

DATE OF MEETING | October 17, 2023

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1285 – 200 HANSEN ROAD



Proposal:

An 84-unit multi-family development.

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

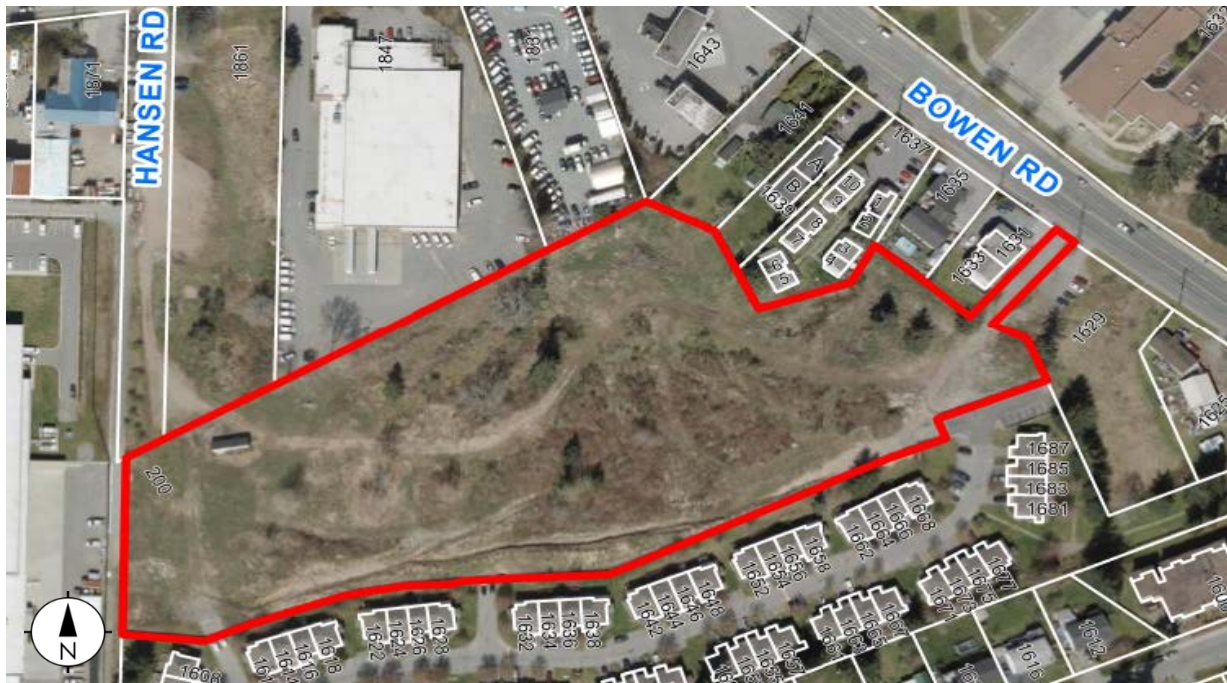
Neighbourhood

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

2.64ha



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for a multi-family development at 200 Hansen Road.

Recommendation

To issue Development Permit No. DP1285 to permit a multi-family development at 200 Hansen with a variance as outlined in the “Proposed Variance” section of the Staff Report dated 2023-OCT-17.

BACKGROUND

A development permit application, DP1285 was received from Joyce Reid Troost Architecture, on behalf of 1303320 BC LTD., to permit a multi-family development consisting of 84 units combined over two buildings at 200 Hansen Road. This application is Phase 2 of the development. Phase 1 (DP1233) included 15 buildings with a total of 49 townhouse units.

Subject Property and Site Context

The subject property is gradually sloped from north to south. The property is irregularly shaped with the west property line abutting Hansen Road, to be fully constructed as part of the phased development. The Off-Bowen Bikeway also abuts the property to the west. A 7.5m-wide panhandle extends to Bowen Road on the eastern side of the property. Phase 1 of the development is located across the central drive aisle, facing the southern face of the proposed buildings.

