

OLD VICTORIA ROAD MINI-STORAGE

1044 & 1048 Old Victoria Road, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - OCTOBER 3, 2024

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Sections
- L1.03 Landscape Details
 - 1. Bicycle Rack
 - 2. Chain Link Fencing
- L2.01 Planting Plan North
- L2.02 Planting Plan Centre
- L2.03 Planting Plan South
- L2.04 Planting Notes & Plant List
- L3.01 Tree Management Plan
- L3.02 Tree Management Plan

LANDSCAPE DESIGN RATIONALE

The landscape at 1044 / 1048 Old Victoria Road is currently a cleared, compacted site that has been impacted by a legacy of historic industrial uses. While some significant fir trees are located at the northern corner of the site, the existing vegetation is predominantly invasive post-disturbance pioneer species including Himalayan Blackberry and Scotch Broom.

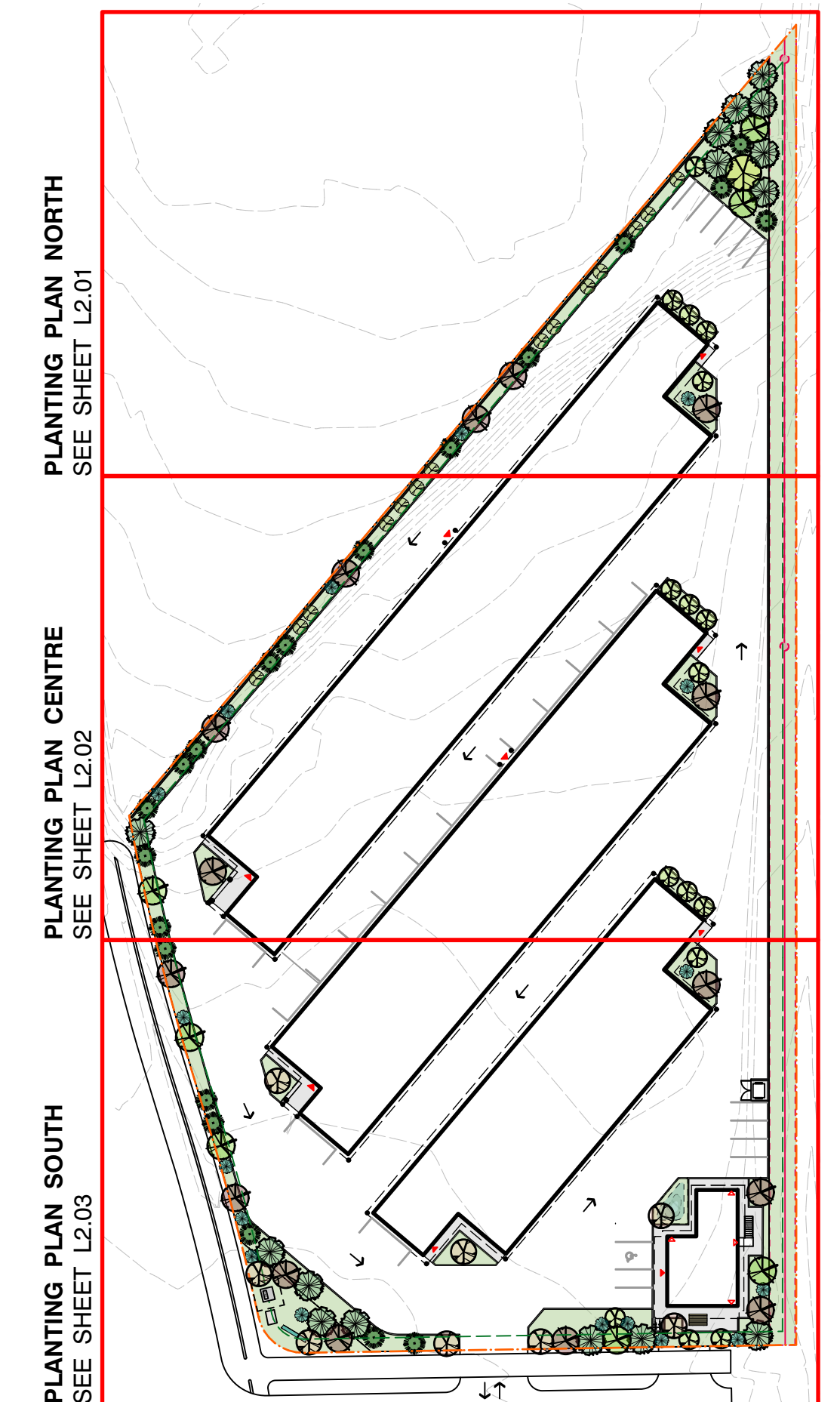
The proposed mini-storage facility is an appropriate use of a brownfield site. To situate this use within the local landscape, a landscape strategy designed to reintroduce lush layers of indigenous understory species, complemented with suitable ornamental companion plants, and establish a treed perimeter to the site will moderate the presence of the facility for neighbours and passers-by on the Highway.

A sanitary service right-of-way precludes planting trees directly along the Highway frontage. To compensate for this, planters are located on the north facades of each proposed storage building. Where possible, existing vegetation along the Highway will be retained to further screen the development.

A raingarden offers a nature based solution that also mitigates the otherwise impervious nature of the site, adding life and energy to the space, while a comfortable seating area provides a refuge for employees.

This landscape strategy is intended to respond to the Chase River Neighbourhood Plan, which recommends a high standard of landscaping around industrial parcels to provide a healthy green buffer for visual screening.

KEY PLAN



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DP1362
2024-NOV-01
Current Planning

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PROJECT

OLD VICTORIA ROAD STORAGE
1044 & 1048 OLD VICTORIA ROAD
NANAIMO, BC

COVER PAGE

PROJECT ID 23005

DB CM CB KS

SCALE NTS
DATE 2023-09-26

L0.00



LANDSCAPE LEGEND

	PICNIC TABLE Quantity: 1
	BICYCLE RACK Quantity: 2 Total Capacity: 4 bikes (See detail 1, sheet L1.03)
	BOLLARD Quantity: 22
	ENTRANCE / EXIT - MAIN
	ENTRANCE / EXIT - SECONDARY
	CHAIN LINK FENCE Colour: Black Matte Height: 1.8m Length: 425m (See detail 2, sheet L1.03)
	CONCRETE PAVING Area: 200m ²
	GRAVEL STRIP Area: 19.5m ²
	PLANTED AREA Area: 210m ² Soil Depth: 450mm (See sheets L2.01 - L2.04)
	RAINGARDEN Volume: 2.25m ³ Soil Depth: 450mm (See sheets L2.01 - L2.04)
	SEEDED AREA Area: 13.93m ² Soil Depth: 150mm (See sheets L2.01 - L2.04)

- ### LANDSCAPE NOTES
- It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
 - All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards & Specifications**.
 - All landscape construction to meet the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
 - Contractor shall refer to the contract specifications for additional requirements.
 - Contractor to confirm layout of landscape plan on site with the Landscape Architect.
 - Irrigation to be designed and built by Contractor. As-built drawings required.

