

COUNCIL POSTING MEMO

TO: Dale Lindsay, General Manager
Development Services / Assistant CAO

FROM: Lainya Rowett, Manager
Current Planning Section

DATE: 2022-JUN-20

FILE: DP001233

SUBJECT: 200 HANSEN ROAD

This project is being posted in the Councillors' office for the duration of 2022-JUN-20 to 2022-JUN-24 inclusive.

If you have any questions regarding the attached Project Summary or Attachments, please feel free to contact me.

Yours truly,



Lainya Rowett, Manager
Current Planning Section
Community Development

ATT.

ec: *Mayor & Council*
B. Corsan, Director, Business & Corporate Development
J. Holm, Director, Development Approvals
D. Fox, Manager, Building Inspections
C. Horn, Planner, Current Planning Section

DP001233

200 Hansen Road

Notification Period:

2022-JUN-20 to 2022-JUN-24

RE: Multi-family Residential Development

(Owner: 1303320 BC LTD)

PROJECT SUMMARY FOR DEVELOPMENT PERMIT APPROVAL

DEVELOPMENT PERMIT APPLICATION NO. DP001233 – 200 HANSEN ROAD

Applicant/Designer: FAMILY TREE DEVELOPMENTS

Landscape Architect: SMALL & ROSSELL LANDSCAPE ARCHITECTS INC.

Owner: 1303320 BC LTD.

BACKGROUND

A development permit application, DP1233, was received from Family Tree Developments, on behalf 1303320 BC Ltd., for a multi-family residential development consisting of ten 2-storey townhouse buildings and five 3-storey townhouse buildings with a combined total of 49 dwelling units.

Subject Property and Site Context

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located at the south end of Hansen Road, an unconstructed road on the south side of East Wellington Road between Madsen Road and Bowen Road.
<i>Total Area</i>	2.65ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is currently vacant and slopes gradually downhill from north to south. The property is irregularly shaped and has limited road frontage. The northwest corner of the property abuts Hansen Road, which will be constructed as part of the development. A portion of the Off-Bowen Bikeway abuts the property to the west. A 7.5m-wide panhandle portion of the property extends to Bowen Road to the east. The property also abuts the end of Creekside Drive, a private strata road within an adjacent townhouse development.

Surrounding properties include industrial lands and a Canada Post facility to the northwest, an automobile sales / service business and gas station to the north, single residential dwellings and low-density multi-family developments along Bowen Road to the east, a 60-unit multi-family townhouse development at 1601 Creekside Drive to the south, and a BC Hydro facility to the west.

DISCUSSION

Proposed Development

The applicant is proposing to construct the first phase of the multi-family residential rental development. As part of this phase, 15 buildings with a combined total of 49 townhouse units are proposed. Each unit will have 3 bedrooms and a private garage. Proposed units will range in size from 161m² to 199m².

The total proposed gross floor area for Phase 1 is 7,397m² and the Floor Area Ratio (FAR) is 0.28, less than the maximum permitted FAR of 1.25 in the R8 zone. The future phase is anticipated to consist of two multi-family apartment buildings and will be considered under a separate development permit.

Site Design

The proposed development is sited around a centrally located private drive aisle with access from Hansen Road. A public turnaround for vehicles will be provided on-site at the west end of Hansen Road. Eleven of the townhouse buildings will be located along the south side of the internal drive aisle, and the remaining four buildings will be located on the north side. A standalone electrical building is proposed on the south side of the drive aisle. A branch of the drive aisle will provide access to one building in the northeast portion of the site. The remainder of the property to the north will be left for the future phase.

A public walkway will cross the property from the east (Bowen Road) to the west (Hansen Road) and to the Off-Bowen Bikeway. For most of its length, the walkway will be a sidewalk along the north side of the internal drive aisle.

All required parking will be provided on-site, with single-car garages for all units and additional parking available on the driveways in front of most units, and 12 surface parking stalls are proposed for visitors.

Building Design

The townhouse buildings will have a contemporary residential design with shed roofs, large windows, balconies, and earth tone materials. The buildings located along the south side of the drive aisle, adjacent to the existing townhouse development, will be 2-storeys and will each contain three units. The remaining buildings will be 3-storeys and will contain three to four units. Exterior building materials will consist of a variety of vinyl lap siding and cementitious panels in different colours. Building Blocks 2 through 11 will not contain second storey balconies in order to minimize overlook on adjacent properties, but all units will contain ground-level rear yard patios.

Landscape Design

Significant landscaping is proposed to surround all units and to provide a buffer along adjacent property lines. Landscape screening and a retaining wall will buffer the yards along the south property line from the backyards of the adjacent existing townhouse development. A new 1.8m-high wood fence will secure the property along the east property line and connect with an existing wood fence along the south property line. Wood fence privacy screens are proposed between the rear patios of the individual units.

Common outdoor amenity spaces include an enclosed dog run, a grass lawn for informal play, seating areas throughout the site, a seasonal stormwater retention pond with seating near the centre of the site, and a gravel loop path with seating overlooking a second stormwater retention pond in the southwest corner of the site.

Design Advisory Panel

The Design Advisory Panel, at its meeting held 2021-JUL-29, accepted DP1233 as presented and provided the following recommendations:

- Consider a bolder variation of the colour palette to differentiate the buildings;
- Consider ways to enhance the side walls of end units;
- Consider ways to individualize each unit's entranceway with different door styles and/or colour;
- Consider providing additional plantings at the dog run area; and
- Consider adding trees throughout the landscape plan, where possible.

The applicant subsequently submitted revised plans to address the DAP recommendations, including the following key design revisions:

- Alterations to the building design to accommodate alternate roof forms, additional windows on side elevations, and a variation of material composition;
- Relocation of the dog run away from adjacent properties to mitigate potential impacts; and
- Increase of planting within landscape buffers.

PROPOSED VARIANCES

There are no proposed variances.

STAFF RECOMMENDATION

Staff recommends approval of this development permit.

