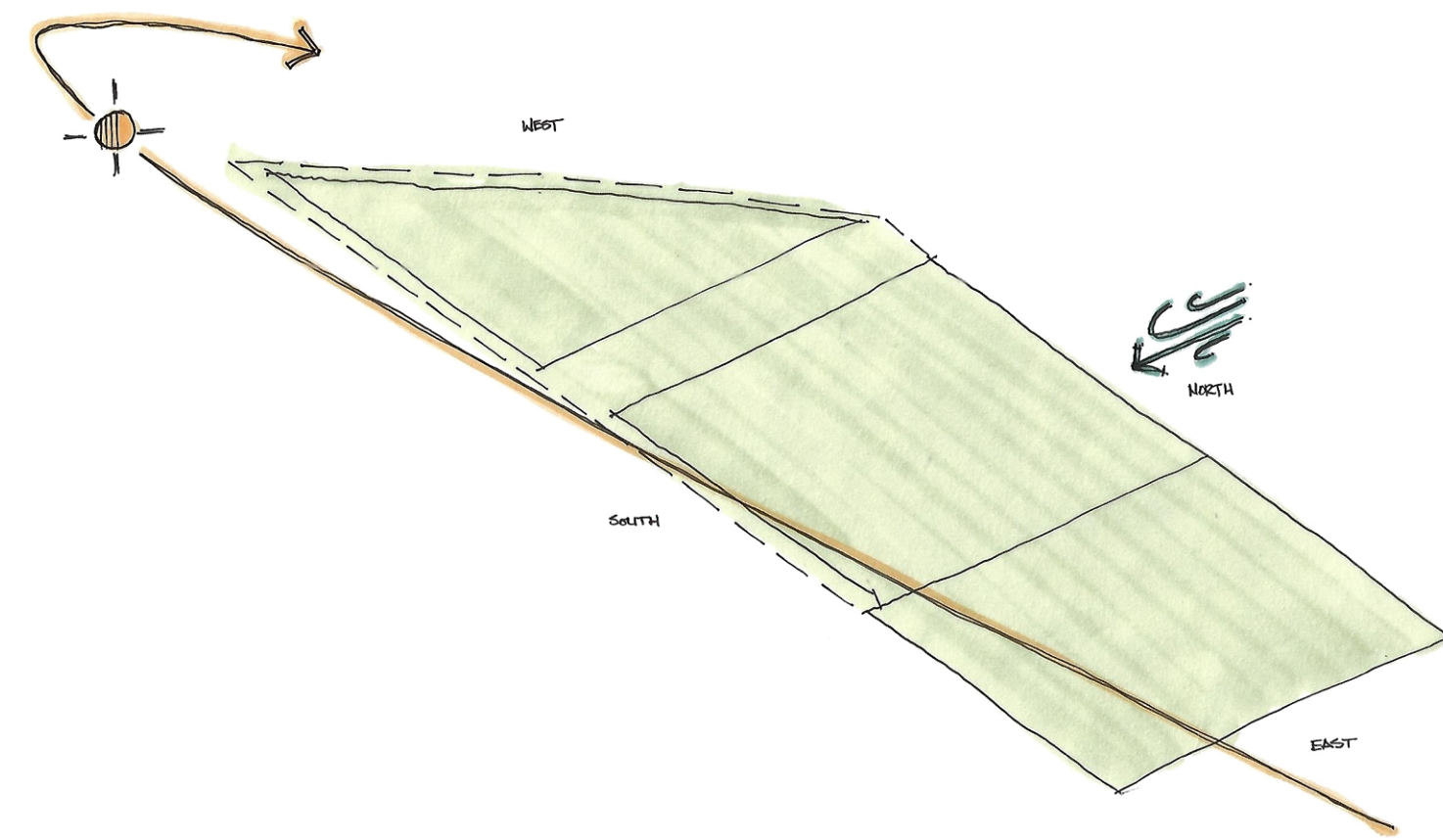
AUGUST 30-24



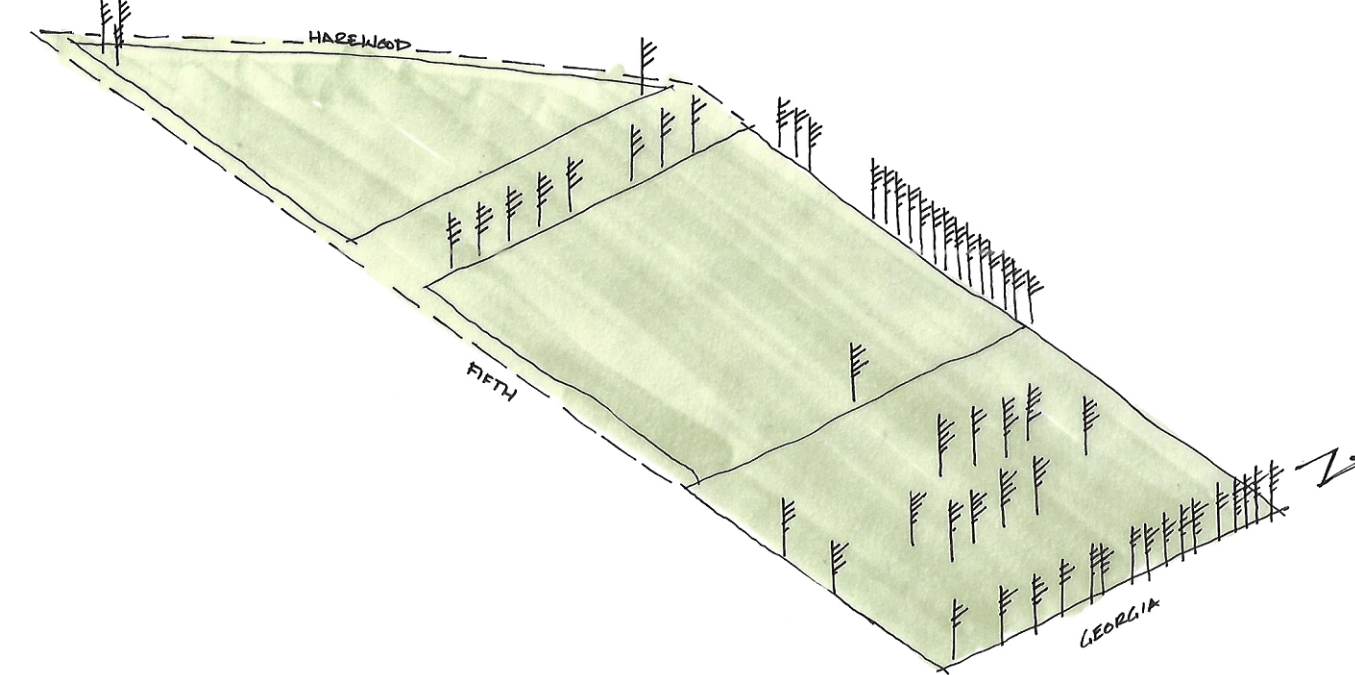
1. THE LAND AS IT WAS: BEGINNING



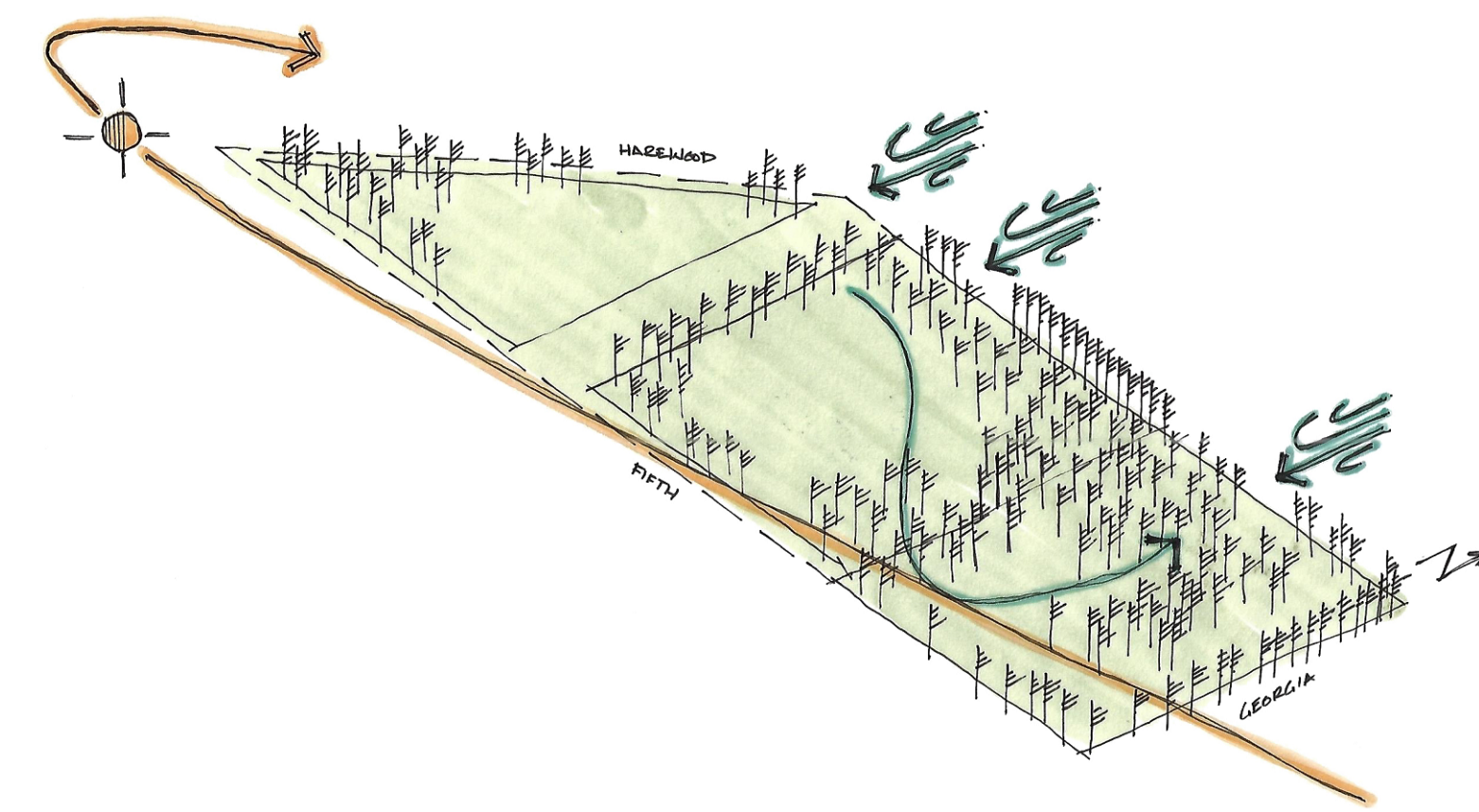
2. ELEMENTS OF THE LAND: WATER



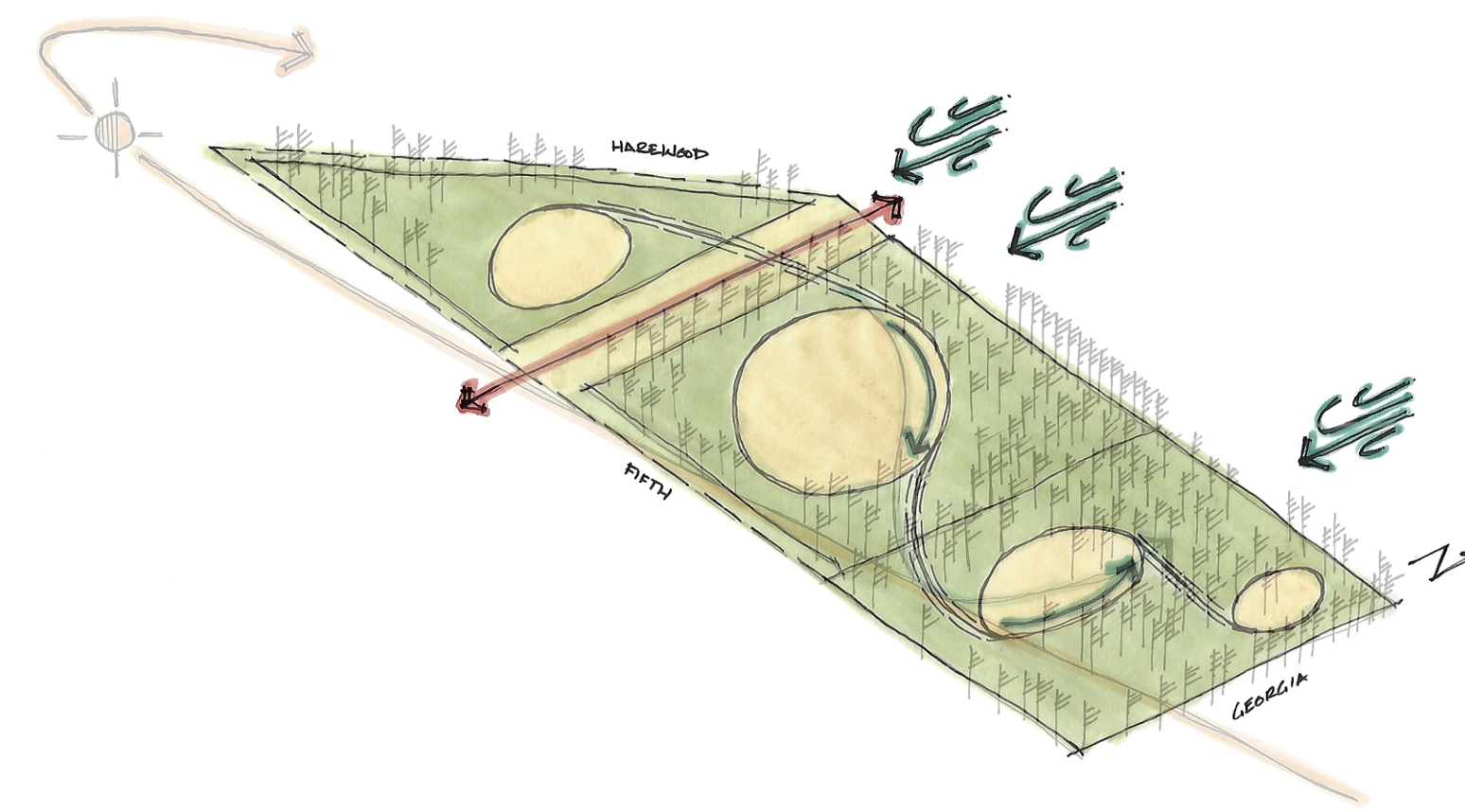
3. ELEMENTS OF THE LAND: SUN AND WIND



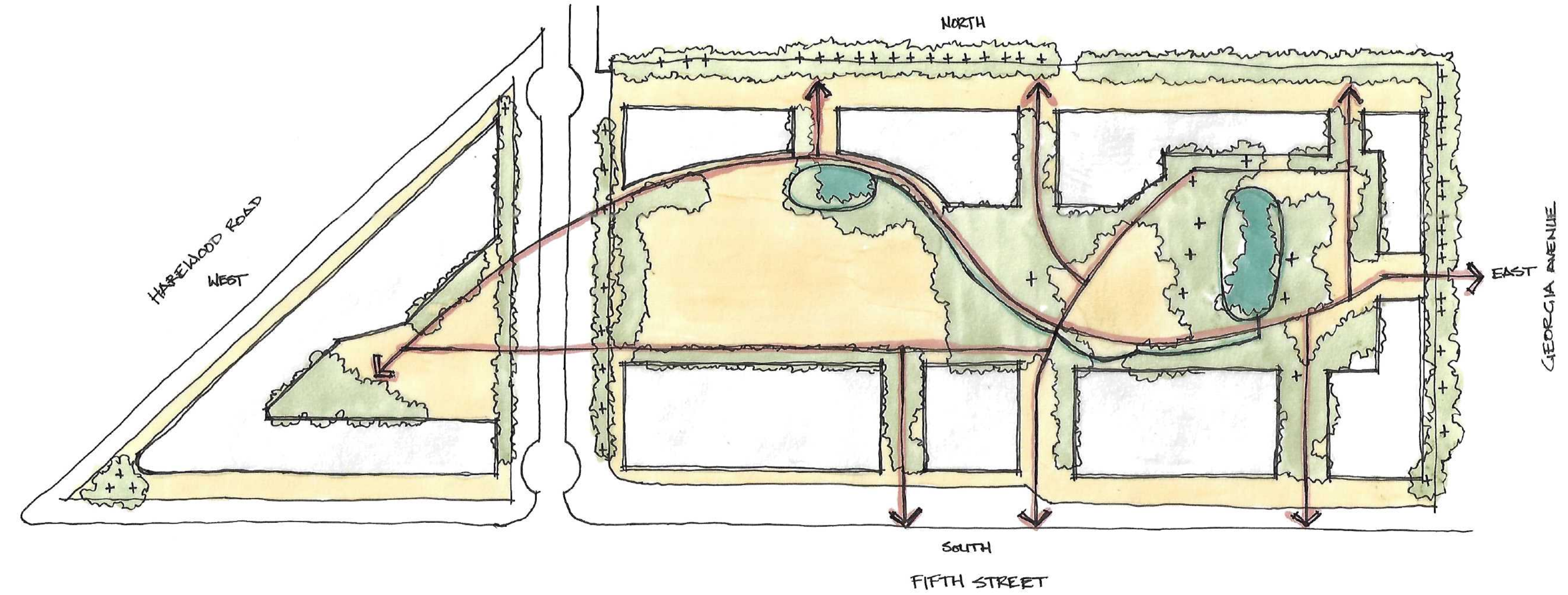
4. THE LAND AS IT IS: PRESERVING WHAT WE HAVE



5. SHARING THE LAND: BRINGING BACK THE ECOSYSTEM



6. SHARING THE LAND: SPACE FOR ALL FAMILY MEMBERS



7. SHARING THE LAND: HUMAN DWELLINGS

The Snuneymuxw First Nation teaches us that the land speaks first and that listening to what it says will lead to restorative design solutions that support and foster all users of the site: plants, birds, insects, animals, and humans. This holistic and land-first approach to the landscape design has been a fluid learning process, and we are grateful for the opportunity to put those teachings into practice. What follows is an outline of our initial design process of listening to the land and allowing it to tell us about itself before layering in the required design program.

1. THE LAND AS IT WAS

Every story has a beginning and, since we are telling the story of the land, this one begins long ago, when the land was covered by an interconnected network of ecosystems: rainforest, meadow, outcrop, and streamside. A dense tree canopy of cedar, fir, maple, hemlock, and other species stretched for miles in every direction - from the mountains to the shoreline. Ferns, salal, and an array of lifegiving plants filled the thick understory and nurtured a diverse range of wildlife.

At that time the project site was part of that natural system and had no distinct boundaries - it simply existed within the broader landscape.

2. ELEMENTS OF THE LAND: WATER

Beneath the trees existed a varied and balanced ecosystem inhabited by plants, birds, animals, and fish. Creeks and streams swept through the forest floor and between rock outcrops, the sun shone into clearings, and wind rushed through gaps in the forest.

3. ELEMENTS OF THE LAND: SUN AND WIND

The land sloped steadily from west to east and was exposed to northern winds and southern sunlight.

4. THE LAND AS IT IS