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LANDSCAPE PLAN

SCALE 1:250



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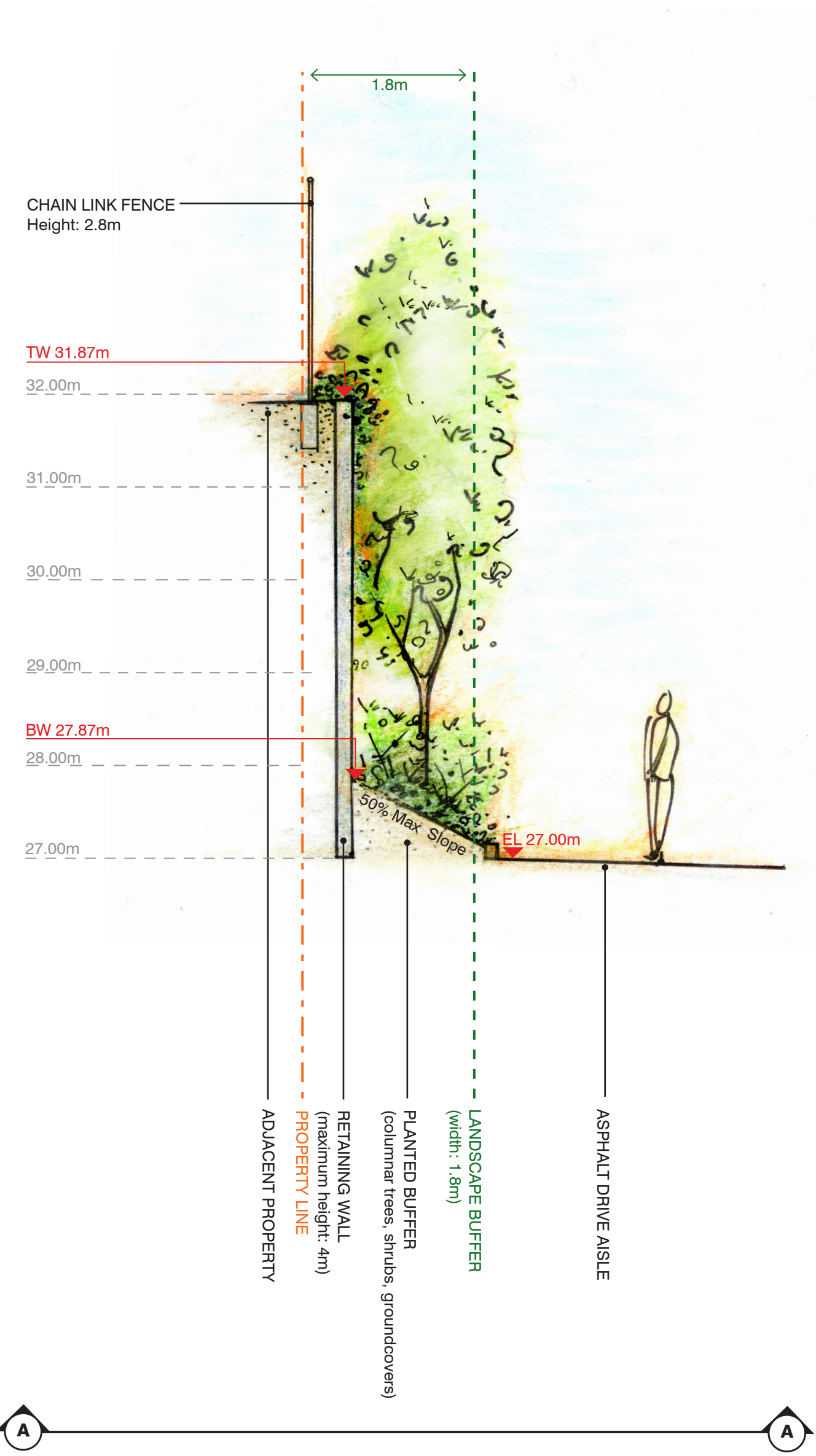
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1044 & 1048 OLD VICTORIA ROAD
NANAIMO, BC

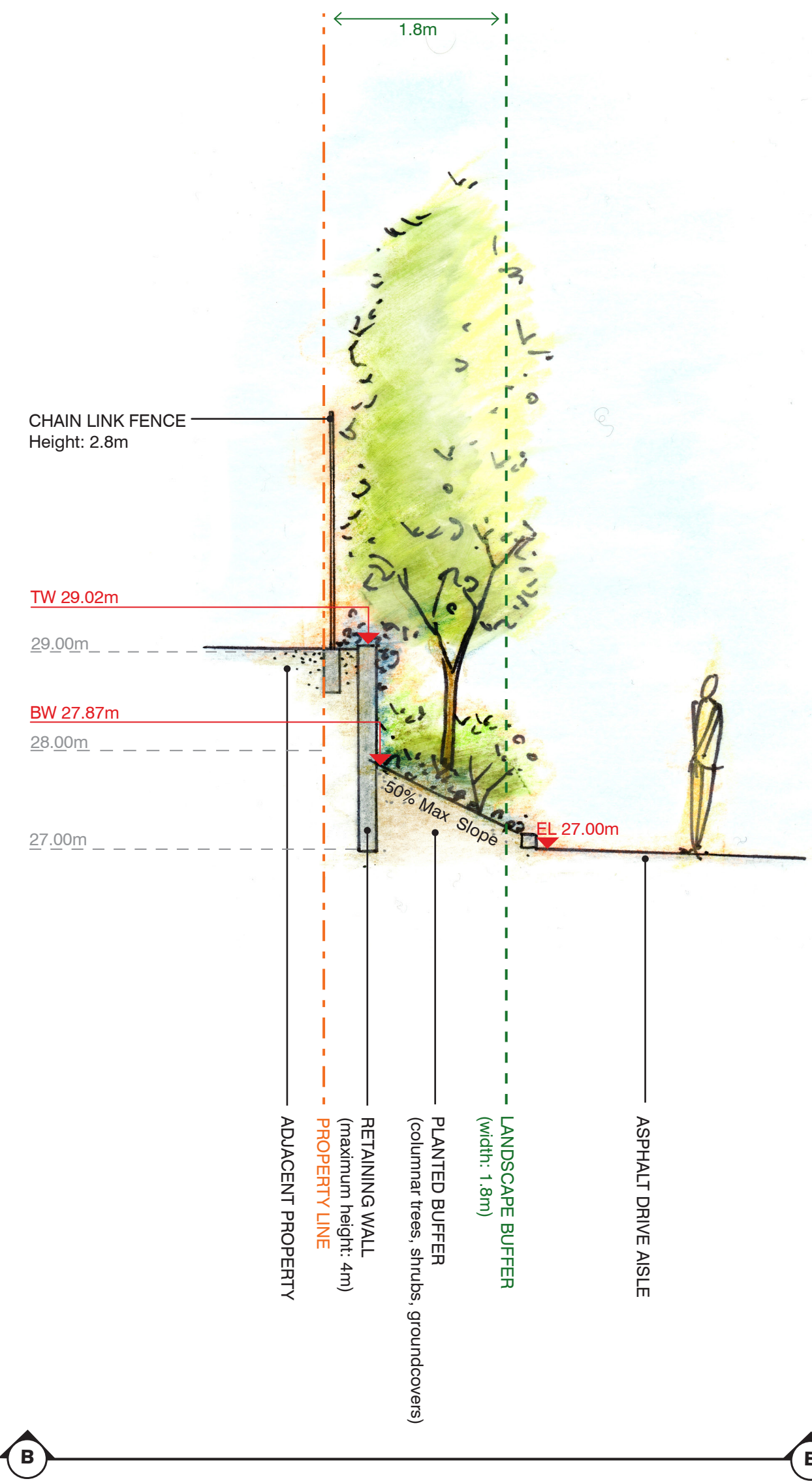
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LANDSCAPE PLAN

