



DEVELOPMENT PERMIT NO. DP001378

1303320 B.C. LTD., INC.NO. BC1303320
Name of 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 and Parking Plan
Schedule C Building Elevations and Details
Schedule D Landscape Plan and Details

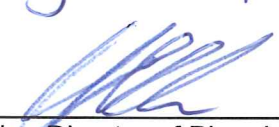
4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made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

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site & Parking Plan, prepared by Family Tree Developments, dated 2025-JUL-11 as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations & Details, Family Tree Developments., dated 2025-JAN-24 as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Small & Rossell Landscape Architects Inc., dated 2025-JUL-10, as shown on Schedule D.

REVIEWED AND APPROVED ON

August 26, 2025
Date

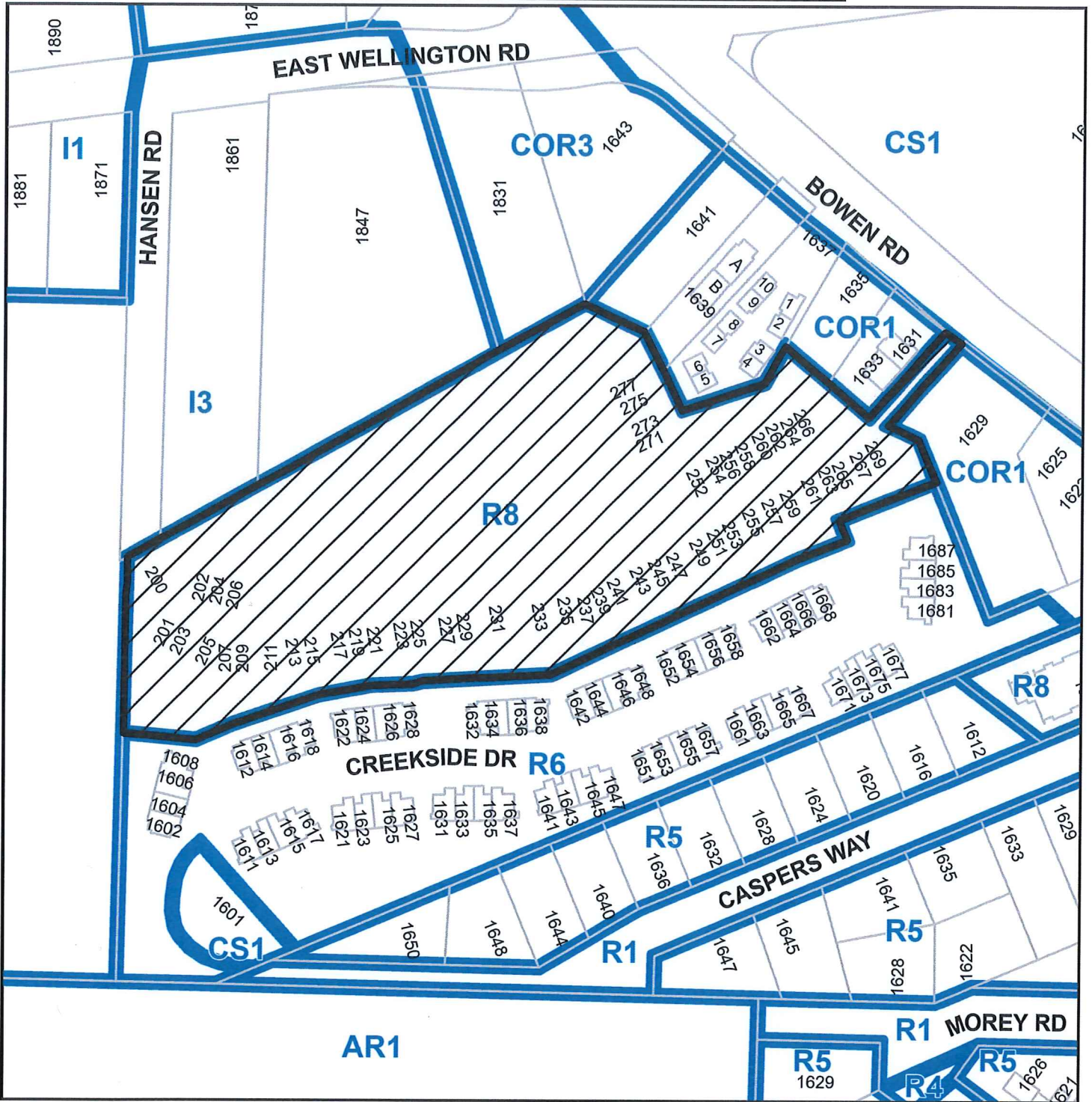


J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001378
200 Hansen Road

Schedule A

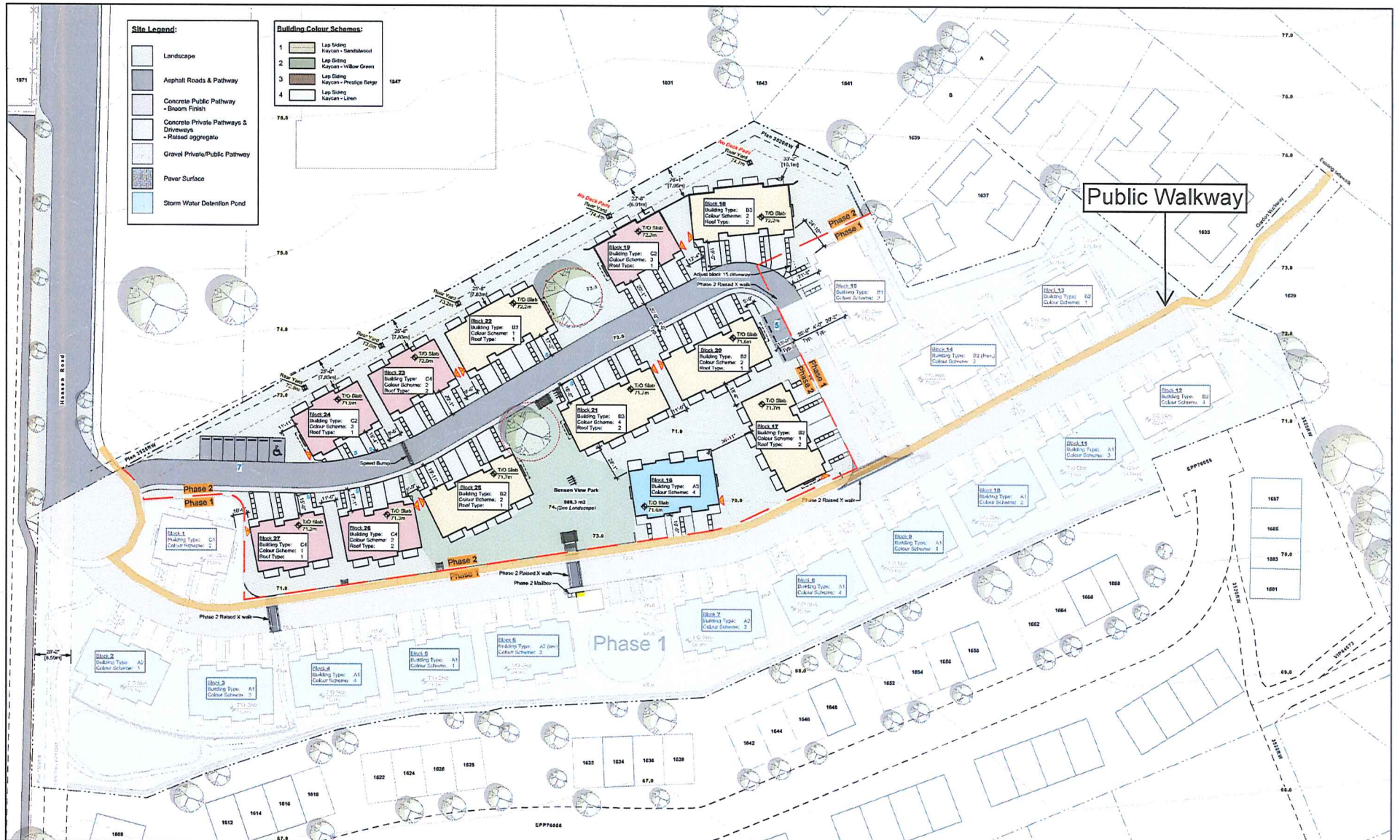
SUBJECT PROPERTY MAP



 200 HANSEN ROAD



SITE AND PARKING PLAN



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

#	Date	Issue Notes	#	Date	Revision Notes
01	2024 12 13	DP Coordination Sat 50%	01	2025 03 10	BP Revisions 01
02	2025 01 24	Issue for DP	02	2025 07 11	Re-issued for DP
03	2025 03 07	Issued for BP			

