



**DEVELOPMENT PERMIT NO. DP001285**

**1303320 BC LTD**  
**Owner(s) of Land (Permittee)**

**200 HANSEN ROAD**  
**Civic Address**

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

**LOT B , SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP76054**  
**PID No. 030-471-656**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Subject Property Map**  
**Schedule B Site & Parking Plan**  
**Schedule C Parking Schedule**  
**Schedule D Building Elevations and Details**  
**Schedule E Landscape Plan & Details**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

**PERMIT TERMS**

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:


1. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted building height for a principal building from 14.0m to 14.8m.

**CONDITIONS OF PERMIT**

1. The subject property shall be developed substantially in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, dated 2022-JUL-22, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared Joyce Reid Troost Architecture, dated 2022-JUL-22, as shown on Schedule D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Small & Rossell Landscape Architects Inc., dated 2023-AUG-29, as shown on Schedule E.
4. The registration of a Statutory Right-of-Way to secure a public vehicle turnaround at the south end of Hansen Road prior to Building Permit issuance.
5. The construction of the trail within Hansen Road and through the adjacent strata development at 1601 Creekside Drive to connect to Caspers Way will be required prior to Final Building Occupancy.

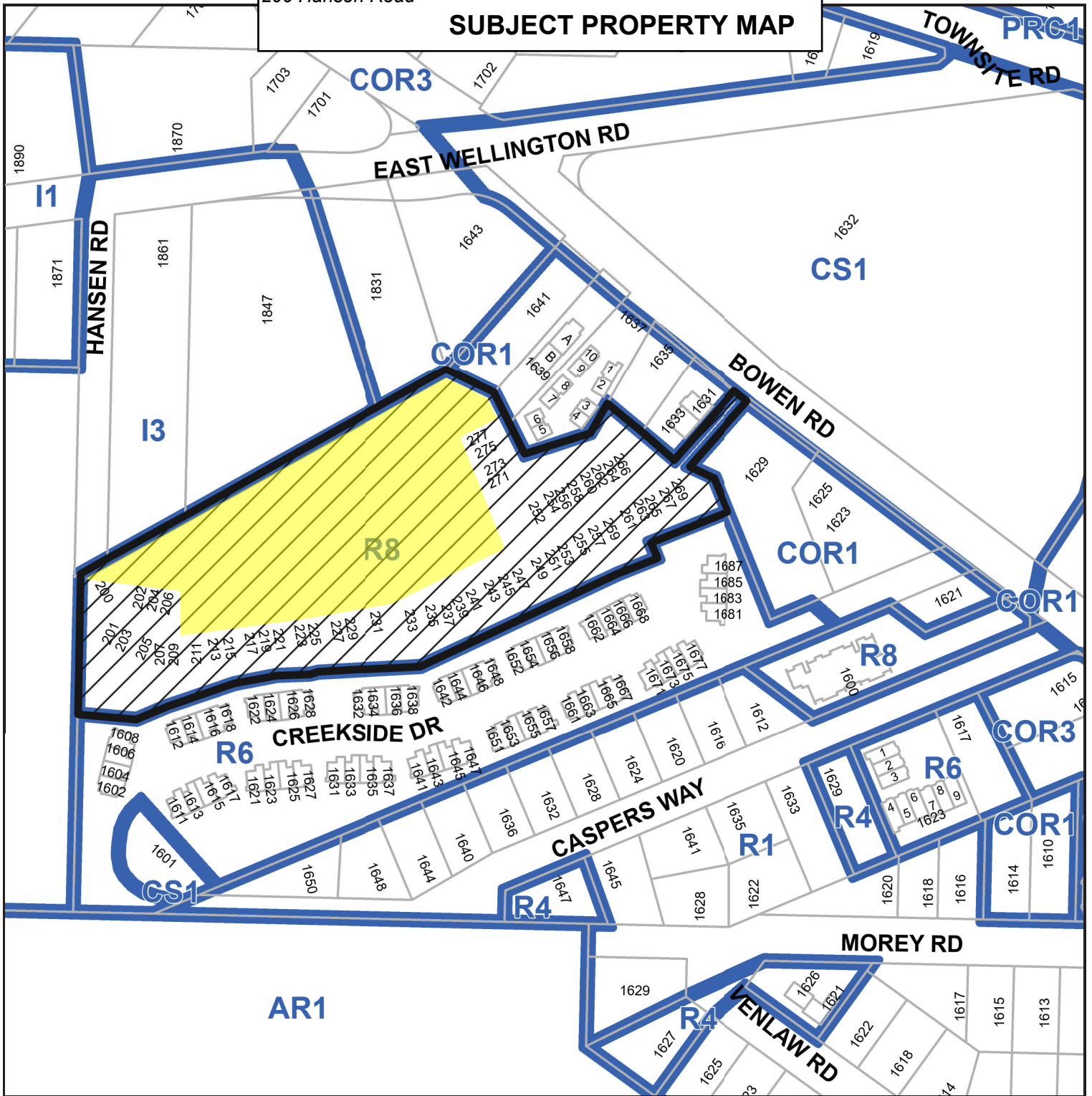
REVIEWED AND APPROVED ON

Nov 17, 2023  
Date

  
\_\_\_\_\_  
J. Holm, Director of Planning & Development  
Pursuant to Section 154 (1)(b) of the Community Charter

PC/bb  
Prospero attachment: DP001285

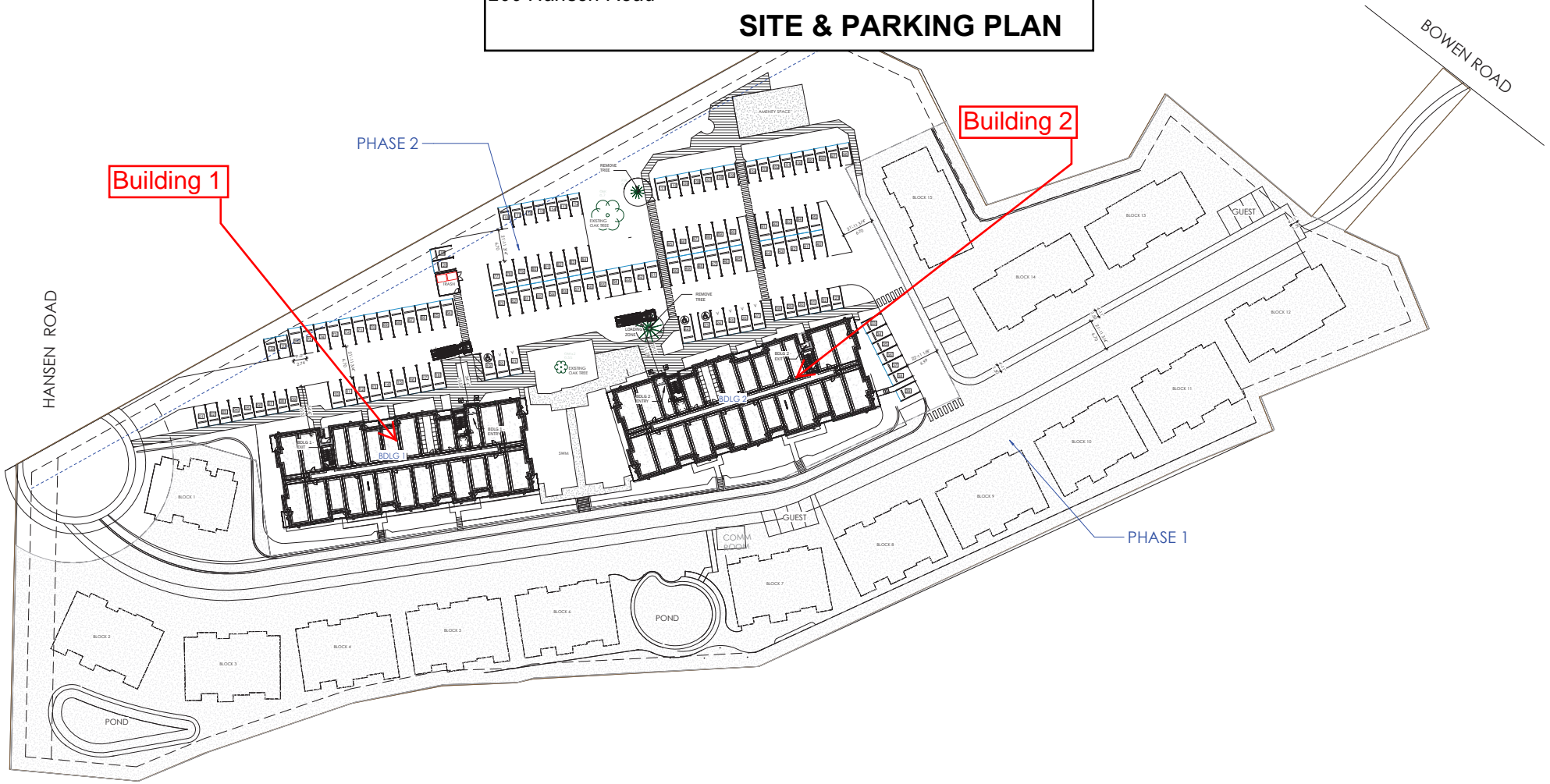
Development Permit No. DP001285    Schedule A  
200 Hansen Road  
**SUBJECT PROPERTY MAP**