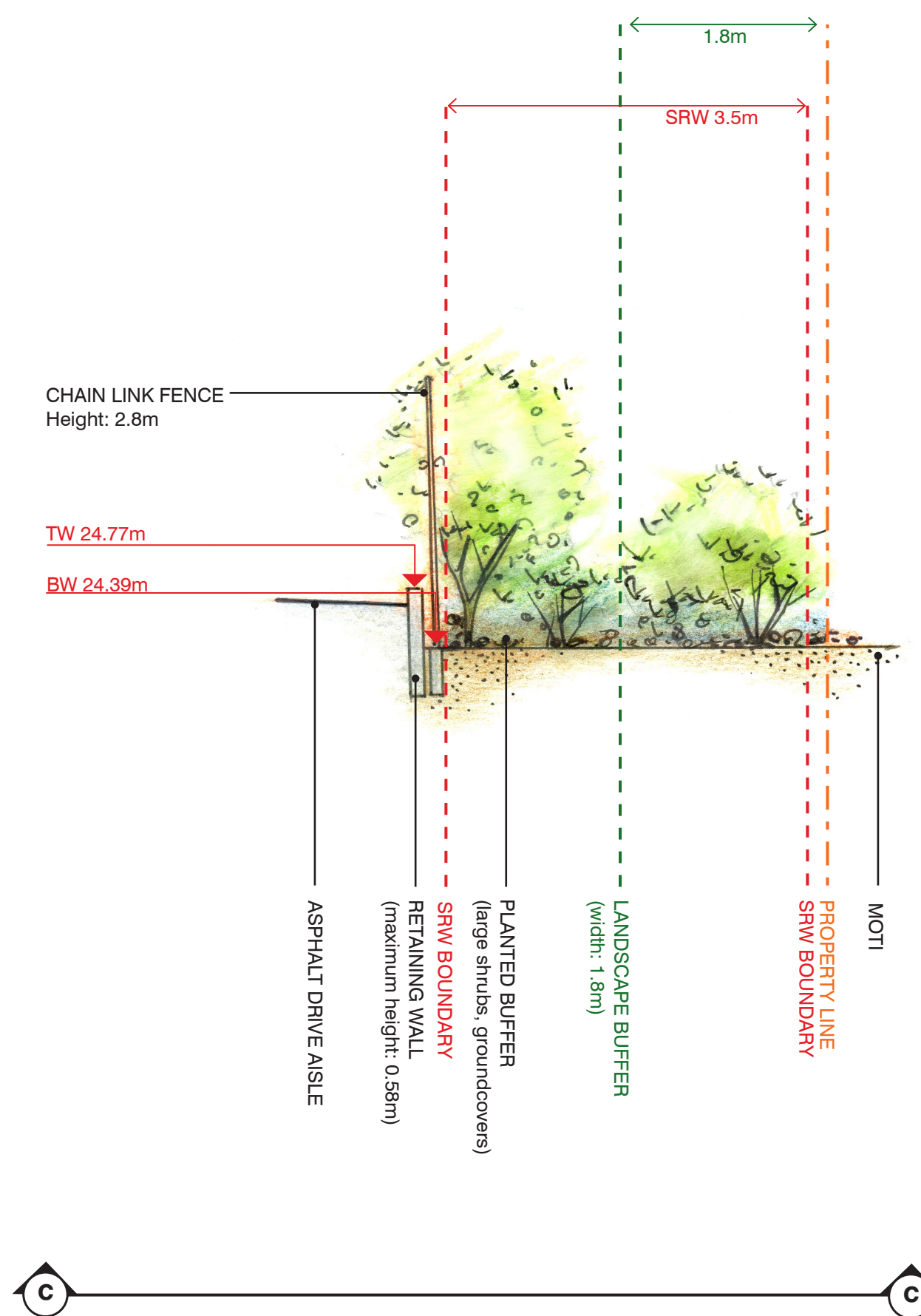
L1.01



A SECTION
SCALE 1:50

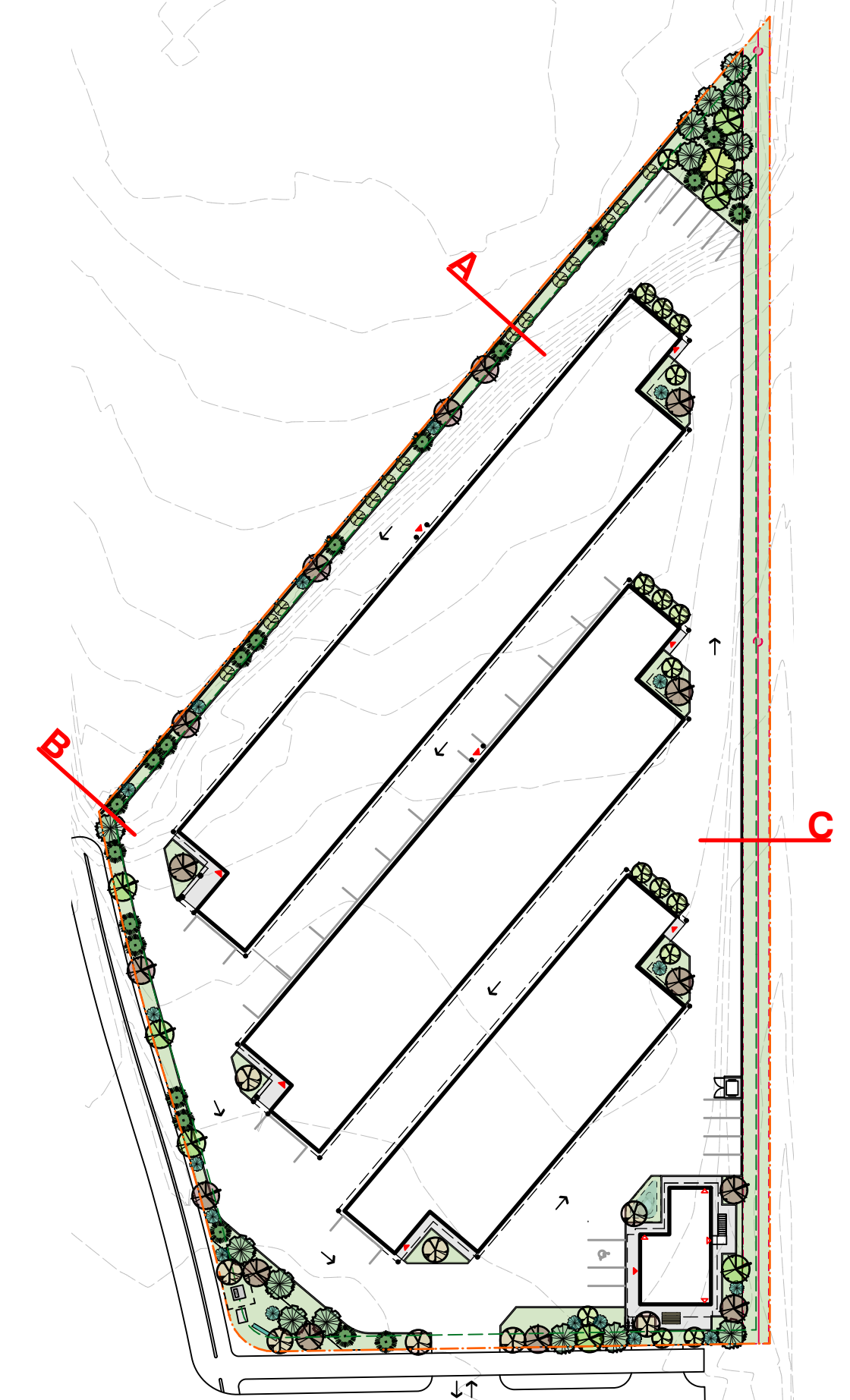


B SECTION
SCALE 1:50



C SECTION
SCALE 1:50

KEY PLAN



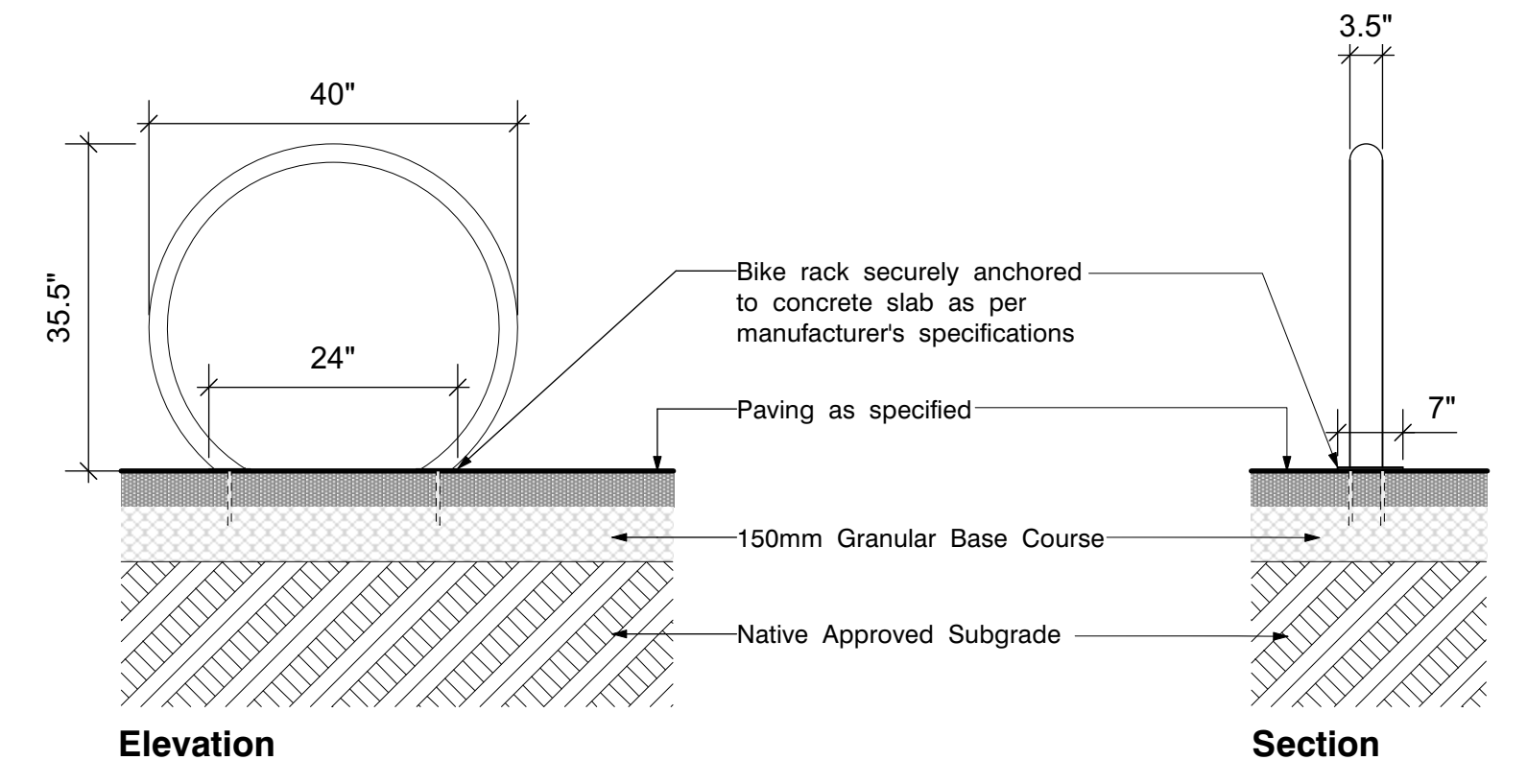
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Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)
Quantity: 2

