



# 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.

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**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.





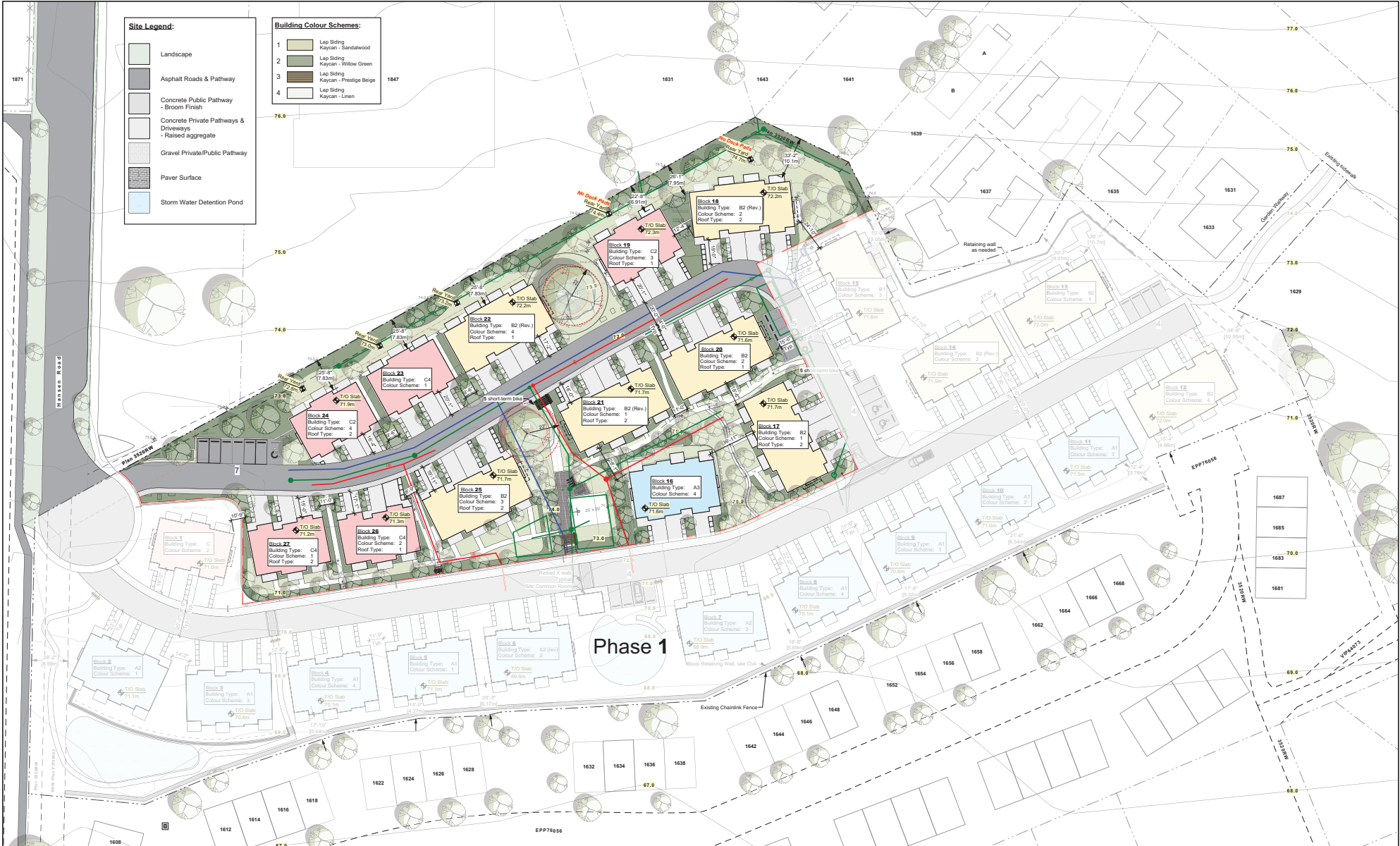


# AERIAL PHOTO



 200 HANSEN ROAD





**Site Legend:**

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

**Building Colour Schemes:**

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

Phase 1

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

#	Date	Issue Notes	#	Date	Revision Notes
01	2021 05 11	DP Application	01	2021 06 17	Missing Site Plan provided
02	2021 09 30	Coordination Set	02	2022 10 03	Review Letter Response
03	2021 12 03	Comprehensive Letter Response	03	2022 10 13	Review Letter Response
04	2022 06 20	Revised Elevations			
05	2024 12 13	Ph. 2 DP Coordination Set (Rev.)			
06	2025 01 24	Ph. 2 Issue for DP			

