

Recommended Nursery Stock

Trees

35

Botanical Name	Common Name	Size
Acer rubrum 'Karpick'	Karpick Maple	6cm cal.
Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	6cm cal.
Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
Pyrus calleryana 'Chanticleer'	Ornamental Pear	6cm cal.
TBD	Typical Street Tree	6cm cal.

Large Shrubs

47

Botanical Name	Common Name	Size
Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
Cornus stolonifera	Redtwig Dogwood	#5 pot

Medium Shrubs

35

Botanical Name	Common Name	Size
Rhododendron 'Boule de Neige'	Boule de Neige Rhododendron	#5 pot
Rhododendron 'Ramapo'	Ramapo Rhododendron	#3 pot
Rosmarinus officinalis	Rosemary	#3 pot
Vaccinium x 'Northsky' (half high)	Northsky Blueberry	#3 pot

Small Shrubs

311

Botanical Name	Common Name	Size
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Lavandula angustifolia 'Munstead'	Munstead English Lavender	#1 pot
Lavandula stoechas 'Otto Quast'	Spanish Lavender	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Perovskia atriplicifolia	Russian Sage	#1 pot
Pieris japonica 'Prelude'	Prelude Pieris	#1 pot

Groundcovers

101

Botanical Name	Common Name	Size
Erica carnea 'December Red'	December Red Heather	#1 pot
Mahonia repens	Creeping Oregon Grape	#1 pot

Perennials, Annuals and Ferns

420

Botanical Name	Common Name	Size
Achillea millefolium 'Paprika'	Paprika Common Yarrow	#1 pot
Iris douglasiana	Pacific Coast Iris	#1 pot
Nassella tenuissima	Mexican Feather Grass	#1 pot
Polystichum munitum	Sword Fern	#1 pot
Polystichum setiferum	Soft Shield Fern	#1 pot

Vines

8

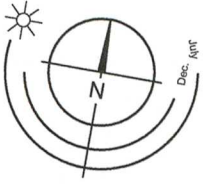
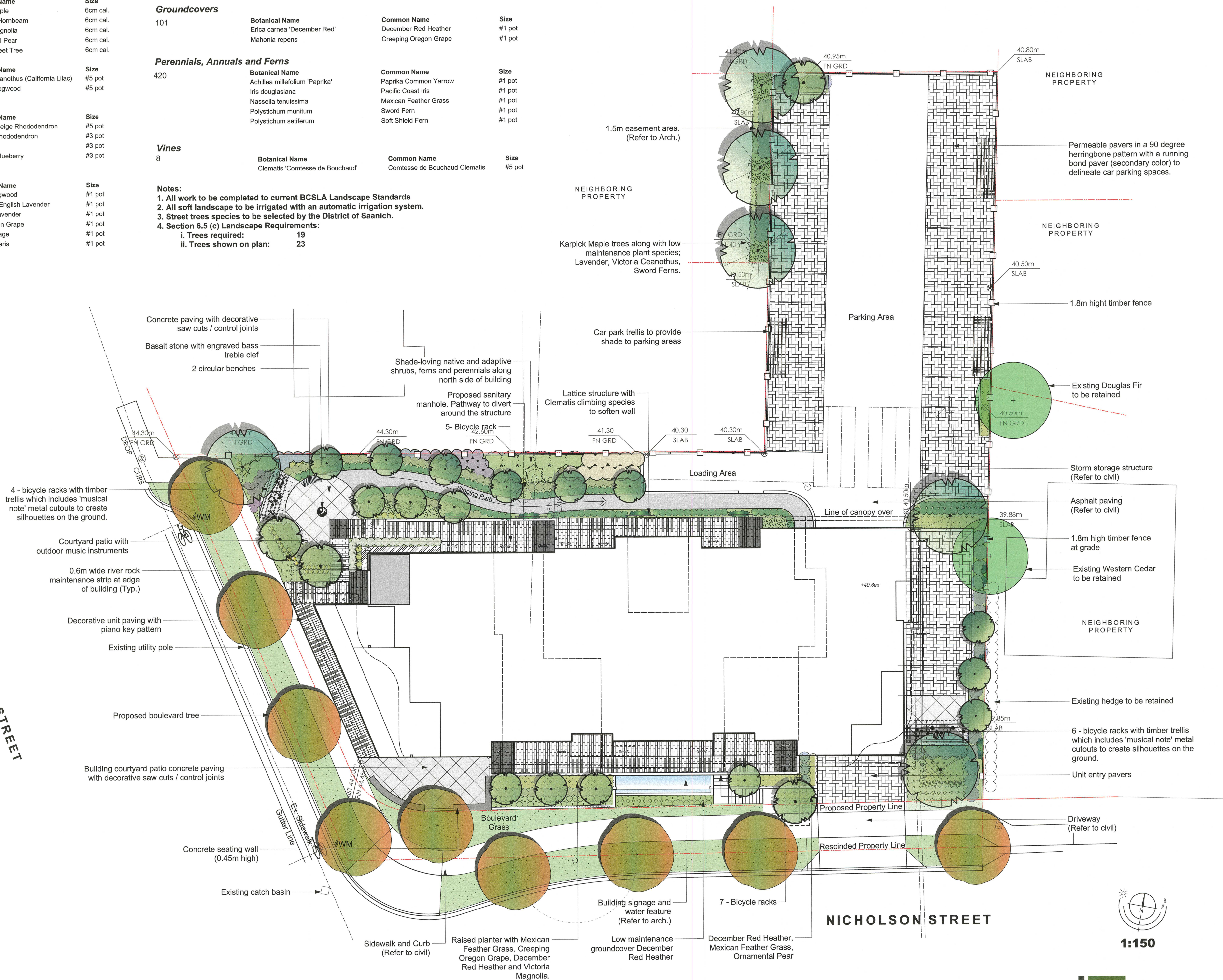
Botanical Name	Common Name	Size
Clematis 'Comtesse de Bouchaud'	Comtesse de Bouchaud Clematis	#5 pot

