AGENDA

DESIGN ADVISORY PANEL MEETING

March 27, 2025, 4:30 p.m.

Boardroom, Service and Resource Centre

411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING TO ORDER:

[Note: This meeting will be live streamed and video recorded for the public.]

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. ADOPTION OF MINUTES: 3 - 8

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-MAR-13 at 5:00 p.m.

5. PRESENTATIONS:

a. Development Permit Application No. DP001359 - 1435 Cranberry Avenue 9 - 37

To be introduced by Caleb Horn, Planner, Current Planning.

The proposed development is a six-storey Personal Care Facility with 42 dwelling units.

b. Development Permit Application No. DP001377 - 415 Prideaux Street 38 - 54

To be introduced by Kristine Mayes, Planner, Current Planning.

The proposed development is a multi-family residential townhouse development comprising of two buildings with a combined total of five dwelling units.

c. **Development Permit Application No. DP001378 - 200 Hansen Road** 55 - 68

To be introduced by Payton Carter, Planner, Current Planning.

The proposed development is a multi-family residential townhouse development consisting of 12 buildings and a combined total of 42 residential units.

6. OTHER BUSINESS:

7. ADJOURNMENT:

CITY OF NANAIMO
THE HARBOUR CITY

MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, March 13, 2025, 5:00 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair *
Councillor Eastmure*
Hector Alcala, AIBC*
Jonathan Behnke, BCSLA/CSLA
Angie Boileau, At Large*
Marta Kubacki, AIBC
Harry Law, At Large*
Romolo (Alex) Messina, At Large*

Staff: L. Rowett, Manager, Current Planning
P. Carter, Planner, Current Planning*
K. Mayes, Planner, Current Planning*
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:00 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-FEB-27 at 5:00 p.m. be adopted. The motion carried unanimously.

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

4. PRESENTATIONS:

a. Development Permit Application No. DP001372 - 3400 Barrington Road

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Glenn Froese, Director of Development, HyLand Properties, introduced the company.

2. Paul Koopman, Architect, dHKarchitects, gave an overview of the project and presented the neighbourhood context, site context, site plan, building elevations and renderings, exterior building materials, building sections, proposed variance, and architectural features. Highlights included:

   - Proposing a six-storey building with a two-storey parkade, offering 102 rental units in various sizes
   - Inclusion of four amenity spaces and six accessible units
   - A design that aligns with the surrounding landscape
   - The building's position minimizes excavation and site disturbance
   - The site is bordered by a wetland and public trails
   - Bike parking will be provided at both the primary and forest lobbies
   - West Coast modern architectural style, featuring large roof overhangs, timber accents, and large windows
   - Large balconies on the north side with forest views and the wetland
   - An earth-toned colour palette incorporating dark browns, tans, and greys
   - Clarification regarding screening between the site and the neighbouring property

3. Ian Bower, Certified Technician, Herold Engineering, presented the civil plan. Highlights included:

   - The ground floor of the proposed building will be 1.5m higher than Barrington Road
   - Existing water and sanitary services are located on Barrington Road, plus the addition of a new hydrant
   - There is no storm service currently on Barrington Road; water will drain toward the north side of the building

4. Chris Midgley, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:

- Proposing to plant 160 trees post construction
- Ground-level unit patios will feature a mix of indigenous and ornamental plant species to attract beneficial insects, birds, and bees
- A rocky outcrop at the building's front
- Bike parking near the front plaza
- Clarification regarding the screening of the parkade
- A lush planting plan including shrubs such as ocean spray and evergreen huckleberry

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- A comment to incorporate bird-friendly glazing
- Clarification regarding the location of the refuse area within the parkade and the inclusion of bike maintenance and dog washing areas
- Clarification regarding the setback on the neighbouring property
- Discussion regarding accessible parking spaces, and clarification that the applicant is working with the Rick Hansen Foundation to design the accessible units
- A suggestion to add more aluminum slats on the east and west façades for added variability and light management
- A comment regarding the location of the canopy and the front façade
- Clarification regarding the design of ground-floor units on the north and south sides of the property
- A suggestion to include additional seating in the outdoor amenity spaces
- Comments in favor of adding a children's play area
- Suggestions to incorporate patterns into the concrete wall to complement the proposed building form

It was moved and seconded that Development Permit Application No. DP001372 - 3400 Barrington Road be accepted as presented, with support for the proposed variance. The following recommendations were provided:

- Consider using a bird-friendly design for the building glazing
- Consider adding aluminum slats to the east and west façades
- Consider the placement of the canopy over the front façade
- Consider the addition of seating in the outdoor amenity spaces

The motion carried unanimously.

b. Development Permit Application No. DP001373 – 6055 Turner Road and 6045 Linley Valley Drive

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Jessica Tempesta, Director of Development, District Group, introduced the company.

2. Daniel Smith, Architect, dHKarchitects, introduced the team and presented the site plan, site sections, building elevations and renderings, and external building materials. Highlights included:

   - Building A is a six-storey, 63-unit apartment building with a commercial retail unit
   - Building B is a four-storey, 43-unit apartment building
   - An underground parkade will be located at the rear of the site
   - There is a proposed commercial retail unit which is currently proposed as a café
   - A central courtyard will be situated between the two buildings
   - A neutral and natural colour palette is incorporated in the exterior design

3. Brayden Hughes, Civil Engineer, New Castle Engineering, presented the civil plan and the tree management plan. Highlights included:

   - The site is already serviced from previous developments
   - The entire site maintains a consistent grade between 6% and 8%
   - Rainwater will be captured within the parking area

4. Cara MacDonald, Landscape Architect, MacDonald Gray Consultants, presented the landscape plan. Highlights included:

   - The use of primarily evergreen tree and shrub plantings
   - Ornamental flowerings, shrubs, grasses, and bike racks highlight the entrance to the commercial space
   - The planting scheme focuses on screening the ground floor units on the south side of the building from the parking area
   - The plaza space over the parkade incorporates decorative paving, raised planters, bench seating, and bike racks
   - Parking lot islands are planted with a mix of coniferous and deciduous trees and shrubs
   - Bollard lighting along the pedestrian pathways

Marie Leduc, Chair, opened the floor for questions to Staff.

Staff clarified that the applicant is seeking to amend a covenant related to underground parking, which currently requires that 90% of the parking be underground. This amendment process is running concurrently with the development permit application and will be considered by Council in the coming months.

Panel discussion took place. Highlights included:

- Suggestion to incorporate glass rails on the balconies for safety
- Comments to reduce the surface parking to create more green space
- Concerns that the parking lot appears cramped, with a suggestion to reconsider the spacing and size of the parking stalls
- A suggestion to re-route pedestrian circulation to avoid the parking lot area
- Clarification on the location and design of parking stalls and curb stops
- Comments to include accent colours on the buildings
- A suggestion to increase outdoor amenity space and use decorative paving for the café patio
- A comment to connect the north-facing ground floor units to the street for improved access
- Clarification regarding the use of wood-look plank siding and the location of the refuse area
- A comment to plant additional Douglas fir trees to replace those being removed
- Clarification regarding ornamental planting in the parking aisles
- A suggestion to add more seating along the walkway on the northwest side of Building A
- Concerns regarding the location of the parking ramp between the two buildings
- Clarification that the mechanical rooms on the roof of Building A will be screened

It was moved and seconded that Development Permit Application No. DP001373 – 6055 Turner Road and 6045 Linley Valley Drive be accepted as presented, with support for the proposed variance. The following recommendations were provided:

- Consider using glass rails for the balconies
- Consider reducing the surface parking to provide more green space
- Consider re-routing the pedestrian circulation around the parking lot
- Consider the spacing and sizes of the surface parking stalls
- Consider adding accent colours to give the buildings a more distinctive appearance
- Consider adding more outdoor amenity space

- Consider using decorative paving for the café patio
- Consider connecting the ground floor units to the street
- Consider adding more Douglas fir trees to replace those being removed, where possible
- Consider adding some seating on the walkway on the Northwest side of Building A, near the café
- Consider another location for the underground parking ramp

The motion carried.

Opposed: *Hector Acala*

5. ADJOURNMENT:

It was moved and seconded at 6:38 p.m. that the meeting adjourn. The motion carried unanimously.

_____

CHAIR

CERTIFIED CORRECT:

_____

RECORDING SECRETARY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001359 – 1435 CRANBERRY AVENUE

Applicant: SNUNEYMUXW FIRST NATION

Owner: CITY OF NANAIMO

Architect: MACDONALD HAGERTY ARCHITECTS LTD.

Landscape Architect: BIOPHILIA DESIGN COLLECTIVE

SUBJECT PROPERTY AND SITE CONTEXT

Zoning	Community Service One (CS1)
Location	The subject property is located on the west side of Cranberry Avenue at the intersection with the Cranberry Connector.
Lot Area	3,575m^2
City Plan (OCP)	Future Land Use Designation – Secondary Urban Centre Development Permit Area DPA7 – Nanaimo Parkway Design Development Permit Area DPA8 – Form and Character
Relevant Design Guidelines	General Development Permit Area Design Guidelines

The subject property is located in the Chase River Neighbourhood at the southern edge of the South Gate Urban Centre. The lot was recently created at the southwest corner of Cranberry Avenue and the Cranberry Connector and also borders Thirteenth Street to the south. Road dedication has been taken into account for a future roundabout at the intersection for the Cranberry Connector which will eventually connect with the rest of the South Gate area. The site slopes downhill slightly from east to west towards the Wexford Creek wetland which occupies the westernmost portion of the property.

The surrounding neighbourhood consists of a mix of residential, commercial, and institutional uses. Adjacent land uses include the Nanaimo Fire Station No. 4 across the Cranberry Connector to the north, single residential dwellings to the northeast and east, the Nanaimo Parkway across Thirteenth Street to the south, and a large undeveloped portion of a City-owned parcel to the west. Nearby amenities include John Weeks Parks, the Boys and Girls Club, the Nanaimo Moose Hall, and a gas station with a convenience store on the east side of Cranberry Avenue to the north, and the Chase River Elementary School to the south.

PROPOSED DEVELOPMENT

The proposed development is a six-storey family housing building with 42 dwelling units. The proposal is a partnership between the BC Housing Management Commission and the Snuneymuxw First Nation. The development will offer affordable housing with supports provided on-site, and the use is considered a Personal Care Facility in the City of Nanaimo “Zoning Bylaw 2011 No. 4500”.

The proposed unit composition is as follows:

Unit Type	***Number of Units***	***Approximate Unit Floor Area***
Studio	6	$38m^2$
One-Bedroom	14	$40m^2 – 59m^2$
Two-Bedroom	11	$68m^2 – 72m^2$
Three-Bedroom	11	$84m^2 – 90m^2$
Total	*42*	

The proposed gross floor area is $3,730m^2$ and the total Floor Area Ratio (FAR) is 1.04, less than the maximum permitted FAR 1.25 for the Personal Care Facility use in the CS1 zone.

Site Design

The building is sited in the eastern portion of the site with an L-shaped footprint to maximize on-site amenity space. The principal building entry will be located in the northeast corner of the building. Surface parking is proposed between the building and Cranberry Avenue, and an enclosed outdoor amenity space is proposed between the building and the wetland at the rear of the building. No encroachment into the 15m setback from Wexford Creek is proposed.

All required parking will be provided on-site with 9 surface parking stalls below a second-storey building overhang. Vehicle access will be from the Cranberry Connector to the north, with secondary access from Thirteenth Street to the south. The two vehicle entries will allow for through access for larger vehicles (e.g. waste collection and emergency response vehicles) without a turnaround on-site, and from discussions with Staff an outdoor refuse enclosure has been proposed in the Thirteenth Street right-of-way at the south end of the surface parking lot. Short-term bicycle parking will be provided with outdoor bike parking near the front entry, and secure long-term bicycle storage exceeding the minimum required amount will be provided indoors.

Building Design

The proposed building design references The Snuneymuxw Nation's weaving tradition by alternating vertical and horizontal metal plank cladding. Visual contrast will be provided by varying wood-tone, red, and grey shades of cladding. The building layout is organized around a double-loaded corridor in each wing. A canopy is proposed as weather protection for the front building entry.

Staff Comments:

- Ensure that dwelling units facing the Nanaimo Parkway take into account CMHC acoustic criteria for interior spaces.
- Consider a more prominent entryway to emphasize the pedestrian entrance (e.g. a two-storey canopy element).

Landscape Design

Landscaping is proposed throughout the site with a narrow buffer along the Cranberry Avenue frontage, planting beds in front of the building, and planting throughout the rear amenity space. The planting palette is made up of indigenous species including a medicinal garden. A total of 18 replacement trees are proposed on the property, including quaking aspen, western red-cedar,

and pacific dogwood. The multi-tiered outdoor amenity space will include a large concrete patio with raised garden beds, an accessible picnic table, a play area, and landscape boulders distributed throughout. The amenity spaces will be connected by stairs and a ramp. A solid wood fence with a height of up to 2.45m is proposed to secure the perimeter of the site.

Staff Comments:

- Provide fence details and look at opportunities to reduce the fence height along the Cranberry Avenue and Cranberry Connector road frontages.

PROPOSED VARIANCES

Maximum Building Height

The maximum allowable building height in the CS1 zone is 14.0m. The proposed building height is 20.1m, a requested variance of 6.1m.

Minimum Flanking Side Yard Setback

The minimum required flanking side yard setback in the CS1 zone is 6.0m. The proposed flanking side yard setback is 5.0m from the north property line (Cranberry Connector) and 1.5m from the south property line (Thirteenth Street), requested variances of 1.0m and 4.5m, respectively.

Maximum Fence Height

The maximum allowable height of a fence in the CS1 zone is 1.2m in the front and flanking side yard setbacks, and 1.8m in the rear yard setback. The proposed perimeter fence height is 2.45m, a requested variance ranging between 0.65m and 1.25m.

MacDonald Hagarty Architects Ltd.
Unit E - 1822 Comox Avenue | Comox, BC V9M 3M7

February 10, 2025

City of Nanaimo
411 Dunsmuir Street
Nanaimo, BC V9R 5J6

Re: Project Proposal for 1435 Cranberry Family Housing

Introduction

BC Housing, in collaboration with the Snuneymuxw First Nation, is proposing the development of a 42-unit family housing project at 1435 Cranberry Connector in Nanaimo. This new development will provide secure and affordable housing for Snuneymuxw members, addressing the urgent need for family-oriented housing in the region. The project site is well situated near community services, a park, and transportation networks, fostering a supportive and accessible environment for residents.

The design of the project integrates both architectural and landscape elements to create a safe, welcoming, and vibrant residential community. The building will be six storeys, maximizing density while maintaining compatibility with the surrounding neighbourhood. The design speaks to the Snuneymuxw Nation's weaving tradition, with a distinctive woven plank facade, reminiscent of blanket and cedar bark weaving patterns and colours. The landscape plan includes green spaces, play areas, and private natural green space for residents, encouraging outdoor activity and social interaction.

Rationale for Increased Building Height

The site is designated for residential use and supports increased building height in alignment with municipal planning goals. The six-storey building ensures optimal land use while maintaining compatibility with surrounding residential areas. The increased height allows for more families to be housed efficiently while keeping the project within the medium-density residential scale appropriate for the area. The increased height also allows for a smaller building footprint with less impact on the land.

Rationale for Reduced Setbacks

The south setback is being reduced from 6m to 1.5m along Thirteenth Street which is a quiet gravel road. This adjustment allows for more efficient land use without negatively impacting the surrounding area. The north setback is being reduced from 6m to 5m for a small section of the building. By reducing these setbacks, the building is biased more towards the street, creating a larger landscaped courtyard adjacent to the stream. This design approach enhances green space and provides a more pleasant and functional outdoor environment for residents.

MacDonald Hagarty Architects Ltd.
Unit E - 1822 Comox Avenue | Comox, BC V9M 3M7

Official Community Plan (OCP) Conformance

DPA 1 – Environmentally Sensitive Areas

- The project prioritizes ecological protection by incorporating a robust stormwater management plan to mitigate runoff and protect adjacent waterways.
- Native and drought-resistant plant species are used in landscaping to maintain local biodiversity and reduce irrigation needs.
- The building footprint and placement minimize disturbance to existing natural features, including the adjacent stream and riparian areas. Measures will be taken to protect the stream, including erosion control and habitat enhancement strategies, to ensure that the environmental integrity of the watercourse is respected.
- Erosion control measures will be implemented during and after construction to safeguard nearby environmentally sensitive areas.

DPA 7 – Nanaimo Parkway Design

- The design maintains and reinforces a green aesthetic by integrating natural vegetation along the project's frontages.
- Landscaping features help visually buffer urban development from the Parkway, ensuring that the project blends into the natural setting.
- While the project does not provide public pedestrian pathways, it includes private natural green space for residents, ensuring accessibility and connectivity within the development.

Goal One – A Green Nanaimo: Resilient & Regenerative Ecosystems

The 1435 Cranberry Family Housing project emphasizes environmental sustainability and ecological responsibility. The project includes sustainable landscaping, stormwater management strategies, and native plantings that enhance biodiversity and contribute to the regeneration of local ecosystems. The design also carefully respects the stream running through the site, with measures in place to protect the watercourse and surrounding riparian habitat. These efforts ensure the development minimizes its environmental impact while supporting the long-term health of Nanaimo's natural environment.

Goal Two – A Healthy Nanaimo: Community Wellbeing & Livability

This development prioritizes community wellbeing by providing affordable housing in a vibrant, green space that promotes healthy living. The landscape design includes green areas, a children's play space, and communal gardens that foster social interaction and physical activity. Additionally, the project's focus on energy efficiency and sustainability helps create a healthier living environment for residents, while contributing to Nanaimo's overall livability.

MacDonald Hagarty Architects Ltd.
Unit E - 1822 Comox Avenue | Comox, BC V9M 3M7

Goal Three – A Connected Nanaimo: Equitable Access & Mobility

The project is strategically located close to major arterials, offering easy access to transportation networks and community services. The integration of pedestrian-friendly design within the site ensures connectivity for residents. Additionally, the operator will provide a transport van for residents, enhancing mobility and access to the broader Nanaimo community. This contributes to a more connected Nanaimo, where all residents have access to essential services and transportation options.

Goal Four – An Empowered Nanaimo: Reconciliation, Representation & Inclusion

In collaboration with the Snuneymuxw Nation, this project advances reconciliation by offering housing that thoughtfully meets the needs of Indigenous families. Featuring architectural elements like a woven façade and carefully designed indoor and outdoor social spaces, the development strengthens connections to the land and community, fostering an inclusive and respectful living environment.

Goal Five – A Prosperous Nanaimo: Thriving & Resilient Economy

The project contributes to Nanaimo's economy by creating jobs during construction and providing long-term housing stability for families. The development also supports a resilient economy by integrating sustainable building practices, ensuring that it remains energy-efficient and cost-effective over time while also communicating pride and a sense of place through its unique design. This project is a key investment in Nanaimo's future, aligning with the city's economic goals.

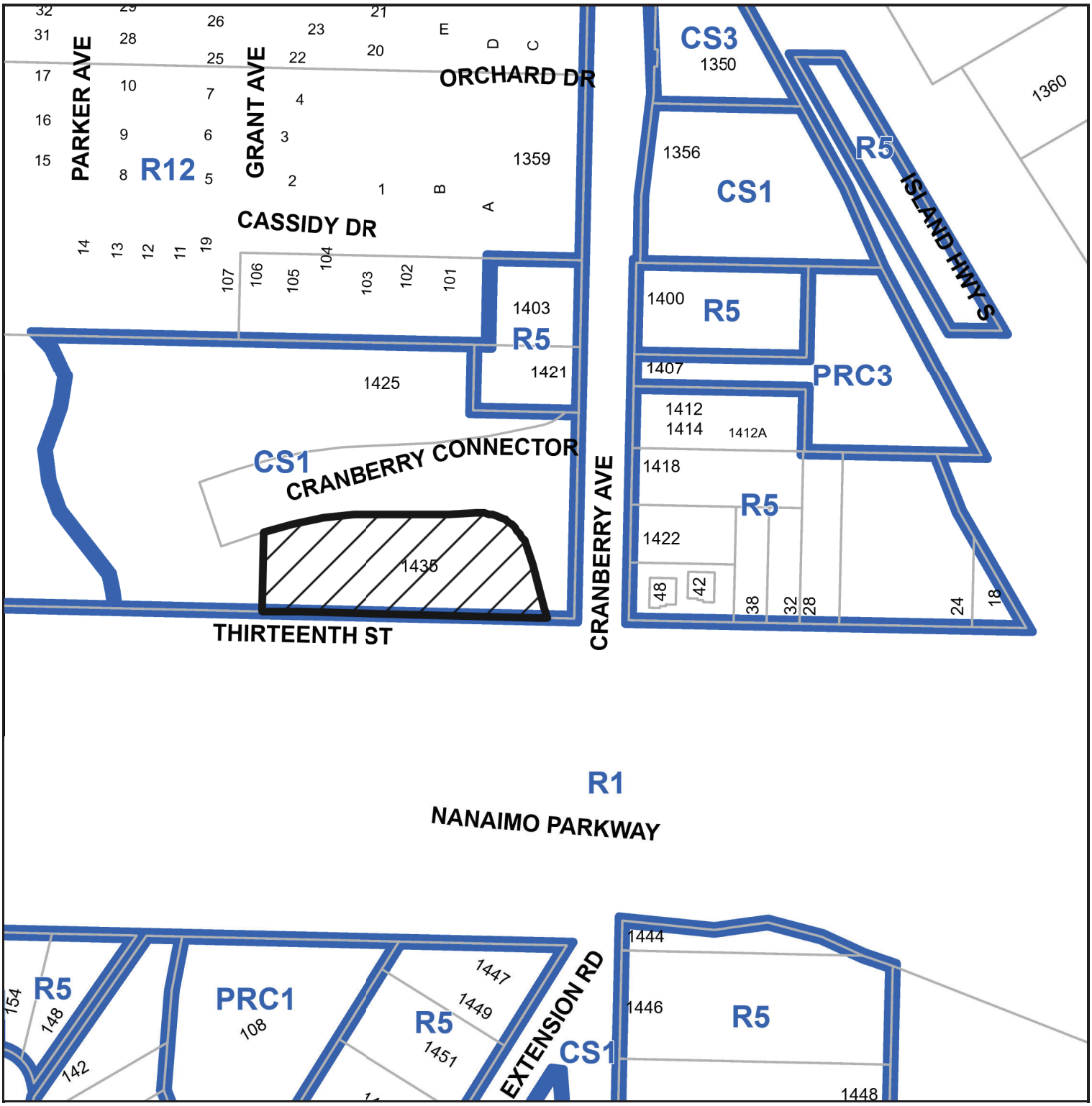
Conclusion

The 1435 Cranberry Family Housing project is a vital addition to Nanaimo's housing landscape, addressing the pressing need for family-oriented affordable housing while enhancing the urban and natural environment. With a well-integrated architectural and landscape design, this development will contribute to a stronger, more sustainable, and inclusive community.

Sincerely,

Maris MacDonald, Architect AIBC | CP
maris@mharchitects.ca
For MacDonald Hagarty Architects Ltd.

SUBJECT PROPERTY MAP



1435 Cranberry Avenue

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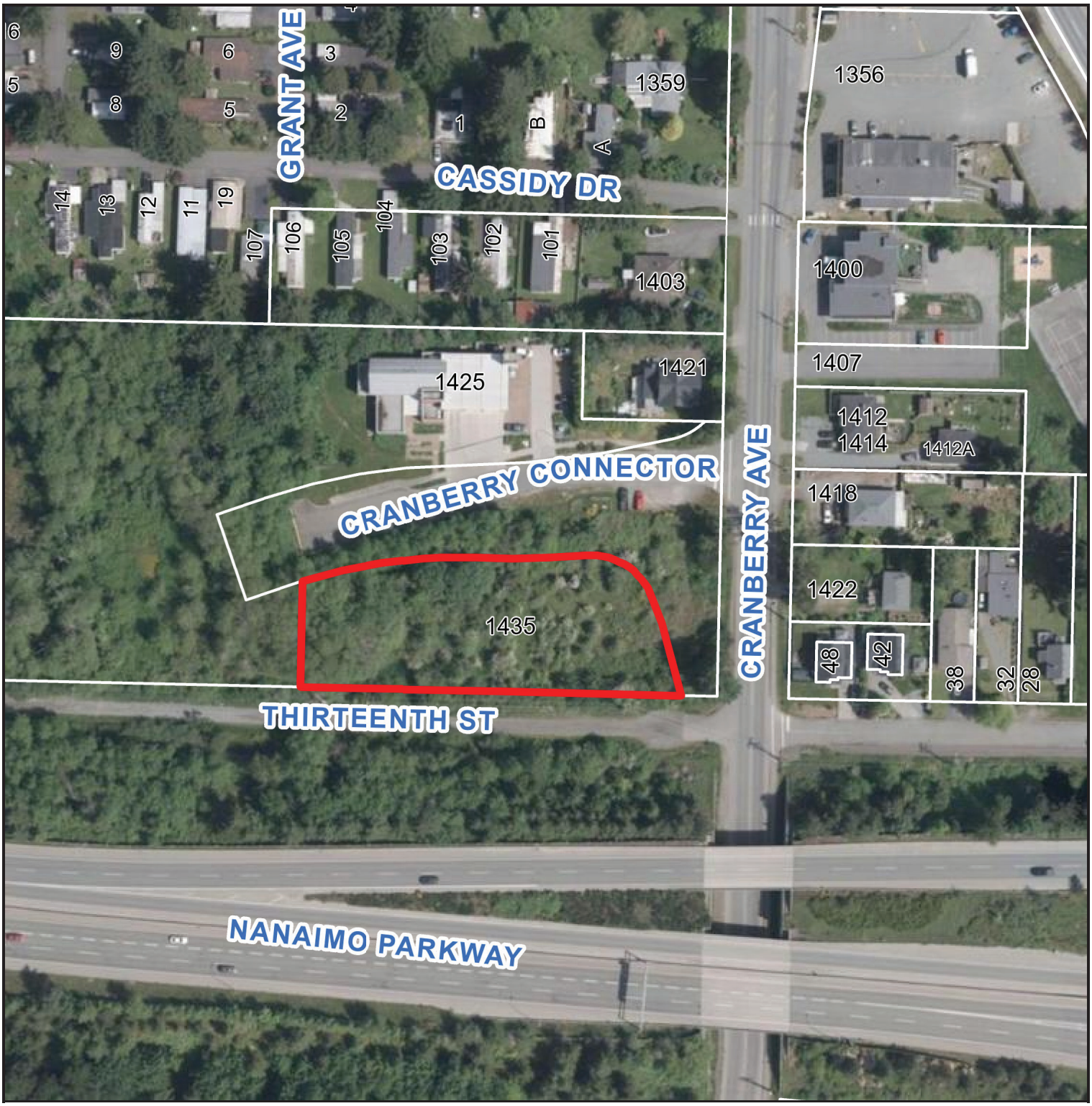
AERIAL PHOTO