 200 HANSEN ROAD

 PHASE 2 AREA

**SITE & PARKING PLAN**



© SITE  
1/32" = 1'-0"

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DP1285  
2023-AUG-25  
CITY OF NANAIMO



**JOYCE REID TROOST ARCHITECTURE**  
2515 GLENAYR DRIVE  
NANAIMO, BC V9S 3R9  
joyce@jrtarchitecture.com  
250.714.8749  
jrtarchitecture.com

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JOYCE REID TROOST ARCHITECT IS  
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CONSTRUCTION OF THIS PROJECT.

ARCH. STAMP

**HANSEN APTS.**  
200 HANSEN ROAD, NANAIMO, BC

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REV. DATE	NUMBER	DESCRIPTION
22-05-08	1	DP
22-05-01	2	DP REV 01
23-07-05	3	CONSTRUCTION 01
23-08-24	4	DP REV SITE PLAN

DATE JULY 22, 2022  
SCALE 1/32" = 1'-0"  
DRAWN BY JRT CHECKED BY JRT

SITE  
**A009**

**PARKING SCHEDULE**

PARKING	
#	TYPE
19	ACCESSIBLE - STANDARD - EV LEVEL 2
22	ACCESSIBLE - STANDARD - EV LEVEL 2
23	ACCESSIBLE - STANDARD - EV LEVEL 2
3	
33	SMALL CAR - EV ROUGH IN
34	SMALL CAR - EV ROUGH IN
35	SMALL CAR - EV ROUGH IN
36	SMALL CAR - EV ROUGH IN
37	SMALL CAR - EV ROUGH IN
38	SMALL CAR - EV ROUGH IN
39	SMALL CAR - EV ROUGH IN
96	SMALL CAR - EV ROUGH IN
97	SMALL CAR - EV ROUGH IN
98	SMALL CAR - EV ROUGH IN
99	SMALL CAR - EV ROUGH IN
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102	SMALL CAR - EV ROUGH IN
103	SMALL CAR - EV ROUGH IN
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112	SMALL CAR - EV ROUGH IN
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114	SMALL CAR - EV ROUGH IN
115	SMALL CAR - EV ROUGH IN
116	SMALL CAR - EV ROUGH IN
117	SMALL CAR - EV ROUGH IN

PARKING	
#	TYPE
118	SMALL CAR - EV ROUGH IN
30	
01	SMALL CAR - EV LEVEL 2
02	SMALL CAR - EV LEVEL 2
03	SMALL CAR - EV LEVEL 2
04	SMALL CAR - EV LEVEL 2
05	SMALL CAR - EV LEVEL 2
06	SMALL CAR - EV LEVEL 2
07	SMALL CAR - EV LEVEL 2
08	SMALL CAR - EV LEVEL 2
09	SMALL CAR - EV LEVEL 2
28	SMALL CAR - EV LEVEL 2
29	SMALL CAR - EV LEVEL 2
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31	SMALL CAR - EV LEVEL 2
32	SMALL CAR - EV LEVEL 2
119	SMALL CAR - EV LEVEL 2
120	SMALL CAR - EV LEVEL 2
121	SMALL CAR - EV LEVEL 2
122	SMALL CAR - EV LEVEL 2
123	SMALL CAR - EV LEVEL 2
19	
10	STANDARD - EV LEVEL 2
11	STANDARD - EV LEVEL 2
12	STANDARD - EV LEVEL 2
13	STANDARD - EV LEVEL 2
14	STANDARD - EV LEVEL 2
15	STANDARD - EV LEVEL 2
16	STANDARD - EV LEVEL 2
17	STANDARD - EV LEVEL 2
18	STANDARD - EV LEVEL 2
51	STANDARD - EV LEVEL 2
10	