Notes:

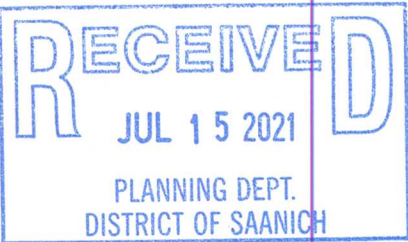
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system.
3. Street trees species to be selected by the District of Saanich.
4. Section 6.5 (c) Landscape Requirements:
  - i. Trees required: 19
  - ii. Trees shown on plan: 23

QUADRA STREET

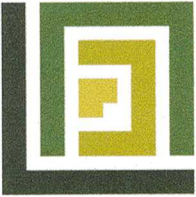
NICHOLSON STREET



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Revision B: Feb. 16/21  
Revision A: Jan. 28/21



LADR LANDSCAPE ARCHITECTS

Project No: 1909 October-17-19

#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105

# Harmony House - Landscape Concept Plan

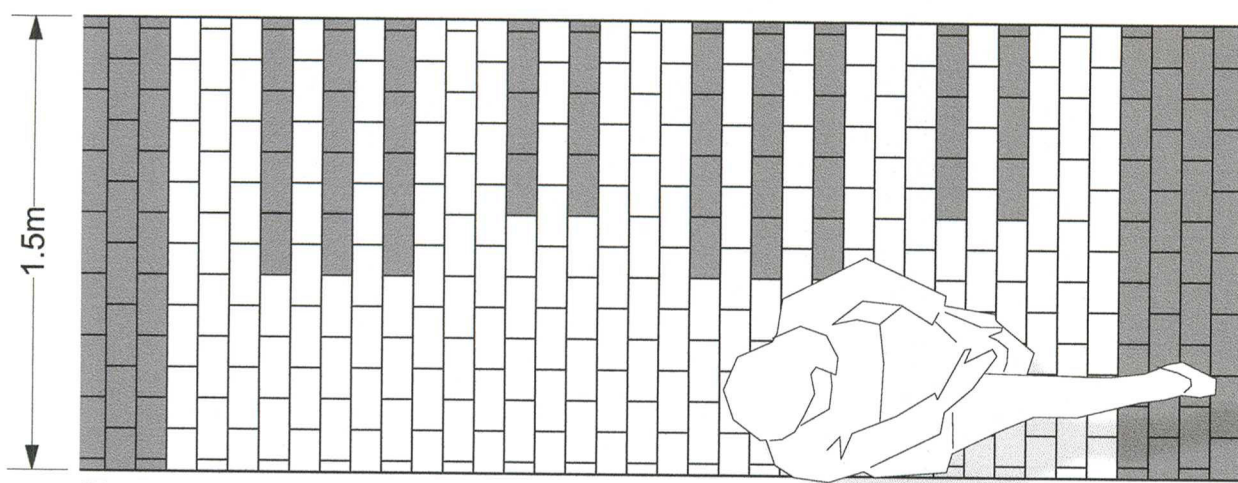




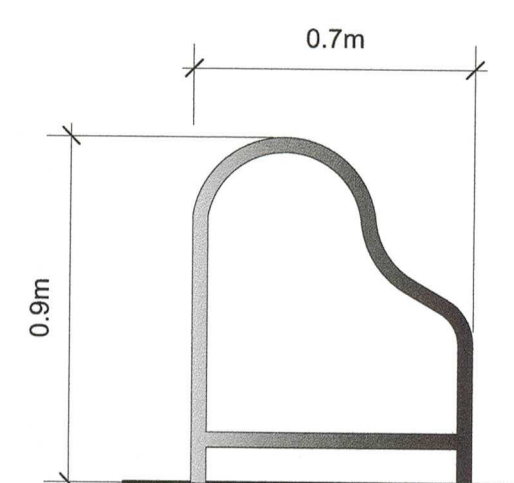
Low maintenance plant palette



Ornamental grasses



Piano inspired paving