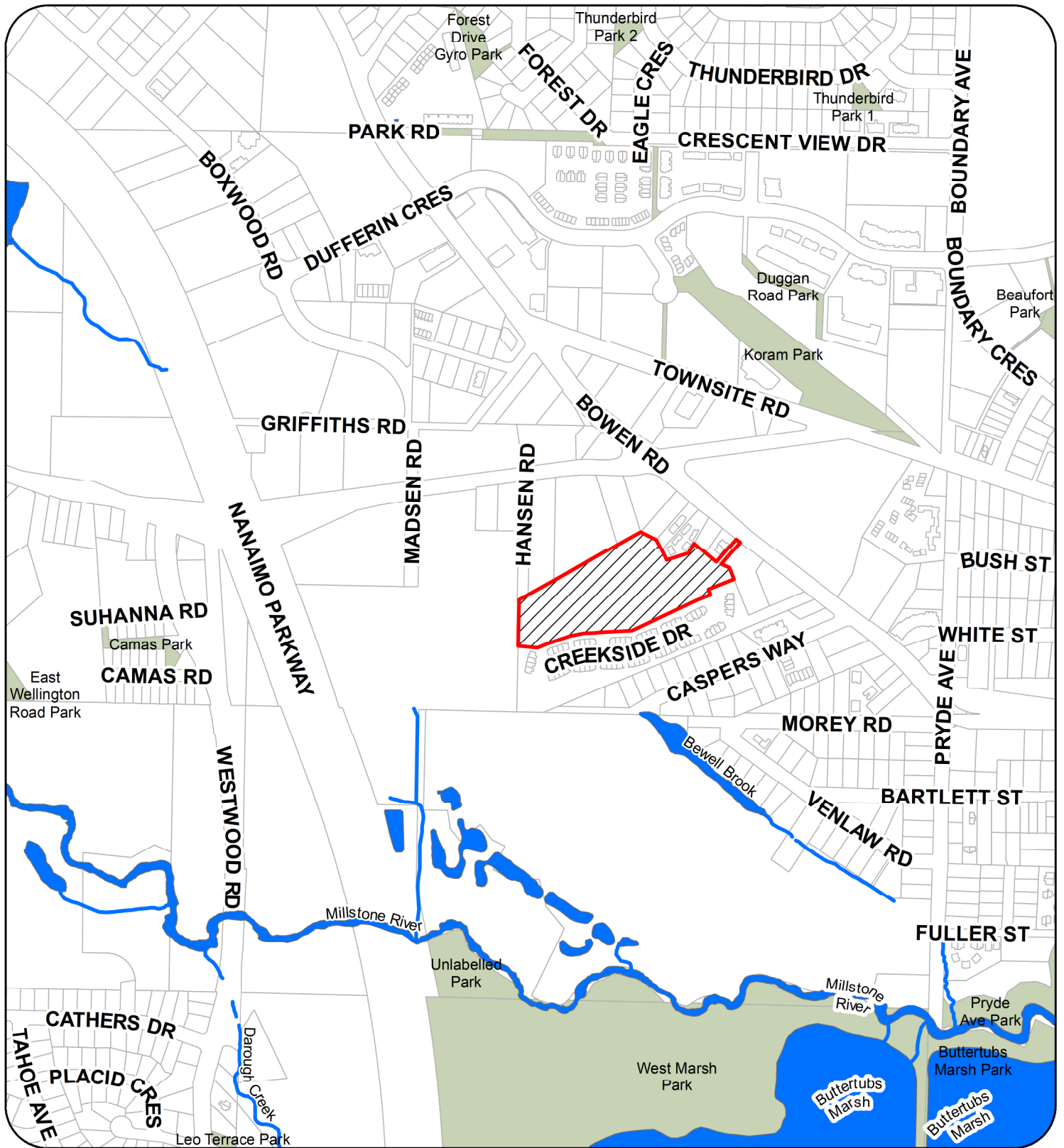
ATTACHMENT A

PERMIT TERMS AND CONDITIONS

CONDITIONS OF PERMIT

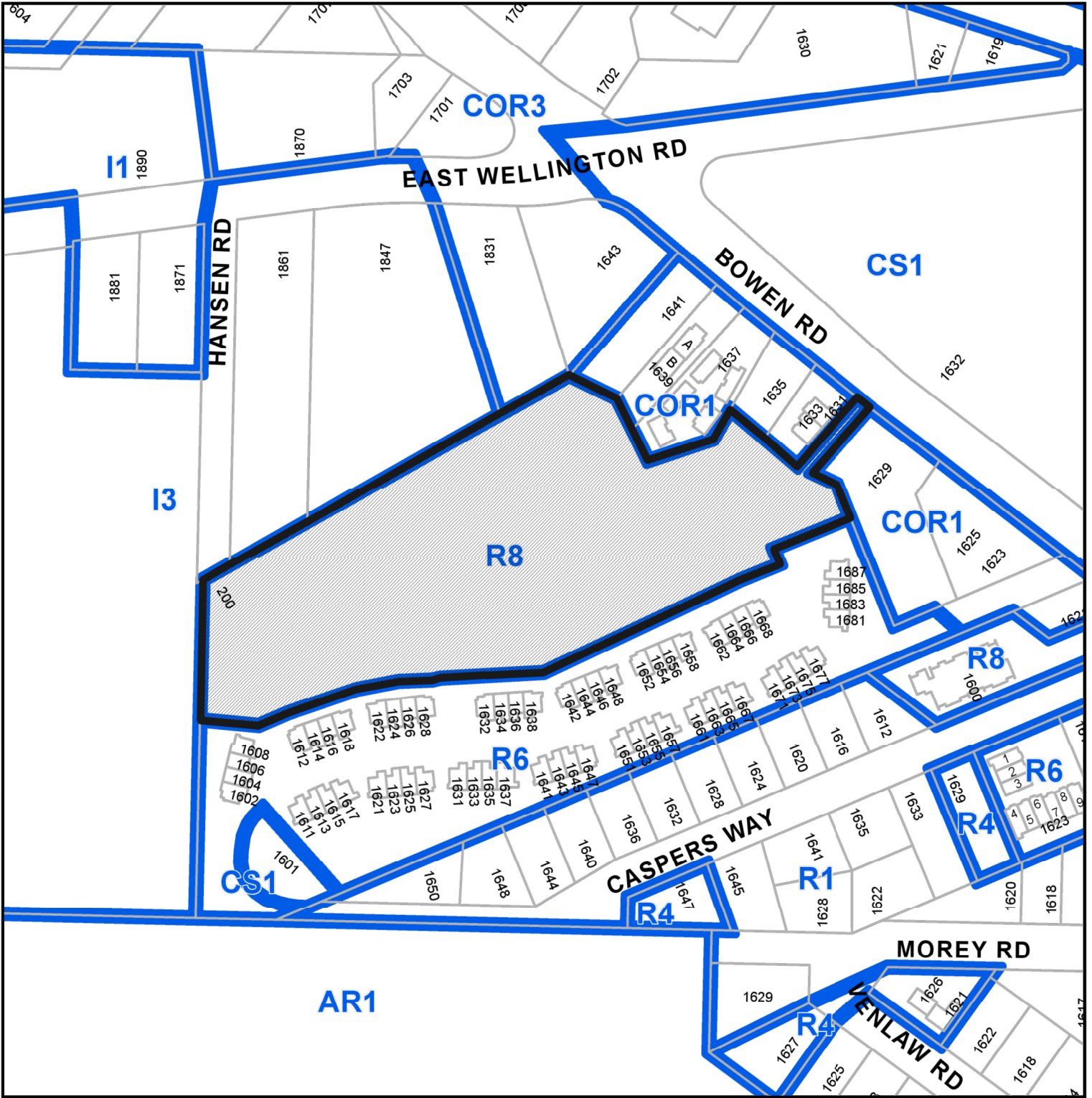
1. The subject property is developed generally in accordance with the Site Plan prepared by Family Tree Developments, dated 2022-JUN-20, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Family Tree Developments, dated 2022-JUN-20, as shown on Attachment E.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Small & Rossell Landscape Architects Inc., received 2022-MAR-10, as shown on Attachment G.
4. Discharge of existing sanitary sewer statutory right-of-way (SRW) #EH134630 and associated plan #3250RW along the north property line, and replacement with a new SRW to accommodate the existing sanitary sewer service and future stormwater sewer service to the adjacent properties at 1831 and 1847 East Wellington Road and 1643 Bowen Road, to be registered prior to building permit issuance, with the following information:
 - New SRW to reflect the current City of Nanaimo standard charge documents;
and
 - Width of SRW plan to reflect the size, number, and depths of pipes as determined by 'Appendix D' of the City of Nanaimo Manual of Engineering Standards and Specifications.

