

LEGEND

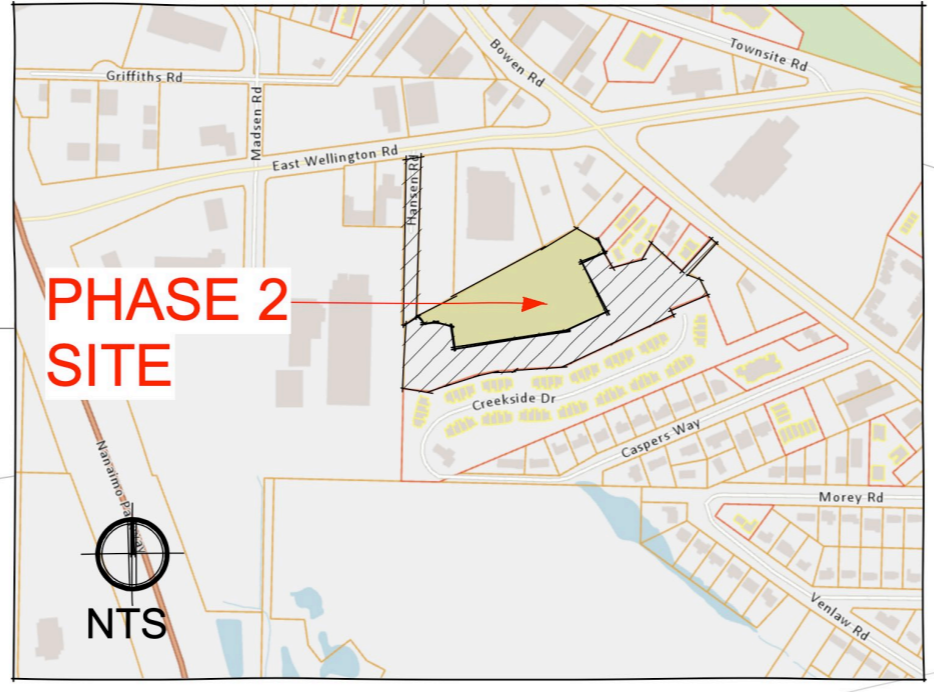
- Shrub planting
- Grass areas
- Paths & patios, poured concrete
- Precast concrete paver units
- Asphalt
- Gravel paths
- Gravel maintenance strip next to buildings and surface beneath balconies
- Bike rack
- Accessible picnic table
- Bench seat
- Modular block retaining wall, refer to Civil
- Arbour at each end of the Central Path
- Proposed grades
- Proposed contours
- Underground servicing, refer to Civil
- Rain water detention tank, below ground, refer to Civil
- Sewer
- Drain
- Water

- Deciduous trees, refer to plant schedule, L2
- Coniferous trees, refer to plant schedule, L2
- Clipped hedge
- Site lighting, refer to Electrical dark sky site compliant with LED bulbs, Pole lights for area lighting.
- Bollard lights for pedestrian way finding
- Wall mounted, recessed lights for stairway safety
- Preserved English Oak trees canopy
- calculated protected root zone
- protective fence zone identified in tree report.
- tree trunk and mulch over roots

LANDSCAPE FEATURES

- 1 PRESERVED MATURE ENGLISH OAK TREE, #517
- 2 ARBOR TO SIGNIFY ENTRY TO GREEN SPACE
- 3 PRESERVED MATURE ENGLISH OAK TREE, #514
- 4 WALKWAY THROUGH GREEN SPACE, 2.4m / 8'-0" WIDE
- 5 CENTRAL GREEN SPACE WITH BALL COURT, SEATS, ACCESSIBLE PICNIC TABLE AND BIKE RACK.
- 6 ARBOR AND STAIRS FROM GREEN SPACE TO PHASE ONE THROUGH-SITE SIDEWALK
- 7 FOREST WALK THROUGH GREEN SPACE.
- 8 GRAVEL PATHWAYS, 1.2m and 0.9m WIDE.
- 9 MOWN GRASS TO PROVIDE USEABLE OUTDOOR SPACE
- 10 PLANTED EDGE, VARIES FROM 2.0m TO 5.0m WIDE, INCORPORATES 6.0m SEWER EASEMENT

LOCATION PLAN



SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.