Bike rack



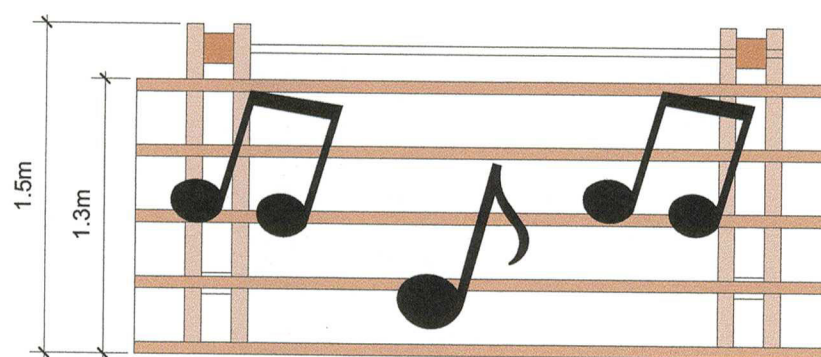
Outdoor musical instruments



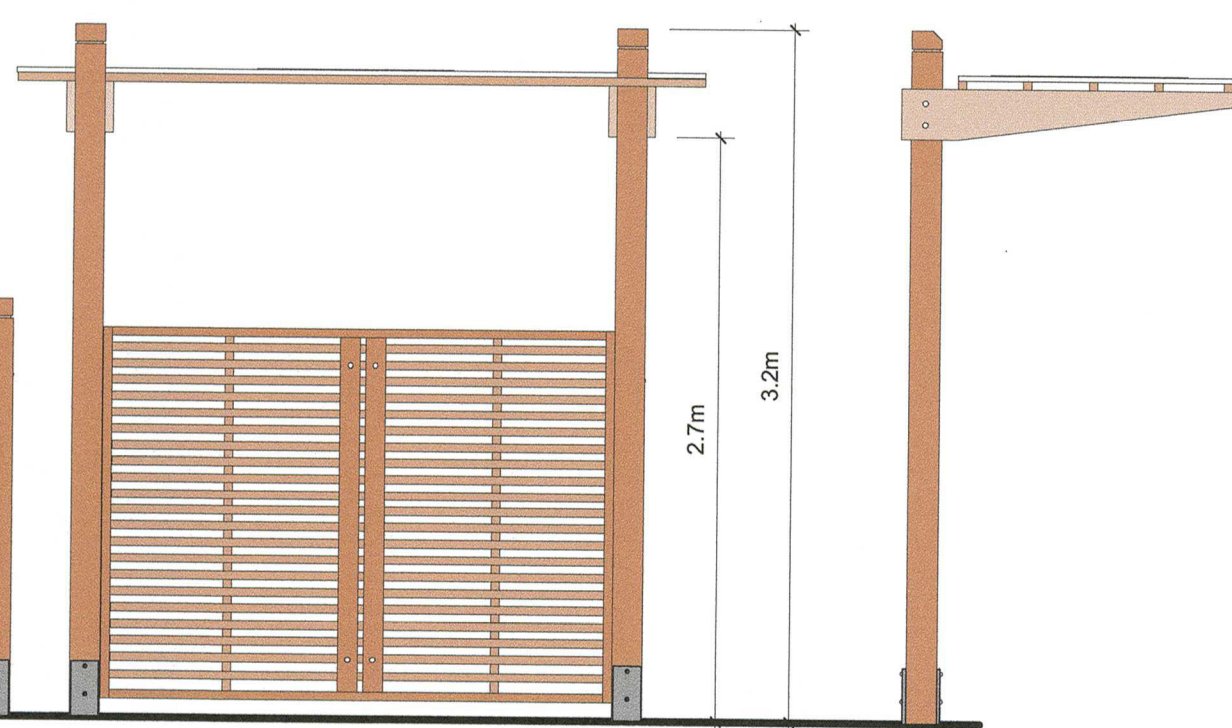
Benches



Courtyard table and seating



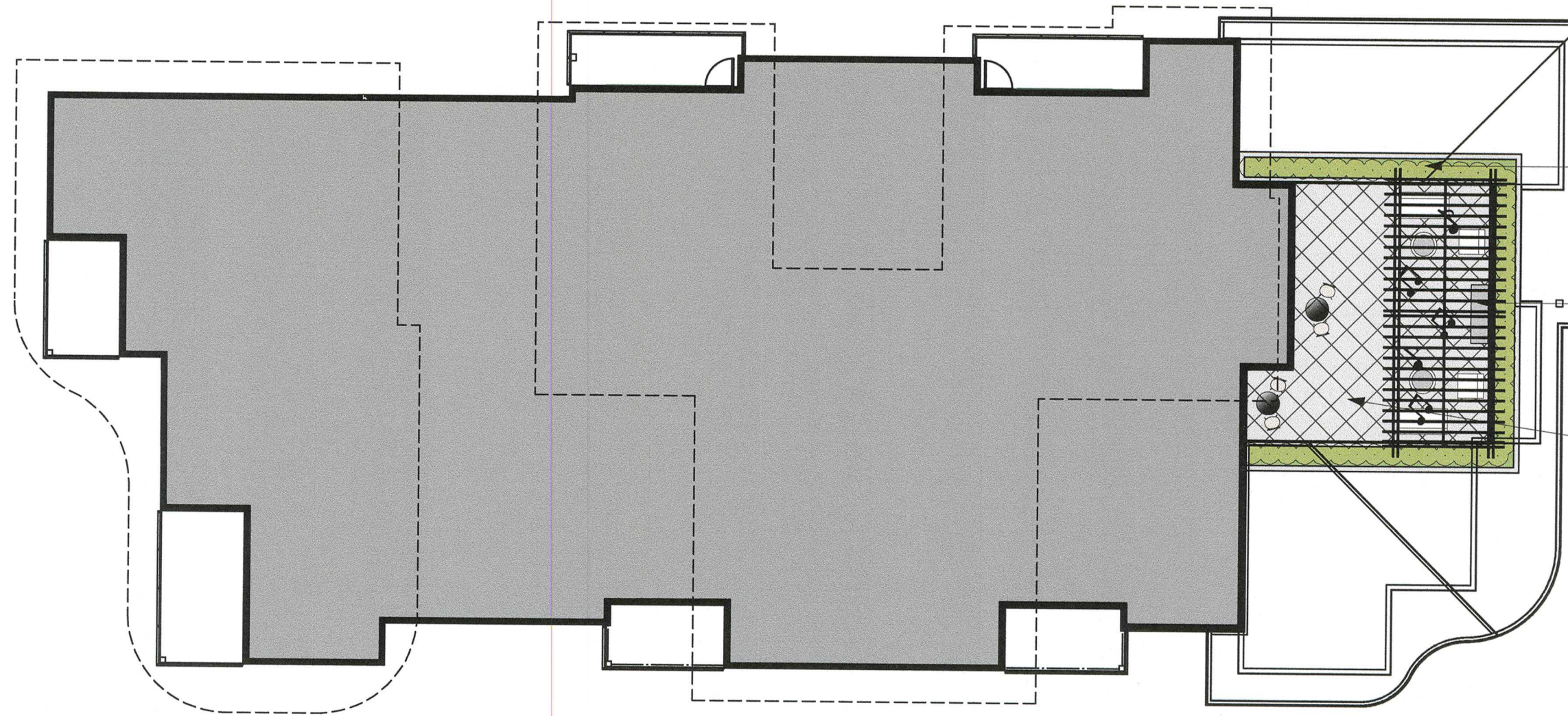
Plexiglass to provide cover to bicycle parking spaces



Timber privacy fence

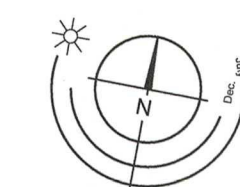
Timber trellis with 'musical note' metal cutouts