The land as we know it now is different than it was. It has been reshaped by human hands to suit our needs: the native forest has long since been removed and replaced with trees planted in orderly lines. Slopes have been flattened, terraced, and covered in grass fields for our use, and roads have been constructed around it and through it. It is land that has been disconnected from its history and natural systems, but that does not mean it holds no value. The land holds both promise and opportunity, and we must begin by preserving what we have. Trees on the site will be retained wherever possible and supported so that they can thrive - this is how we can begin to respect and celebrate the land.

5. SHARING THE LAND: BRINGING BACK THE ECOSYSTEM

It is not enough to simply protect what exists when so little remains of what was once part of a wider ecosystem. The land in its current state needs connection - it is a series of disparate parts that, when brought together, will become much more than any individual element we add. This connection begins with bringing in the forest by adding as many trees to the site as possible to re-establish areas of unbroken tree canopy, understory, and habitat. There are also new slopes, watercourses, and microclimates to consider. The landscape design does not seek to protect against nature, but rather to embrace and welcome it into the heart of the site. We cannot cover the land and expect it to function as it once did but we can take the existing conditions into account and bring the forest back in ways which allow much-needed sun to reach, and winds to flow, across the land.










6. SHARING THE LAND: SPACE FOR ALL FAMILY MEMBERS



By bringing the forest back to the land in a sensitive way, we have created spaces suited for both human, animal, and insect activity. Open spaces are touched by sunlight and wind, while forested areas are sheltered, shaded, and filled with understory plantings that support life. These spaces function together rather than apart, with connections running between them. These connecting spaces follow the flow of the water, an element which has always brought humans and nature together, creating bridges between family members instead of walls.

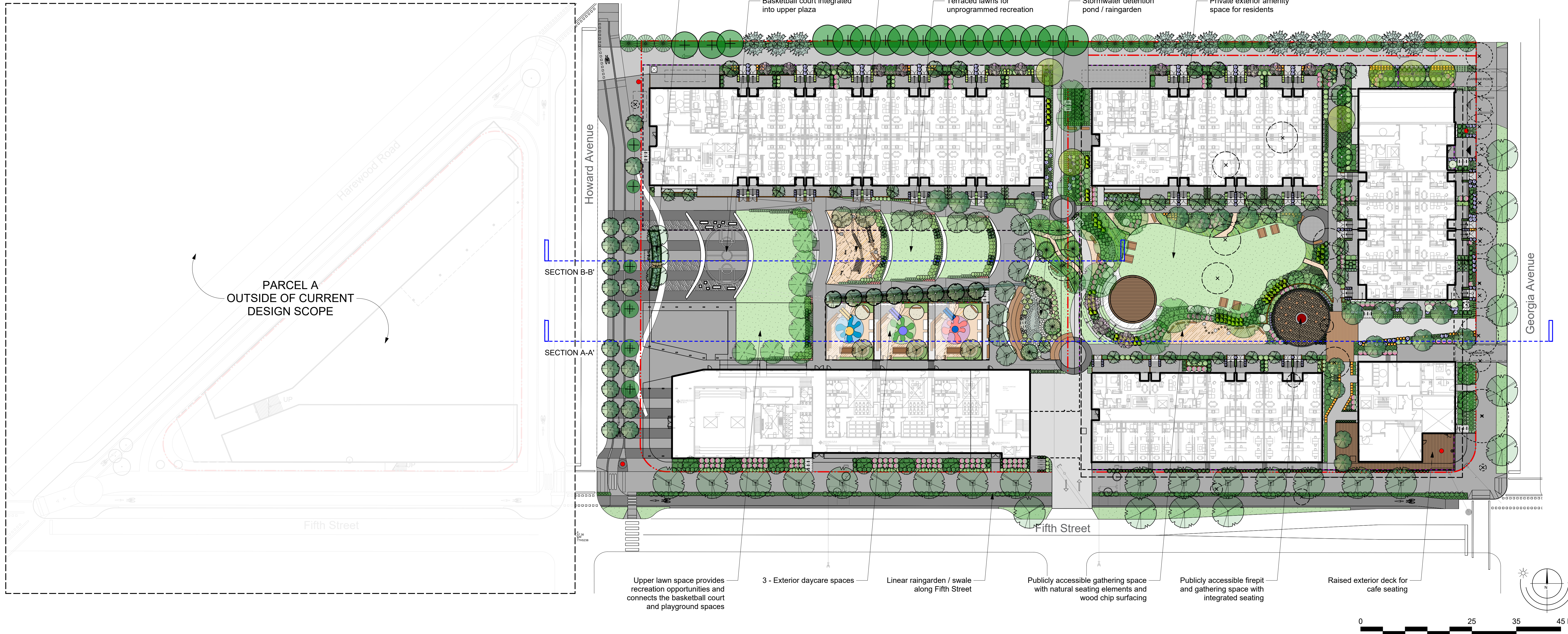
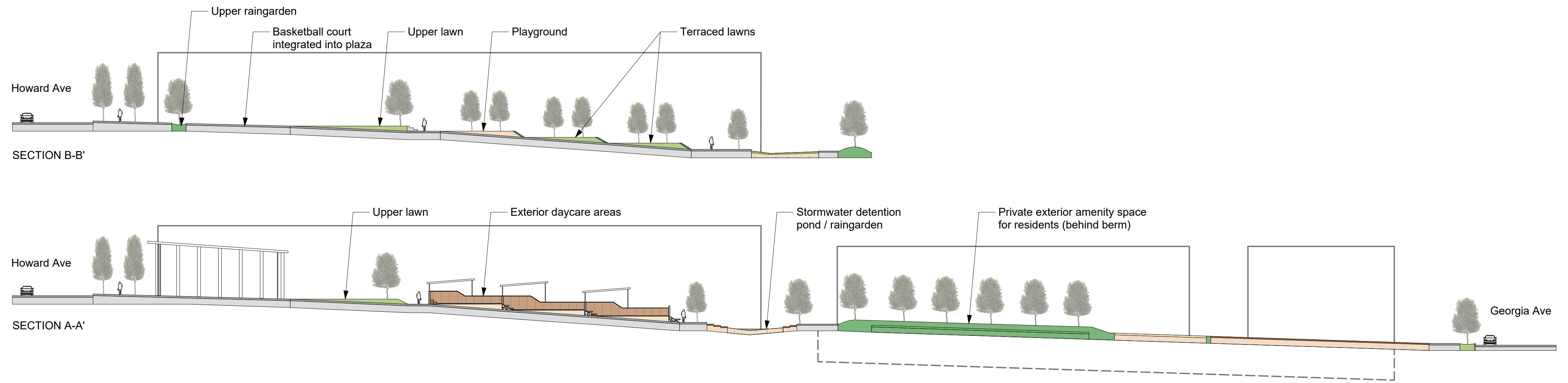
7. SHARING THE LAND: HUMAN DWELLINGS

Lastly, we recognize that there is a human plan for the land. Dwellings are needed to support a vibrant community of people who will serve as current and future stewards of the land. In order to preserve what we have created, these buildings are placed around the edge of the site - enclosing and protecting, but also inviting and calling to those in the lands beyond: "What special secrets does this land hold?" / "How have things been done differently here?" / "Why do we not always listen to what the land can teach us?"

