

# Trackside Multi-Family

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

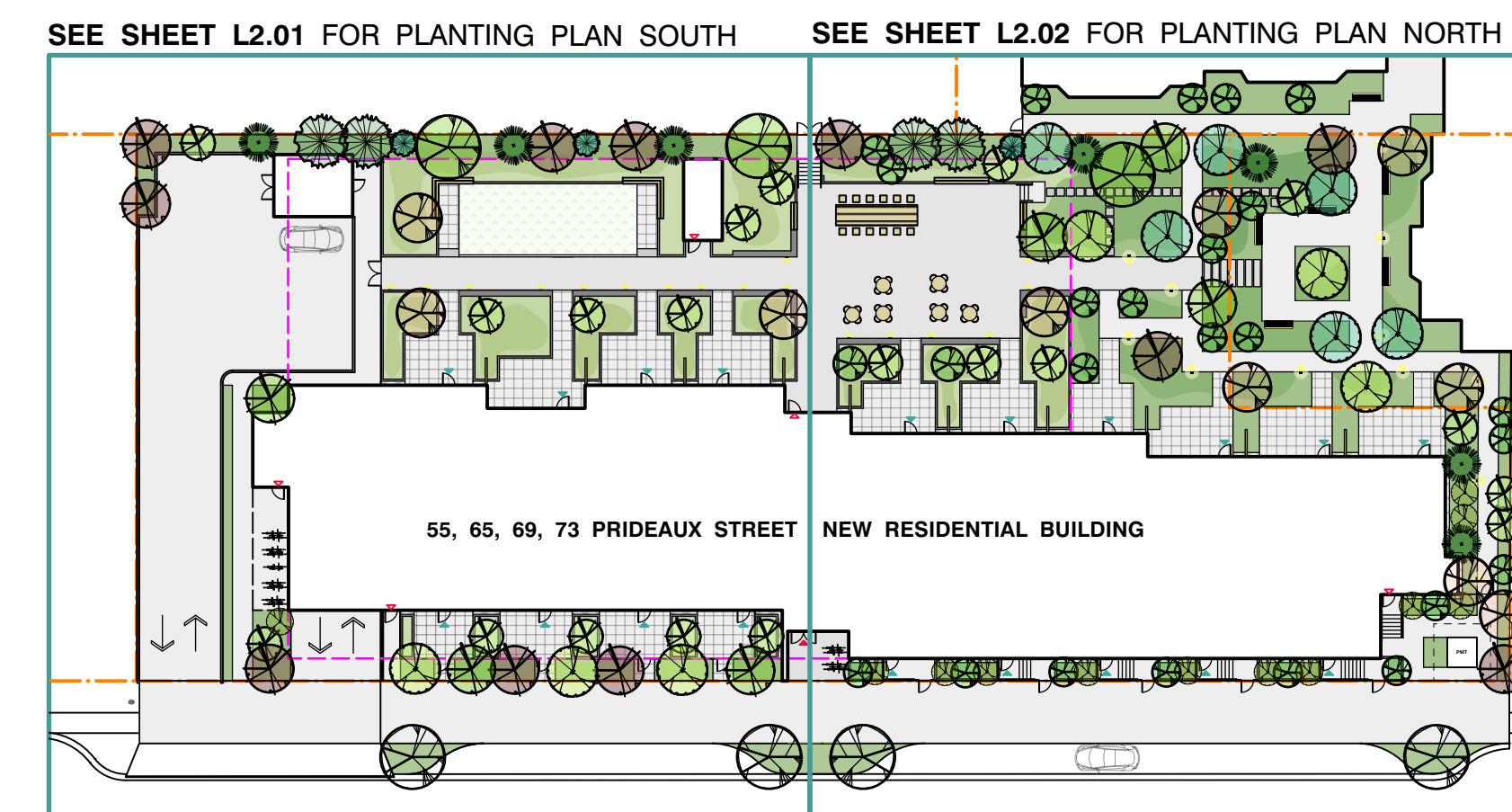
## LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 17, 2024

### LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Plan
- L1.02 Landscape Details
  - 1. Fence Type 01 - 1.80m High Black Metal Fence
  - 2. Fence Type 02 - 1.07m High Black Metal Fence
  - 3. Recessed Wall Lighting
  - 4. Bollard Lighting
  - 5. Bicycle Rack
- L2.01 Planting Plan South
- L2.02 Planting Plan North
- L2.03 Plant Legend, Plant List, and Planting Notes
- L3.01 Tree Management Plan
- L3.02 Tree Protection Fencing

### KEY PLAN



### DESIGN RATIONALE

**Trackside** is a **Ballenas Housing Society** residential development located on Prideaux Street near the intersection of Comox Road in the Old City neighbourhood of Nanaimo. The site is approximately one acre, with the E&N Rail forming a prominent rear-yard boundary. Four existing structures will be replaced with a single new building situated in a healthy, restorative landscape.

The new landscape is inspired by the Coastal Douglas Fir ecosystem, and is designed to provide a communal backyard that offers an outdoor refuge for residents. Incorporating generous, thoughtful outdoor spaces in an affordable housing development demonstrates compassion for each resident's need for access to a safe, comfortable space outside.

The landscape at **Trackside** represents a major improvement in the social and ecological function of the site, and is possible due to locating virtually all parking underground. Designing a functional landscape atop an underground parkade presents specific constraints, manifested in the key elements highlighted on the Landscape Plan.

The design concept for the **Trackside** development rests on three fundamental ideas:

- That outdoor spaces are to be shared equitably, promoting a sense of home and community for all residents;
- That urban landscapes are to be productive and restorative, promoting good health and wellbeing; and
- That engaging urban landscapes merge architectural and ecological functions, integrating human life into the environment.