Specifications:
 Surface Mount
 (INST-1 Stainless steel mounting kit to be included)

Capacity up to 2
 Height 35.5" (902mm)
 Width 40" (1016mm)
 Weight 16 LBS (7.25kg)
 Finish Stainless Steel

Wishbone Site Furnishings
 210-27090 Gloucester Way
 Langley, BC
 1-866-626-0476
 604-626-0476
 www.wishboneltd.com



1 Bike Rack
 Scale: NTS

Elevation / Section

Notes:
 Contractor to install chain link fence as per industry standards and or manufacturer's specifications.

Footings to be sized as per manufacturer's specifications.

All steel is galvanized.

Mesh Fabric: Non-climbable, galvanized steel mesh

Mesh Coating: Black matte vinyl

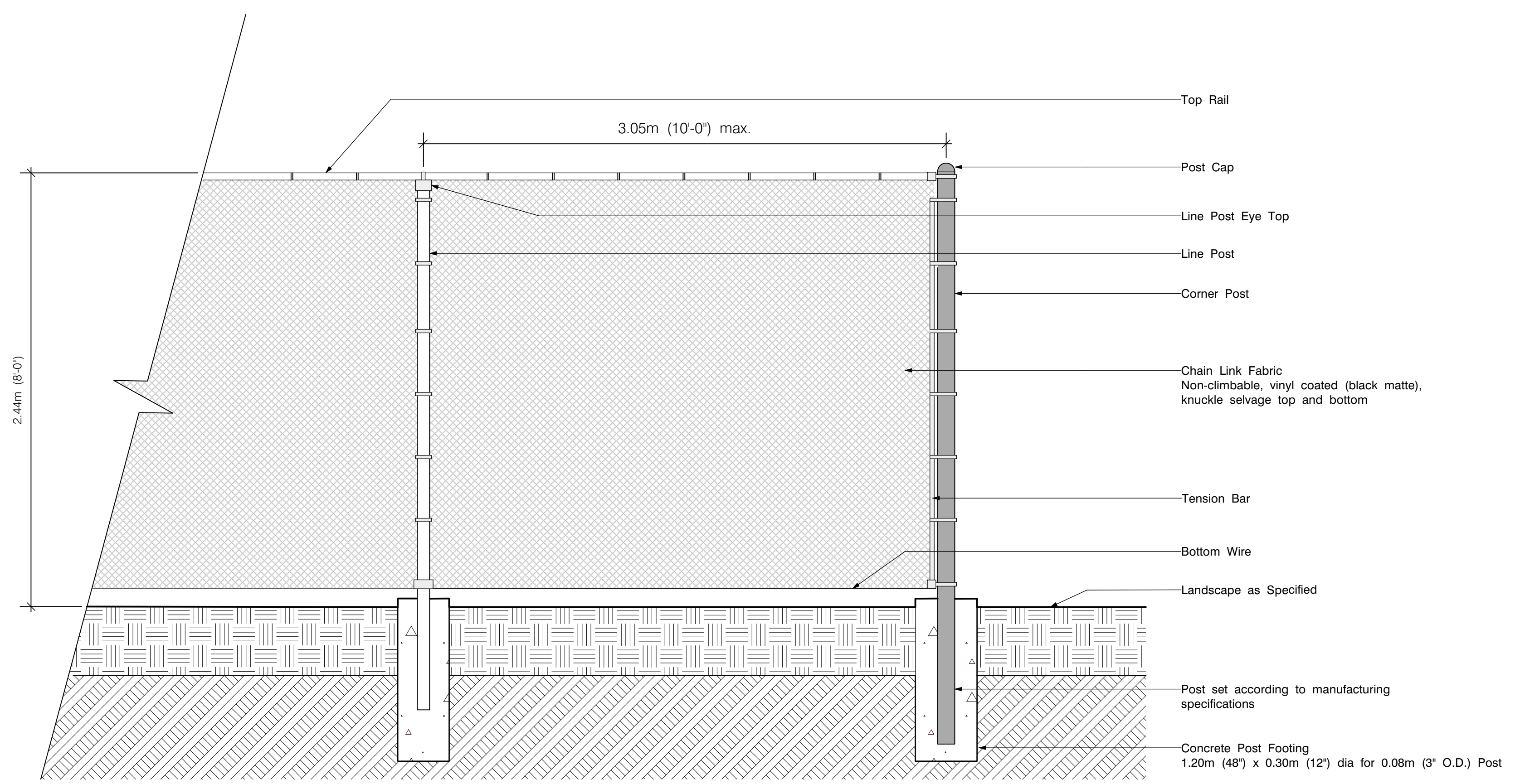
Mesh Finish: Knuckle seavage, top and bottom

Posts: Powder coated galvanized steel

Post Colour: Matte Black

Fence Height: 2.4m (8')

Fence Length: 425m



2 Chain Link Fence
 Scale: 1:20

Section

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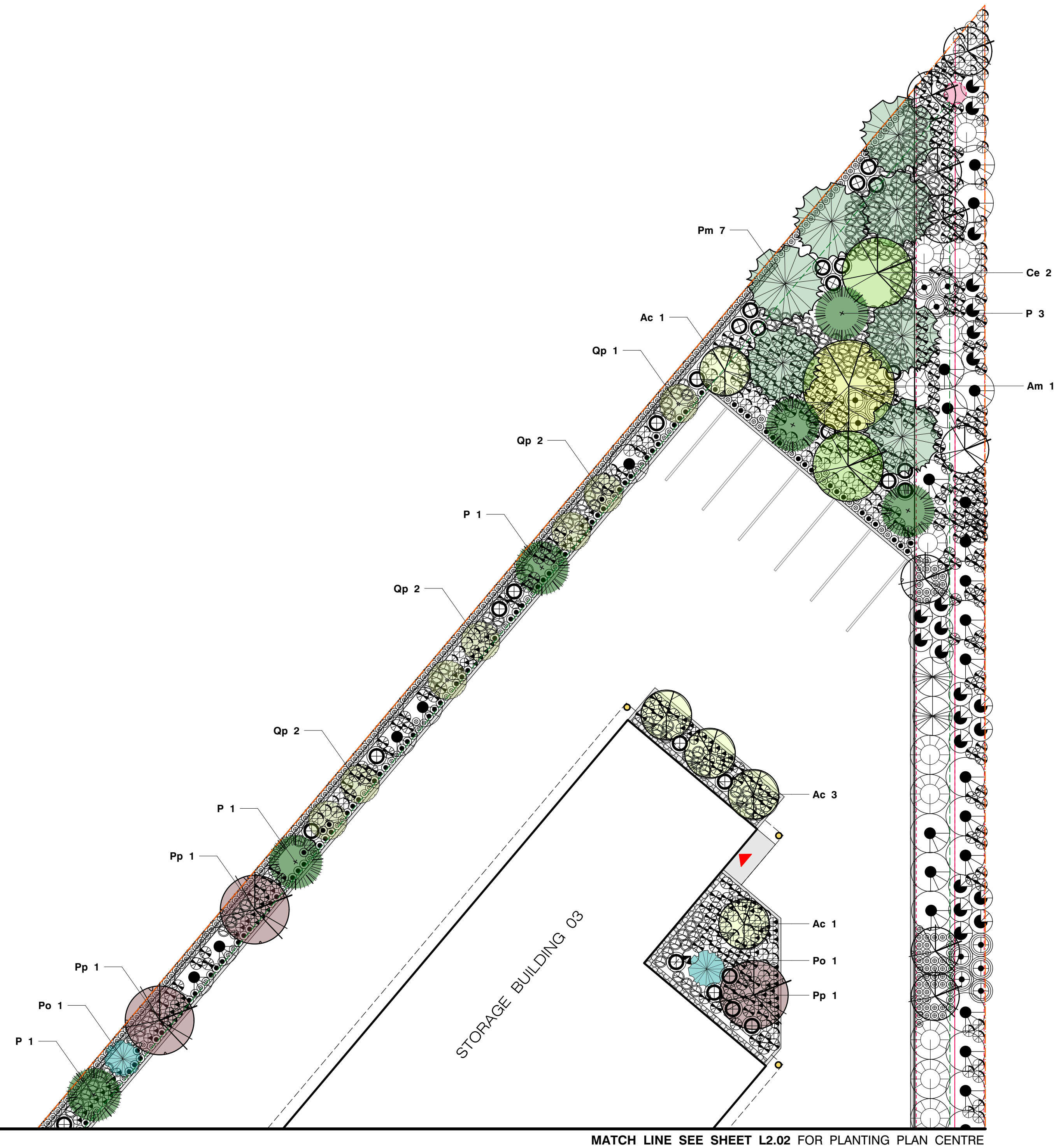
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PROJECT
OLD VICTORIA ROAD STORAGE
 1044 & 1048 OLD VICTORIA ROAD
 NANAIMO, BC