MATERIALS LEGEND

-  Plaza and pedestrian connections - Concrete
-  Wood / composite decking
-  Grass lawn
-  Planting beds (native and adaptive species)
-  Native grass and wildflower seed mix
-  Raingardens + swales
-  Retained Native Vegetation (Invasives Removed)
-  Nature play areas
-  River rock

-  EXISTING TREE (RETAINED)
-  EXISTING TREE (REMOVED)



Upper lawn space provides recreation opportunities and connects the basketball court and playground spaces

3 - Exterior daycare spaces

Linear raingarden / swale along Fifth Street

Publicly accessible gathering space with natural seating elements and wood chip surfacing

Publicly accessible firepit and gathering space with integrated seating

Raised exterior deck for cafe seating

Te'tuxwtun | Full Site Landscape Concept Plan

RECEIVED
DP1361
2024-OCT-02
Current Planning

L1  **LADR LANDSCAPE ARCHITECTS**

Project No: 2035 Aug 30-24

#3-864 Queens Avenue
Phone: (250) 598-0105
Victoria, BC

Terraced concrete seating walls and stair adjacent to upper lawn create an informal gathering space and bridge the connection between the basketball court, lawn, and playground

The upper plaza acts as an extension of the community building, providing space for outdoor gatherings and recreational use in the heart of the site. It is overlaid by a double row of trees that integrates retained trees into the pattern wherever possible. The plaza includes a custom-sized basketball court with surrounding bench seating, creating a multi-generational gathering space and activity node adjacent to the adjacent lawn.

Planting at unit entrances features a mix of native and adaptive plant species that have been selected for their suitability to the sun exposure and microclimate of their locations. Emphasis has been placed on creating a multi-tiered vegetation canopy to provide an optimal mix of aesthetic value, habitat creation, and pollinator support

Central plaza acts as a connection hub for site circulation

Terraced lawn spaces are divided by planted reinforced slopes (MSE system) and curved concrete seating walls

Stormwater detention pond / raingarden collects water from the upland areas of the site. Stormwater from the upper plaza is conveyed via a runnel that runs alongside the central ramp.

Visitors are invited to engage with the function of the raingarden by making its borders accessible via stepped wood decks. In this way it can also function as a strong teaching and engagement tool, as it provides habitat and serves as a functional piece of infrastructure while also being an aesthetically attractive landscaped space

The outdoor space for BC Housing residents supports a diverse array of amenities closely connected to areas of planting and trees, creating a shared, private, habitat space for humans and animals. Picnic tables are provided at the perimeter of an open lawn, and a raised wood deck serves as a flexible amenity for gatherings of various sizes and general recreation. Seating walls integrated into the perimeter berm support use of the deck by small groups, and the adjacent lawn space supports its use in larger events.

It includes private outdoor spaces for units as well as shared areas for recreation and gathering. Loosely enclosed by a combination of plantings and raingardens, it is sheltered from the public areas of the site through a planted berm which takes the place of a fence. In this way the space is practically divided and privacy is provided for residents without the use of hard barriers.

MATERIALS LEGEND

	Plaza and pedestrian connections - Colored and natural concrete
	Wood / composite decking
	Grass lawn
	Planting beds (native and adaptive species)
	Native grass and wildflower seed mix
	Raingardens + swales
	Retained Native Vegetation (Invasives Removed)
	Nature play areas
	River rock

Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
TOTAL: 143	N Acer circinatum	Vine Maple	2.5M ht.
	N Acer macrophyllum	Big Leaf Maple	6cm cal.
	N Arbutus Menziesii	Pacific Madrone	2.5M ht.
	Betula nigra	River Birch	3M ht.
	Cercidiphyllum japonicum	Katsura Tree	6cm cal.
	N Chamaecyparis nootkatensis	Yellow Cedar	3M ht.
	N Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm cal.
	PN Prunus emarginata	Bitter Cherry	2.5M ht.
	N Pseudotsuga menziesii	Douglas Fir	3M ht.
	N Tsuga Heterophylla	Western Hemlock	3M ht.
Large Shrubs	Botanical Name	Common Name	Size
TOTAL: 482	FPN Mahonia aquifolium	Tall Oregon Grape	#5 pot
	PN Oemleria cerasiformis	Indian-plum	#10 pot
	PN Rhododendron macrophyllum	Pacific Rhododendron	#7 pot
	FPN Rosa nutkana	Nootka Rose	#7 pot
	FPN Rubus Spectabilis	Salmonberry	#10 pot
Medium Shrubs	Botanical Name	Common Name	Size
TOTAL: 846	Cornus sanguinea 'Arctic Fire'	Arctic Fire Dogwood	#5 pot
	PN Cornus stolonifera	Redosier Dogwood	#5 pot
	PN Philadelphus lewisii	Mock Orange	#7 pot
	PN Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
	FPN Ribes sanguineum	Red Flowering Currant	#7 pot
	PN Symphoricarpos albus	Snowberry	#5 pot
	FPN Vaccinium ovatum	Evergreen Huckleberry	#5 pot
Small Shrubs	Botanical Name	Common Name	Size
TOTAL: 752	PN Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
	FPN Gaultheria shallon	Salal	#1 pot
	FPN Mahonia nervosa	Low Oregon Grape	#1 pot
	FPN Mahonia repens	Creeping Oregon Grape	#1 pot
	PN Spiraea douglasii	Douglas Spirea	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
TOTAL: 1,697	PN Allium cernuum	Nodding Onion	#1 pot
	PN Aruncus dioicus	Goatsbeard	#1 pot
	PN Aster subspicatus	Douglas Aster	#1 pot
	N Blechnum spicant	Deer Fern	#1 pot
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	N Juncus effusus	Common Rush	#1 pot
	PN Maianthemum racemosum	False Solomon's seal	#1 pot
	N Polystichum munitum	Sword Fern	#1 pot
	PN Stachys chamissonis var. coo.	Coolley's hedge-nettle	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot
	PN Tellima grandiflora	Fringecup	#1 pot
Groundcovers	Botanical Name	Common Name	Size
TOTAL: 830	FPN Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
	FPN Fragaria chiloensis	Coastal Strawberry	#1 pot
	FPN Rubus calycinoides	Creeping Bramble	SP4
Vines	Botanical Name	Common Name	Size
TOTAL: 54	FP Vitis riparia	Wild Grapevine	#1 pot

Notes:
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

F Denotes a food-producing species (edible by both humans and animals)
P Denotes a pollinator-supporting species
N Denotes a native or hybridized native species

60 bike parking stalls have been provided across the site for visitors

The plaza design includes a decorative pattern of colored concrete banding and areas of cobble paving. The plaza is designed to be usable by all members of the public, with the areas of cobble paving bridged by bands of concrete surfacing

Four house poles are located at the corners of the site and are integrated into the building architecture where possible

The Fifth Street frontage design incorporates a linear raingarden located between the sidewalk and bike lane that will collect surface stormwater runoff from the adjacent hardscapes. This raingarden is intended to infiltrate the runoff from most small rain events and will have an overflow drain with a municipal storm connection for large rain events

Three exterior daycare spaces are located directly opposite from the interior daycare spaces within the community building. These daycare spaces feature a variety of programming options and are shaded through a combination of small trees and canopy structures that emulate the community building roofline.

The retaining walls which form the terrace edges of each daycare space are designed to have tiered seating and potential slide connections between the upper and lower activity areas

Seating walls integrated into the privacy berm provide seating opportunities on both sides of the landform

Lower seating node provides a variety of rest opportunities while supporting low-intensity play and fostering a connection to nature through use of natural materials (log and boulder seating, wood chip surfacing), and proximity to the food-bearing native plantings of the privacy berm. Located within the publicly-accessible area of the site but adjacent to housing units, this node is intended to support sharing of experiences and foster connections between residents and visitors

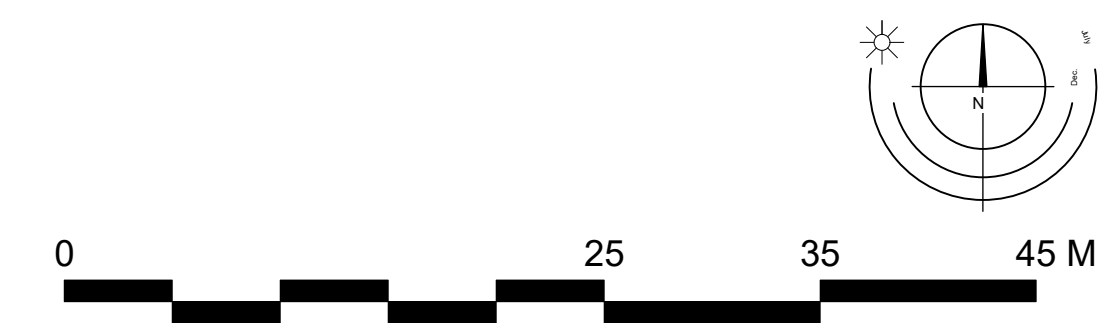
Plaza with a firepit and integrated seating creates a publicly-accessible node at the east end of the site that can support a range of uses including acting as an outdoor classroom

Te'tuxwtun | Landscape Concept Plan

RECEIVED
 DP1361
 2024-OCT-02
 Current Planning

L2 **LADR LANDSCAPE ARCHITECTS**

Project No: 2035 Aug 30-24 #3-864 Queens Avenue Victoria, BC Phone: (250) 598-0105



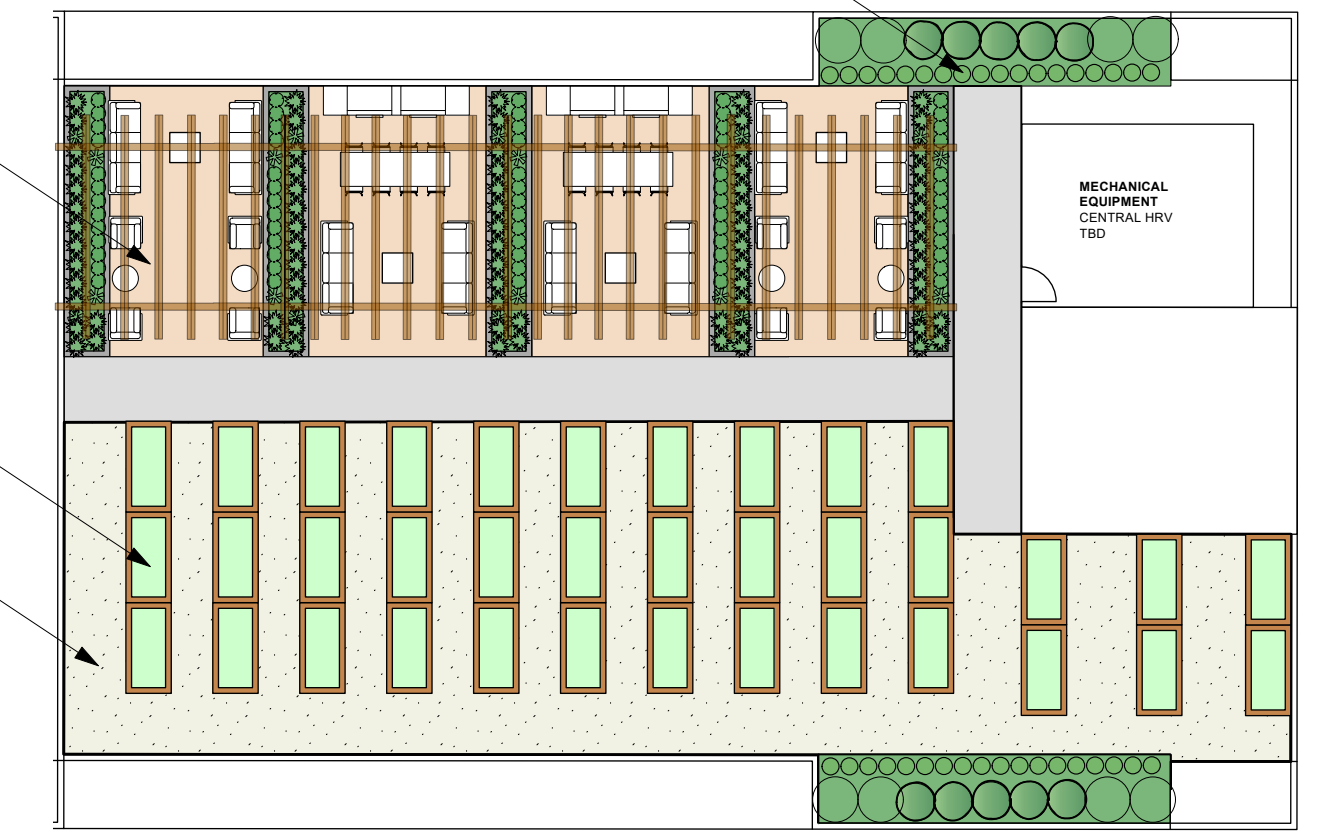
Rooftop amenity spaces provide opportunities for outdoor gathering, shared cooking and eating, and gardening in raised planters. Accessible only to residents and guests, the rooftop patios can support sensitive programs such as vegetable and traditional medicinal plant production and harvesting, and private community gatherings, while remaining connected to nature and the view to Te'tuxwtun in the distance

Built-in planters at perimeter of rooftop areas feature a selection of drought-tolerant, native and adaptive plants (Typ.)

