

# PROJECT INFORMATION

**LEGAL ADDRESS:** LOT 1, SECTION 19, RANGE 6  
PID 031-117-210, PROPERTY # 154658  
MOUNTAIN DISTRICT, NANAIMO

**CIVIC ADDRESS:** 2379 BROWNS LANE  
NANAIMO, B.C.

**ZONING DATA**

**ZONING:** COR1, RESIDENTIAL CORRIDOR  
**SITE AREA:** 42,517.45 sq.ft. [3,950 m<sup>2</sup>]  
**21 TOWNHOUSE RESIDENTIAL COMPLEX**  
**GROUND FLOOR AREA:** 1,157.48 m<sup>2</sup> (12,459 sq.ft.) (ALL TOWNHOUSES)  
**2nd FLOOR AREA:** 1,239.42 m<sup>2</sup> (13,341 sq.ft.) (ALL TOWNHOUSES)  
**3rd FLOOR AREA:** 1,354.34 m<sup>2</sup> (14,578 sq.ft.) (ALL TOWNHOUSES)  
**GROSS FLOOR AREA:** 3,751.24 m<sup>2</sup> (40,378 sq.ft.) (ALL TOWNHOUSES)  
**% SITE COVERAGE:** 30.41% (ALL TOWNHOUSES) MAX. 60% ALLOWED  
**HEIGHT OF BUILDING #1:** 14.29 m(ALL TOWNHOUSES) MAX. 18m ALLOWED  
**HEIGHT OF BUILDING #2:** 13.62 m(ALL TOWNHOUSES) MAX. 18m ALLOWED  
**HEIGHT OF BUILDING #3:** 13.34 m(ALL TOWNHOUSES) MAX. 18m ALLOWED  
**F.A.R.:** 0.94 (MAX ALLOWED 1.0)

**NUMBER OF STOREYS:** 3 STOREYS ( MINIMUM REQUIRED  
2 STOREYS ABOVE GRADE)

**AVERAGE FINISHED GRADE CALCULATION**  
BUILDING #1 (6-PLEX)  $(123.47 + 123.47 + 120.64 + 120.64) / 4 = 122.05\text{m}$   
BUILDING #2 (7-PLEX)  $(120.05 + 120.05 + 118.55 + 118.55) / 4 = 119.30\text{m}$   
BUILDING #3 (8-PLEX)  $(118.25 + 118.25 + 117.32 + 117.32) / 4 = 117.78\text{m}$

**SETBACKS:**

	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK - 3.5 m (min.)		3.5m
MAX. FRONT YARD SETBACK - 6.0 m (max.)		7.2 m
SIDE YARD 1 - 1.5 m (min.)		N/A
SIDE YARD 2 - 3.0 m (min.)		5.63 m
REAR YARD - 7.5 m (min.)		13.98 m

**PARKING:** CAR PARKING

REQUIRED	PROPOSED
42 (21 UNITS X 2 CAR GARAGE)	42 (21 UNITS X 2 CAR GARAGE)
2 VISITOR PARKING	8 VISITOR PARKING
1 ACCESSIBLE PARKING	(2 ACCESSIBLE PARKING INCLUDED)
(AS PER RDN BYLAW NO. 500 SCHEDULE 3B, TABLE 1 AND BYLAW 2018 NO. 7266 SCHEDULE A)	

**BICYCLE PARKING**

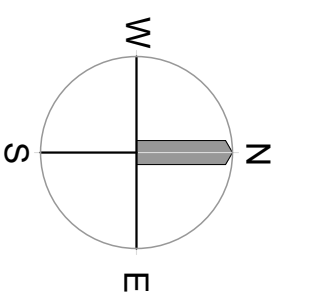
REQUIRED	PROPOSED
10.5 (21 UNITS X 0.5)	21 (21 UNITS X 1 BIKE GARAGE)
<b>SHORT TERM BICYCLE PARKING</b>	
2.1 (21 UNITS X 0.1)	6 BICYCLE PARKING ON SITE

