

The Current

210 Caledonia Avenue, Nanaimo, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - JANUARY 10, 2025

LANDSCAPE DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Context Plan
- L1.02 Landscape Plan
- L1.03 Landscape Details
 - 1. Lighting - Recessed Wall
 - 2. Lighting - Overhead Pole
 - 3. Fence Type 01 - 1.07m High Black Metal Picket
 - 4. Fence Type 01 - 1.80m High Black Metal Picket
- L1.04 Landscape Details
 - 5. Fence Type 02 - Wood Post + Rail
 - 6. Bicycle Rack
- L2.01 Planting Plan North
- L2.02 Planting Plan South
- L2.03 Plant List + Planting Notes
- L3.01 Tree Management Plan
- L3.02 Tree Management Plan
- L3.03 Vegetation Management Plan

DESIGN RATIONALE

The landscape design for **The Current**, located at **210 Caledonia Avenue**, takes its inspiration from the ecological and industrial history of the site. Ecologically, the site is located adjacent to the Millstone River, making it an important lowland riparian forest in the downtown area of Nanaimo, though it is now degraded after several decades of abandonment.

Historically, from 1904 to 1956, the site was home to the Nanaimo Electric Light Company, which operated a hydroelectric station by diverting water from offsite through a large wooden stave pipe to drive three generators before returning by outfall to the Millstone River. In 1956, the site changed hands and became a Liquid Natural Gas tank farm, with offices and a compressor station until 1990, when the site was remediated due to the presence of industrial contaminants.

Since that time, the site has remained undeveloped, and has gradually been colonized with invasive species, and impacted by the inevitable trespass that affects vacant, low visibility sites in downtown areas.

Now, located almost entirely within the 30m environmentally sensitive watercourse leave strip for the Millstone, the entire landscape area for the site is treated as a riparian forest restoration and enhancement project to create functional habitat that supports pollinators, beneficial insects, birds and other biodiversity. Around the proposed building, dense layers of indigenous and complementary ornamental species create opportunities to experience immersion in a forested landscape, while beyond the development footprint, a restoration strategy is focused on removing invasives and replanting with riparian vegetation.

To layer in visual interest and character, the stave pipe form is reinterpreted into the form of benches and other features as a nod to the site's industrial history. A large overlook deck on the building provides expansive, 180 degree views of the Millstone and the city beyond.

This merging of ecological and industrial history in the landscape results in a novel functional environment where human development is harnessed to restore and enhance a valuable riparian ecosystem in Nanaimo.

DESIGN PRECEDENTS



01 Arbutus menziesii: Coastal Douglas Fir Forest



02 Forest understorey planting inspired by the Coastal Douglas fir ecosystem provides rehabilitated functional habitat on site



03 Camas bulb plantings in planted terraces on the Millstone side of building, reflect the environmental character of the Millstone River



04 Bench inspiration: historical image of a wooden stave pipe



05 Overlook deck inspiration: arbour, steel + timber structure to provide shade, enclosure, space for vines, with varied seating below



06 Pole top lighting inspiration: at the front entrance common area, reflects the historical industrial character of the site

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Mill Brook Place Inc.

NO.	DATE	ISSUE
1	01-10-2025	DP SUBMISSION

NO. | DATE | REVISION

PROJECT
The Current Multi-Family
210 Caledonia Avenue
Nanaimo, BC

COVER PAGE

PROJECT ID 23013
DB CM CB KS
SCALE NTS
DATE October 01, 2024

L0.00



- 1 RIVER VIEWING PATIO**
 (a large, half-circle patio on the river side of the building offers 180 degree views over the Millstone River, and beyond; amenities include seating, an arbour to provide shade and visual interest, and plantings that offer functional habitat within the building footprint)
- 2 SITTING PATIO**
 (at the front of the building, a sunken sitting area immersed in a rehabilitated forest environment creates a quiet, shady space for residents to enjoy; furnishings include benches inspired by the stove-pipe form, and overhead lighting to add character to the site)
- 3 FUNCTIONAL HABITAT PLANTING**
 (areas affected by construction and tree removal immediately around the building will be replanted with an indigenous forest understorey and replacement trees; this area provides important functional habitat around the building, supporting a diversity of birds, beneficial insects and other biodiversity)
- 4 TERRACES**
 (a series of planted terraces occupy the southwest facade of the building to moderate the scale of the architecture as it transitions across a significant grade change; the terraces are planted with indigenous and complementary ornamental species that offer functional habitat as well as visual interest)
- 5 VEGETATION MANAGEMENT AREA**
 (the entire parcel area beyond the development footprint is to be managed for the removal of invasive species; this strategy is intended to enhance the quality of habitat across the site, compensating for the localized disturbance created by construction)
- 6 SPEA**
 (the streamside protection and enhancement area is an area along the length of the Millstone River determined by a qualified environmental professional according to the Provincial Riparian Areas Protection Regulation; portions of the SPEA are located on the property at 210 Caledonia Ave.)

LANDSCAPE CONTEXT LEGEND	
PROPERTY AREA Area: 6300m ² (0.63 ha)	
	30m C.O.N. RIPARIAN SETBACK
	15m SPEA SETBACK (litter fall insect drop)
	10m LARGE WOODY DEBRIS
	TOP OF BANK
	PLANTED AREAS Area: 1653m ² (see Planting Plan sheets L2.01, L2.02, and L2.0)
	VEGETATION MANAGEMENT AREAS Area Total: 2982m ² Area on Property: 2094m ² Area adjacent to Property: 888m ² (see Vegetation Management Plan sheet L3.03)