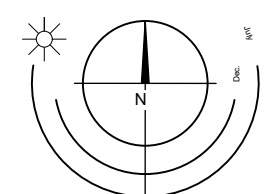
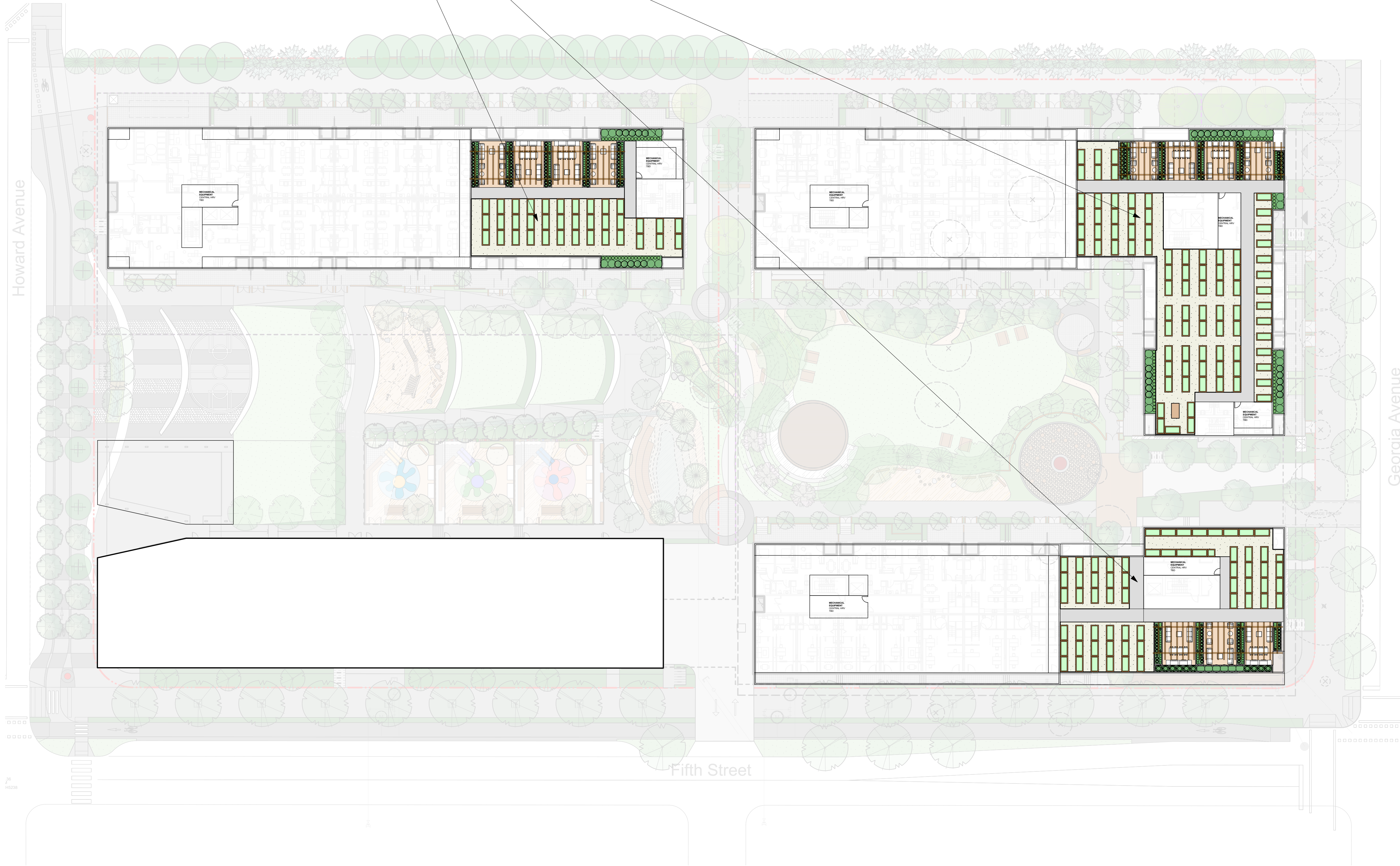
Seating nodes and outdoor kitchens provide outdoor eating and gathering opportunities for groups of various sizes. Seating areas are covered by wood pergolas that support twining vines (Typ.)

Raised wood planters provide opportunities for food production (Typ.)

Concrete slab and pedestal system under planters (Typ.)



ROOFTOP PATIOS - TYPICAL DESIGN ELEMENTS



Te'tuxwtun | Rooftop Landscape Concept Plan

RECEIVED
DP1361
2024-OCT-02
Current Planning

L3  **LADR LANDSCAPE ARCHITECTS**

Project No: 2035 Aug 30-24 #3-864 Queens Avenue Victoria, BC
Phone: (250) 598-0105

ON-SITE TREE INVENTORY (PREPARED BY NB TREE SERVICE LTD)

Name	DBH (cm)	Ht (m)	Critical root zone (m)	Crown spread (m)	Health	Structural
1 Flowering cherry	13	5	1.56	4	Good	Good
2 Flowering crabapple	8.9	3.5	1.07	3	Good	Good
3 Flowering crabapple	8.8	4.5	1.06	3.3	Good	Good
4 Persian ironwood	8.9	7	1.07	3.4	Good	Good
5 Flowering cherry	7.6	4	0.91	3	Good	Good
6 Persian ironwood	4	5	0.48	3.9	Good	Good
7 Cottonwood	7	3.5	0.84	0.7	Good	Good
8 Silver maple	14.5	10	1.74	1.5	Good	Good
9 Silver maple	7.6	7	0.91	1.8	Good	Good
10 Silver maple	10	11	1.20	2	Good	Good
11 Silver maple	10	6	1.20	1.8	Good	Good
12 Silver maple	20	11	2.40	2	Good	Good
13 Silver maple	25.4	12	3.05	2.1	Good	Fair
14 Silver maple	17.8	11	2.14	3.9	Good	Good
15 Silver maple	9	5	1.08	1.7	Good	Good
16 Flowering crabapple	20	8	2.40	8	Good	Good
17 Incense cedar	16	6	1.92	2.7	Good	Good

18 Douglas fir	Pseudotsuga menziesii	16.5	7	1.98	3.6	Good	Good
19 Douglas fir	Pseudotsuga menziesii	58	17	6.96	12	Good	Good
20 Western red cedar	Thuja plicata	44.4	15	5.33	6	Good	Good
21 Arbutus	Arbutus menziesii	2.5	1.5	0.30	1.5	Good	Good
22 Deodara cedar	Cedrus deodara	63.5	23	7.62	12	Good	Fair
23 Sitka spruce	Picea sitchensis	15.2	9	1.82	4	Poor	Fair
24 Hemlock	Tsuga heterophylla	12.7	7	1.52	4.2	Good	Fair
25 Deodara cedar	Cedrus deodara	40	22	4.80	13	Good	Fair
26 Sitka spruce	Picea sitchensis	14	7.5	1.68	4.8	Fair	Fair
27 Deodara cedar	Cedrus deodara	42	21	5.04	9	Good	Good
28 Hemlock	Tsuga heterophylla	18.5	6.5	2.22	3	Poor	Fair
29 Deodara cedar	Cedrus deodara	48	17	5.76	11.2	Good	Fair
30 Deodara cedar	Cedrus deodara	35.5	15	4.26	5.8	Good	Good
31 Deodara cedar	Cedrus deodara	39.3	15	4.72	7.3	Good	Good
32 Sitka spruce	Picea sitchensis	16.5	9				
33 Deodara cedar	Cedrus deodara	30.4	12	3.65	5.1	Poor	Poor
34 Deodara cedar	Cedrus deodara	33	12	3.96	4.8	Good	Fair
35 Deodara cedar	Cedrus deodara	33	11	3.96	5	Good	Good
36 Flowering crabapple	Malus sargentii	2.5	1.8	0.30	2.5	Fair	Good

37		11	5	1.32	4.2	Poor	Good
38 Deodara cedar	Cedrus deodara	42	18	5.04	5.4	Good	Good
39 Deodara cedar	Cedrus deodara	43	4.5	5.16	6.4	Good	Good
40 Deodara cedar	Cedrus deodara	38	19	4.56	8.2	Good	Good
41 Deodara cedar	Cedrus deodara	43	14	5.16	5.7	Good	Good
42 Deodara cedar	Cedrus deodara	35.5	13	4.26	6	Good	Good
43 Deodara cedar	Cedrus deodara	47	21	5.64	12.8	Good	Good
44 Pine	Pinus ponderosa	48	22	5.76	7.6	Good	Good
45 Deodara cedar	Cedrus deodara	53	23	6.36	13.7	Good	Good
46 Pine	Pinus ponderosa	53	20	6.36	8.2	Good	Good
47 Deodara cedar	Cedrus deodara	61	22	7.32	13.7	Good	Good
48 Incense cedar	Calocedrus decurrens	7	11	0.84	6	Good	Good
49 Pine	Pinus ponderosa	43	9	5.16	11.5	Good	Good
50 Incense cedar	Calocedrus decurrens	32	9	3.84	4.2	Good	Good
51 Incense cedar	Calocedrus decurrens	22.8	7	2.74	3	Good	Good
52 Deodara cedar	Cedrus deodara	40	16	4.80	10.6	Good	Good

TREE RETENTION LEGEND

EXISTING TREE - RETAINED
23 TREES TO BE RETAINED

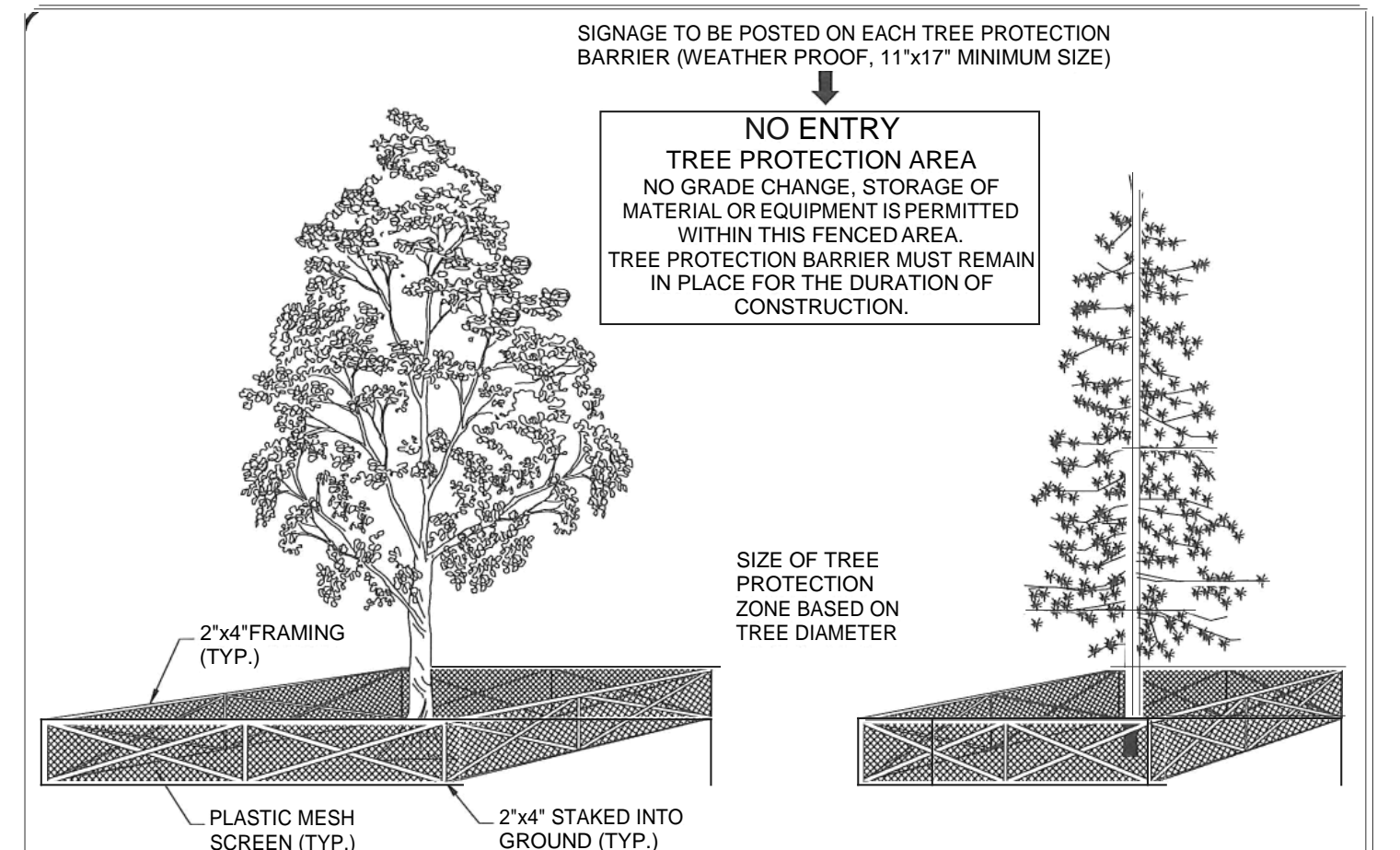
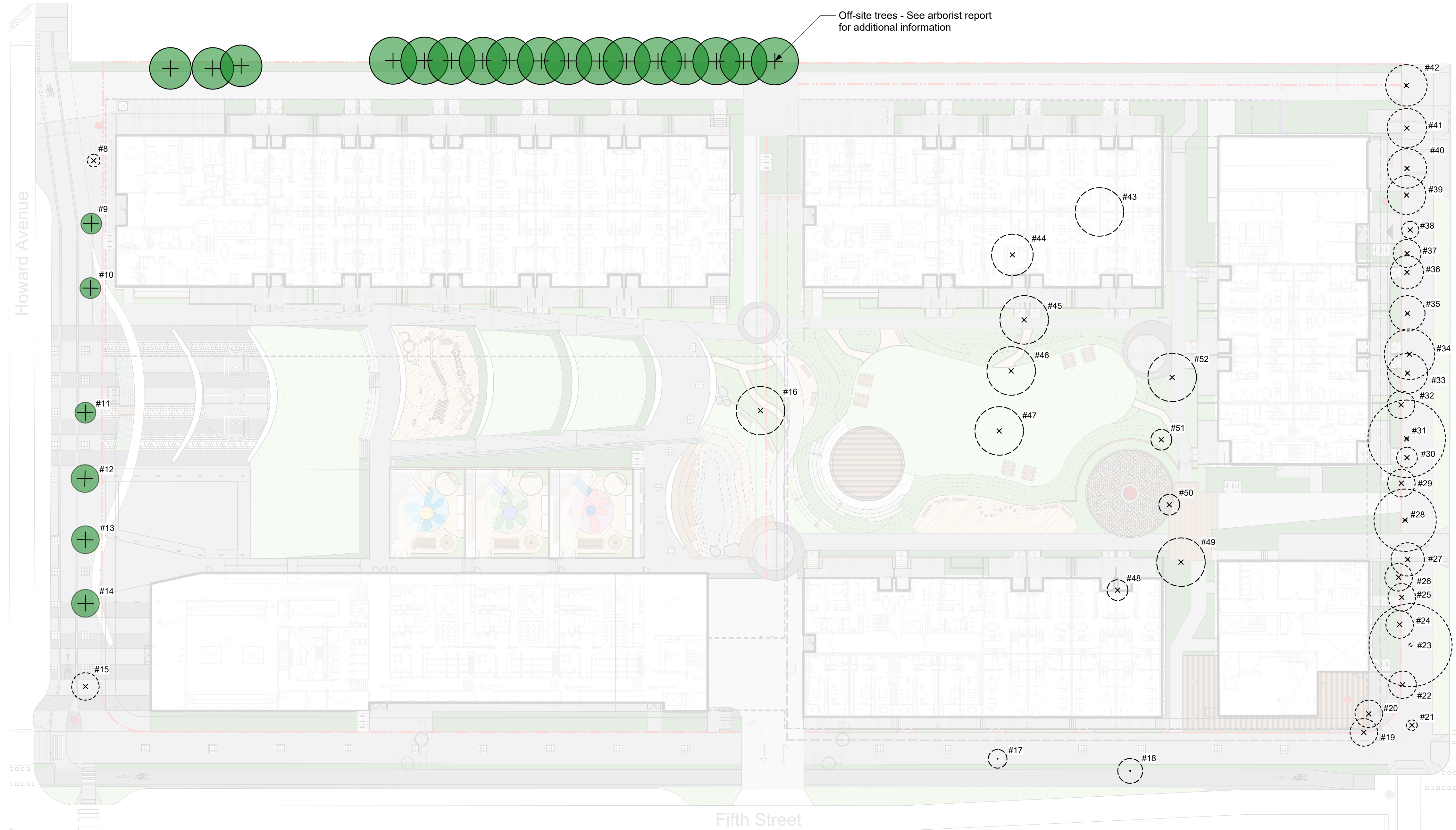
EXISTING TREE - REMOVED
31 TREES TO BE REMOVED