PROJECT ID 23005
DB CM **CB** KS
SCALE SEE DETAIL
DATE 2023-09-26

LANDSCAPE DETAILS

L1.03



KEY PLAN



Refer to **Sheet L2.02** for Planting Plan Centre
 Refer to **Sheet L2.03** for Planting Plan South
 Refer to **Sheet L2.04** for Planting Plan Notes + Plant List

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PLANTING PLAN NORTH
 SCALE 1:150

MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN CENTRE



1070 Nelson Street, Nanaimo BC, V9S 2K2
 250-753-8093
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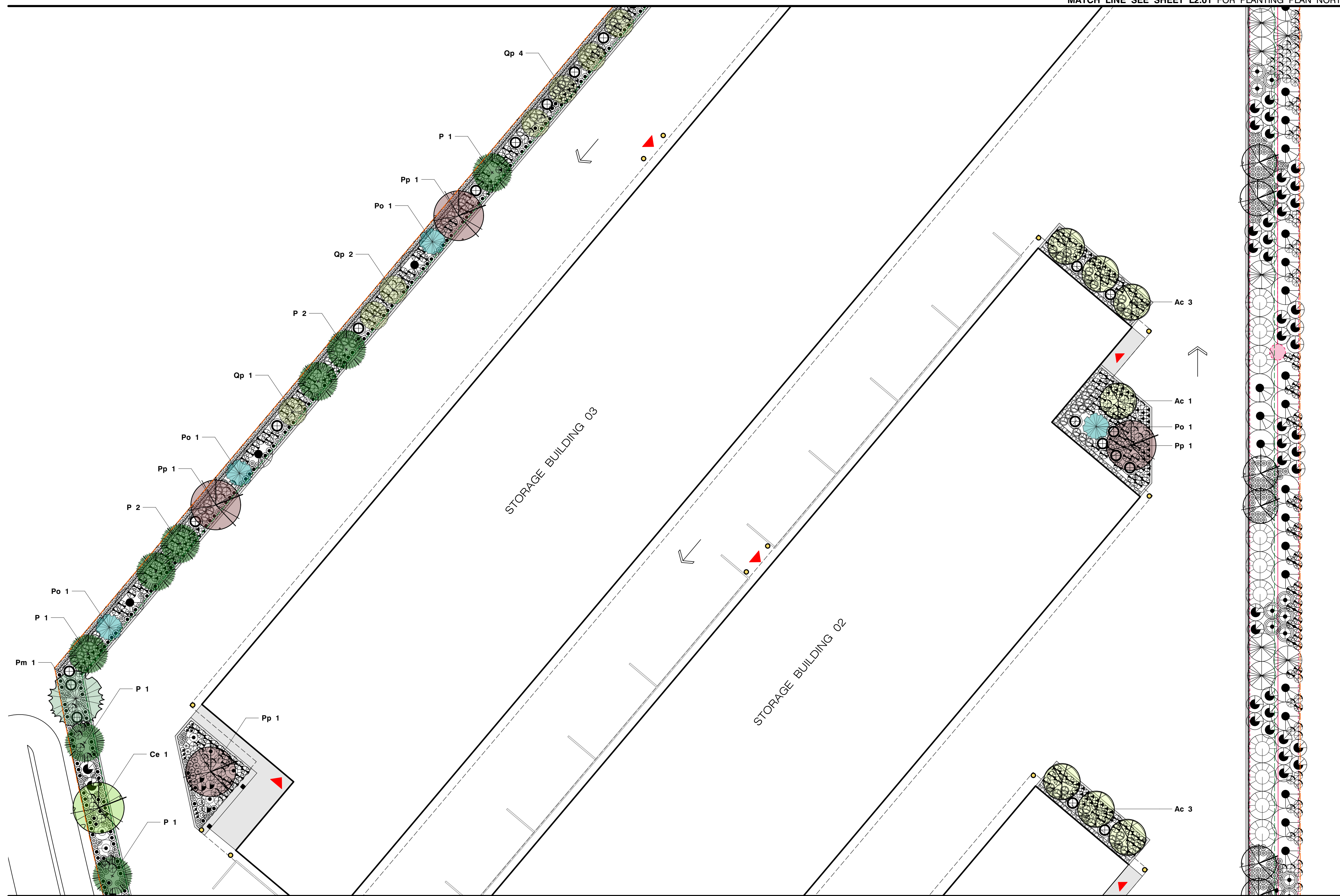
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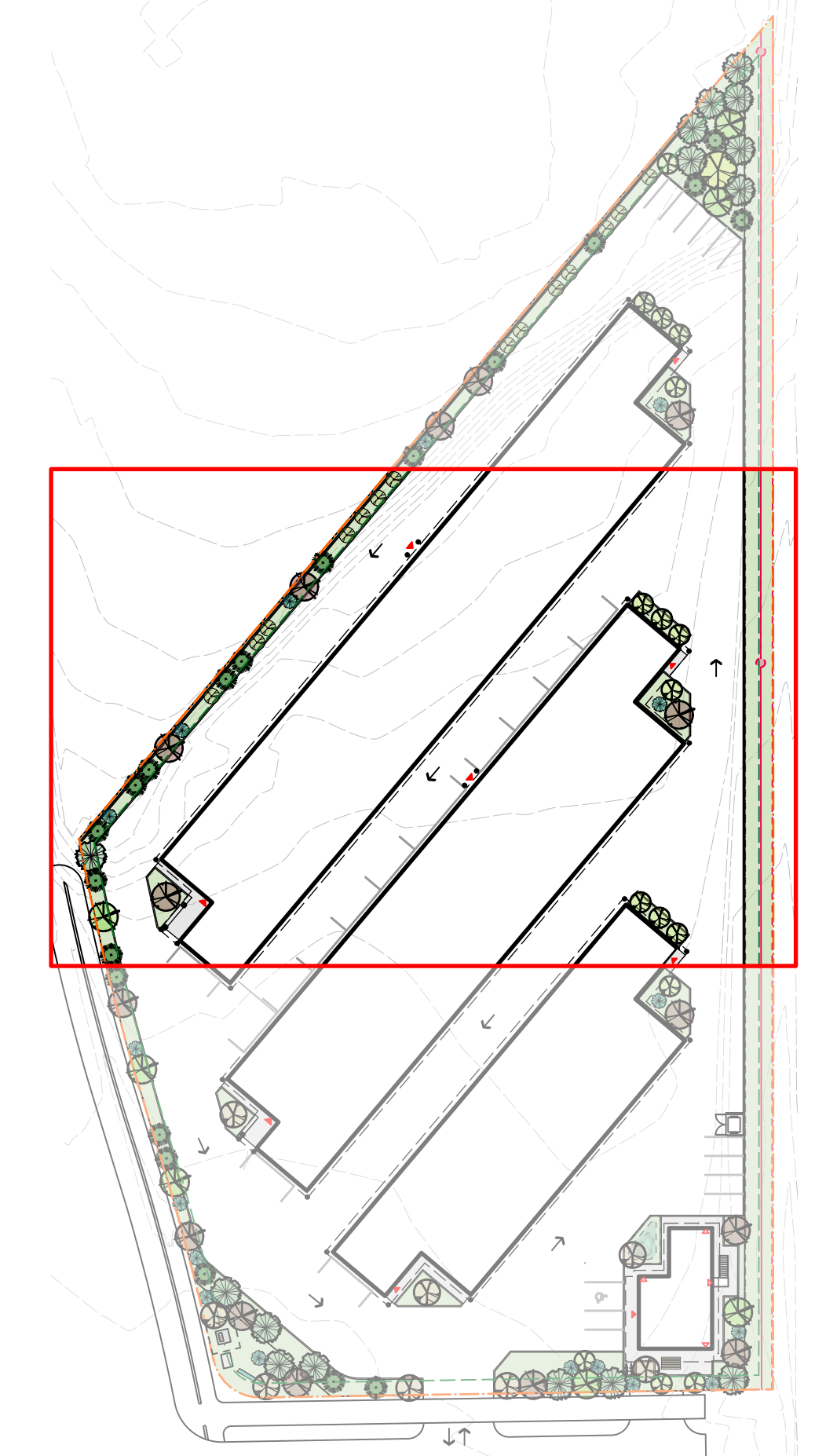
PLANTING PLAN NORTH