The surrounding neighbourhood includes industrial lands and existing commercial uses including a gas station, an automobile sales / service business, and a BC Hydro facility to the north and west of the property. An adjacent townhouse development that includes a private strata road is located south of the subject property.

DISCUSSION

Proposed Development

The applicant is proposing to construct the second phase of the multi-family residential development. This phase includes two four-storey buildings with a combined total of 84 dwelling units. The unit composition is comprised of 36 one-bedroom units and 48 two-bedroom units that will range in size from 61m² to 84m².

The total proposed Gross Floor Area (GFA) for Phase 2 is 7,059m² and the Floor Area Ratio (FAR) is 0.27. Phases 1 and 2 provide a combined FAR of 0.55 and 19% lot coverage, less than the maximum permitted FAR of 1.25 and 40% lot coverage within the R8 zone.

Site Design

The proposed development is located north of the central private drive aisle, which was previously approved in Phase 1. A branch of the drive aisle extends into the Phase 2 area, which provides access to the Phase 2 parking area and buildings. An additional access is proposed on the west side of the property from the public turnaround, located at the south end of Hansen Road. The public turnout will be secured via Statutory Right-of-Way (SRW) prior to the issuance of a Building Permit.

In addition to the required public walkway connecting Bowen Road to the south end of Hansen Road, the construction of a recreational multi-use 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 occupancy. The construction of this trail is required as per a specific SRW already registered on the property title, which will remain on title after construction to protect the trail.

All required parking will be provided onsite, including three accessible parking stalls and six visitor parking stalls. The required long-term bicycle storage is located on the ground level of each building and the short-term bicycle parking is located at the main entry for each building.

The refuse enclosure for both buildings is located across the parking area from Building 1 and is screened using wood fencing. A timber trellis also forms part of the enclosure.

Building Design

Each proposed building has a contemporary style with sloped roofs and a central gable roof that runs the length of the building. The development has a neutral colour palette, generous glazing, and balconies with glass railings for each unit. The upper storey units contain partially recessed balconies, and the ground floor units contain ground-level patios. The main entrances to each building face the parking area and are identified using timber arbours and stone veneer. Façade materials include board and batten siding, lap siding, and shakes. The proposed design elements are consistent with those used in the first phase of the development.

The building design substantially meets the intent of the General Development Permit Area Design Guidelines by utilizing recessed balconies and changes in materials used to reduce the apparent mass of the building. The varying roof lines add visual interest to the development.

Landscape Design

The proposed landscaping includes robust planting along the front of each building as well between the internal drive aisle and the proposed buildings. Green space is provided throughout the site and with additional green space located between the buildings, which is proposed as the stormwater retention area. This area includes a pedestrian path with shade trees and bench seating overlooking the water retention area. The surface parking area is broken up with landscape islands that include existing and proposed trees.

A number of pedestrian connections, including stairways, are proposed between the south facing ground-level units and the adjacent sidewalk. An additional pedestrian connection is located from the entrance of the Building 1 to the outdoor refuse area and to Hansen Road. Two pedestrian connections are located from Building 2 to the outdoor amenity area, located at the northeast

portion of the lot. The outdoor amenity area is equipped with an asphalt ball court, green space, accessible seating, and short-term bicycle parking. The pedestrian connections and amenity area are lit with a series of pole lights and bollard lights, located through the parking area. Wall mounted recessed lighting is also located along the stairways leading to the sidewalk.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-OCT-27, accepted DP1284 as presented with support for the proposed variance and provided the following recommendations:

- Consider ways to enhance the architectural form of the building to emphasize building entries;
- Consider increasing tree canopy coverage throughout the site;
- Consider adding landscaping features to the stormwater collection area to make it a more usable space;
- Consider adding landscaping features, such as islands and permeable paving to break up the surface of the parking lot;
- Consider reducing the number of parking spaces. The Panel would support a parking variance in favour of accommodating more green space;
- Consider green features such as a community garden, solar panels and green roofs;
- Look at ways to enhance the main entrance from the street (south of Buildings 1 and 2) to give it more prominence and to improve accessibility;
- Consider including more conifers to the landscape palette;
- Add a pedestrian link to the refuse enclosure and to Hansen Road;
- Reconfigure the amenity space so the ball court is not adjacent to the neighbouring residential property/units;
- Provide enclosure details for the refuse collection area; and,
- Provide a site lighting plan.