RECEIVED
DP1378
2025-JUL-24
CURRENT PLANNING

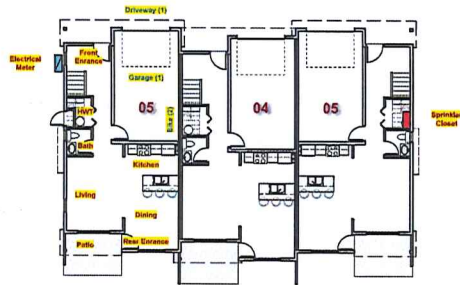
Site Plan - Key Plan
Phase 2

Drawn: []
Checked: []
Date: 1.200
Scale: 1:1000
Date: Jul 11, 2025
City File: Hansen Rd Development - Site Plan 0209

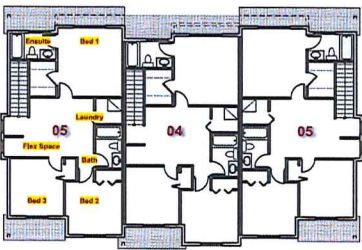
A1.1

BUILDING ELEVATIONS AND DETAILS

Building Type A3 - Plans



1 L1 Floor Plan - A3
3/32" = 1'-0"



2 L2 Floor Plan - A3
3/32" = 1'-0"

Unit Type Descriptions:

Unit Type 04
L1 - 591 sq ft + 279 sq ft Garage
L2 - 848 sq ft
= 1,439 sq ft GFA (excluding garage)

Unit Type 05
L1 - 591 sq ft + 279 sq ft Garage
L2 - 854 sq ft
= 1,440 sq ft GFA (including garage)

Typical Center Unit

Typical Bumpout End Unit

Note:
1. See Site Plan for applicable Building & Unit Types.

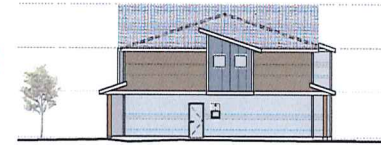
Building Type A3 - Elevations



3 Front Elevation - A3
3/32" = 1'-0"

Spatial Separation - Front
Exposing Face = 194.8 m²
Unprojected Coverings (Actual) = 283.3 m² (74%)
Unprojected Coverings (Allowed) = 105%
Leaking Distance = > 1.7m

Notes:
1. Material Schema 3 - Prestige beige.
2. See Civil or Architectural Site Plan for Electrical Meter & Sprinkler Closet locations.



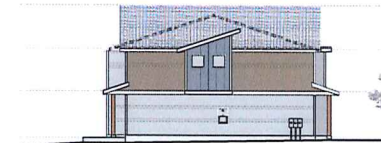
4 Right Elevation - A3
3/32" = 1'-0"

Spatial Separation - Right
Exposing Face = 62.0 m²
Unprojected Coverings (Actual) = 3.1 m² (5%)
Unprojected Coverings (Allowed) = < 5%
Leaking Distance = > 1.7m



5 Rear Elevation - A3
3/32" = 1'-0"

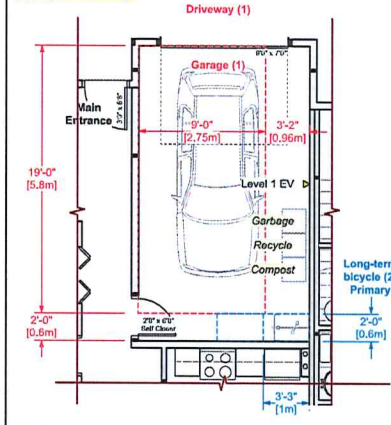
Spatial Separation - Rear
Exposing Face = 194.8 m²
Unprojected Coverings (Actual) = 243 m² (72%)
Unprojected Coverings (Allowed) = 200%
Leaking Distance = > 4.27 m (14'0")



6 Left Elevation - A3
3/32" = 1'-0"

Spatial Separation - Left
Exposing Face = 62.0 m²
Unprojected Coverings (Actual) = 3.1 m² (5%)
Unprojected Coverings (Allowed) = < 5%
Leaking Distance = > 1.7m

Parking & Bike Storage



Material Schedules:

Material Schedule	Material	Description
1	Board and Batten	Roof Panel - Light Gray
2	Clutter & Facets	Paint - White
3	Lap Siding	Kaycan - Prestige Beige
4	Lap Siding	Kaycan - Silky Gray
5	Shake Siding	Kaycan - Cadaverous
6	Finish & Accent Trim	Chase Siding
7	Shake Siding	Kaycan - Djeze



376 Selby Street, Nanaimo, B.C. V9R 2P9
tel: 250.797.6469
email: info@familytreedevelopments.com

#	Date	Issue Notes
01	2021 05 11	DP Application
02	2022 06 17	Revised Elevations
03	2023 02 22	Issue for Construction
04	2024 12 13	Ph. 2 DP Coordination Set
05	2025 01 24	Ph. 2 Issue for DP

#	Date	Revision Notes
05	2023 02 21	Sprinkler & Lateral
04	2023 01 19	Sprinklers & Mechanical
03	2023 01 13	Lateral & Sprinklers
02	2022 10 13	Review Letter Response
01	2022 10 04	Review Letter Response

Hansen Road Development
Nanaimo

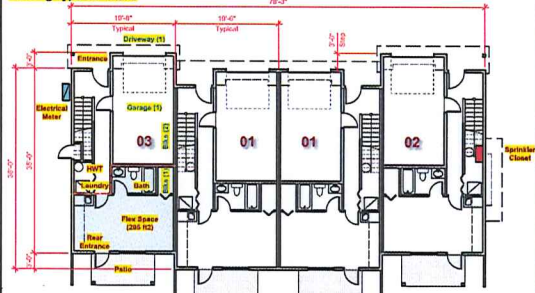
200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

RECEIVED
DP 1378
2025-FEB-20
COURT PLANNING

Sheet Title:
**Building Type A3
Block 16
Plans & Elevations & Data**

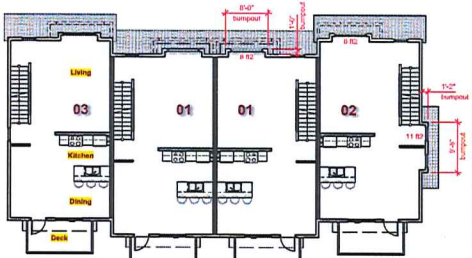
Drawn: RH	Checked: RH
Job No: 2014	Sheet No.:
Scale: As Noted	X-5
Date: Jan 24, 2025	
CAD File: Hansen Rd. Development - Plans 10.vrx	

Building Type B2 - Plans

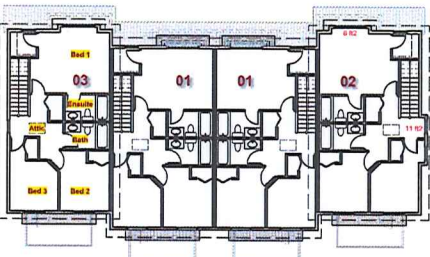


1. L1 Floor Plan - B2
33x2' = 1'-0"

Note:
1. "B2" bumpout on LEFT side.
2. "B2 Rev." bumpout on RIGHT side.



2. L2 Floor Plan - B2
33x2' = 1'-0"



3. L3 Floor Plan - B2
33x2' = 1'-0"

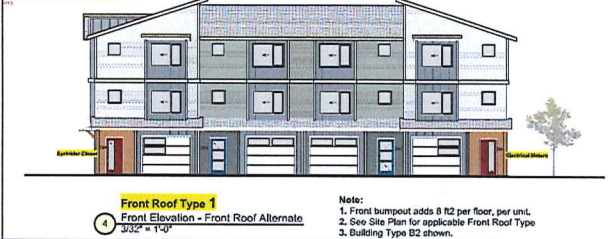
Unit Type Descriptions:

Unit Type 01	Unit Type 02	Unit Type 03
L1 - 471 R2 + 253 R2 Garage	L1 - 471 R2 + 253 R2 Garage	L1 - 471 R2 + 253 R2 Garage
L2 - 690 R2	L2 - 796 R2	L2 - 690 R2
L3 - 690 R2	L3 - 796 R2	L3 - 690 R2
= 1,844 R2 GFA (including garage)	= 1,897 R2 GFA (including garage)	= 1,851 R2 GFA (including garage)

Typical Center Unit
Typical End Unit with Side Bumpout
Typical End Unit with NO Side Bumpout

Note:
1. Unit Types 01, 02, 03 are applicable in Building Types B (quadplex) & C (triplex), all three storey.