TOTAL PROPOSED TREES: 143
TOTAL PROPOSED + RETAINED TREES: 166

EXISTING TREES SUITABLE FOR MILLING PURPOSES

Map ID	Species	DBH cm
41	Deodar Cedar	47
42	Red Pine	48
43	Deodar Cedar	53
45	Deodar Cedar	61
47	Red Pine	43
50	Deodar Cedar	40
52	Deodar Cedar	43
53	Deodar Cedar	38
54	Deodar Cedar	43
55	Deodar Cedar	42
57	Deodar Cedar	33
58	Deodar Cedar	33
60	Deodar Cedar	39
61	Deodar Cedar	35
62	Deodar Cedar	40, 30, 20
64	Deodar Cedar	42
66	Deodar Cedar	50, 48
69	Deodar Cedar	60, 80, 40, 45
71	Deodar Cedar	75
72	Western red cedar	55

1. EACH TREE LISTED ABOVE HAS APPROXIMATELY 10 FEET OF USABLE STEM WOOD FOR MILLING.



- TREE PROTECTION FENCING:**
- PRIOR TO CONSTRUCTION TAKING PLACE ON THE SITE A PROTECTION FENCE (SEE SPECIFICATIONS BELOW) SHALL BE INSTALLED ON THE SITE ACCORDING TO THE LAYOUT ON THE DRAWING ALONG THE EXISTING GRADE. PRIOR TO THE INSTALLATION OF THIS FENCE, THE LAYOUT SHOULD BE REVIEWED BY THE CITY OF NANAIMO URBAN FORESTRY CO-ORDINATOR. THE PROJECT MANAGER WILL INSTRUCT ALL TRADES ON THE IMPORTANCE OF FOLLOWING THESE TREE PROTECTION MEASURES. ALL TRADES WILL BE REQUIRED TO SIGN OFF THEIR CONCURRENCE OF THIS PLAN.
- HEIGHT OF FENCE TO BE 1.2m (4').
 - 2"x4" S TO BE USED FOR VERTICAL POSTS, TOP AND BOTTOM RAILS AND CROSS BRACING (IN AN "X"); ROUND UN-TREATED VERTICAL POSTS MAY BE USED WITH A MINIMUM DIAMETER OF 90mm.
 - SPACING BETWEEN VERTICAL POSTS TO BE NO FURTHER APART THAN 3.7m (12') ON CENTRE.
 - STRUCTURE MUST BE STURDY WITH VERTICAL POSTS DRIVEN FIRMLY INTO THE GROUND.
 - CONTINUOUS PLASTIC MESH SCREENING (E.G. ORANGE SNOW FENCING).
 - SIGNS ENTITLED "TREE PROTECTION AREA" TO BE POSTED ON FENCE EVERY 15m.
 - LOCATION OF FENCE AS SHOWN ON PLAN.

MINIMUM PROTECTION REQUIRED AROUND TREE

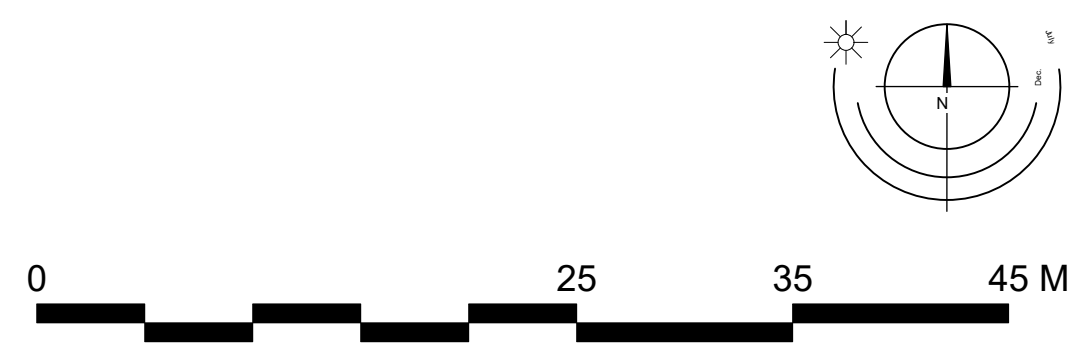
Tree Protection Fencing is to be Placed at a Distance Equal to 6 X the Diameter at Breast Height from the Tree Stems

TRUNK DIAMETER (cm)	DISTANCE FROM TRUNK (m)	TRUNK DIAMETER (cm)	DISTANCE FROM TRUNK (m)
20	1.2	50	3.0
25	1.5	55	3.3
30	1.8	60	3.6
35	2.1	75	4.5
40	2.4	90	5.0
45	2.7	100	6.0

CITY OF NANAIMO

TREE PROTECTION FENCING

Scale: NTS
Created: 15FEB2019
Rev Date: TBD
Avg No: TBD-2



Te'tuxwtun | Tree Management Plan

RECEIVED
DP1361
2024-OCT-02
Current Planning

L4 LADR LANDSCAPE ARCHITECTS

Project No: 2035 Aug 30-24 #3-864 Queens Avenue Victoria, BC Phone: (250) 598-0105



CHARACTER IMAGES



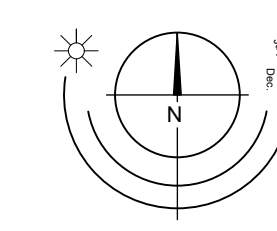
1: Curved concrete seating walls



2: Planted privacy berm



3: Tall grasses with mowed paths



1:125

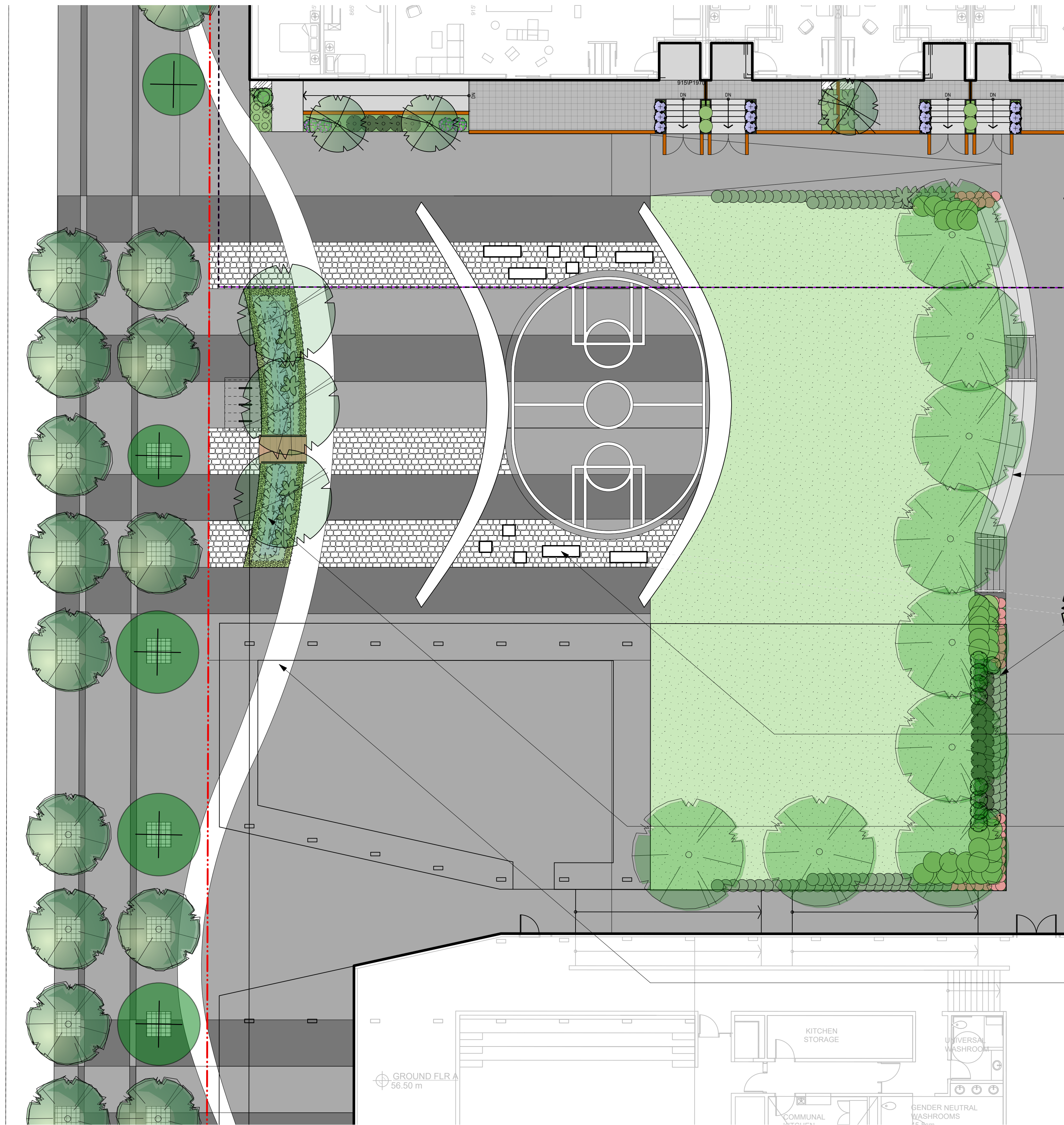


RECEIVED
DP1361
 2024-OCT-02
 Current Planning

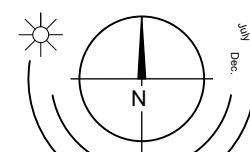
Te'tuxwtun | BC Housing Private Exterior Amenity

L5  **LADR LANDSCAPE ARCHITECTS**

Project No: 2035 Aug 30-24 #3-864 Queens Avenue Victoria, BC
 Phone: (250) 598-0105