ATTACHMENT B CONTEXT MAP



 200 HANSEN ROAD

ATTACHMENT C LOCATION PLAN



Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001233

CIVIC: 200 HANSEN ROAD

LEGAL: LOT B , SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP76054

ATTACHMENT D SITE PLAN



<p>family tree developments 33 Victoria Crescent, Nanaimo, B.C. V9R 5B8 tel: 250.797.6469 email: info@familytreedevelopments.ca</p>	<p>Project Hansen Road Development Nanaimo 200 Hansen Road, Nanaimo B.C. Lot B, Section 14, Range 8, Mountain District, Plan EPP76054</p>		<table border="1"> <thead> <tr> <th>#</th> <th>Date</th> <th>Issue Notes</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>2021 05 11</td> <td>DP Application</td> </tr> <tr> <td>02</td> <td>2021 05 30</td> <td>Coordination Set</td> </tr> <tr> <td>03</td> <td>2021 12 03</td> <td>Comprehensive Letter Response</td> </tr> <tr> <td>04</td> <td>2022 06 20</td> <td>Revised Elevations</td> </tr> </tbody> </table>	#	Date	Issue Notes	01	2021 05 11	DP Application	02	2021 05 30	Coordination Set	03	2021 12 03	Comprehensive Letter Response	04	2022 06 20	Revised Elevations	<table border="1"> <thead> <tr> <th>#</th> <th>Date</th> <th>Revision Notes</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>2021 06 17</td> <td>Missing Site Plan provided</td> </tr> </tbody> </table>	#	Date	Revision Notes	01	2021 06 17	Missing Site Plan provided	<p>Sheet Title: Site Plan - Key Plan Phase 1</p>	<p>Drawn: 2014</p> <p>Checked: 2014</p> <p>Scale: As Noted</p> <p>Date: Jun 20, 2022</p> <p>Scale/Title: Hansen Rd. Development - Site Plan 05.vsw</p>
	#	Date	Issue Notes																								
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<p>RECEIVED DP1233 2022-JUN-20 Current Planning</p>																											
<p>A1.1</p>																											
<p>Site Plan - Key Plan Phase 1</p>																											



Site Legend:

- Landscape
- Asphalt Roads & Pathway
- Concrete Public Pathway - Broom Finish
- Concrete Private Pathways & Driveways - Raised aggregate
- Gravel Private Pathway
- Paver Surface
- Storm Water Detention Pond

Building Colour Schemes:

1	Lap Siding Kayan - Sandalwood
2	Lap Siding Kayan - Willow Green
3	Lap Siding Kayan - Prestige Beige
4	Lap Siding Kayan - Linen

Note:
 1. See Elevations for complete material schedule each Colour Scheme.
 2. See A1.0 - Cover Page for Site Key Plan & Unit's.
 3.



111 Cheilan Place, Nanaimo, B.C. V9R 6S2
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 email: info@familytreedevelopments.ca

#	Date	Issue Notes
01	2021 05 11	DP Application

#	Date	Revision Notes
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Hansen Road Development
 Nanaimo
 200 Hansen Road, Nanaimo, B.C.
 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

Sheet Title:
Site Plan 01
Blocks 1 - 4

Drawn: RH
 Checked: RH

Job No.: 2014
 Scale: As Noted
 Date: Jun 20, 2022

CAD File:
 Hansen Rd. Development - Plans 07.vrx

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DP1233
2022-JUN-20
 Current Planning

A1.2



Site Legend:

- Landscape
- Asphalt Roads & Pathway
- Concrete Public Pathway - Broom Finish
- Concrete Private Pathways & Driveways - Raised aggregate
- Gravel Private Pathway
- Paver Surface
- Storm Water Detention Pond

Building Colour Schemes:

- 1 Lap Siding
Kaycan - Sandalwood
- 2 Lap Siding
Kaycan - Willow Green
- 3 Lap Siding
Kaycan - Prestige Beige
- 4 Lap Siding
Kaycan - Linen

Notes:
 1. See Elevations for complete material schedule in each Colour Scheme.
 2. See A1.0 - Cover Page for Site Key Plan & Utl's.
 3.