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

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

Date:  
Jan 24, 2025

Current Planning  
2025-FEB-20

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Job #: 2014 Sheet #: [Blank]

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

Date: Jan 24, 2025

Current Planning  
Hansen Rd. Development - Site Plan 7.rvt

X-3





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developments

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06	2025 01 24	Ph. 2 Issue for DP			

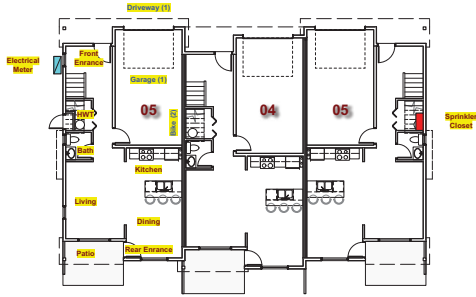
Sheet Title
Site Plan - Aerial Photo
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Job #:	Sheet #:
Scale:	X-4
Date:	
<b>RECEIVED</b> DP# 1378 2025-FEB-20 Current Planning	
Hansen Rd. Development - Site Plan 7.rvt	

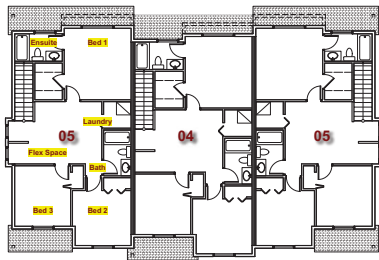




**Building Type A3 - Plans**



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



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

**Unit Type Descriptions:**

**Unit Type 04**  
L1 - 591 R2 + 278 R2 Garage  
L2 - 845 R2  
= 1,436 R2 GFA (excluding garage)

**Unit Type 05**  
L1 - 591 R2 + 278 R2 Garage  
L2 - 854 R2  
= 1,445 R2 GFA (excluding garage)

Typical  
Center Unit

Typical  
Bumpout End Unit

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

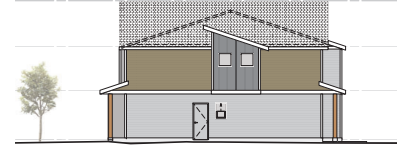
**Building Type A3 - Elevations**



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

**Spatial Separation - Front**  
Exposing Face = 104.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 35.3 m<sup>2</sup> (34%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10.5 m

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



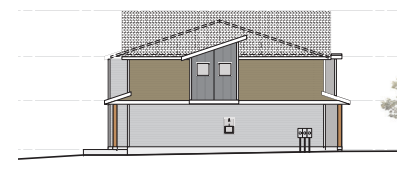
4 Right Elevation - A3  
3/32" = 1'-0"

**Spatial Separation - Right**  
Exposing Face = 62.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 3.1 m<sup>2</sup> (5%)  
Unprotected Openings (Allowed) = ± 8%  
Limiting Distance = ≥ 1.7 m



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

**Spatial Separation - Rear**  
Exposing Face = 104.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 24.2 m<sup>2</sup> (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 m<sup>2</sup>  
Unprotected Openings (Actual) = 3.1 m<sup>2</sup> (5%)  
Unprotected Openings (Allowed) = ± 8%  
Limiting Distance = ≥ 1.7 m

**Material Schedules:**

Tap	Material	Description
01	Board and Batten	Scheme 3 - Prestige Beige
02	Hard Panel	Light Gray
03	Gutter & Fascia	White
04	Lap Siding	Kaycan - Prestige Beige
05	Lap Siding	Kaycan - Slate Grey
06	Lap Siding	Kaycan - Slate Grey
07	Shake Siding	Kaycan - Caffeonero
08	Posts & Accent Trim	Kaycan - Spice
09	Shake Siding	Kaycan - Spice