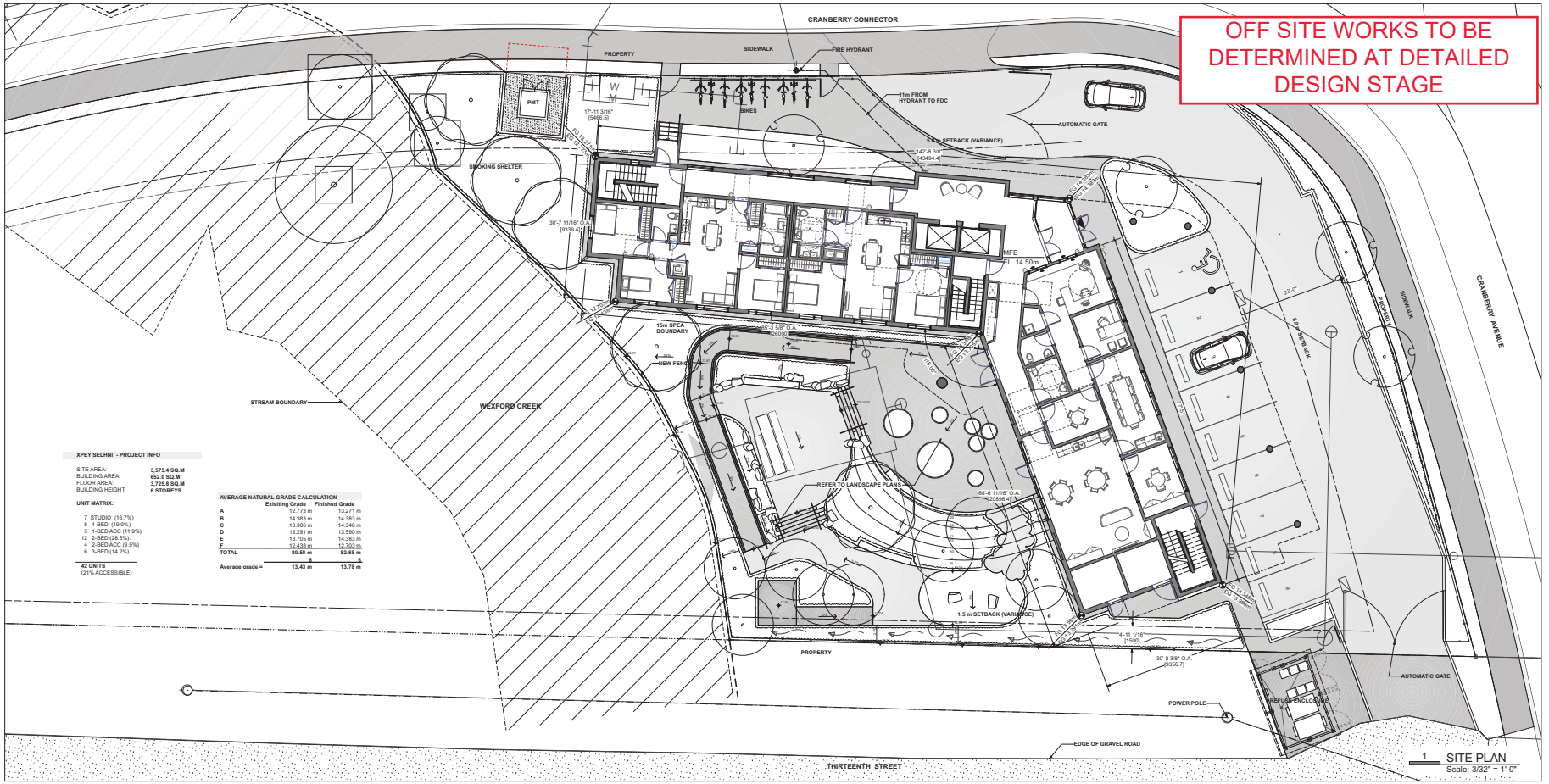
1435 Cranberry Avenue

PROJECT INFO - ZONING

ZONING BYLAW	City of Nanaimo Zoning Bylaw No. 4500		
LEGAL ADDRESS	Section 22, Range 18, Section 19, Range 4, Cranberry District, Plan 1332, Except Part in Plan 39710		
CIVIC ADDRESS	1435 Cranberry Avenue, Nanaimo, BC		
PID	-		
ZONING CATEGORY	CS1 Community Service		
	PERMITTED/REQUIRED	**PROPOSED**	**VARIANCE**
LOT SIZE	min. 1,800 sq m	3,575.5 sq m	no
BUILDING AREA	-	652.0 sq m	no
FLOOR AREA	max. 4,469.4 sq m	3,729.7 sq m	no
LOT COVERAGE	40%	18.2%	no
SETBACKS			
Front	6.0 m	6.0 m	no
Rear	7.5 m	7.5 m	no
Side A (North Flanking)	6.0 m	5.0 m	yes
Side B (South Flanking)	6.0 m	1.5 m	yes
BUILDING HEIGHT *	14 m	20.1 m	yes
(*Building ht. excludes elevator overrun)			
FLOOR AREA RATIO	1.25	1.04	no
VEHICULAR PARKING			
Residential (0.2/unit)	8.4	9	no
Accessible (1/15 stalls)	1	1	no

PROJECT INFO - GROSS FLOOR AREAS

	Description	Unit Count	Unit Area (sq ft)	Unit Area (sq m)	Total Area (sq ft)	Total Area (sq m)
RESIDENTIAL						
	Studio	6	405.3 sq ft	37.7 sq m	2,432.0 sq ft	225.9 sq m
	1 Bedroom A	5	531.2 sq ft	49.3 sq m	2,656.0 sq ft	246.7 sq m
	1 Bedroom B	4	433.3 sq ft	40.2 sq m	1,733.0 sq ft	161.0 sq m
	1 Bedroom ACC	5	636.0 sq ft	59.1 sq m	3,180.0 sq ft	295.4 sq m
	2 Bedroom A	2	772.5 sq ft	71.8 sq m	1,545.0 sq ft	143.5 sq m
	2 Bedroom B	5	732.0 sq ft	68.0 sq m	3,660.0 sq ft	340.0 sq m
	2 Bedroom ACC	4	772.5 sq ft	71.8 sq m	3,090.0 sq ft	287.1 sq m
	3 Bedroom A	6	905.8 sq ft	84.2 sq m	5,435.0 sq ft	504.9 sq m
	3 Bedroom B	5	971.4 sq ft	90.2 sq m	4,857.0 sq ft	451.2 sq m
	Total Residential	42			**28,588.0 sq ft**	**2,655.8 sq m**
RESIDENTIAL SUPPORT SPACES	Community Room					
	Main Office & Support Worker Spaces					
	Child Minding					
	Total Community				**2,022.0 sq ft**	**187.8 sq m**
SERVICE	Electrical/Mechanical Rooms					
	Janitor					
	Total Service/Circulation				**761.0 sq ft**	**70.7 sq m**
CIRCULATION	Interior Corridors					
	Elevators					
	Exit Stairs					
	Total Service/Circulation				**8,777.0 sq ft**	**815.4 sq m**
BASEMENT	Bike Storage					
	Tenant Storage					
	Circulation					
	Total Service/Circulation				**2,758.0 sq ft**	**256.2 sq m**
Total Project Area excl'd Basement					**40,148.0 sq ft**	**3,729.7 sq m**
Total Project Area incl'd Basement					**42,906.0 sq ft**	**3,986.0 sq m**
Project Efficiency (Basement Excluded)					**71%**	



OFF SITE WORKS TO BE DETERMINED AT DETAILED DESIGN STAGE

1 SITE PLAN
Scale: 3/32" = 1'-0"

XPEY SELHNI - PROJECT INFO

SITE AREA:	3,575.4 SQ.M
BUILDING AREA:	652.0 SQ.M
FLOOR AREA:	3,729.8 SQ.M
BUILDING HEIGHT:	6 STOREYS

UNIT MATRIX:

7	STUDIO (16.7%)
8	1-BED (19.0%)
5	1-BED ACC (11.9%)
12	2-BED (28.5%)
4	2-BED ACC (9.5%)
6	3-BED (14.2%)
42	**UNITS**

(21% ACCESSIBLE)

AVERAGE NATURAL GRADE CALCULATION

	Existing Grade	Finished Grade
A	12.773 m	13.271 m
B	14.383 m	14.383 m
C	13.986 m	14.348 m
D	13.291 m	13.590 m
E	13.705 m	14.383 m
F	12.438 m	12.703 m
TOTAL	80.58 m	82.68 m
	6	6
Average grade =	13.43 m	13.78 m

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox, BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

NO.	Y M D	ISSUE
K	2025-02-05	Re-Issued for Development Permit
J	2025-01-23	Issued for Coordination
I	2024-12-13	Issued for Review

REVISION

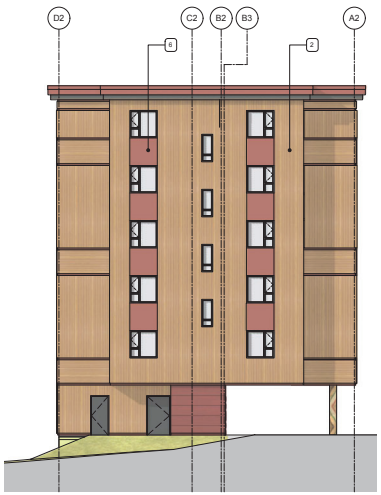
SHEET TITLE
PROJECT INFO & SITE PLAN

RECEIVED
DP1359
2025-FEB-12
Current Planning

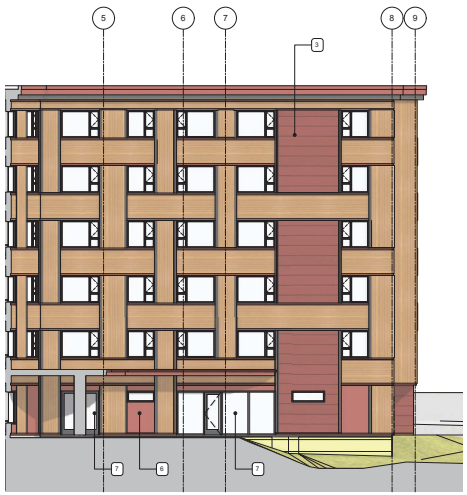
DRAWING NO.
A1.00

1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

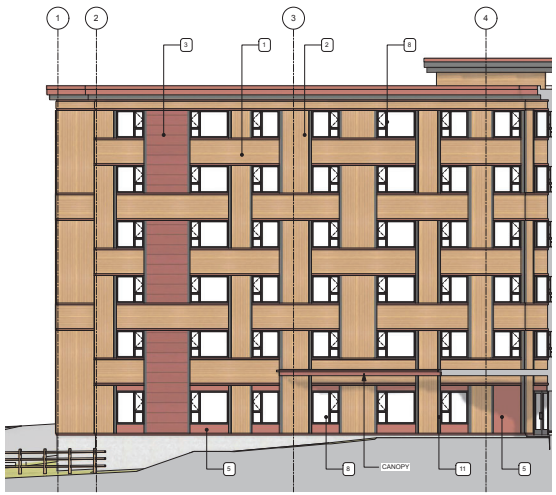
2 EAST ELEVATION
Scale: 3/32" = 1'-0"



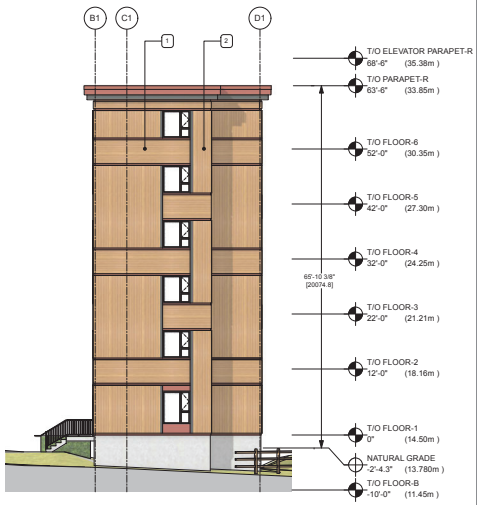
3 SOUTH END ELEVATION
Scale: 3/32" = 1'-0"



4 WEST ELEVATION
Scale: 3/32" = 1'-0"



5 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



6 WEST END ELEVATION
Scale: 3/32" = 1'-0"

MATERIAL PALETTE

1. HORIZONTAL METAL PLANK CLADDING COLOUR: WOOD TONE
2. VERTICAL METAL PLANK CLADDING COLOUR: WOOD TONE
3. HORIZONTAL METAL PLANK CLADDING - LARGE
4. COLOUR: RED VERTICAL METAL PLANK CLADDING COLOUR: RED
5. CEMENTITIOUS PANEL COLOUR: DARK GREY
6. CEMENTITIOUS PANEL COLOUR: RED
7. ANODIZED CURTAIN WALL COLOUR: BLACK
8. VINYL WINDOW
9. COLOUR: BLACK CEMENTITIOUS FASCIA PANEL COLOUR: DARK GREY &/OR RED
10. PAINTED MURAL ON CONCRETE COLUMN
11. VERTICAL METAL PLANK CLADDING COLOUR: GREY

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2025-02-10

NO.	Y M D	ISSUE
K	2025-02-05	Re-Issued for Development Permit
J	2025-01-22	Issued for Coordination
I	2024-12-13	Issued for Review

ISSUE

REVISION

SHEET TITLE
BUILDING ELEVATIONS

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1 Looking Southwest

2 Looking Northeast

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1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

NO.	Y M D	ISSUE
K	2025-02-05	Re-Issued for Development Permit
J	2025-01-22	Issued for Coordination
G	2024-11-07	Issued for Review

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NO. Y M D ISSUE

REVISION

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PERSPECTIVE

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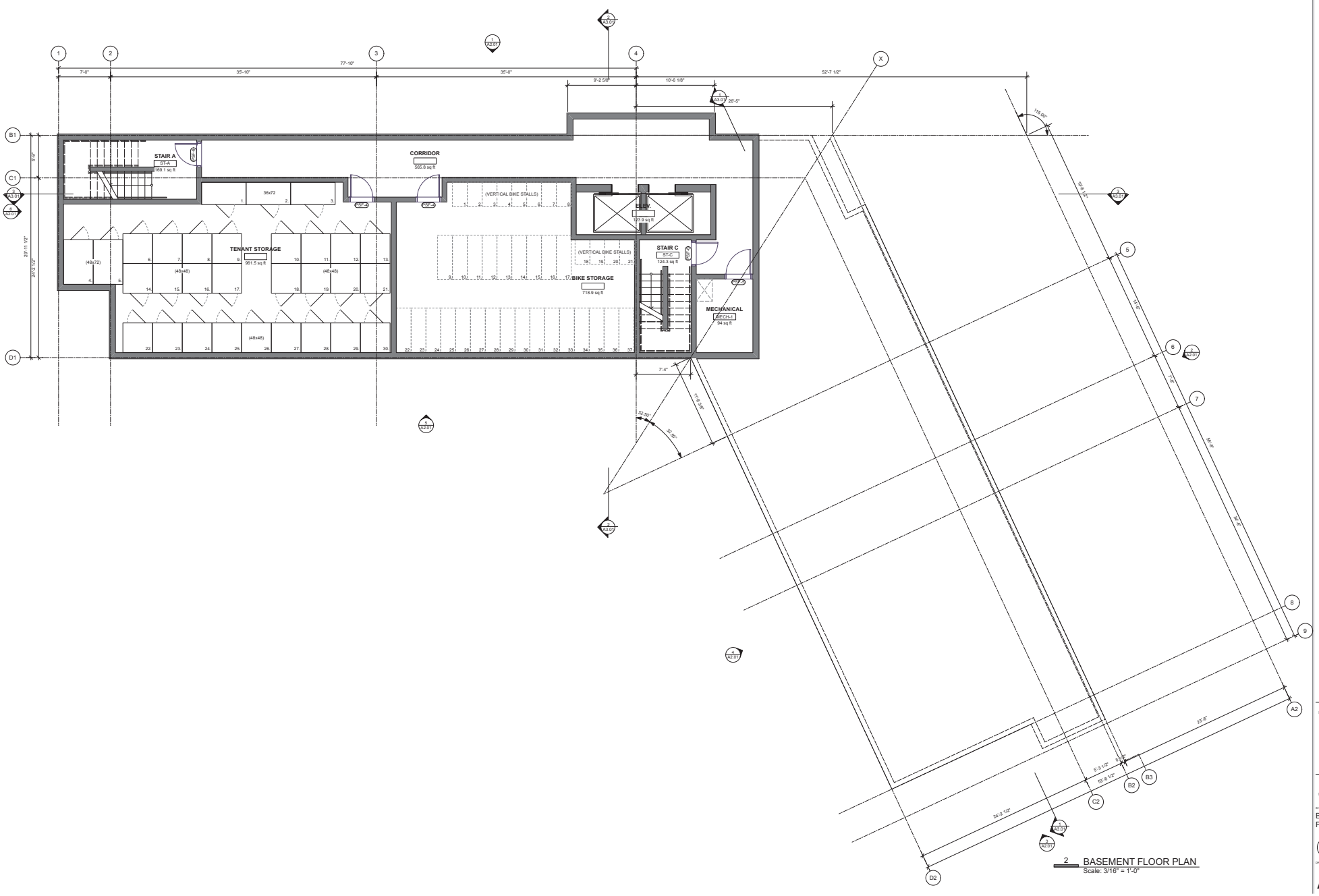
A4.01



2 BASEMENT FLOOR PLAN
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

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SHEET TITLE
BASEMENT FLOOR PLAN

RECEIVED
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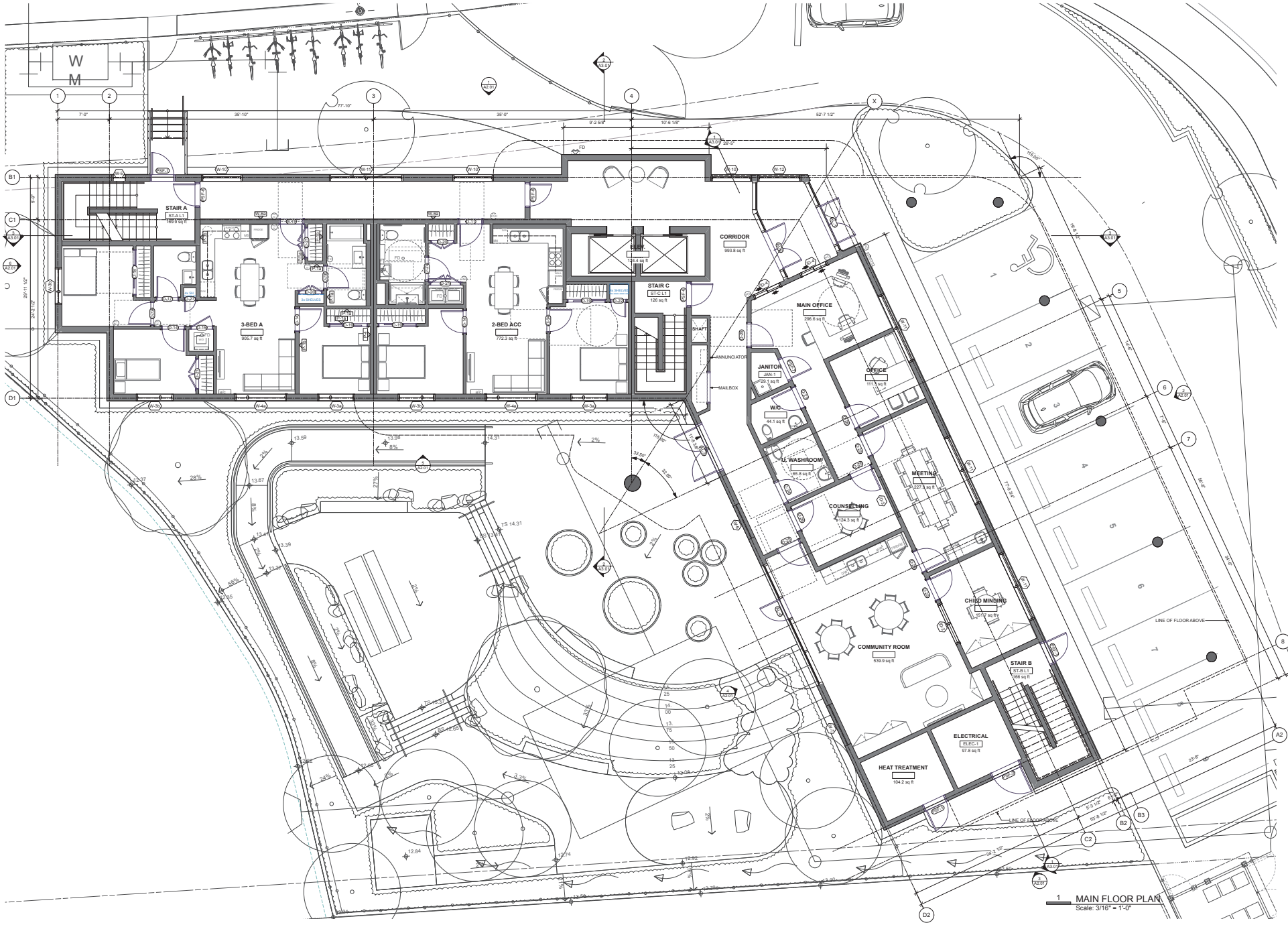
DRAWING NO.
A1.01



1 MAIN FLOOR PLAN
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

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ISSUE

NO. YMD ISSUE

REVISION

SHEET TITLE

MAIN FLOOR PLAN

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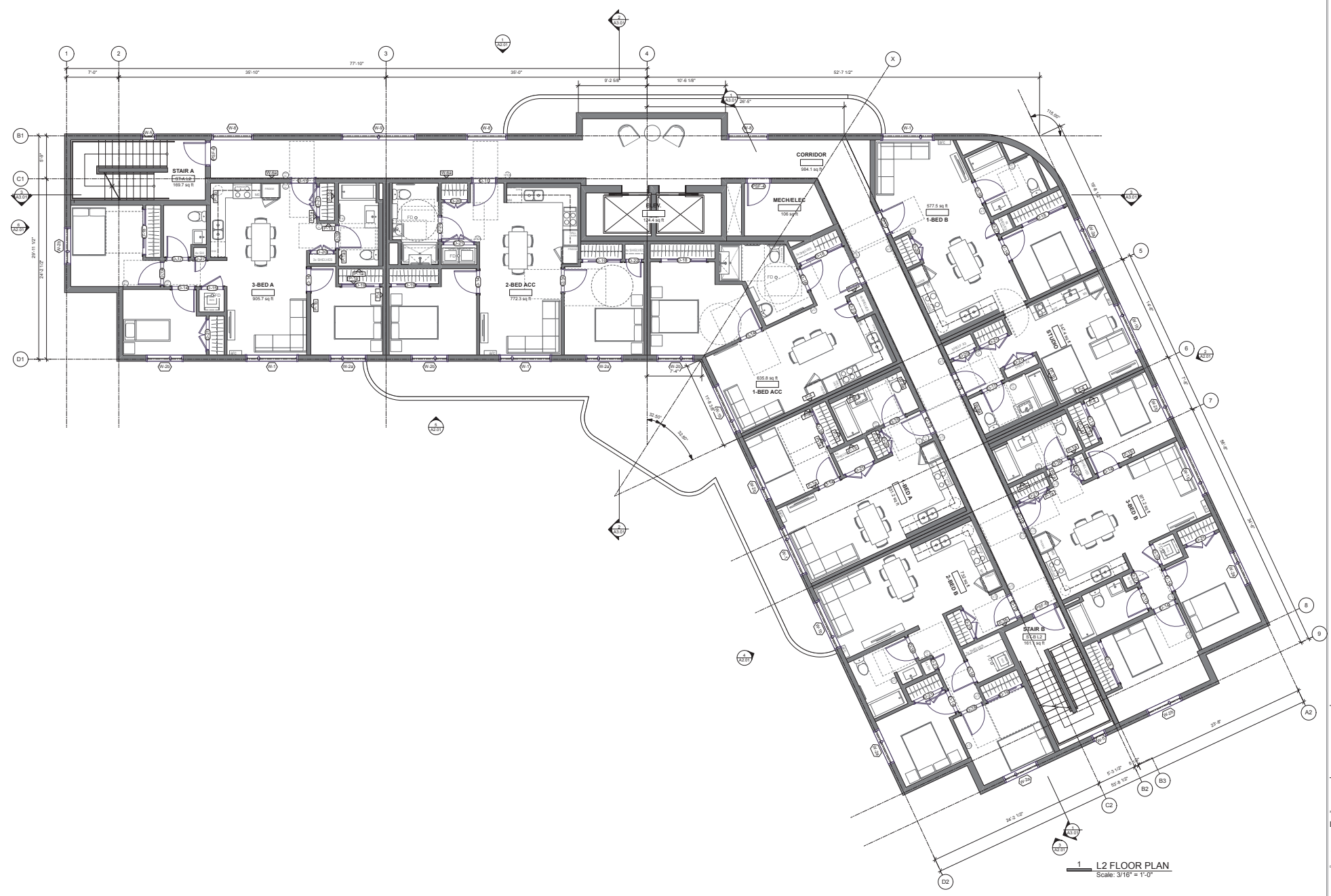
A1.02



1 L2 FLOOR PLAN
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

NO.	YMD	ISSUE
K	2025-02-05	Re-Issued for Development Permit
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REVISION

SHEET TITLE
L2 FLOOR PLAN

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A1.03

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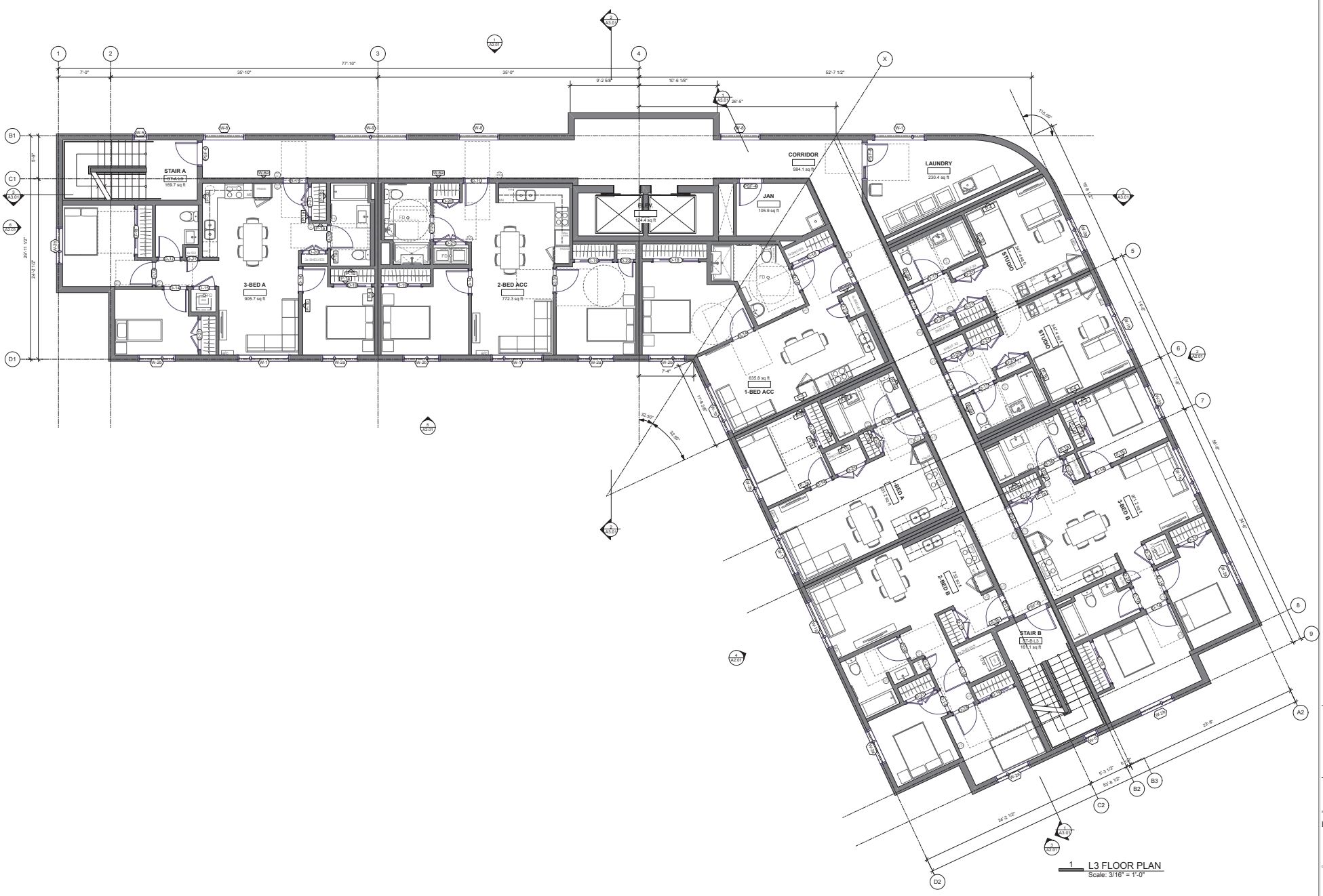
Current Planning