### LANDSCAPE DESIGN PRECEDENTS



01 Evergreen native ground covers dominate plant palette to reinforce forest understorey / woodland edge



02 Lush plantings of flowers, herbs, and food producing plants



03 Bollard lighting within woodland & courtyard garden



04 Large communal table, common area space

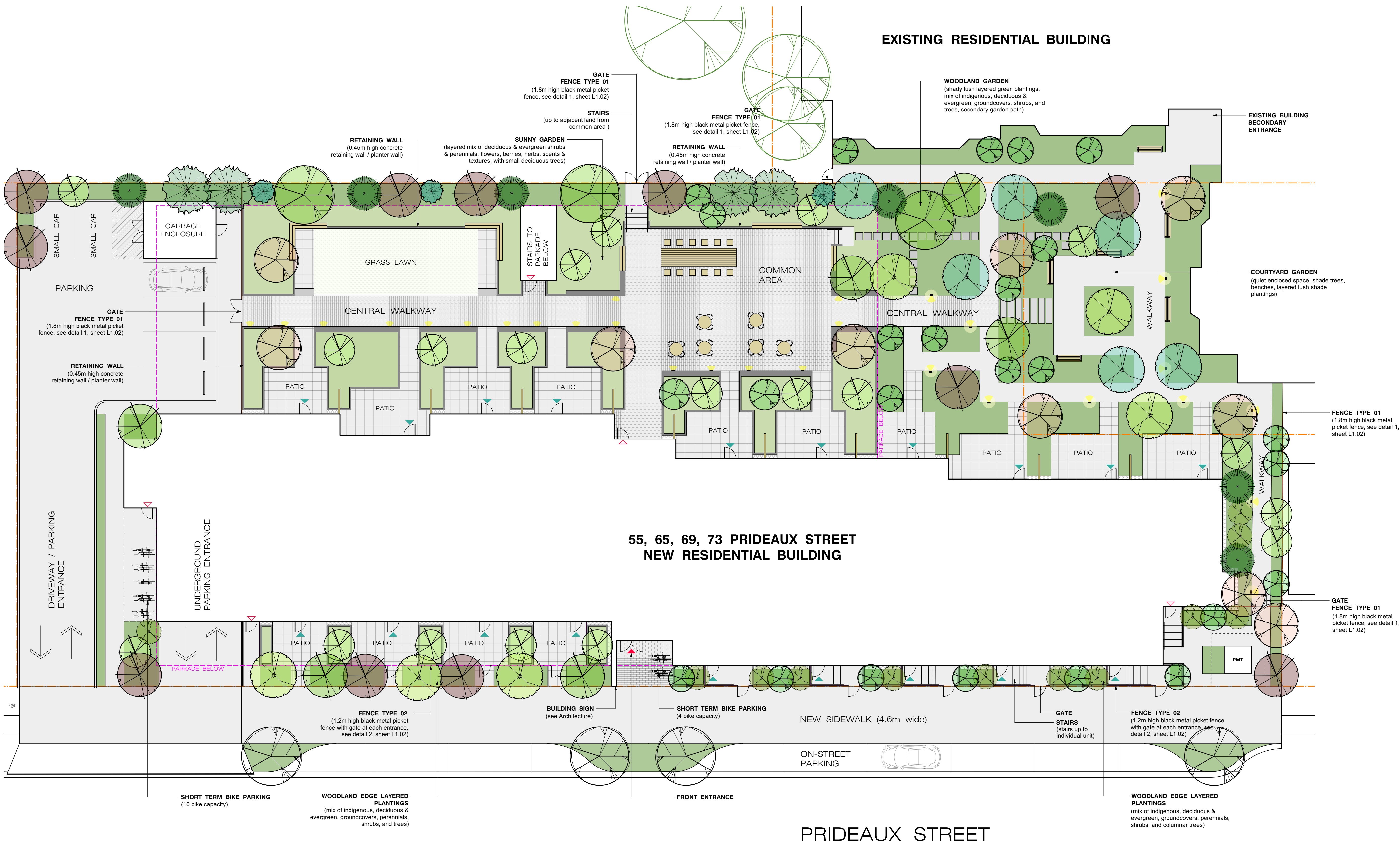


05 Bench Type 02: timber bench integrated into retaining / planter walls



06 Bench Type 01: timber bench with back & armrests

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### LANDSCAPE LEGEND

- BENCH TYPE 01**  
(freestanding bench with back & armrests)  
Quantity: 6
- BENCH TYPE 02**  
(timber bench without back & armrests, integrated into retaining walls)  
Quantity: 6
- BICYCLE RACK**  
Total Capacity: 14  
Quantity: 7  
(see detail 5, sheet L1.02)
- ENTRANCE - MAIN**
- EXIT**
- INDIVIDUAL RESIDENTIAL ENTRANCE / EXIT**
- FENCE TYPE 01**  
(black powder coated metal picket perimeter fence)  
Height: 1.8m  
(see detail 1, sheet L1.02)
- FENCE TYPE 02**  
(black powder coated metal picket frontyard fence)  
Height: 1.07m  
(see detail 2, sheet L1.02)
- FENCE TYPE 03 - SCREEN**  
(wood screen between individual patios)  
Height: 1.8m
- LIGHTING - BOLLARD**  
Quantity: 12  
(see detail 4, sheet L1.02)
- LIGHTING - RECESSED WALL**  
Quantity: 17  
(see detail 3, sheet L1.02)
- CONCRETE**  
Area: 413m<sup>2</sup>
- CONCRETE UNIT PAVER TYPE 01**  
Area: 331m<sup>2</sup>
- CONCRETE UNIT PAVER TYPE 02**  
Area: 344m<sup>2</sup>
- CONCRETE UNIT PAVER TYPE 03**  
Quantity: 29
- DRAIN ROCK**  
(building perimeter)  
Area: 19m<sup>2</sup>
- GRASS LAWN**  
Area: 68m<sup>2</sup>  
Soil Depth: 150mm
- PLANTED AREA OVER PARKADE**  
Area: 328m<sup>2</sup>  
Soil Depth: 400mm min.
- PLANTED AREA**  
Area: 697m<sup>2</sup>  
Soil Depth: 450mm

1. All landscape construction to be in accordance with the City of Nanaimo Engineering Standards & Specifications.
2. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard.

**LANDSCAPE PLAN**  
SCALE 1:150

Refer to Sheet L1.02 for Landscape Details

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**kinship**  
design • art • ecology

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kate.stefiuk@kinshipdesign.ca  
chris.midgley@kinshipdesign.ca