PARKING	
#	TYPE
40	STANDARD - EV ROUGH-IN
41	STANDARD - EV ROUGH-IN
42	STANDARD - EV ROUGH-IN
43	STANDARD - EV ROUGH-IN
44	STANDARD - EV ROUGH-IN
45	STANDARD - EV ROUGH-IN
46	STANDARD - EV ROUGH-IN
47	STANDARD - EV ROUGH-IN
48	STANDARD - EV ROUGH-IN
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52	STANDARD - EV ROUGH-IN
53	STANDARD - EV ROUGH-IN
54	STANDARD - EV ROUGH-IN
55	STANDARD - EV ROUGH-IN
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72	STANDARD - EV ROUGH-IN
73	STANDARD - EV ROUGH-IN
74	STANDARD - EV ROUGH-IN

PARKING	
#	TYPE
75	STANDARD - EV ROUGH-IN
76	STANDARD - EV ROUGH-IN
77	STANDARD - EV ROUGH-IN
78	STANDARD - EV ROUGH-IN
79	STANDARD - EV ROUGH-IN
80	STANDARD - EV ROUGH-IN
81	STANDARD - EV ROUGH-IN
82	STANDARD - EV ROUGH-IN
83	STANDARD - EV ROUGH-IN
84	STANDARD - EV ROUGH-IN
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93	STANDARD - EV ROUGH-IN
94	STANDARD - EV ROUGH-IN
95	STANDARD - EV ROUGH-IN
55	
20	VISITOR - STANDARD - EV LEVEL 2
21	VISITOR - STANDARD - EV LEVEL 2
24	VISITOR - STANDARD - EV LEVEL 2
25	VISITOR - STANDARD - EV LEVEL 2
26	VISITOR - STANDARD - EV LEVEL 2
27	VISITOR - STANDARD - EV LEVEL 2
6	
123	

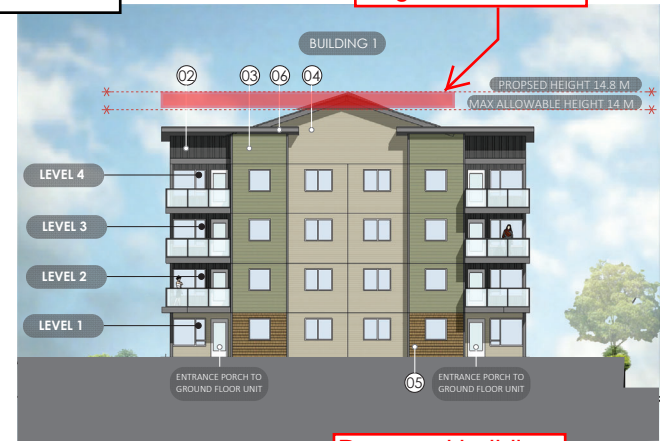
**BUILDING ELEVATIONS & DETAILS**

Proposed building height variance



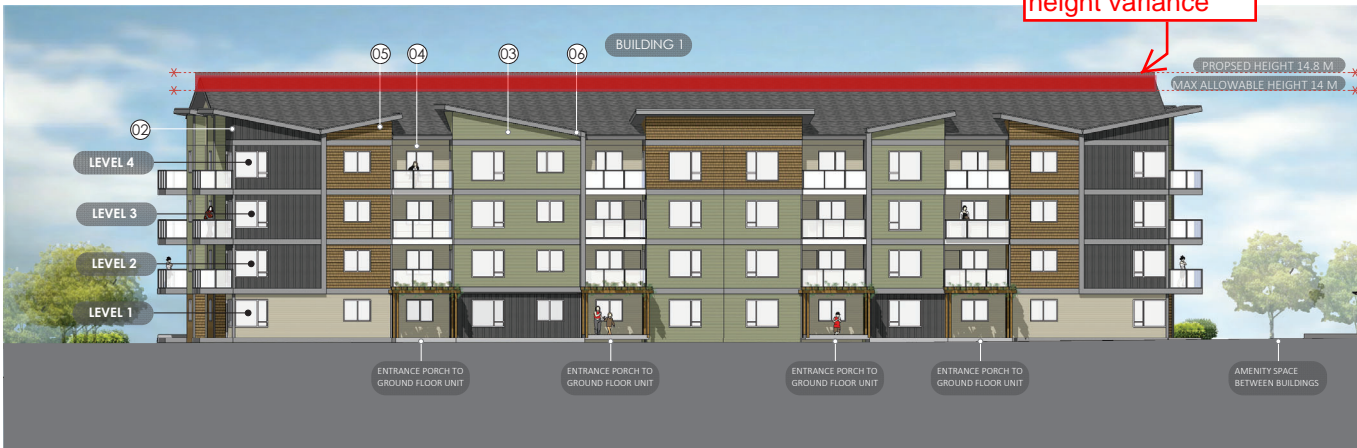
BLDG 1 | NORTH ELEVATION | FROM PARKING LOT | Scale 3/32" = 1' |