**PRECEDENT IMAGES**

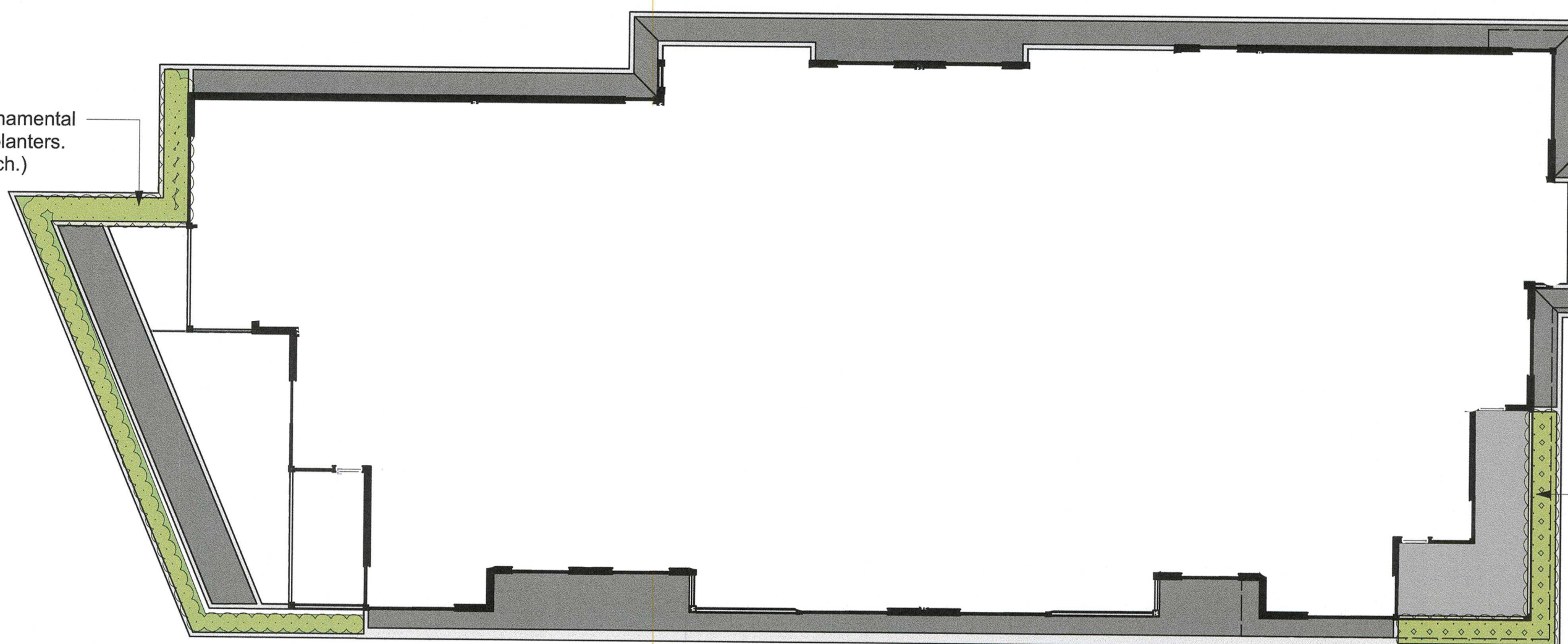


**4th FLOOR**

- Low maintenance ornamental grasses installed in planters. (Planters; refer to arch.)
- Roof courtyard with space with BBQ area, moveable tables and chairs, and to include a timber trellis with 'musical note' metal cutouts to create silhouettes on the ground. (Trellis; refer to Arch)
- Decorative unit paving