REGISTERED MEMBER  
LANDSCAPE ARCHITECTURE  
624

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Ballenas Housing Society

NO.	DATE	ISSUE
1	2024-12-17	DP SUBMISSION

NO.	DATE	REVISION

**RECEIVED**  
**DP1371**  
**2024-DEC-20**  
Current Planning

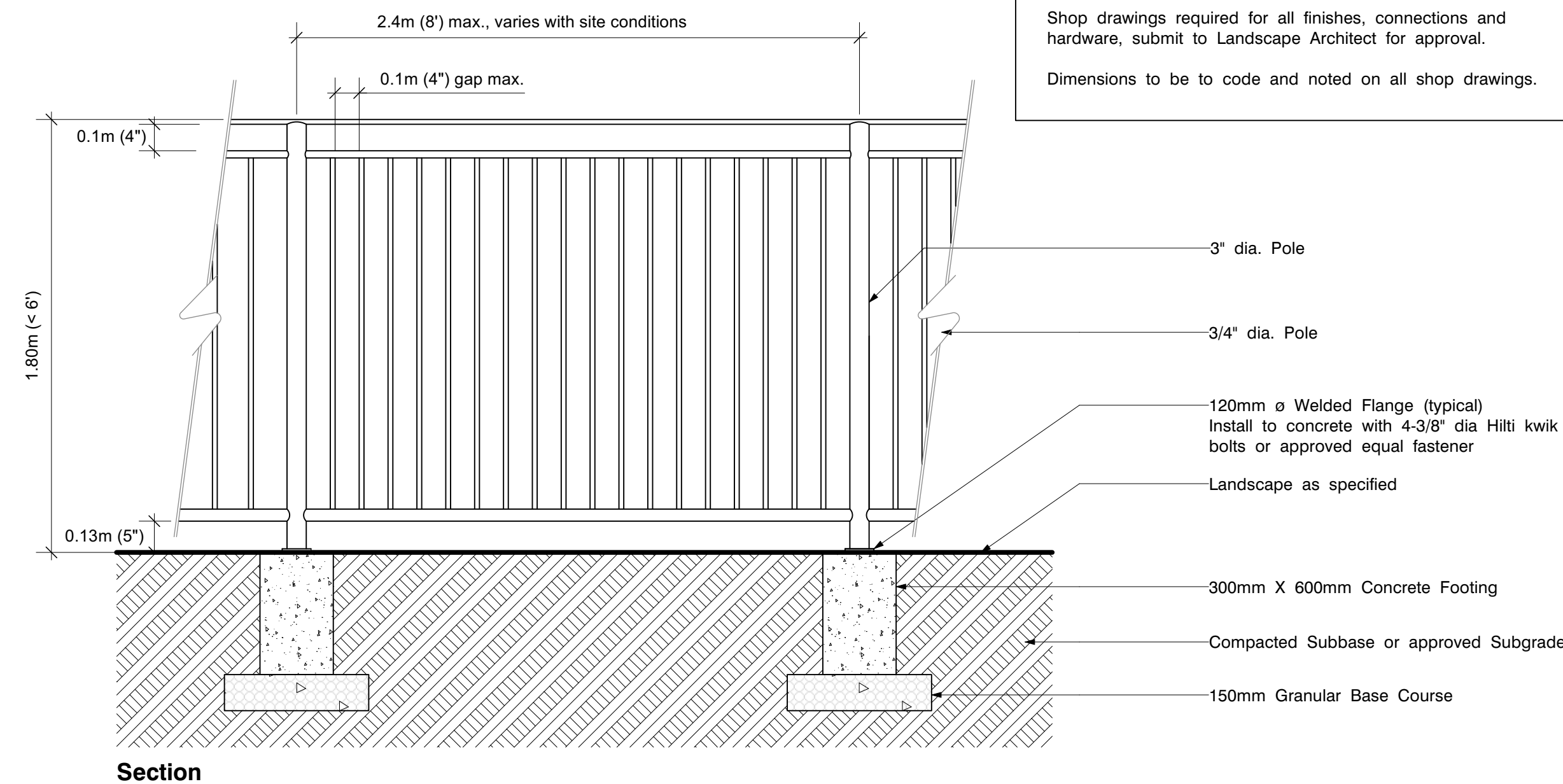
**PROJECT** 20011  
**TRACKSIDE**  
55, 65, 69, 73 PRIDEAUX STREET  
NANAIMO, BC

**LANDSCAPE PLAN**

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

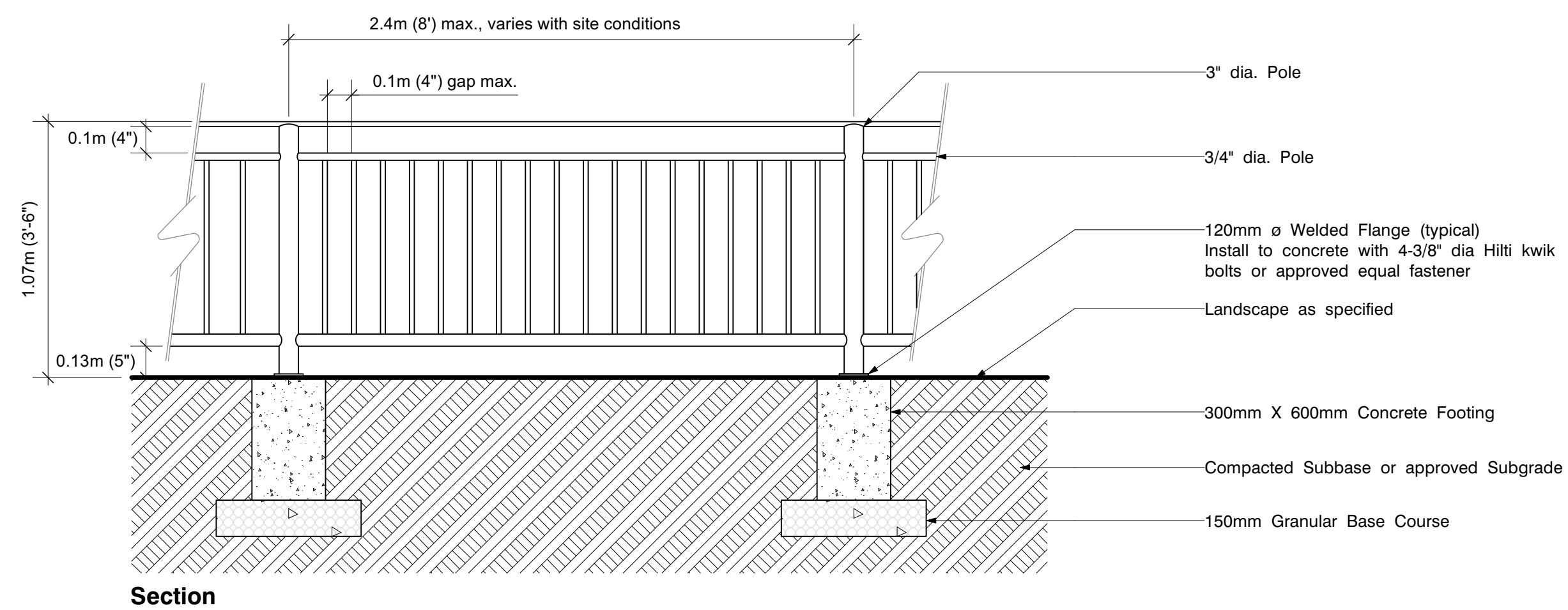
**L1.01**

**Notes:**  
 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.



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

**Notes:**  
 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.



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

**BEGA Recessed Wall Luminaire 24060 (or eq.)**  
 Quantity: 17  
**Specifications:**  
 Asymmetrical Forward Throw  
 Operating Voltage: 120-277V AC  
 Luminaire Lumens: 848 Lumens (3000K)  
 Height: 5" (127mm)  
 Width: 13" (330mm)  
 Depth: 5-1/2" (139mm)  
 Finish: Powder Coated Bronze Matte 3mil thickness



**Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)**  
 Quantity: 7  
**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