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

- Enhanced the architectural form of the building to emphasize building entries through the addition of stone veneer;
- Addition of landscape islands to break up surface parking;
- Relocation of outdoor amenity space to be a further distance from residential units.
- Provided details of outdoor refuse enclosure; and,
- Addition of site lighting.

Proposed Variance

Building Height

The maximum allowable height for a principal building in the R8 zone is 14.0m. The proposed building height is 14.8m, a requested variance of 0.8m.

The applicant has requested the variance to accommodate the top of the gable roof. This allows for the incorporation of varying roof lines. The proposed variance is not anticipated to impact adjacent properties or be visible from the street.

Staff support the proposed variance as the building form is consistent with City Plan policies for up to four storeys, and the additional height allows varying roof lines intended to add visual interest to the development and to meet the design guidelines. |

SUMMARY POINTS

- Development Permit Application No. DP1285 is for an 84-unit multi-family development.
- The building design substantially meets the intent of the General Development Permit Area Design Guidelines.
- A variance is requested to increase the maximum allowable building height.
- Staff support the proposed variance. |

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Parking Schedule
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Building Perspectives
ATTACHMENT G: Landscape Plan and Details |

ATTACHMENT A PERMIT TERMS AND CONDITIONS

PERMIT TERMS

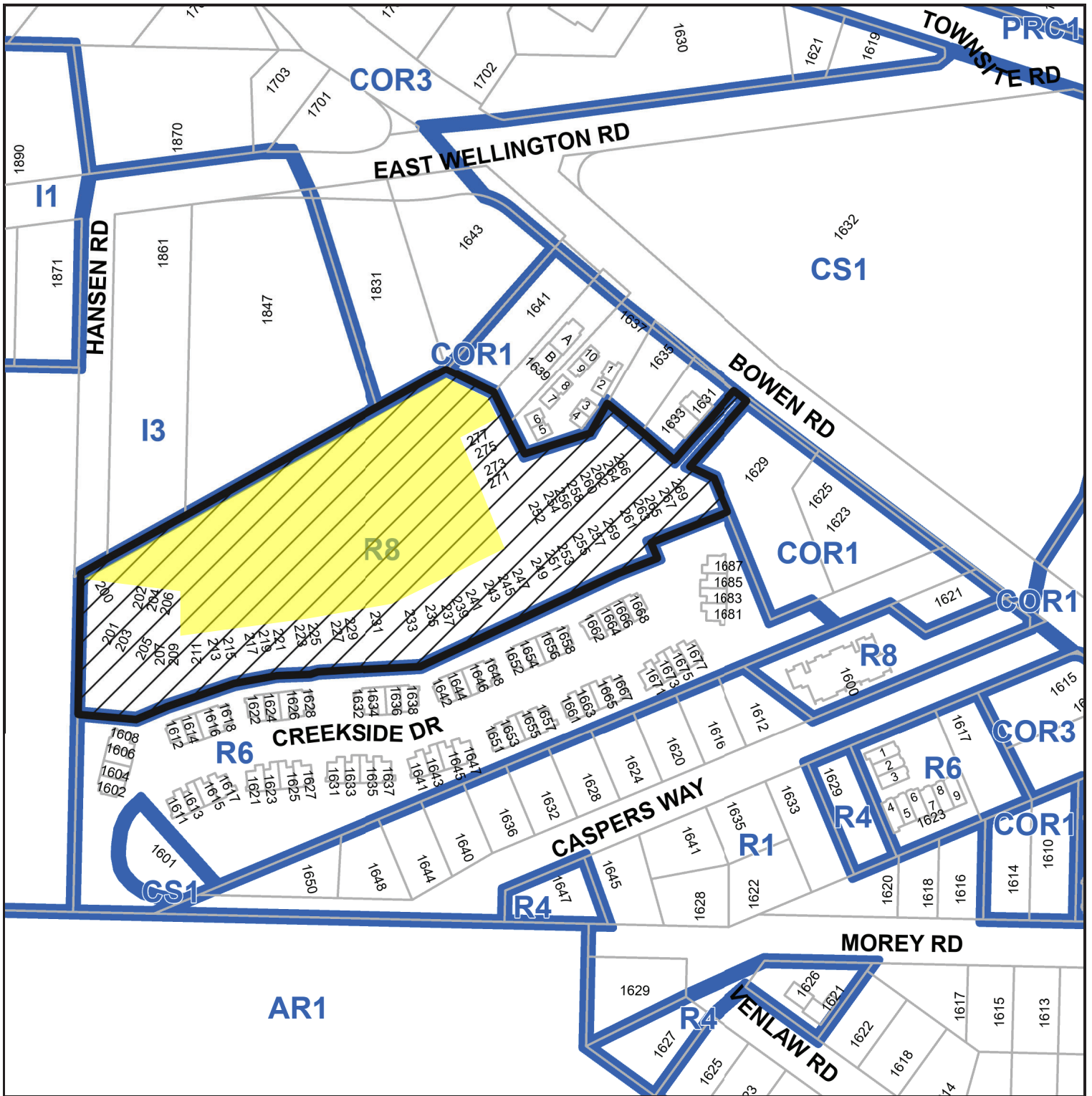
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