1 L3 FLOOR PLAN
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

NO.	YMD	ISSUE
K	2025-02-05	Re-Issued for Development Permit
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I	2024-12-13	Issued for Review

ISSUE

REVISION

SHEET TITLE

L3 FLOOR PLAN

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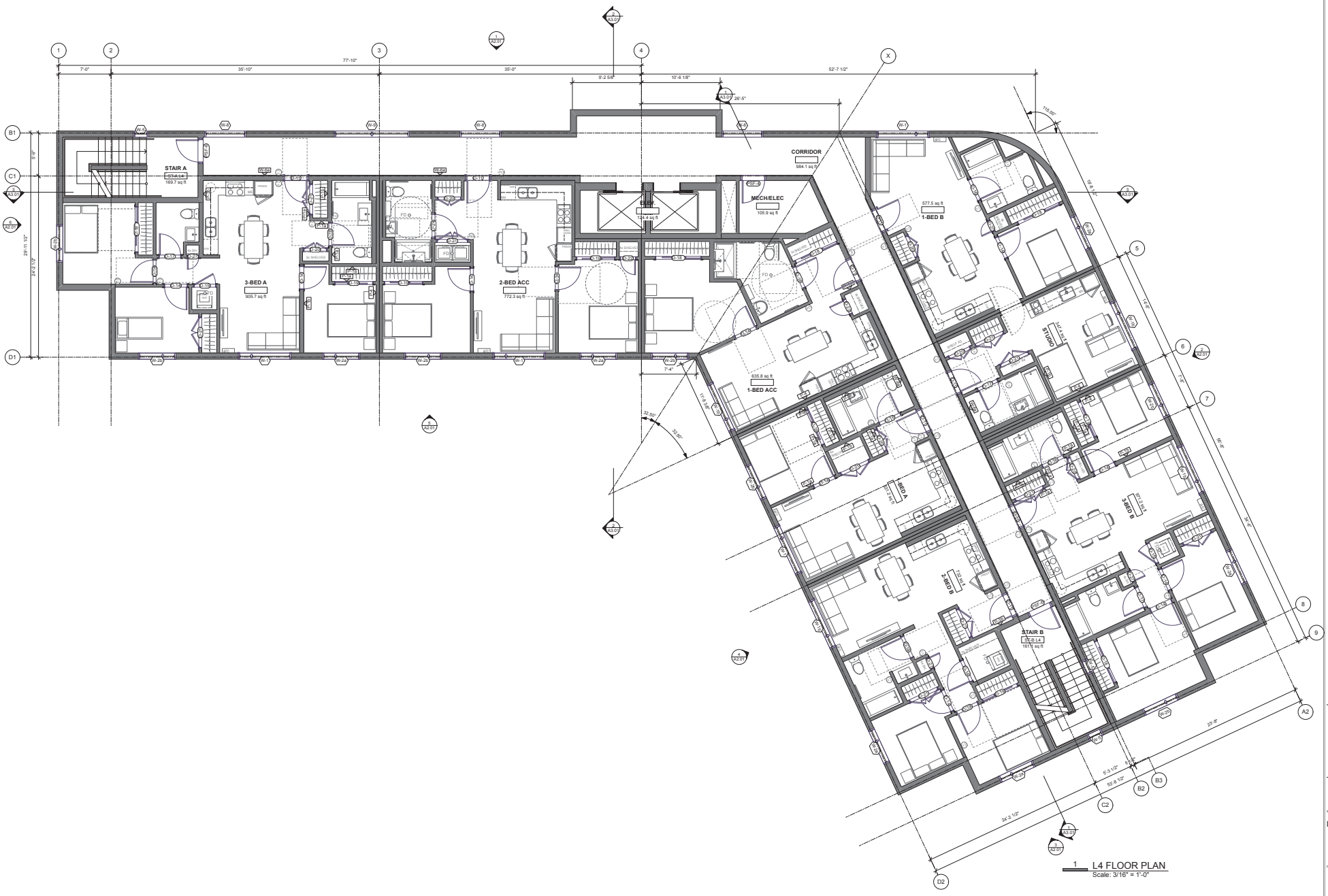
A1.04



1 L4 FLOOR PLAN
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

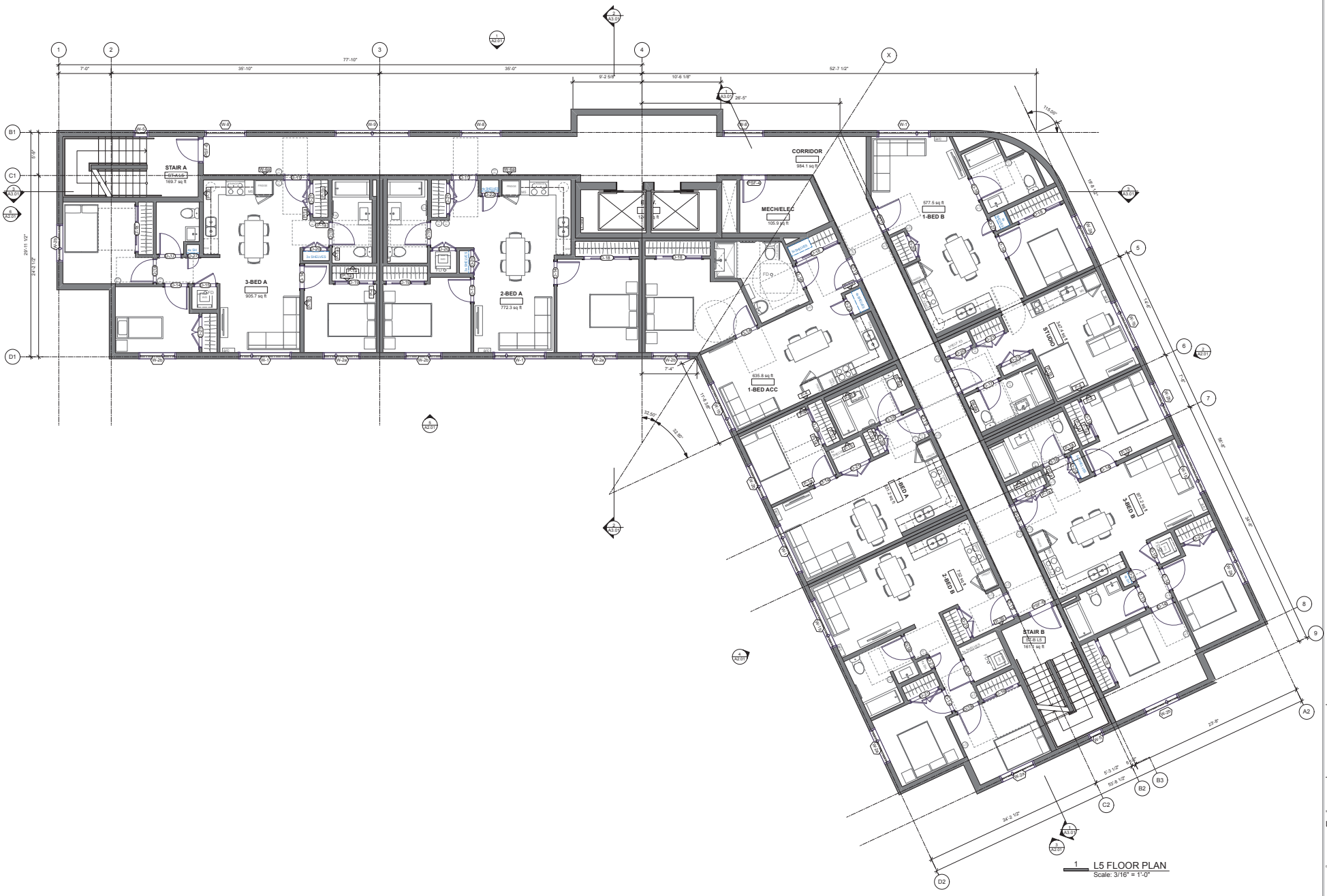
NO.	YMD	ISSUE
K	2025-02-05	Re-Issued for Development Permit
J	2025-01-22	Issued for Coordination
I	2024-12-13	Issued for Review

REVISION

SHEET TITLE
L4 FLOOR PLAN

RECEIVED
DP1359
2025-FEB-12
Current Planning

DRAWING NO.
A1.05



1 L5 FLOOR PLAN
Scale: 3/16" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

NO.	YMD	ISSUE
K	2025-02-05	Re-Issued for Development Permit
J	2025-01-22	Issued for Coordination
I	2024-12-13	Issued for Review

REVISION

SHEET TITLE
L5 FLOOR PLAN

RECEIVED
DP1359
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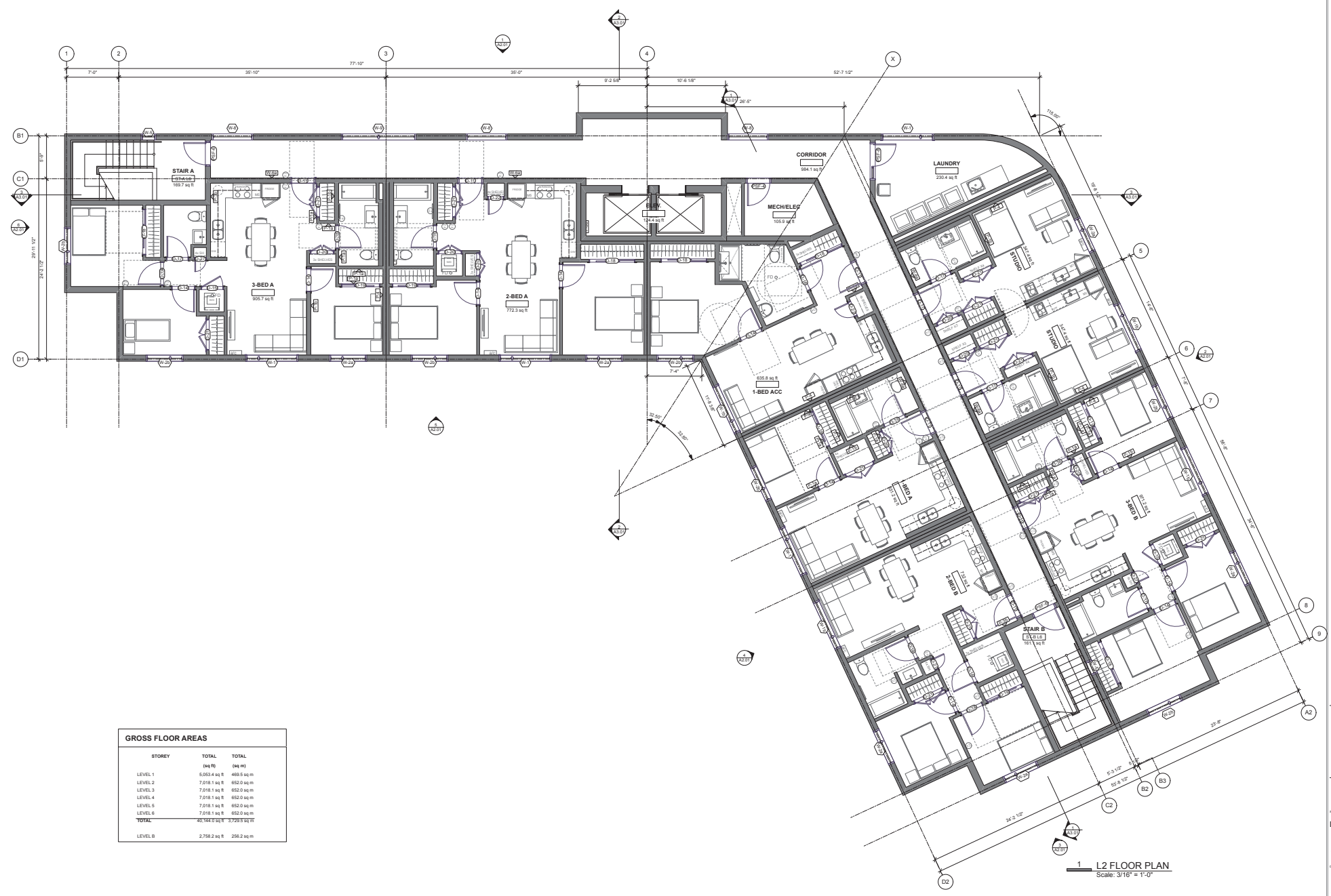
Current Planning

DRAWING NO.
A1.06



1 L2 FLOOR PLAN
Scale: 3/16" = 1'-0"

GROSS FLOOR AREAS

STOREY	TOTAL (sq ft)	TOTAL (sq m)
LEVEL 1	5,053.4 sq ft	469.5 sq m
LEVEL 2	7,018.1 sq ft	652.0 sq m
LEVEL 3	7,018.1 sq ft	652.0 sq m
LEVEL 4	7,018.1 sq ft	652.0 sq m
LEVEL 5	7,018.1 sq ft	652.0 sq m
LEVEL 6	7,018.1 sq ft	652.0 sq m
TOTAL	40,144.0 sq ft	3,729.5 sq m
LEVEL B	2,758.2 sq ft	256.2 sq m

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

NO.	Y M D	ISSUE
K	2025-02-05	Re-Issued for Development Permit
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REVISION

SHEET TITLE
L6 FLOOR PLAN

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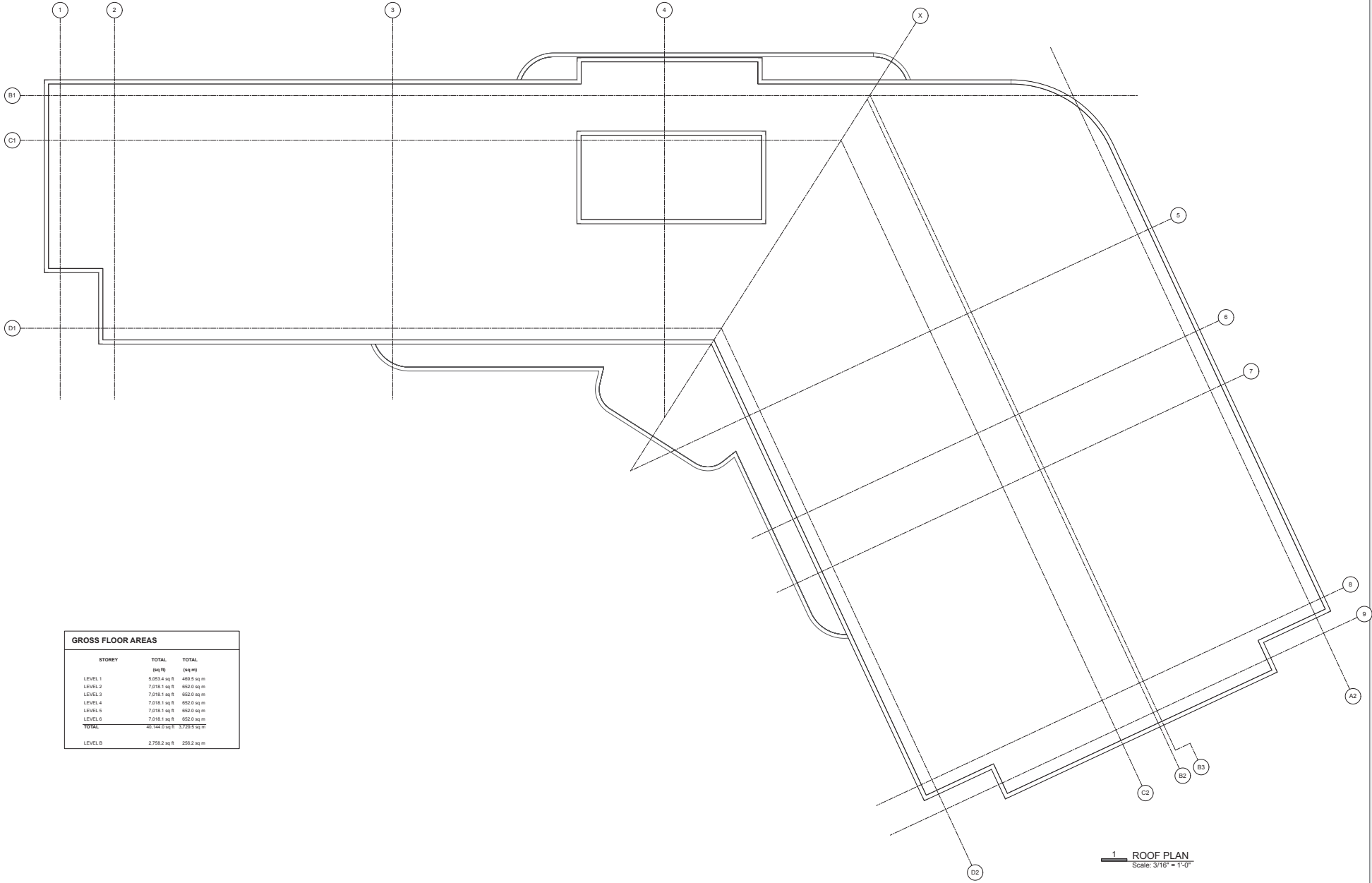
DRAWING NO.
A1.07



1 ROOF PLAN
Scale: 3/16" = 1'-0"

GROSS FLOOR AREAS

STOREY	TOTAL (sq ft)	TOTAL (sq m)
LEVEL 1	5,053.4 sq ft	469.5 sq m
LEVEL 2	7,018.1 sq ft	652.0 sq m
LEVEL 3	7,018.1 sq ft	652.0 sq m
LEVEL 4	7,018.1 sq ft	652.0 sq m
LEVEL 5	7,018.1 sq ft	652.0 sq m
LEVEL 6	7,018.1 sq ft	652.0 sq m
TOTAL	40,144.0 sq ft	3,729.5 sq m
LEVEL B	2,758.2 sq ft	256.2 sq m

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

2025-02-10

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ISSUE

REVISION

SHEET TITLE
ROOF PLAN

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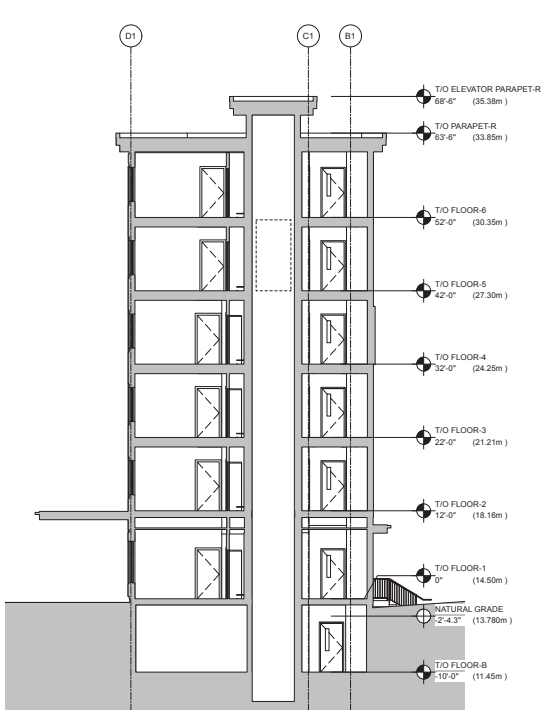
DRAWING NO.
A1.08

1 SECTION
Scale: 1/8" = 1'-0"



2 SECTION
Scale: 1/8" = 1'-0"

3 SECTION
Scale: 1/8" = 1'-0"

MacDonald Hagarty Architects Ltd.
1822 Unit E Comox Ave Comox BC V9M 3M7

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY CONNECTOR
NANAIMO, BC

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ISSUE

NO. YMD ISSUE

REVISION

SHEET TITLE

BUILDING SECTIONS

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Current Planning

DRAWING NO.

A3.01

1435 CRANBERRY FAMILY HOUSING

1435 CRANBERRY AVE, NANAIMO, BC

SHEET LIST

L0.00 COVER SHEET

L0.01 TREE MANAGEMENT PLAN

L1.01 MATERIALS PLAN

L2.01 TREE PLANTING PLAN

L2.02 PLANTING PLAN

L3.01 SOIL DEPTH PLAN

L4.01 LIGHTING PLAN

L5.01 SECTIONS

GENERAL LANDSCAPE NOTES

GENERAL:
1. DO NOT PROCEED IN UNCERTAINTY.
2. DO NOT SCALE DRAWINGS.
3. DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS/SPECIFICATIONS IN THIS PROJECT SET. ANY DISCREPANCIES AMONG DRAWINGS, SPECIFICATIONS AND INDUSTRY BEST PRACTICES TO BE REPORTED TO THE PROJECT / CONSTRUCTION MANAGER AND THE LANDSCAPE CONSULTANT FOR DIRECTION.
4. ALL LANDSCAPE SPECIFICATION SECTIONS AND DRAWINGS ARE AFFECTED BY REQUIREMENTS OF DIVISION 01 SECTIONS (PROVIDED IN THE PROJECT MANUAL).
5. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, INCLUDING THE LIMITS OF WORK AND EXISTING FEATURES TO BE PROTECTED, PRIOR TO SUBMITTING BIDS/QUOTES.
6. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES/FEATURES PRIOR TO COMMENCING WORK.
7. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT SITE FEATURES / CONDITIONS, WITHIN AND BEYOND THE LIMITS OF WORK EXISTING AT THE TIME OF CONSTRUCTION. ALL DISTURBED SURFACES, AREAS, STRUCTURES, VEGETATION, HABITAT ETC. ON PUBLIC / PRIVATE PROPERTY TO PROMPTLY BE RESTORED TO EQUAL OR BETTER CONDITION THAN EXISTING AND TO THE SATISFACTION OF THE MUNICIPALITY HAVING JURISDICTION / PROPERTY OWNER.
8. CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND TIDY CONDITION AT ALL TIMES. DO NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION. DO NOT LEAVE UNPROTECTED HOLES / PITS / OPENINGS OVERNIGHT. ALL EXCESS MATERIALS AND REFUSE TO BE REMOVED FROM THE SITE DAILY UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

STANDARDS:
1. ALL WORK ON MUNICIPAL PROPERTY TO CONFORM TO THE CITY OF NANAIMO DEVELOPMENT STANDARDS.
2. ALL LANDSCAPE WORK ON THE DEVELOPMENT SITE TO CONFORM TO THE Canadian Landscape Standard (CLS), UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
3. ALL HARD SURFACE (INCLUDING BUT NOT LIMITED TO PAVING, CONCRETE RETIAINING WALLS AND CONCRETE PLANTERS) TO CONFORM TO THE Master Municipal Construction Documents Association PLATINUM EDITION (MMCD) AND MMCD SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, UNLESS SPECIFICALLY STATED OTHERWISE IN WRITTEN SPECIFICATIONS AND ON DRAWINGS.
4. IN CASES OF CONFLICT BETWEEN THE CLS AND THE MMCD, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
5. LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH MUNICIPAL DEVELOPMENT STANDARDS AND BE IN POSSESSION OF THE CLS AND MMCD MANUALS AND SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
6. GROWING MEDIUM AND GROWING MEDIUM TESTING TO CLS Section 6.
7. IRRIGATION DESIGN AND INSTALLATION TO IIABC STANDARDS AND CLS Section 5.

COORDINATION:
1. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION AND ELECTRICAL SLEEVES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL WORKS.

SUBMITTALS:
1. CONTRACTOR TO PROVIDE SAMPLES, TEST RESULTS AND SHOP DRAWINGS TO LANDSCAPE CONSULTANT FOR REVIEW AND APPROVAL 45 DAYS PRIOR TO INSTALLATION.
2. SEE ALSO SUBMITTALS TABLE BELOW FOR ADDITIONAL INFORMATION.

GROWING MEDIUM TESTING:
1. GROWING MEDIUM TEST RESULTS ARE MANDATORY.
2. TEST RESULTS TO INCLUDE ANALYSIS OF ALL GROWING MEDIUM NUTRIENTS NOTED IN CLS 5.4.4 AND ARE TO BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
3. TEST RESULTS TO INCLUDE ANALYSIS OF SOIL TEXTURE, ORGANIC CONTENT AND ACIDITY AS PER CLS 5.10 AND BE REPORTED IN THE SAME UNITS AS NOTED IN THAT SECTION.
4. TEST RESULTS TO INCLUDE RECOMMENDATIONS FOR AMENDMENTS TO MEET THE REQUIREMENTS FOR EACH GROWING MEDIUM TYPE.
5. RECOMMENDED GROWING MEDIUM TESTING FACILITY: Pacific Soil Analysis Inc. 11720 Voyageur Way, Richmond, BC V6X 3G9.

COMPACTION TESTING:
1. COMPACTION TESTS FOR HARD SURFACE SUBGRADE, GRANULAR SUB-BASE, AND GRANULAR BASE ARE MANDATORY.

INSPECTIONS:
1. CONTRACTOR TO ALERT THE LANDSCAPE CONSULTANT A MINIMUM OF 3 WORKING DAYS PRIOR TO REQUIRED LANDSCAPE INSPECTIONS.

SUBSTITUTIONS:
1. REQUESTS FOR SUBSTITUTIONS TO CONFORM TO THE DIVISION 01 SECTION AND BE SUBMITTED TO THE LANDSCAPE CONSULTANT, THROUGH THE PROJECT ADMINISTRATOR, A MINIMUM OF 45 DAYS PRIOR TO SCHEDULED WORK.
2. PLEASE NOTE THAT SOME SUBSTITUTIONS MAY REQUIRE MUNICIPAL APPROVAL.

WARRANTY:
1. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR 1 FULL YEAR FOLLOWING THE DATE OF TOTAL PERFORMANCE AS PER MMCD UNLESS SPECIFICALLY NOTED OTHERWISE. FAULTY MATERIALS AND WORKMANSHIP SHALL BE PROMPTLY REPAIRED / REPLACED TO THE SATISFACTION OF THE LANDSCAPE CONSULTANT.

ENVIRONMENTAL PROTECTION:
1. CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION FILTRATION MEASURES AS REQUIRED FOR LANDSCAPE WORKS TO PREVENT MATERIALS FROM LEAVING THE SITE AND / OR ENTERING STORM DRAINS; STOCKPILED LANDSCAPE MATERIALS ARE TO BE KEPT TARPED.

BIO PHILIA

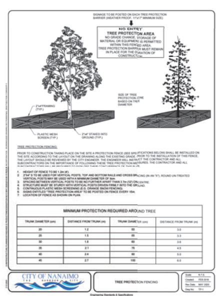
LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 8' (2.43m) HT. SOLID WOOD FENCE
- 3' (0.91m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- PROTECTION FENCE
- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVED
- TREE FOR REMOVAL
- TREE TO RETAIN AND MONITOR
- TREE POSSIBLE FOR REMOVAL

Table 1. Trees at 1425 Cranberry Avenue, Nanaimo Bc that have the potential to be impacted by the proposed development activities.