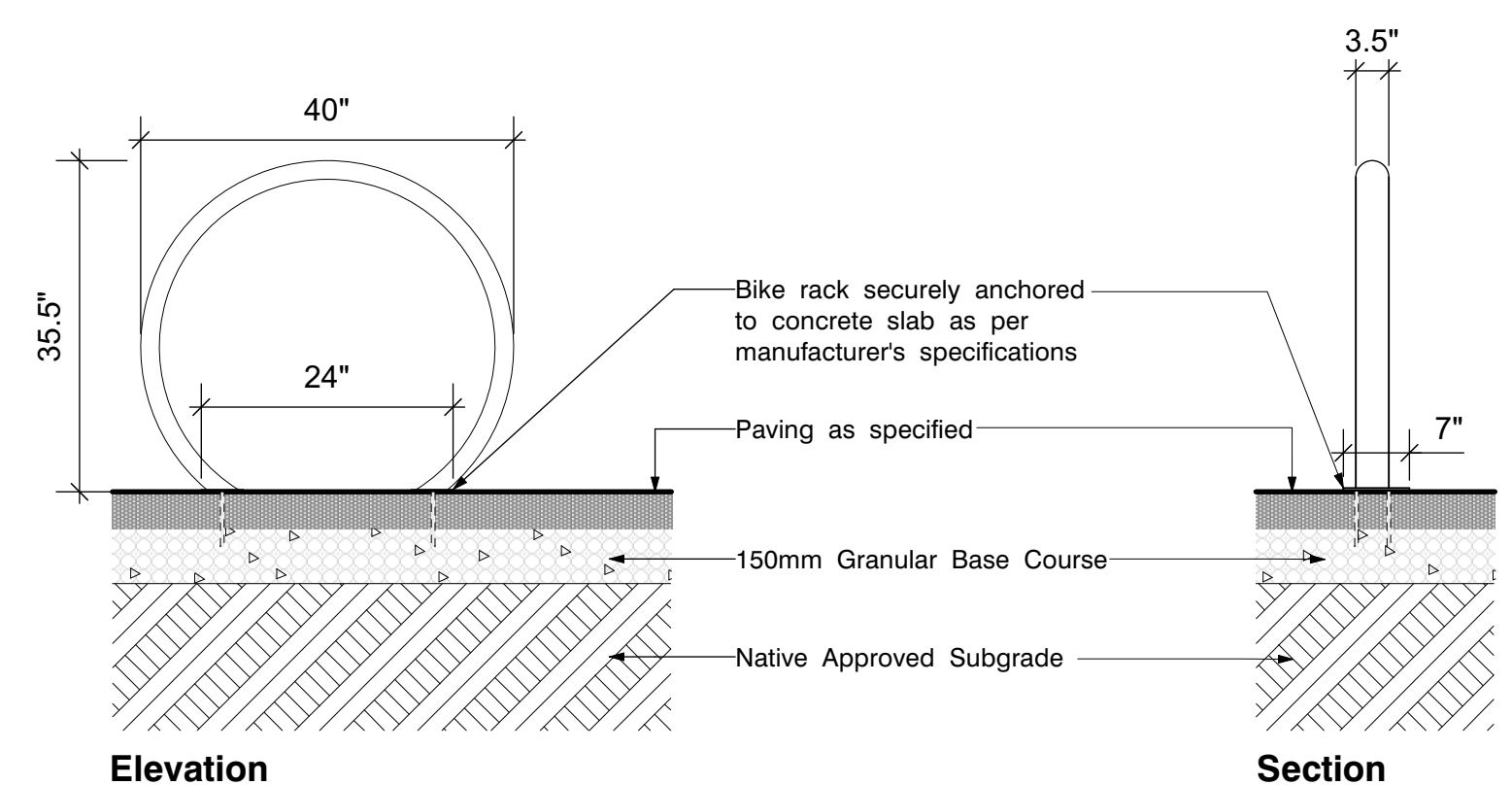
Wishbone Site Furnishings  
 210-27090 Gloucester Way  
 Langley, BC  
 1-866-626-0476  
 604-626-0476  
 www.wishboneltd.com

**3** Recessed Wall Lighting  
 L1.02 Scale: NTS

**BEGA Exterior Bollard Light 99558 (or eq.)**  
 Quantity: 12  
**Specifications:**  
 Surface Mount  
 (B79817 Anchorage kit)  
 Operating Voltage: 120-277V AC  
 Luminaire Lumens: 1662 Lumens (3000K)  
 Height: 43-3/8" (1101mm)  
 Width: 9-7/8" (251mm)  
 Depth: 5-1/2" (244mm)  
 Finish: Powder Coated Bronze Matte 3mil thickness



**4** Bollard Lighting  
 L1.02 Scale: NTS



**5** Bicycle Rack  
 L1.02 Scale: NTS Elevation / Section

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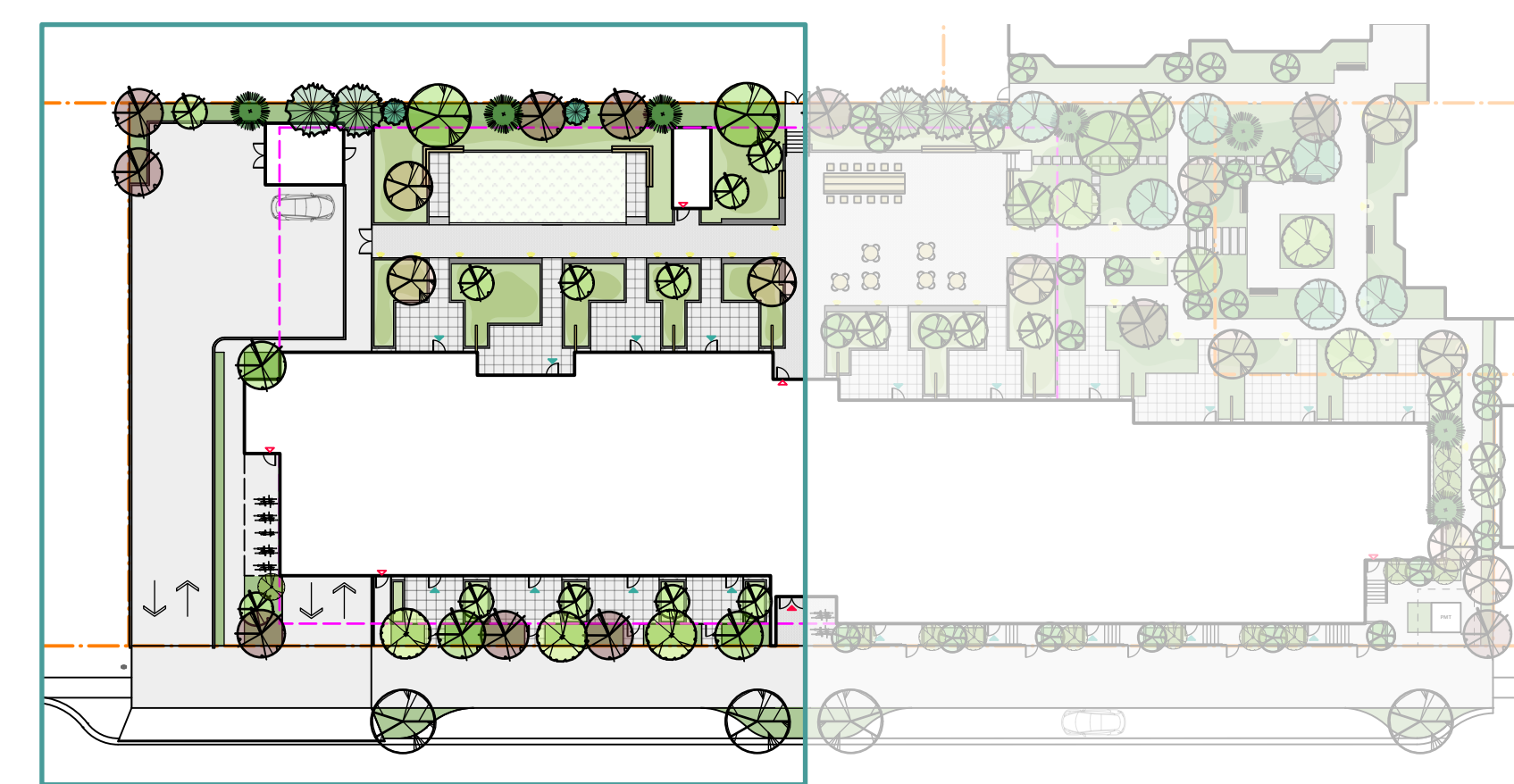