Proposed building height variance



BLDG 1 | WEST ELEVATION | Scale 3/32" = 1' |

Proposed building height variance



BLDG 1 | SOUTH ELEVATION | FROM ACCESS LANE | Scale 3/32" = 1' |

Proposed building height variance



BLDG 1 | EAST ELEVATION | Scale 3/32" = 1' |

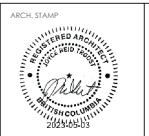
MATERIAL LEGEND

01	02	03	04	05	06	07	08
Windows White	BOARD & BATTON HARDIE Night Grey	LAP SIDING KAYCAN Willow Green	LAP SIDING KAYCAN Wicker	SHAKE KAYCAN Spice	TRIM & FACIA Grey	TRIM & FACIA White	STONE VANEER

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2023-AUG-25

**JOYCE REID TROOST ARCHITECTURE**  
2515 GLENAYR DRIVE  
NANAIMO, BC V9S 3R9  
joyce@jrtarchitecture.com  
250.714.8749  
jrtarchitecture.com

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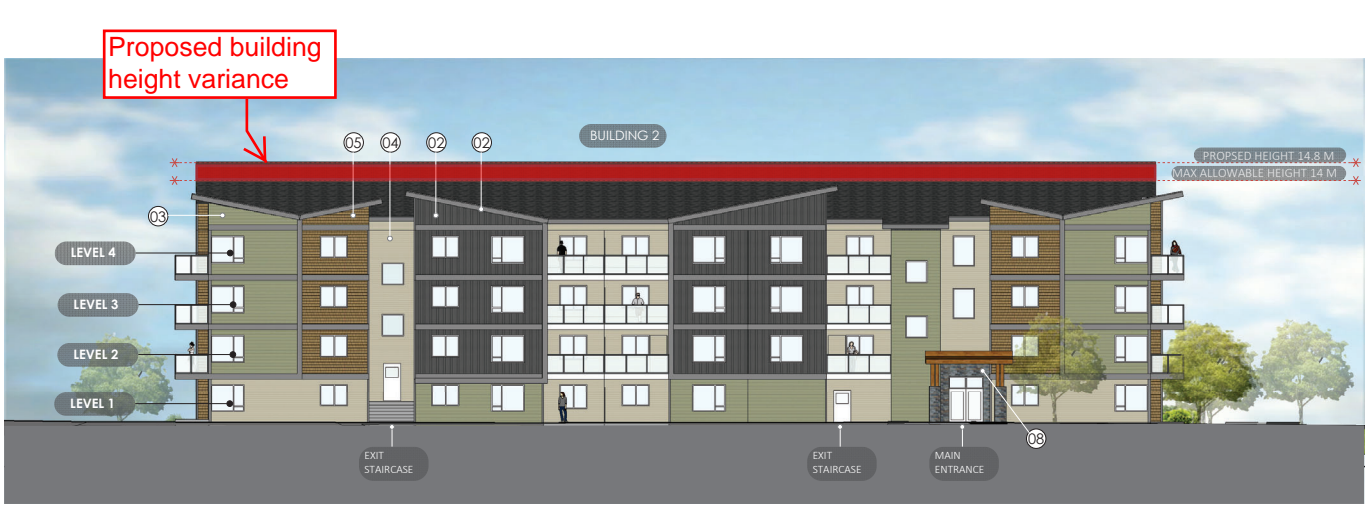
**HANSEN APTS.**  
200 HANSEN, NANAIMO, BC