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#	Date	Revision Notes
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Hansen Road Development
 Nanaimo
 200 Hansen Road, Nanaimo, B.C.
 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

Sheet Title:
Site Plan 02
Blocks 5 - 7

Drawn: RH
 Checked: RH

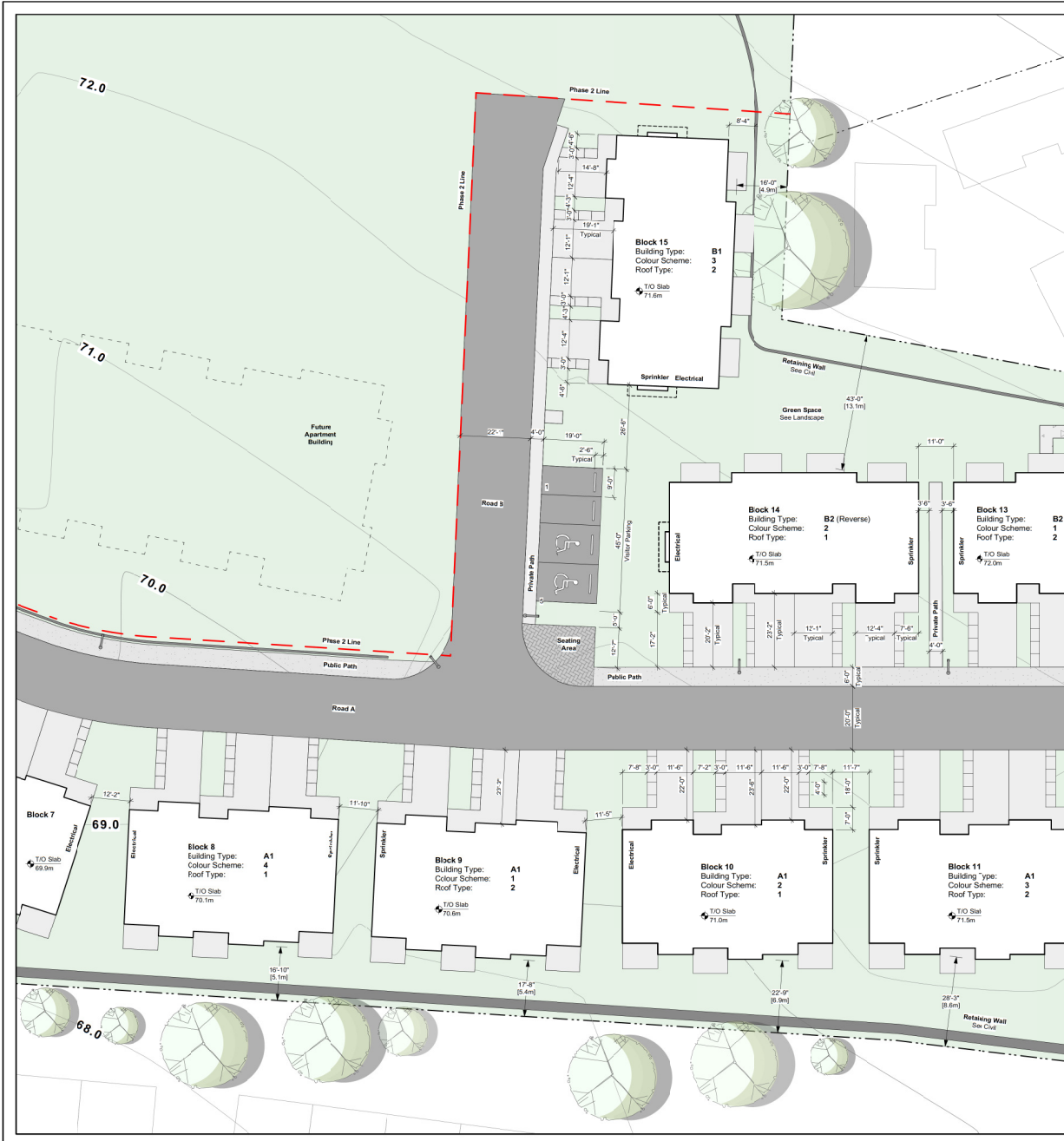
Job No.: 2014
 Scale: As Noted

Date: Jun 20, 2022

CAD File: Hansen Rd. Development - Plans 07.vrx

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2022-JUN-20
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Sheet No.: **A1.3**



Site Legend:

- Landscape
- Asphalt Roads & Pathway
- Concrete Public Pathway - Broom Finish
- Concrete Private Pathways & Driveways - Raised aggregate
- Gravel Private Pathway
- Paver Surface
- Storm Water Detention Pond

Building Colour Schemes:

- 1 Lap Siding
Kayan - Sandalwood
- 2 Lap Siding
Kayan - Willow Green
- 3 Lap Siding
Kayan - Prestige Beige
- 4 Lap Siding
Kayan - Linen

Notes:

1. See Elevations for complete material schedule in each Colour Scheme.
2. See A1.0 - Cover Page for Site Key Plan & Uti's.
3. Building Type A:
- Roof Type 1 = Shic
- Roof Type 2 = Flat
4. Building Type B:
- Roof Type 1 = Front bumpout @ L2 & L1 (center units)
- Roof Type 2 = Front bumpout @ L2 (center units)



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#	Date	Issue Notes
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Hansen Road Development
 Nanaimo
 200 Hansen Road, Nanaimo, B.C.
 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

Sheet Title:
Site Plan 03
Blocks 8 - 10, 14, 15

Drawn: RH	Checked: RH
Job No: 2014	Sheet No.:
Scale: As Noted	A1.4
Date: Jun 20, 2022	
CAD File: Hansen Rd. Development - Plans 07.vrx	





Site Legend:

- Landscape
- Asphalt Roads & Pathway
- Concrete Public Pathway - Broom Finish
- Concrete Private Pathways & Driveways - Raised aggregate
- Gravel Private Pathway
- Paver Surface
- Storm Water Detention Pond

Building Colour Schemes:

1	Lap Siding Kayan - Sandalwood
2	Lap Siding Kayan - Willow Green
3	Lap Siding Kayan - Prestige Beige
4	Lap Siding Kayan - Linen

- Notes:**
- See Elevations for complete material schedule in each Colour Scheme.
 - See A1.0 - Cover Page for Site Key Plan & Unit's.
 - Building Type A:
 - Roof Type 1 = Shic
 - Roof Type 2 = Flat
 - Building Type B:
 - Roof Type 1 = From bumpout @ L2 & L1 (center units)
 - Roof Type 2 = From bumpout @ L2 (center units)



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#	Date	Issue Notes
01	2021 05 11	DP Application

#	Date	Revision Notes

Hansen Road Development
 Nanaimo
 200 Hansen Road, Nanaimo, B.C.
 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

Sheet Title:
Site Plan 04
Blocks 11-13

Drawn: RH
 Checked: RH

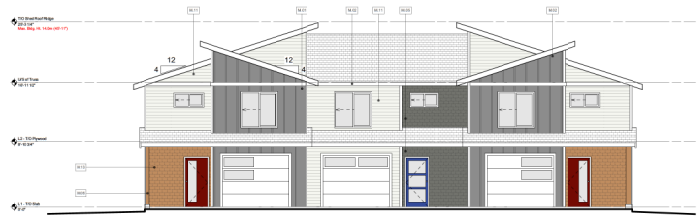
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 Date: Jun 20, 2022