55, 65, 69, 73 PRIDEAUX STREET  
NEW RESIDENTIAL BUILDING

PRIDEAUX STREET

MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN NORTH



Refer to **Sheet L2.02** for Planting Plan (North)  
Refer to **Sheet L2.03** for Plant Legend,  
Plant List, and Planting Notes

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Current Planning

**PROJECT** 20011

**TRACKSIDE**

55, 65, 69, 73 PRIDEAUX STREET  
NANAIMO, BC

**PLANTING PLAN SOUTH**

**CITY FILE NO.**

**SCALE** 1:100

**DATE** 2024-10-01

**DB** CM

**CB** KS

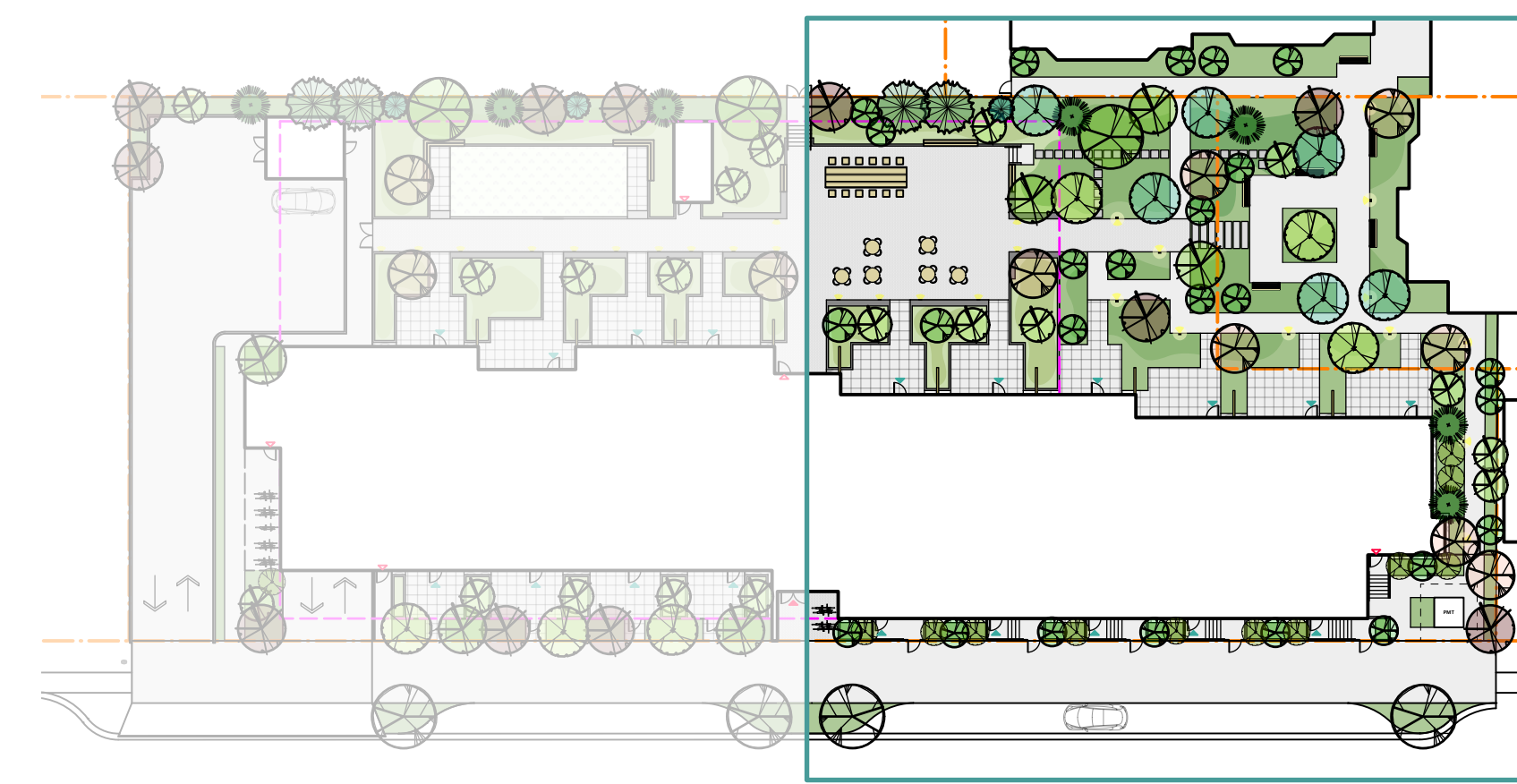
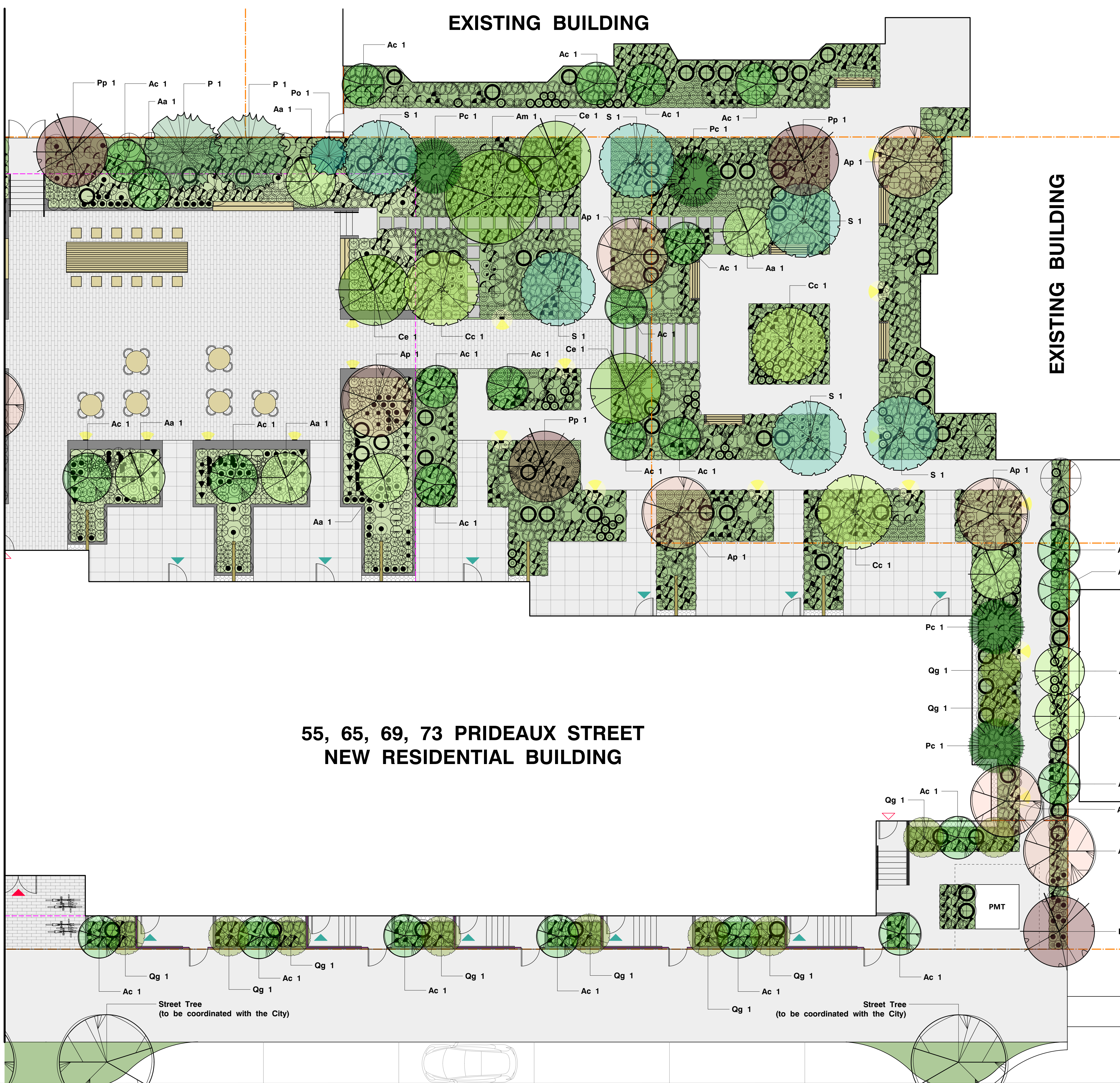
**L2.01**

