

DENFORD PLACE MULTI-FAMILY

4951 DENFORD PLACE, NANAIMO, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 27, 2024

DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Context Plan
- L1.02 Landscape Plan North
- L1.03 Landscape Plan South
- L1.04 Landscape Details
 - 1. Recessed Wall Lighting
 - 2. Bollard Lighting
 - 3. Street Lighting
 - 4. Timber Bench
 - 5. Bicycle Rack
- L1.05 Landscape Details
 - 6. Perimeter Board Fence
 - 7. Wall Mounted Metal Picket
- L2.01 Planting Plan North
- L2.02 Planting Plan Centre-West
- L2.03 Planting Plan Centre-East
- L2.04 Planting Plan Southwest
- L2.05 Planting Plan Southeast
- L2.06 Plant List & Planting Notes

DESIGN RATIONALE

The landscape design for the multi-family residential project proposed for 4951 Denford Place in Nanaimo, BC draws inspiration from the dramatic natural landscape that characterizes the site. Across the parcel, rocky slopes and outcrops create striking topographic variations that provide contrasting experiences of expansive overviews of the landscape and immersion within a forest environment.

The underlying historic plant community is comprised of arbutus and bigleaf maple trees that punctuate mossy outcroppings within a forest dominated by Douglas fir. The historic plant community reflects an archetypal hillside rainshadow ecosystem, and offers an important reference guide for the proposed planting design. Partially located within a moderate wildfire risk area, the proposed planting adheres to Fire Smart principles by prioritizing deciduous trees over conifers, and maintaining a lush green understorey, open meadow ecosystem or rock outcrops adjacent to structures.

Also fundamental to the landscape design is the integration of gathering spaces that provide a social hub and a green heart for the development linked by a continuous network of trails that meander through the site.

As the entry road diverges, a small human-scale amphitheatre offers a social 'pocket park' space for people to come together.

At the centre of the community, a forest commons provides a quieter space with opportunities for sitting immersed in a forested landscape.

A simple gravel path with stairs field fit among trees, rocks and boulder walls provides an internal trail network across the development. Along the roads, a textured paving treatment delineates a pedestrian walkway.

Natural boulder walls and planted terraces moderate significant grade changes, and add character and visual interest. Sitting walls formed from native rock provide a direct connection back to the natural landscape.

To add character and comfort at the human scale, creative wayfinding and signage direct people through the site, and tasteful, contemporary lighting illuminates the streetscape and key trails while preserving the night sky.

KEY PLAN



DESIGN PRECEDENTS



01 Forest integrated into built open spaces



02 Modular and flexible landscape stairs, trails through wildflower meadow



03 Rocky outcrops as Fire Smart landscape



04 Layered mix of ornamental and indigenous perennials and grasses around front garden patios offers a diverse, low maintenance landscape



05 Black metal picket fences mounted to rock walls to delineate front yards



06 Small scale, dark sky compliant streetlighting

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design • art • ecology

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CORPORATION

NO. | DATE | ISSUE

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NO. | DATE | REVISION

PROJECT 24002

DENFORD MULTI-FAMILY
4951 DENFORD PLACE
NANAIMO, BC

COVER PAGE

CITY FILE NO.