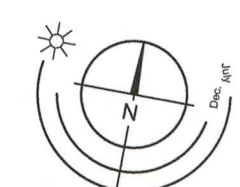
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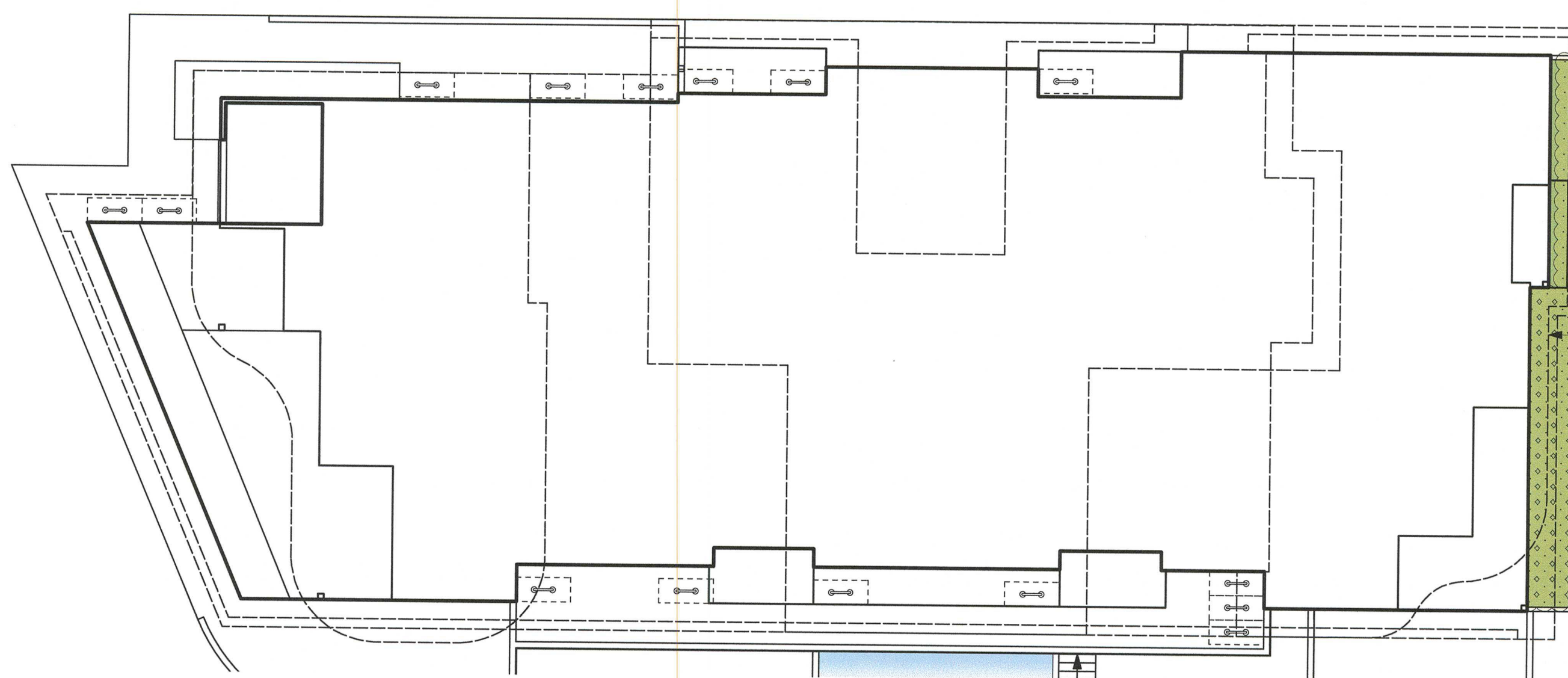
**2nd FLOOR**

- Low maintenance ornamental grasses installed in planters. (Planters; refer to Arch.)

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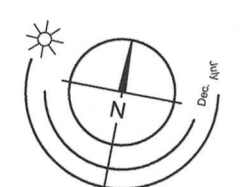


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**MAIN FLOOR**

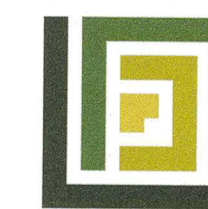
- Low maintenance ornamental grasses installed in planters. (Planters; refer to Arch.)



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**LADR LANDSCAPE ARCHITECTS**

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# Harmony House - Landscape Concept Plan