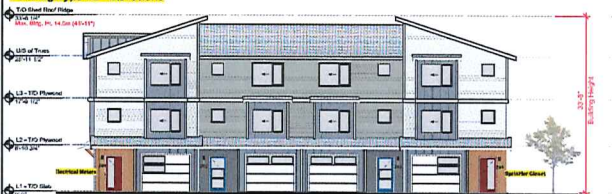
Front Roof Variation:



4. Front Roof Type 1
Front Elevation - Front Roof Alternate
33x2' = 1'-0"

Note:
1. Front bumpout adds 8 R2 per foot, per unit.
2. See Site Plan for applicable Front Roof Type
3. Building Type B2 shown.

Building Type B2 - Elevations



5. Front Elevation - B2
33x2' = 1'-0"

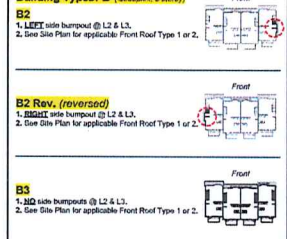
Note:
1. Building Type B2 shown (bumpout on Left).
2. Material Scheme 4 - Lamin shown.
3. Phase 2 has only B2 (bumpout on Left) & B3 (Reversed Bumpout on Right). No B1 building type.
4. See Civil or Architectural Site Plan for Electrical Meter & Sprinkler Closet locations.



7. Rear Elevation - B2
33x2' = 1'-0"

Note:
1. Side bumpout adds 16 R2 per foot.

Building Types: B (Quadplex, 3 storey)



6. Right Elevation - B2
33x2' = 1'-0"

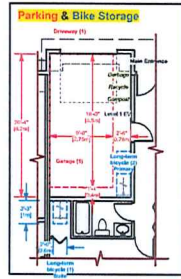
8. Left Elevation - B2
33x2' = 1'-0"

Note:
1. Side bumpout adds 16 R2 per foot.

Material Schedules:

Tag	Material	Description
101	Board and Batten	Hard Panel - Night Gray
102	Outer & Fascia	Paint - White
103	Lap Siding	Kaycan - Landwood
104	Lap Siding	Kaycan - Linen
105	Shake Siding	Kaycan - Cinnamon
106	Posts & Accent Trim	Kaycan - Spice
107	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.



family tree developments

376 Selby Street, Nanaimo, B.C. V9R 2P6
Tel: 250.757.6469
email: info@familytreedevelopments.com

#	Date	Issue Notes
01	2021 05 11	DP Application
02	2022 06 17	Revised Elevations
03	2023 02 22	Issues for Construction
04	2024 12 13	Ph. 2 DP Coordination Set
05	2025 01 24	Ph. 2 Issue for DP

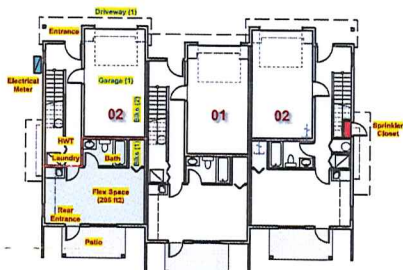
#	Date	Revision Notes
05	2023 02 21	Sprinkler & Lateral
04	2023 01 19	Sprinklers & Mechanical
03	2023 01 13	Lateral & Sprinklers
02	2022 10 13	Review Letter Response
01	2022 10 04	Review Letter Response

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

RECEIVED
 DP 1378
 2025-FEB-20
 Current Planning

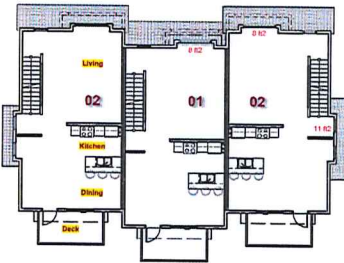
Sheet Title: Building Type B Blocks 17, 18, 20-22, 25 Plans & Elevations & Data	
Drawn: RH	Checked: RH
Job No.: 2014	Sheet No.:
Scale: As Noted	X-6
Date: Jan 24, 2025	
CAD File: Hansen Rd. Development - Plans 10.vrx	

Building Type C1 - Plans

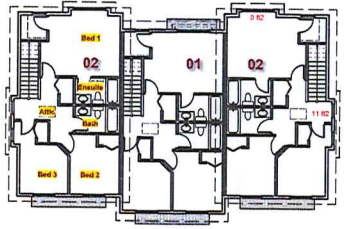


1 L1 Floor Plan - C1
3.02' x 11.0'

Note:
1. "B2" bumpout on LEFT side.
2. "B2 Rev." bumpout on RIGHT side.