SCALE NTS

DATE 2024-01-16

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2025-MAR-18

Current Planning



- 1 MEADOW WALK**
(an immersive walk through a landscape inspired by the iconic Garry Oak meadow; offers an annual profusion of wildflowers; allows for seating and expansive views over the broader landscape; adapted to drought and well-suited to a fire smart landscape)
- 2 POCKET PARK**
(a small urban amphitheatre provides a space for gathering for all ages; centred around a rocky outcropping with Garry oak trees and a lush, layered indigenous understorey)
- 3 CENTRAL COMMONS**
(the green heart of the community, with opportunities for seating on rock stack seat walls; a transitional ecosystem where open meadows shift to an upland deciduous woodland; dramatic grade changes are moderated by generously planted terraces providing a quiet, shady space for residents)
- 4 FRONT YARDS**
(front yards reference the local forest understorey ecosystem with lush layers of indigenous planting and suitable complementary ornamental plants; rocky outcroppings are retained or recreated where possible to further emphasize the dramatic local landscape and as fire smart features)
- 5 FOREST UNDERSTOREY**
(areas disturbed by construction and tree removal will be replanted with a Coastal Douglas fir understorey and replacement trees planted wherever possible; based on a parcel area of 1.39ha, 139 replacement trees are required, 175 trees are shown here)
- 6 INTERNAL TRAIL NETWORK**
(connects the different spaces of the site, creates a continuous walking loop moving up and down the slope; immerses user in the diverse landscapes on the site; stairs and trail are field fitted to feel naturally situated in the environment)
- 7 WAYFINDING**
(creative wayfinding & signage, directs people through the site connecting walking trails and amenity spaces, recessed wall and landscape lighting is used to illuminate portions of trails for safety and security)
- 8 MODERATE WILDFIRE HAZARD**
(the southern portion of the site, shown in yellow, lies in the 'Moderate Wildfire Hazard Development Permit Area; trees are primarily deciduous; landscaping includes the smart strategies such as low meadow plantings, retaining rocky outcroppings and irrigated indigenous understorey plantings; paths roads and trails that function as firebreaks)

LANDSCAPE CONTEXT LEGEND	
	WILDFLOWER MEADOW Area: 872m ² Soil Depth Varies: 0-150mm
	FOREST UNDERSTOREY Area: 4067m ² Soil Depth Varies: 0-450mm
	FRONT YARDS Area: 303m ² Soil Depth Varies: 450mm
	MODERATE WILDFIRE HAZARD DPA Area: 4487m ² Soil Depth Varies: 0-450mm
	1.8m LANDSCAPE BUFFER

Refer to **Sheet L1.02** for Landscape Plan North
Refer to **Sheet L1.03** for Landscape Plan South

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LANDSCAPE CONTEXT PLAN
SCALE 1:400



LANDSCAPE PLAN NORTH
SCALE 1:250

Refer to Sheet L1.01 for Landscape Context Plan
Refer to Sheet L1.03 for Landscape Plan South

LANDSCAPE NOTES

- BENCH**
Quantity: 5
(see sheet L1.04, detail 4)
- BICYCLE RACK**
Quantity: 4
Bike Spacing: 8
(see sheet L1.04, detail 5)
- ENTRANCE**
Quantity: 6
(see sheet L1.04, detail 2)
- LIGHTING - BOLLARD**
Quantity: 7
(see sheet L1.04, detail 1)
- LIGHTING RECESSED WALL**
Quantity: 23
(see sheet L1.04, detail 3)
- LIGHTING - STREET LIGHT**
Quantity: 23
(see sheet L1.04, detail 3)
- PERIMETER PRIVACY CEDAR BOARD FENCE**
Height: 1.8m
Length: 368.4m
(see sheet L1.05, detail 6)
- METAL PICKET FENCE**
Height: 1.07m
Length: 140.4m
(see sheet L1.05, detail 7)
- CONCRETE**
Area: 308m²
- GRAVEL SURFACING**
Area: 308m²
- WILDFLOWER MEADOW**
Area: 872m²
Soil Depth Varies: 0-150mm
(see Planting Plan sheets L2.01 - L2.06)
- FOREST UNDERSTOREY**
Area: 4067m²
Soil Depth Varies: 0-450mm
(see Planting Plan sheets L2.01 - L2.06)
- FRONT YARDS**
Area: 303m²
Soil Depth Varies: 450mm
(see Planting Plan sheets L2.01 - L2.06)
- PAVER TYPE 01: BELGARD CLASSIC STANDARD**
Area: 300.50m²
- PAVER TYPE 02: BELGARD CORTEX SLAB**
Area: 43.2m²
- STAMPED CONCRETE**
Area: 572.5m²