Sheet No.: **A1.5**

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2022-JUN-20
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CAD File:
 Hansen Rd. Development - Plans 07.vrx

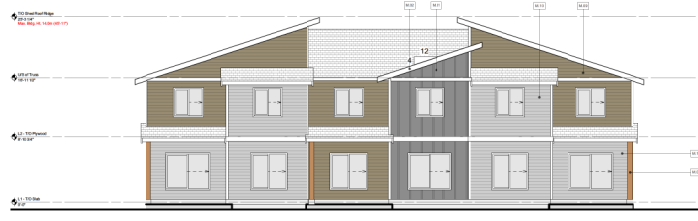
ATTACHMENT E BUILDING ELEVATIONS AND DETAILS



1 Roof Type 2
Building Type: A1
1/8" = 1'-0"
Front Elevation



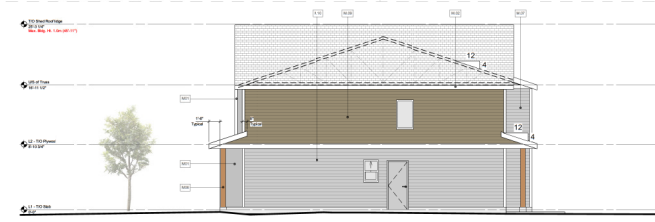
2 Roof Type 1
Building Type: A1
1/8" = 1'-0"
Front Elevation



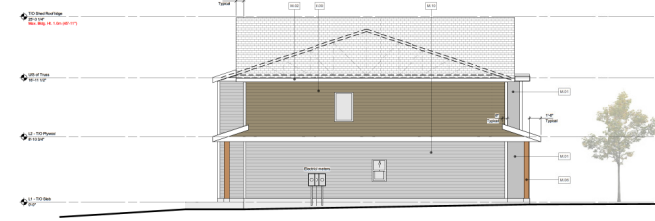
4 Building Type: A1
1/8" = 1'-0"
Rear Elevation

Front Roof Variation

Base Building Type

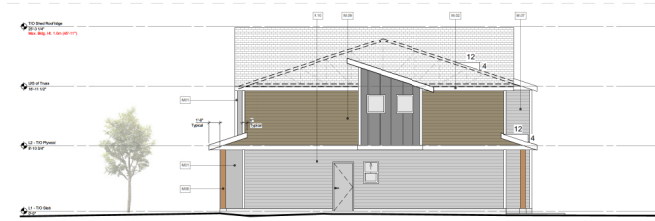


3 Building Type: A1
1/8" = 1'-0"
Right Elevation



5 Building Type: A1
1/8" = 1'-0"
Left Elevation

Side Roof Variation



6 Building Type: A2 or A2 Reverse
1/8" = 1'-0"
Left or Right Elevation

Material Schedule

Scheme 1 - Silverwood

Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Sandwood
004	Lap Siding	Kaycan - Waki
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

Scheme 2 - Willow Green

Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Willow Green
004	Lap Siding	Kaycan - Wickie
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

Scheme 3 - Prestige Beige

Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Prestige Beige
004	Lap Siding	Kaycan - Slate Gray
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

Scheme 4 - Linen

Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Linen
004	Lap Siding	Kaycan - Stonerest
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

- Note:**
1. See Site Plans for which **Material Scheme** applies to specific blocks.
 2. See Site Plans for which **Roof Type** applies to specific blocks.



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#	Date	Issue Notes
01	2021 05 11	DP Application
02	2022 06 17	Revised Elevations

Hansen Road Development
Nanaiñituu

200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

Sheet Title:
**Building Type A
Blocks 2-11
Elevations**

Drawn: RH	Checked: RH
Job No: 2014	Sheet No.
Scale: As Noted	A6.1
Date: Jun 20, 2022	
CAD File: Hansen Rd. Development - Plans 07.vrx	



#	Date	Issue Notes
01	2021.05.11	DP Application
02	2022.06.17	Revised Elevations

#	Date	Revision Notes

Hansen Road Development
 Nanaiñit'u
 200 Hansen Road, Nanaimo, B.C.
 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

Sheet Title:
**Building Type B
 Blocks 12-15
 Elevations**

Drawn: RH	Checked: RH
Job No: 2014	Sheet No.
Scale: As Noted	A6.2
Date: Jun 20, 2022	
CAD File: Hansen Rd. Development - Plans 07.vrx	

Material Schedule

Scheme 1 - Sandalwood

Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Sandalwood
004	Lap Siding	Kaycan - Kashi
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

Material Schedule

Scheme 2 - Willow Green

Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Willow Green
004	Lap Siding	Kaycan - Wicker
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

Material Schedule

Scheme 3 - Prestige Beige

Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Prestige Beige
004	Lap Siding	Kaycan - Slate Grey
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

Material Schedule

Scheme 4 - Lichen

Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Lichen
004	Lap Siding	Kaycan - Stonecrest
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

Note:

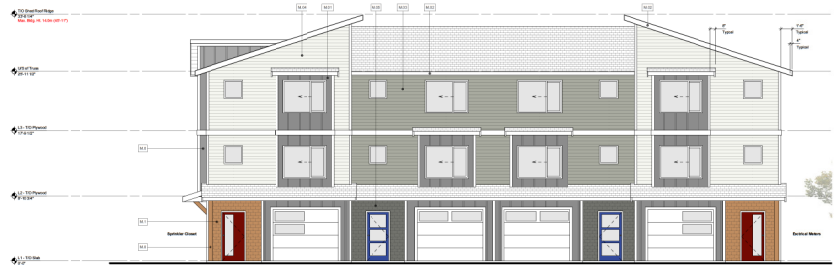
- See Site Plans for which **Material Scheme** applies to specific blocks.
- See Site Plans for which **Roof Type** applies to specific blocks.