L2.01

MATCH LINE SEE SHEET L2.01 FOR PLANTING PLAN NORTH



KEY PLAN



Refer to **Sheet L2.01** for Planting Plan North
 Refer to **Sheet L2.03** for Planting Plan South
 Refer to **Sheet L2.04** for Planting Plan Notes + Plant List

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PLANTING PLAN CENTRE

SCALE 1:150

MATCH LINE SEE SHEET L2.03 FOR PLANTING PLAN SOUTH



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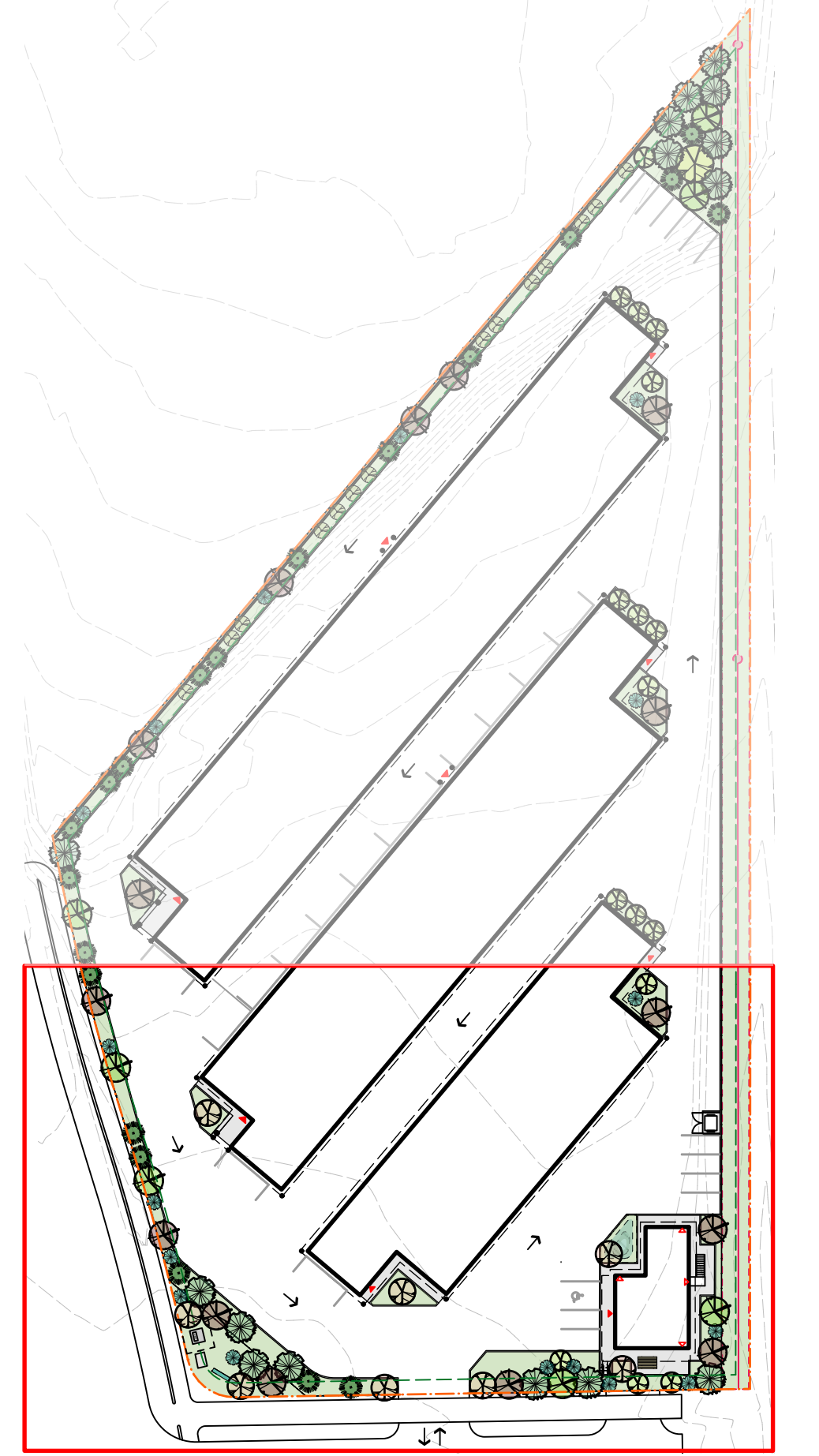
PLANTING PLAN CENTRE

L2.02



PLANTING PLAN SOUTH
SCALE 1:150

KEY PLAN



Refer to **Sheet L2.01** for Planting Plan North
Refer to **Sheet L2.02** for Planting Plan Centre
Refer to **Sheet L2.04** for Planting Plan Notes + Plant List

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TREE + PLANT LEGEND

	Ac (18) Acer circinatum		Aga Amelanchier grandiflora 'Autumn Brilliance'
	Am (9) Acer macrophyllum		Arb Arbutus unedo
	Ap (11) Acer palmatum 'Osakazuki'		Au Arctostaphylos uva-ursa
	Ce (9) Cornus 'Eddies White Wonder'		Cs Cornus sericea
	Qp (7) Quercus palustris 'Pingreen'		Co Carex obnupta
	Pp (10) Parrotia persica 'Vanessa'		Fc Fragaria chiloensis
	Po (10) Picea Omorika Bruns		Fv Fragaria vesca
	P (11) Pinus contorta var. contorta		Gs Gaultheria shallon
	Pm (11) Pseudotsuga menziesii		Gi Gaura lindheimeri
			Hd Holodiscus discolor
			Im Iris missouriensis
			Je Juncus effusus
			Ln Luzula nivea
			Lc Lonicera ciliosa
			Mn Mahonia nervosa
			Np Nepeta x faassenii 'Dropmore'
			Pa Pennisetum alopecuroides 'Hameln'
			Pm Polystichum munitum
			Rn Rosa nutkana
			Rs Ribes sanguineum
			Sn Salvia x sylvestris 'Caradonna'
			Sr Sedum rupestre
			Sa Symphoricarpos albus
			Tg Tellima grandiflora
			TI Trientalis latifolia
			V Vaccinium (mix varieties)
			Vo Vaccinium ovatum