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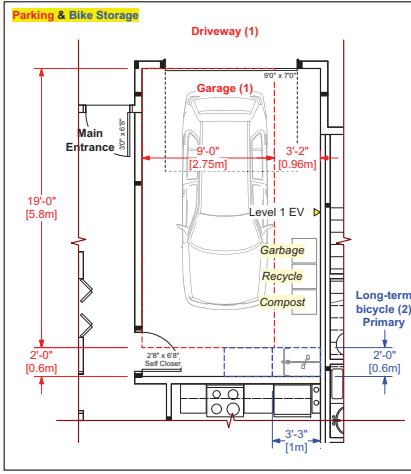
**Hansen Road Development**  
Nanaimo

200 Hansen Road, Nanaimo, B.C.  
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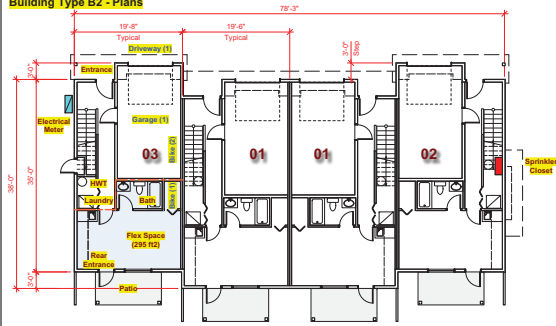
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Sheet Title:  
**Building Type A3**  
Block 16  
Plans & Elevations & Data

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Job No: 2014	Sheet No.:
Scale: As Noted	<b>X-5</b>
Date: Jan 24, 2025	
CAD File: Hansen Rd. Development - Plans 10.vwx	

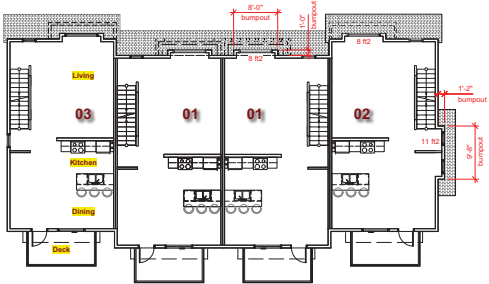


**Building Type B2 - Plans**

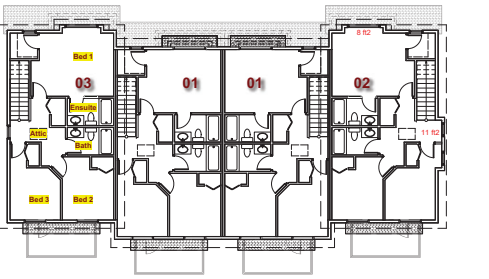


1 L1 Floor Plan - B2  
3/32" = 1'-0"

**Notes:**  
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"

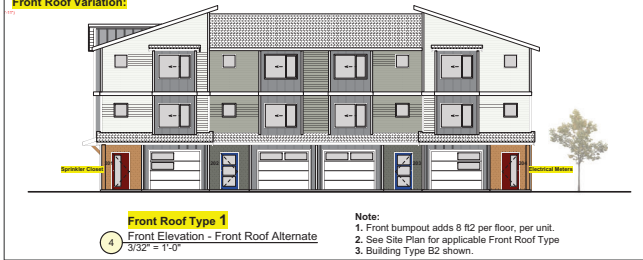
**Unit Type Descriptions:**

Unit Type 01	Unit Type 02	Unit Type 03
L1 - 471 sq' + 253 sq' Garage	L1 - 471 sq' + 253 sq' Garage	L1 - 471 sq' + 253 sq' Garage
L2 - 690 sq'	L2 - 708 sq'	L2 - 690 sq'
L3 - 690 sq'	L3 - 708 sq'	L3 - 690 sq'
= 1,844 sq' GFA (excluding garage)	= 1,887 sq' GFA (excluding garage)	= 1,851 sq' GFA (excluding garage)

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

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

**Front Roof Variation:**



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

**Notes:**  
1. Front bumpout adds 6 sq' per floor, per unit.  
2. See Site Plan for applicable Front Roof Type  
3. Building Type B2 shown.