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Front Roof Variation

Base Building Type

No Side Roof Variation



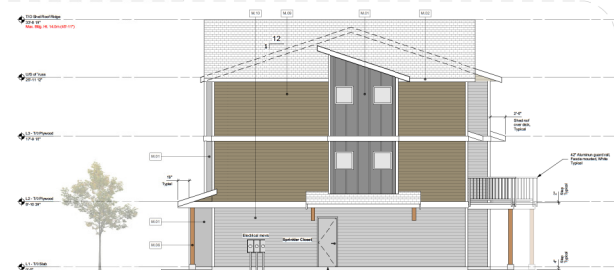
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 Building Type: B1
 1/8" = 1'-0" Front Elevation



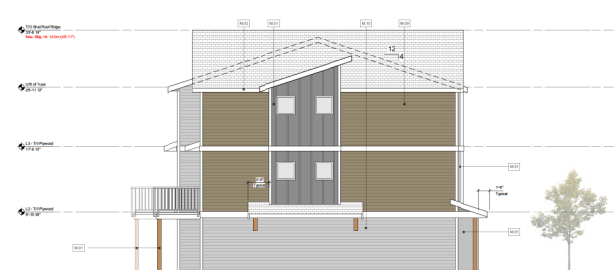
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 Building Type: B1
 1/8" = 1'-0" Front Elevation



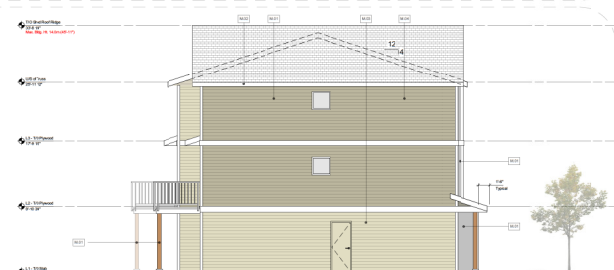
4 Building Type: B1
 1/8" = 1'-0" Rear Elevation



3 Building Type: B1
 1/8" = 1'-0" Right Elevation



5 Building Type: B1
 1/8" = 1'-0" Left Elevation



6 Building Type: B2 or B2 Reversed
 1/8" = 1'-0" Left or Right Elevation



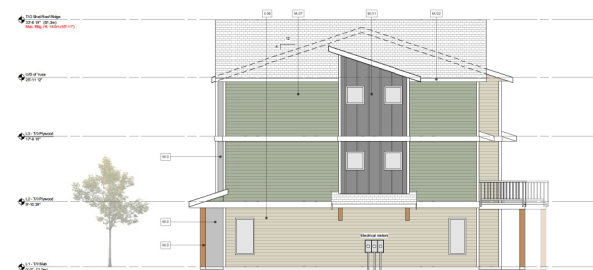
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 Tel: 250.767.8669
 Email: info@familytreedevelopments.ca

#	Date	Issue Notes
01	2021 05 11	DP Application
02	2022 06 17	Revised Elevations

Tag	Material	Description
001	Board and Batten	Hard Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Sandalwood
004	Lap Siding	Kaycan - Khaki
005	Shake Siding	Kaycan - Castlemore
006	Roofs & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice



Roof Type 1
 Building Type: C
 2 1/8" = 1'-0" Front Elevation



3 Building Type: C
 1/8" = 1'-0" Right Elevation



4 Building Type: C
 1/8" = 1'-0" Rear Elevation



5 Building Type: C
 1/8" = 1'-0" Left Elevation

Hansen Road Development
 Nanaihitlu
 200 Hansen Road, Nanaimo, B.C.
 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

Sheet Title:
**Building Type C
 Block 1
 Elevations**

Drawn: RH
 Job No: 2014
 Scale: As Noted
 Date: Jun 20, 2022
 CAD File: Hansen Rd. Development - Plans 07.vrx

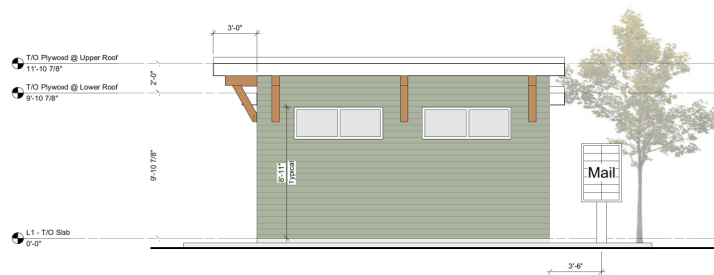
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 Sheet No:
A6.3

RECEIVED
 DP 1233
 2022-JUN-20
 Current Planning

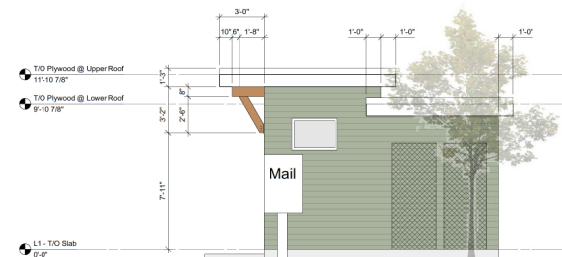
#	Date	Issue Notes
01	2021 05 11	DP Application
02	2022 06 17	Revised Elevations

Material Schedule
 Schema 1 - Sandalwood

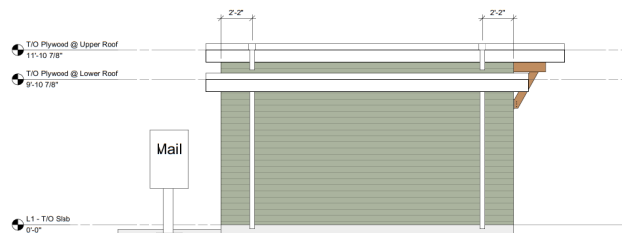
Tag	Material	Description
001	Board and Batten	Hard Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Sandalwood
004	Lap Siding	Kaycan - Khaki
005	Lap Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Lap Siding	Kaycan - Spice



4 Front Elevation (North)
 Scale: 1/4" = 1'-0"



5 Right Elevation (West)
 Scale: 1/4" = 1'-0"



6 Rear Elevation (South)
 Scale: 1/4" = 1'-0"



7 Left Elevation (East)
 Scale: 1/4" = 1'-0"

Hansen Road Development
 Nanaimo, B.C.
 200 Hansen Road, Nanaimo, B.C.
 Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

Sheet Title:
Electrical Room
 -
Elevations

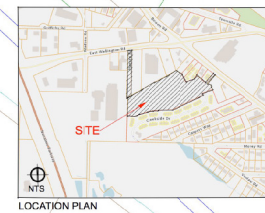
Drawn: RH	Checked: RH
Job No: 2014	Sheet No.
Scale: As Noted	A6.4
Date: Jun 20, 2022	
CAD File: Hansen Rd. Development - Plans 07.vrx	

RECEIVED
DP 1233
2022-JUN-20
 CURRENT PLANNING

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC
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t: 250-642-6967
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www.smallandrossell.com

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Legend

- proposed new deciduous trees
- proposed new coniferous trees
- proposed new small trees / specimen shrubs
- proposed shrub planting
- proposed grass
- proposed concrete surface
- proposed asphalt surface
- proposed gravel surface (dog run)
- privacy screens
- existing contours, 1.0m intervals
- existing grade
- proposed grade
- site lighting, pole lights, refer to Civil
- bolded lights for pedestrian way finding