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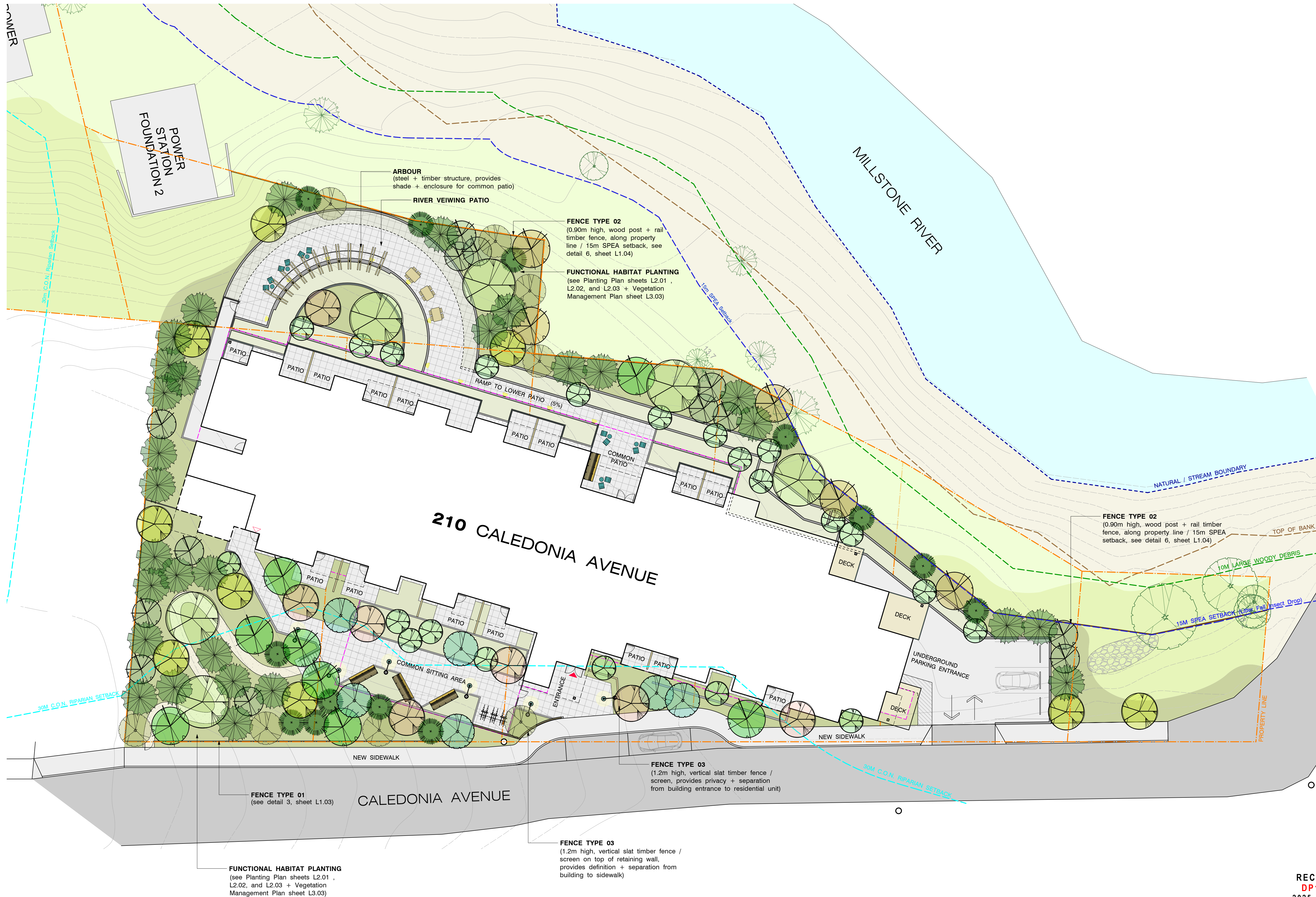
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PROJECT
 The Current Multi-Family
 210 Caledonia Avenue
 Nanaimo, BC

PROJECT ID 23013
 DB CM CB KS

SCALE 1:300
DATE October 01, 2024



LANDSCAPE LEGEND

	BENCH - STAVE PIPE DESIGN (see precedents, sheet L0.00)
	BIKE RACK Total Capacity: 6 Quantity: 3 (see detail 7, sheet L1.04)
	FENCE TYPE 01: BLACK METAL PICKET (1.07m high, see detail 3, sheet L1.03 and 1.80m high, see detail 4, sheet L1.03)
	FENCE TYPE 02: WOOD POST + RAIL (0.91m high, see detail 5, sheet L1.04)
	FENCE TYPE 03: VERTICAL WOOD SLATED (1.2m high)
	GATE - PEDESTRIAN
	ENTRANCE - MAIN
	EXIT
	LIGHTING - OVERHEAD POLE Quantity: 6 (see detail 2, sheet L1.03)
	LIGHTING - RECESSED WALL Quantity: 11 (see detail 1, sheet L1.03)
	CONCRETE PAVING
	CONCRETE UNIT PAVER TYPE 01: Basaltic Natural Slab Paver Area: 525m ² Size: 608mm x 608mm x 50mm Pattern: Running Bond Pattern Colour: Natural
	PLANTED AREAS ON GRADE Area: 1,249m ² Soil Depth: 450mm (see Planting Plan sheet L2.01, L2.02, and L2.03)
	PLANTED AREAS OVER STRUCTURE / IN PLANTERS Area: 404m ² Soil Depth: 450mm / Varies (see Planting Plan sheet L2.01, L2.02, and L2.03)
	VEGETATION MANAGEMENT AREAS Area: 2160m ² (see Vegetation Management Plan, sheet L3.03)

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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PROJECT
The Current Multi-Family
210 Caledonia Avenue
Nanaimo, BC

PROJECT ID 23013
DB CM **CB** KS
SCALE 1:200
DATE October 01, 2024

LANDSCAPE PLAN

L1.02

BEGA Recessed Wall Luminaire 24060 (or eq.)
 Quantity: 11

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



lumenpulse - allegra (Allegra Small) - Pole top luminaire (or eq.)

Quantity: 6

Specifications:
 Installation as per manufacturers specifications.