ID	DBH (cm)	Species	Condition	Defect	Hazard	Height (m)	Crown spred (m)	RPA (m)	Action	Notes
1	20	Hawthorne	Good	None	No	8	6	1.2	Remove	Multi stemmed invasive Hawthorne adjacent to telephone pole
2	8	Cascara	Good	None	No	7	3	0.48	Remove	
3	12	Cherry	Poor	Dead top	No	5	3	0.72	Remove	Ornamental cherry, poor structure
4	15	Cherry	Poor	Declining	No	9	5	0.9	Remove	Possibly dead, difficult to tell at this time of year
5	10	Cascara	Good	None	No	6	3	0.6	Remove	Multi stemmed
6	10	Hawthorne	Good	None	No	6	3	0.6	Retain and monitor	
15	10	Hawthorne	Good	None	No	5	3	0.6	Remove	
16	7	Hawthorne	Good	None	No	5	2	0.42	Remove	
17	7	Hawthorne	Good	None	No	4	2	0.42	Remove	
18	7	Douglas fir	Good	None	No	4	2	0.42	Retain and monitor	
19	8	Hawthorne	Good	None	No	6	3	0.48	Remove	
20	12	Hawthorne	Good	None	No	6	3	0.72	Remove	
21	8	Hawthorne	Good	None	No	5	2	0.48	Remove	
22	10	Hawthorne	Good	None	No	4	3	0.6	Remove	
37	10	Big leaf maple	Good	None	No	10	3	0.6	Remove	
38	6	Hawthorne	Good	None	No	5	3	0.36	Remove	
39	8	Hawthorne	Good	None	No	5	4	0.48	Remove	
40	7	Hawthorne	Good	None	No	5	3	0.42	Remove	
41	60	Willow sp	Good	Previous partial root failure	No	13	12	3.6	Remove	Tree has lean to the south from previous partial root failure. Does not appear to be a current hazard
42	25	Willow sp	Good	None	No	16	5	1.5	Retain and monitor	
43	15	Willow sp	Good	None	No	16	4	0.9	Retain and monitor	
44	35	Willow sp	Good	Damage from axe	No	16	8	2.1	Possible Remove	
45	20	Red alder	Dead	Dead	No	16	4	1.2	Retain and monitor	
Trees located outside of new development property boundary.										
7	17	Hawthorne	Good	None	No	7	4	1.02	Remove	
8	49	Big leaf maple	Poor	Declining top with weakly attached leader at defect	No	18	6	2.94	Remove	
9	50	Big leaf maple	Good	Declining top with weakly attached leader at defect	No	20	6	3	Remove	
10	70	Western redcedar	Good	None	No	20	10	4.2	Remove	Barbed wire attached to base
11	30	Crabapple	Fair	Poor structure	No	8	5	1.8	Remove	
12	47	Western redcedar	Good	None	No	18	6	2.82	Remove	
13	26	Big leaf maple	Good	None	No	18	4	1.56	Remove	
14	16	Big leaf maple	Good	None	No	14	3	0.96	Remove	
23	10	Red alder	Poor	Dead top	No	4	2	0.6	Remove	
24	7	Big leaf maple	Good	None	No	7	2	0.42	Remove	
25	13	Red alder	Fair	Declining	No	6	4	0.78	Remove	
26	8	Big leaf maple	Good	None	No	6	3	0.48	Remove	
27	9	Red alder	Poor	Stem canker	No	6	2	0.54	Remove	
28	9	Red alder	Dead	Dead	No	7	2	0.54	Remove	
29	10	Red alder	Poor	Declining	No	10	3	0.6	Remove	
30	8	Red alder	Good	None	No	7	3	0.48	Remove	
31	21	Willow sp	Good	None	No	11	5	1.26	Remove	
32	20	Red alder	Poor	Failed top	No	8	5	1.2	Remove	
33	20	Cherry	Fair	Declining	No	8	3	1.2	Remove	
34	14	Red alder	Good	None	No	10	4	0.84	Remove	
35	14	Hawthorne	Good	None	No	6	3	0.84	Remove	
36	10	Red alder	Good	None	No	7	4	0.6	Remove	Two stemmed

1 TREE RESOURCE SUMMARY TABLE, REFER TO ARBORIST REPORT
NTS



2 TREE PROTECTION FENCING DETAIL
NTS

TREE MANAGEMENT PLAN NOTES:

- IF REQUIRED, REPLACEMENT OF PUBLIC TREES ON PUBLIC PROPERTY TO BE COORDINATED WITH THE CITY OF NANAIMO.
- NO TREES WITHIN THE WEXFORD CREEK ESA ARE TO BE REMOVED UNLESS RECOMMENDED BY THE PROJECT ARBORIST OR BIOLOGIST AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.

BIO PHI LIA

1608 Camosun Street, Victoria BC V8T 3E6
info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
M'AKOLA DEVELOPMENT SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY HOUSING

PROJECT ADDRESS:
1435 CRANBERRY RD, NANAIMO, BC

DESIGNED BY: BB, LB
DRAWN BY: LB

RECEIVED
DP1359
2025-FEB-12
Current Planning

NO.	ISSUE	YY/MM/DD
8	REVISED AND RE-ISSUED FOR DP	25/02/06
7	ISSUED FOR COORDINATION	25/01/20
6	ISSUED FOR DRAFT DP	25/01/16
5	ISSUED FOR COORDINATION	24/12/12
4	ISSUED FOR DP	24/09/20
3	ISSUED FOR COORDINATION	24/09/13
2	ISSUED FOR REVIEW	24/09/06
1	ISSUED FOR REVIEW	24/08/20

SEAL

332
2025-02-07

NORTH ARROW

DRAWING TITLE:
TREE MANAGEMENT PLAN

DWG NO:
L0.01

SCALE: 1:150

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 8' (2.43m) HT. SOLID WOOD FENCE
- 3' (0.91m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES
- CIRCULAR METAL RAISED GARDEN BED
- PICNIC TABLE
- WOOD BENCH
- LANDSCAPE BOULDER
- STEPPING STUMP
- BIKE RACK

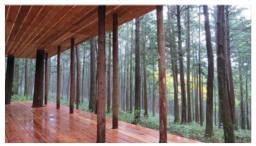
MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PLANTING AREA	462.6 m²
	ENVIRONMENTAL SENSITIVE AREA (ESA) - AREA TO POTENTIALLY BE RESTORED IN COLLABORATION WITH THE PROJECT BIOLOGIST	832.7 m²
	RAISED GARDEN BED	10.6 m²
	OFF-SITE PLANTING - TO CITY OF NANAIMO STANDARDS	471.1 m²
	PAVING TYPE A: CIP CONCRETE - ACID WASH FINISH	302.3 m²
	PAVING TYPE B: ENGINEERED WOOD FIBER	21.6 m²
	PAVING TYPE C: GRAVEL	107.1 m²
	PAVING TYPE D: PERMEABLE PAVERS	500.0 m²
	PAVING TYPE E: WOOD DECKING	14.6 m²
	PAVING TYPE F: DRIP STRIP	20.1 m²
	PAVING TYPE G: MUNICIPAL SIDEWALK - TO CITY OF NANAIMO STANDARDS	322.4 m²
	PAVING TYPE H: OFF- SITE PERMEABLE PAVERS	28.1 m²

PRECEDENTS

PLAY AREA VEGETATED SLOPE WITH INTEGRATED SEATING AND STEPPING STUMPS

SITE FURNISHINGS



COVERED FLEXIBLE PLATFORM

INDIGENOUS ART

LANDSCAPE NOTES:

- PLAY STRUCTURES AND ART INTERVENTIONS TO BE CO-DESIGNED IN COLLABORATION WITH THE PROJECT INDIGENOUS ARTIST.
- A STORMWATER MANAGEMENT STRATEGY WILL BE DEVELOPED IN COLLABORATION WITH ARCH AND CIVIL TO COLLECT AND INFILTRATE RUNOFF FROM BUILDING.

BIOPHILIA

1608 Camosun Street, Victoria BC V8T 3E6
Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
M'AKOLA DEVELOPMENT SERVICES

PROJECT NAME:
1435 CRANBERRY FAMILY HOUSING

PROJECT ADDRESS:
1435 CRANBERRY RD, NANAIMO, BC

DESIGNED BY: BB, LB
DRAWN BY: LB

RECEIVED
DP1359
2025-FEB-12
Current Planning

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SEAL

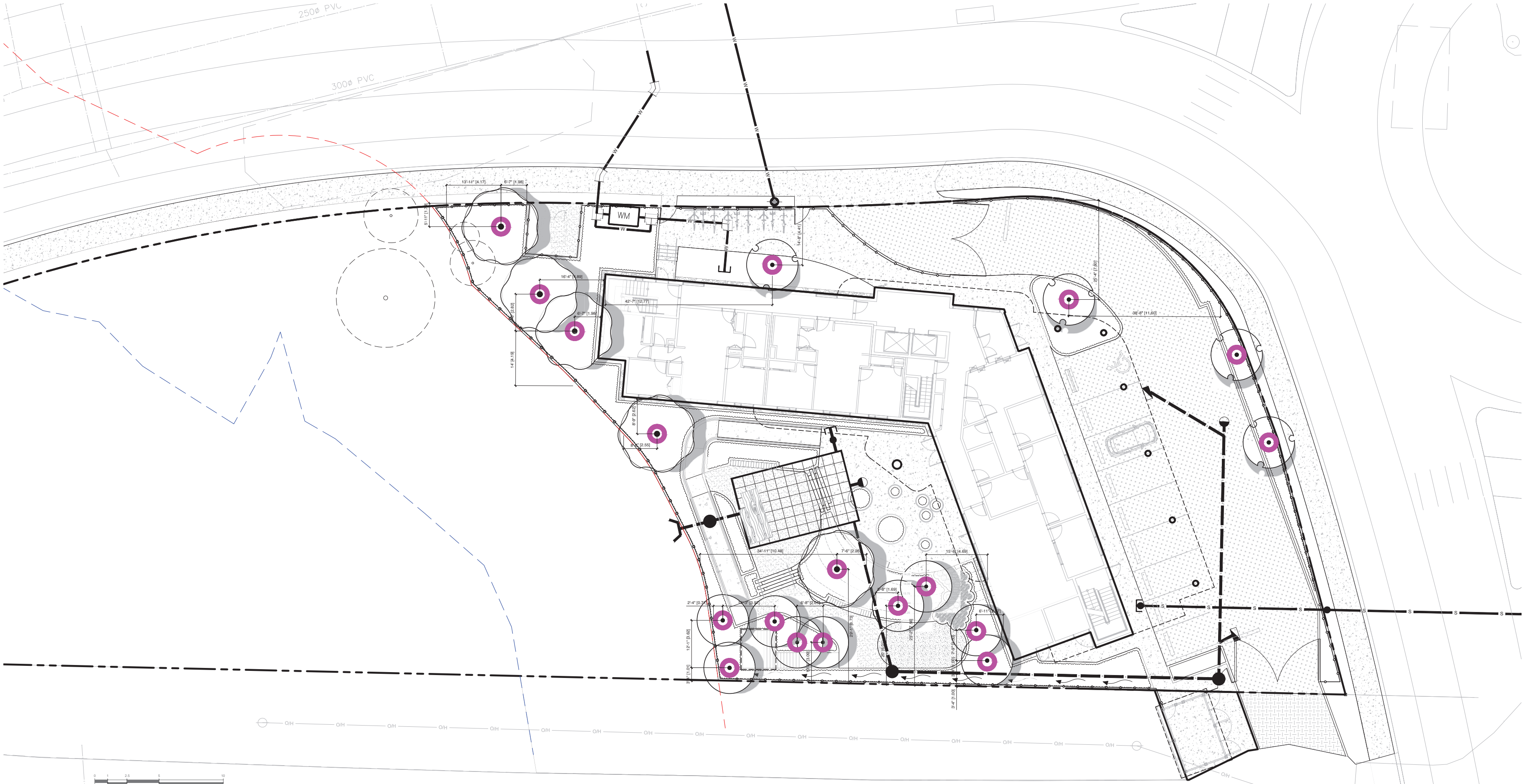
2025-02-07

NORTH ARROW

DRAWING TITLE:
MATERIALS PLAN

DWG NO: L1.01

SCALE: 1:150



LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 8' (2.43m) HT. SOLID WOOD FENCE
- 3' (0.91m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES
- REPLACEMENT TREES

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
TREES						
	CN	Cornus nuttallii / Pacific Dogwood	50mm Cal.	As Shown	B&B, Well Established	4
	PT	Populus tremuloides / Quaking Aspen	50mm Cal.	As Shown	B&B, Well Established	9
	TP	Thuja plicata / Western Red Cedar	60mm Cal.	As Shown	B&B, Well Established	5

TREE PLANTING NOTES:

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

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SEAL

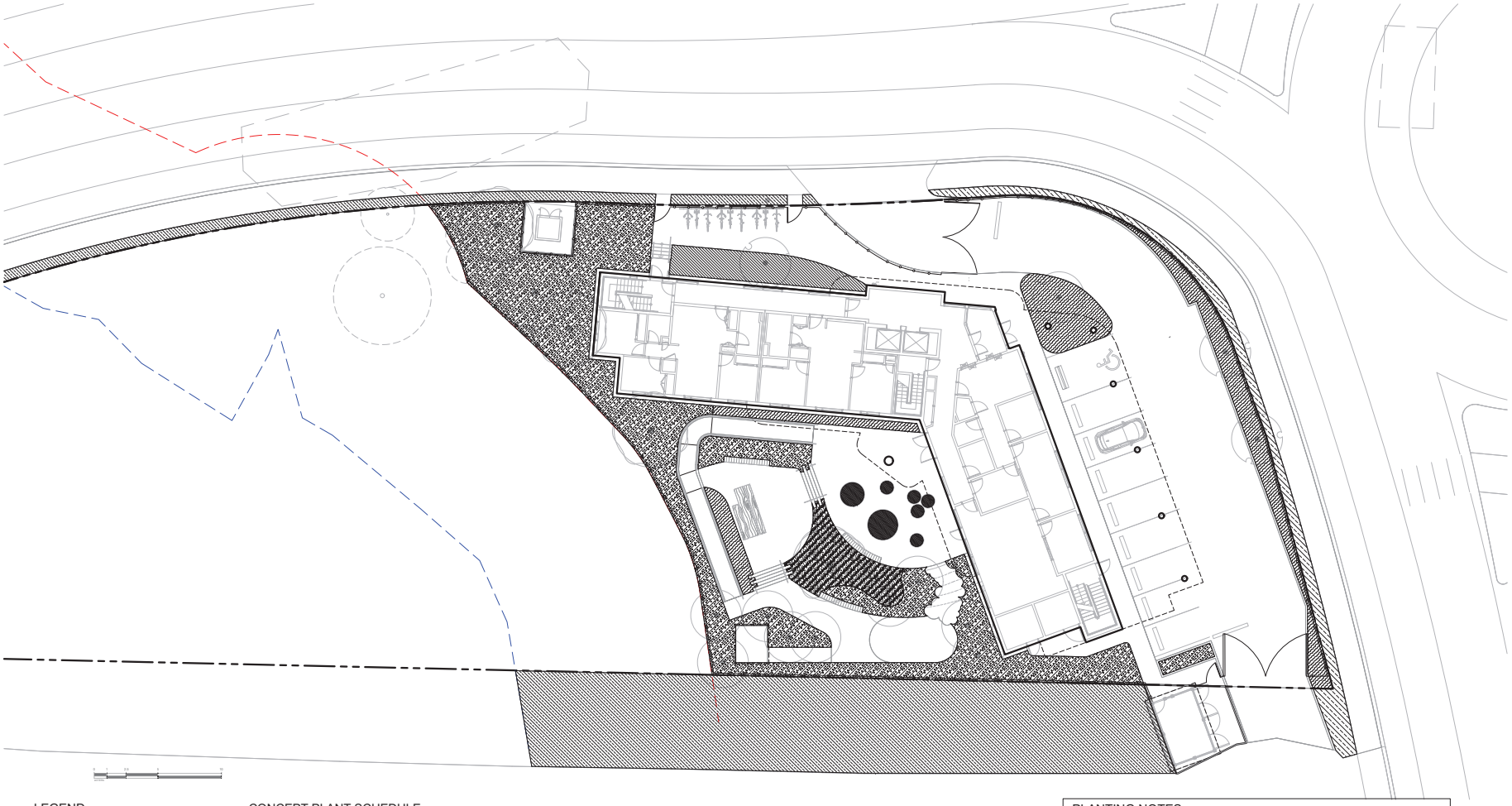
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH M. BALDERSTON
332
2025-02-07

NORTH ARROW

DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:
L2.01

SCALE: 1:150



LEGEND

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- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES

CONCEPT PLANT SCHEDULE

RIPARIAN NATIVE PLANTING - FULL SUN	311.4 m²			
Achillea millefolium / Common Yarrow	135	#2 POT, B&B	15% @ 0.6m o.c.	
Artemisia sukadorfii / Coastal Mugwort	44	1 gal., B&B	5% @ 0.6m o.c.	
Deschampsia cespitosa / Tufted Hair Grass	240	#1 POT, B&B	15% @ 0.45m o.c.	
Hypericum scouleri / Western St. John's Wort	79	1 gal., B&B	5% @ 0.45m o.c.	
Lathyrus nevadensis / Mountain Pea	159	#1 POT, B&B	10% @ 0.45m o.c.	
Mentha canadensis / American Corn Mint	79	1 gal., B&B	5% @ 0.45m o.c.	
Rosa nutkana / Nootka Rose	179	#2 POT, B&B	20% @ 0.6m o.c.	
Sambucus racemosa / Red Elderberry	20	#3 POT, B&B	5% @ 0.9m o.c.	
Spiraea douglasii / Western Spirea	179	#2 POT, B&B	20% @ 0.6m o.c.	
NATIVE PLANTING - VEGETATED SLOPE	33.6 m²			
Carex obnupta / Slough Sedge	86	#1 POT, B&B	50% @ 0.45m o.c.	
Sisyrinchium californicum / Yellow-eyed Grass	43	#1 POT, B&B	25% @ 0.45m o.c.	
Trifolium wormskioldii / Coast Clover	43	#1 POT, B&B	25% @ 0.45m o.c.	
RIPARIAN NATIVE PLANTING - PARTIAL SHADE	88.3 m²			
Cornus canadensis / Bunchberry Dogwood	45	#1 POT, B&B	10% @ 0.45m o.c.	
Gaultheria shallon / Salal	25	#2 POT, B&B	10% @ 0.6m o.c.	
Lathyrus nevadensis / Mountain Pea	45	#1 POT, B&B	10% @ 0.45m o.c.	
Polystichum munitum / Western Sword Fern	64	#2 POT, B&B	25% @ 0.6m o.c.	
Rosa nutkana / Nootka Rose	33	#3 POT, B&B	30% @ 0.9m o.c.	
Vaccinium parvifolium / Red Huckleberry	39	#2 POT, B&B	15% @ 0.6m o.c.	
NATIVE PLANTING - SHADE	31.7 m²			
Asarum canadense / Wild Ginger	24	#1 POT, B&B	15% @ 0.45m o.c.	
Athyrium filix-femina cyclosorum / Common Lady Fern	9	#2 POT, B&B	10% @ 0.6m o.c.	
Carex leptopoda / Slender-footed Sedge	8	#1 POT, B&B	5% @ 0.45m o.c.	
Dicentra spectabilis / Bleeding Heart	5	#2 POT, B&B	5% @ 0.6m o.c.	
Polystichum munitum / Western Sword Fern	27	#2 POT, B&B	30% @ 0.6m o.c.	
Rubus spectabilis / Salmonberry	18	#2 POT, B&B	20% @ 0.6m o.c.	
Sambucus racemosa / Red Elderberry	14	#2 POT, B&B	15% @ 0.6m o.c.	
URBAN AGRICULTURE - MEDICINAL GARDEN	10.8 m²			
Clinopodium douglasii / Yerba Buena	13	#1 POT, B&B	25% @ 0.45m o.c.	
Lavandula angustifolia / English Lavender	13	#1 POT, B&B	25% @ 0.45m o.c.	
Mentha canadensis / Canada Mint	13	#1 POT, B&B	25% @ 0.45m o.c.	
Stachys cooleyae / Cooley's Hedge Nettle	13	#1 POT, B&B	25% @ 0.45m o.c.	
OFF-SITE PLANTING	466.4 m²			
Turf Seed Drought Tolerant Dwarf Fescue Blend		Seed, Seed		

PLANTING NOTES:

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

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OWNER/CLIENT:
M'AKOLA DEVELOPMENT SERVICES

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1435 CRANBERRY FAMILY HOUSING

PROJECT ADDRESS:
1435 CRANBERRY RD, NANAIMO, BC

DESIGNED BY: BB, LB
DRAWN BY: LB

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SEAL

NORTH ARROW

DRAWING TITLE:
PLANTING PLAN

DWG NO: L2.02

SCALE: 1:150

2025-01-21 17:27

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- ROOF ABOVE
- 15m SPEA BOUNDARY
- STREAM BOUNDARY
- 8' (2.43m) HT. SOLID WOOD FENCE
- 3' (0.91m) HT. SPLIT RAIL FENCE
- PROPOSED CONTOUR
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES
- REPLACEMENT TREES

SOIL DEPTH SCHEDULE

SYMBOL	DESCRIPTION	QTY
	150mm SOIL DEPTH - GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS	467.7 m²
	450mm SOIL DEPTH - GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS	10.6 m²
	600mm SOIL DEPTH - GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS	262.3 m²
	100mm SOIL DEPTH - GROWING MEDIUM TO CANADIAN LANDSCAPE STANDARDS	186.2 m²

SOIL PLANTING NOTES:

- A COMPREHENSIVE SOIL ANALYSIS WILL BE CONDUCTED TO EVALUATE THE QUALITY OF THE EXISTING SOIL AND ITS FEASIBILITY FOR SUPPORTING NEWLY PROPOSED PLANTING.

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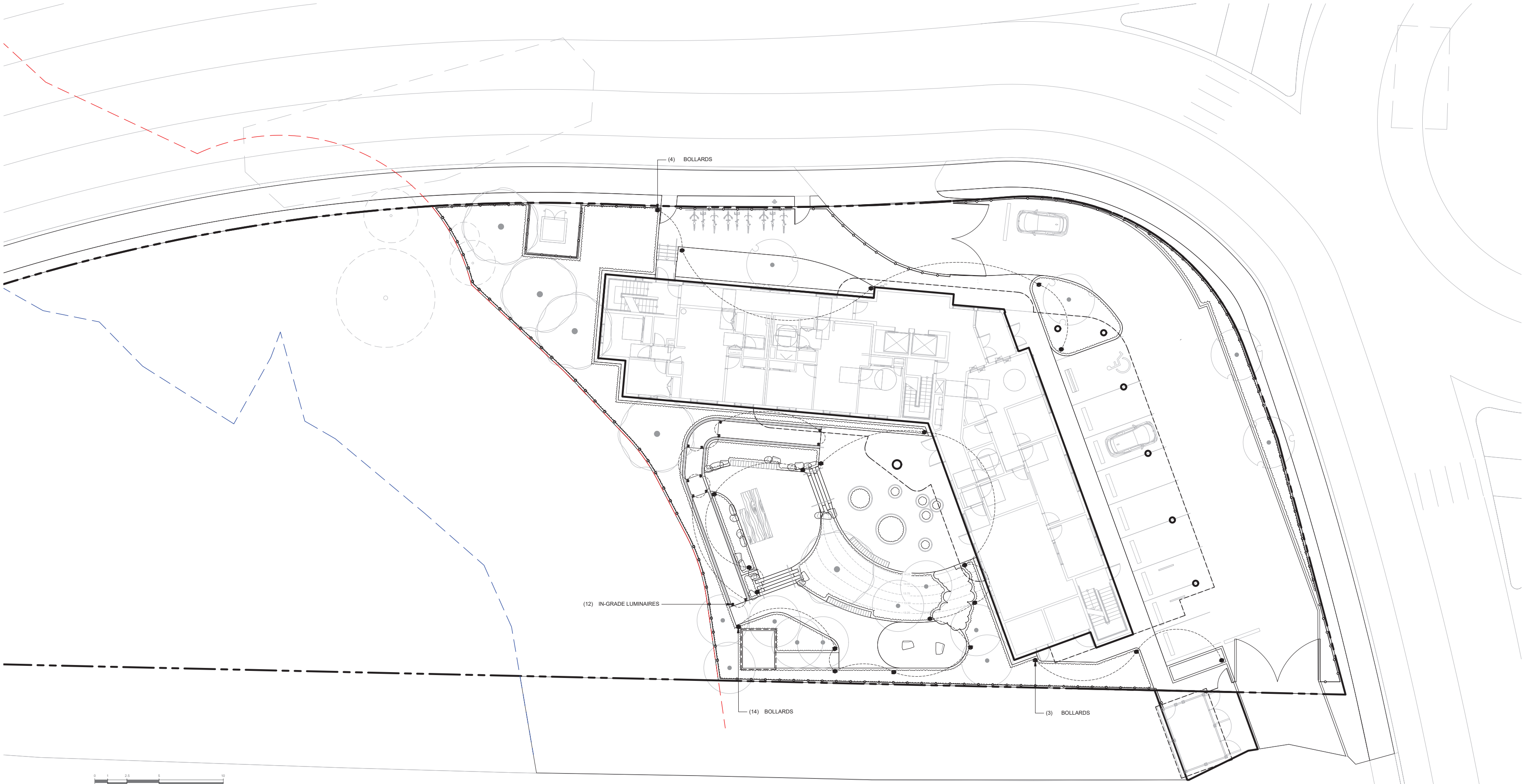
SEAL

NORTH ARROW

DRAWING TITLE:
SOIL DEPTH PLAN

DWG NO: L3.01

SCALE: 1:150



LEGEND

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- PROPOSED TREES

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⦿	B84310 - BOLLARD TEXTURED POWDER COAR, BLACK, DIRECT BURIAL ANCHORAGE 2700K	22
⦿	B77019 - IN-GRADE LUMINAIRE BLACK, IN-GRADE 2700K (K27)	12

LIGHTING NOTES:

- LANDSCAPE LIGHTING TO BE COORDINATED WITH ELECTRICAL.