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 24002
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NANAIMO, BC

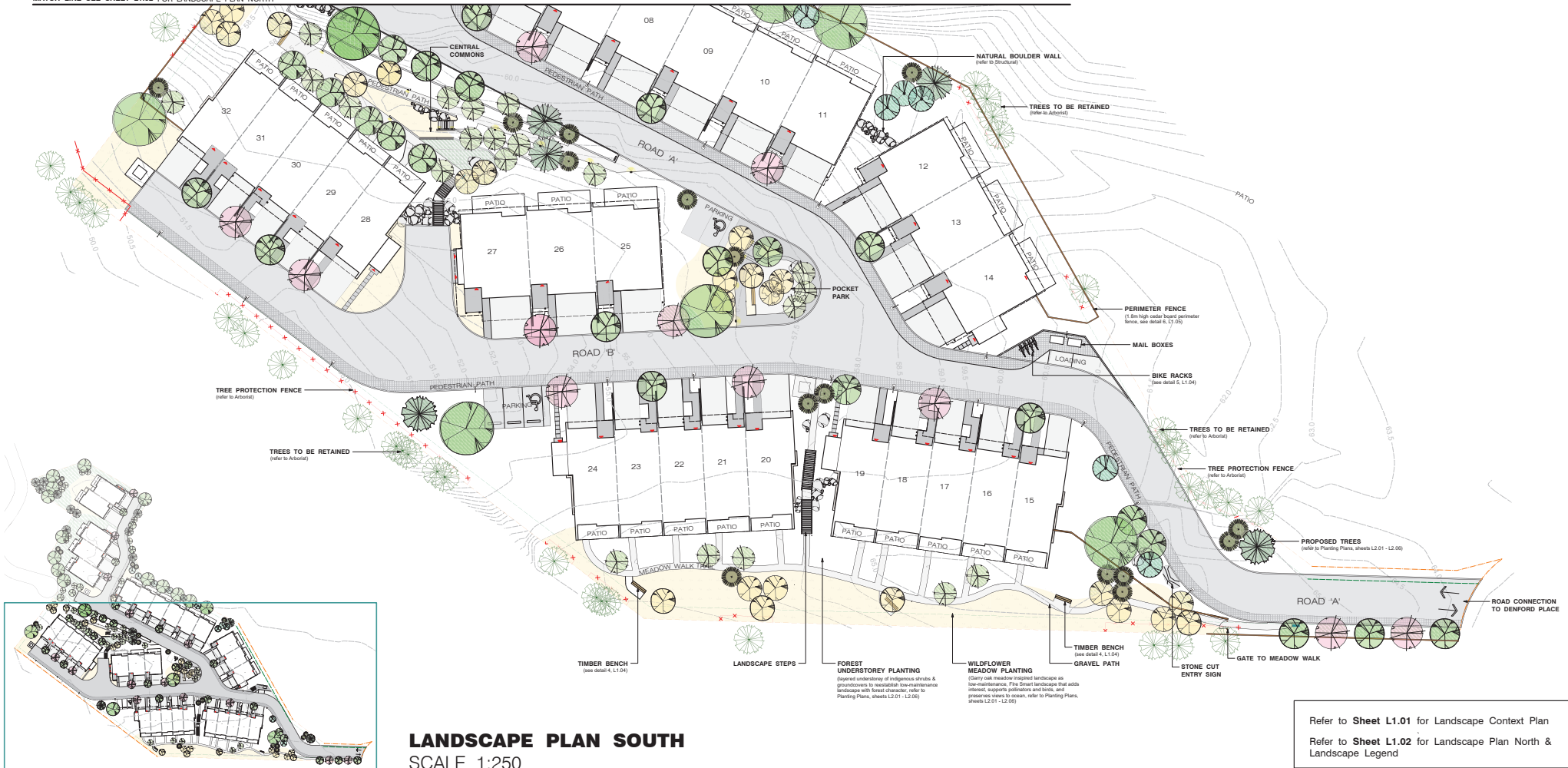
LANDSCAPE PLAN NORTH

CITY FILE NO.	
SCALE	1:250
DATE	2024-01-16
DB	CM CB KS

L1.02



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MATCH LINE SEE SHEET L1.02 FOR LANDSCAPE PLAN NORTH



Refer to **Sheet L1.01** for Landscape Context Plan
Refer to **Sheet L1.02** for Landscape Plan North &
Landscape Legend

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 <p>kinship design • art • ecology</p> <p>1070 Nelson Street, Nanaimo BC, V9S 2K2 250-753-8093 kate.melville@kinshipdesign.ca chris.midgley@kinshipdesign.ca</p>	 <p>All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.</p>	<p>CLIENT</p> <p>RACE ROCK DEVELOPMENT CORPORATION</p>	<table> <thead> <tr> <th>NO.</th><th>DATE</th><th>ISSUE</th></tr> </thead> <tbody> <tr> <td>1</td><td>2024-10-27</td><td>DP SUBMISSION</td></tr> </tbody> </table>	NO.	DATE	ISSUE	1	2024-10-27	DP SUBMISSION	<table> <thead> <tr> <th>NO.</th><th>DATE</th><th>REVISION</th></tr> </thead> <tbody> </tbody> </table>	NO.	