**Building Type B2 - Elevations**



5 Front Elevation - B2  
Front Elevation - B2  
3/32" = 1'-0"

**Spatial Separation - Front**  
Exposing Face = 190.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 98 m<sup>2</sup> (51%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10.5 m

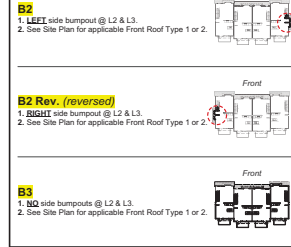
**Notes:**  
1. Building Type B2 shown (bumpout on Left).  
2. Material Scheme 4 - Linen shown.  
3. Phase 2 has only B2 (bumpout on Left) & B2 Reversed (bumpout on Right). No B1 building type.  
4. See Civil or Architectural Site Plan for Electrical Meter & Sprinkler Closet locations.



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

**Spatial Separation - Rear**  
Exposing Face = 190.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 47.4 m<sup>2</sup> (25%)  
Unprotected Openings (Allowed) = ≥ 30%  
Limiting Distance = ≥ 4.66 m (block 12)

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

**Material Schedules:**

**Material Schedule:**  
Scheme 1 - Sandalwood

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

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

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

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

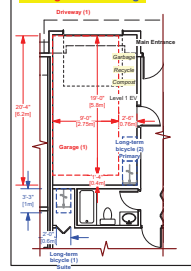
Tag	Material	Description
001	Board and Batten	Hardi Panel - Night Gray
002	Gutter & Fascia	Paint - White
003	Lap Siding	Kaycan - Prestige Beige
004	Lap Siding	Kaycan - Slate Gray
005	Shake Siding	Kaycan - Castlemore
006	Posts & Accent Trim	Kaycan - Spice
007	Shake Siding	Kaycan - Spice

**Material Schedule:**  
Scheme 4 - Linen

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

**Notes:**  
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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**Hansen Road Development**  
Nanaimo  
200 Hansen Road, Nanaimo, B.C.  
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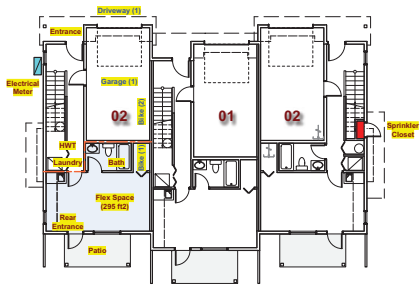
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Current Planning

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

Drawn: RH  
Job No.: 2014  
Scale: As Noted  
Date: Jan 24, 2025  
CAD File: Hansen Rd. Development - Plans 10.vwx

Checked: RH  
Sheet No.:  
**X-6**

**Building Type C1 - Plans**

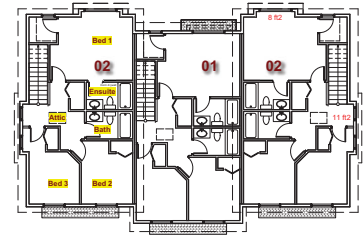


1 L1 Floor Plan - C1  
3/32" = 1'-0"

**Notes:**  
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
L1 - 471 R2 + 253 R2 Garage	L1 - 471 R2 + 253 R2 Garage	L1 - 471 R2 + 253 R2 Garage
L2 - 690 R2	L2 - 708 R2	L2 - 690 R2
L3 - 690 R2	L3 - 708 R2	L3 - 690 R2
= 1,844 R2 GFA (excluding garage)	= 1,887 R2 GFA (excluding garage)	= 1,851 R2 GFA (excluding garage)

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

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

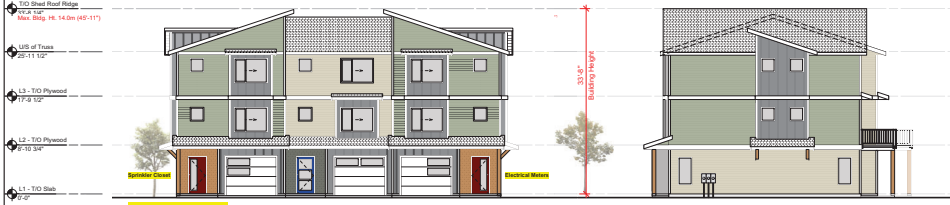
**Front Roof Variation:**



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

**Note:**  
1. Front bumpout adds 6 R2 per floor, per unit.  
2. See Site Plan for applicable Front Roof Type 1 or 2.  
3. Building Type B2 shown.