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NOTE:  
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:



issue / revisions:

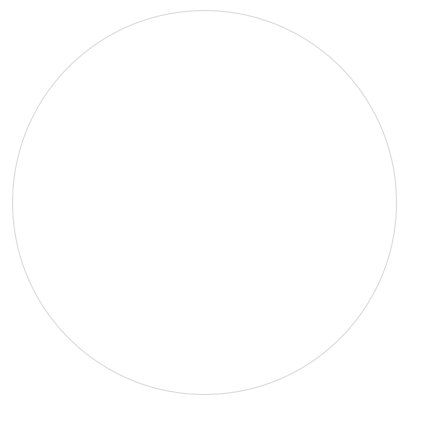
No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT	09 JUN. 22

alan lowe architect inc.

#118 - 21 Erie St.  
Victoria, British Columbia

1 250.360.2888

seal:



project title:  
**Browns Lane Townhouses**

2379 Browns Lane  
NANAIMO, BC

drawing title:  
**SITE PLAN OF ALL TOWNHOUSE COMPLEXES**

project no.: 21.676

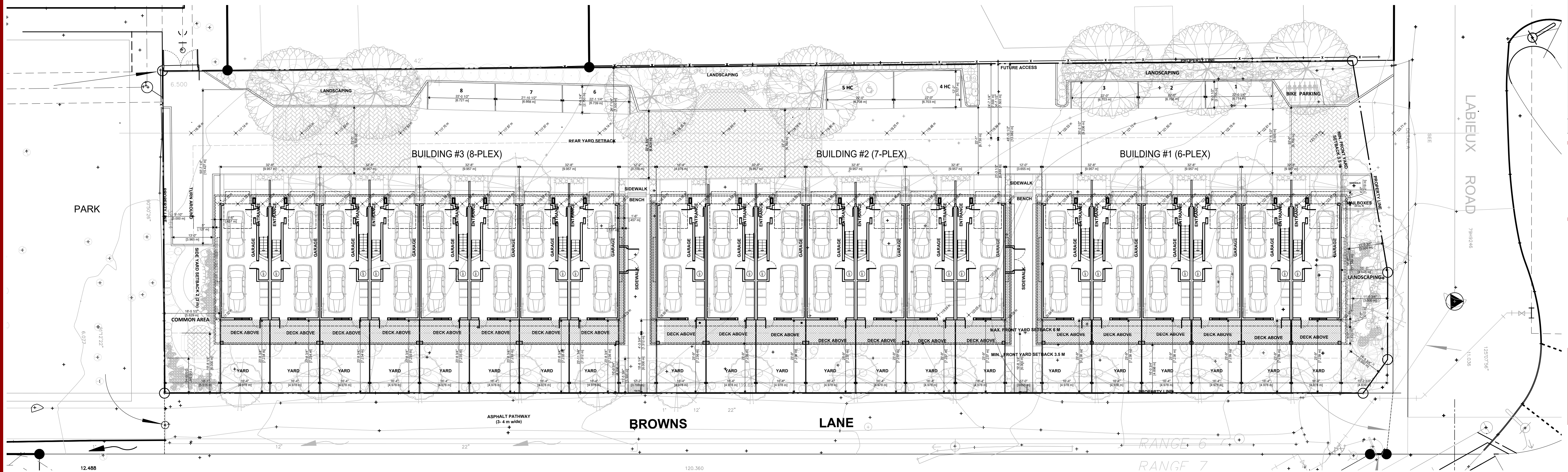
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**A1.1**