3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

all drawings, designs, specifications used in connection with this project remain the property of Small & Rossell Landscape Architects inc. whether the work is executed or not, and they shall not be used for any other work or project.
this drawing is a copyright drawing and shall not be reproduced or revised without the written permission of Small & Rossell Landscape Architects inc.
This drawing shall not be used for construction purposes unless marked "Issued for construction"

Revision No.	Description	Date

Issue	Issue Date
Development Permit	24 January 2025

Project
Town Houses Phase Two,
200 Hansen Road,
Nanaimo, BC.

Sheet Title
LANDSCAPE CONCEPT PLAN

Drawn By
CAR

Checked
SRLA

Scale
1 : 250

Revision
RECEIVED
DP1378
2025-FEB-20
Current Planning

Sheet Number
L1

PHASE TWO - LANDSCAPE DESIGN RATIONALE

The landscape concept plan describes the landscape proposals for the second phase of the development, comprising twelve Town House Blocks.

Central to the site, to connect the newly constructed sidewalk and road Phase One with Phase Two Blocks a main walkway and green space is proposed.

The preserved oak tree and a large arbour marks the north entrance to the green space. The walkway, on the north / south axis, takes one to the site's recreational amenities; bench seats, a small basketball court, areas of grass, accessible picnic table and bike rack.

Proposed tree and shrub planting surrounding the green space provides separation to and from the neighbours.

To the south, a second large arbor and flight of stairs "book end" this significant green space.

Pathways around the site provide accessible pedestrian circulation.

Between Block 19 and 22, a second mature English oak tree will be preserved along with its surrounding soils. This large tree will be set in an expanse of grass to minimize disturbance to the root zone.

Dark sky light fixtures with LED bulbs would be used throughout the site, pathways would be illuminated by bollard lights and pole lights would be installed where area lighting is needed and wall mounted recessed lights would illuminate the steps.

Throughout the development, plantings of trees and shrubs provide screening for residents between the Town House Blocks and neighbours.