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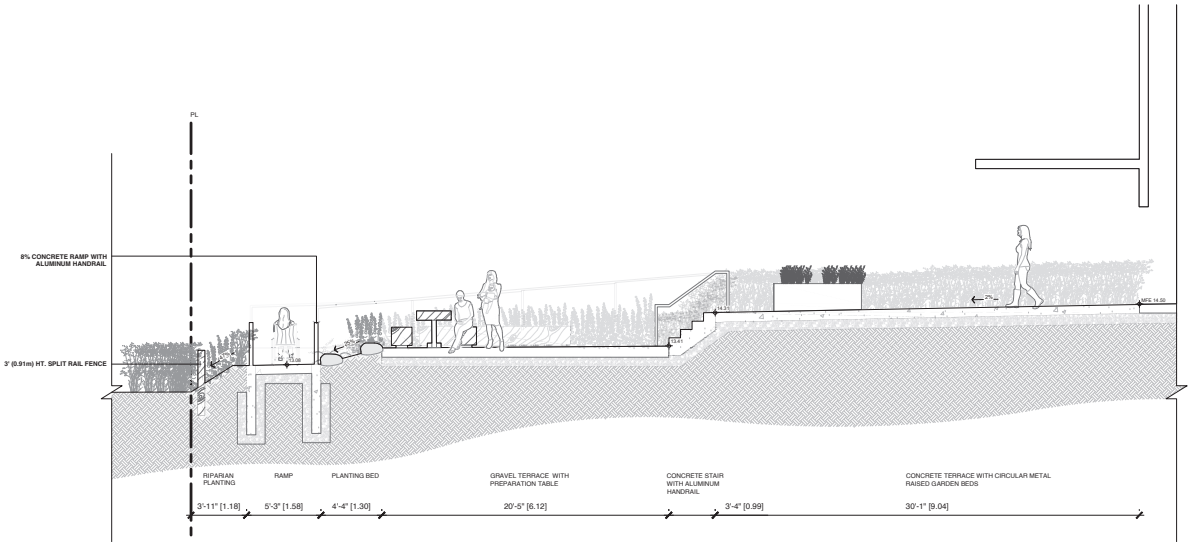
SEAL
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
ELIZABETH A. HALDERSTON
332
2025-02-07

NORTH ARROW

DRAWING TITLE:
LIGHTING PLAN

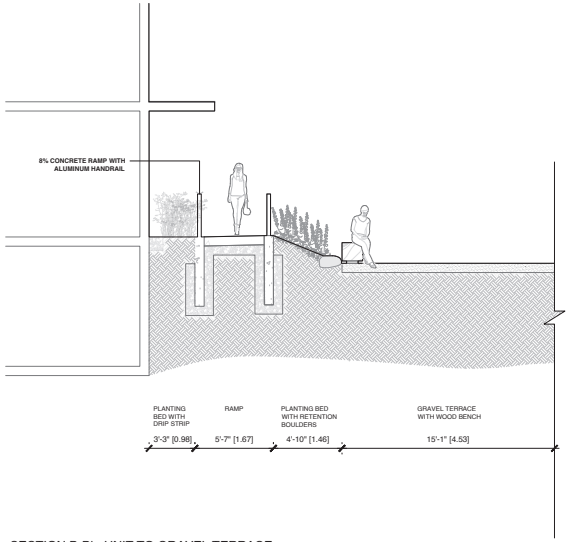
DWG NO:
L4.01

SCALE: 1:150

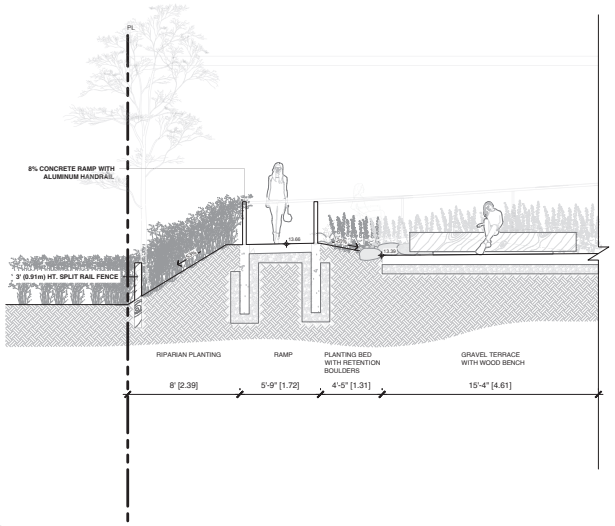


1 SECTION A-A' - RAMP TO VESTIBULE
1:50

KEY PLAN



2 SECTION B-B' - UNIT TO GRAVEL TERRACE
1:50



3 SECTION C-C' - WEXFORD CREEK TO GRAVEL TERRACE
1:50

1608 Camosun Street, Victoria BC V8T 3E6
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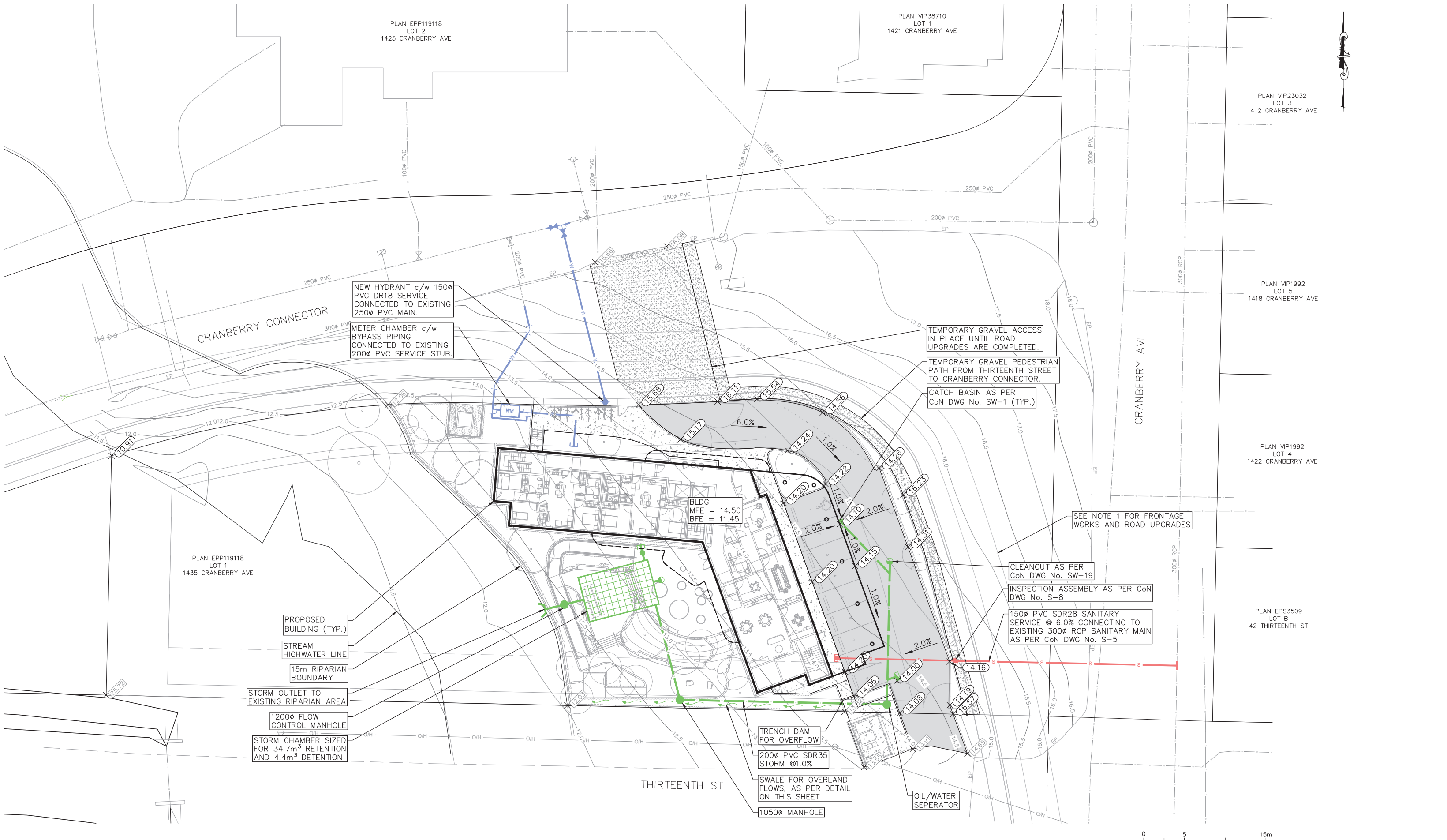
SEAL

NORTH ARROW

DRAWING TITLE:
SECTIONS

DWG NO: L5.01

SCALE: 1:150



LEGEND	EXISTING	PROPOSED		EXISTING	PROPOSED		EXISTING	PROPOSED
LAMP STANDARD	LS	LS	CLEANOUT	SSCO	SDCO	WATER	W	W
UTILITY POLE	UP	UP	CATCHBASIN			SANITARY	S	S
GUY WIRE ANCHOR			ROUND CATCHBASIN			STORM	D	D
U/G HYDRO/TEL/CABLE			MANHOLE			WATER METER	WM	WM
JUNCTION BOX	JB	JB	INSPECTION CHAMBER	SSIC	SDIC	FLUSHOUT		
GAS	G	G	MOUNTABLE CURB & GUTTER	MC	MC	GATE VALVE		
FENCE			NON-MOUNT. CURB & GUTTER	NMC	NMC	REDUCER		
ELEVATION	113.78	109.28	ASPHALT CURB	AC	AC	FIRE HYDRANT		
EDGE ASPHALT			TOP OF BANK			AIR RELEASE VALVE		
ASPHALT REMOVAL			BOTTOM OF BANK			DITCH		
PROPOSED ASPHALT			CULVERT OUTLET			ROAD SIGN		
PROPOSED CONCRETE			CULVERT HEADWALL			CENTERLINE ALIGNMENT		1+250

PRELIMINARY WATER SERVICE CALCULATION
NO. OF UNITS = 42
EQUIV. POP. = 42 X 1.7ppu = 72 people
MAX DAILY FLOW = 72 x 1,135L/c/day = 81,720L/day (0.95L/s)

PRELIMINARY SANITARY CALCULATION
No. OF UNITS = 42
EQUIV. POP. = 42 x 1.7ppu = 72 people
PEAKING FACTOR = $1+14/(4+P^{0.5}) = 4.28$
PEAK FLOW = 230L/c/day x 4.28 x 72 = 70,877L/day
I & I = 25,000L/ha/day x 0.36ha = 8,933L/day
TOTAL SANITARY FLOW = 8,933L/day + 70,877L/day = 79,810L/day (0.92L/s)

SERVICE CAPACITY AT MIN. SIZE & GRADE
FROM PL TO MAIN: 150mm PVC AT MIN. 2.00% = 21.5L/s @ 1.2m/s

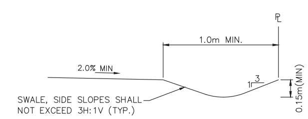
RETENTION SUMMARY

- SITE AREA EXCLUDING SPEA = 1,945m^2
- SELF-CONTAINED LANDSCAPED AREAS TO BE REMOVED FROM RETENTION CALCULATION = 825m^2
- CATCHMENT AREA = (1,945m^2 − 825m^2) = 1,120m^2
- RAINFALL DEPTH TO CAPTURE = 31mm
- REQUIRED RETENTION VOLUME (1,120m^2 x 31mm) = 34.7m^3

DETENTION SUMMARY

- REQUIRED 2yr DETENTION STORAGE = 2.9m^3
- REQUIRED 5yr DETENTION STORAGE = 4.4m^3

TOTAL REQUIRED STORAGE = 39.1m^3
TOTAL AVAILABLE STORAGE = 41.4m^3



TYPICAL SWALE
NTS

NOTES:

1. FRONTAGE WORKS AND ROAD UPGRADES BY OTHERS AND SHOWN FOR INFORMATION ONLY. ONSITE GRADING TO BE FINALIZED ONCE ROAD UPGRADE DESIGN IS COMPLETED.
2. TEMPORARY GRAVEL ACCESS FROM SITE TO CRANBERRY CONNECTOR UNTIL OFFSITE WORKS ARE COMPLETED.
3. TEMPORARY GRAVEL PEDESTRIAN PATH TO BE IN PLACE UNTIL PROPOSED ROAD WORKS ARE COMPLETED.
4. "MFE" REFERS TO "MAIN FLOOR ELEVATION"
5. "BFE" REFERS TO "BASEMENT FLOOR ELEVATION"

CLIENT

MAKOLA DEVELOPMENT SERVICES

REV.	DATE	BY	DESCRIPTION	ENG
B	06FEB2025	ZY	ISSUED FOR DEVELOPMENT PERMIT	ZY
A	22NOV2024	ZY	ISSUED FOR COORDINATION	ZY

1435 CRANBERRY AVE FAMILY HOUSING

NANAIMO, BC

DRAWING TITLE:

PRELIMINARY SITE SERVICING & GRADING

CASCARA CONSULTING ENGINEERS LIMITED
EGBC PERMIT No. 1000784
#206–335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.ca

DESIGN BY: ZY | CHECKED BY: KMD
DRAWN BY: ZY | APPROVED BY:

SEAL: PROFESSIONAL ENGINEER, PROVINCE OF BRITISH COLUMBIA, Z.K.C. YOUNG #59860
Cascara Consulting Engineers Ltd.
EGBC Permit No 1000784
2025-02-07

SCALE: HORIZ: SHOWN VERT: N/A
DATE: 01OCT2024 | SHEET: 1 OF 1
ENG. FILE NUMBER:
CITY DWG #: | PROJECT #: 1004-047
DRAWING NUMBER: SK1 | REV: B

RECEIVED
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STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001377 – 415 PRIDEAUX STREET

Applicant/Architect: SAANICH DESIGNS LTD.

Owner: 1299787 BC LTD.

SUBJECT PROPERTY AND SITE CONTEXT

Zoning	Old City Mixed Use (DT8)
Location	The subject property is located on the west side of Prideaux Street, between Franklyn Street and Albert Street
Total Area	807m^2
City Plan (OCP)	Future Land Use Designation: Old City Neighbourhood Development Permit Area DPA8 – Form and Character
Relevant Design Guidelines	General Development Permit Area Design Guidelines Old City Multi-Family Residential Design Guidelines

The subject property is located in the Old City neighbourhood. The lot is rectangular shaped and fronts onto Prideaux Street with access from a lane to the rear. The lot is vacant and treed and slopes downward 4m from west to east. Established single-family dwellings and multi-family developments characterize the surrounding area with commercial services nearby.

PROPOSED DEVELOPMENT

The applicant is proposing to construct two 3-storey ground-oriented multi-family residential buildings, comprising a total of five townhouse units (three 2-bedrooom and two 3-bedroom). The proposed total gross floor area is 581m^2, and the proposed FAR is 0.72.

Site Design

The proposed buildings are oriented to face the street or the lane. Onsite parking (6 spaces) includes a private garage for each unit and 1 visitor parking space at the end of the drive aisle beside Building A. One long-term bicycle parking space will be located in each private garage. A pedestrian pathway connects the driveway to Prideaux Street. Three-stream waste management containers are located in a waste management enclosure abutting Building B beside the driveway.

Staff Comments:

- Remove the additional parking space (which is in excess of the required 5 parking spaces) and relocate the pathway along the north lot line to connect the rear units along the lane to the street.
- Provide increased separation or a transition in landscaping between the pathway and the buildings.
- Provide a textured finish for the driveway, concrete pathway, and patios; or consider accent areas of high texture paving, such as exposed aggregate, brick, stone, or interlocking concrete pavers in accordance with the Old City Multi-Family Residential Design Guidelines.
- Redesign the waste management enclosure access to minimize potential vehicle and pedestrian conflicts.

Building Design

The proposed 3-storey townhouse buildings are designed in a traditional craftsman style with pitched roofs, recessed entries, and bay windows reflective of the Old City form and character. To accommodate the grade of the site, the building abutting the lane presents a 2-storey façade. Building interest is achieved through the incorporation of wood corbel and dentil details, a variety of colour and materials, and low picket fencing. The exterior finishes of the buildings include a mix of Hardie plank and batten siding; barge board; vinyl windows; and solid wood front entry doors.

Staff Comments:

- Use of traditional residential elements (dentil molding, wide barge board with corbels, bay windows) and the strong building presence on the street are supported by the Old City Multi-Family Residential Design Guidelines.
- Consider additional opportunities to incorporate traditional wall cladding (ie. shingles).
- Address the blank walls along the sides of the buildings.
- Consider opportunities to further emphasize the front porches.

Landscape Design

The proposed development includes clearing the existing vegetation (retaining a shared Oak tree along the south side yard) and planting various deciduous and coniferous trees, shrubs, hedging, and flowers. Each unit has a private patio surrounded by low fencing.

Staff Comments:

- Consider incorporating arbor or other features to formalize pedestrian entries for wayfinding.
- Consider replacing the Japanese maple with more traditional Old City tree species.
- Consider incorporating traditional heritage planting in accordance with the Old City Multi-Family Residential Design Guidelines between the patio and street to complement the deciduous trees.

PROPOSED VARIANCES

The applicant has not identified any proposed variances.

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Design Rational

Project Overview: This proposal outlines the design rationale for a five-unit townhouse development at 415 Prideaux Street, Nanaimo, situated within the Old City neighborhood. The design aims to complement the existing character of the area while providing contemporary, high-quality housing.

Neighborhood Context: The site is located along downtown at old city neighbourhood. The adjacent neighbors are single family and multi family homes. Additional row house style townhomes are scheduled to be integrated into the community at a future date. This integration will provide a nicely balanced density and scale.

Site Design Concept:

The site plan maximizes the use of the land while preserving and maximizing green and open space. This is achieved through several key strategies:

- **Landscaped Courtyards and Communal Green Spaces:** Incorporated to enhance the residential experience and provide opportunities for outdoor recreation and a strong sense of community.
- **Biodiverse Landscaping:** Native plantings will be prioritized to support local biodiversity, minimize maintenance needs, and contribute to the overall aesthetic appeal.
- **Efficient Site Planning:** The arrangement of the five townhouses optimizes sunlight exposure and privacy for each unit while minimizing the overall footprint of the development. This approach maximizes the usable green space available.

Proposed Building Designs:

- Five townhouses are designed to maximize natural light and provide a sense of ownership.
- Two rear units each feature a private rear yard.
- Three front units each feature a private front yard.
- All units include private entry areas.
- Abundant windows in each unit offer expansive views of the site, creating a strong sense of community ownership.

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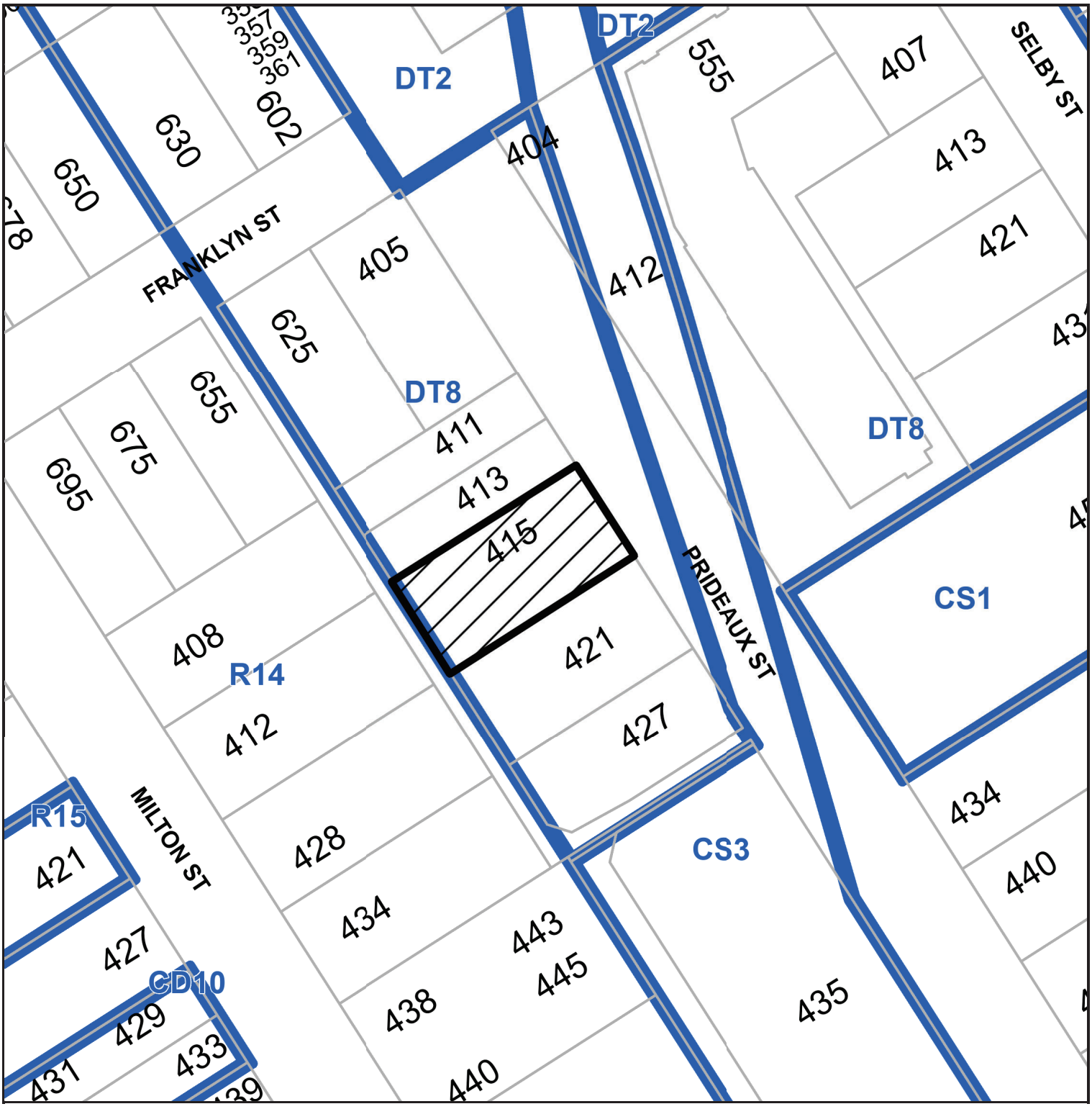
Character and Form:

The design of the five townhouses is guided by the principles of providing diverse housing options while respecting the existing neighborhood's scale and character. This is achieved through:

- **Strategic Higher Density Placement:** Higher-density multi-family units, such as the proposed townhouses, are positioned to minimize impacts on established view corridors and are situated with rear lane access. This approach reduces disruption to the existing residential areas by maintaining the integrity of the street frontages, preserving desirable front yards, and minimizing interaction from the main street.
- **Maintaining Neighborhood Character:** The design respects existing single-family areas, preserving their architectural and historical significance. This includes encouraging the adaptive reuse of older homes for small-scale businesses or professional offices. Specific design elements contributing to this are:
    - **Roof Design:** Varied rooflines (gable and sloped) utilizing shingles and metal roofing materials create visual interest while maintaining neighborhood character.
    - **Textural Variety:** Shingle and horizontal plank siding add visual texture, breaking up the building mass and reducing its perceived scale.
- **Gradual Density Increase:** Small-scale multi-family development (maximum fourplex) is strategically located in areas already featuring multiple suites, acknowledging the neighborhood’s evolving density. This measured approach minimizes potential impacts on existing city services. Should any infrastructure upgrades be required to accommodate the increased density, the developer will contribute to the associated Development Cost Charges (DCC).
- **Residential Scale and Proportion:** The townhouse design prioritizes a residential scale consistent with the surrounding neighborhood, ensuring the new development complements rather than overwhelms existing structures.

This integrated approach aims to create a balanced and harmonious community while respecting the neighborhood's unique character and architectural assets.

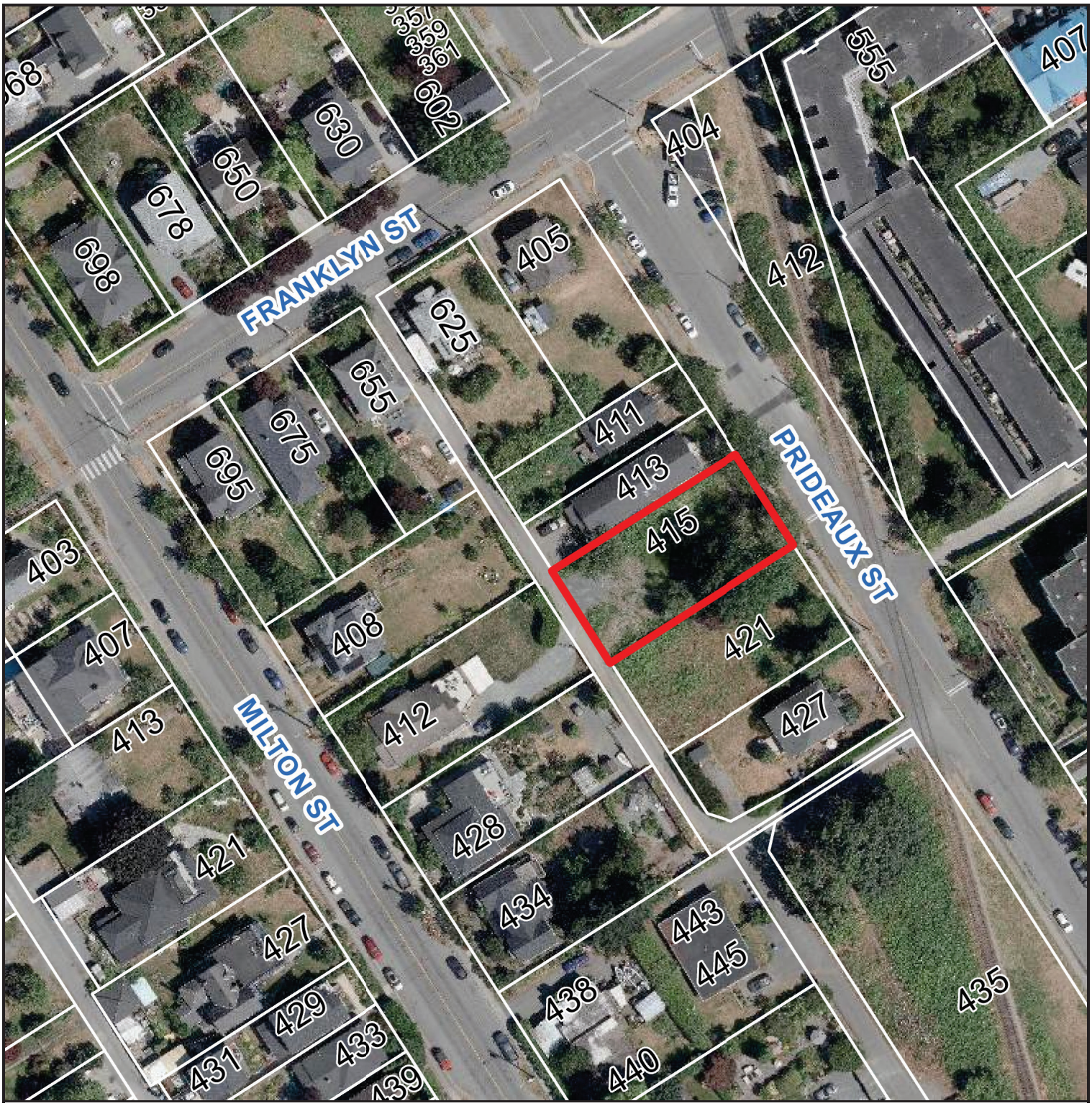
SUBJECT PROPERTY MAP



415 PRIDEAUX STREET

N

AERIAL PHOTO



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415 PRIDEAUX STREET

SKETCH PLAN OF:

LOT 1, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584.