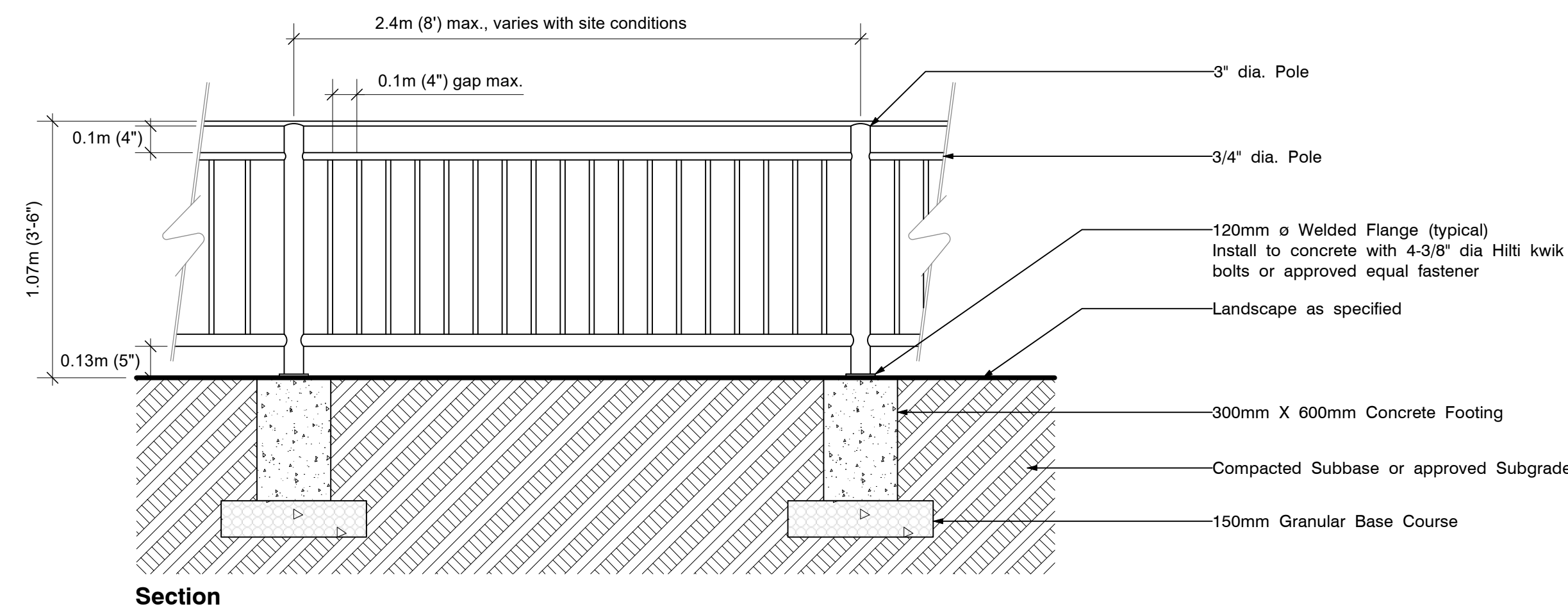
Height	11' (4500mm)
Finish	Black



1 Lighting - Recessed Wall
 Scale: NTS

2 Lighting - Overhead Pole
 Scale: NTS

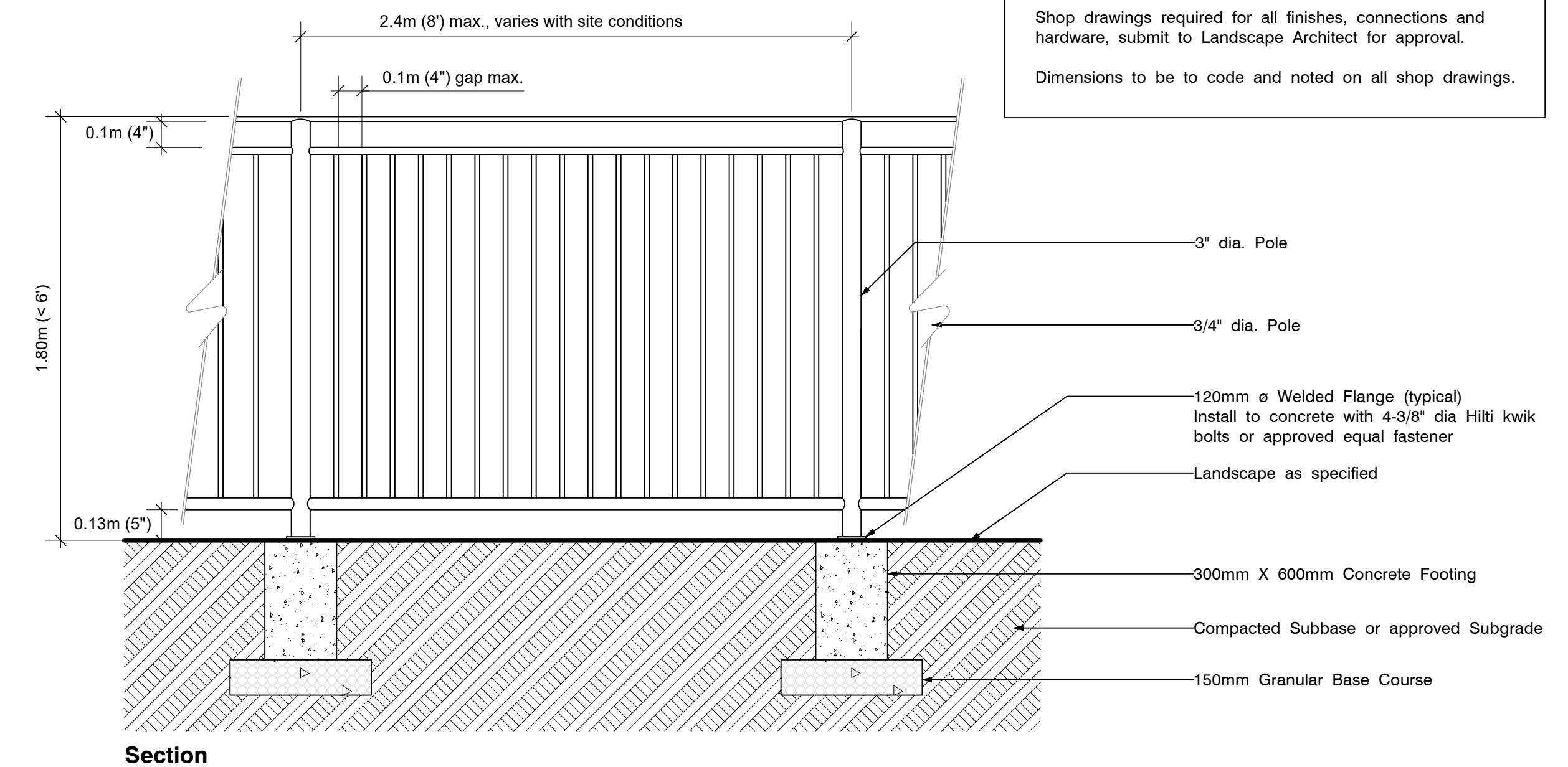
Notes:
 All metal to be hot dipped galvanized after fabrication.
 All welds to be ground smooth.
 Black 700 Powder coat finish.
 Shop drawings required for all finishes, connections and hardware, submit to Landscape Architect for approval.
 Dimensions to be to code and noted on all shop drawings.