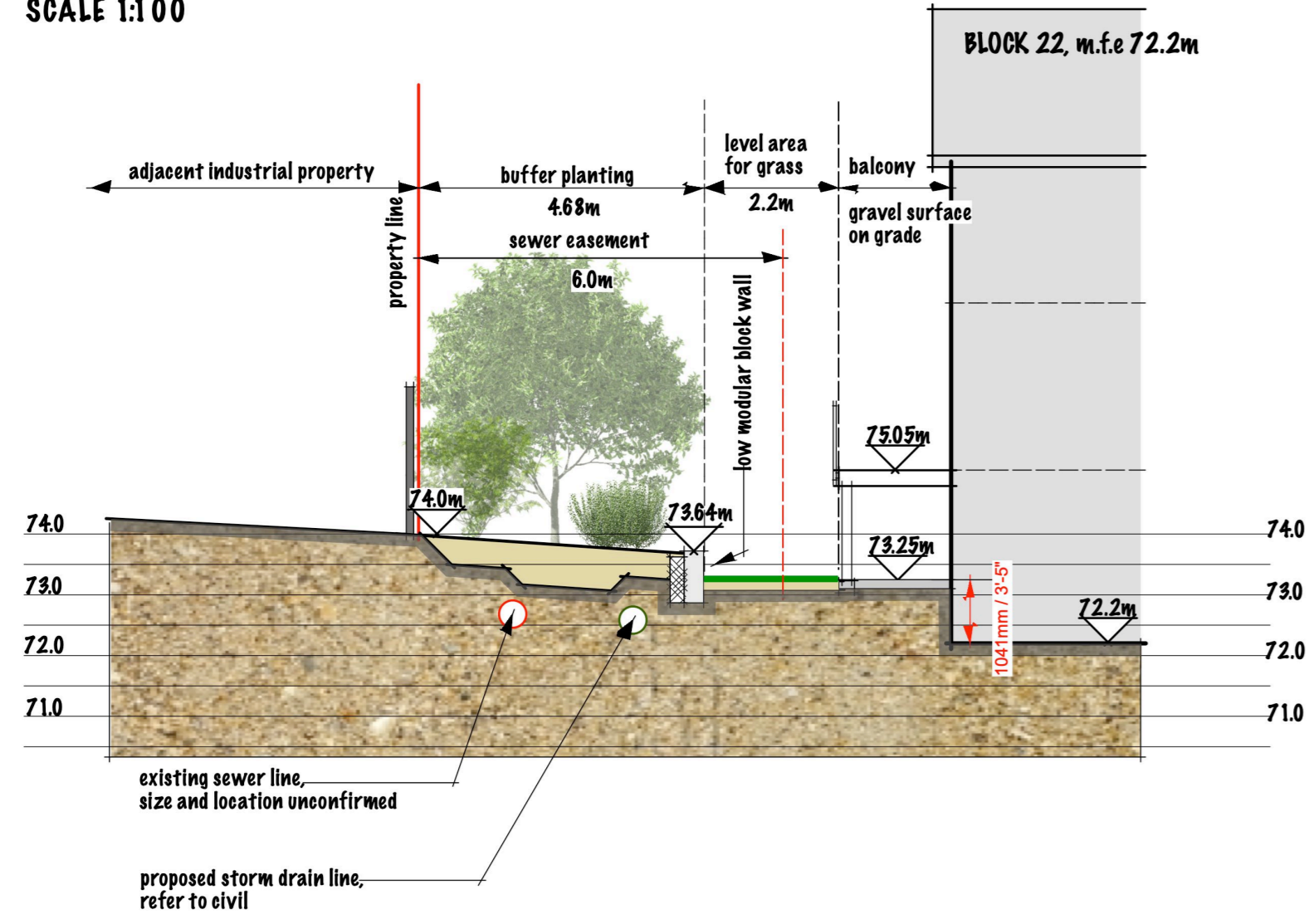
A 3.0m wide Sewer Easement exists inside the North Property Line which will be expanded to a 6.0m Easement. Small trees and large shrubs are proposed in this zone to provide a well vegetated screen. The width of the proposed planting buffer along this edge varies from 2.0m to 5.0m.

A selection of proposed plant species is provided on drawing L2. Species have been selected for their aesthetic attributes, drought tolerance and ease of maintenance, and are identified as being drought tolerant, adaptive, native and pollinators.