**EXISTING BUILDING**

**EXISTING BUILDING**

**55, 65, 69, 73 PRIDEAUX STREET  
NEW RESIDENTIAL BUILDING**

MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN NORTH



Refer to **Sheet L2.01** for Planting Plan (South)  
Refer to **Sheet L2.03** for Plant Legend,  
Plant List, and Planting Notes

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55, 65, 69, 73 PRIDEAUX STREET  
NANAIMO, BC

**PLANTING PLAN NORTH**

**CITY FILE NO.**  
**SCALE** 1:100  
**DATE** 2024-10-01  
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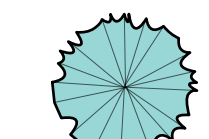
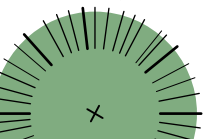
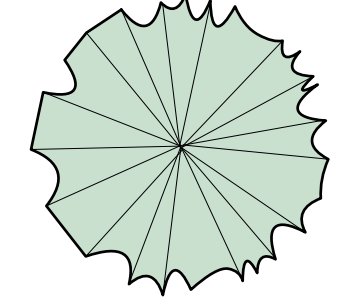
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**PLANTING NOTES**

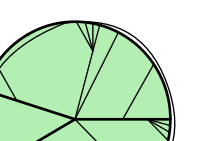
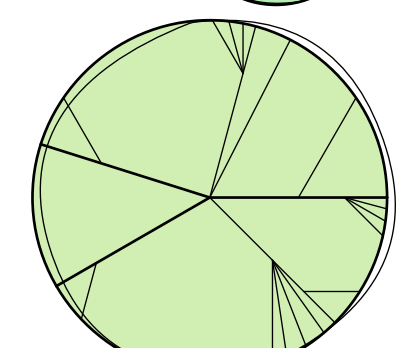
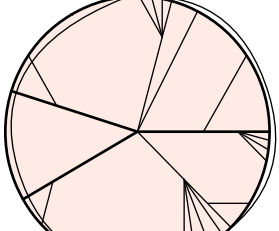
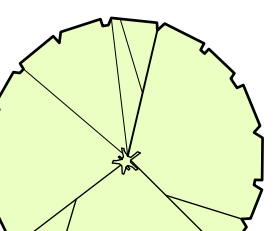
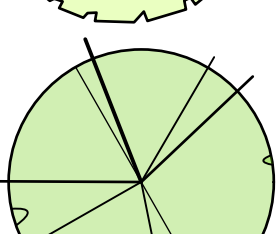
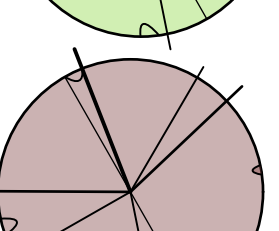
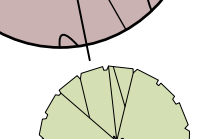
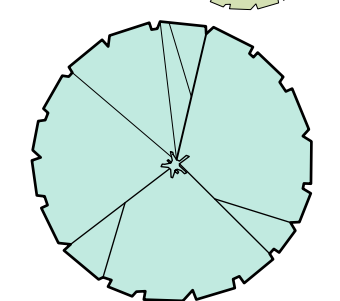
- All landscape construction to be in accordance with the **City of Nanaimo Engineering Standards and Specifications**.
- All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
- Growing medium to meet 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 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.

**TREE & PLANT LEGEND**

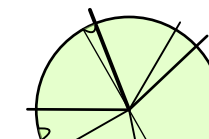
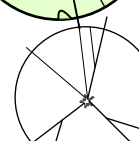



**Coniferous Trees**

-  **Po (3) Picea omorika** Bruns
-  **Pc (7) Pinus contorta**
-  **P (4) Pseudotsuga menziesii**

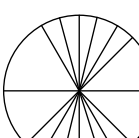

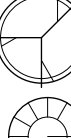




**Deciduous Trees**

-  **Ac (25) Acer circinatum**
-  **A (3) Acer macrophyllum**
-  **Ap (10) Acer palmatum 'Osakazuki'**
-  **Cc (6) Cercis canadensis 'Forest Pansy'**
-  **Ce (6) Cornus eddies white wonder**
-  **Pp (11) Parrotia persica**
-  **Qp (11) Quercus palustris 'Pingreen'**
-  **S (6) Styrax japonica**











**Deciduous Shrubs**

-  **Aa Amelanchier alnifolia**
-  **Cs Cornus sericea**
-  **Rs Ribes sanguineum**
-  **Rn Rosa Nutkana**
-  **V Vaccinium (mix varieties)**




**Evergreen Shrubs**

-  **Arb Arbutus unedo**
-  **Gs Gaultheria shallon**
-  **Li Lavandula x intermedia 'Provence'**
-  **Mn Mahonia nervosa**
-  **Rh Rhododendron 'Glacier'**
-  **Ro Rosmarinus officinalis**
-  **Vo Vaccinium ovatum**


**Ferns, Grasses & Perennials**

-  **Am Achillea millefolium 'moonshine'**
-  **Af Aquilegia formosa**
-  **Df Dicentra formosa**
-  **Gl Gaura lindgeimeri**
-  **Ln Luzula nivea**
-  **Np Nepeta dropmore blue**
-  **Pa Pennisetum alopecuroides**
-  **Pm Polystichum munitum**
-  **Sn Salvia nemorosa 'Cardonna'**
-  **Sl Solidago lepida**