3 Fence Type 01 - 1.07m High Black Metal Picket
 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.



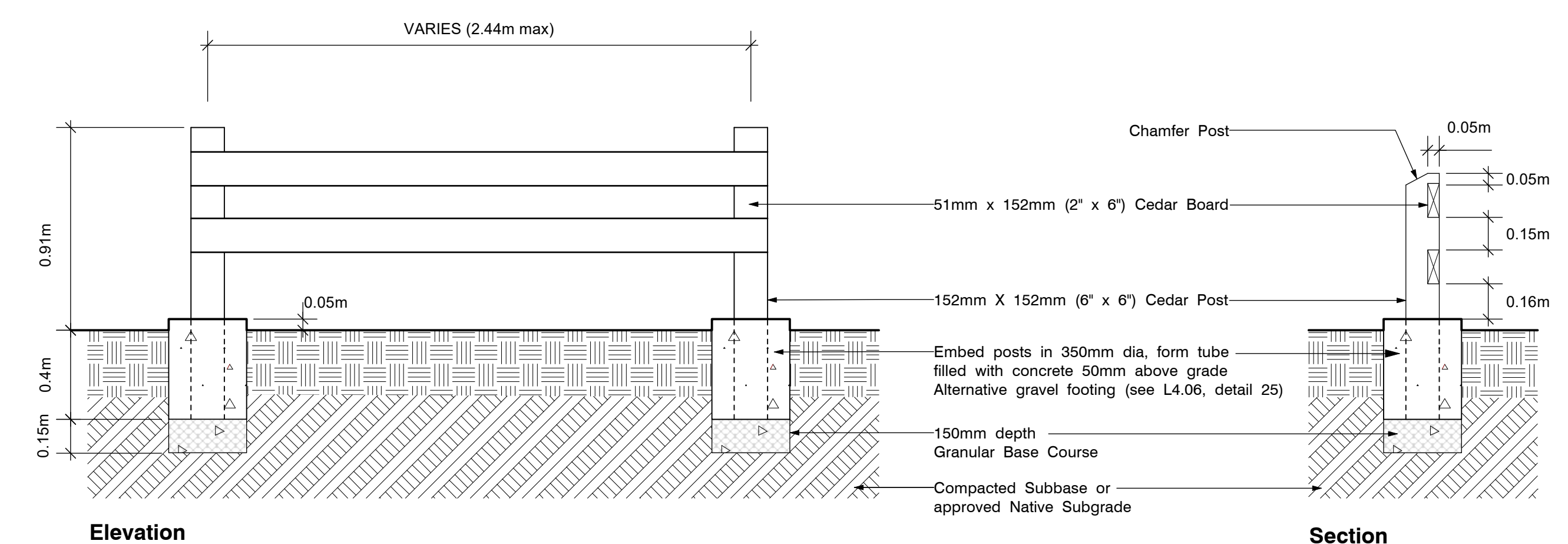
4 Fence Type 01 - 1.80m High Black Metal Picket
 Scale: 1:20

Section

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Notes:
 All wood to be selected tight knot cedar. No checks, splits, warps or wanes. All cut ends to be properly sealed.
 All metal fasteners to be hot dipped galvanized.
 Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.



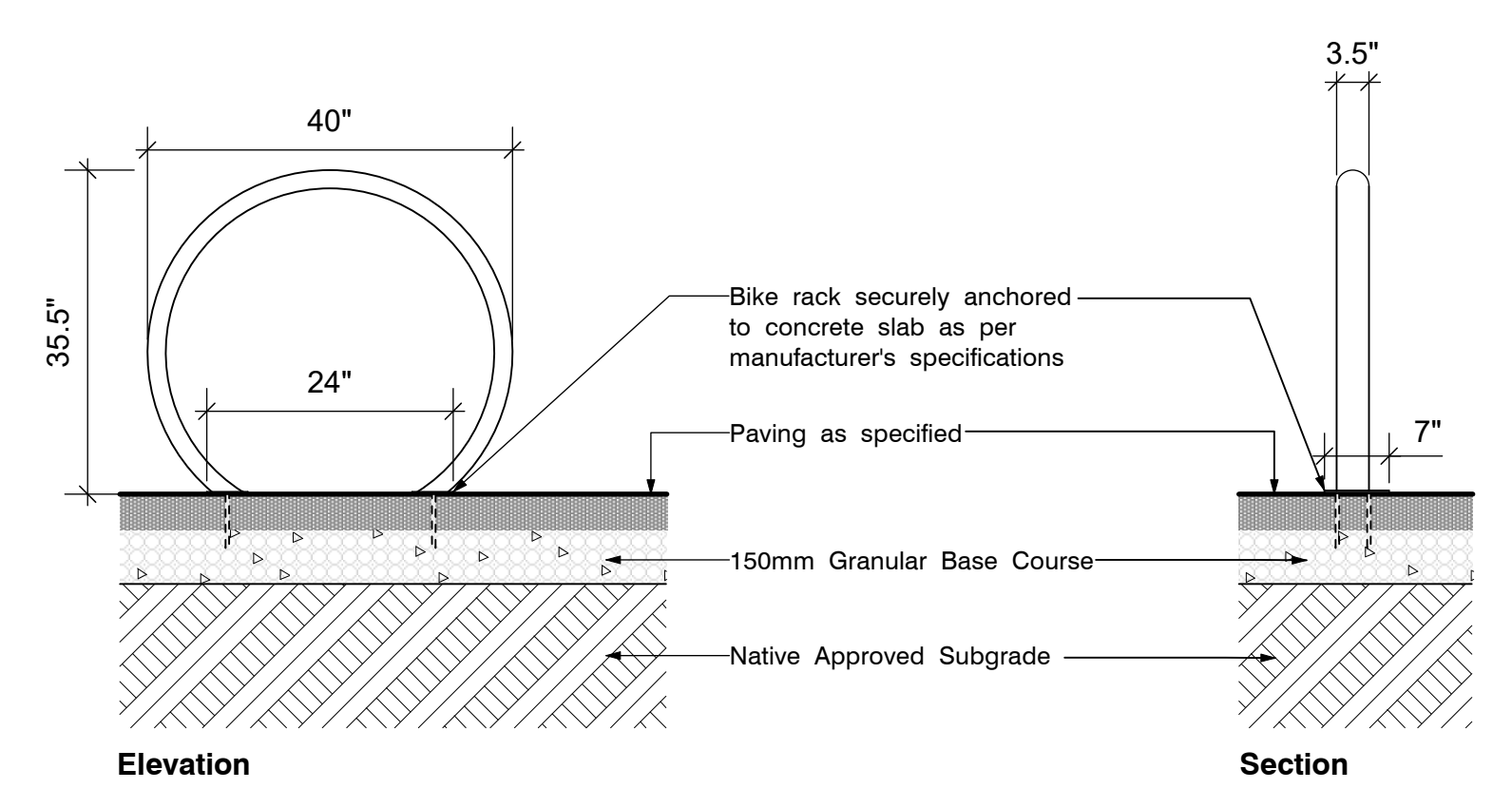
5 Fence Type 02: Wood Post + Rail
 L1.04 Scale: 1:20