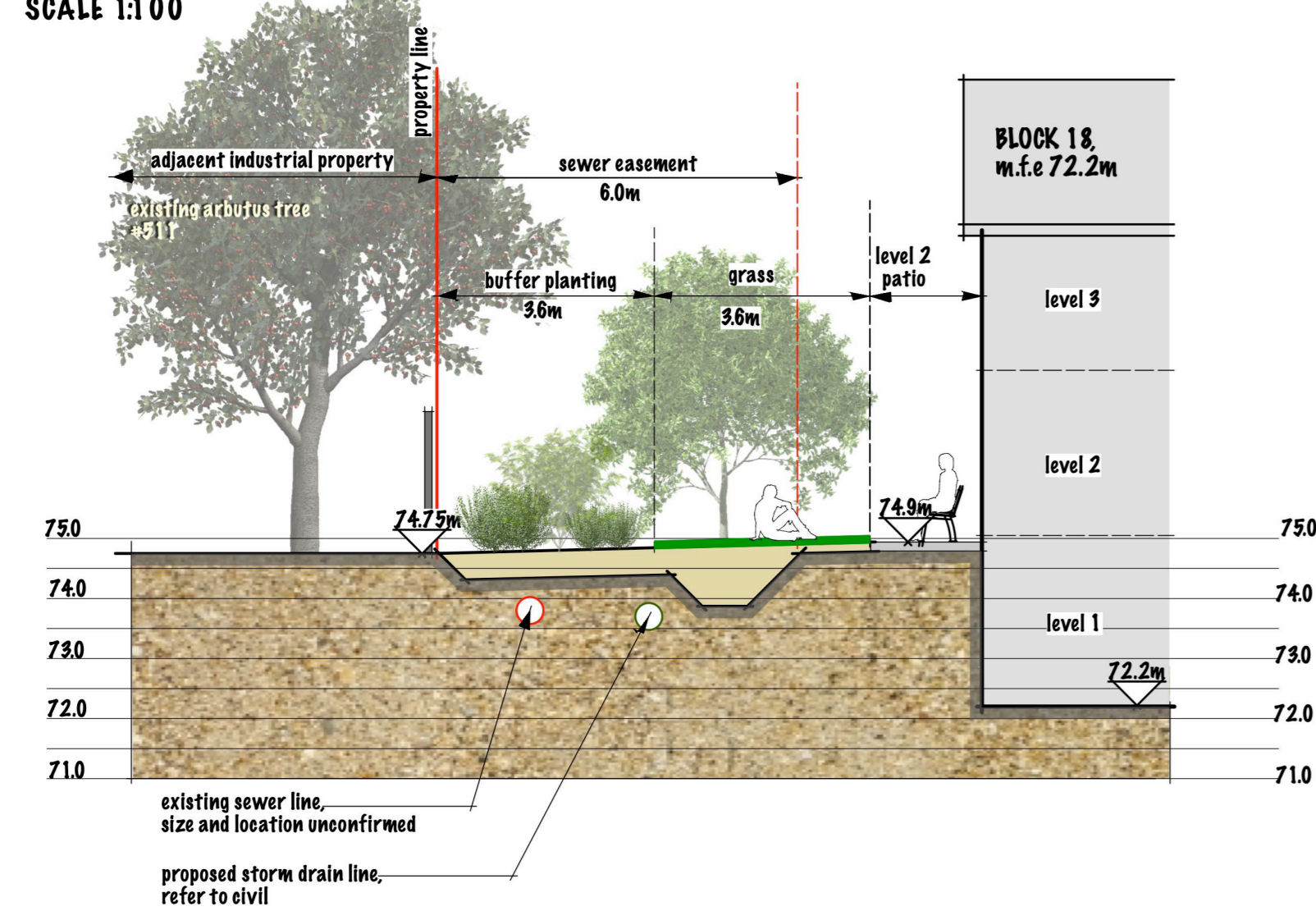
Replacement tree numbers following tree removal were achieved through Phase 1 tree planting proposals. In Phase 2, 84 trees are proposed and 33 small trees and specimen shrubs are proposed. This will increase the overall urban tree canopy area, provide shade and wildlife habitat.

all drawings, designs, specifications used in connection with this project remain the property of Small & Rossell Landscape Architects Inc. whether the work is executed or not, and they shall not be used for any other work or project.
this drawing is a copyright drawing and shall not be reproduced or revised without the written permission of Small & Rossell Landscape Architects Inc.
The drawing shall not be used for construction purposes unless marked "issued for construction"