LANDSCAPE PLAN RATIONALE
The landscape plan describes the soft landscape proposal for the townhouse site.
Level areas around buildings and patios will be created by building retaining walls at the north and south perimeter; typical heights would be around 1.2m to 1.9m, and would be constructed using modular concrete block system.
This grading strategy provides residents with usable outdoor space and opportunities for play and socializing.
Four seating spaces with bench seats are located; near both main water detention areas, the dog run and at the lateral road intersection near Building 15. The latter seating space is surfaced with concrete to help prevent the concrete sidewalk to experience the east / west "public route" and denote that the northwards lateral road is private.
A new 2m wide asphalt pedestrian path with lighting links the east of the site with Bowen Road.
A dog run would be fenced with a 4' chain link fence and have 1 gate.
Perimeter plantings of trees and shrubs provide privacy screening and buffering between neighbouring residences. Tree and shrub species have been selected for their aesthetic attributes, drought tolerance and ease of maintenance.
Tree planting is proposed on Hansen Road as part of the new road construction.
Between driveways the front gardens include trees and shrub plantings, for privacy and shade. Trees are planted to avoid conflicts with underground utilities.
The storm water management detention areas, #1 and #2, would have grass filters and side slopes. Rain water detention is articulated only in times of extreme rainfall.
A selection of proposed plant species is provided on L2, this will be further expanded upon at the retail design / Building Permit application stage.
Tree replacement numbers are identified on L2.

GENERAL PROVISIONS
LANDSCAPE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE STANDARD LANDSCAPE SPECIFICATIONS & STANDARD INVENTORY SCHEDULE (SANS-10400)
ALL PLANTED AND GRASS AREAS SHALL BE PROVIDED WITH FULLY AUTOMATED UNDERGROUND IRRIGATION IN ACCORDANCE WITH THE PROVISIONS OF THE IRRIGATION INDUSTRY ASSOCIATION OF BC (IIARB).



Revision No.	Description	Date
2.0	Response to Design Panel Comments	13 Aug 2021
2.1	Tree numbers increased from 114 to 125 & shrub border added to sidewalk dog run.	
1.0	Response to City Design Comments	28 July 2021
1.1	Shrub species to west of site.	
1.2	Dog run relocated to west of site.	
1.3	Water filter located to west of site.	
1.4	Water filter located to west of site.	
1.5	Water filter located to west of site.	
1.6	Water filter located to west of site.	
1.7	Water filter located to west of site.	

Issue	Issue Date
Development Permit	4 May 2021



Project: **Townhouse Development, 200 Hansen Road, Nanaimo, BC.**

Sheet Title: **LANDSCAPE PLAN**

Drawn By: CAR	Checked: SRLA
Scale: 1:400	
Revision: R2	Sheet Number: L1

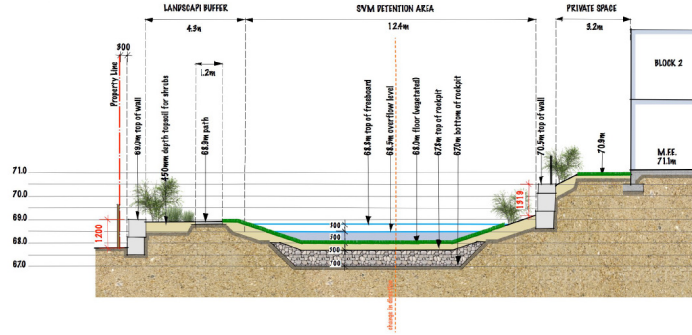
RECEIVED
DP1233
2022-MAR-10

Storm Water Management feature #4, (ref. J.E. Anderson SWM Report)
 • surface area when flooded 224 sq.m.
 • top of finished @ 69.8m
 • over flow @ 61.50m
 • floor - 68.05 @ 181 sq.m.
 • 300mm soil over floor
 • 40' water storage chambers surrounded in drain rock below pond.
 • new features would be lined bottom and sides.

Storm Water Management feature #1, (ref. J.E. Anderson SWM Report)
 • surface area when flooded 250 sq.m.
 • top of finished @ 61.5m
 • over flow - 61.5m
 • floor - 61.0m
 • 300mm soil over bottom of pond
 • bottom of drain rock - 62.0m

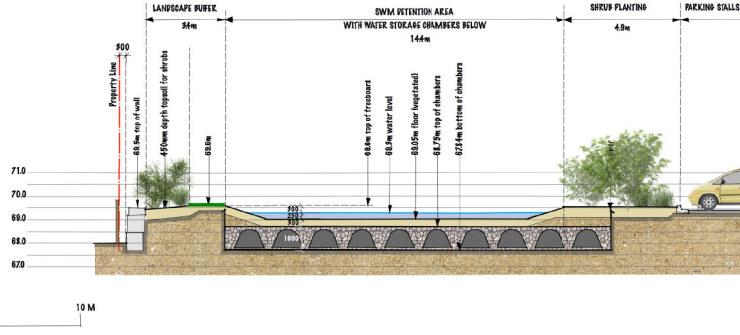
SECTION 1
SWM DETENTION AREA #1
Scale 1: 100

- Pond #1
- = surface area when flooded 250 sq.m.
- = top of freboard 68.5m
- = over flow - 68.5m
- = floor - 68.0m
- = 300mm soil over bottom of pond
- = bottom of drain rock - 67.0m

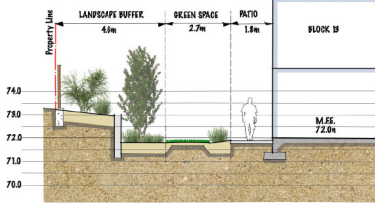


SECTION 2
SWM DETENTION AREA #4
Scale 1: 100

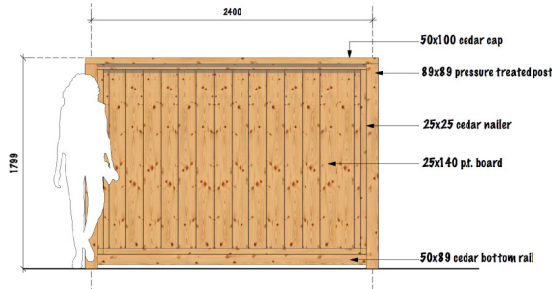
- Pond #2
- = surface area when flooded 224 sq.m.
- = freboard @ 69.0m
- = over flow @ 69.0m
- = floor - 68.65 @ 81 sq.m.
- = 80 water storage chambers surrounded in drain rock below pond.
- = new features would be lined below and sides.