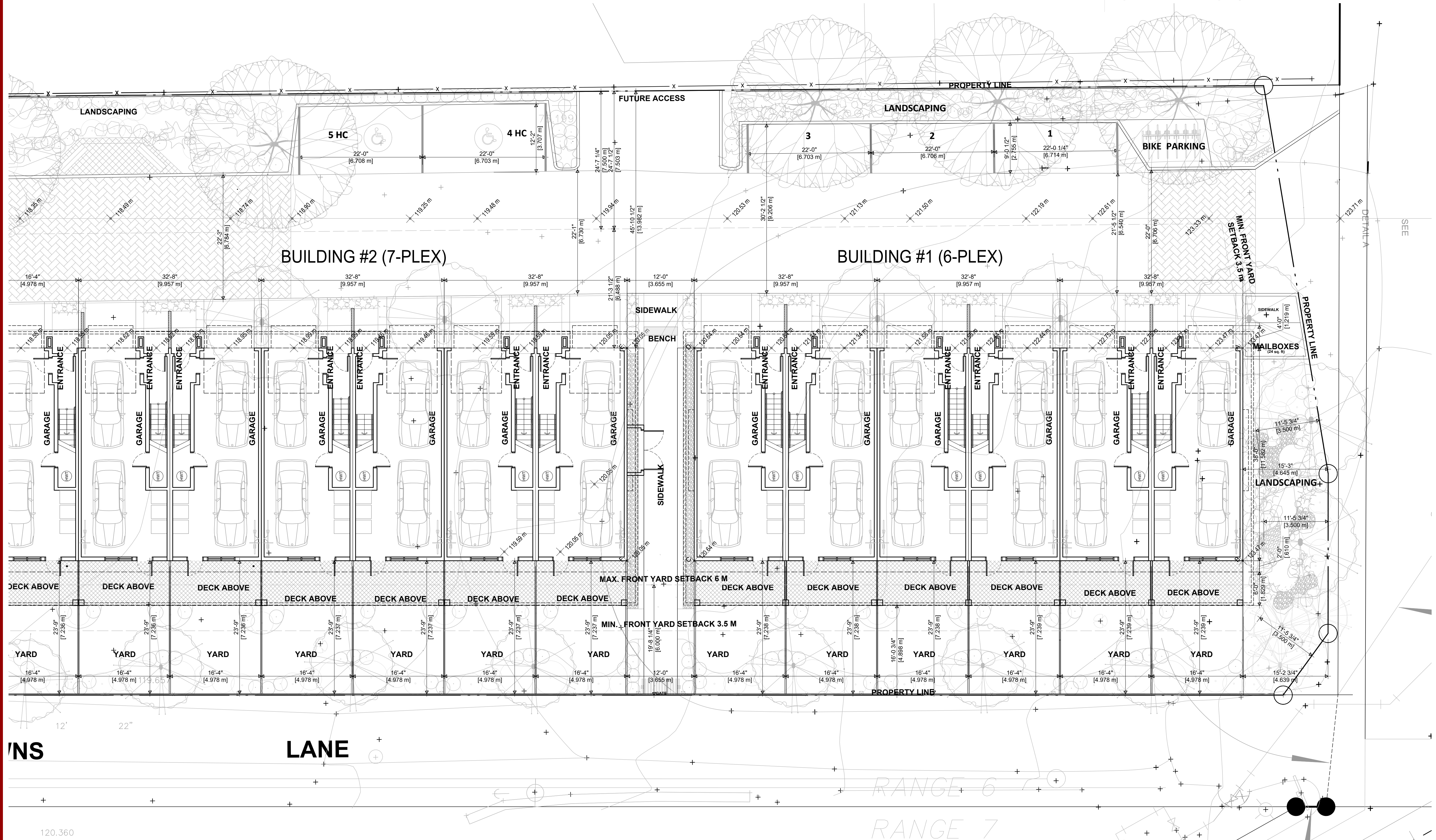
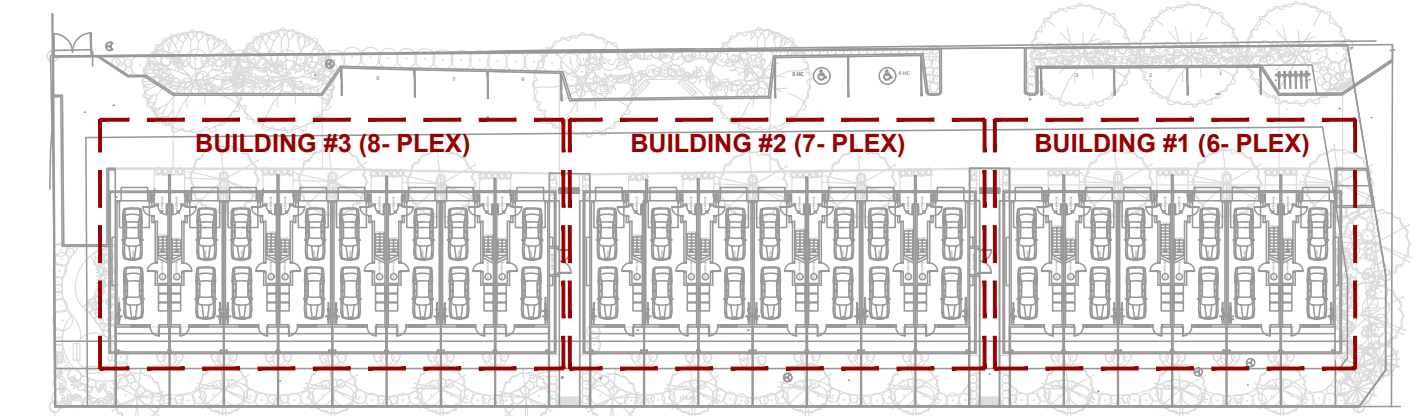
1 PROPOSED SITE PLAN  
A1.1 SCALE: 1:200