Inventory of Existing Trees<sup>1</sup>

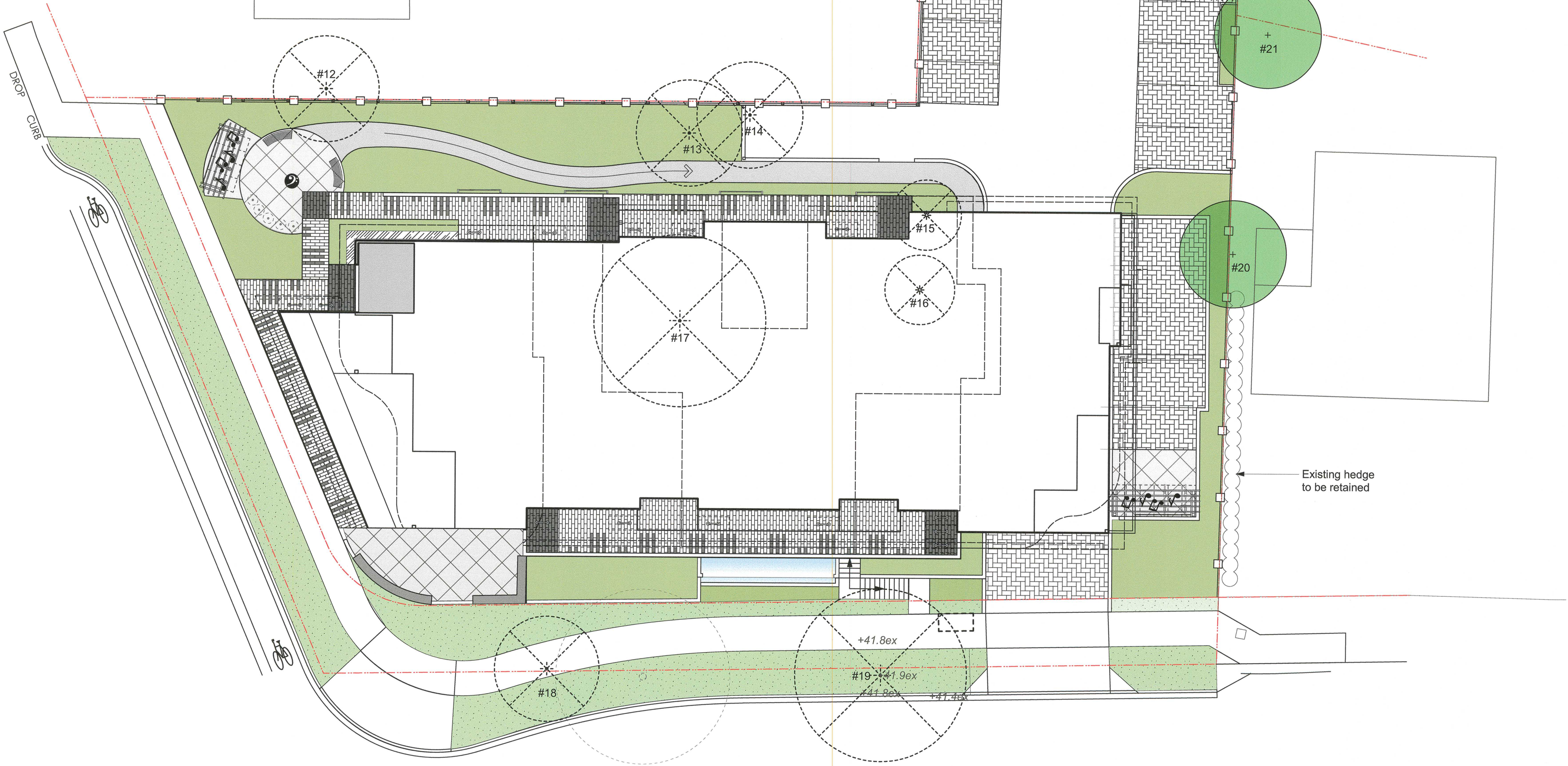
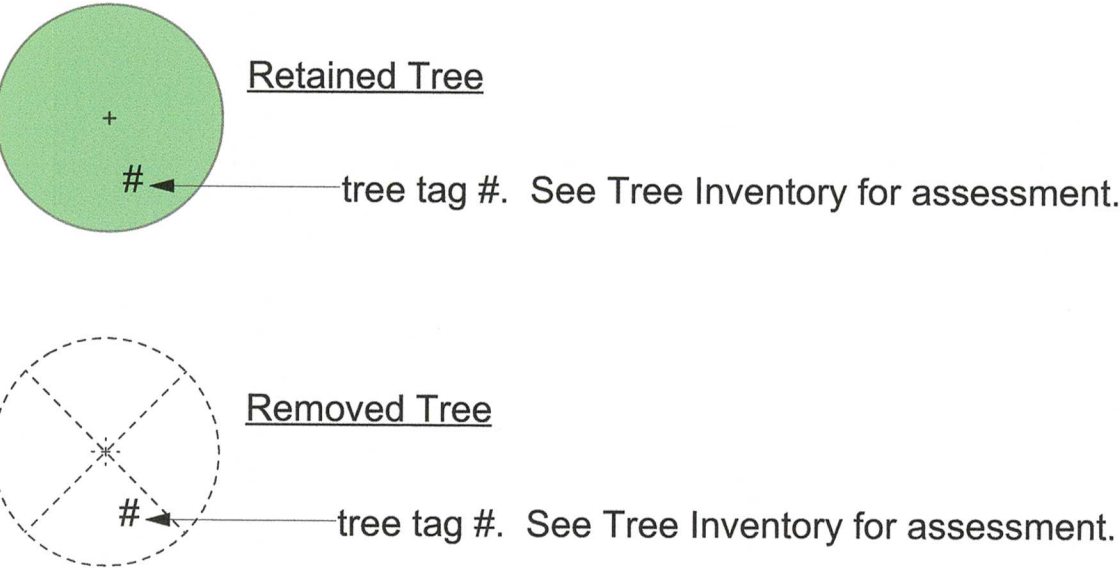
Table 1 lists the trees shown in Figure 1 and also shows which trees would be removed to accommodate the proposed development.