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 Attachment C.
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 Attachment E.
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 Attachment G.
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.

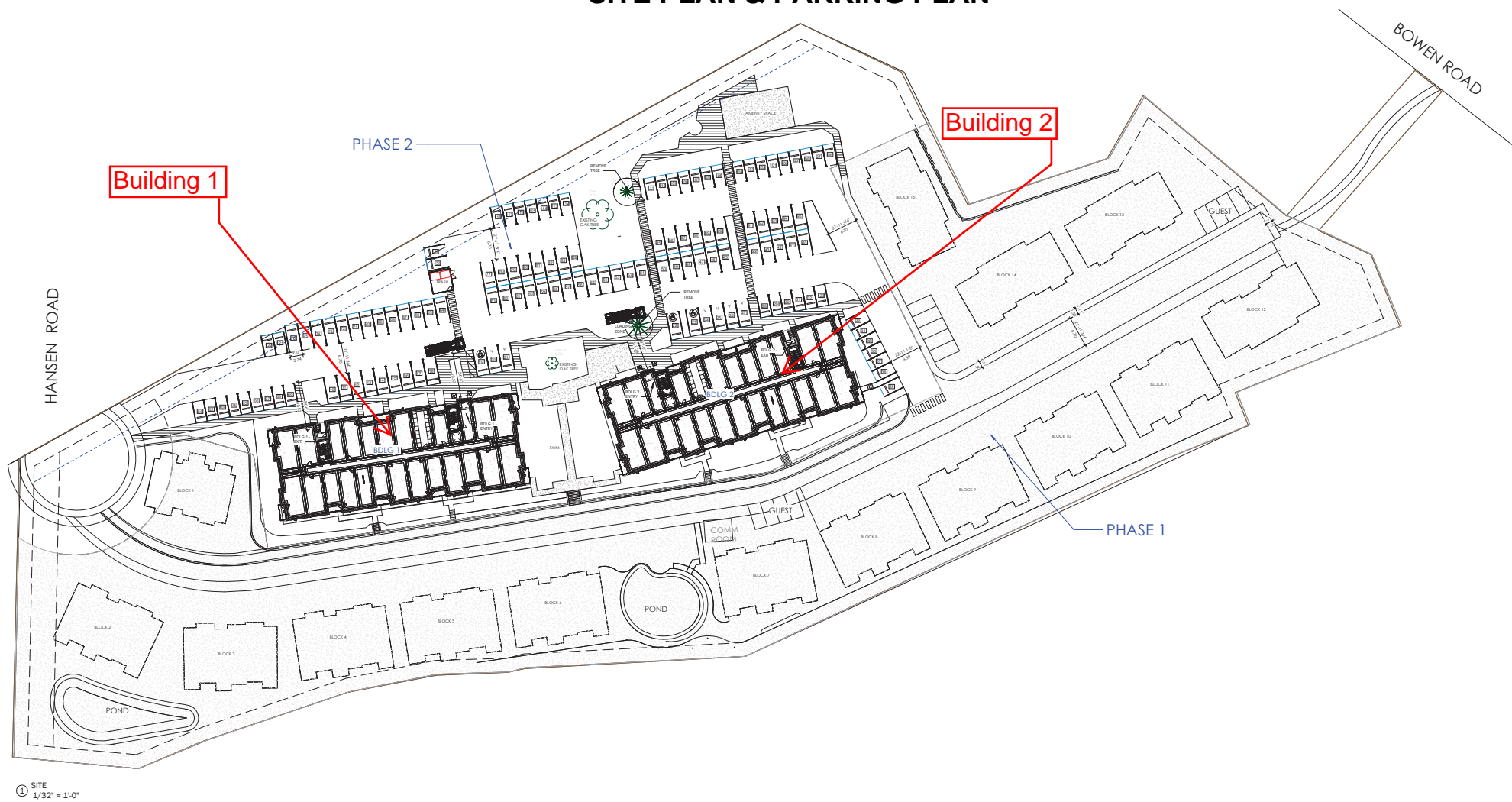
ATTACHMENT B SUBJECT PROPERTY MAP



 200 HANSEN ROAD

 PHASE 2 AREA

ATTACHMENT C SITE PLAN & PARKING PLAN



© SITE
1/32" = 1'-0"

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2023-AUG-25
CITY OF NANAIMO



JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
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OR REPRODUCED IN ANY MANNER WITHOUT
THE WRITTEN PERMISSION OF JOYCE
REID TROOST ARCHITECT. JOYCE
REID TROOST ARCHITECT IS RESPONSIBLE.

ARCH. STAMP

HANSEN APTS.
200 HANSEN ROAD, NANAIMO, BC

CLIENT

1303320 BC LTD

REV. DATE	NUMBER	DESCRIPTION
22-05-08	1	DP
22-05-01	2	DP REV 01
23-07-05	3	CONTRACTOR (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

ATTACHMENT D 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
100	SMALL CAR - EV ROUGH IN
101	SMALL CAR - EV ROUGH IN
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103	SMALL CAR - EV ROUGH IN