DATE	REVISION	<p>PROJECT 24002</p> <p>DENFORD MULTI-FAMILY</p> <p>4951 DENFORD PLACE NANAIMO, BC</p>	<p>CITY FILE NO.</p> <table> <thead> <tr> <th>SCALE</th><th>1:250</th></tr> </thead> <tbody> <tr> <td>DATE</td><td>2024-01-16</td></tr> <tr> <td>DB</td><td>CM</td></tr> <tr> <td>CB</td><td>KS</td></tr> </tbody> </table> <p>L1.03</p> <p>RECEIVED DP1384 2025-MAR-18 Current Planning</p>	SCALE	1:250	DATE	2024-01-16	DB	CM	CB	KS
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BEGA Recessed Wall Luminaire 24060 (or eq.)
Quantity: 7

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



BEGA Exterior Bollard Light 99558 (or eq.)
Quantity: 6

Specifications:
Surface Mount
(B79817 Anchorage kit)

Operating Voltage 120-277V AC
Luminaire Lumens 1962 Lumens (3000K)
Height 43-3/8" (1101mm)
Width 9-7/8" (251mm)
Depth 5-1/2" (140mm)
Finish Powder Coated Bronze Matte 3mil thickness



BEGA 84 252 K3 - Pole top luminaire (or eq.)
Quantity: 25

Specifications:
Installation as per manufacturers specifications.

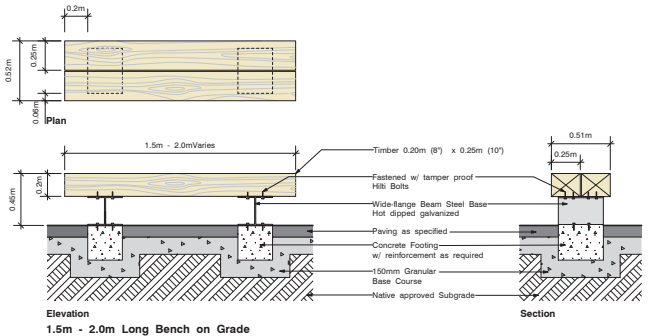
Operating Voltage 220-240 AC/DC
Luminaire Lumens 1662 Lumens (3000K)
Height 14-9" (450mm)
Finish Black