Tree #	Species	Trunk diameter (cm)	Bylaw sized? Y or N	Condition	Retain Y or N
1*	Hawthorn	32/15/15	N	Three stems. Fair condition	Y
2	Apple	34	N	Good condition	N
3	Apple	33	N	Good condition	N
4	Douglas-fir	26	N	Good condition	N
5	Apple	33	N	Good condition	N
6*	Douglas-fir	22	N	Good condition	Y
7*	White Pine	34	N	Good condition	Y
8*	Western redcedar	29	N	Good condition	Y
9*	Holly	15/15	N	Good condition	Y
10*	Ornamental cherry	38	N	Poor condition	Y
11*	Larch	44	N	Poor condition, almost dead	Y
12*	Western redcedar	83		Good condition	N
13	Western redcedar	70	Y	Good condition	N
14	Pine	60	Y	Good condition	N
15	Horse chestnut	27	N	Fair condition	N
16	Horse chestnut	29	N	Fair condition	N
17	Western redcedar	50 + 59	Y	Good condition. Two stems joined at base	N
18	Lawson cypress	52	N	Good condition	N
19	Garry Oak	90	Y	Fair condition, crown sparse and thinning out	N
20*	Western redcedar	40		Heavily topped, fair condition. Off site	Y
21*	Douglas-fir	60		Good condition. Off site	Y
22	Apple	20	N	Good condition	N
23	Apple	20	N	Good condition	N

\* These trees are off site.

<sup>1</sup>Inventory of Existing Tree from the Tree Management Report for 944 Nicholson Street and 4093 to 4087 Quadra Street, Saanich BC, prepared by Dunster & Associates Environmental Consultants Ltd., dated January 18, 2021.

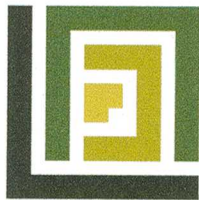
Existing Trees Legend:



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LADR LANDSCAPE ARCHITECTS

Harmony House - Tree Preservation Plan



Tree Summary

Removed Protected Trees: 4  
Retained Protected Trees: 2  
New Proposed Trees: 23\*

Boulevard Trees Removed: 2  
Boulevard Trees Proposed (Large): 8  
Boulevard Trees Proposed (Med.): 1

\*Excludes easement trees

Tree Soil Depth Legend:

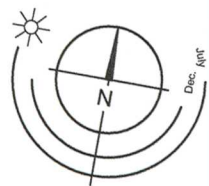
- 0.75m Soil Depth
- 1.0m Soil Depth

Tree Type	Minimum Soil Volume
Small Tree	8 Cubic Meters
Medium Tree	12 Cubic Meters
Large Tree	16 Cubic Meters

Soil Volume Compliance Table

Location	Area (m2)	Depth (m)	Number of Trees	Volume Req. (m3)	Total Volume Req. (m3)	Total Volume on Site (m3)	Compliance (Y / N)
1	97.9	0.75	9	8.0	72.0	73.4	Y
2	39.4	0.75	3	8.0	24.0	29.6	Y
3	11.5	0.75	1	8.0	8.0	8.6	Y
4	67.2	0.75	3	8.0	48.0	50.4	Y
			2	12.0			
5	24.4	1	3	8.0	24.0	24.4	Y
6	6	0.75	1	8.0	8.0	4.5	N*
7	8	1	1	8.0	8.0	8.0	Y
8	88.4	0.75	4	16.0	64.0	66.3	Y
9	50.8	0.75	1	16.0	16.0	38.1	Y
10	77	0.75	3	16.0	48.0	57.8	Y
11	16	0.75	1	12.0	12.0	12.0	Y

\* 3.5m3 soil cells required to meet minimum soil volume requirements.



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Harmony House - Soil Volume Plan