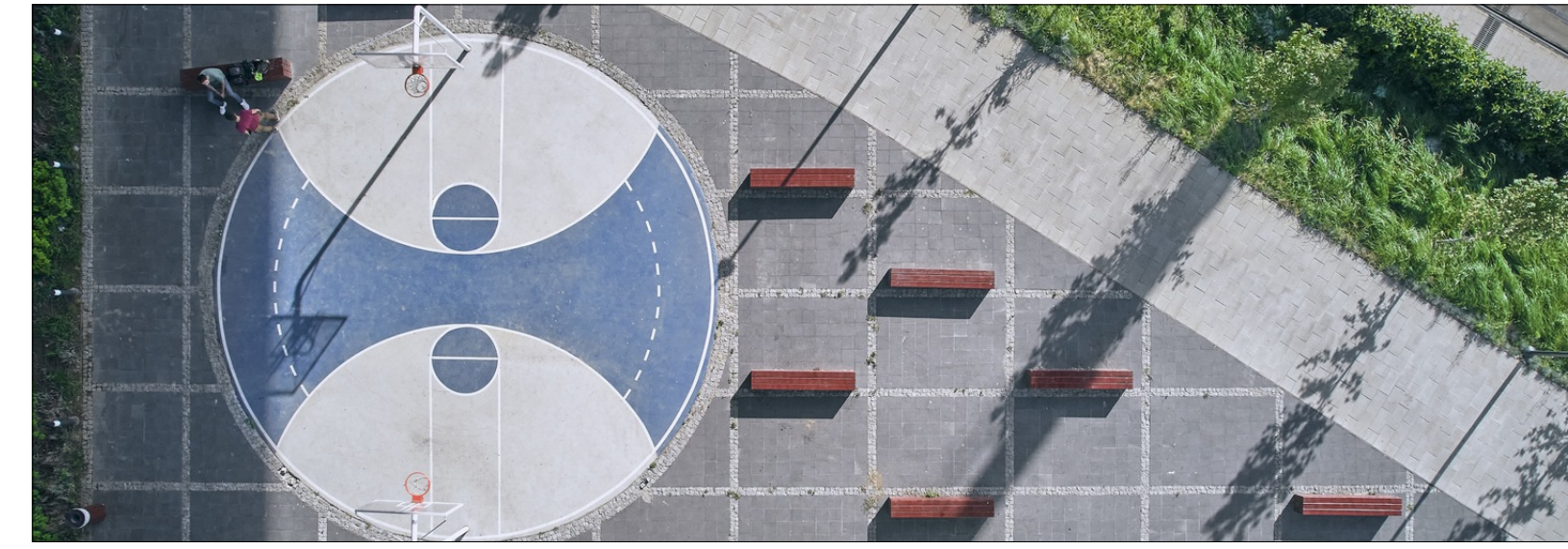
UPPER PLAZA WITH BASKETBALL COURT AND SEATING NODE



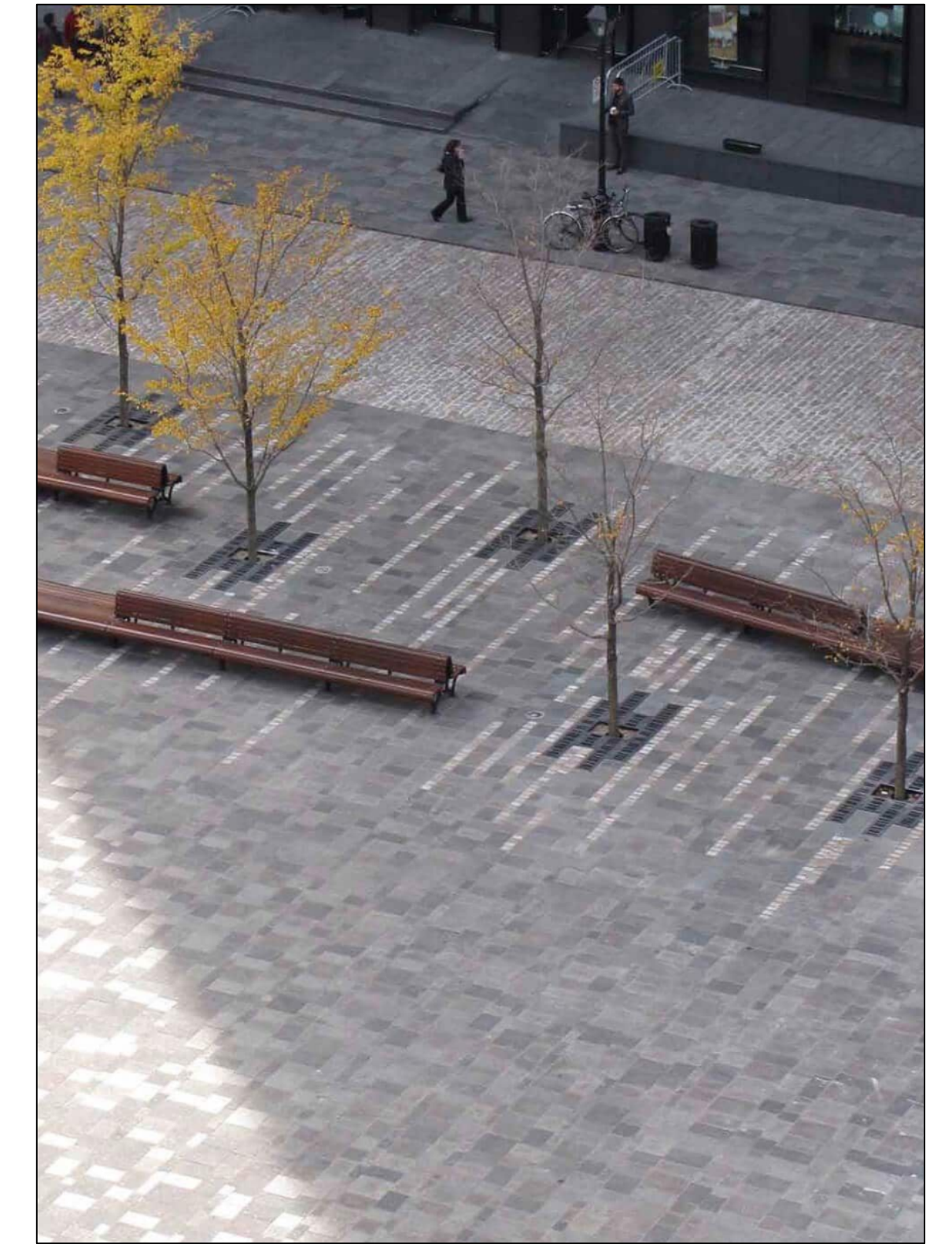
1:125



CHARACTER IMAGES



1: Character images - Basketball court



2: Main Plaza

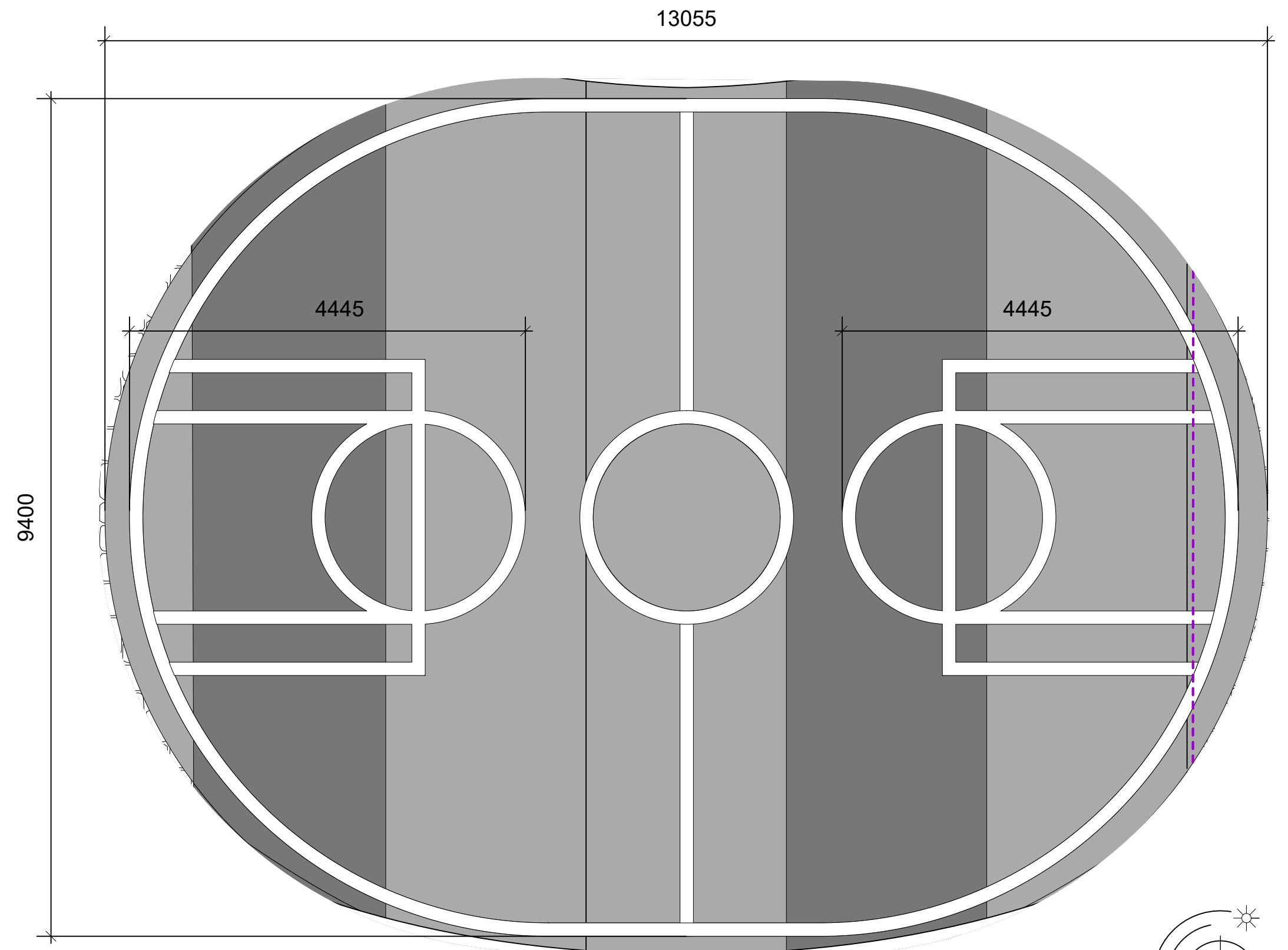
A gathering stair with tiered seating walls connects the upper lawn, plaza / basketball court, and adjacent play area. This forms a strong physical and visual connection between the main active recreation spaces on the site

Reinforced planted slopes create visually striking landforms at the edge of each stepped terrace. The robustly planted and steeply angled slope allows visitors to interact with native plant species (including low-growing species) at eye-level, providing a unique sensory and aesthetic experience

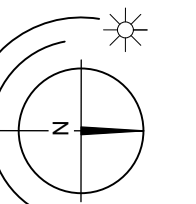
Clusters of concrete seating cubes and benches next to the basketball court create an informal gathering space and provide opportunities for rest and watching play

A combination of a surface runoff in the plaza and piped connection beneath the upper lawn connect the upper raingarden to the stormwater detention pond at the heart of the site. In this way both raingardens are able to collect surface runoff from the largest areas of hardscape on the site and infiltrate it within the site, replenishing the soils and promoting a healthy and functional landscape

The paving design in the plaza utilizes a combination of cobble pavers and colored concrete bands to create an overlaid pattern of rectilinear and organic forms, reflecting the complementary blending of the urban and the natural present in the overall site design