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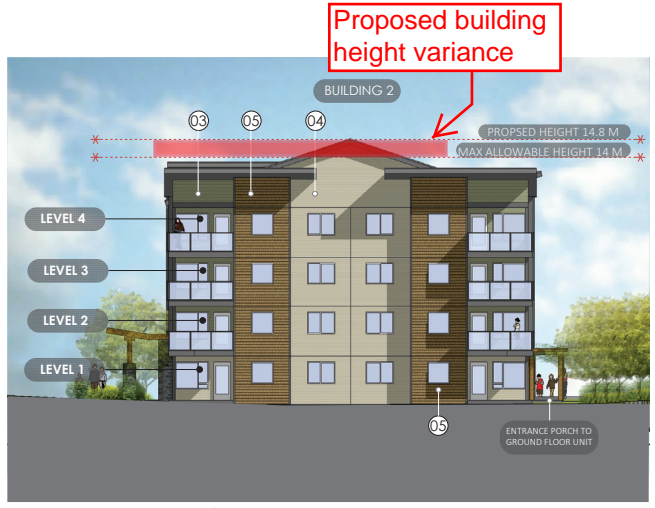
REV. DATE	NUMBER	DESCRIPTION
22-08-05	01	DP
22-05-01	02	DP REV 01

DATE: JULY 22, 2022  
SCALE: SEE DRAWING  
DRAWN BY: JRT

BLDG 1 ELEVATIONS  
**A200**



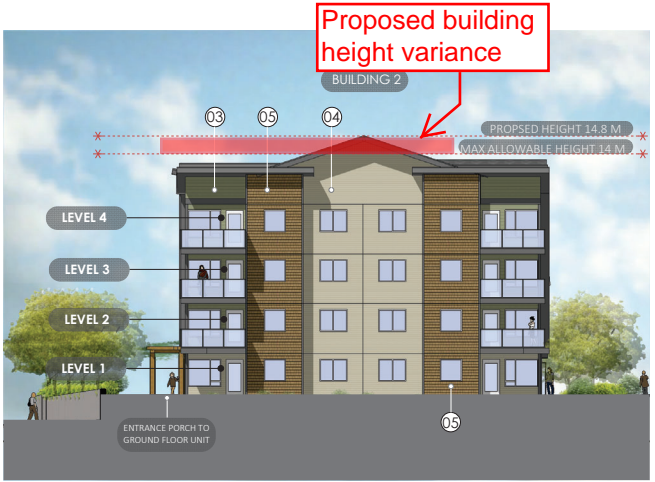
BLDG 2 | NORTH ELEVATION | FROM PARKING LOT | Scale 3/32" = 1' |



BLDG 2 | WEST ELEVATION | Scale 3/32" = 1' |




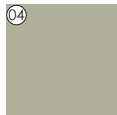
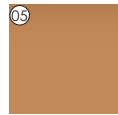

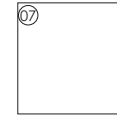
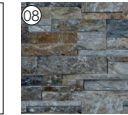


BLDG 2 | SOUTH ELEVATION | FROM ACCESS LANE | Scale 3/32" = 1' |



BLDG 2 | EAST ELEVATION | Scale 3/32" = 1' |

MATERIAL LEGEND

							
01 Windows White	02 BOARD & BATTON HARDIE Night Grey	03 LAP SIDING KAYCAN Willow Green	04 LAP SIDING KAYCAN Wicker	05 SHAKE KAYCAN Spice	06 TRIM & FACIA Grey	07 TRIM & FACIA White	08 STONE VANEER

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**HANSEN APTS.**  
200 HANSEN, NANAIMO, BC

CLIENT  
1303320 BC LTD

REV. DATE	NUMBER	DESCRIPTION
22-08-05	01	DP
22-05-01	02	DP REV 01

DATE: JULY 22, 2022  
SCALE: SEE DRAWING  
DRAWN BY: JRT

BLDG 2 ELEVATIONS  
**A201**





SOUTH ELEVATION | BLDG 1 & 2 | FROM ACCESS LANE | Scale 1/16" = 1' |



NORTH ELEVATION | BLDG 1 & 2 | FROM PARKING | Scale 1/16" = 1' |

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					REV. DATE	NUMBER	DESCRIPTION																											
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					<p>DRAWN BY: JRT</p>	<p>A202</p>																												



Development Permit No. DP001285 Schedule E  
 200 Hansen Road  
**LANDSCAPE PLAN & DETAILS**