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Po	17	Picea Omorika Bruns	Serbian Spruce	1.5m ht	
P	23	Pinus contorta var. contorta	Shore Pine	1.5m ht	
Pm	13	Pseudotsuga menziesii	Douglas Fir	#15	
Deciduous Trees					
Ac	16	Acer circinatum	Vine Maple	#7	Multistem
A	1	Acer macrophyllum	Big Leaf Maple	#20	
Ap	8	Acer palmatum 'Osakazuki'	Japanese Maple	1.5m ht	
Ce	7	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	1.8m branching ht
Pp	14	Parrotia persica 'Vanessa'	Persian Ironwood	5cm cal	1.8m branching ht
Qp	14	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20	
Deciduous Shrubs					
Aga	22	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	Multistem
Cs	63	Cornus sericea	Red Twig Dogwood	#1	2m o.c.
Hd	33	Holodiscus discolor	Ocean Spray	#3	2m o.c.
Rs	45	Ribes sanguineum	Red Flowering Currant	#1	1.2m o.c.
Rn	105	Rosa Nutkana	Nootka Rose	#2	1.2m o.c.
Sa	29	Symphoricarpos albus	Snowberry	#1	1.2m o.c.
V	0	Vaccinium (mix varieties)	Blueberry	#1	1.2m o.c.
Evergreen Shrubs					
Arb	15	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Vo	74	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.
Groundcovers & Ferns					
Au	1131	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Fc	598	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Fv	44	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Gs	327	Gaultheria shallon	Salal	#1	60cm o.c.
Mn	444	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Pm	752	Polystichum munitum	Sword fern	#1	60cm o.c.
Perennials & Grasses					
Gi	164	Gaura lindheimeri 'Bantam White Improved'	Bee blossom	#1	45cm o.c.
Ln	229	Luzula nivea	Snowy Woodrush	#1	45cm o.c.
Np	61	Nepeta x faassenii 'Dropmore'	Catmint	#1	60cm o.c.
Pa	13	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain grass	#1	60cm o.c.
Sn	32	Salvia x sylvestris 'Caradonna'	Purple Wood Sage	#1	60cm o.c.
Sr	51	Sedum rupestre	Sedum Angellina	10cm	30cm o.c.
Tg	0	Tellima grandiflora	Fringecup	10cm	45cm o.c.
TI	0	Trientalis latifolia	Western Starflower	10cm	30cm o.c.
Wetland Plants for Raingarden					
Co	6	Carex obnupta	Slough Sedge	10cm	60cm o.c.
Im	6	Iris missouriensis	Western Blue Flag Iris	10 cm	60cm o.c.
Je	5	Juncus effusus	Common Rush	10 cm	60cm o.c.
Vine					
Lc	19	Lonicera ciliosa	Western Trumpet Honeysuckle	#1	1.2m o.c.
Seeds					
Boulevard Seeding		Premium Pacific Seeds Drought Smart Mix or Equivalent			

Please contact the Landscape Architect for approval of any plant substitutions:

KINSHIP DESIGN ART ECOLOGY
 Kate Stefuk 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 Areas: 1 cu. m. per tree
 Shrub & Ground Cover Areas: 450mm (18") depth
 Seeded Areas: 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 of 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.

Refer to **Sheet L2.01** for Planting Plan North

Refer to **Sheet L2.02** for Planting Plan Centre

Refer to **Sheet L2.03** for Planting Plan South

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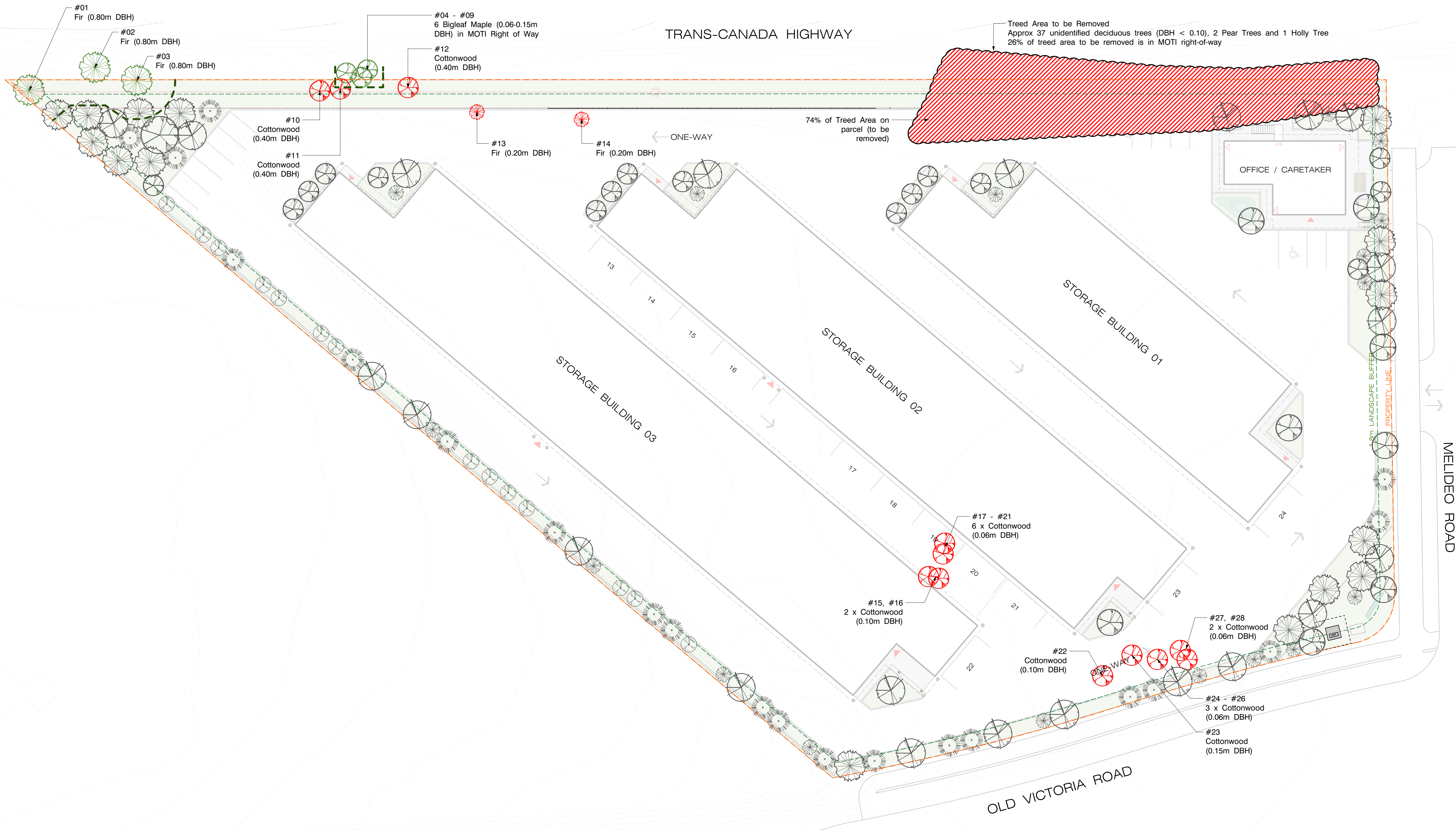
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PROJECT
OLD VICTORIA ROAD STORAGE
 1044 & 1048 OLD VICTORIA ROAD
 NANAIMO, BC

PROJECT ID 23005
DB CM **CB** KS
SCALE SEE DETAIL
DATE 2023-09-26

PLANT NOTES & PLANT LIST

L2.04



TMP LEGEND

- Existing Coniferous Tree to be removed (see sheet L3.02, Tree Inventory)
- Existing Deciduous Tree to be removed (see sheet L3.02, Tree Inventory)
- Treed Area straddling MOTI right-of-way, sanitary right-of-way and parcel to be removed
- Existing Douglas Fir to be Retained (see sheet L3.02, Tree Inventory)
- Existing Bigleaf Maple to be Retained (see sheet L3.02, Tree Inventory)
- Replacement Trees (see Sheets L2.01 - L2.03, L3.02 for species, sizes, quantities and locations)
- Tree Protection Fencing (see sheet L3.02, detail A)

TREE MANAGEMENT NOTES

1. Information for this Tree Management Plan based on Tree Survey provided by Williamson and Associates and field review.
2. Treed Area shown on TMP straddling parcel and MOTI right-of-way comprised of dense grouping of small (>0.10m DBH) unidentified deciduous trees with a single pear tree one invasive English holly. Treed Area be removed.
3. See L2.01 - L2.03 for Replacement Tree Species and Locations
4. See L2.04 Plant List + Notes for Replacement Tree Species and Sizes