1 Recessed Wall Lighting
Scale: NTS

2 Bollard Lighting
Scale: NTS

3 Street Lighting
Scale: NTS



4 Timber Bench
Scale: 1:20

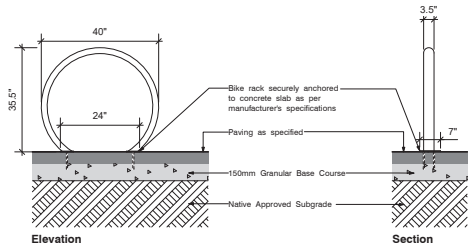
Elevation / Section

Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)
Quantity: 4

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 (7.23kg)
Finish Stainless Steel

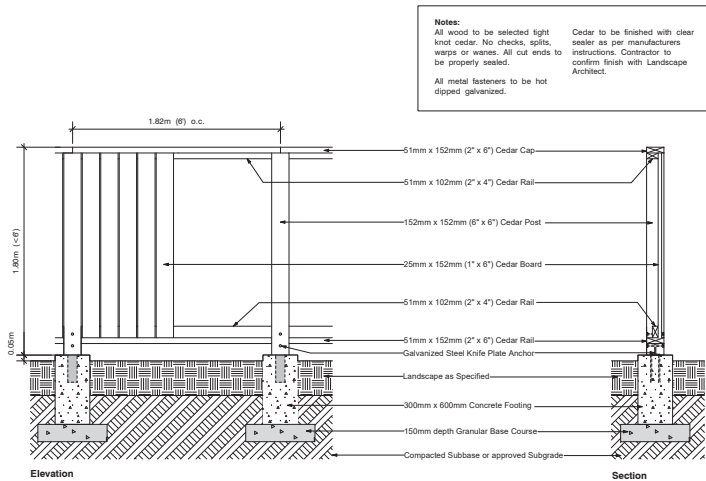
Wishbone Site Furnishings
210-27090 Gloucester Way
Langley, BC
1-866-626-0476
604-626-0476
www.wishbonetd.com