**SMALL & ROSELL**  
 LANDSCAPE ARCHITECTS INC.

3012 moner road, sooke, b.c. v9z 0c9  
 t: 250-642-6967

design@smallandrossell.com  
 www.smallandrossell.com

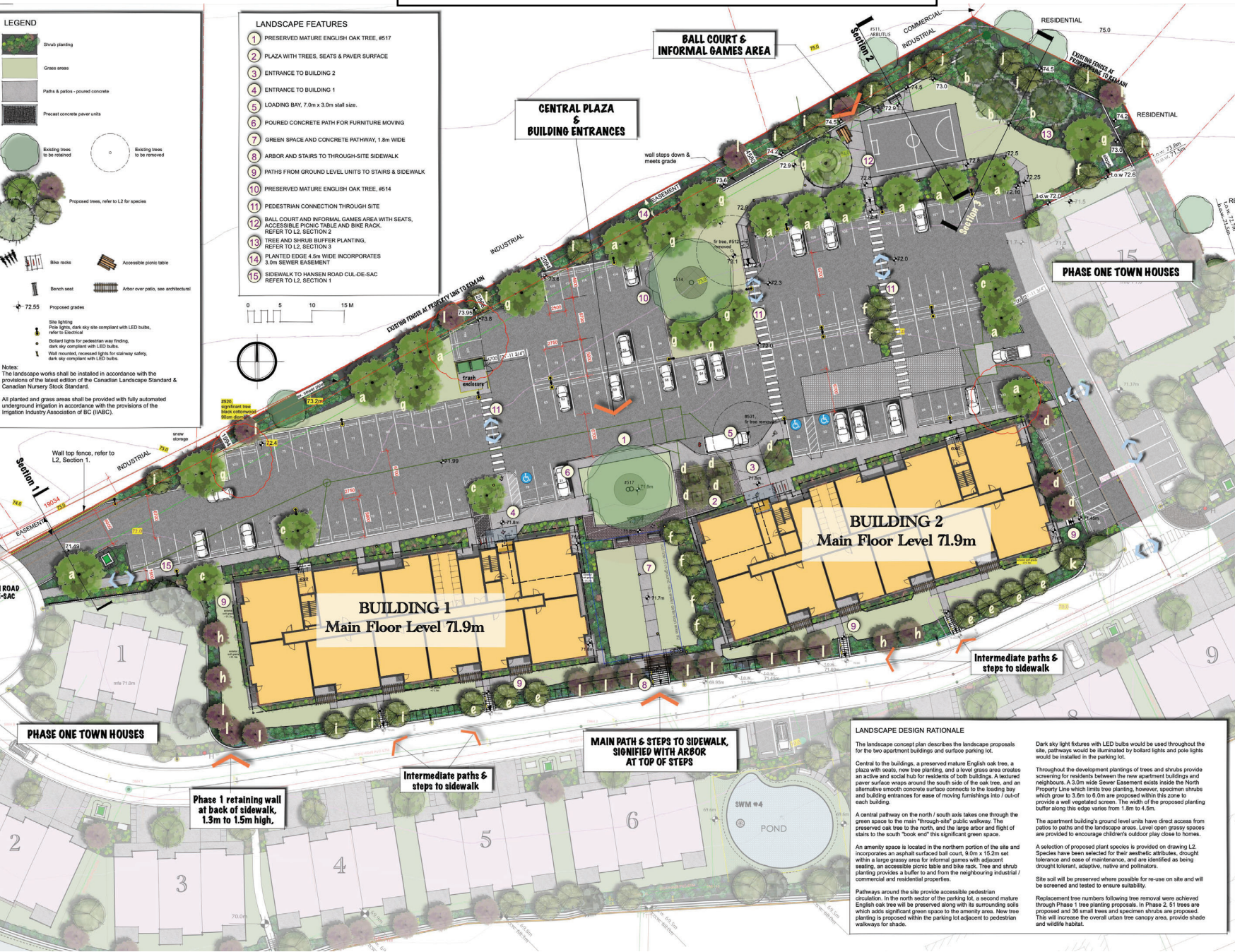
**LEGEND**

- Shrub planting
- Grass areas
- Paths & patios - poured concrete
- Precast concrete paver units
- Existing trees to be retained
- Existing trees to be removed
- Proposed trees, refer to L2 for species
- Bike racks
- Accessible picnic table
- Bench seat
- Arbor over patio, see architectural
- Proposed grades
- Site lighting
- Pole lights, dark sky site compliant with LED bulbs, refer to Electrical
- Bollard lights for pedestrian way finding, dark sky compliant with LED bulbs
- Well mounted, recessed lights for stairway safety, dark sky compliant with LED bulbs