2 L2 Floor Plan - C2
3.02' x 11.0'



3 L3 Floor Plan - C3
3.02' x 11.0'

Unit Type Descriptions:

Unit Type 01	Unit Type 02	Unit Type 03
L1 - 471 R2 + 253 R2 Garage	L1 - 471 R2 + 253 R2 Garage	L1 - 471 R2 + 253 R2 Garage
L2 - 680 R2	L2 - 796 R2	L2 - 680 R2
L3 - 680 R2	L3 - 730 R2	L3 - 680 R2
= 1,844 R2 GFA (including garage)	= 1,887 R2 GFA (including garage)	= 1,851 R2 GFA (including garage)

Typical Center Unit
Typical End Unit with Side Bumpout
Typical End Unit with NQ Side Bumpout

Note:
1. Unit Types 01, 02, 03 are applicable in Building Types B (quadplex) & C (triplex), all three story.

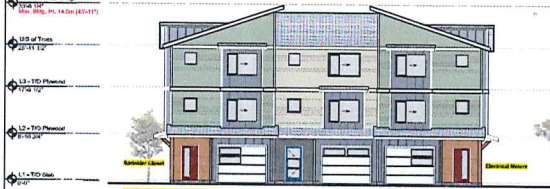
Front Roof Variation:



4 Front Roof Type 1
Front Elevation - Front Roof Alternate
3.02' x 11.0'

Note:
1. Front bumpout adds 8 R2 per floor, per unit.
2. See Site Plan for applicable Front Roof Type
3. Building Type B2 shown.

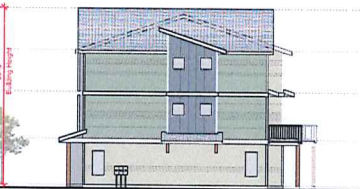
Building Type C1 - Elevations



5 Front Roof Type 2
Front Elevation - C1
3.02' x 11.0'

Material Separation - Front
Exposing Face = 100.0 m²
Unprotected Openings (Actual) = 55.0 m² (55%)
Unprotected Openings (Allowed) = 100%
Limiting Distance = ≥ 10.5 m

Note:
1. Building Type B2 shown (bumpout on Left).
2. Material Scheme 4 - Linen shown.
3. Phase 2 has only B2 (bumpout on Left) & B2 Reversed (bumpout on Right), No B1 building type.
4. See Civil or Architectural Site Plan for Electrical Meter & Sprinkler Closet locations.



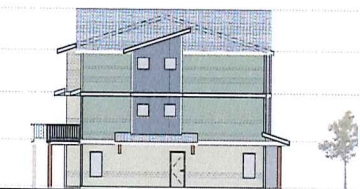
6 Right Elevation - C1
3.02' x 11.0'

Material Separation - Right (no bumpout)
Exposing Face = 93.6 m²
Unprotected Openings (Actual) = 1.2 m² (1%)
Unprotected Openings (Allowed) = ≤ 6%
Limiting Distance = ≥ 1.7 m



7 Rear Elevation - C1
3.02' x 11.0'

Material Separation - Rear
Exposing Face = 100.0 m²
Unprotected Openings (Actual) = 47.4 m² (47%)
Unprotected Openings (Allowed) = ≤ 30%
Limiting Distance = ≥ 4.66 m (block 12)



8 Left Elevation - C1
3.02' x 11.0'

Note:
1. Side bumpout adds 16 R2 per floor.

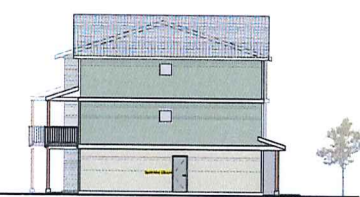
Material Separation - Left (with bumpout)
Exposing Face = 93.6 m²
Unprotected Openings (Actual) = 4.1 m² (4%)
Unprotected Openings (Allowed) = 100%
Limiting Distance = ≥ 10 m

Alternate Street Facing Rear Suite Entrance



9 Rear Elevation - Street Facing Alternate - C4
3.02' x 11.0'

Note:
1. Applies to Blocks 26 & 27, Building Type C4 shown.
2. Refer to Site Plan for applicable colour scheme