**Groundcovers**

-  **At Alchlys triphylla**
-  **Au Arctostaphylos uva-ursa**
-  **Fc Fragaria chiloensis**
-  **Fv Fragaria vesca**
-  **Sr Sedum rupestre 'Angelina'**
-  **Tg Tellima grandiflora**
-  **Tv Thymus vulgaris**
-  **Tl Trientalis latifolia**

**Bulb**

-  **Ag Allium 'Globemaster'**

**GRASS LAWN**  
Area: 68m<sup>2</sup>  
Soil Depth: 150mm  
(Premium Pacific Seeds Drought Smart Mix or Equivalent)

**PLANT LIST**

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
<b>Coniferous Trees</b>						
Po	3	Picea omorika Bruns	Serbian Spruce	#15	10m ht.	Non-native
Pc	7	Pinus contorta var. contorta	Shore Pine	#15	10m ht.	Native
P	4	Pseudotsuga menziesii	Douglas Fir	#15	75m ht.	Native
<b>Deciduous Trees</b>						
Ac	25	Acer circinatum	Vine Maple	#15	6m ht.	Native
A	3	Acer macrophyllum	Big Leaf Maple	#15	18m ht.	Native
Ap	10	Acer palmatum 'Osakazuki'	Japanese Maple	#15	6m ht.	Ornamental
Cc	6	Cercis canadensis 'Forest Pansy'	Red Bud	#20	6m ht.	Ornamental
Ce	6	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	7m ht.	Hybrid Native
Og	11	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20	15m ht.	Columnar
Pp	11	Parrotia persica	Persian Ironwood	#20	7m ht.	Ornamental
S	6	Styrax japonicus	Japanese Snowbell	#20	6m ht.	Ornamental
<b>Deciduous Shrubs</b>						
Aa	20	Amelanchier alnifolia	Saskatoon Berry	#3	Multistem	Native
Cs	8	Cornus sericea	Red Twig Dogwood	#2	1.2m o.c.	Native
Rs	36	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Rn	17	Rosa Nutkana	Nootka Rose	#2	1.2m o.c.	Native
V	39	Vaccinium (mix varieties)	Blueberry	#2	1.2m o.c.	Ornamental
<b>Evergreen Shrubs</b>						
Arb	8	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#3	2m o.c.	Ornamental
Gs	425	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Li	36	Lavandula x intermedia 'Provence'	French Lavender	#1	60cm o.c.	Ornamental
Mn	230	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Rh	46	Rhododendron 'Glacier'	Evergreen Azalea	#2	1.2m o.c.	Ornamental
Ro	10	Rosmarinus officinalis	Rosemary	#1	1m o.c.	Ornamental
Vo	100	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
<b>Ferns, Grasses &amp; Perennials</b>						
Am	60	Achillea millefolium 'moonshine'	Yarrow	#1	60cm o.c.	Ornamental
Af	142	Aquilegia formosa	Red Columbine	10cm	45cm o.c.	Native
Df	42	Dicentra formosa	Pacific Bleeding Heart	10cm	60cm o.c.	Native
Gl	248	Gaura lindheimeri	Bee Blossom	10cm	45cm o.c.	Ornamental
Ln	195	Luzula nivea	Snowy Woodrush	#1	45cm o.c.	Ornamental
Np	146	Nepeta dropmore blue	Catmint	#1	60cm o.c.	Ornamental
Pa	35	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain grass	#1	60cm o.c.	Ornamental
Pm	825	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
Sn	39	Salvia x sylvestris 'Caradonna'	Purple Wood Sage	#1	60cm o.c.	Ornamental
So	46	Solidago canadensis	Canada Goldenrod	10cm	60cm o.c.	Native
<b>Groundcovers</b>						
At	73	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Au	91	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	264	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	246	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Sa	47	Sedum rupestre 'Angelina'	Stonescrop	10cm	45cm o.c.	Ornamental
Tg	52	Tellima grandiflora	Fringescup	10cm	45cm o.c.	Native
Tv	37	Thymus vulgaris	Garden Thyme	#1	45cm o.c.	Ornamental
Tl	173	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native
<b>Bulbs</b>						
Ag	43	Allium 'Globemaster'	Ornamental Onion	bulb	30cm o.c.	Ornamental
<b>Seeds</b>						
Grass Seeding		Premium Pacific Seeds Drought Smart Mix or Equivalent				Hybrid Native

**TOTAL NUMBER OF TREES TO BE PLANTED: 92**

Coniferous Trees: 14  
Deciduous Trees: 78

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

**KINSHIP DESIGN ART ECOLOGY**  
Kate Stefiuk BCSLA  
t: 250-753-8093 e: kate.stefiuk@kinshipdesign.ca

No substitutions will be accepted without prior written approval of the Landscape Architect.

Refer to **Sheet L2.01** for Planting Plan (South)  
Refer to **Sheet L2.02** for Planting Plan (North)

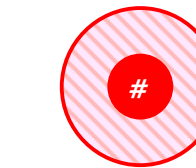
**NOT FOR CONSTRUCTION**



**EXISTING SITE AERIAL PHOTO**

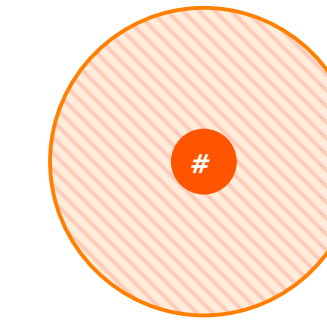
SCALE 1:200

**TREE MANAGEMENT LEGEND**



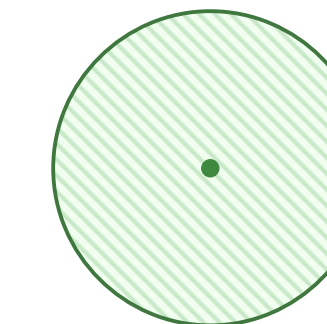
**TREES TO BE REMOVED ON DEVELOPMENT PARCEL**

- 73, 69, 65, 55, PRIDEAUX STREET (3)  
 01 *Pinus Ornamental Pine* (DBH: 15cm)  
 02 *Pinus sylvestris Scotch Pine* (DBH: 24cm)  
 03 *Sequoiadendron giganteum 'Pendula' Weeping Giant Sequoia* (DBH: 26cm)



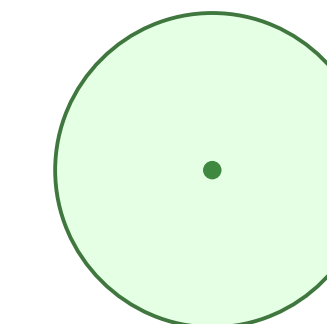
**TREES TO BE REMOVED ON 619 COMOX AVE (4)**

- 04 *Prunus Ornamental Cherry* (DBH: 38cm)  
 05 *Magnolia Ornamental Magnolia* (DBH: 25cm)  
 06 *Cornus kousa Chinese Dogwood* (DBH: 18cm)  
 07 *Ilex aquifolium English Holly* (DBH: 25cm)



**TREES TO BE RETAINED ON 619 COMOX AVE (2)**

- 08 *Cornus kousa Chinese Dogwood* (DBH: 16cm)  
 09 *Prunus Ornamental Cherry* (DBH: 36cm)



