



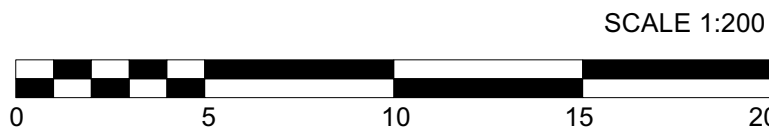
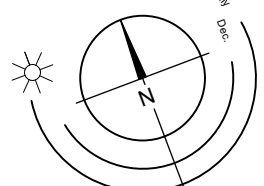
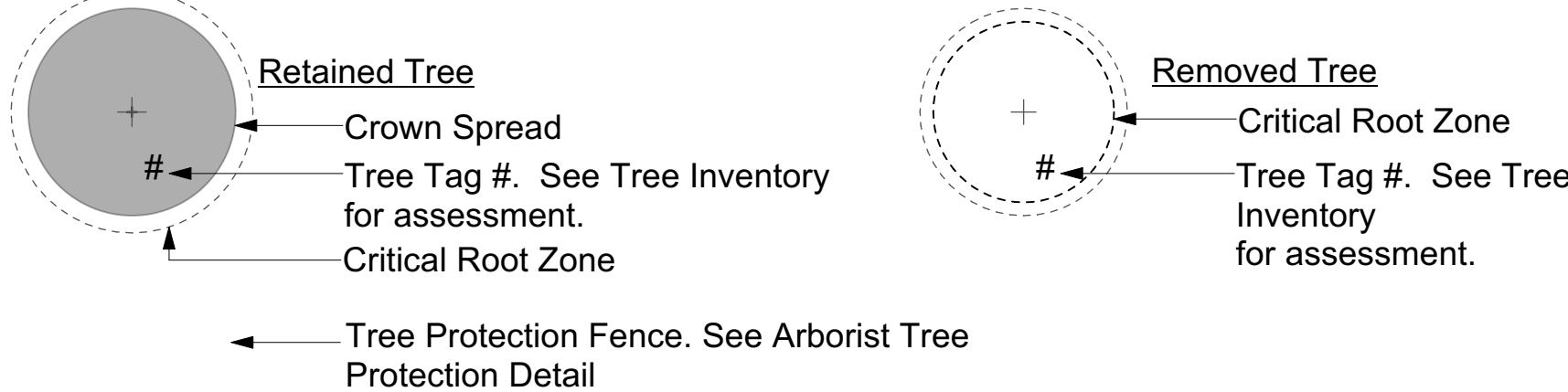
LEGEND			
	Roadway - Permeable Asphalt		Property Line
	Internal Pedestrian Connectors - Concrete		Interior Side Lot Line
	Pedestrian pathways - Concrete Pavers		Setbacks
	Sidewalk - Broom finish concrete		Underground utilities
	Patios - Decorative Pavers		New Gas line
	Maintenance access strips - River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

RECOMMENDED PLANT SPECIES LIST

Trees			
Total: 42	<b>Botanical Name</b> Acer platanoides Cercis canadensis Magnolia grandiflora 'Victoria' Parrotia persica Prunus sargentii Quercus garryana Stewartia pseudocamellia	<b>Common Name</b> 'Crimson King' Norway Maple Eastern Redbud Victoria Magnolia Persian Ironwood Columar Sargent Cherry Garry Oak Japanese Stewartia	<b>Size</b> 6cm cal. 6cm cal. 6cm cal. 6cm cal. 6cm cal. 6cm cal. 6cm cal.
Large Shrubs			
Total: 229	<b>Botanical Name</b> Ceanothus thyrsiflorus 'Victoria' Juniperus communis Mahonia aquifolium Philadelphus 'Belle Etoile' Physocarpus opulifolius 'Center Glow' Pieris 'Forest Flame' Pinus mugo 'Jakobsen' Rhododendron 'Rosa Mundi' Ribes sanguineum 'King Edward VII' Vaccinium ovatum	<b>Common Name</b> Victoria Ceanothus (California Lilac) Common Juniper Tall Oregon Grape Belle Etoile Mock Orange Pacific Ninebark 'Center Glow' Forest Flame Pieris Jakobsen Mugo Pine Rosa Mundi Rhododendron King Edward VII Flowering Currant Evergreen Huckleberry	<b>Size</b> #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot
Medium Shrubs			
Total: 267	<b>Botanical Name</b> Azalea japonica 'Herbert' Hydrangea macrophylla 'Lanarth White' Rhododendron 'Dora Amateis' Rhododendron macrophyllum Ribes sanguineum Rosa nutkana Symphoricarpos albus	<b>Common Name</b> Herbert Evergreen Azalea Lanarth White Hydrangea Dora Amateis Rhododendron Pacific Rhododendron Red Flowering Currant Nootka Rose Snowberry	<b>Size</b> #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot #3 pot
Small Shrubs			
Total: 381	<b>Botanical Name</b> Cistus x argenteus 'Silver Pink' Cornus stolonifera 'Kelsey' Gaultheria shallon Helictotrichon sempervirens Lavandula stoechas 'Otto Quast' Lavandula x intermedia 'Provence' Mahonia nervosa Nandina domestica 'Fire Power'	<b>Common Name</b> Silver Pink Rock Rose Kelsey Dogwood Salal Blue Oat Grass Spanish Lavender Provence French Lavender Low Oregon Grape Fire Power Heavenly Bamboo	<b>Size</b> #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns			
Total: 373	<b>Botanical Name</b> Calamagrostis x acutiflora 'Karl Foerster' Helictotrichon sempervirens Polystichum munitum Polystichum polyphepharum	<b>Common Name</b> Karl Foerster Feather Reed Grass Blue Oat Grass Sword Fern Tassel Fern	<b>Size</b> #1 pot #1 pot #1 pot #1 pot
Vines			
Total: 8	<b>Botanical Name</b> Hydrangea anomala petiolaris	<b>Common Name</b> Climbing Hydrangea	<b>Size</b> #5 pot

Notes:  
1. All work to be completed to current CSLA Landscape Standards  
2. All soft landscape to be irrigated with an automatic irrigation system  
3. 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.  
4. 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 to Parks for review and approval that shows the proposed system. Irrigation contractor to arrange inspection of the boulevard tree irrigation system by Parks.  
5. After the boulevard tree irrigation system is inspected and approved by Parks it will become the District of Saanich's to maintain and operate.

Existing Trees Legend:



RECEIVED  
Oct 31, 2025  
PLANNING DEPT.  
DISTRICT OF SAANICH

992 Gorge Road | Landscape Concept Plan



LADR LANDSCAPE ARCHITECTS

Project No: 2153 Nov - 16

#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 598-0105 Fax: (250) 412-0696