BASKETBALL COURT DIMENSIONS



1:50



Te'tuxwtun | Upper Plaza and Basketball Court

RECEIVED
DP1361
2024-OCT-02
Current Planning

L6 LADR LANDSCAPE ARCHITECTS

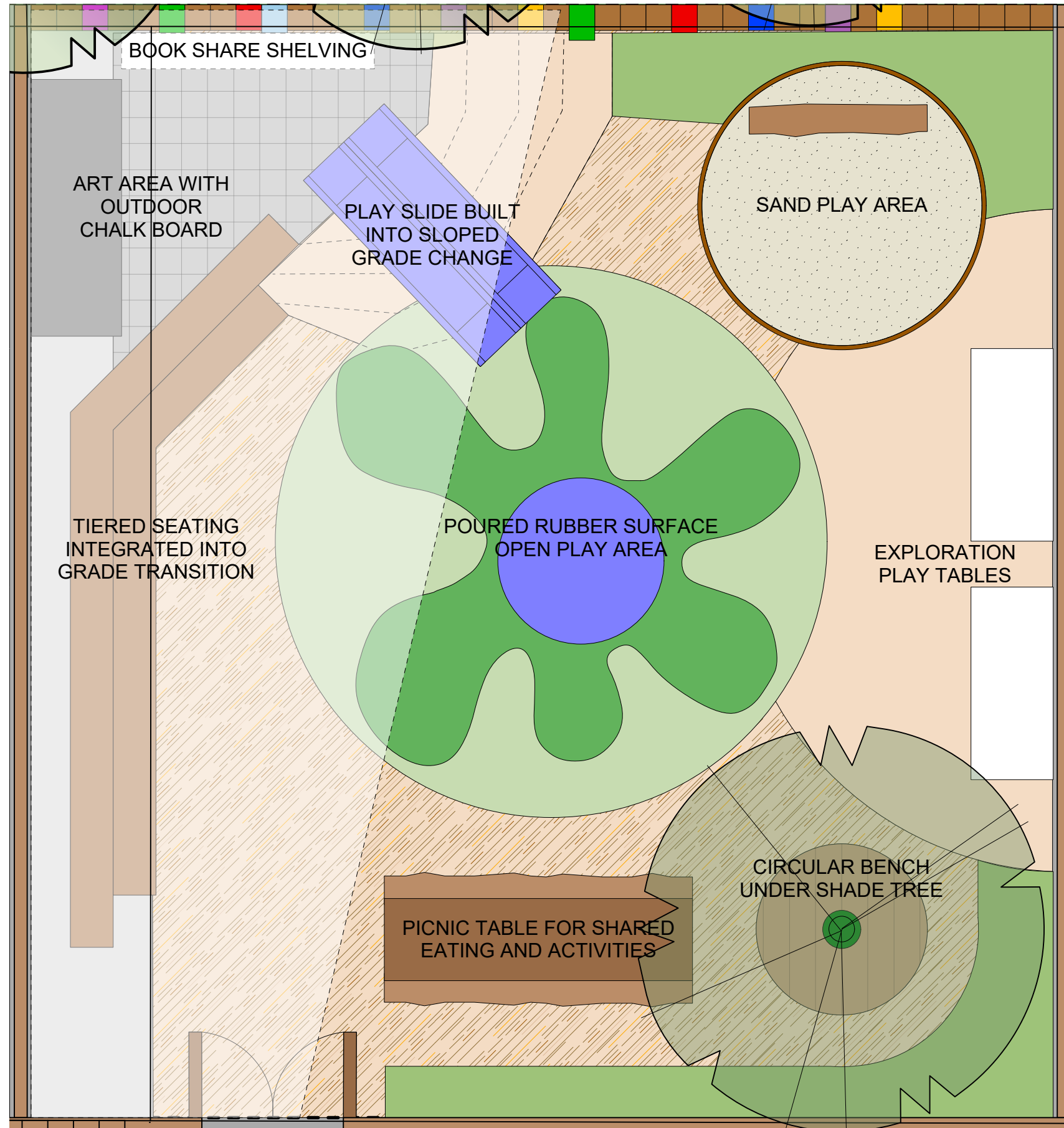
Project No: 2035 Aug 30-24

#3-864 Queens Avenue
Phone: (250) 598-0105

Victoria, BC

Rev. A: July 29 - 24

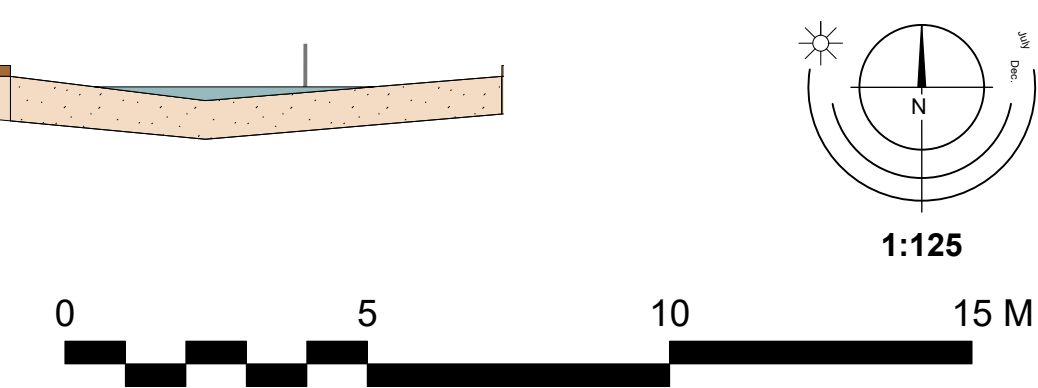
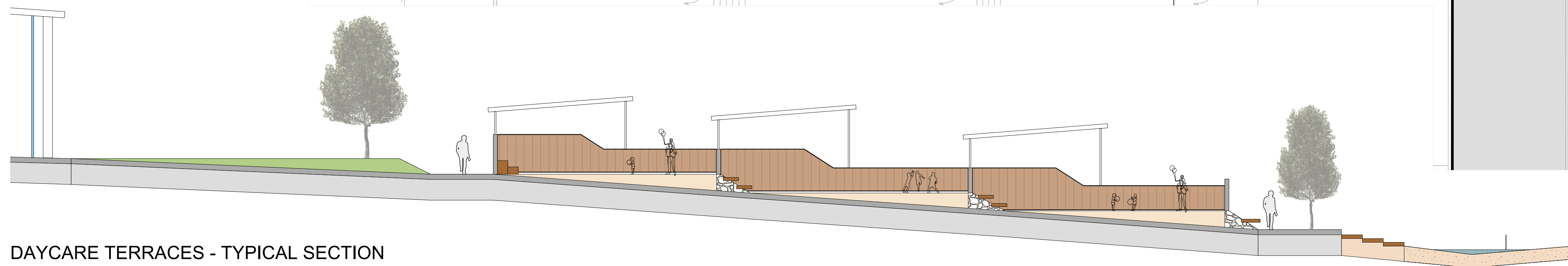
FENCE WITH PLAYFUL AND COLORFUL ACCENTS



Three exterior daycare spaces are located directly across the sidewalk from the interior daycare spaces located in the community building, allowing teachers and classes to move directly and quickly from one to the other. The exterior daycare spaces have been designed to provide children with a variety of learning and play opportunities for both individuals and groups.

Utilizing the change in grade between the terraced daycare spaces to introduce raised platforms and tiered seating areas creates a subtle physical separation between areas designated for quiet play and art, and areas designated for open play and exploration. The tiered seating also creates an excellent space for group activities and teaching.

The provision of shade is a key consideration in the design, and each daycare space features a roof structure that emulates the roofline of the adjacent community building as well as a small deciduous tree.