5 Bicycle Rack
Scale: NTS

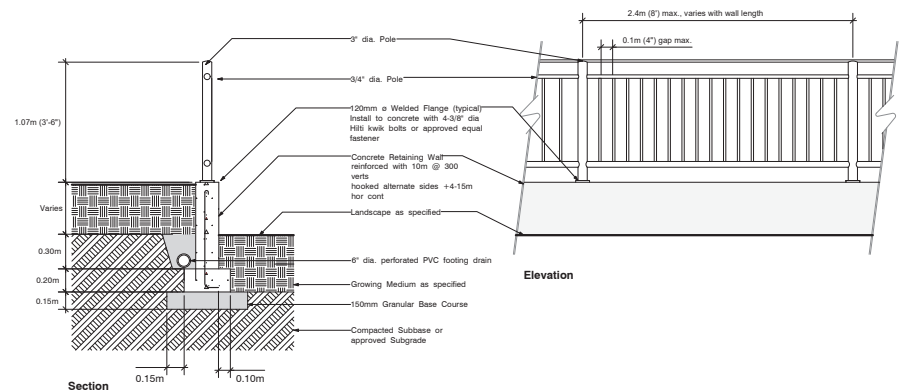
Elevation / Section

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6 Perimeter Board Fence
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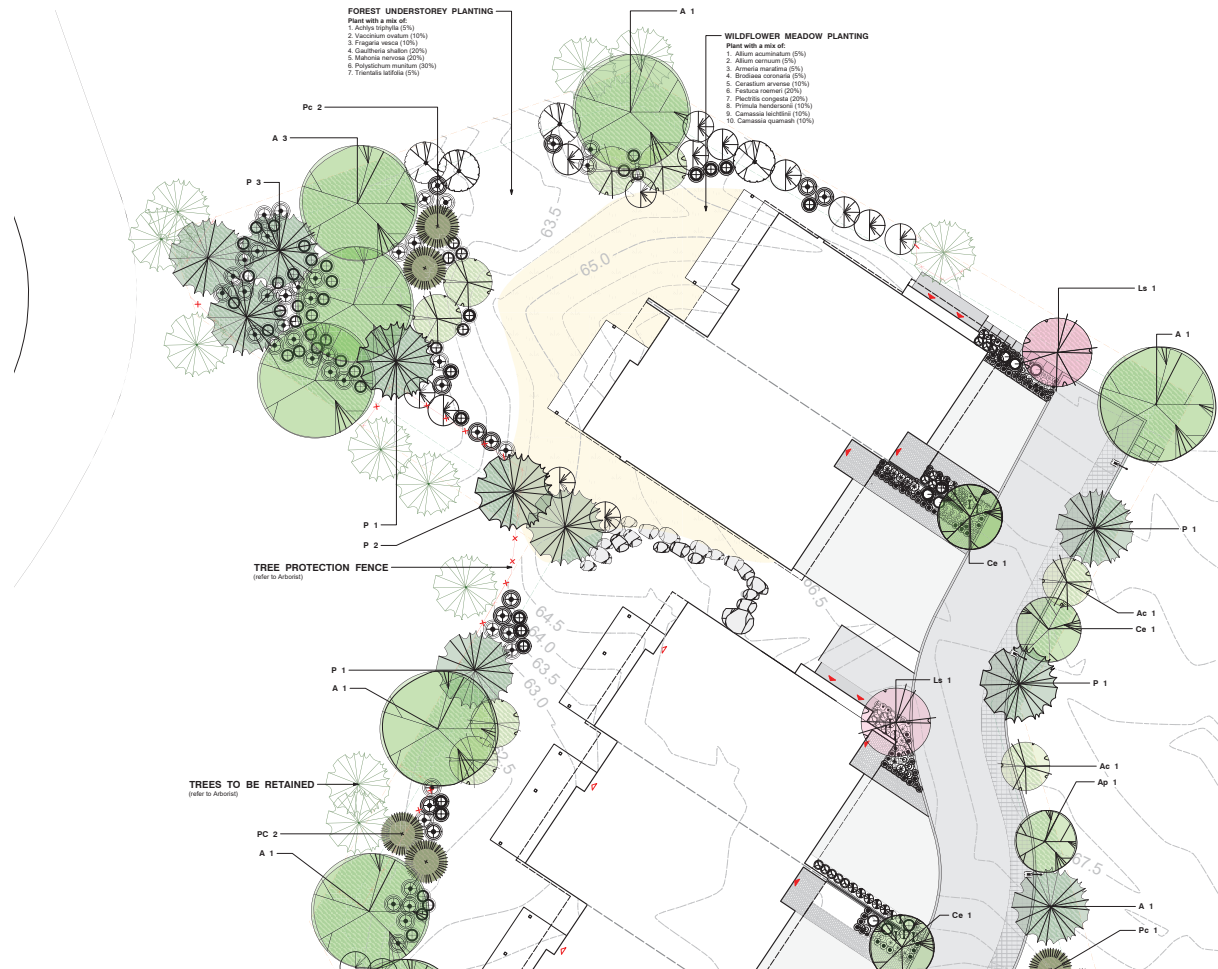
Elevation / Section



7 Wall Mounted Metal Picket Fence
Scale: 1:20

Section / Elevation

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PLANTING PLAN NORTH
SCALE 1:150



Refer to **Sheet L2.02** for Planting Plan Centre-West
Refer to **Sheet L2.03** for Planting Plan Centre-East
Refer to **Sheet L2.04** for Planting Plan Southwest
Refer to **Sheet L2.05** for Planting Plan Southeast
Refer to **Sheet L2.06** for Plant Legend & List,
Planting Notes