Elevation / Section

Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)
 Quantity: 3

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.wishbonetd.com



6 Bicycle Rack
 L1.04 Scale: NTS

Elevation / Section

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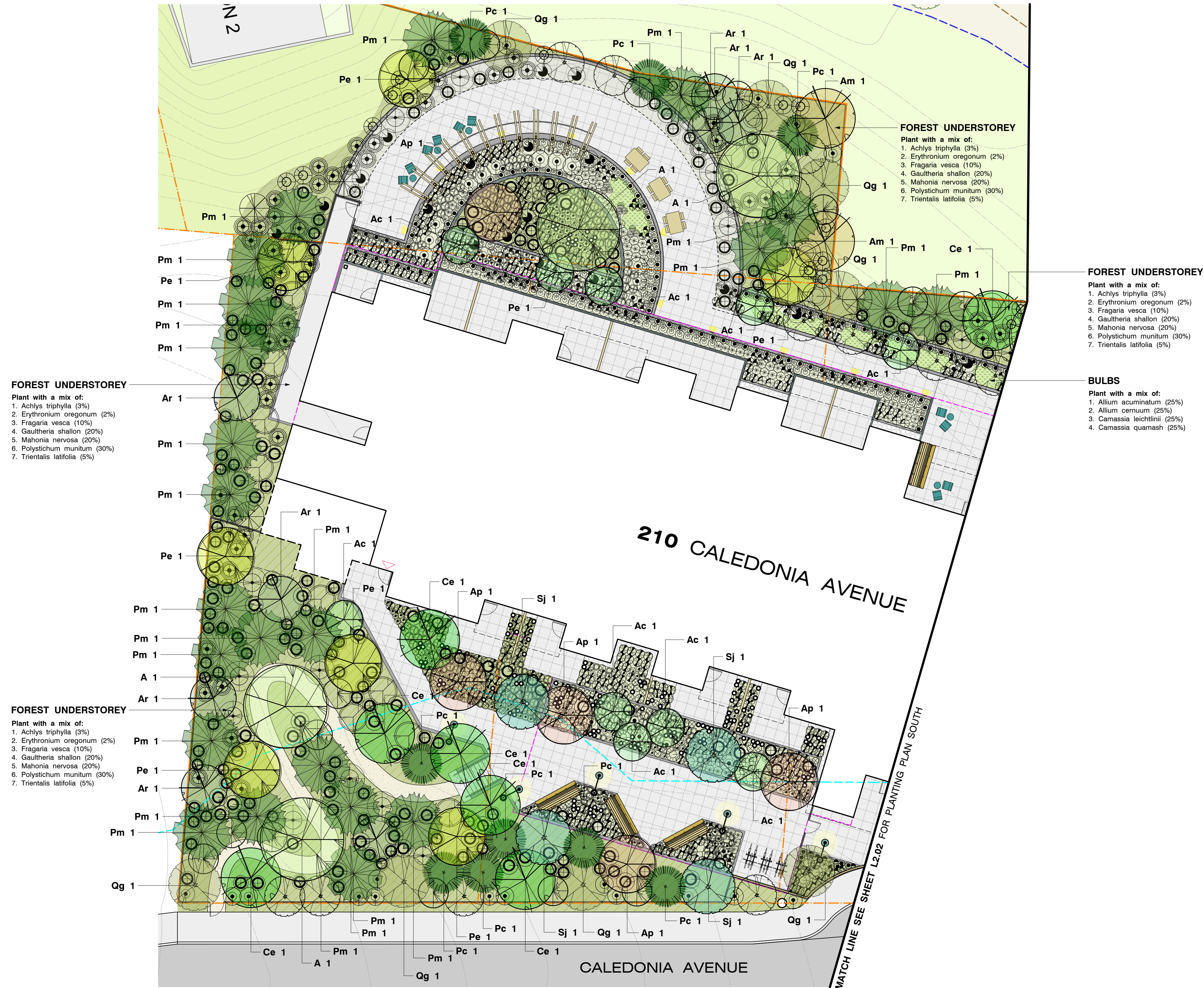
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PROJECT
The Current Multi-Family
 210 Caledonia Avenue
 Nanaimo, BC

PROJECT ID 23013
DB CM **CB** KS
SCALE AS SHOWN
DATE October 01, 2024

LANDSCAPE DETAILS

L1.04



PLANTING PLAN NORTH
SCALE 1:150

FOREST UNDERSTOREY
Plant with a mix of:
1. Achlys triphylla (3%)
2. Erythronium oregonum (2%)
3. Fragaria vesca (10%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (20%)
6. Polystichum munitum (30%)
7. Trientalis latifolia (5%)

FOREST UNDERSTOREY
Plant with a mix of:
1. Achlys triphylla (3%)
2. Erythronium oregonum (2%)
3. Fragaria vesca (10%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (20%)
6. Polystichum munitum (30%)
7. Trientalis latifolia (5%)

BULBS
Plant with a mix of:
1. Allium acuminatum (25%)
2. Allium cernuum (25%)
3. Camassia leichitii (25%)
4. Camassia quamash (25%)

FOREST UNDERSTOREY
Plant with a mix of:
1. Achlys triphylla (3%)
2. Erythronium oregonum (2%)
3. Fragaria vesca (10%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (20%)
6. Polystichum munitum (30%)
7. Trientalis latifolia (5%)

FOREST UNDERSTOREY
Plant with a mix of:
1. Achlys triphylla (3%)
2. Erythronium oregonum (2%)
3. Fragaria vesca (10%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (20%)
6. Polystichum munitum (30%)
7. Trientalis latifolia (5%)

Refer to **Sheet L2.02** for Planting Plan South
Refer to **Sheet L2.03** for Plant List + Planting Notes
Refer to **Sheet L3.01 + L3.02** for Tree Management Plan
Refer to **Sheet L3.03** for Vegetative Management Plan

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Nanaimo, BC

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DB CM **CB** KS
SCALE 1:1
DATE October 01, 2024