**LANDSCAPE FEATURES**

- 1 PRESERVED MATURE ENGLISH OAK TREE, #517
- 2 PLAZA WITH TREES, SEATS & PAVER SURFACE
- 3 ENTRANCE TO BUILDING 2
- 4 ENTRANCE TO BUILDING 1
- 5 LOADING BAY, 7.0m x 3.0m stall size.
- 6 POURED CONCRETE PATH FOR FURNITURE MOVING
- 7 GREEN SPACE AND CONCRETE PATHWAY, 1.8m WIDE
- 8 ARBOR AND STAIRS TO THROUGH-SITE SIDEWALK
- 9 PATHS FROM GROUND LEVEL UNITS TO STAIRS & SIDEWALK
- 10 PRESERVED MATURE ENGLISH OAK TREE, #514
- 11 PEDESTRIAN CONNECTION THROUGH SITE
- 12 BALL COURT AND INFORMAL GAMES AREA WITH SEATS, ACCESSIBLE PICNIC TABLE AND BIKE RACK. REFER TO L2, SECTION 2
- 13 TREE AND SHRUB BUFFER PLANTING, REFER TO L2, SECTION 3
- 14 PLANTED EDGE 4.5m WIDE INCORPORATES 3.0m SEWER EASEMENT
- 15 SIDEWALK TO HANSEN ROAD CUL-DE-SAC REFER TO L2, SECTION 1

**Notes:**  
 The landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard.  
 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 (IIABC).



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Revision No.	Description	Date
5	Five parking stalls added	29 August 2023

Issue	Issue Date
DP Resubmission	29 August 2023
DP Resubmission	05 May 2023
Development Permit	22 July 2022

Project: Apartments, 200 Hansen Road, Nanaimo, BC.

Sheet Title: **LANDSCAPE CONCEPT PLAN**

Drawn By: CAR Checked: SRLA

Scale: 1:250  
 Revision: \_\_\_\_\_ Sheet Number: \_\_\_\_\_

RECEIVED DP1285 2023-AUG-30 L1

**LANDSCAPE DESIGN RATIONALE**

The landscape concept plan describes the landscape proposals for the two apartment buildings and surface parking lot.

Central to the buildings, a preserved mature English oak tree, a plaza with seats, new tree planting, and a level grass area creates an active and social hub for residents of both buildings. A featured paver surface wraps around the south side of the oak tree, and an alternative smooth concrete surface connects to the loading bay and building entrances for ease of moving furnishings into / out of each building.

A central pathway on the north / south axis takes one through the green space to the main "through-site" public walkway. The preserved oak tree to the north, and the large arbor and flight of stairs to the south "book end" this significant green space.

An amenity space is located in the northern portion of the site and incorporates an asphalt surfaced ball court, 9.0m x 15.0m set within a large grassy area for informal games with adjacent seating, an accessible picnic table and bike rack. Tree and shrub planting provides a buffer to and from the neighbouring industrial / commercial and residential properties.

Pathways around the site provide accessible pedestrian circulation. In the north sector of the parking lot, a second mature English oak tree will be preserved along with its surrounding soils which adds significant green space to the amenity area. New tree planting is proposed within the parking lot adjacent to pedestrian walkways for shade.

Dark sky light fixtures with LED bulbs would be used throughout the site, pathways would be illuminated by bollard lights and pole lights would be installed in the parking lot.

Throughout the development plantings of trees and shrubs provide screening for residents between the new apartment buildings and neighbours. A 3.0m wide Sewer Easement exists inside the North Property Line which limits tree planting; however, specimen shrubs which grow to 3.6m to 6.0m are proposed within this zone to provide a well vegetated screen. The width of the proposed planting buffer along the edge varies from 1.8m to 4.5m.

The apartment building's ground level units have direct access from patios to paths and the landscape areas. Level open grassy spaces are provided to encourage children's outdoor play close to homes.

A selection of proposed plant species is provided on drawing L2. Species have been selected for their aesthetic attributes, drought tolerance and ease of maintenance, and are identified as being drought tolerant, adaptive, native and pollinators.

Site soil will be preserved where possible for re-use on site and will be screened and tested to ensure suitability.

Replacement tree numbers following tree removal were achieved through Phase 1 tree planting proposals. In Phase 2, 51 trees are proposed and 36 small trees and specimen shrubs are proposed. This will increase the overall urban tree canopy area, provide shade and wildlife habitat.