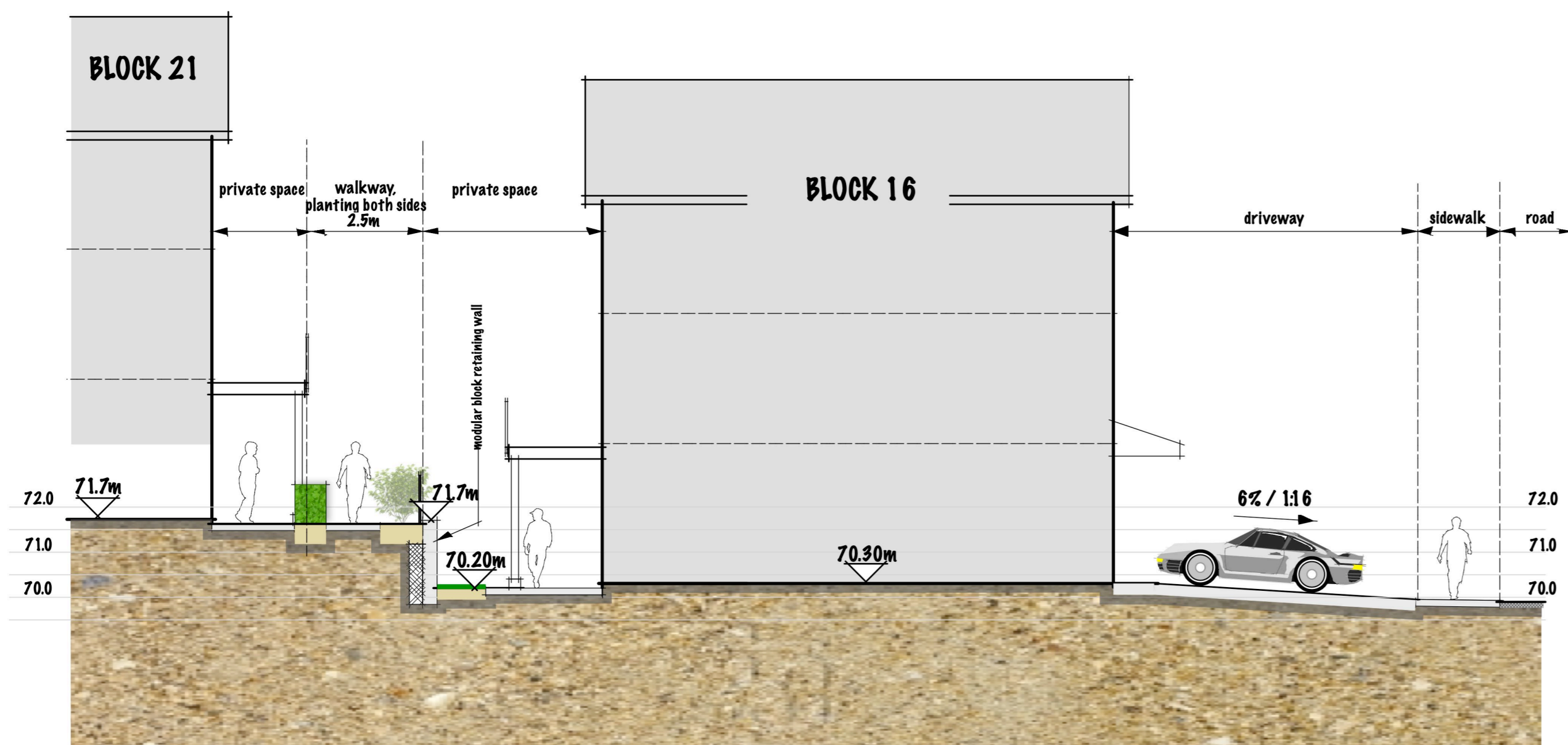
CROSS SECTION 1, EASEMENT / BUFFER PLANTING / BLOCK 22
SCALE 1:100



CROSS SECTION 2, EASEMENT / BUFFER PLANTING / BLOCK 18
SCALE 1:100



CROSS SECTION 3, PATIOS AND WALKWAY BETWEEN BLOCKS 21 AND 16
Scale 1:100



PLANT SCHEDULE

REFERENCE	BOTANICAL NAME	COMMON NAME	CALIPER/HT.	QUANTITY	NATIVE OR ADAPTIVE / DROUGHT TOLERANT / POLLINATOR
TREES - DECIDUOUS					
a	ASPK x FREEMANTL "JEFFERSON" / AUTUMN PLAZE	JEFFERSON MAPLE	6 DB PAL	3	PROOBT TOLERANT
b	CRATAEGUS ROSA-HALI	DOGWOOD HAWTHORN	50M GAL	7	PROOBT TOLERANT
c	BETULA NIGRA "PURA HEAT"	RIVER BIRCH	3 STEM 60MP 60M GAL	9	PROOBT TOLERANT
d	COENUS KORSA "SALOMI"	KOREAN FLOWERING POMPWOOD	50M GAL	15	POLLINATOR
e	MAHONIA x TUDCAN	VILCAN MAHONIA	50M GAL	12	POLLINATOR
f	PAKROTTIA PERSICA "VANISSA"	VANISSA PERSIAN IRONWOOD	50M GAL	11	PROOBT TOLERANT
g	QUERCUS GARKTANA	BARKY OAK	50M GAL	9	NATIVE
		TOTAL #		71	
TREES - CONIFEROUS					
h	GALICUSUS PROCKENS	INCENSE SPRUK	=25 POT 50m	3	ADAPTIVE / PROOBT TOLERANT
i	GRAMADUS PALS NOTKATENSIS	NOOTKA CYPRESS	=25 POT 50m	2	NATIVE
j	PISEA ABIES TUPPRESSINA	COLUMNAR NORWAY SPREUSE	=25 POT 50m	5	ADAPTIVE / PROOBT TOLERANT
k	FINUS SYMESTRIS	SCOTS PINE	=25 POT 50m	3	ADAPTIVE / PROOBT TOLERANT
		TOTAL #		13	
SMALL TREES / SPECIMEN SHRUBS					
l	ACE PALMACTUM "BROODPOOP"	PURPLE LEAF JAPANESE MAPLE	=15 POT 1.5m HT	8	ADAPTIVE
m	COTINUS COOPVELLA "REACE"	AMERICAN SMOKE TREE	=7 POT	5	PROOBT TOLERANT
n	MAHONIA "EPITH ROHUE"	SOUTHERN MAHONIA	=20 POT 2.0m	1	POLLINATOR
o	MAIUS x ZUMI "CALODAKFR"	ZUMI CALODAKFR GRAP APPLE	=15 POT	19	POLLINATOR
		TOTAL #		33	