PLANTING PLAN NORTH

L2.01



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

Refer to **Sheet L2.03** for Plant List + Planting Notes

Refer to **Sheet L3.01 + L3.02** for Tree Management Plan

Refer to **Sheet L3.03** for Vegetative Management Plan

PLANTING PLAN SOUTH
SCALE 1:150

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PLANT LIST						
Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Coniferous & Evergreen Trees						
Am	5	Arbutus menziesii	Arbutus	#5		Native
Pc	13	Pinus contorta var. contorta	Shore Pine	#15		Native
Pm	29	Pseudotsuga menziesii	Douglas Fir	#15		Native
Deciduous Tree						
Ac	22	Acer circinatum	Vine Maple	#7		Native
A	6	Acer macrophyllum	Big Leaf Maple	#20		Native
Ap	7	Acer palmatum 'Osakazuki'	Japanese Maple	#20		Ornamental
Ar	13	Alnus rubra	Red Alder	#5		Native
Ce	8	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Pe	9	Prunus emarginata	Bitter Cherry	#10		Native
Og	8	Quercus garryana	Garry Oak	#15		Native
Sj	6	Styrax japonicus 'JFS-D' Snowcone	Japanese Snowbell	#20		Ornamental
Deciduous Shrubs						
Aa	28	Amelanchier alnifolia	Service Berry	#3		Native
Cd	18	Crataegus douglasii	Douglas Hawthorne	#5		Native
Hd	21	Holodiscus discolor	Ocean Spray	#2	2m o.c.	Native
Oc	29	Oemleria cerasiformis	June Plum	#3	2m o.c.	Native
Rs	71	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Rn	34	Rosa Nutkana	Nootka Rose	#2	1.2m o.c.	Native
Rp	10	Rubus parviflorus	Thimbleberry	#1	2m o.c.	Native
Rs	8	Rubus spectabilis	Salmonberry	#1	2m o.c.	Native
Sy	78	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
Vp	81	Vaccinium parvifolium	Red Huckleberry	#1	1.2m o.c.	Native
Evergreen Shrubs						
Gs	518	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	339	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Px	28	Paxistima myrsinites	Falsebox	#1	1.2m o.c.	Native
Vo	180	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
Ferns & Groundcovers						
Au	257	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	290	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	226	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pg	148	Polypodium glycyrrhiza	Licorice Fern	10cm	30cm o.c.	Native
Pm	992	Polystichum munitum	Sword Fern	#1	60cm o.c.	Native
Perennials						
At	112	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
El	32	Eriophyllum lanatum	Woolly Sunflower	10cm	60cm o.c.	Native
Gl	134	Gaura lindheimeri	Bee Blossom	#1	45cm o.c.	Ornamental
Hm	126	Heuchera micrantha	Small-flowered Alumroot	10cm	45cm o.c.	Native
Np	79	Nepeta dropmore blue	Calmint	#1	60cm o.c.	Ornamental
Pic	23	Plectritis congesta	Sea Blush	10cm	45cm o.c.	Native
Tl	145	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native
To	72	Trillium ovatum	Western Trillium	#1	45cm o.c.	Native
Vine						
Lh	30	Lonicera hispidula	Hairy Honeysuckle	#1	80cm o.c.	Native
Bulbs						
Aa	100	Allium acuminatum	Hookers Onion	10cm	45cm o.c.	Native
Ac	100	Allium cernuum	Nodding Onion	10cm	45cm o.c.	Native
Cl	100	Camassia leichtlinii	Great Camas	#1	45cm o.c.	Native
Cq	100	Camassia quamash	Common Camas	#1	45cm o.c.	Native
Eo	30	Erythronium oregonum 1	White Fawn Lily	#1	45cm o.c.	Native

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

TREE & PLANT LEGEND	
<p>Existing Trees to Remain</p>	<p>Deciduous Shrubs</p>
<p>Coniferous & Evergreen Trees</p>	<p>Evergreen Shrubs</p>
<p>Deciduous Trees</p>	<p>Ferns & Groundcovers</p>
	<p>Perennials</p>
	<p>Vine</p>
	<p>FOREST UNDERSTOREY Area: 1060m²</p> <p>Plant with a mix of: 1. Achlys triphylla (3%) 2. Erythronium oregonum (2%) 3. Fragaria vesca (10%) 4. Gaultheria shallon (20%) 5. Mahonia nervosa (20%) 6. Polystichum munitum (30%) 7. Trientalis latifolia (5%)</p>
	<p>BULBS Area: 55m²</p> <p>Plant with a mix of: 1. Allium acuminatum (25%) 2. Allium cernuum (25%) 3. Camassia leichtlinii (25%) 4. Camassia quamash (25%)</p>

- ### 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.

Refer to **Sheet L2.01** for Planting Plan North
 Refer to **Sheet L2.02** for Planting Plan South
 Refer to **Sheet L3.01 + L3.02** for Tree Management Plan
 Refer to **Sheet L3.03** for Vegetative Management Plan

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PLANT LIST + PLANTING NOTES

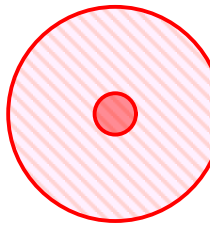

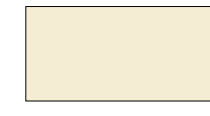
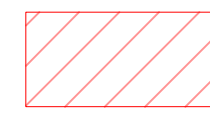