10 Left Elevation - C4
3.02' x 11.0'

Building Types: C (Triplex, 3 story)

- C1**
1. BOTH side bumpouts @ L2 & L3.
2. See Site Plan for applicable Front Roof Type 1 or 2.
3. This Building Type C only occurs at Block 1.
- C2**
1. LEFT side bumpout @ L2 & L3.
2. See Site Plan for applicable Front Roof Type 1 or 2.
- C3**
1. RIGHT side bumpout @ L2 & L3.
2. See Site Plan for applicable Front Roof Type 1 or 2.
- C4**
1. NO side bumpouts either side @ L2 & L3.
2. See Site Plan for applicable Front Roof Type 1 or 2.

Material Schedules:

Material Schedule:
Scheme 1 - Darkwood

Tag	Material	Description
01	Board and Batten Hard Panel	Night Grey
02	Outer & Frieze	Paint - White
03	Lap Siding	Kaycan - Darkwood
04	Lap Siding	Kaycan - Linen
05	Shake Siding	Kaycan - Cedar/Redwood
06	Shake Siding	Kaycan - Spice
07	Shake Siding	Kaycan - Slate

Material Schedule:
Scheme 2 - Willow Green

Tag	Material	Description
01	Board and Batten Hard Panel	Night Grey
02	Outer & Frieze	Paint - White
03	Lap Siding	Kaycan - Willow Green
04	Lap Siding	Kaycan - Linen
05	Shake Siding	Kaycan - Cedar/Redwood
06	Shake Siding	Kaycan - Spice
07	Shake Siding	Kaycan - Slate

Material Schedule:
Scheme 3 - Heritage Range

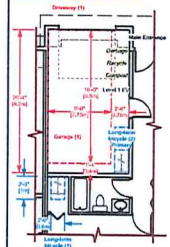
Tag	Material	Description
01	Board and Batten Hard Panel	Night Grey
02	Outer & Frieze	Paint - White
03	Lap Siding	Kaycan - Heritage Range
04	Lap Siding	Kaycan - Linen
05	Shake Siding	Kaycan - Cedar/Redwood
06	Shake Siding	Kaycan - Spice
07	Shake Siding	Kaycan - Slate

Material Schedule:
Scheme 4 - Linen

Tag	Material	Description
01	Board and Batten Hard Panel	Night Grey
02	Outer & Frieze	Paint - White
03	Lap Siding	Kaycan - Linen
04	Lap Siding	Kaycan - Cedar/Redwood
05	Shake Siding	Kaycan - Cedar/Redwood
06	Shake Siding	Kaycan - Spice
07	Shake Siding	Kaycan - Slate

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.

Parking & Bike Storage



276 Selby Street, Nanaimo, B.C. V8Y 2P6
Tel: 250.747.6449
email: info@familytreedevelopments.com

#	Date	Issue Notes
01	2021 05 11	DP Application
02	2022 06 17	Revised Elevations
03	2023 02 22	Issue for Construction
04	2024 02 13	Ph. 2 DP Coordination Set
05	2025 01 24	Ph. 2 Issue for DP

#	Date	Revision Notes
06	2023 02 21	Sprinkler & Latent
04	2023 01 10	Sprinkler & Mechanical
03	2023 01 13	Latent & Sprinklers
02	2022 10 13	Review Letter Response
01	2022 10 04	Review Letter Response

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

RECEIVED
DP 1378
2025-FEB-20
COURT PLANNING

Client Title:
**Building Type C
Blocks 19, 23, 24, 26, 27
Plans & Elevations & Data**

Drawn: RBI	Checked: RH
Job No.: 2014	Sheet No.:
Scale: As Noted	X-7
Date: Jan 24, 2025	CAD File: Hansen Rd, Development - Plans 10.vcx

LANDSCAPE PLAN AND DETAILS

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.

3012 monser road, sooke, b.c., v9s 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

All drawings, designs, specifications need to be read in connection with this permit under the supervision of Small & Rossell Landscape Architects Inc. No other work or project is intended or shall be undertaken or shall be commenced or resumed without the written permission of Small & Rossell Landscape Architects Inc. The drawings shall be used for construction purposes unless otherwise stated.