CHARACTER IMAGES



1: Tiered Seating Area



2: Play Slide in Slope & Colorful Fence Accents



3: Exploration Play Tables



4: Wood Seating Platforms



5: Picnic Tables



6: Sand Play Area & Rubber Play Surface

Te'tuxwtun | Exterior Daycare Spaces

RECEIVED
DP1361
2024-OCT-02
Current Planning



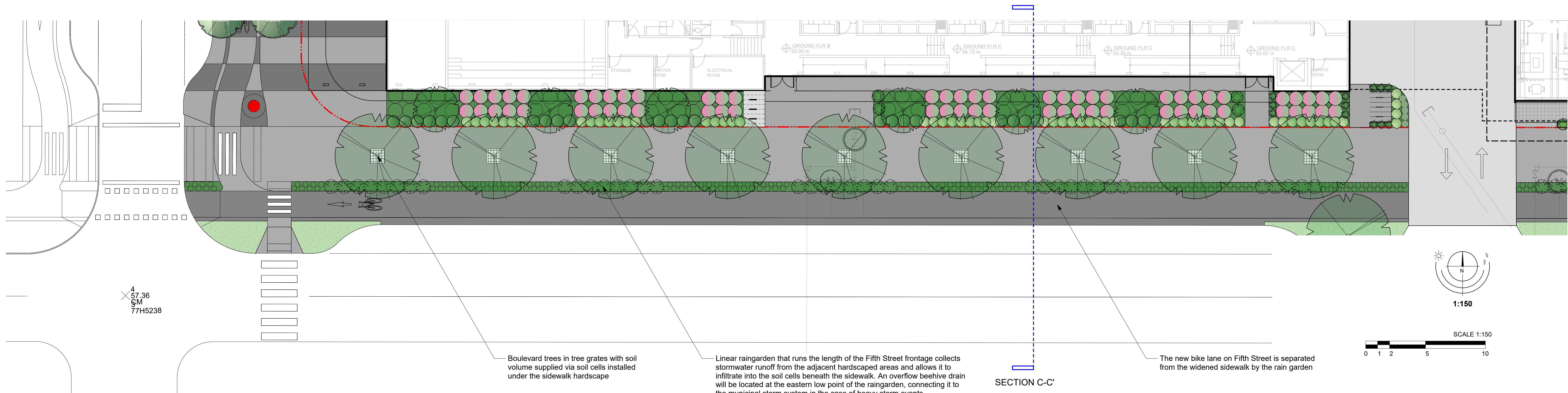
LADR LANDSCAPE ARCHITECTS

Project No: 2035 Aug 30-24

#3-864 Queens Avenue
Phone: (250) 598-0105

Victoria, BC

Rev. A: July 29 - 24

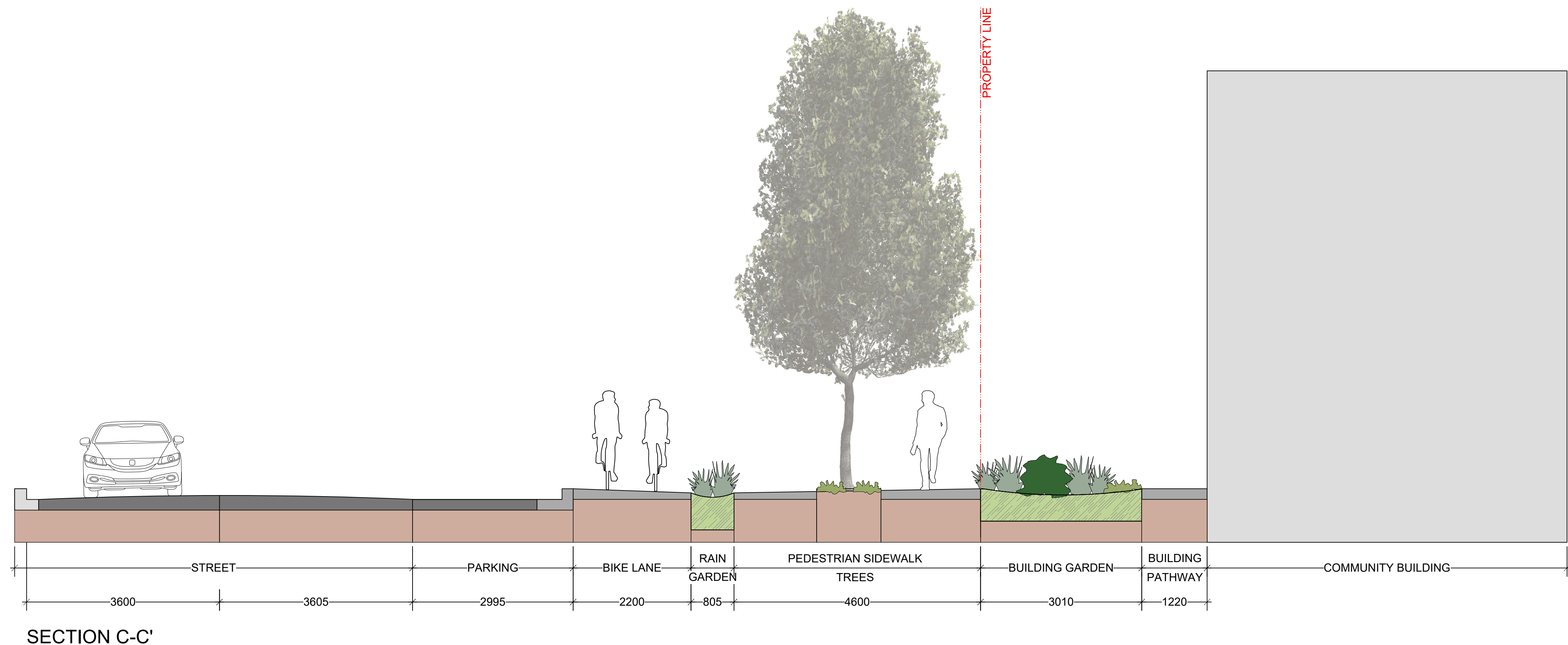


FIFTH STREET BOULEVARD - SOUTHWEST SITE CORNER

CHARACTER IMAGE



1. Widened boulevard with raingarden separating sidewalk and roadway



Te'tuxwtun | Fifth Street Boulevard

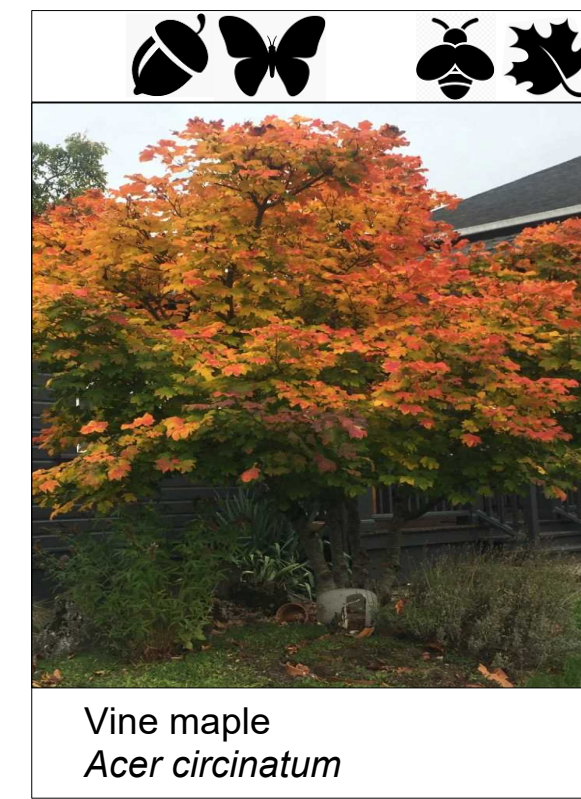
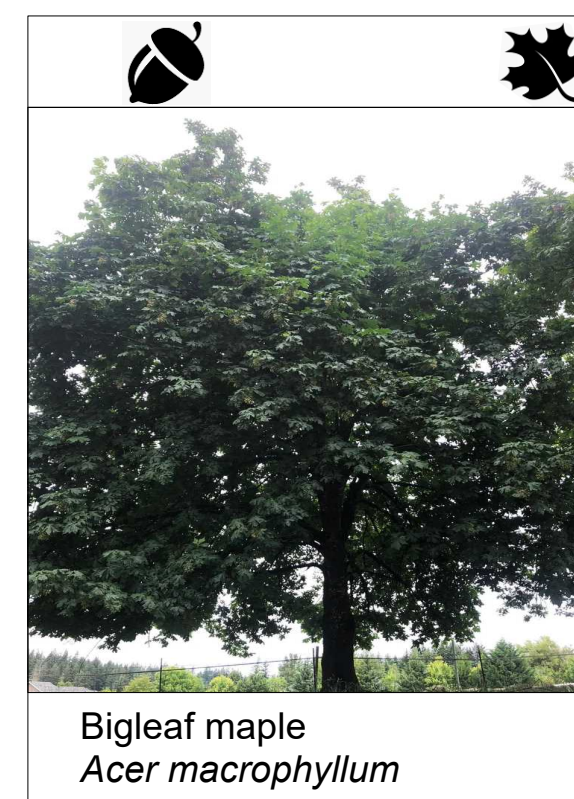
RECEIVED
DP1361
2024-OCT-02
Current Planning

L8  **LADR LANDSCAPE ARCHITECTS**

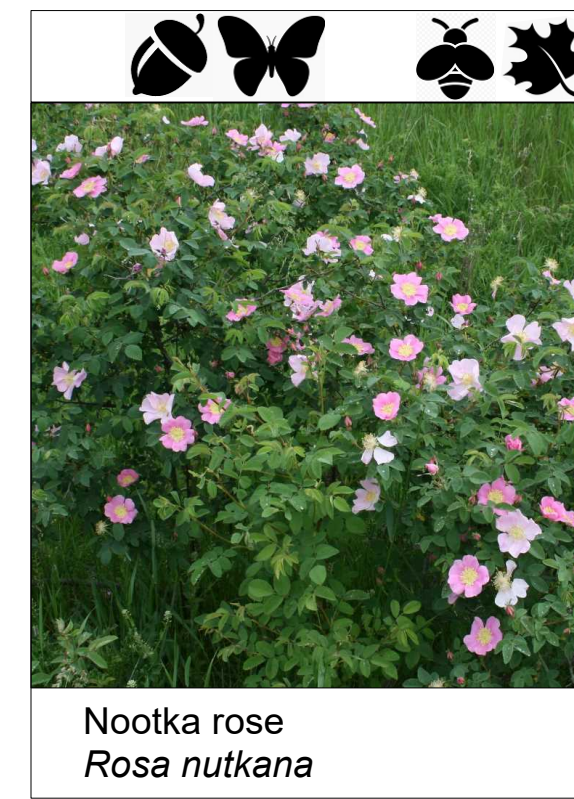
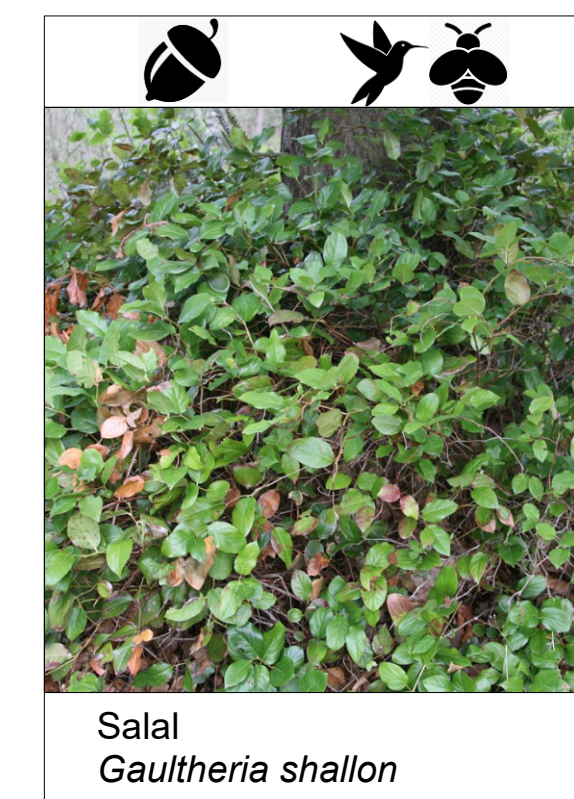
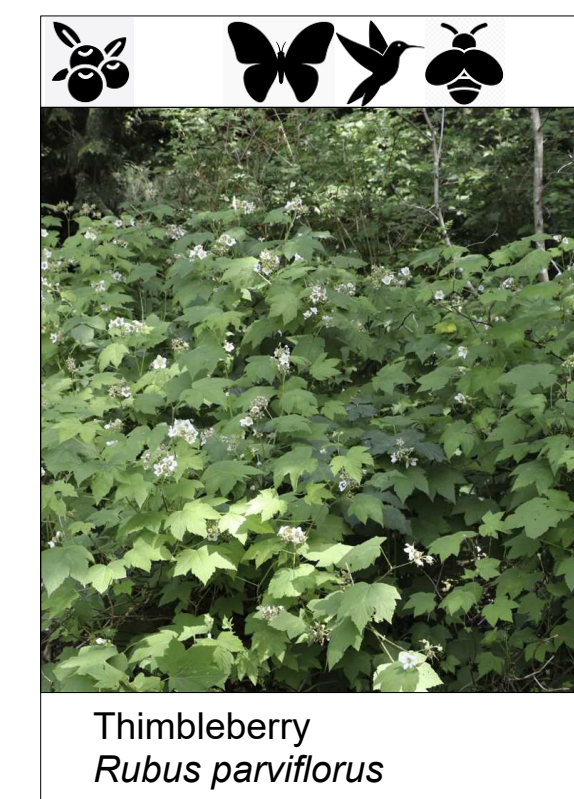
Project No: 2035 Aug 30-24

#3-864 Queens Avenue
Phone: (250) 598-0105
Victoria, BC

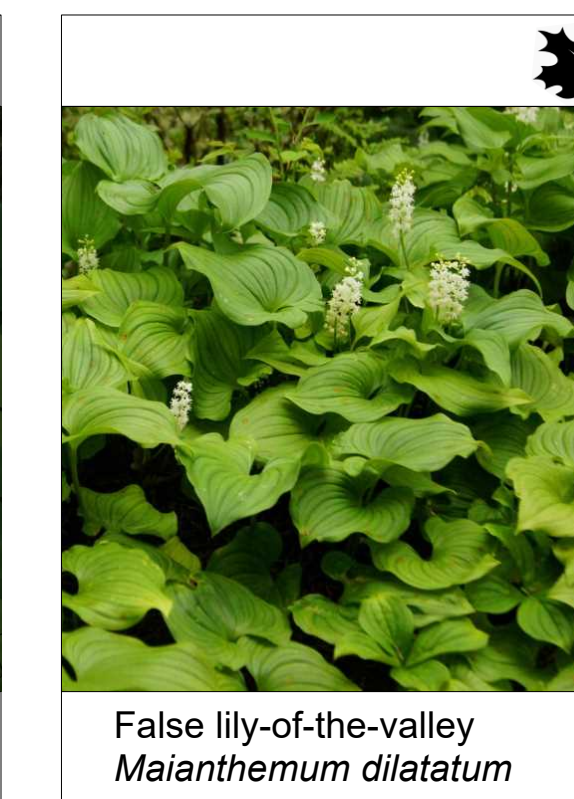
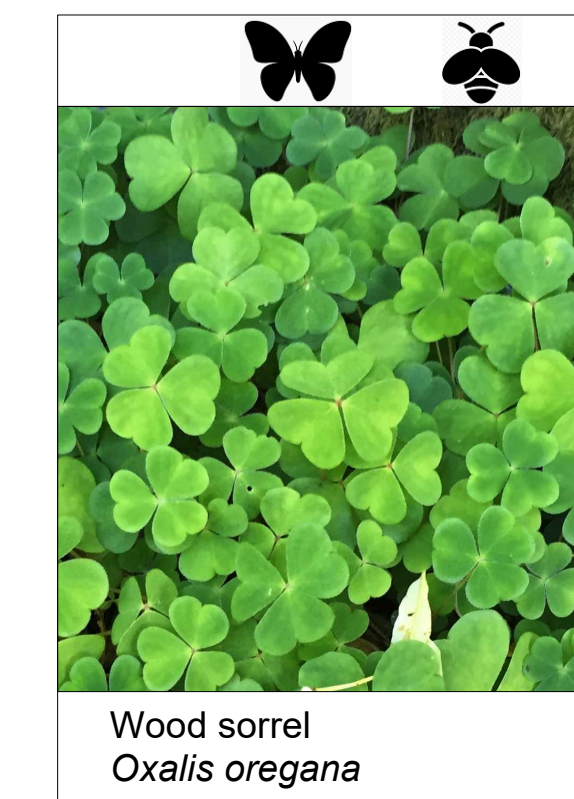
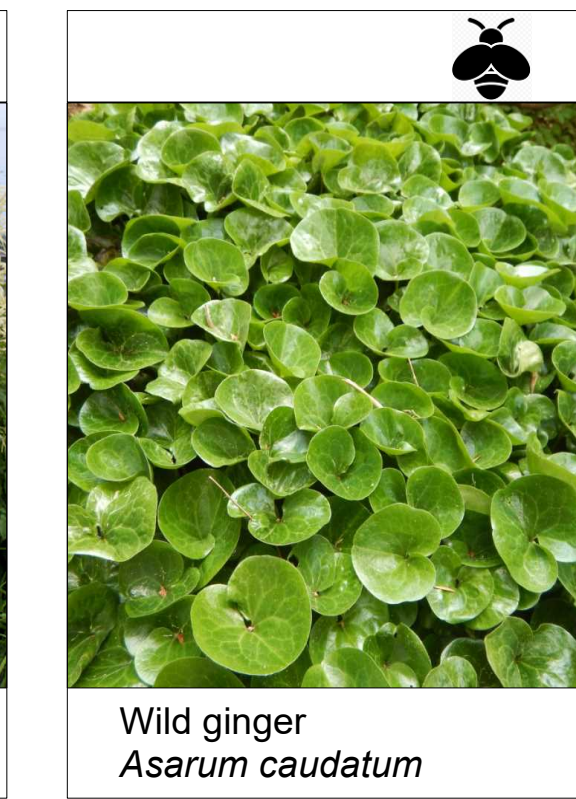
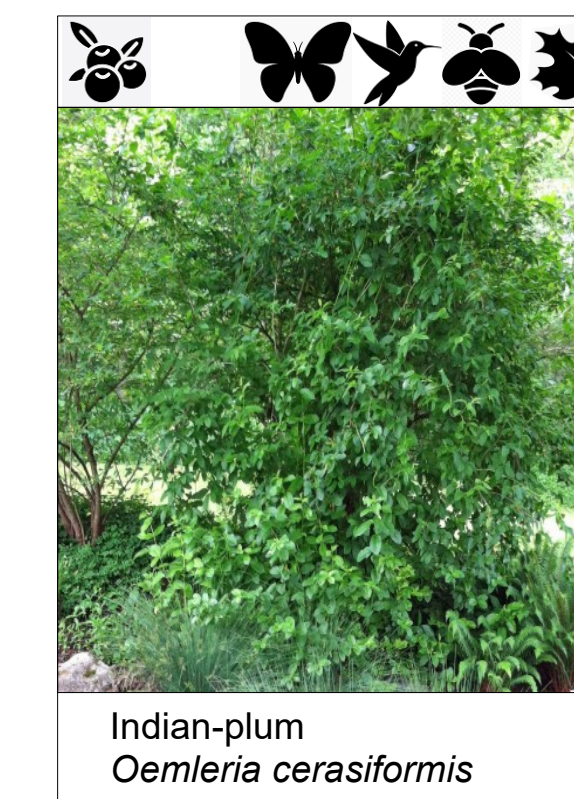
TREES



SUN AND PARTIAL-SUN SPECIES



SHADE AND PARTIAL-SHADE SPECIES



- Food source for wildlife in spring/summer
- Food source for wildlife year-round
- Attract butterflies
- Attract hummingbirds
- Attract pollinators
- Fall Colour

Te'tuxwtun | Native Plant Palette

RECEIVED
DP1361
2024-OCT-02
Current Planning

L9 **LADR LANDSCAPE ARCHITECTS**

Project No: 2035 Aug 30-24 #3-864 Queens Avenue Victoria, BC
Phone: (250) 598-0105