L2.03



LANDMARK TREE RETENTION, REMOVALS & DEVELOPMENT FOOTPRINT

SCALE 1:300

TREE MANAGEMENT PLAN LEGEND

- 
LANDMARK TREES TO BE REMOVED (11)
 Refer to sheet L3.02, "210 CALEDONIA TREE INVENTORY 2024 & TREE REMOVAL & REPLACEMENT ESTIMATE BY STEM COUNT", and "210 CALEDONIA TREE INVENTORY 2024 & AREA TO BE CLEARED FOR CONSTRUCTION AND REPLACEMENT BY CANOPY COVER", completed by Aquaparian Environmental Consulting Ltd. for tree species, size and location.
- 
LANDMARK TREES TO BE RETAINED (5)
 Refer to sheet L3.02, "210 CALEDONIA TREE INVENTORY 2024 & TREE REMOVAL & REPLACEMENT ESTIMATE BY STEM COUNT", and "210 CALEDONIA TREE INVENTORY 2024 & AREA TO BE CLEARED FOR CONSTRUCTION AND REPLACEMENT BY CANOPY COVER", completed by Aquaparian Environmental Consulting Ltd. for tree species, size and location.
- 
STEEP AREA: LOCATIONS FOR T9 - T12 NOT SURVEYED
 Refer to sheet L3.02, "210 CALEDONIA TREE INVENTORY 2024 & TREE REMOVAL & REPLACEMENT ESTIMATE BY STEM COUNT", and "210 CALEDONIA TREE INVENTORY 2024 & AREA TO BE CLEARED FOR CONSTRUCTION AND REPLACEMENT BY CANOPY COVER", completed by Aquaparian Environmental Consulting Ltd. for species and sizes of trees located in steep area.
- 
CONSTRUCTION AREA
 Refer to sheet L3.02, "210 CALEDONIA TREE INVENTORY 2024 & TREE REMOVAL & REPLACEMENT ESTIMATE BY STEM COUNT", and "210 CALEDONIA TREE INVENTORY 2024 & AREA TO BE CLEARED FOR CONSTRUCTION AND REPLACEMENT BY CANOPY COVER", completed by Aquaparian Environmental Consulting Ltd. for total number of trees to be removed from construction area.
- 
DEVELOPMENT FOOTPRINT
- 
TREE PROTECTION FENCE
 Refer to sheet L3.02 for City of Nanaimo Tree Protection Fencing requirements.
- 
PARCEL BOUNDARY

TOTAL PARCEL AREA (0.63 ha)

TOTAL NUMBER OF TREES TO BE REMOVED (63):
 Deciduous Trees (Landmark): 10
 Deciduous Trees (non-Landmark): 23
 Coniferous Trees (Landmark): 1
 Coniferous Trees (non-Landmark): 32

TOTAL NUMBER OF REQUIRED REPLACEMENT TREES (63)
 (Based on parcel size)

TOTAL NUMBER OF PROPOSED TREES (126)
 Deciduous Trees (79)
 Coniferous Trees (47)
 (See sheet L2.01, L2.02, and L2.03 for tree species, quantity, and location)

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 South
 Refer to **Sheet L2.03** for Plant List & Planting Notes
 Refer to **Sheet L3.02** for Tree Inventory & Tree Protection Fencing

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PROJECT
The Current Multi-Family
 210 Caledonia Avenue
 Nanaimo, BC

PROJECT ID 23013
DB CM **CB** KS

SCALE 1:300
DATE October 01, 2024

TREE MANAGEMENT PLAN

L3.01



	ha	% Parcel
Property Area	0.63	100%
Area of Tree Canopy	0.51	81%
Area Devoid of Trees	0.12	19%
Construction Area	0.39	62%
Tree Removal Area	0.27	43%

T9-T12 estimated due to very steep slope
 Tree Protection Fencing
 Tree replacement 100 trees / ha x 0.39 = 39 trees

210 CALEDONIA TREE INVENTORY & AREA TO BE CLEARED FOR CONSTRUCTION AND REPLACEMENT BY CANOPY COVER (Aquaparian Environmental Consulting)

SIGNAGE TO BE POSTED ON EACH TREE PROTECTION BARRIER (WEATHER PROOF, 11"x17" MINIMUM SIZE)

NO ENTRY
TREE PROTECTION AREA
 NO GRADE CHANGE, STORAGE OF MATERIAL OR EQUIPMENT IS PERMITTED WITHIN THIS FENCED AREA. TREE PROTECTION BARRIER MUST REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

SIZE OF TREE PROTECTION ZONE BASED ON TREE DIAMETER

2"x4" FRAMING (TYP.)
 PLASTIC MESH SCREEN (TYP.)
 2"x4" STAKED INTO GROUND (TYP.)

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 ENGINEER. THE ENGINEER WILL INSTRUCT THE CONTRACTOR AND ALL SUBCONTRACTORS ON THE IMPORTANCE OF FOLLOWING THESE TREE PROTECTION MEASURES. THE CONTRACTOR AND ALL SUBCONTRACTORS 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 9cm.
- 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			
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

TREE PROTECTION FENCING (City of Nanaimo)

210 Caledonia Avenue Landmark Tree Inventory				
Tree #	Common Name	Species	DBH (cm)	GPS
T1	Red alder	<i>Alnus rubra</i>	41	49°10'25.2"N 123°56'52.4"
T2	Red alder	<i>Alnus rubra</i>	48	49°10'25.4"N 123°56'52.6"
T3	Red alder	<i>Alnus rubra</i>	44	49°10'25.6"N 123°56'52.4"
T4	Red alder	<i>Alnus rubra</i>	69	49°10'26.1"N 123°56'52.8"
T5	Red alder	<i>Alnus rubra</i>	52	49°10'26.1"N 123°56'52.8"
T6	Pacific willow	<i>Salix lucida</i>	38	49°10'26.3"N 123°56'52.6"
T7	Red alder	<i>Alnus rubra</i>	50	49°10'26.3"N 123°56'52.3"
T8	Bitter cherry	<i>Prunus emarginata</i>	30	49°10'26.2"N 123°56'50.2"
T9	Bitter cherry	<i>Prunus emarginata</i>	20	49°10'26.2"N 123°56'50.1"
T10	Bitter cherry	<i>Prunus emarginata</i>	20	49°10'26.2"N 123°56'50.1"
T11	Bitter cherry	<i>Prunus emarginata</i>	20	49°10'26.2"N 123°56'50.1"
T12	Bitter cherry	<i>Prunus emarginata</i>	20	49°10'26.2"N 123°56'50.1"
T13	Douglas fir	<i>Pseudotsuga menziesii</i>	93	49°10'25.3"N 123°56'51.0"
T14	Red alder	<i>Alnus rubra</i>	42	49°10'24.3"N 123°56'52.6"
T15	Red alder	<i>Alnus rubra</i>	41	49°10'24.3"N 123°56'52.6"

Trees to be Removed		Replacement		
Species (Coniferous)	Landmark size	# & Size DBH (cm)		
		6 to 30cm	30.1 to 79.9cm	80cm+
Douglas fir	>80cm	30	2	1
37				
Species (Deciduous)		# & Size DBH (cm)		
		6 to 30cm	30.1 to 60cm	60.1-80cm
Bigleaf maple	>80cm	18		
Red alder	>30cm	1	7	1
Arbutus	>50cm		3	
Willow	>15		2	
46				
TOTAL REPLACEMENT TREES BY STEM COUNT				
83				

Red = 11 Landmark Trees

TREE MANAGEMENT NOTES

- Sheets L3.01 and L3.02 are provided for convenience. They are a graphic representation and consolidation of information provided by Aquaparian Environmental Consulting Ltd., qualified environmental professionals.
- For Questions and Clarifications concerning existing tree sizes, species, quantities and locations please contact Sarah Bonar, Aquaparian Environmental Consulting Ltd at (250-591-2258).
- The parcel area is 0.63 hectares. Based on this, **63 replacement trees are required** to account for removals, or as otherwise determined by the City of Nanaimo Urban Forester. **126 trees are proposed** in the landscape design for this project. See L1.01, Landscape Plan and L2.01 - L2.03 Planting Plans for Proposed Tree Species, Sizes and Locations.