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MATCH LINE SEE SHEET L2.01 FOR PLANTING PLAN NORTH



MATCH LINE SEE SHEET L2.04 FOR PLANTING PLAN SOUTHWEST

PLANTING PLAN CENTRE-WEST

SCALE 1:150



Refer to **Sheet L2.01** for Planting Plan North
Refer to **Sheet L2.03** for Planting Plan Centre-East
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Refer to **Sheet L2.06** for Plant Legend & List, Planting Notes

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PLANTING PLAN CENTRE-EAST
SCALE 1:150



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

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MATCH LINE SEE SHEET L2.02 FOR PLANTING PLAN CENTRE-WEST



Refer to **Sheet L2.01** for Planting Plan North
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PLANTING PLAN SOUTHWEST
SCALE 1:150



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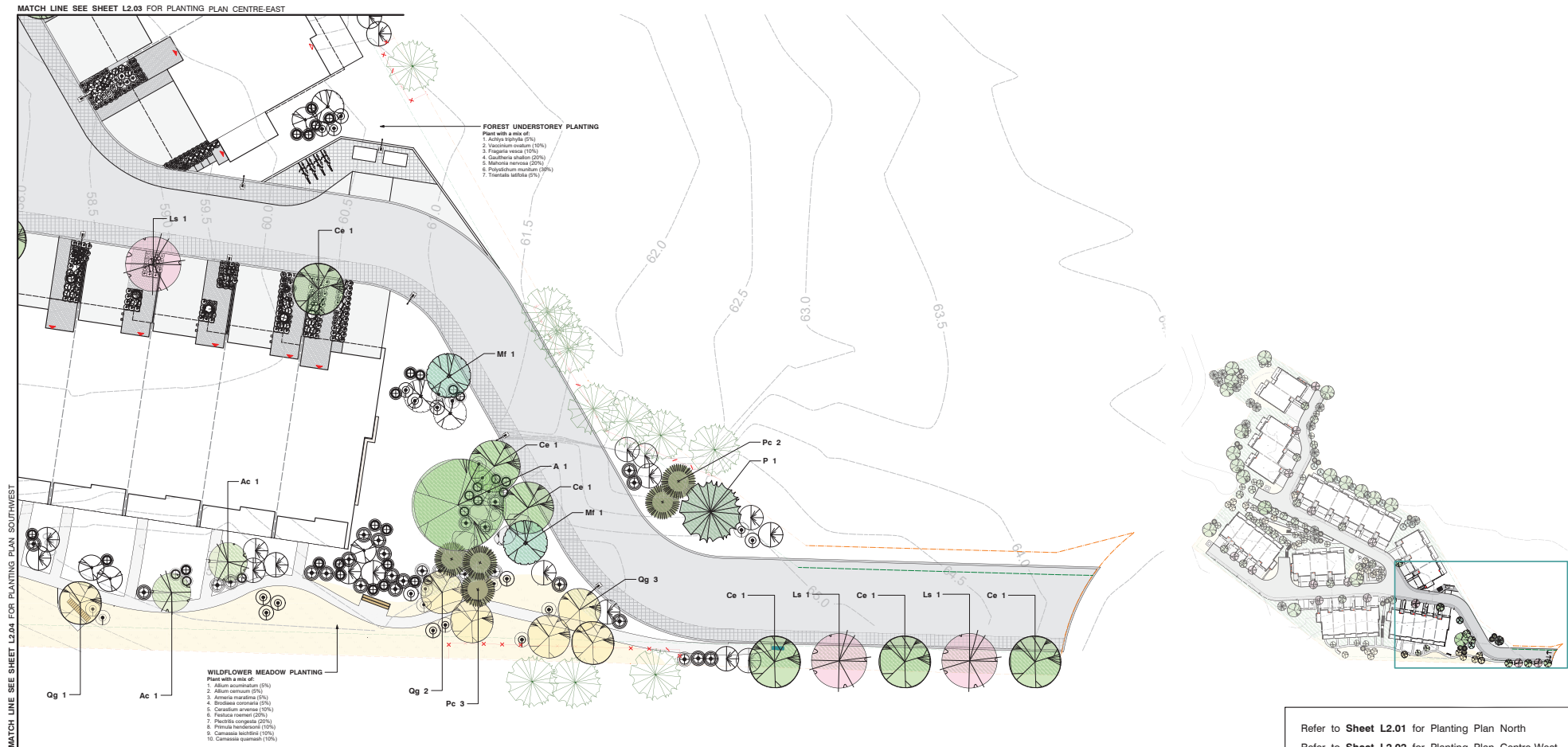
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PLANTING PLAN SOUTHWEST