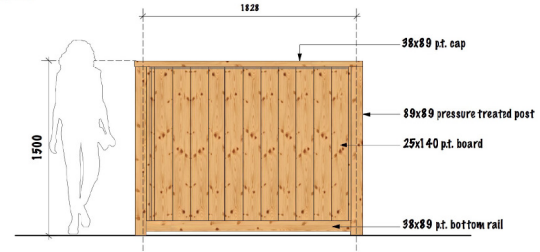
SECTION 3
THROUGH REAR GARDEN SPACE & BLOCK 13
Scale 1: 100



PERIMETER SOLID WOOD FENCE
Scale 1: 20



REAR/SIDE YARD PRIVACY FENCE
Scale : 20



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CALIPER/HT.	QUANTITY
TREES			
HANSEN ROAD			
QUERCUS VARIETANA	BARKEY OAK	40M DAL	7
BITS TREES - PEGIONOUS			
PECELA RUPESTRIS	PIPERHAWK BIRCH	50M DAL	
CRATAEGUS X LAMALLEI	LAMALLE HAWTHORN	50M DAL	
MANGOLIA X VULCANI	VULCAN MANGOLIA	45M DAL	
NYSSA SPICATA	BLACK WALNUT TREE	40M DAL	
PALEXOTIA PERSIDA VANESSA	VANESSA PERSIAN IRONWOOD	40M DAL	
		APPROX. TOTAL #	58
BITS TREES - CONIFEROUS			
PICEA OMORICA 'BURNS'	SEBASTIAN SPRUCE	~20 POT, 2.0m	21
SMALL TREES / SPECIMEN SHRUBS			
ACERUCIA VOMPAKIA	STRAWBERRY TREE	~15 POT	
MAHUA 'KIRIKONAK' / 'ROYAL KANIKOPE'	DEAP APPLE WAXTIPS	~10 POT	
EYEBIRD SHAKELI 'JOY'	ILIC	~10 POT	
		APPROX. TOTAL #	48
PERIMETER SOLID PLANTING, 1135 sq.m. planted @ 1 per 1.5m²			
KALITREXIA SHALON	SALAL	~1 POT	
MALONIA AQUIFOLIUM	OREGON DRAP	~2 POT	
PHILAROPUS LYNDII	MOCK ORANGE BLOSSOM	~9 POT	
PHYGGAEUS DAPIFOLIUS	PACIFIC NINE-BARK	~2 POT	
FIBES SANJUNELM	FLOWERING REDDOCKANT	~1 POT	
ROSA WYCKIANA	NOYSE ROSE	~1 POT	
KOBA KUROBA	BIRCH ROSE, KEP BENTENG FLA	~9 POT	
STYMPHORGAEPIS ALBUS	SNOWBERRY	~1 POT	
		APPROX. TOTAL #	550
FRONT & REAR YARD PLANTING, total area 1234 sq.m.			
SHRUBS & ORNAMENTAL GRASSES - 85% area PLANTED AT 1 per 1.0m² (802 sq.m)			
CALAMAGRISTIS 'KARL FORKSTER'	FEATHER REEF GRASS	~1 POT	
GRISPA TEXANA	MEXICAN ORANGE BLOSSOM	~1 POT	
CELOSIA 'CANTONWOOD PINK'	PINK CL. ROSE COBE	~1 POT	
PYPRANCHA QUERCIFOLIA	OAK LEAF PYPRANCHA	~9 POT	
MESANTHUS SINENSIS 'WACHILLIUM'	JAPANESE SILVER GRASS	~2 POT	
MALONIA PUMICIDA 'MOON BAY'	MOON BAY HEAVELY BAMBOO, NON FLOW'ING	~2 POT	
SPEREA JAPONICA 'SOLPMONIA'	SPIRAEA	~1 POT	
YIBERUNUM KONANTENSIS 'DINW'	KORIAN SPIRUE (KORIANANT)	~8 POT	
YIBERUNUM CALESISI	KORIAN SPIRUE (KORIANANT)	~9 POT	
		APPROX. TOTAL #	602
GROUND COVER PLANTS / PERENNIALS - 35% area planted @ 2 per 1m² (452 sq.m)			
ACETOSAPHYLLO UVA URSI	KIMIKIMINI	~1 POT	
OSTONIAETER 'ORCA BEAUTY'	LOW GROWING BROMELASTER	~1 POT	
CONUS SENSIDA 'KELSEY'	PWAKE KEV TWIA POWWOST	~1 POT	
KALIPROPA PALVA POPSIDE	PWAKE FORSH LUY	~1 POT	
MALONIA NEVADA	PULL OREGON REAF	~1 POT	
		APPROX. TOTAL #	564
TEMPORARY FUTURE PHASE BUFFER PLANTING, 181 lin. m. planted @ 1.2m o.c.			
GRISPA TEXANA	MEXICAN ORANGE BLOSSOM	~1 POT	
MALONIA AQUIFOLIUM	OREGON DRAP	~2 POT	
STYMPHORGAEPIS ALBUS	SNOWBERRY	~1 POT	
		APPROX. TOTAL #	160

REPLACEMENT TREES

Refer to the Tree Management Report Prepared by Toth and Associates for tree resource information.
Total number of trees to be removed = 36
Total number of trees to replace = 49 comprising:
• Deciduous - 34 trees, the landscape plan proposes 36 medium size trees & 41 small tree species / specimen shrubs.

Trees shall be maintained for a minimum of 2 years.

PLANT SCHEDULE

The plant species, sizes and quantities identifier in the plant schedule are indicative of the planting concepts.
Detailed planting plans will be prepared for all areas for the Building Permit application, and will include plant species, sizes at the time of planting and quantities.

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Revision No.	Description	Date
2.0	Response to Design Panel Comments	13 Aug. 2021
1.1	Tree Inventory Increased from 114 to 125 A.	
1.0	Final Review Setback to Final Review @ 8pm	
0.1	Response to City Design Comments	28 July 2021
0.1	Revised areas & revisions in schedule adjusted to reflect drawing updates	

Issue	Issue Date
Development Permit	4 May 2021



Project
Townhouse Development,
200 Hansen Road,
Nanaimo, BC.

Sheet Title
**CROSS SECTIONS,
FENCE DETAILS &
PLANT SCHEDULE**

Drawn By: CAIR Checked: SRLA

Scale: As shown

Revision: R2 Sheet Number



**ATTACHMENT G
AERIAL PHOTO**



DEVELOPMENT PERMIT APPLICATION NO. DP001233

 200 HANSEN ROAD