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 South

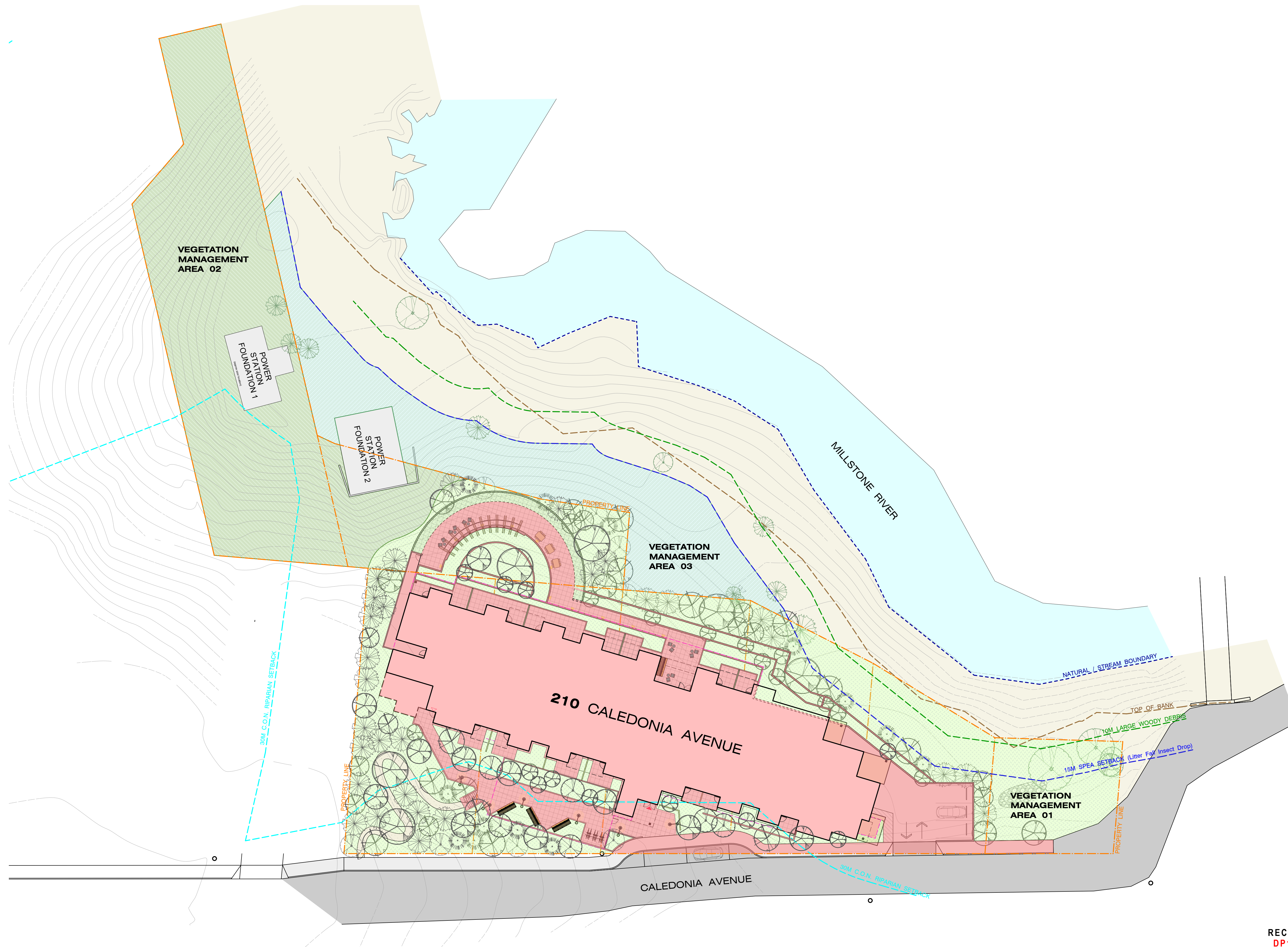
Refer to **Sheet L2.03** for Plant List & Planting Notes

Refer to **Sheet L3.01** for Landmark Tree Retention, Removals & Development Footprint

210 CALEDONIA TREE INVENTORY 2024 & TREE REMOVAL AND REPLACEMENT ESTIMATE BY STEM COUNT (Aquaparian Environmental Consulting)

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VEGETATION MANAGEMENT LEGEND

PROPERTY AREA
Area: 6300m² (0.63 ha)

- 30m C.O.N. RIPARIAN SETBACK
- 15m SPEA SETBACK (litter fall insect drop)
- 10m LARGE WOODY DEBRIS
- TOP OF BANK

DEVELOPMENT FOOTPRINT
Area: 2390m²

VEGETATION MANAGEMENT AREA 01
Area: 2089m²

1. Retain existing indigenous vegetation where feasible
2. Remove invasive plants
3. Replant with a mix of indigenous and complementary ornamental plant species to attract pollinators, beneficial insects, birds and other biodiversity (see Planting Plan sheets L2.01, L2.02, and L2.03 for plant species)

VEGETATION MANAGEMENT AREA 02 - ON PROPERTY
Area: 1658m²

1. Retain existing indigenous vegetation
2. Remove invasive plants from level areas
3. Remove ivy from trees on steep slopes

VEGETATION MANAGEMENT AREA 03 - ADJACENT TO PROPERTY
Area: 888m²

1. Retain existing indigenous vegetation
2. Remove invasive plants

Refer to Vegetation Management Plan Document provided under separate cover for directions on landscape maintenance and management.

Refer to **Sheet L2.01 + L2.02** for Planting Plan

Refer to **Sheet L2.03** for Plant List + Planting Notes

Refer to **Sheet L3.01 + L3.02** for Tree Management Plan

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VEGETATION MANAGEMENT PLAN

L3.03