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L2.04

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PLANTING PLAN SOUTHEAST

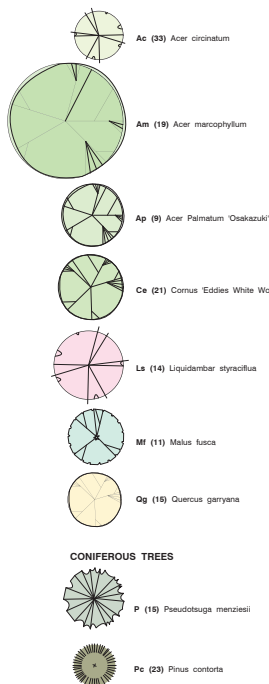
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Planting Notes

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TREE + PLANT LEGEND

DECIDUOUS TREES



PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Pc	21	Pinus contorta var. contorta	Shore Pine	2.5m ht	6m o.c. avg.
P	15	Pseudotsuga menziesii	Douglas Fir	#15	6m o.c. avg.
Deciduous Trees					
Ac	34	Acer circinatum	Vine Maple	#7	Multistem
A	20	Acer macrophyllum	Big Leaf Maple	#20	6m o.c. avg.
Ap	10	Acer palmatum 'Osakazuki'	Japanese Maple	1.5m br ht	6m o.c. avg.
Ce	22	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20	6m o.c. avg.
Ls	16	Liquidambar styraciflua	Sweetgum	#20	6m o.c. avg.
Ml	11	Malus fusca	Pacific Crabapple	#7	6m o.c. avg.
Og	26	Quercus garryana	Garry Oak	#7	6m o.c. avg.
Evergreen Shrubs					
Ag	21	Amelanchier grandiflora 'Autumn Brilliance'	Service Berry	#7	2m o.c.
Ag	17	Arbutus unedo 'Compact'	Compact Strawberry Tree	#7	2m o.c.
Gs	2357	Gaultheria shallon	Sallal	#1	60cm o.c.
Mn	2203	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Vo	1208	Vaccinium ovatum	Evergreen Huckleberry	#1	1.0m o.c.
Deciduous Shrubs					
Hd	98	Holodiscus discolor	Ocean Spray	#2	1.0m o.c.
Ri	75	Ribes sanguineum	Red Flowering Currant	#1	1.0m o.c.
Sa	150	Symphoricarpos albus	Snowberry	#1	1.0m o.c.
Vp	24	Vaccinium (mix varieties)	Blueberry	#1	1.0m o.c.
Grasses					
Hm	21	Hakonechloa macro	Japanese Forest Grass	#1	1.0m o.c.
Groundcovers, Perennials, Ferns					
Au	486	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Fc	310	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Fv	2357	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Cl	77	Gaura lindheimeri 'Bantam White Improver'	Bee Blossom	#1	60cm o.c.
Np	69	Nepeta x faassenii	Calamint	#1	60cm o.c.
Pm	3455	Polystichum munitum	Sword Fern	#1	60cm o.c.
Tg	34	Tellima grandiflora	Fringecup	#1	60cm o.c.
Tl	35	Trientalis latifolia	Western Starflower	#1	60cm o.c.

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

KINSHIP DESIGN ART ECOLOGY

Kate Stefuk, BCSLA

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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 trees, 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.

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