RECEIVED
DP1378
2025-JUL-24
Current Planning



Revision No. Description Date

REVISION 1 10 July 2025
a. provision of fences and types clarified
b. appearance of modular block wall provided, refer to L2
c. appearance of arbour provided, refer to L2
d. seating space added
e. taller rack changed, refer to L2
f. pedestrian scale pole light added
g. paths to be surfaced with compacted cart path gravel for accessibility.

Issue Date
Development Permit Revision 1 10 July 2025
Building Permit 4 February 2025
Development Permit 24 January 2025

Project
Town Houses Phase Two,
200 Hansen Road,
Nanaimo, BC.

Sheet Title
LANDSCAPE
CONCEPT PLAN

Drawn by CAR Checked by SRLA

Scale 1 : 250

Revision R1 Sheet Number L1



LEGEND

- Shrub planting
- Grass areas
- Paths & patios, poured concrete
- Precast concrete paver units
- Asphalt
- Gravel paths, compacted cart path chip, 1/4" minus
- Gravel maintenance strip next to buildings and surface beneath balconies
- Bike rack
- Accessible picnic table
- Bench seat
- Modular block retaining wall, refer to Civil and see L2 for examples
- Wood Arbour on concrete footings at each end of the Central Path, refer to L2 for illustrative photo
- Proposed grades
- Proposed contours
- Underground servicing, refer to Civil
- Rain water detention tank, below ground, refer to Civil
- Sewer
- Drain
- Water

LANDSCAPE FEATURES

- 1 PRESERVED MATURE ENGLISH OAK TREE, #517
- 2 ARBOR TO SIGNIFY ENTRY TO GREEN SPACE
- 3 PRESERVED MATURE ENGLISH OAK TREE, #514
- 4 WALKWAY THROUGH GREEN SPACE, 2.4m / 8' 0" WIDE
- 5 CENTRAL GREEN SPACE WITH BALL COURT, SEATS, ACCESSIBLE PICNIC TABLE AND BIKE RACK
- 6 ARBOR AND STAIRS FROM GREEN SPACE TO PHASE ONE THROUGH-SITE SIDEWALK
- 7 FOREST WALK THROUGH GREEN SPACE
- 8 GRAVEL PATHWAYS, 1.2m and 0.9m WIDE
- 9 MOWN GRASS TO PROVIDE USEABLE OUTDOOR SPACE
- 10 PLANTED EDGE, VARIES FROM 3.0m TO 5.0m WIDE, INCORPORATES 6.0m SEWER EASEMENT

Deciduous trees, refer to plant schedule, L2

Coniferous trees, refer to plant schedule, L2

Clipped hedge

Site lighting, refer to Electrical dark sky site compliant with LED bulbs, Pole lights for area lighting, Bollard lights for pedestrian way finding

Wall mounted, recessed lights for stairway safety

Preserved English Oak trees canopy

calculated protected root zone

protective fence zone identified in tree report

tree trunk and mulch over roots



PHASE TWO - LANDSCAPE DESIGN RATIONALE

The landscape concept plan describes the landscape proposals for the second phase of the development, comprising twelve Town House Blocks.

Central to the site, to connect the newly constructed sidewalk and road Phase One with Phase Two Blocks a main walkway and green space is proposed.

The preserved oak tree and a large arbour marks the north entrance to the green space. The walkway, on the north / south axis, takes one to the site's recreational amenities: bench seats, a small basketball court, areas of grass, accessible picnic table and bike rack.

Proposed tree and shrub planting surrounding the green space provides separation to and from the neighbours.

To the south, a second large arbor and flight of stairs "book end" the significant green space.

Pathways around the site provide accessible pedestrian circulation.

Between Block 19 and 22, a second mature English oak tree will be preserved along with its surrounding soils. This large tree will be set in an expanse of grass to minimize disturbance to the root zone.

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 where area lighting is needed and was mounted recessed lights would illuminate the steps.

Throughout the development, plantings of trees and shrubs provide screening for residents between the Town House Blocks and neighbours.

A 3.0m wide Sewer Easement exists inside the North Property Line which will be expanded to a 6.0m Easement. Small trees and large shrubs are proposed in this zone to provide a well vegetated screen. The width of the proposed planting buffer along this edge varies from 2.0m to 5.0m.

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 pollinator.

Replacement tree numbers following tree removal were achieved through Phase 1 tree planting proposals. In Phase 2, 64 trees are proposed and 33 small trees and specimen shrubs are proposed. This will increase the overall urban tree canopy area, provide shade and wildlife habitat.