PERIMETER SHRUB PLANTING 1183 sq.m. planted at 1 per 1.5m2					
	MAHONIA AGROFOLIA	OREGON RAPE	=2 POT		NATIVE
	MYRTA ANDELLA CALIFORNICA	CALIFORNIA WAX MYETLE	=1 POT		NATIVE
	PHILAEPIUS LEWISII	MOCK ORANGE BLOSSOM	=3 POT		NATIVE
	PHYSGARPIUS GAPTATUS	PURPLE NINE-BARK	=2 POT		NATIVE
	PISEA SANJUNEVII	FLOWERING KESURERANT	=1 POT		NATIVE
	ROSA KUNOSA	SHRUB ROSE, REP SCENTED FLS	=3 POT		POLLINATOR
	SYMPHORICARPOS ALBUS	SNOWBERRY	=1 POT		NATIVE
		APPROX. TOTAL #		900	
SHRUBS & ORNAMENTAL GRASSES - 65% area PLANTED AT 1 per 1.0m2 (650 sq.m)					
	GALAMAGROSTIS "KARL FORKSTER"	FEATHER REEF GRASS	=1 POT		ADAPTIVE
	DOXYLUS AVELLANA "KEY MAJESTIC"	DOCKSBREW KEP HAZEL	=3 POT		POLLINATOR
	ESBALLONIA "NEWFORE PINKREP"	SOMMERE ESBALLONIA	=2 POT		POLLINATOR
	HYPERANKEA QUEKROGIA	OAK LEAF HYPERANKEA	=3 POT		PROOBT TOLERANT
	MISCANTHUS SINENSIS "ORACILLIMUS"	JAPANESE SILVER GRASS	=2 POT		ADAPTIVE
	NANDINA POMESICA "MOON BAY"	MOON BAY HEAVENLY BAMPOO NON FLOWERING	=2 POT		PROOBT TOLERANT
	SPIREA JAPONICA "SOLPMOONV"	SPREA	=1 POT		POLLINATOR
	VIBURNUM GARLESII	KOREAN SPIRE BUSH (FRAGRANT)	=5 POT		POLLINATOR
		APPROX. TOTAL #		580	
CLIPPER HEDGES					
	LONICERA PILICATA	SHRUBBY HONEYSUCKLE	=2 POT		ADAPTIVE
		APPROX. TOTAL #		270	
GROUND COVER PLANTS / PERENNIALS - 55% area planted at 2 per 1m2 (510 sq.m)					
	ARCTOSTAPHYLOS VIVA USUI	KINNICKINNIK	=1 POT		NATIVE
	COTONEASTER "SOREAL BEAUTY"	LOW GROWING ROTONEASTER	=1 POT		POLLINATOR
	DOXYLUS STRIGIA "GILBERT"	PINKIE KEP TWIN POMPWOOD	=1 POT		NATIVE
	KNIPFOLIA PINKIE POMPWOOD	PINKIE TORCH LIVY	=1 POT		POLLINATOR
	MAHONIA NIKYOSA	PULL OREGON RAPE	=1 POT		NATIVE
		APPROX. TOTAL #		620	