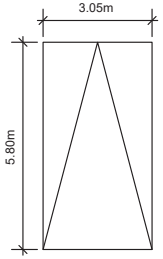
SITE DATA	DT8
ITEMS	PROPOSED
LOT AREA	808.60 sq.m.
LOT COVERAGE	266.48 sq.m. (32.95%)
BUILDING HEIGHT	
-BLOCK A	7.05 m.
-BLOCK B	7.05 m.
SETBACKS	
- FRONT	4.00 m.
- REAR	4.00 m.
- SIDE	3.05 m.
- SIDE	3.64 m.
PROPOSED FLOOR AREA	
BLOCK A	
- UPPER FLOOR	170.70 sq.m.
- MAIN FLOOR	173.53 sq.m.
- LOWER FLOOR	167.60 sq.m.
-ELECTRICAL	3.69 sq.m.
-GARAGES	96.80 sq.m.
GROSS FLOOR AREA	511.83 sq.m.
BLOCK B	
- UPPER FLOOR	92.95 sq.m.
- MAIN FLOOR	86.52 sq.m.
- LOWER FLOOR	41.98 sq.m.
-ELECTRICAL	3.69 sq.m.
-GARAGES	63.31 sq.m.
GROSS FLOOR AREA	221.45 sq.m.
TOTAL GROSS FLOOR AREA	733.28 sq.m.
F.A.R.	0.9 TO 1.0

PROPOSED BLOCK A HEIGHT CALCULATION	
Average natural grade	38.90
Average finished grade	40.60
Maximum building height (DT8 Zone)	10.50
Maximum roof midpoint	49.40
Proposed roof midpoint	47.65
Proposed lower floor	39.50

PROPOSED BLOCK B HEIGHT CALCULATION	
Average natural grade	40.48
Average finished grade	40.60
Maximum building height (DT8 Zone)	10.50
Maximum roof midpoint	50.95
Proposed roof midpoint	47.65
Proposed lower floor	39.50

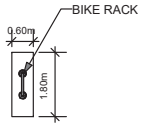
PARKING TABLE

6 STALLS



TYPICAL VEHICLE PARKING STALL

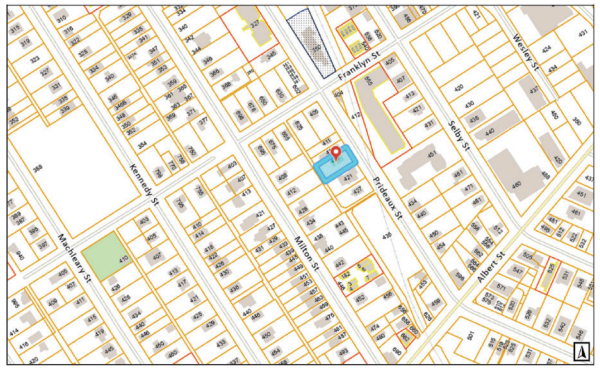
SURFACING MATERIALS



TYPICAL BICYCLE PARKING STALL

SITE PLAN

SCALE: 1/8" = 1'-0"



LOCATION MAP

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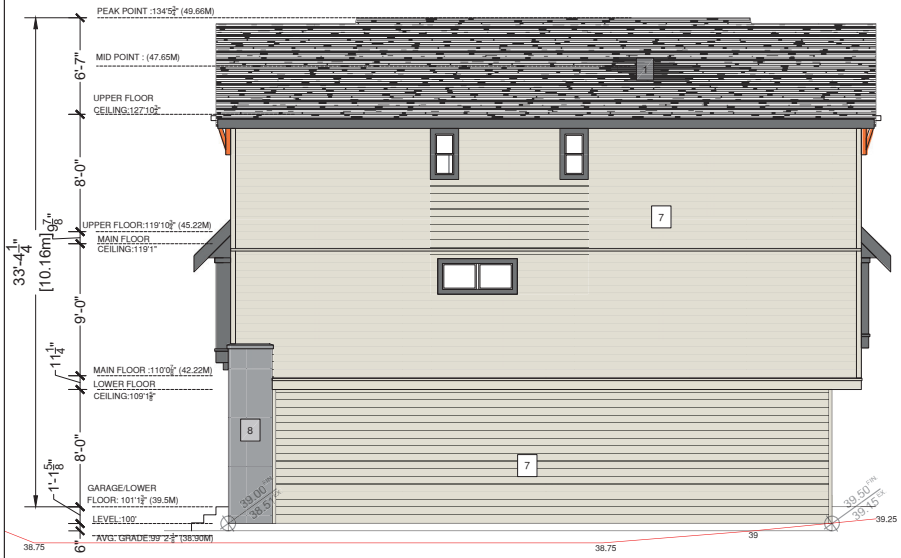
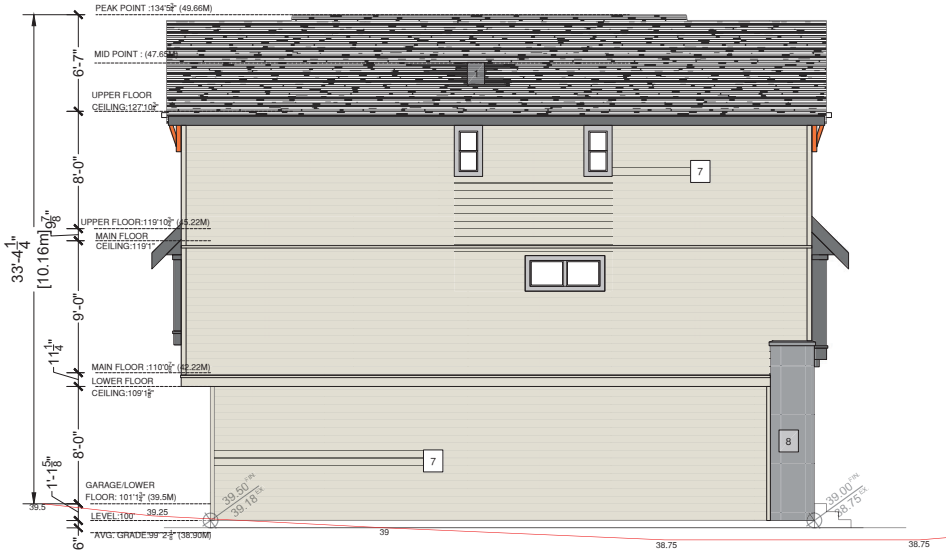
FRONT ELEVATION

REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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BLOCK A ELEVATIONS

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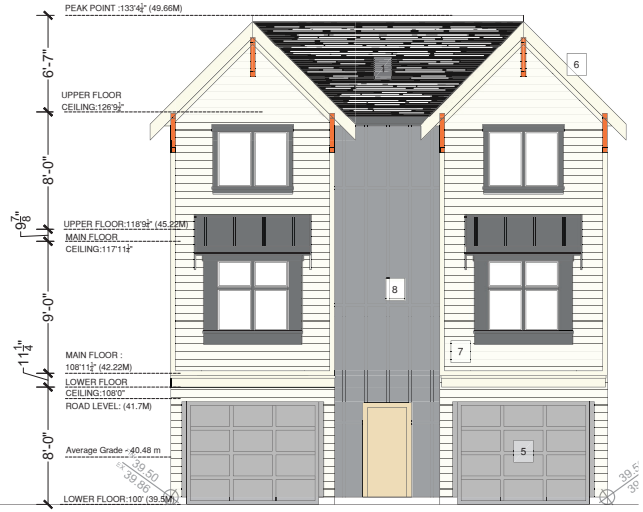
FRONT ELEVATION



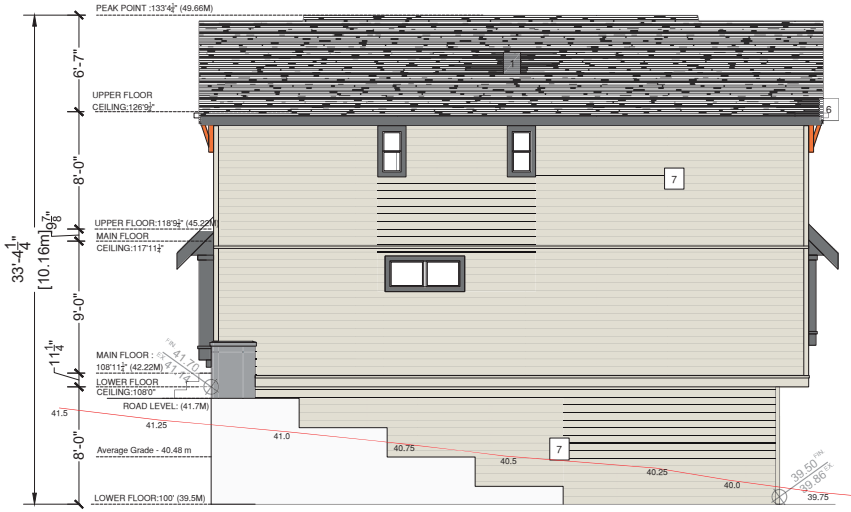
REAR ELEVATION

FINISHES & COLORS

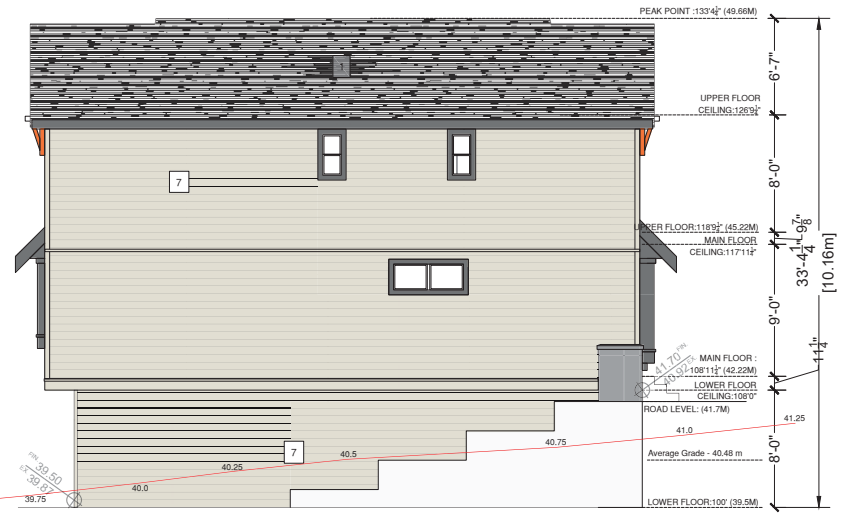
1		LAMINATED ASPHALT ROOF SHINGLES: PB MYSTIQUE SERIES ANTIQUE SLATE
2		METAL ROOF GENTEK GRAPHITE GRAY OR SIMILAR
3		ALUMINUM GUTTERS AND SOFFITS: GENTEK GRAPHITE GREY OR SIMILAR
4		FRONT ENTRY DOORS: WALNUT GEL STAIN
5		GARAGE DOORS & TRIMS & KNEE BRACES: SW 7647 CRUSHED ICE OR SIMILAR
6		BARGE BOARDS: SW 7068 GRIZZLE GRAY OR SIMILAR
7		HARDIE-HORIZONTAL PLANK SIDING LAPPED TO 6" EXPOSURE
8		½ CFS Batten / HARDIE PANELS *GRAY SLATE COLOR*
9		½ CFS Batten / HARDIE PANELS *WHITE COLOR*

NOTE : Colours may vary as per clients choice

COMPONENT	MATERIAL	COLOUR
ENTRY DOORS	SOLID WOOD	WALNUT GEL STAIN
WINDOWS	VINYL	BLACK
SOFFIT ROOF	ALUMINUM	GENTEK GRAPHITE GRAY
SOFFIT- WINDOW SEATS	ALUMINUM	GENTEK GRAPHITE GRAY
EXTERIOR GUARDS	ALUMINUM	BLACK
FLASHINGS	METAL (PRE FIN.)	GENTEK GRAPHITE GRAY



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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BLOCK B ELEVATIONS

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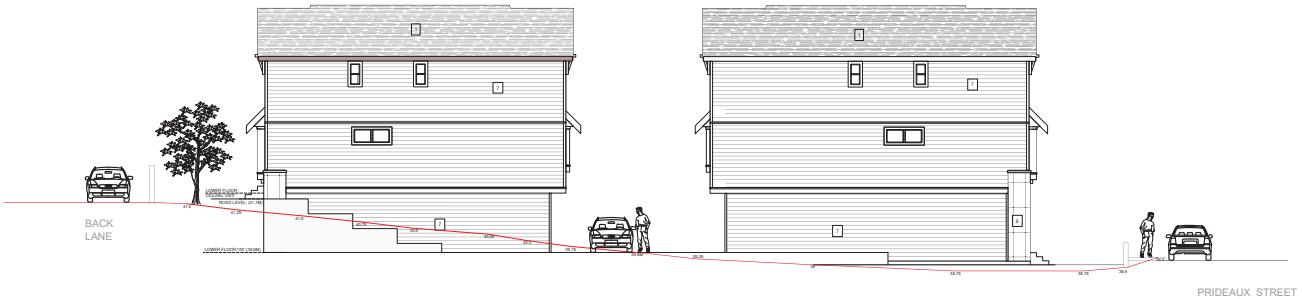

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Street Escape

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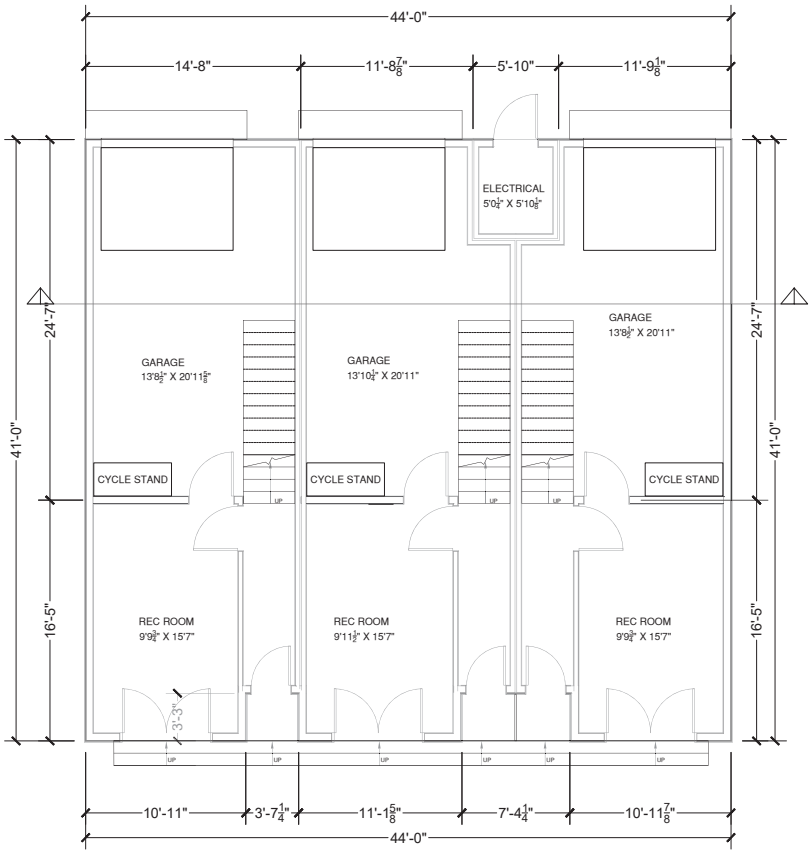
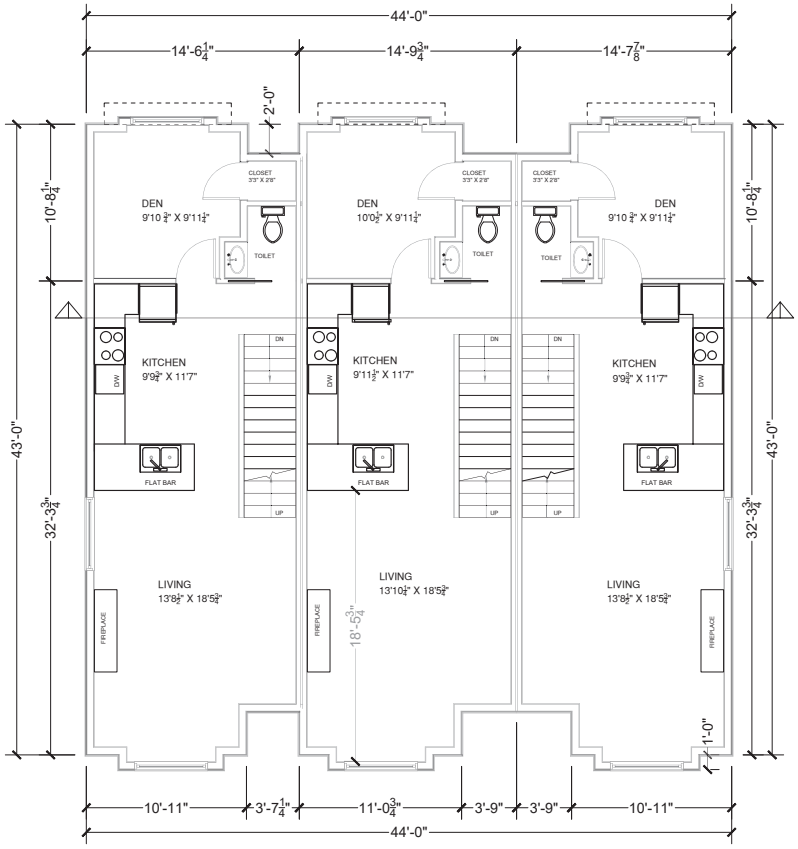


BLOCK A
LOWER FLOOR PLAN

AREA - 1804 Sqft



BLOCK A
MAIN FLOOR PLAN

AREA - 1867.88 Sqft

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FLOOR PLANS

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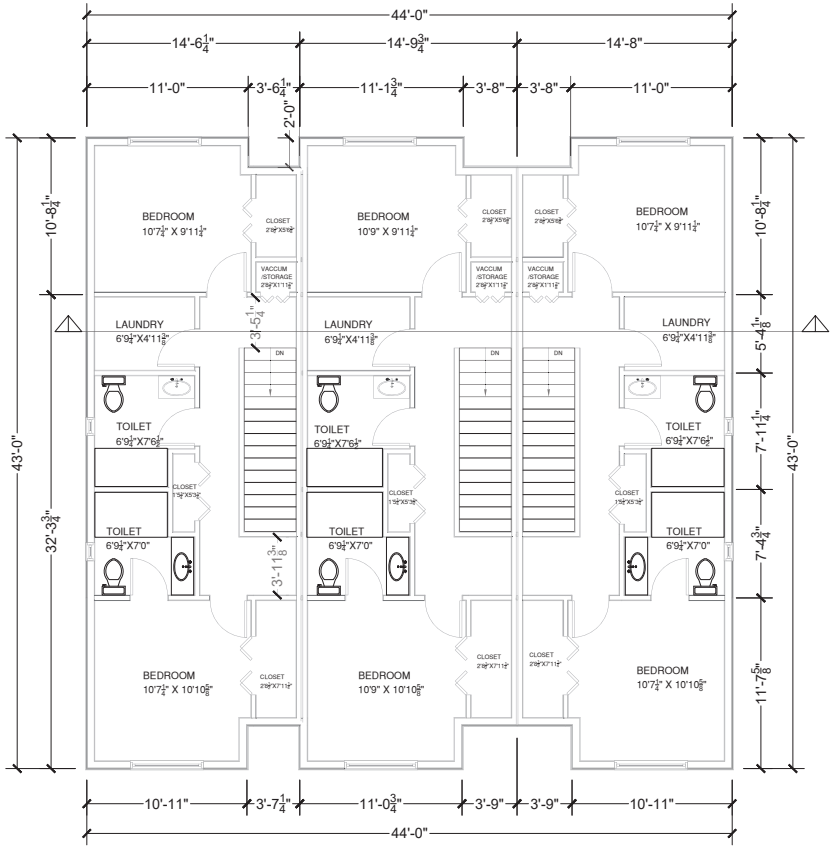

BLOCK A

UPPER FLOOR PLAN

AREA - 1837.5 Sqft

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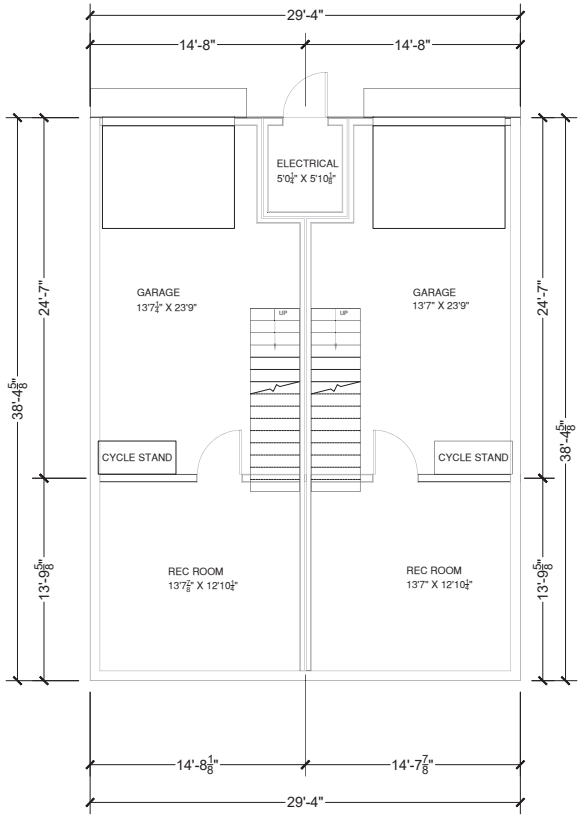
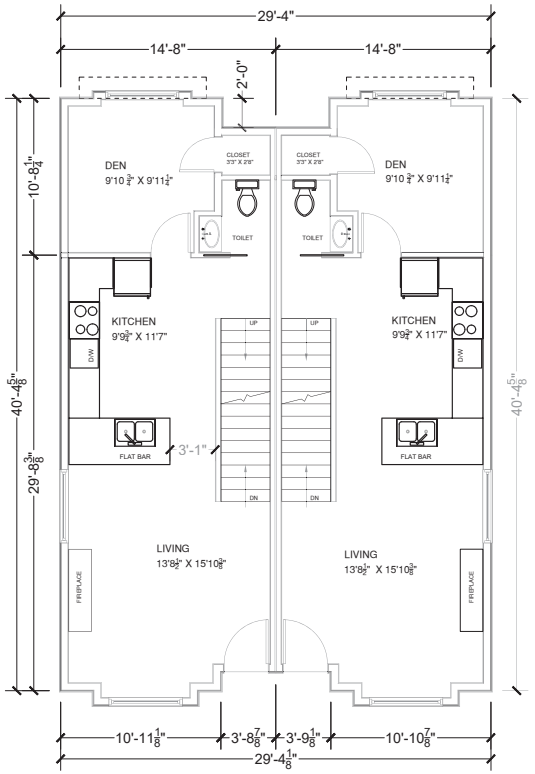


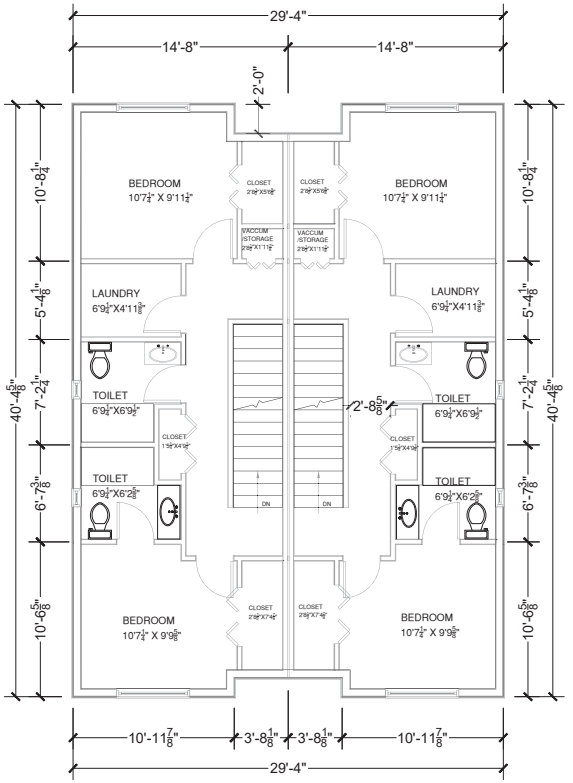
BLOCK B
LOWER FLOOR PLAN

AREA - 1125.93 Sqft



BLOCK B
MAIN FLOOR PLAN

AREA - 1180.8 Sqft



BLOCK B
UPPER FLOOR PLAN

AREA - 1160.5 Sqft

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FLOOR PLANS

SCALE: AS MENTIONED

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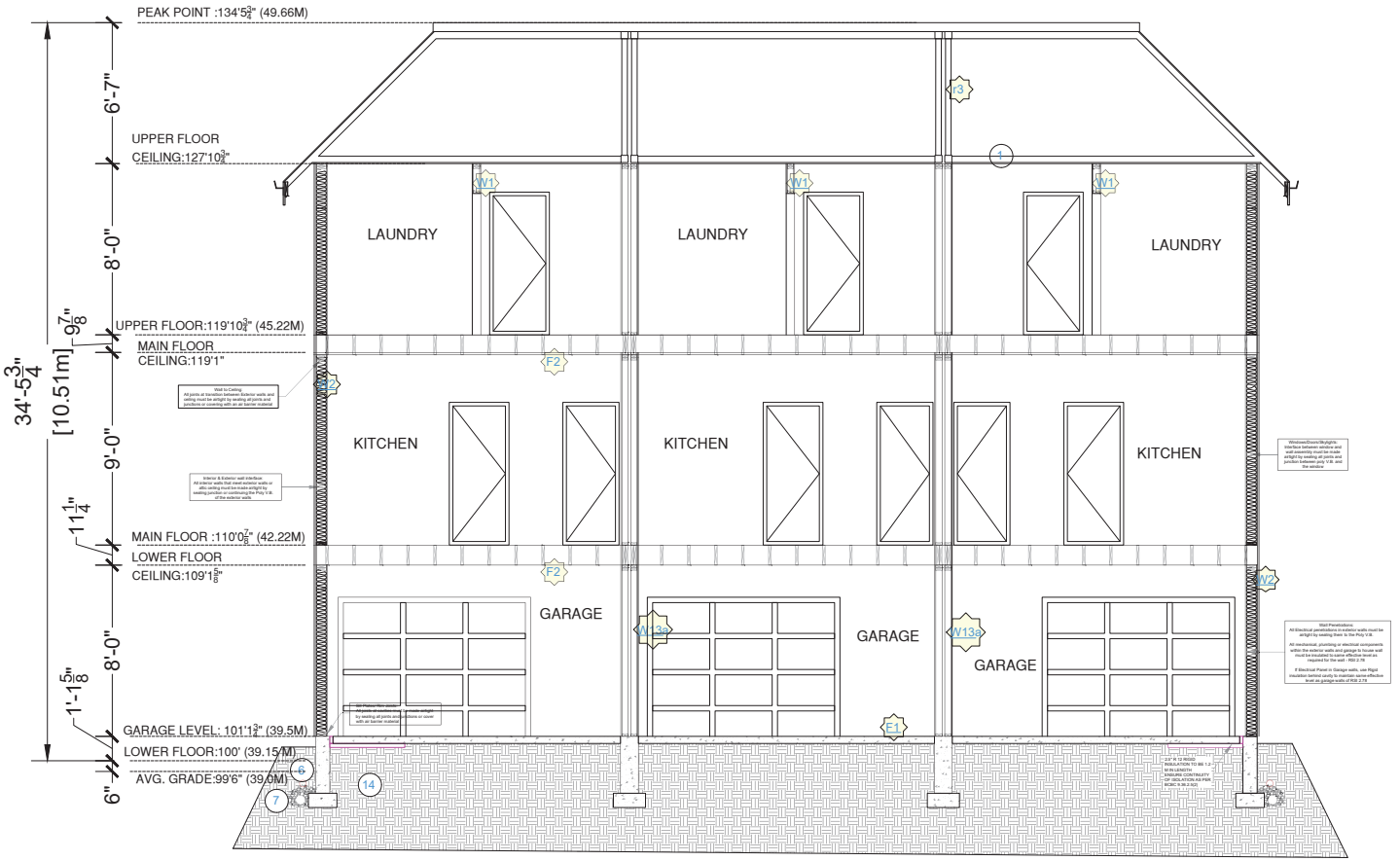

BLOCK A SECTION

SCALE: 3/8" = 1'-0"

CONSTRUCTION NOTES:

1. R51 insulation , 6 mil poly V.B. 1/2" ceiling board.
2. Continuous gutters
3. Aluminum gutters and vented soffits - roof overhangs as per plans
4. All windows vinyl, supply rain -pan under, rainscreen as per BCBC. Windows in doors to be safety glass
5. Stairs: 7⅞" rise, 10" tread, 1" nosing with continuous handrail
6. Provide drains to perimiter system
7. 4" drain tile with 6" rock over
8. Provide roof vents: vent 1/300 using Shinglevent II Ridge Vent
9. Eave protection to 12" beyond heated wall
10. 8" concrete wall on 8"x16" concrete footings - 2#4 bar continuous - R12 ridgid insulation - 2 coats damp proofing
11. Caulk over and around all exterior openings
12. 6" X 6" post saddle on 10" pilaster 32"x32" concrete footing. NOT SHOWN
13. 42" non climbable continuous handrail
14. Undisturbed non-organic soil

"ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS"
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION. -ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.0, ALL OTHERS MUST HAVE U-VALUE LESS THEN 1.80 (AS PER TABLE 9.36.2.7.A) -GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

CONSTRUCTION ASSEMBLIES:

- F1: 4" concrete floor on 6 mil poly V.B. compacted granular fill
- F2: 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6' O.C. typ.
- F3: 2x10 floor joist 16" O.C. typ. nail and glue 3/4" T&G plywood X bridging @ 6' O.C. typ. with 6 mil. vinyl deck over
- R1: Asphalt shingles, building paper, 7/16" O.S.B. (or 1/2" plywood) , engineered trusses designed by supplier @ 24" O.C. typ., R51 insulation, 6 mil U.V. poly V.B. 5/8" GWB
- R2: Ply torch-on roofing, 7/16" O.S.B. (or 1/2" plywood), 2x4 strapping to allow cross ventilation, 2x10 roof joists or I joist @ 24" O.C. typ. R22 insulation, 6 mil. poly V.B. 1/2" GWB (NOT SHOWN)
- R3: ROOF 45 MIN FRR BCBC T9.10.3.1.-B ROOF ASSEMBLY R1 ENGINEERED ROOF TRUSSES BATT INSULATION 5/8" TYPE X GYPSUM BOARD PAINTED *FIRE SEPARATION TO EXTEND TO UNDERSIDE OF ROOF SHEATHING 1:300 ROOF VENT
- W1: 2x4 framing 16" O.C. typ. 1/2" GWB finish throughout
- W2: 2x6 framing 16" O.C. typ. 1/2" GWB finish throughout
- W13a: Wall assembly W13a Two rows 38mm x 89mm studs, each spaced 400 mm or 600 mm o.c. on separate 38mm x 89mm plates sel 25 mm apart with absorptive material 1 layer of gypsum board on each side
- C1: Finished flooring 3/4" T&G Plywood Floor joist as per engineer cross bridging 1/2" Gypsum board painting

DEMISING FLOOR: (30min as per FR) - Table A-9.10.3.1.B)
- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
- WOOD JOISTS OR WOOD I-JOISTS SPACED max of 600mm O.C.
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS SPACED 600mm
- 15.9mm TYPE "X" GYPSUM BOARD
- MINIMUM STC RATING OF 50
- MINIMUM IIC RATING OF 47

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19. DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min. AS PER 9.37.2.15.(b)

ALL POT LIGHT CAVITIES IN CEILINGS, PLUMBING BOXES, FANS, ELECTRICAL PANELS, IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE 'X' DRYWALL.