12.488

120.360

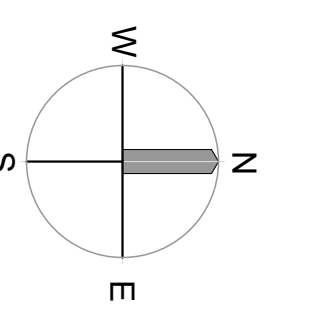
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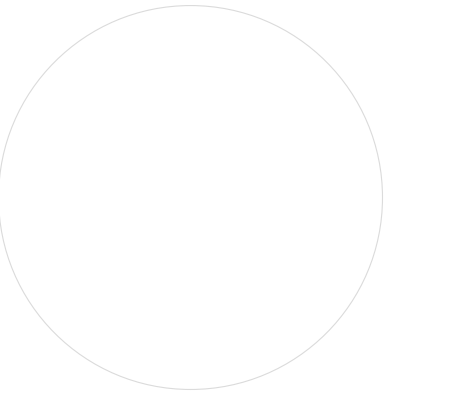
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project title:  
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drawing title:  
**SITE PLAN OF THE 6-PLEX**

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**A1.2**

1 PROPOSED SITE PLAN- 6PLEX  
A1.2 SCALE: 1:100

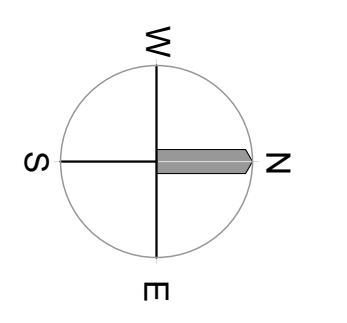
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issue / revisions:

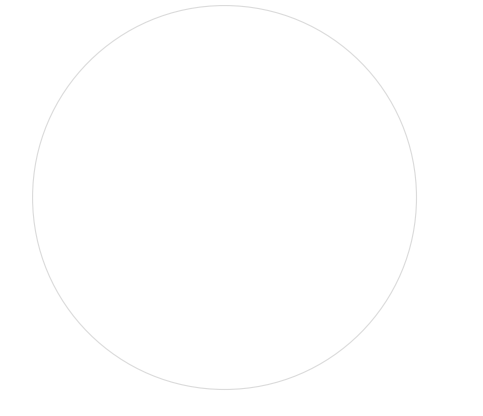
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**Browns Lane Townhouses**