The plant species, sizes and quantities identified in the plant schedule are indicative of the planting concept. Detailed planting plans will be prepared for all planting areas for the Building Permit application, and will include plant species, sizes at the time of planting and quantities.

PHASE 2 - TREE PLANTING NOTED IN THE PLANT SCHEDULE IS IN ADDITION TO TREE NUMBERS PROPOSED FOR PHASE 1, see below.

PHASE 1 - REPLACEMENT TREES

Refer to the Tree Management Report Prepared by Toth and Associates Dec. 2013 for tree resource information.

Total number of trees to be removed = 36

Total number of trees to replace = 49 comprising:

- Coniferous - 15 trees, the landscape plan proposes 21 trees.
- Deciduous - 34 trees, the landscape plan proposes 56 medium size trees & 48 small tree species / specimen shrubs.

Trees shall be maintained for a minimum of 2 years.

SITE FURNISHINGS

MOUNTAIN CLASSIC PARK BENCH

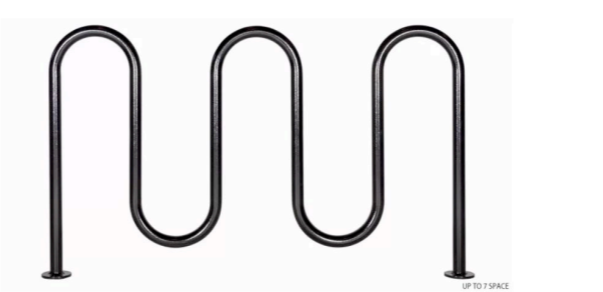
Model Number : MCB-5 (5R) MCB-6 (6R)



Park Benches x 2
"Mountain Classic" by Wishbone Site Furnishings
Aluminum frame, powder coat finish with recycled plastic lumber slats.



Accessible Picnic Table x 1
"Rotherford, heavy duty" by Wishbone Site Furnishings
Aluminum frame, powder coat finish with recycled plastic lumber slats.



Bike Rack x 1
"Surf" aluminum, powder coat finish.
Multi-bike rack proposed for ball court / green space.



Bollard light fixture for pedestrian walkways.
Aluminum body dark sky compliant, LED bulbs.
Example is "typical".

Revision No.	Description	Date

Issue	Issue Date
Development Permit	24 January 2025

Project
Town Houses Phase Two,
200 Hansen Road,
Nanaimo, BC.

Sheet Title
**LANDSCAPE
DETAILS**

Drawn By CAR Checked SRLA

Scale As shown

Revision Sheet Number

RECEIVED
DP1378
2025-FEB-20
Current Planning

L2