FIRE SEPERATION DETAILS

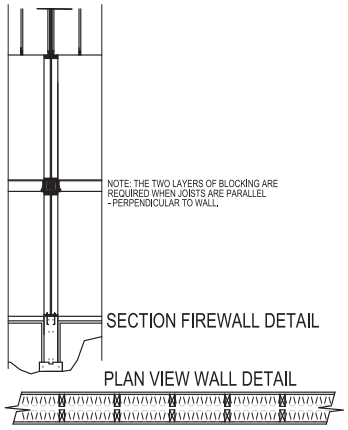

TABLE A-9.10.3.1A
FIRE AND SOUND RESISTANCE OF WALLS
FORMING PART OF APPENDIX NOTE A-9.10.3.1
TYPE OF WALL: LOAD BEARING
WALL NUMBER: W13a
DESCRIPTION: 2 ROWS 2" X 4" (38 X 89 mm) STUDS SPACED AT 16" (400 mm)
3-1/2" (89mm) SOUND INSULATION
1 LAYER 5/8" (15.9 mm) TYPE "X" GYPSUM BOARD ON EACH SIDE
FIRE RESISTANCE RATING:
NON LOAD BEARING - 1 HR
LOAD BEARING - 1 HR
SOUND TRANSMISSION CLASS - 57

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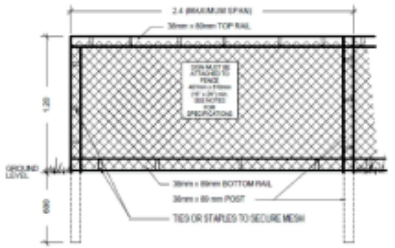
LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

Quercus (Oak)
Abies genus (Fir)
Malus domestica (Apple)
Prunus avium (Cherry)
Acer palmatum (Japanese Maple)

SAEPE (HEDGE)
BUXUS (BOXWOOD)
FLORIDARIUM (FLOWER GARDEN)
SPIRAEA JAPONICA (SPIERA GOLD FLAME)

Schedule "C"

TREE PROTECTION FENCING



Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
   - Top, Bottom and Posts."
   - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanised staples.
2. Attach a sign with minimum size of 407 mm x 610 mm (16" X 24") with the following wording:
   a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
   b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

This sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.

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3		
2		
1	25.03.XXX	ISSUED FOR DEVELOPMENT PERMIT

415 PRIDEAUX

CLIENT:

DRAWN BY: NG
CHECKED BY: RS

DRAWING TITLE:
LANDSCAPE PLAN

SCALE: AS MENTIONED

DATE: 18-03-2025

Page No:
8

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001378
200 HANSEN ROAD

Applicant: FAMILY TREE DEVELOPMENTS

Landscape Architect: SMALL & ROSSELL LANDSCAPE ARCHITECTS INC.

SUBJECT PROPERTY AND SITE CONTEXT

Zoning	Medium Density Residential (R8)
Location	The subject property is located southeast of the newly constructed portion of Hansen Road, off East Wellington Road between Madsen Road and Bowen Road.
Total Area	2.64 ha
City Plan	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA 8 – Form and Character
Relevant Design Guidelines	General Development Permit Area Design Guidelines

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The subject property is gradually sloped from north to south. The property is irregularly shaped with the west property line abutting Hansen Road, which was constructed as part of the phased multi-family development. The Off-Bowen Bikeway also abuts the property to the west. A 7.5m-wide panhandle extends to Bowen Road and vehicle access to the site is from Hansen Road. Phase 1 of the development (DP1233) is located across the central drive aisle from the proposed townhouses and is currently under construction.

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 existing townhouse development is located south of the subject property.

A previous development permit application for Phase 2, DP1285, was approved in 2023 for two four-storey apartment buildings. The proposal has been revised, and the owner is proceeding with a townhouse development.

PROPOSED DEVELOPMENT

This is Phase 2 of a multi-family residential rental development. The applicant proposes to construct a townhouse development with 42 units in a combination of six triplexes (Blocks 16, 19, 23, 24, 26, and 27) and six fourplexes (Block 17, 18, 20, 21, 22, and 25). All proposed units will include three-bedrooms. The proposed gross floor area for Phase 2 is 7,414m^2 and the proposed Floor Area Ratio (FAR) for both phases is 0.55, which is below the permitted FAR of 1.25 in the R8 zone. Phase 1 and 2 are intended to function as a single development with a combined total of 91 units.

Site Design

The proposed buildings will have access from the central drive-aisle, which is accessed from the south end Hansen Road. Shared parking is located at the site entrance and a pedestrian network is proposed to connect the two phases and provide access to the outdoor amenity space proposed between Block 16 and Block 25.

The "Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") requires 77 parking spaces for Phase 2 (at a rate of 1.84 spaces per 3-bedroom unit). Excess parking is provided for the development. Five spaces must be accessible and nine must be dedicated to visitors. Additionally, 21 long-term and four short-term bicycle spaces are required for this phase. The required long-term bicycle storage is proposed within the unit garages and the short-term bicycle parking is centrally located adjacent to shared outdoor amenity area.

Staff Comments:

- Consider demarcated and raised pedestrian crossings across the central drive-aisle to connect the parking to the sidewalk and the units to the shared amenity space.

Building Design

The townhouse buildings are three-storeys with a contemporary residential design including shed roofs, large windows, and balconies. The buildings will be differentiated using four colour schemes, as well as board and batten detailing, accent trim, and shake siding. Each unit has a garage for vehicle and bicycle parking, as well as 3-stream waste management. The primary unit entrances are differentiated with unique door styles and colours. The proposed building design is consistent with the units constructed in Phase 1.

Staff Comments:

- Consider opportunities to further differentiate the proposed buildings.
- Consider enlarging rear balconies.

Landscape Design

Each unit includes a rear patio space, and units located south of the central drive-aisle connect to the on-site pedestrian network and forest walk. To connect the first and second phase, two large arbours provide pedestrian access to an outdoor amenity space, complete with accessible seating, a basketball court, and landscaping. Two mature English oak trees characterize the site and will be preserved and incorporated into the on-site amenity areas. A combination of trees, shrubs, and lawn are proposed throughout the site to provide privacy between units and areas for recreation. Dark-sky compliant bollard and pole lighting are proposed throughout the site.

Staff Comments:

- Ensure outdoor amenity space is adequately lit using dark-sky compliant lighting.
- Consider privacy screening between units for the rear outdoor patios.
- Consider additional outdoor seating near the English oak trees.
- Ensure the pedestrian network and forest walk is accessible.

family tree developments
376 Selby Street, Nanaimo, B.C. V9R 2R5
rasila@familytreedevelopments.ca
250-797-6469

February 10, 2025

Design Rationale – Hansen Road Development
Phase 2

Project:
Phase **1**: (15 buildings with 49 residential units total)
- 10 – 2 storey triplexes,
- 4 – 3 storey 4 plexes,
- 1 – 3 storey 3 plex.

Phase **2**: (12 buildings with 42 residential units total)
- 1 – 2 storey triplexes,
- 6 – 3 storey 4 plexes,
- 5 – 3 storey 3 plex.

Project Background:
- Residential rental.
- Access to public transit on two roads.
- (Phase 1) Provided new paved pathway which will bridge the existing bicycle network off Caspers Way to the Parkway Path.
- As per rezoning.

Site Layout:
- Views (Mt. Benson, Nanaimo Parkway above VIU, sunsets)
- Consideration to adjacent properties (uses, views, privacy)
- Setbacks, SRW's, ROW's.
- Central park on lot has multiple access points for residence.
- Perimeter plantings of trees and shrubs provide privacy screening and buffering between neighbouring residence. Tree and shrub species have been selected for their aesthetic attributes, drought tolerance and ease of maintenance.

Pedestrian Circulation:
- Town homes are spacious open concept layouts.
- Backyards with landscaping provided.
- Public walk-thru access from East Wellington Road to Bowen Road.
- Street lights along public pathway.
- Loop gravel path at south-west corner of lot with benches, goes around swale.
- Three seating spaces with benches are located near both rain water detention areas, and at the internal road intersection near Building 14.
- Raised crosswalks & speed bumps added as per landscape plans to slow traffic and prioritize pedestrian traffic.

Vehicular Circulation:
- Phase 2: Loop road connecting to end of Hansen Road.
- Trees along road provide buffer for lights at night.
- Phase 1&2: Fire truck access is accounted for with Road 2 to be used as three-point turn around.
- Phase 1&2: Fire truck access will be a full loop road connecting to the currently proposed cul-du-sac at end of Hansen Road.
- Garbage Truck access is accounted for.

Parking:

- All required parking is provided within garages and 20’ driveways at front of each town home unit.
- Visitor Parking provided.
- Bike parking within garages.
- A surplus of parking is provided. Total both phases requires 167 stalls, provided 206. See Project Data.

Form:

- The site topography generally falls north to south at approximately 4-5%.
- Phase 2: Retaining wall as needed at north with perimeter buffer planting continuous as per Landscape.
- The town homes make up the low slope with varying height patios at the back, most of which will be under 2ft off finished grade.
- Two roof profile options per building type.
- Units jogged in and out to break up mass of buildings.
- Southern exposure.
- Views of Mt. Benson.

Materials & Colour:

- Colour pallet options to differentiate buildings.
- Varying entrance door types and colours.
- Varying garage door types and colours.
- Metal unit numbers with focus lighting.
- Tones of colour that compliment surroundings, and do not compete with views.

Exterior Lighting:

- Street lights.
- Individual garage lights for unit numbers and easy scanning.
- Lights at patios.
- Directional down lights on decks, minimizing lighting onto adjacent units.

Utilities/ Garbage/ Recycling:

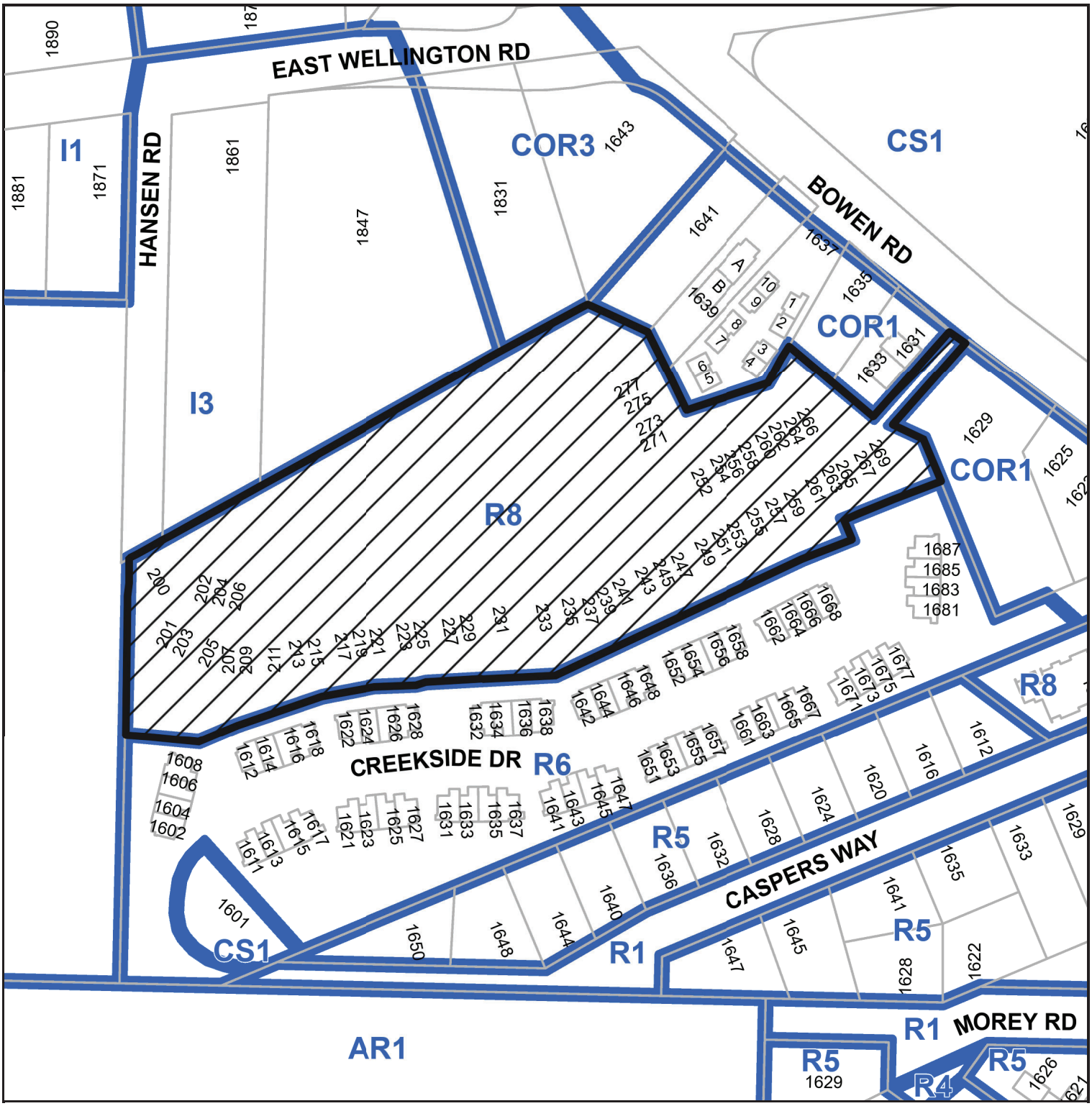
- Building servicing located close to utility connections to reduce service lengths.
- Individual cans at town homes, to be stored within garages.
- Common room for property management meetings, and service providers.

Key Features:

- Epic views.
- Great walk ability to restaurants, grocery stores, liquor stores etc.
- Access to three BC Transit bus routes.
- Access to Parkway Path connecting all the way to Woodgrove mall.
- Common room for residents to use for events and gatherings.

Design Rationale complete.

SUBJECT PROPERTY MAP



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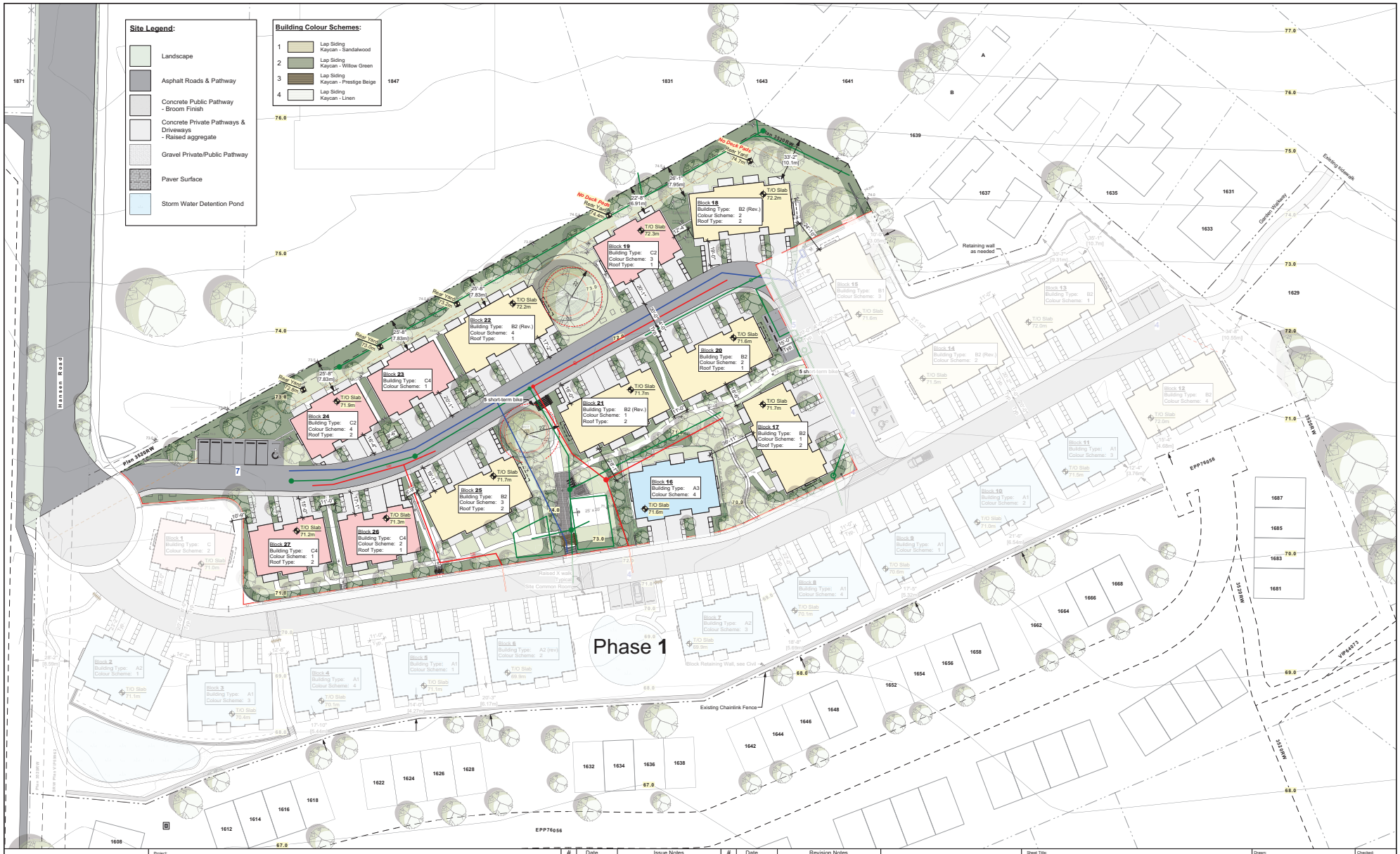
200 HANSEN ROAD

AERIAL PHOTO

N

200 HANSEN ROAD



family tree developments
376 Selby Street, Nanaimo, B.C. V9R 2R5
tel: 250.797.6469
email: info@familytreedevelopments.ca

Project:
Hansen Road Development
Nanaimo

200 Hansen Road, Nanaimo, B.C.

Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

#	Date	Issue Notes
01	2021 05 11	DP Application
02	2021 09 30	Coordination Set
03	2021 12 03	Comprehensive Letter Response
04	2022 06 20	Revised Elevations
05	2024 12 13	Ph. 2 DP Coordination Set Rev.1
06	2025 01 24	Ph. 2 Issue for DP

#	Date	Revision Notes
01	2021 06 17	Missing Site Plan provided
02	2022 10 03	Review Letter Response
03	2022 10 13	Review Letter Response

Sheet Title:
Site Plan - Key Plan
Phase **2**
-
-

RECEIVED
DP1378
2025-FEB-20
Current Planning

Drawn:
Checked: RH
Job #: 2014
Sheet #: X-3
Scale: 1/32" = 1'-0"
Date: Jan 24, 2025
CAD File: Hansen Rd. Development - Site Plan 7.vwx

family tree developments

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tel: 250.797.6469
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Project:

Hansen Road Development

Nanaimo

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Lot B, Section 14, Range 8, Mountain District, Plan EPP76054

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#	Date	Revision Notes
01	2021 06 17	Missing Site Plan provided
02	2022 10 03	Review Letter Response
03	2022 10 13	Review Letter Response

Sheet Title:

Site Plan - Aerial Photo

-

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DP1378
2025-FEB-20
Current Planning

Drawn:

Checked: RH

Job #: 2014

Sheet #: X-4

Scale: 1/32" = 1'-0"

Date: Jan 24, 2025

CAD File: Hansen Rd. Development - Site Plan 7.vwx

Project Description:	Hansen Road Development | Phase 2 of 2
Civic Address:	200 Hansen Road, Nanaimo, B.C.
Legal Address:	Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
Zoning:	R8 – Medium Density Residential

Property Area:	ft2	m2	acre	Notes:
200 Hansen Road, Nanaimo, B.C.	284,709	26,450.29	6.54	
	0.00	0.00	0.00	N/A
Total Area:	**284,709**	**26,450.29**	**6.54**	

Phase 1

Block 1: C GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,413	131.27	Area per Garage: ft2	253
Floor L2	2,106	195.65		
Floor L3	2,099	195.00		
Total Building: GFA	**5,618**	521.93	Excludes Area of Garages	

Block 2: A2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,544	236.35		
Total Building: GFA	**4,317**	401.06	Excludes Area of Garages	

Block 3: A1 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,535	235.51		
Total Building: GFA	**4,308**	400.23	Excludes Area of Garages	

Block 4: A1 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,535	235.51		
Total Building: GFA	**4,308**	400.23	Excludes Area of Garages	

Block 5: A1 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,535	235.51		
Total Building: GFA	**4,308**	400.23	Excludes Area of Garages	

Block 6: A2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,544	236.35		
Total Building: GFA	**4,317**	401.06	Excludes Area of Garages	

Block 7: A2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,544	236.35		
Total Building: GFA	**4,317**	401.06	Excludes Area of Garages	

Block 8: A1 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,535	235.51		
Total Building: GFA	**4,308**	400.23	Excludes Area of Garages	

Block 9: A1 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,535	235.51		
Total Building: GFA	**4,308**	400.23	Excludes Area of Garages	

Block 10: A1 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,535	235.51		
Total Building: GFA	**4,308**	400.23	Excludes Area of Garages	

Block 11: A1 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,535	235.51		
Total Building: GFA	**4,308**	400.23	Excludes Area of Garages	

Block 12: B2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 13: B2 Reversed GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 14: B2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 15: B1 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,796	259.76		
Floor L3	2,782	258.46		
Total Building: GFA	**7,462**	693.24	Excludes Area of Garages	

Total of Phase 1: GFA	ft2	m2	Notes:	
Total all Buildings:	78,465	7,289.64	Excludes Area of Garages	
Total all Buildings:	**82,232**	7,639.60	Including Area of Garages	

Total GFA:	**49**		78,443	Excludes Area of Garages

Phase 2

Block 16: A3 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,773	164.72	Area per Garage: ft2	278
Floor L2	2,554	237.30		
Floor L3	0.00	0.00	N/A	
Total Building: GFA	**4,327**	402.02	Excludes Area of Garages	

Block 17: B2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 18: B2 Reversed GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 19: C2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,413	131.27	Area per Garage: ft2	253
Floor L2	2,095	194.60		
Floor L3	2,088	193.95		
Total Building: GFA	**5,595**	519.83	Excludes Area of Garages	

Block 20: B2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 21: B2 Reversed GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 22: B2 Reversed GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 23: C4 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,413	131.27	Area per Garage: ft2	253
Floor L2	2,083	193.55		
Floor L3	2,076	192.90		
Total Building: GFA	**5,573**	517.73	Excludes Area of Garages	

Block 24: C2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,413	131.27	Area per Garage: ft2	253
Floor L2	2,095	194.60		
Floor L3	2,088	193.95		
Total Building: GFA	**5,595**	519.83	Excludes Area of Garages	

Block 25: B2 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,884	175.03	Area per Garage: ft2	253
Floor L2	2,778	258.08		
Floor L3	2,764	256.78		
Total Building: GFA	**7,426**	689.90	Excludes Area of Garages	

Block 26: C4 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,413	131.27	Area per Garage: ft2	253
Floor L2	2,083	193.55		
Floor L3	2,076	192.90		
Total Building: GFA	**5,573**	517.73	Excludes Area of Garages	

Block 27: C4 GFA	ft2	m2	Notes:	
Floor L1 – Excluding Area of Garage	1,413	131.27	Area per Garage: ft2	253
Floor L2	2,083	193.55		
Floor L3	2,076	192.90		
Total Building: GFA	**5,573**	517.73	Excludes Area of Garages	

Total of Phase 2: GFA				
Total all Buildings:	76,740	7,129.38		Excludes Area of Garages
Total all Buildings:	**79,801**	7,413.76		Including Area of Garages

Total GFA:	**42**		76,740	Excludes Area of Garages

Phase 1 & 2 Total Project Data:

Zoning Requirements:	Required / Allowed:	Proposed:	Notes:
Phase 1 Site Coverage:	40%	14%	Includes garage area.
Phase 2 Site Coverage:	40%	11%	Includes garage area.
Total Site Coverage:	40%	25%	Includes garage area.
Floor Area Ratio: 1.25	1.25	0.55	
Front Bldg Setback	6.00 m	0	See Site Plan
Flanking Bldg Setback	4.00 m	0	See Site Plan
Side Bldg Setback	3.00 m	0	See Site Plan
Rear Bldg Setback	10.50 m	0	See Site Plan
Underground Parking Setback	1.80 m	0	N/A
Max Building Height	14.0 m	0	See Elevations
Number of Storeys	N/A	2 & 3	
Notes:			
Red = Variance			

Vehicle Parking Requirements					
Location: Total					
Unit Description	Required	Res. Unit Qty	Required	Proposed	Notes:
Studio / Micro	1.05	0	0	-	
1 bed	1.26	0	0	-	
2 bed	1.62	0	0	-	
3 bed	1.84	91	167	206	Private + visitor stalls
Total Parking:		91	167	**206**	

Parking Stall Type	Required / Allowed	Proposed:	Notes:
Regular car (60%)	100	111	
Small car (40%)	67	9	
Drop off / Loading	-	-	
Handicapped	5	8	Dedicate 5 driveways
Electric Vehicle (EV) (10%)	-	-	
Electric Vehicle Rough-in (20%)	-	-	
EV Level 1 Charge (1 per dwelling unit)	42	91	
Visitor Space (1 per 22 req'd stalls)	8	24	
Motorcycle / Scooter	-	-	

Bicycle Parking Requirements				
Parking Stall Type	Required / Allowed	Proposed:	-	Notes:
Short Term (0.1/unit)	4	10		Bylaw 7266, 7.6
Long Term (0.5/unit)	21	84		
Subtotal:				

Total Units Phase 1 & 2 = **91**

Consultant List:

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email: info@familytreedevelopments.ca

#	Date	Issue Notes
01	2021 05 11	DP Application
02	2021 11 08	BP Application
03	2023 02 22	Issue for Construction
04	2025 01 24	Ph. 2 Issue for DP
01	2023 01 13	Sprinkler & Electrical

#	Date	Revision Notes

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

RECEIVED
DP1378
2025-FEB-20
Current Planning

Sheet Title:
Drawing List
Consultant List
Project Data

Drawn:	Checked:
RH	RH

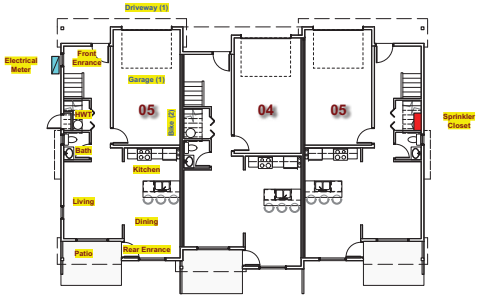
Job No.:	Sheet No.:
2014	X.0

Scale: As Noted

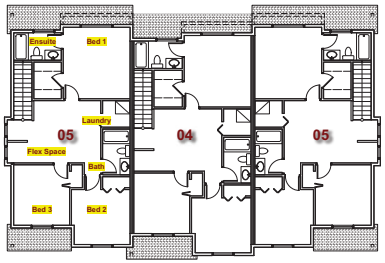
Date: Jan 24, 2025

CAD File: Hansen Rd. Development - Site Plan 07.vwx

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 — 04	Unit Type 05 — 05
L1 - 591 ft2 + 278 ft2 Garage	L1 - 591 ft2 + 278 ft2 Garage
L2 - 845 ft2	L2 - 854 ft2
= **1,436 ft2 GFA** *(excluding garage)*	= **1,445 ft2 GFA** *(excluding garage)*
Typical **Center Unit**	*Typical* **Bumpout End Unit**

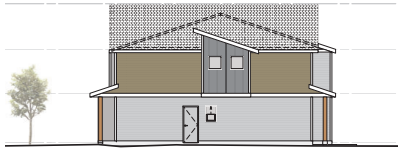
Note:
1. See Site Plan for applicable Building & Unit Types.