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113	SMALL CAR - EV ROUGH IN
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
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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
49	STANDARD - EV ROUGH-IN
50	STANDARD - EV ROUGH-IN
52	STANDARD - EV ROUGH-IN
53	STANDARD - EV ROUGH-IN
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69	STANDARD - EV ROUGH-IN
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72	STANDARD - EV ROUGH-IN
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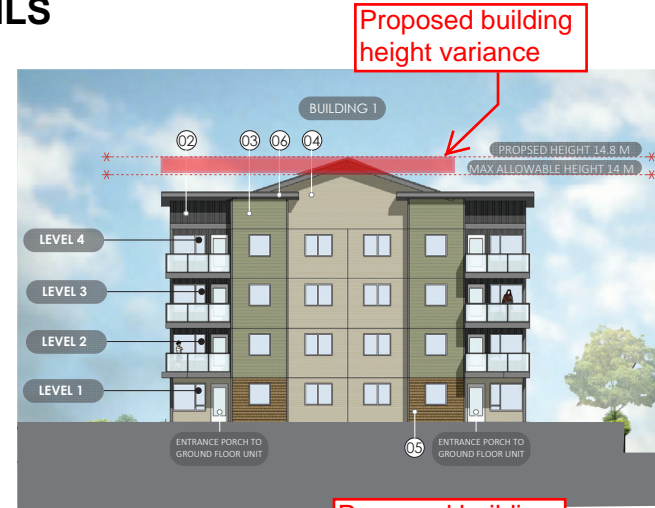
PARKING	
#	TYPE
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76	STANDARD - EV ROUGH-IN
77	STANDARD - EV ROUGH-IN
78	STANDARD - EV ROUGH-IN
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80	STANDARD - EV ROUGH-IN
81	STANDARD - EV ROUGH-IN
82	STANDARD - EV ROUGH-IN
83	STANDARD - EV ROUGH-IN
84	STANDARD - EV ROUGH-IN
85	STANDARD - EV ROUGH-IN
86	STANDARD - EV ROUGH-IN
87	STANDARD - EV ROUGH-IN
88	STANDARD - EV ROUGH-IN
89	STANDARD - EV ROUGH-IN
90	STANDARD - EV ROUGH-IN
91	STANDARD - EV ROUGH-IN
92	STANDARD - EV ROUGH-IN
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	