**Building Type C1 - Elevations**



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

**Spatial Separation - Front**  
Exposing Face = 190.0 m<sup>2</sup>  
Unprotected Openings (Actual) = 58.5 m<sup>2</sup> (31%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10.5 m

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

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

**Spatial Separation - Right (no bumpout)**  
Exposing Face = 93.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 1.2 m<sup>2</sup> (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 m<sup>2</sup>  
Unprotected Openings (Actual) = 47.4 m<sup>2</sup> (25%)  
Unprotected Openings (Allowed) = ≥ 30%  
Limiting Distance = ≥ 4.66 m (block 12)

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

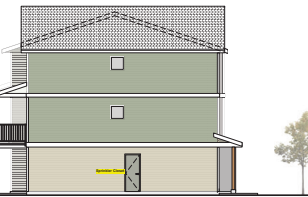
**Spatial Separation - Left (with bumpout)**  
Exposing Face = 93.6 m<sup>2</sup>  
Unprotected Openings (Actual) = 4.1 m<sup>2</sup> (4%)  
Unprotected Openings (Allowed) = 100%  
Limiting Distance = ≥ 10 m

**Alternate Street Facing Rear Suite Entrance**



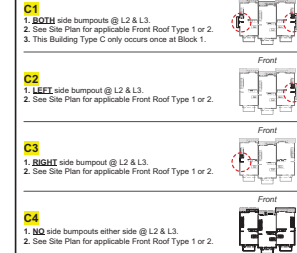
9 Rear Elevation - Street Facing Alternate - C4  
3/32" = 1'-0"

**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"

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

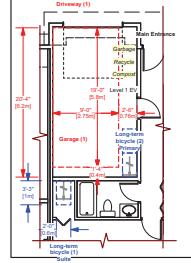


**Material Schedules:**

Material Schedule:	Scheme 1 - Sandalwood	Scheme 2 - Willow Green	Scheme 3 - Prestige Beige	Scheme 4 - Linen	
Tag	Material	Material	Material	Material	
Board and Batten	Hardi Panel - Night Gray	Board and Batten	Hardi Panel - Night Gray	Board and Batten	Hardi Panel - Night Gray
Gutter & Fascia	Paint - White	Gutter & Fascia	Paint - White	Gutter & Fascia	Paint - White
Lap Siding	Kaycan - Sandalwood	Lap Siding	Kaycan - Willow Green	Lap Siding	Kaycan - Linen
Shake Siding	Kaycan - Koa	Shake Siding	Kaycan - Mink	Shake Siding	Kaycan - Stonecrest
Posts & Accent Trim	Kaycan - Castlemore	Posts & Accent Trim	Kaycan - Castlemore	Posts & Accent Trim	Kaycan - Castlemore
Shake Siding	Kaycan - Spice	Shake Siding	Kaycan - Spice	Shake Siding	Kaycan - Spice

**Notes:**  
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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Blocks 19, 23, 24, 26, 27  
Plans & Elevations & Data**

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Scale: As Noted	<b>X-7</b>
Date: Jan 24, 2025	
CAD File: Hansen Rd. Development - Plans 10.vvx	

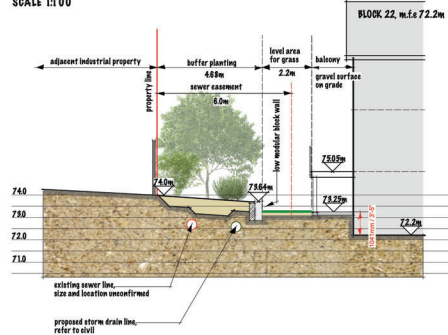




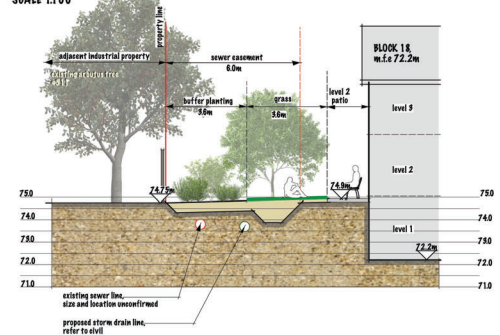


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This drawing shall not be used for construction purposes unless marked "Issued for construction".