Refer to **Sheet L3.02** for Tree Management Plan

Refer to **Sheet L1.01** for Landscape Plan

Refer to **Sheet L2.01** for Planting Plan North

Refer to **Sheet L2.02** for Planting Plan Centre

Refer to **Sheet L2.03** for Planting Plan South

Refer to **Sheet L2.04** for Plant List & Planting Notes

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LANDSCAPE PLAN
SCALE 1:250

kinship
design • art • ecology

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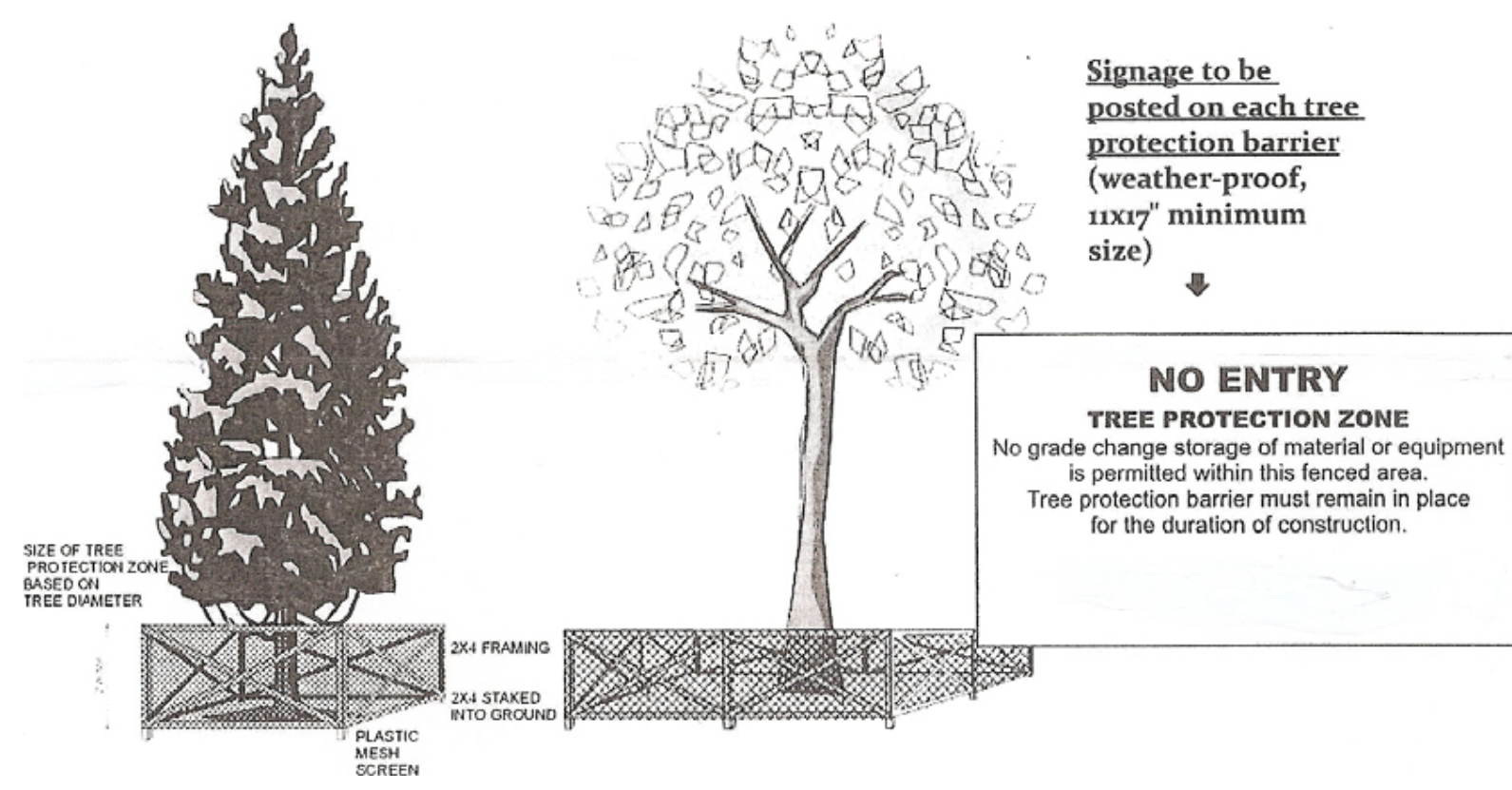
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TREE MANAGEMENT PLAN

L3.01

A
L3.02 Tree Protection Fence
Scale: NTS



TREE PROTECTION FENCE

Prior to construction taking place on site a tree protection fence shall be installed on site according to the layout as indicated on the **Tree Management Plan**, the fence is to follow the existing grade.

Prior to the installation of this fence the layout should be reviewed by the City of Nanaimo Urban Forestry Coordinator.

The Project Manager will instruct all trades on the importance of following these tree protection measures. All trades will be required to sign off on their concurrence of this plan.

The fence is to remain in place for the duration of construction.

Notes:
Height of fence to be 1.2m (4').
2"x 4" 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 9 cm.
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 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.

Elevation

TREE INVENTORY

PROPERTY AREA: 1.01 ha
REPLACEMENT TREES REQUIRED: 101
REPLACEMENT TREES PROPOSED: 113

EXISTING TREES

TREES TO BE RETAINED

KEY	QTY	BOTANICAL NAME	COMMON NAME	DBH	NOTES
#01	(1)	Psuedotsuga menziesii	Douglas Fir	0.80	Landmark
#02	(1)	Psuedotsuga menziesii	Douglas Fir	0.80	Landmark
#03	(1)	Psuedotsuga menziesii	Douglas Fir	0.80	Landmark
#04 - #09	(6)	Acer macrophyllum	Bigleaf Maple	0.06 - 0.15	

TOTAL NUMBER OF TREES TO BE RETAINED: 9

TREES TO BE REMOVED

KEY	QTY	BOTANICAL NAME	COMMON NAME	DBH	NOTES
#10 - #12	(3)	Populus trichocarpa	Black cottonwood	0.40	
#13 - #14	(2)	Psuedotsuga menziesii	Douglas Fir	0.20	
#15 - #22	(8)	Populus trichocarpa	Black cottonwood	0.10	
#23	(1)	Populus trichocarpa	Black cottonwood	0.15	
#24 - #28	(5)	Populus trichocarpa	Black cottonwood	0.06	No replacments required
Treed Area	(37)	Approximately 37 unidentified deciduous trees, 1 pear, 1 holly		0.10	26% of Treed Area on MOTI right of way, 74% on parcel

TOTAL NUMBER OF TREES TO BE REMOVED: 48

REPLACEMENT TREES

DECIDUOUS TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)	NOTES
Ac	(16)	Acer circinatum	Vine Maple	2.0m ht.	#7, Multistem
Am	(1)	Acer macrophyllum	Bigleaf Maple	2.0m ht	#20
Ap	(8)	Acer palmatum	Japanese Maple	1.5m ht	#7
Ce	(7)	Cornus eddies white wonder	Eddies White Wonder	3.0m ht.	#20
Pp	(14)	Parrotia persica	Persian Ironwood	1.5m ht	5cm cal.
Qp	(14)	Quercus palustris Pringreen	Columnar Pin Oak	2.0m ht.	#20

TOTAL NUMBER OF DECIDUOUS REPLACEMENT TREES: 60

CONIFEROUS TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)	NOTES
Po	(17)	Picea omorika bruns	Serbian Spruce	2.0m ht.	#15
P	(23)	Pinus contorta var.contorta	Shore Pine	1.5m ht	#15
Pm	(13)	Psuedotsuga menziesii	Douglas Fir	2.0m ht.	#15

TOTAL NUMBER OF CONIFEROUS REPLACEMENT TREES: 53

TOTAL NUMBER OF REPLACEMENT TREES: 113

NOTES:

CITY OF NANAIMO "MANAGEMENT AND PROTECTION OF TREES BYLAW 2013 NO. 7126" REQUIRES 101 REPLACEMENT TREES BASED ON THE REQUIREMENT TO PROVIDE 100 REPLACEMENT TREES PER HECTARE. TO ESTABLISH A BIODIVERSE, CLIMATE RESILIENT AND VISUALLY INTERESTING LANDSCAPE THAT EFFECTIVELY SCREENS THE SITE, 113 REPLACEMENT TREES ARE PROPOSED.

Refer to **Sheet L3.01** for Tree Management Plan

Refer to **Sheet L1.01** for Landscape Plan

Refer to **Sheet L2.01** for Planting Plan North

Refer to **Sheet L2.02** for Planting Plan Centre

Refer to **Sheet L2.03** for Planting Plan South

Refer to **Sheet L2.04** for Plant List & Planting Notes

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