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Current Planning

ATTACHMENT E BUILDING ELEVATIONS AND DETAILS



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



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



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



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

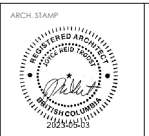
MATERIAL LEGEND

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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2515 GLENAYR DRIVE
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REV. DATE	NUMBER	DESCRIPTION
22-08-05	01	CP
22-05-01	02	CP REV 01

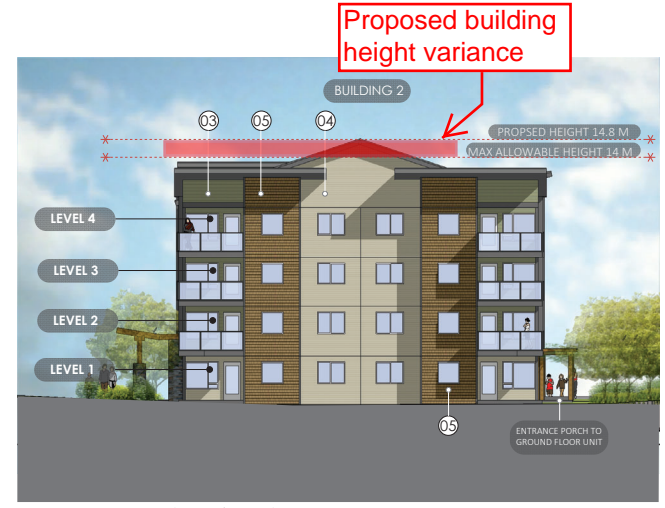
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JULY 22, 2022	DATE
SEE DRAWING	SCALE
JRT	DRAWN BY

BLDG 1 ELEVATIONS

A200



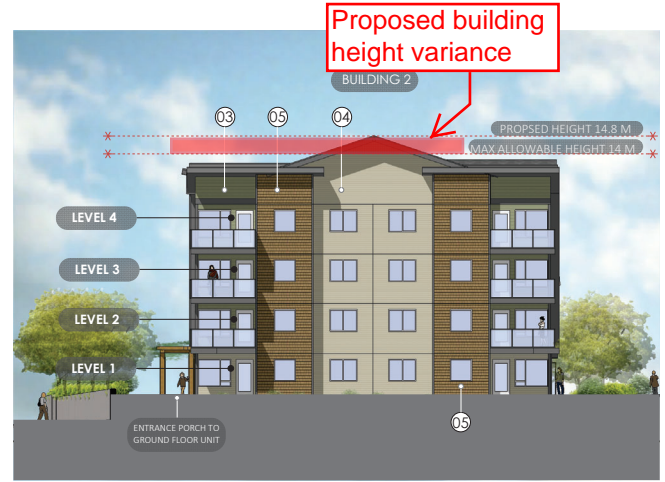
BLDG 2 | NORTH ELEVATION | FROM PARKING LOT | Scale 3/32" = 1' |



