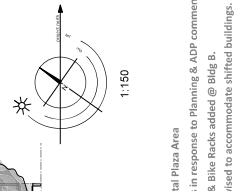


# 3130 Jutland Rd. | Landscape Concept Plan

**LADR LANDSCAPE ARCHITECTS**  
 15555 Queens Ave., Victoria BC, V8T 1M5  
 Phone: (250) 383-0100

Original Submission  
 Received Date:  
 December 17, 2020

Project No: 174 June 2018



REV E, Dec 11, 2020. Issued for Total Plaza Area  
 REV D, Sept 14, 2020. Adjustments in response to Planning & ADP comments  
 REV C, July 9, 2020. PL Adjusted & Bike racks added @ Bldg B.  
 REV B, Dec 20, 2018. Landscape revised to accommodate shifted buildings.  
 REV A, June 25, 2018

Plaza space with picnic tables and a variety of seating options and configurations

Flexible plaza space and workshop spillout area featuring a spiral sawcut concrete pattern

7 - New fruit trees in a mulch bed: Juniper, Apple, Pear, Custard Apple, Boob, Pear, Rose, Salal.

Flexible plaza space with pedestrian routes demarcated by sawcut concrete paving. Plaza is designed to accommodate community dinners, art displays, markets, etc.

Planting beds along the North building face feature shade-loved native and adaptive shrubs, ferns, and ornamental grasses

New Oregon Boxwood hedges along West property line

5 - New Akebono Cherry trees

Platons along the North and West property lines feature decorative concrete pavers and small garden areas with Japanese Maples surrounded by shade-loving native and adaptive shrubs and ferns

3 - New Cherry trees

Storm Drain Main Line

Butterfly garden

Portion of Public Sidewalk that is angled.

3 - New Akebono Cherry trees on berm

Bench seating at periphery of Plaza

Storm Drain Main Line

MEADOW LAWN WITH BUILTUP

3 - New Akebono Cherry trees on berm

New boulevard tree with structural soil and tree grate.

Storm Drain Main Line

Leaf Imprinted Sidewalk

Decorative Screen (Art)

3 - New Akebono Cherry trees on berm

Storm Drain Main Line

Storm Drain Main Line

MEADOW LAWN WITH BUILTUP

Decorative Screen (Art)

3 - New Akebono Cherry trees on berm

Storm Drain Main Line

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Storm Drain Main Line

MEADOW LAWN WITH BUILTUP

Decorative Screen (Art)

3 - New Akebono Cherry trees on berm

Storm Drain Main Line

Storm Drain Main Line

CECELIA ROAD

Storm Drain Main Line

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# Plant List

Trees  
36

Botanical Name	Common Name	Size
<i>Acer palmatum</i>	Green Leaf Japanese Maple	6cm cal.
<i>Acer palmatum 'Sango Kaku'</i>	Green Leaf Japanese Maple	6cm cal.
<i>Acer palmatum 'Sango Kaku'</i>	Coral Bark Japanese Maple	4cm cal.
<i>TBD by Parks</i>	TBD by Parks	7cm cal.
<i>Malus Evereste</i>	Domestic Apple	4cm cal.
<i>Malus 'Jonagold' (Semi-Dwarf)</i>	Jonagold Apple	4cm cal.
<i>Prunus serrulata 'Kwanzan'</i>	Kwanzan Flowering Cherry	5cm cal.
<i>Prunus subhirtella 'Autumnalis'</i>	Autumnalis Cherry	5cm cal.
<i>Prunus communis 'Bosc'</i>	Bosc Pear	4cm cal.

## Large Shrubs

Botanical Name	Common Name	Size
<i>Fatsia japonica</i>	Japanese Fatsia	#15 pot
<i>Hemodis x intermedia 'Diane'</i>	'Diane' Witchazel	#6 pot

## Medium Shrubs

Botanical Name	Common Name	Size
<i>Gaultheria shallon</i>	Sallal	#3 pot
<i>Mahonia aquifolium</i>	Tall Oregon grape	#2 pot
<i>Paxistima myrsinites</i>	Oregon Boxwood aka Falke Boxwood	#2 pot
<i>Rhododendron 'Hino-Crimson'</i>	Hino Evergreen Azalea	#3 pot
<i>Ribes sanguineum 'King Edward VII'</i>	King Edward VII Flowering Currant	#3 pot
<i>Sarcococca racifolia</i>	Sweetbox	#3 pot

## Small Shrubs

Botanical Name	Common Name	Size
<i>Calluna vulgaris 'Firefly'</i>	Firefly Heather	#1 pot
<i>Celastrus 'Sunset'</i>	Celastrus Rock Rose	#3 pot
<i>Daphne x transatlantica 'Summer Ice'</i>	Summer Ice Daphne	#2 pot
<i>Erica x dakonensis 'Silbersternbe'</i>	Silbersternbe Heather	#1 pot
<i>Gaultheria shallon</i>	Sallal	#6 pot
<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot
<i>Rhododendron 'Eklira'</i>	Eklira Rhododendron	#1 pot