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drawing title:  
**SITE PLAN OF THE 7-PLEX**

project no.: 21.676

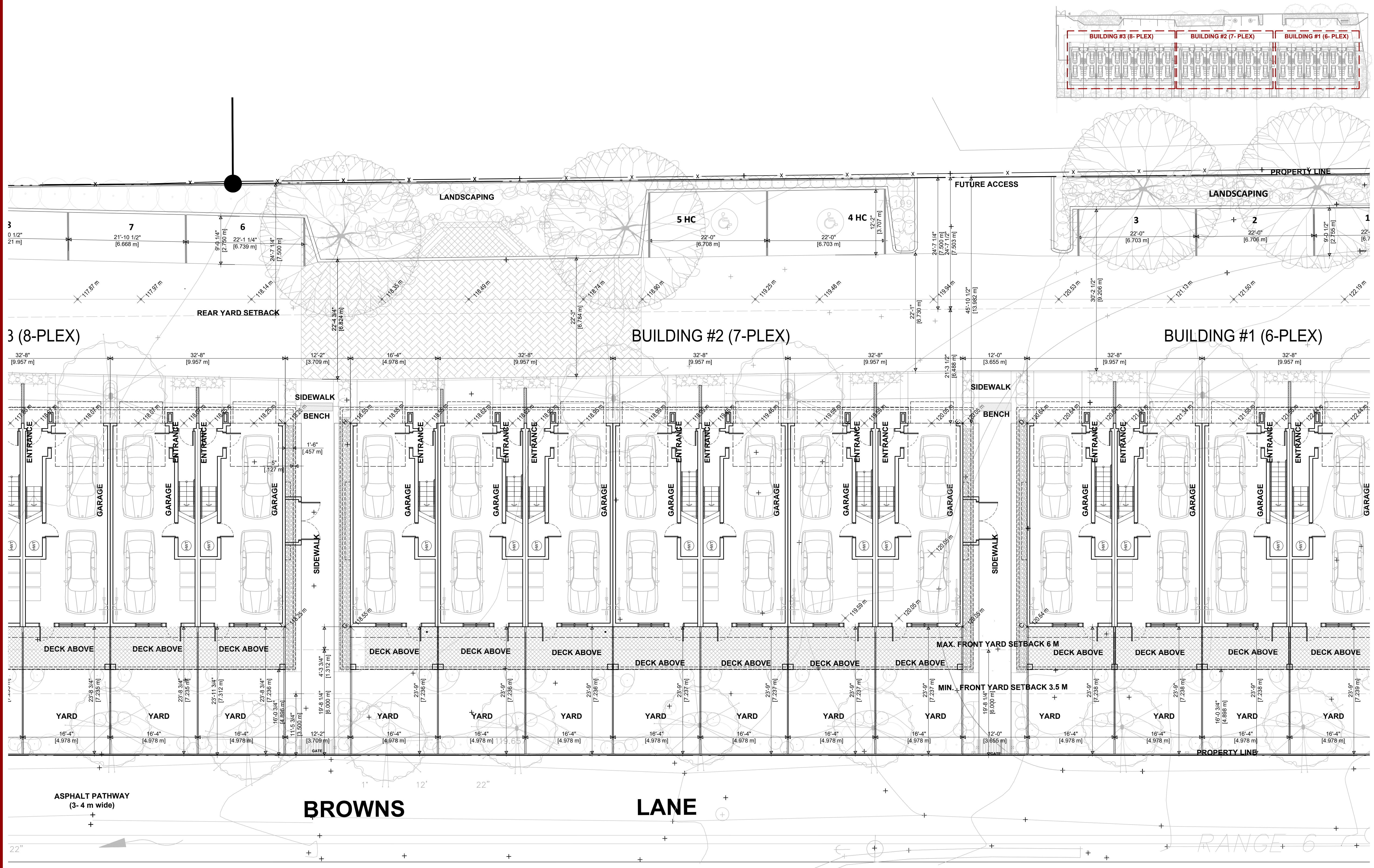
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**A1.3**