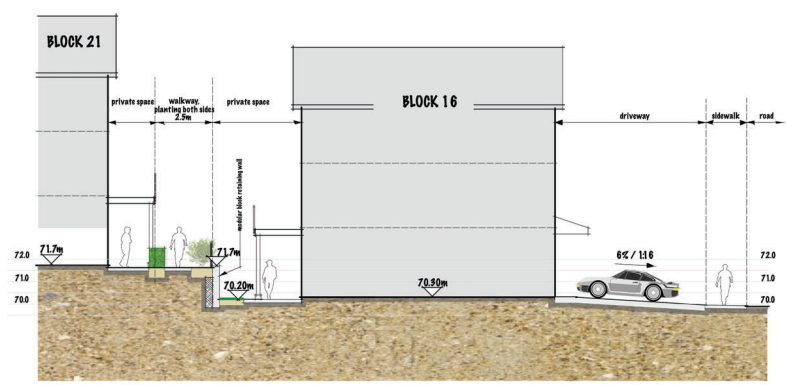
**CROSS SECTION 1. EASEMENT / BUFFER PLANTING / BLOCK 22**  
SCALE 1:100



**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**

REFERENCE	BOTANICAL NAME	COMMON NAME	CALIFORNIA	QUANTITY	NATIVE OR ADAPTIVE / DROUGHT TOLERANT / POLYMER
<b>PLANT SCHEDULE</b> ALL PLANT MATERIAL SHALL BE #1 QUALITY					
<b>TREES - DECIDUOUS</b>					
a	ACEA, TILIA, FRAXINUS, FRAXINUS / ARJUNIA BARK	FRAXINUS BARK	10 GAL	5	PERMITS TOLERANT
b	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	PERMITS TOLERANT
c	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	PERMITS TOLERANT
d	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	PERMITS TOLERANT
e	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	PERMITS TOLERANT
f	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	PERMITS TOLERANT
<b>TREES - CONIFEROUS</b>					
g	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE / DROUGHT TOLERANT
h	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE / DROUGHT TOLERANT
i	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE / DROUGHT TOLERANT
j	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE / DROUGHT TOLERANT
<b>SMALL TREES / SHRUBS / PERENNIALS</b>					
1	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
2	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
3	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
4	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
5	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
6	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
7	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
8	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
9	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
10	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
11	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
12	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
13	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
14	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
15	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
16	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
17	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
18	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
19	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
20	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
21	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
22	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
23	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
24	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
25	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
26	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
27	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
28	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
29	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
30	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
31	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
32	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
33	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
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36	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
37	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
38	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
39	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
40	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
41	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
42	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
43	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
44	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
45	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
46	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
47	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
48	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
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56	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
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63	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
64	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
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66	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
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77	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
78	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
79	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
80	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
81	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
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86	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
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97	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
98	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
99	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE
100	FRAXINUS BARK	FRAXINUS BARK	10 GAL	5	ADAPTIVE

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 NOTE 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 Pco. 2019 for tree resource information.

- Total number of trees to be removed = 56
- Total number of trees to replace = 49 comprising:
  - Coniferous - 15 trees, the landscape plan proposes 21 trees.
  - Deciduous - 34 trees, the landscape plan proposes 36 medium size trees & 48 small tree species / specimen trees.

Trees shall be maintained for a minimum of 2 years.

**SITE FURNISHINGS**

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

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

Accessible Picnic Table x 1  
Earthenware, heavy duty by Whisbone 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 courts / grass space.

Bollard light fixtures for pedestrian walkways.  
Aluminum body, dark grey compliant, LED bulbs.  
Example is "Typical".

Revision	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 CAR	Checked SRLA
Scale	As shown
Revision	Sheet Number

RECEIVED  
DP1378  
2025-FEB-20  
Landscape Planning

**L2**