Building Type A3 - Elevations

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

Front Roof Type 1

Spatial Separation - Front
Exposing Face = 104.6 m2
Unprotected Openings (Actual) = **35.3 m2 (34%)**
Unprotected Openings (Allowed) = 100%
Limiting Distance = ≥10.5 m



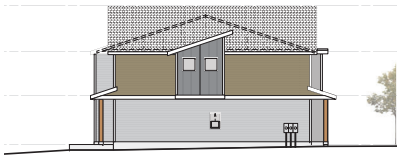
4 Right Elevation - A3
3/32" = 1'-0"

Spatial Separation - Right
Exposing Face = 62.0 m2
Unprotected Openings (Actual) = **3.1 m2 (5%)**
Unprotected Openings (Allowed) = ≤ 8%
Limiting Distance = ≥ 1.7 m

Note:
1.
2. Material Scheme 3 - Prestige Beige.
3. See Civil or Architectural Site Plan for Electrical Meter & Sprinkler Closet locations.

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

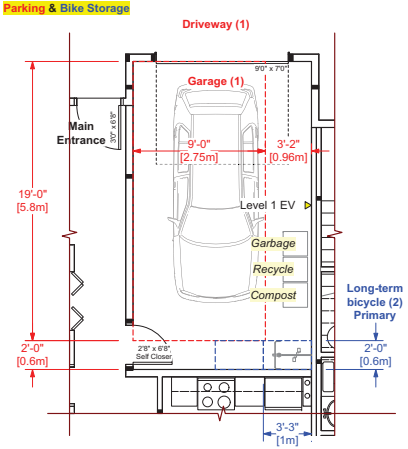
Spatial Separation - Rear
Exposing Face = 104.6 m2
Unprotected Openings (Actual) = **24.2 m2 (23%)**
Unprotected Openings (Allowed) = ≤ 36%
Limiting Distance = ≥ 4.27 m (block 5)



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

Spatial Separation - Left
Exposing Face = 62.0 m2
Unprotected Openings (Actual) = **3.1 m2 (5%)**
Unprotected Openings (Allowed) = ≤ 8%
Limiting Distance = ≥ 1.7 m

Parking & Bike Storage



Material Schedules:

Material Schedule:
Scheme 3 - Prestige Beige

Tag	Material	Description
M-01	Board and Batten Hardi Panel	Night Gray
M-02	Gutter & Fascia Paint	White
M-03	Lap Siding Kaycan	Prestige Beige
M-04	Lap Siding Kaycan	Slate Grey
M-05	Shake Siding Kaycan	Castlemore
M-06	Posts & Accent Trim Kaycan	Spice
M-07	Shake Siding Kaycan	Spice

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#	Date	Issue Notes
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03	2023 02 22	Issue for Construction
04	2024 12 13	Ph. 2 DP Coordination Set
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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
#	Date	Revision Notes

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

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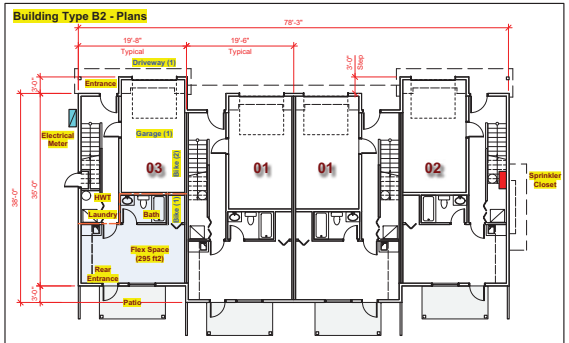
DP1378
2025-FEB-20
Current Planning

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

Drawn:	Checked:
RH	RH
Job No.: 2014	Sheet No.: X-5
Scale: As Noted	
Date: Jan 24, 2025	

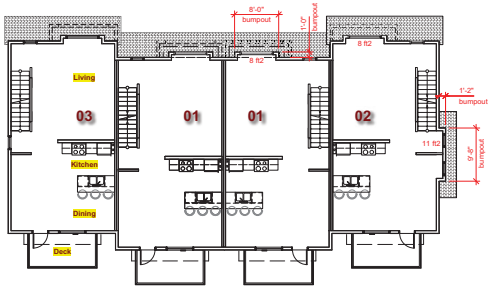
CAD File: Hansen Rd. Development - Plans 10.vwx

Building Type B2 - Plans

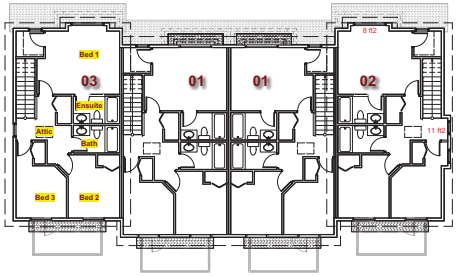


1 L1 Floor Plan - B2
3/32" = 1'-0"

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



2 L2 Floor Plan - B2
3/32" = 1'-0"



3 L3 Floor Plan - B2
3/32" = 1'-0"

Unit Type Descriptions:

Unit Type 01	Unit Type 02	Unit Type 03
01	**02**	**03**
L1 - 471 ft2 + 253 ft2 Garage	L1 - 471 ft2 + 253 ft2 Garage	L1 - 471 ft2 + 253 ft2 Garage
L2 - 690 ft2*	L2 - 708 ft2	L2 - 690 ft2
L3 - 683 ft2*	L3 - 708 ft2	L3 - 690 ft2
= 1,844 ft2 GFA *(excluding garage)*	= 1,887 ft2 GFA *(excluding garage)*	= 1,851 ft2 GFA *(excluding garage)*
Typical **Center Unit**	*Typical* **End Unit with Side Bumpout**	*Typical* **End Unit with NO Side Bumpout**

** + 8 ft2 or 16 ft2 depends on Front Roof Type*

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
3/32" = 1'-0"

Note:
1. Front bumpout adds 8 ft2 per floor, per unit.
2. See Site Plan for applicable Front Roof Type
3. Building Type B2 shown.

Building Types: B *(Quadplex, 3 storey)*

B2
1. **LEFT** side bumpout @ L2 & L3.
2. See Site Plan for applicable Front Roof Type 1 or 2.

B2 Rev. *(reversed)*
1. **RIGHT** side bumpout @ L2 & L3.
2. See Site Plan for applicable Front Roof Type 1 or 2.

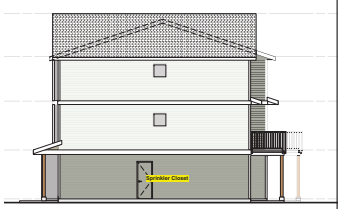
B3
1. **NO** side bumpouts @ L2 & L3.
2. See Site Plan for applicable Front Roof Type 1 or 2.

Building Type B2 - Elevations

5 **Front Roof Type 2**
Front Elevation - B2
3/32" = 1'-0"

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.

Spatial Separation - Front
Exposing Face = 190.0 m2
Unprotected Openings (Actual) = 59.5 m2 (31%)
Unprotected Openings (Allowed) = 100%
Limiting Distance = ≥10.5 m

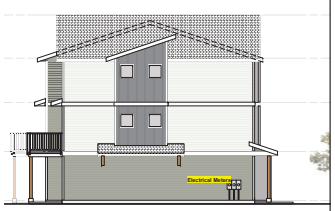


6 Right Elevation - B2
3/32" = 1'-0"

Spatial Separation - Right *(no bumpout)*
Exposing Face = 93.6 m2
Unprotected Openings (Actual) = 1.2 m2 (1%)
Unprotected Openings (Allowed) = ≤ 8%
Limiting Distance = ≥ 1.7 m

7 Rear Elevation - B2
3/32" = 1'-0"

Spatial Separation - Rear
Exposing Face = 190.0 m2
Unprotected Openings (Actual) = 47.4 m2 (25%)
Unprotected Openings (Allowed) = ≤ 30%
Limiting Distance = ≥ 4.68 m (block 12)



8 Left Elevation - B2
3/32" = 1'-0"

Note:
1. Side bumpout adds 16 ft2 per floor.

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

Material Schedules:

Material Schedule:
Scheme **1** - Sandalwood

Tag	Material	Description
M-01		Board and Batten Hardi Panel - Night Gray
M-02		Gutter & Fascia Paint - White
M-03		Lap Siding Kaycan - Sandalwood
M-04		Lap Siding Kaycan - Khaki
M-05		Shake Siding Kaycan - Castlemore
M-06		Posts & Accent Trim Kaycan - Spice
M-07		Shake Siding Kaycan - Spice

Material Schedule:
Scheme **2** - Willow Green

Tag	Material	Description
M-01		Board and Batten Hardi Panel - Night Gray
M-02		Gutter & Fascia Paint - White
M-07		Lap Siding Kaycan - Willow Green
M-08		Lap Siding Kaycan - Wicker
M-05		Shake Siding Kaycan - Castlemore
M-06		Posts & Accent Trim Kaycan - Spice
M-07		Shake Siding Kaycan - Spice

Material Schedule:
Scheme **3** - Prestige Beige

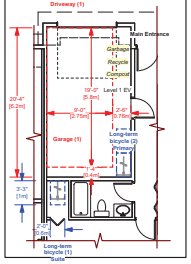
Tag	Material	Description
M-01		Board and Batten Hardi Panel - Night Gray
M-02		Gutter & Fascia Paint - White
M-09		Lap Siding Kaycan - Prestige Beige
M-10		Lap Siding Kaycan - Slate Grey
M-05		Shake Siding Kaycan - Castlemore
M-06		Posts & Accent Trim Kaycan - Spice
M-07		Shake Siding Kaycan - Spice

Material Schedule:
Scheme **4** - Linen

Tag	Material	Description
M-01		Board and Batten Hardi Panel - Night Gray
M-02		Gutter & Fascia Paint - White
M-11		Lap Siding Kaycan - Linen
M-12		Lap Siding Kaycan - Stonecrest
M-05		Shake Siding Kaycan - Castlemore
M-06		Posts & Accent Trim Kaycan - Spice
M-07		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.

Parking & Bike Storage



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376 Selby Street, Nanaimo, B.C. V9R 2R5
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01	2022 10 04	Review Letter Response

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

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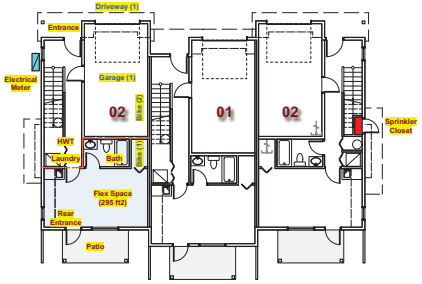
DP1378
2025-FEB-20
Current Planning

Sheet Title:
Building Type **B**
Blocks 17, 18, 20-22, 25
Plans & Elevations & Data

Drawn:	Checked:
RH	RH
Job No.: 2014	Sheet No.: X-6
Scale: As Noted	
Date: Jan 24, 2025	

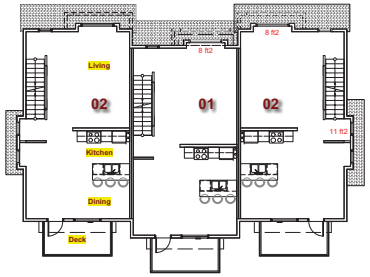
CAD File: Hansen Rd. Development - Plans 10.vwx

Building Type C1 - Plans

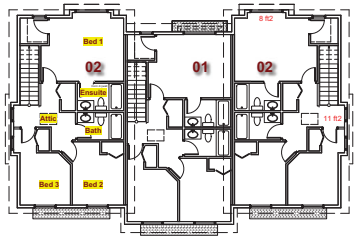


1 L1 Floor Plan - C1
3/32" = 1'-0"

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



2 L2 Floor Plan - C2
3/32" = 1'-0"



3 L3 Floor Plan - C3
3/32" = 1'-0"

Unit Type Descriptions:

Unit Type 01	Unit Type 02	Unit Type 03
01	02	03
L1 - 471 ft2 + 253 ft2 Garage	L1 - 471 ft2 + 253 ft2 Garage	L1 - 471 ft2 + 253 ft2 Garage
L2 - 690 ft2*	L2 - 708 ft2	L2 - 690 ft2
L3 - 683 ft2*	L3 - 708 ft2	L3 - 690 ft2
= 1,844 ft2 GFA *(excluding garage)*	= 1,887 ft2 GFA *(excluding garage)*	= 1,851 ft2 GFA *(excluding garage)*
Typical **Center Unit**	*Typical* **End Unit with Side Bumpout**	*Typical* **End Unit with NO Side Bumpout**

** + 8 ft2 or 16 ft2 depends on Front Roof Type*

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

Front Roof Variation:

Front Roof Type 1
4 Front Elevation - Front Roof Alternate
3/32" = 1'-0"

Note:
1. Front bumpout adds 8 ft2 per floor, per unit.
2. See Site Plan for applicable Front Roof Type
3. Building Type B2 shown.

Building Types: C *(Triplex, 3 storey)*

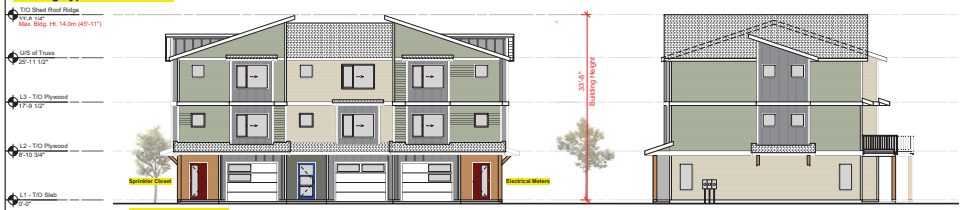
C1
1. **BOTH** side bumpouts @ L2 & L3.
2. See Site Plan for applicable Front Roof Type 1 or 2.
3. This Building Type C only occurs once at Block 1.

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.

Building Type C1 - Elevations



Front Roof Type 2
5 Front Elevation - C1
3/32" = 1'-0"

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.

Spatial Separation - Front
Exposing Face = 190.0 m2
Unprotected Openings (Actual) = 59.5 m2 (31%)
Unprotected Openings (Allowed) = 100%
Limiting Distance = ≥10.5 m

6 Right Elevation - C1
3/32" = 1'-0"

Spatial Separation - Right *(no bumpout)*
Exposing Face = 93.6 m2
Unprotected Openings (Actual) = 1.2 m2 (1%)
Unprotected Openings (Allowed) = ≤ 8%
Limiting Distance = ≥ 1.7 m

7 Rear Elevation - C1
3/32" = 1'-0"

Spatial Separation - Rear
Exposing Face = 190.0 m2
Unprotected Openings (Actual) = 47.4 m2 (25%)
Unprotected Openings (Allowed) = ≤ 30%
Limiting Distance = ≥ 4.68 m (block 12)

8 Left Elevation - C1
3/32" = 1'-0"

Note:
1. Side bumpout adds 16 ft2 per floor.

Spatial 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
3/32" = 1'-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
3/32" = 1'-0"

Material Schedules:

Material Schedule:
Scheme **1** - Sandalwood

Tag	Material	Description
M-01		Board and Batten Hardi Panel - Night Gray
M-02		Gutter & Fascia Paint - White
M-03		Lap Siding Kaycan - Sandalwood
M-04		Lap Siding Kaycan - Khaki
M-05		Shake Siding Kaycan - Castlemore
M-06		Posts & Accent Trim Kaycan - Spice
M-13		Shake Siding Kaycan - Spice

Material Schedule:
Scheme **2** - Willow Green

Tag	Material	Description
M-01		Board and Batten Hardi Panel - Night Gray
M-02		Gutter & Fascia Paint - White
M-07		Lap Siding Kaycan - Willow Green
M-08		Lap Siding Kaycan - Wicker
M-05		Shake Siding Kaycan - Castlemore
M-06		Posts & Accent Trim Kaycan - Spice
M-13		Shake Siding Kaycan - Spice

Material Schedule:
Scheme **3** - Prestige Beige

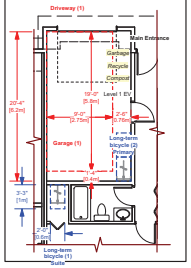
Tag	Material	Description
M-01		Board and Batten Hardi Panel - Night Gray
M-02		Gutter & Fascia Paint - White
M-09		Lap Siding Kaycan - Prestige Beige
M-10		Lap Siding Kaycan - Slate Grey
M-05		Shake Siding Kaycan - Castlemore
M-06		Posts & Accent Trim Kaycan - Spice
M-13		Shake Siding Kaycan - Spice

Material Schedule:
Scheme **4** - Linen

Tag	Material	Description
M-01		Board and Batten Hardi Panel - Night Gray
M-02		Gutter & Fascia Paint - White
M-11		Lap Siding Kaycan - Linen
M-12		Lap Siding Kaycan - Stonecrest
M-05		Shake Siding Kaycan - Castlemore
M-06		Posts & Accent Trim Kaycan - Spice
M-13		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.

Parking & Bike Storage



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01	2022 10 04	Review Letter Response

Project:
Hansen Road Development
Nanaimo
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200 Hansen Road, Nanaimo, B.C.
Lot B, Section 14, Range 8, Mountain District, Plan EPP76054
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DP1378
2025-FEB-20
Current Planning

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

Drawn:	Checked:
RH	RH
Job No.: 2014	Sheet No.: X-7
Scale: As Noted	
Date: Jan 24, 2025	

CAD File:
Hansen Rd. Development - Plans 10.vwx

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" this 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 distiurbance 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 wall 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 pollinators.

Replacement tree numbers following tree removal were achieved through Phase 1 tree planting proposals. In Phase 2, 84 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.

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.
3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967
design@smallandrossell.com
www.smallandrossell.com

Revision
No. Description Date

Issue Issue Date
Development Permit 24 January 2025

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

Sheet Title
LANDSCAPE CONCEPT PLAN

Drawn By CAR
Checked SRLA
Scale 1 : 250
Revision
Sheet Number L1

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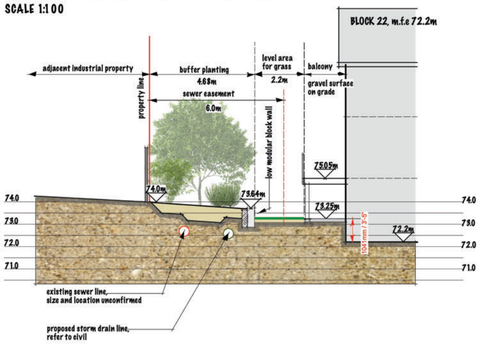
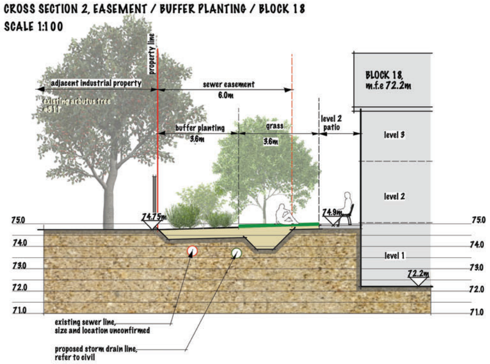
DP1378
2025-FEB-20
Current Planning

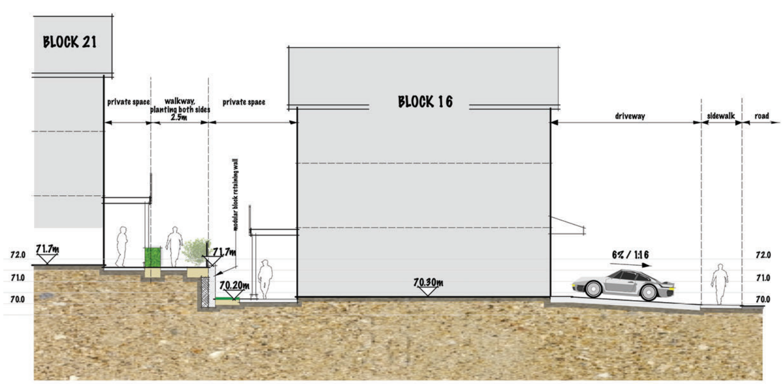
CROSS SECTION 1, EASEMENT / BUFFER PLANTING / BLOCK 22
SCALE 1:100



CROSS SECTION 2, EASEMENT / BUFFER PLANTING / BLOCK 18
SCALE 1:100



CROSS SECTION 3, PATIOS AND WALKWAY BETWEEN BLOCKS 21 AND 16.
Scale 1:100



PLANT SCHEDULE

PLANT SCHEDULE					
ALL PLANT MATERIAL SHALL BE #1 QUALITY					
REFERENCE	BOTANICAL NAME	COMMON NAME	CALIPER/HT.	QUANTITY	NATIVE OR ADAPTIVE / DROUGHT TOLERANT / POLLINATOR
	TREES - DECIDUOUS				
a	ACER x FREEMANII "JEFFERSRED / AUTUMN BLAZE"	FREEMAN MAPLE	6 CM CAL	8	DROUGHT TOLERANT
b	CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	5CM CAL	7	DROUGHT TOLERANT
c	BETULA NIGRA "DURA HEAT"	RIVER BIRCH	3 STEM CLUMP 6CM CAL	9	DROUGHT TOLERANT
d	CORNUS KOUSA "SATOMI"	KOREAN FLOWERING DOGWOOD	5CM CAL	15	POLLINATOR
e	MAGNOLIA X VULCAN	VULCAN MAGNOLIA	5CM CAL	12	POLLINATOR
f	PARROTIA PERSICA "VANESSA"	VANESSA PERSIAN IRONWOOD	5CM CAL	11	DROUGHT TOLERANT
g	QUERCUS GARRYANA	GARRY OAK	4CM CAL	9	NATIVE
			TOTAL #	71	
	TREES - CONIFEROUS				
h	CALOCEDRUS DECURRENS	INCENSE CEDAR	#25 POT, 3.0m	3	ADAPTIVE / DROUGHT TOLERANT
i	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	#25 POT, 3.0m	2	NATIVE
j	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	#25 POT, 3.0m	5	ADAPTIVE / DROUGHT TOLERANT
k	PINUS SYLVESTRIS	SCOTS PINE	#25 POT, 3.0m	3	ADAPTIVE / DROUGHT TOLERANT
			TOTAL #	13	
	SMALL TREES / SPECIMEN SHRUBS				
l	ACER PALMATUM "BLOODGOOD"	PURPLE LEAF JAPANESE MAPLE	#15 POT, 1.5m HT	8	ADAPTIVE
m	COTINUS COGGYGRIA "GRACE"	AMERICAN SMOKE TREE	#7 POT	5	DROUGHT TOLERANT
n	MAGNOLIA "EDITH BOGUE"	SOUTHERN MAGNOLIA	#20 POT, 2.0m	1	POLLINATOR
o	MALUS x ZUMI "CALOCARPA"	ZUMI CALOCARPA CRAB APPLE	#15 POT	19	POLLINATOR
			TOTAL #	33	
	PERIMETER SHRUB PLANTING. 1163 sq.m. planted at 1 per 1.5m2				
	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT		NATIVE
	MYRICA (MORELLA) CALIFORNICA	CALIFORNIA WAX MYRTLE	#1 POT		NATIVE
	PHILADELPHUS LEWISII	MOCK ORANGE BLOSSOM	#3 POT		NATIVE
	PHYSOCARPUS CAPITATUS	PACIFIC NINE-BARK	#2 POT		NATIVE
	RIBES SANGUINEUM	FLOWERING REDCURRANT	#1 POT		NATIVE
	ROSA RUGOSA	SHRUB ROSE, RED SCENTED FLS	#3 POT		POLLINATOR
	SYMPHORICARPOS ALBUS	SNOWBERRY	#1 POT		NATIVE
			APPROX. TOTAL #	900	
	SHRUBS & ORNAMENTAL GRASSES - 65% area PLANTED AT 1 per 1.0m2 (580 sq.m)				
	CALAMAGROSTIS "KARL FOERSTER"	FEATHER REED GRASS	#1 POT		ADAPTIVE
	CORYLUS AVELLANA "RED MAJESTIC"	CORKSCREW RED HAZEL	#5 POT		POLLINATOR
	ESCALLONIA "NEWPORT DWARF"	COMPACT ESCALLONIA	#2 POT		POLLINATOR
	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#3 POT		DROUGHT TOLERANT
	MISCANTHUS SINENSIS 'GRACILLIMUS'	JAPANESE SILVER GRASS	#2 POT		ADAPTIVE
	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO, NON FLOWERING	#2 POT		DROUGHT TOLERANT
	SPIREA JAPONICA "GOLDMOUND"	SPIREA	#1 POT		POLLINATOR
	VIBURNUM CARLESII	KOREAN SPICE BUSH (FRAGRANT)	#5 POT		POLLINATOR
			APPROX. TOTAL #	580	
	CLIPPED HEDGES				
	LONICERA PILEATA	SHRUBBY HONEYSUCKLE	#2 POT		ADAPTIVE
			APPROX. TOTAL #	270	
	GROUNDCOVER PLANTS / PERENNIALS - 35% area planted at 2 per 1m2 (310 sqm)				
	ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK	#1 POT		NATIVE
	COTONEASTER "CORAL BEAUTY"	LOW GROWING COTONEASTER	#1 POT		POLLINATOR
	CORNUS SERICEA "KELSEYI"	DWARF RED TWIG DOGWOOD	#1 POT		NATIVE
	KNIPHOFIA PAPAYA POPSICLE	DWARF TORCH LILY	#1 POT		POLLINATOR
	MAHONIA NERVOSA	DULL OREGON GRAPE	#1 POT		NATIVE
			APPROX. TOTAL #	620	

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

PHASE 2 - TREE PLANTING NOTED IN THE PLANT SCHEDULE IS IN ADDITION TO TREE NUMBERS PROPOSED FOR PHASE 1, see below.

PHASE 1 - REPLACEMENT TREES
Refer to the Tree Management Report Prepared by Toth and Associates Dec. 2013 for tree resource information.
Total number of trees to be removed = 36
Total number of trees to replace = 49 comprising:
- Coniferous - 15 trees, the landscape plan proposes 21 trees.
- Deciduous - 34 trees, the landscape plan proposes 56 medium size trees & 48 small tree species / specimen shrubs.

Trees shall be maintained for a minmum of 2 years.

SITE FURNISHINGS

MOUNTAIN CLASSIC PARK BENCH
Model Number : MCB-5 (5ft) MCB-6 (6ft)

Park Benches x 2
"Mountain Classic" by Wishbone Site Furnishings
Aluminum frame, powder coat finish with recycled plastic lumber slats.

Accessible Picnic Table x 1
"Rutherford, heavy duty" by Wishbone Site Furnishings
Aluminum frame, powder coat finish with recycled plastic lumber slats.

Bike Rack x 1
"Surf" aluminum, powder coat finish.
Multi-bike rack proposed for ball court / green space.

Bollard light fixture for pedestrian walkways.
Aluminum body, dark sky compliant, LED bulbs.
Example is "typical".

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Revision No.	Description	Date

Issue	Issue Date
Development Permit	24 January 2025

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

Sheet Title
LANDSCAPE DETAILS

Drawn By	Checked
CAR	SRLA

Scale
As shown

Revision | Sheet Number
L2

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Current Planning