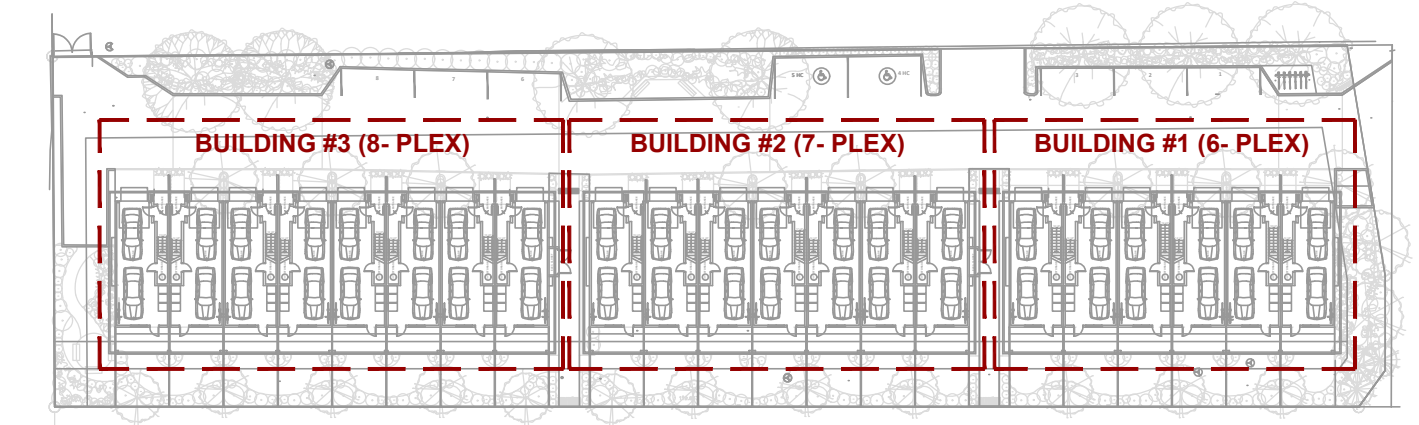
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A1.3 SCALE: 1:100

120.360

RANGE 6  
RANGE 7

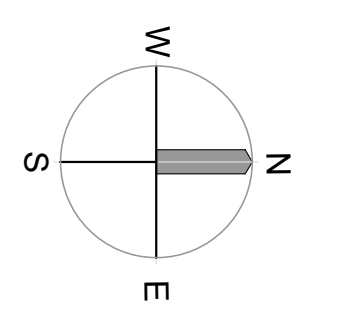
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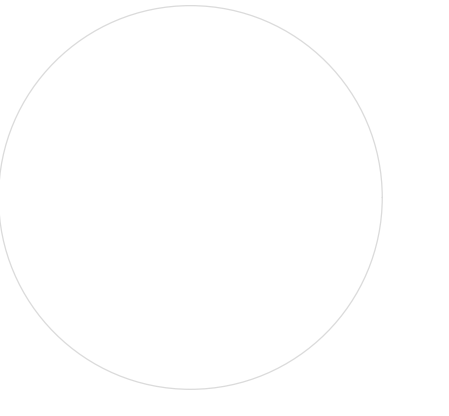
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**SITE PLAN OF THE 8-PLEX**