**TREE TO BE RETAINED ADJACENT TO PARCEL (1)**

- 10 *Acer Macrophyllum Big Leaf Maple* (DBH: 130cm)



TREE PROTECTION FENCING



PARCEL BOUNDARY

**TOTAL NUMBER OF EXISTING TREES ON DEVELOPMENT PARCEL**  
 73, 69, 65, 55, PRIDEAUX STREET (3)

**TOTAL NUMBER OF TREES TO BE REMOVED ON DEVELOPMENT PARCEL**  
 73, 69, 65, 55, PRIDEAUX STREET (3)

**TOTAL NUMBER OF TREES TO BE REMOVED ON 619 COMOX AVENUE (4)**

**TOTAL NUMBER OF TREES TO BE REMOVED ON BOTH PARCELS (7)**

**TOTAL NUMBER OF PROPOSED TREES (92)**

Deciduous Trees (78)  
 Coniferous Trees (14)  
 (See sheet L2.01, L2.02, and L2.03 for tree species, quantity, and location)

**DEVELOPMENT SITE AREA: 0.36 Hectares**



01 *Pinus Ornamental Pine*



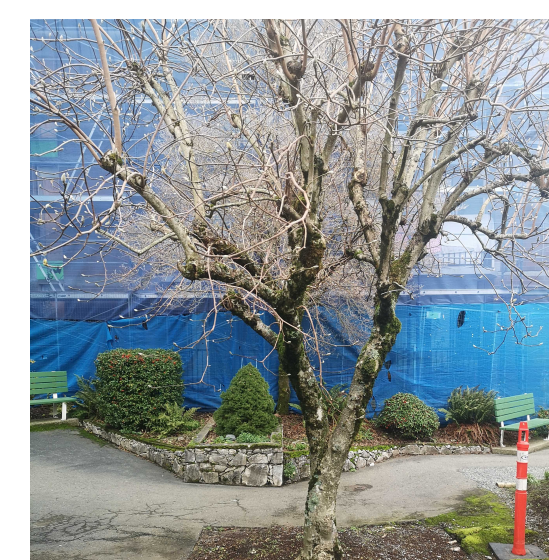
02 *Pinus sylvestris Scotch Pine*



03 *Sequoiadendron giganteum 'Pendula' Weeping Giant Sequoia*



04 *Prunus Ornamental Cherry*



05 *Magnolia Ornamental Magnolia*



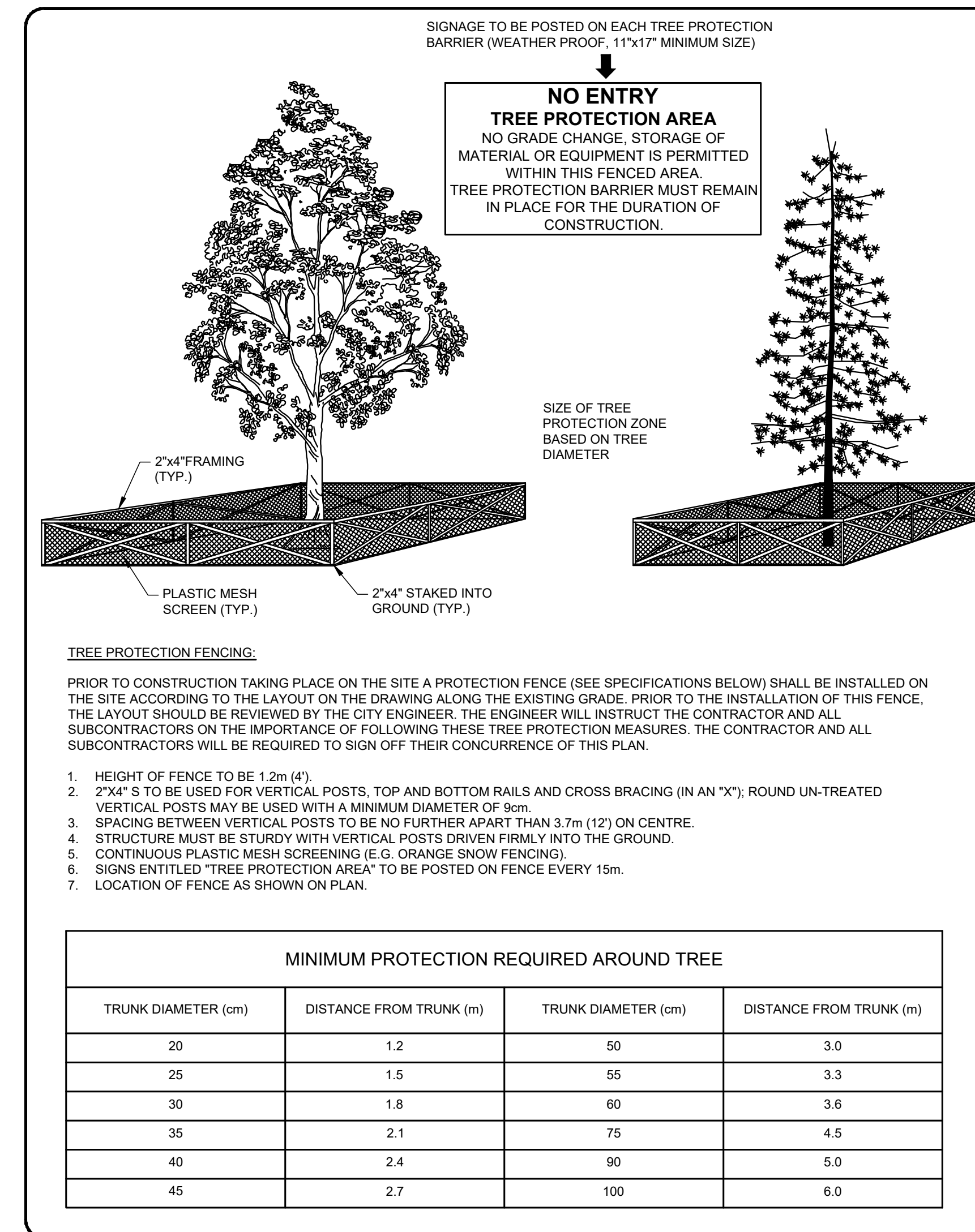
06 *Cornus kousa Chinese Dogwood*



07 *Ilex aquifolium English Holly*

Refer to **Sheet L1.01** for Landscape Plan  
 Refer to **Sheet L2.01** for Planting Plan (South)  
 Refer to **Sheet L2.02** for Planting Plan (North)  
 Refer to **Sheet L2.03** for Plant Legend, Plant List, Planting Notes  
 Refer to **Sheet L3.02** for Tree Protection Fencing

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## TREE PROTECTION FENCING

NTS

(refer to Drawing TP-1 of May 2020 version of City of Nanaimo Manual of Engineering Standards and Specifications)

Refer to **Sheet L1.01** for Landscape Plan  
Refer to **Sheet L2.01** for Planting Plan (South)  
Refer to **Sheet L2.02** for Planting Plan (North)  
Refer to **Sheet L2.03** for Plant Legend, Plant List, Planting Notes  
Refer to **Sheet L3.01** for Tree Management Plan

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