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

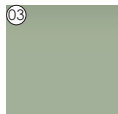
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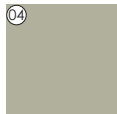
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White
- 02



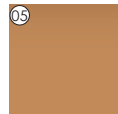
BOARD & BATTON
HARDIE
Night Grey
- 03




LAP SIDING
KAYCAN
Willow Green
- 04



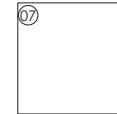
LAP SIDING
KAYCAN
Wicker
- 05



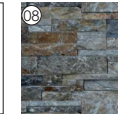
SHAKE
KAYCAN
Spice
- 06



TRIM & FACIA
Grey
- 07



TRIM & FACIA
White
- 08



STONE VANEER

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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' |

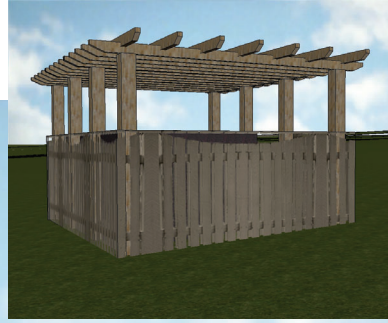
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 <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION SPECIFIED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN EXPRESS CONSENT OF JOYCE REID TROOST ARCHITECTURE. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD JOYCE REID TROOST ARCHITECTURE RESPONSIBLE.</p>		<p>HANSEN APTS. 200 HANSEN, NANAIMO, BC</p>	<p>CLIENT FAMILY TREE DEVELOPMENTS</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>22-08-05</td> <td>01</td> <td>CP</td> </tr> <tr> <td>22-05-01</td> <td>02</td> <td>CP REV 01</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	22-08-05	01	CP	22-05-01	02	CP REV 01																			<p>DATE: JULY 22, 2022 SCALE: SEE DRAWING</p>	<p>BLDG 1 & 2 ELEVATIONS</p>
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22-08-05	01	CP																																
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ATTACHMENT F BUILDING PERSPECTIVES



PERSPECTIVE LOOKING EAST ALONG ACCESS LANE



TRASH ENCLOSURE



PERSPECTIVE LOOKING ALONG ACCESS ROAD

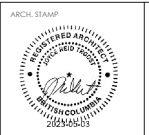


PERSPECTIVE LOOKING SOUTH FROM PARKING



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200 HANSEN, NANAIMO, BC

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DATE: JULY 22, 2022
SCALE: SEE DRAWING
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DP 1285
2023-JUL-11
CURRENT PLANNING
DRAWN BY: JRT

PERSPECTIVES
A300



PERSPECTIVE LOOKING SOUTH AT BLDG 1 FROM PARKING AREA



TRASH ENCLOSURE FROM PARKING AREA



PERSPECTIVE OF TRELLIS AND STAIRS BETWEEN BUILDINGS



PERSPECTIVE LOOKING WEST ALONG ACCESS ROAD



PERSPECTIVE LOOKING SOUTH FROM PARKING

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2023-JUL-11
Current Planning

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
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HANSEN APTS.
200 HANSEN, NANAIMO, BC

CLIENT
1303320 BC LTD

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

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

PERSPECTIVES
A301

ATTACHMENT G LANDSCAPE PLAN AND DETAILS

SMALL & ROSELL
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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 paths, see architectural
- Proposed grades
- Site lighting: Pole lights, dark sky site compliant with LED bulbs, refer to Electrical; Bolted lights for pedestrian way finding, dark sky compliant with LED bulbs; Wall mounted, recessed lights for stairway safety, dark sky compliant with LED bulbs.

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).

- ### 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



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 textured 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 15.2m 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 this edge varies from 1.8m to 4.6m.

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.

Revision No.	Description	Date
Five	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
L1

RECEIVED
DP1285
2023-AUG-30