project no.: 21.676

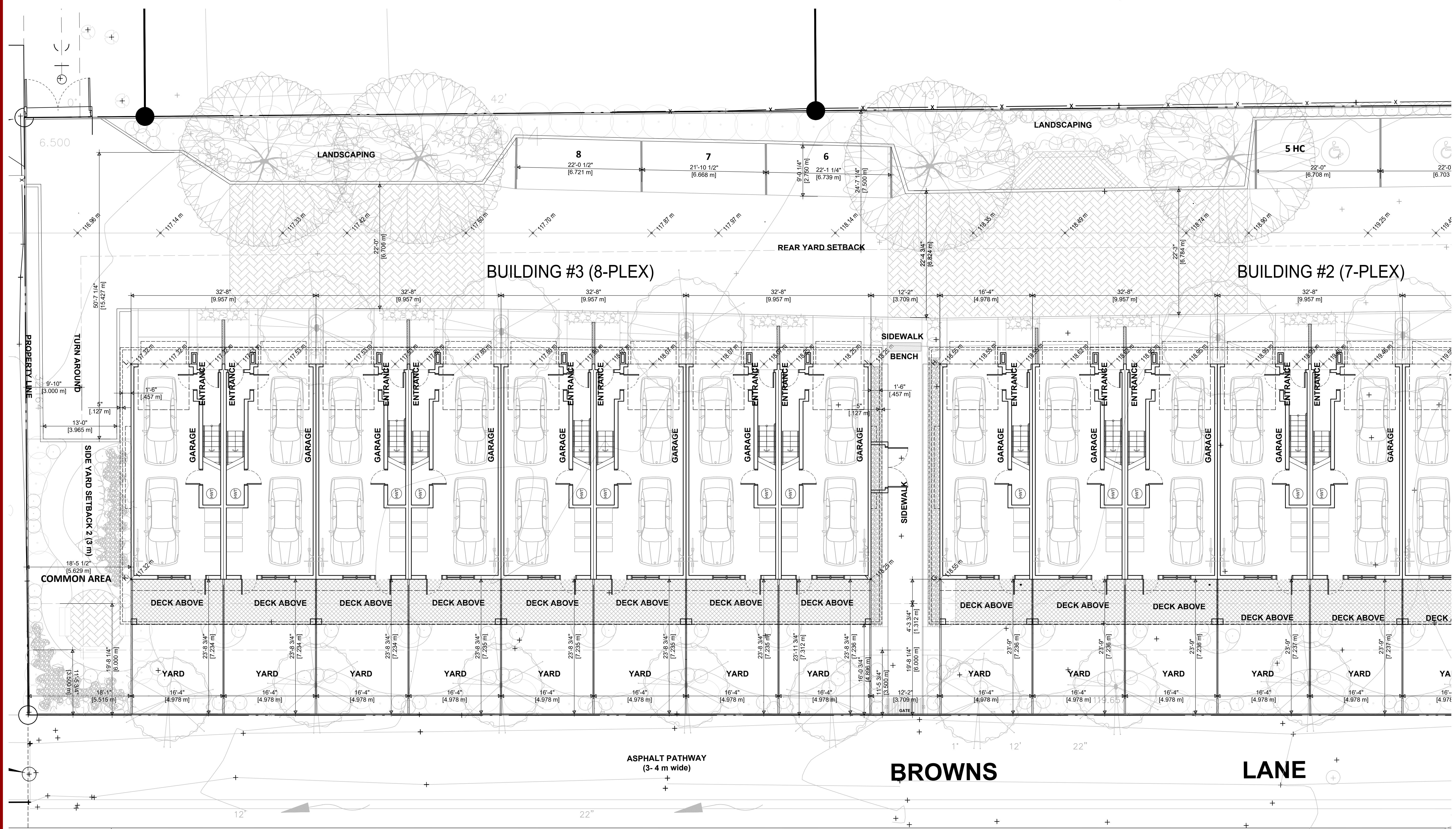
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**A1.4**



1 PROPOSED SITE PLAN- 8PLEX  
A1.4 SCALE: 1:100

120.360