## Perennials, Annuals and Ferns

Botanical Name	Common Name	Size
<i>Achillea 'Moonshine'</i>	Moonshine Yarrow	#1 pot
<i>Adiantum simplex 'Hillside Black Beauty'</i>	Hillside Black Beauty Bigbane	#1 pot
<i>Allium 'Summer Beauty'</i>	Summer Beauty Ornamental Onion	#1 pot
<i>Blechnum spicant</i>	Deer Fern	#1 pot
<i>Eryngium amethystinum</i>	Blue Sea Holly	#1 pot
<i>Helictotrichon sempervirens</i>	Blue Cat Grass	#1 pot
<i>Polypodium glycyrrhiza</i>	Lioncote Fern	#1 pot
<i>Polystichum munitum</i>	Western Sword Fern	#1 pot
<i>Smilacina racemosa</i>	Falke Solomon's Seal	#1 pot

## Notes:

- All work to be completed to current Canadian Landscape Standard
- All soft landscape to be irrigated with an automatic irrigation system
- A minimum of 30% of the required common landscaped areas include a diverse combination of plants and vegetation that are native to southern Vancouver Island, food-bearing or that provide pollinator habitats.

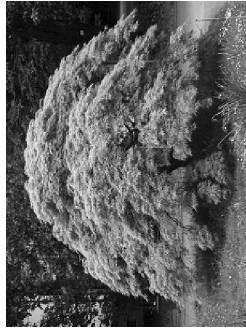
### Excerpt From Arborist's Report re Site Trees:

**NT 4 London Plane**  
*Platanus x acerifolia*, DBH ~100cm, Crown: 22.0m CRZ:10.0m.  
 Private tree, tag and dbh measurement not accessible due to existing barrier fencing. Extended etwined limbs, pruning wounds, asymmetric form due to hydro damage pruning. Retain.

**NT 5 London Plane**  
*Platanus x acerifolia*, DBH:55cm, Crown: 9m, CRZ: 5.5m  
 Relative Tolerance: Good, Health Fair, Structure: Fair/poor  
 Private tree, tag and dbh measurement not accessible due to clearance pruning. Small amount of dieback visible at branch tips. Retain.

**NT 6 Austrian Pine**  
*Pinus nigra*, DBH:100cm, Crown: 12m, CRZ:12.0m.  
 Relative Tolerance: Moderate, Health: Good, Structure: Fair/poor  
 Private tree, tag and dbh measurement not accessible due to reaction wood below unions; some unions with included bark, 1.3m north of fence and 3m east of fence. Retain.

Project Arborist: Talbot Mackenzie & Associates.



Green Leaf Japanese Maple



Coral Bark Japanese Maple



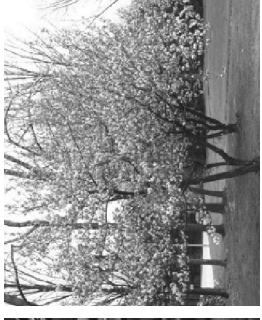
Katsura



Crabapple



Jonagold Apple



Kwanzan Cherry



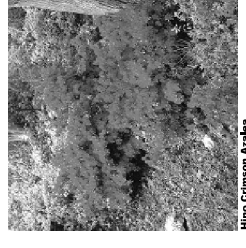
Autumnalis Cherry



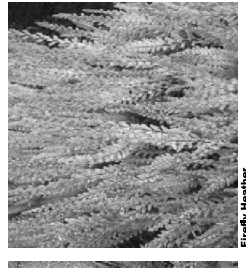
Bosc Pear



Diane Witch Hazel



Hino Crimson Azalea



Firefly Heather



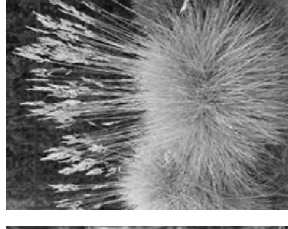
Summer Ice Daphne



Sunset Rock Rose



Blue Sea Holly



Blue Cat Grass



Sallal

# 3130 Jutland Rd. | Landscape Concept

Rev B, Dec. 11, 2020. Plant List updated / Total Plaza Area  
 Rev A, Sept. 14, 2020. Plant List updated & Arborist notes added.



**LADR LANDSCAPE ARCHITECTS**  
 15555 Queens Ave., Victoria BC, V8T 1M5  
 Phone: (250) 589-0100  
 Project No: 174 June 12/18