



**LEGEND**

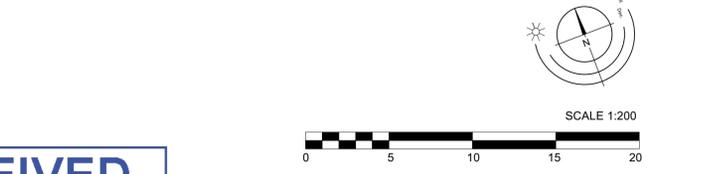
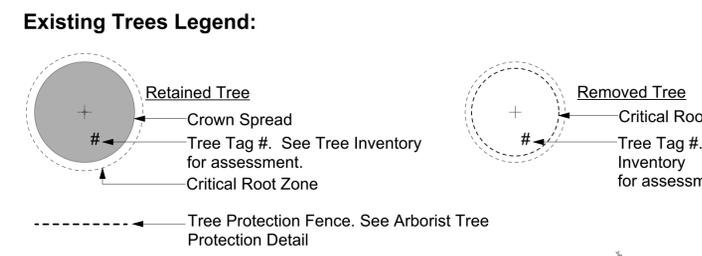
	Roadway - Permeable Asphalt		Property Line
	Internal Pedestrian Connectors - Concrete		Interior Side Lot Line
	Pedestrian pathways - Concrete Pavers		Setbacks
	Sidewalk - Broom finish concrete		Underground utilities
	Patios - Decorative Pavers		New Gas line
	Maintenance access strips - River rock/clear aggregate		
	Planting beds		
	Grass lawn		

**RECOMMENDED PLANT SPECIES LIST**

Trees	Botanical Name	Common Name	Size
Total: 40	<i>Acer platanoides</i>	'Crimson King' Norway Maple	6cm cal.
	<i>Cercis canadensis</i>	Eastern Redbud	6cm cal.
	<i>Magnolia grandiflora</i> 'Victoria'	Victoria Magnolia	6cm cal.
	<i>Parrotia persica</i>	Persian Ironwood	6cm cal.
	<i>Prunus sargentii</i>	Columnar Sargent Cherry	6cm cal.
	<i>Quercus garryana</i>	Garry Oak	6cm cal.
	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal.
Large Shrubs	Botanical Name	Common Name	Size
Total: 229	<i>Ceanothus thyrsiflorus</i> 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
	<i>Juniperus communis</i>	Common Juniper	#5 pot
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	#5 pot
	<i>Philadelphus 'Belle Etoile'</i>	Belle Etoile Mock Orange	#5 pot
	<i>Physocarpus opulifolius</i> 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
	<i>Pieris 'Forest Flame'</i>	Forest Flame Pieris	#5 pot
	<i>Pinus mugo</i> 'Jakobsen'	Jakobsen Mugo Pine	#5 pot
	<i>Rhododendron 'Rosa Mundi'</i>	Rosa Mundi Rhododendron	#5 pot
	<i>Ribes sanguineum</i> 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#5 pot
Medium Shrubs	Botanical Name	Common Name	Size
Total: 267	<i>Azalea japonica</i> 'Herbert'	Herbert Evergreen Azalea	#3 pot
	<i>Hydrangea macrophylla</i> 'Lanarth White'	Lanarth White Hydrangea	#3 pot
	<i>Rhododendron 'Dora Amateis'</i>	Dora Amateis Rhododendron	#3 pot
	<i>Rhododendron macrophyllum</i>	Pacific Rhododendron	#3 pot
	<i>Ribes sanguineum</i>	Red Flowering Currant	#3 pot
	<i>Rosa nutkana</i>	Nootka Rose	#3 pot
	<i>Symphoricarpos albus</i>	Snowberry	#3 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 381	<i>Cistus x argenteus</i> 'Silver Pink'	Silver Pink Rock Rose	#1 pot
	<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	#1 pot
	<i>Gaultheria shallon</i>	Salal	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender	#1 pot
	<i>Lavandula x intermedia</i> 'Provence'	Provence French Lavender	#1 pot
	<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
	<i>Nandina domestica</i> 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 373	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
	<i>Polystichum munitum</i>	Sword Fern	#1 pot
	<i>Polystichum polyblepharum</i>	Tassel Fern	#1 pot
Vines	Botanical Name	Common Name	Size
Total: 8	<i>Hydrangea anomala</i> petiolaris	Climbing Hydrangea	#5 pot

**Notes:**

- All work to be completed to current CLS Canadian Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- Applicant is to provide a separate irrigation system to the boulevard trees. Prior to a building permit detailed irrigation design drawings for the boulevard will be required.
- Irrigation to the boulevard trees shall be provided by a water meter that is separate from the building. The boulevard tree irrigation system shall be installed by the applicant's contractor to IABC and District of Saanich specifications using a double ring drip system with a double check valve. The boulevard tree irrigation system must be on its own timer which is readily accessible to Parks Staff at all times. Irrigation contractor to provide a drawing for review and approval that shows the proposed system. Irrigation contractor to arrange inspection of the boulevard tree irrigation system by Parks.
- After the boulevard tree irrigation system is inspected and approved by Parks it will become the District of Saanich's to maintain and operate.



# 992 Gorge Road | Landscape Concept Plan

**RECEIVED**  
**FEB 18 2026**  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

**LADR LANDSCAPE ARCHITECTS**  
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Feb 23-22 Mar 21-23 Sep 29-23 Aug 25-25  
 Feb 11-22 Feb 27-23 Sep 28-23 Oct 09-24  
 Jan 21-22 Feb 21-23 Sep 20-23 Sep 6-24 Feb 18-26  
 Dec 23-21 Feb 13-23 Sep 06-23 Aug 29-24 Jan 15-25